

PLANNING COMMISSION REGULAR MEETING



Meeting Agenda

Thursday, March 26, 2026

6:30 PM

**City Council Chambers
9700 Seventh Ave.,
Hesperia, CA, 92345**

Planning Department: (760) 947-1224

Planning Commission Members

**Roger Abreo, Chair
Sophie Steeno, Vice Chair
Dale Burke, Commissioner
Earl Hodson V, Commissioner
Timothy Auman, Commissioner**

**Orlando Acevedo, Director of Development Services
Ryan Leonard, Principal Planner
Robert Hensley, Assistant City Attorney**



NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (760) 947-1224. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

To leave a Public Comment by phone, call and leave a recorded message at (760) 947-1224 up to 5:30 pm on the day of the scheduled meeting. Planning Commission meetings may be viewed live or after the event on the City's website at www.hesperiacalifornia.gov.

AGENDA
HESPERIA PLANNING COMMISSION
9700 Seventh Ave., Council Chambers, Hesperia, CA 92345

As a courtesy, please silence your cell phones, pagers, and other electronic devices while the meeting is in session. Thank you.

Prior to action of the Planning Commission, any member of the audience will have the opportunity to address the legislative body on any item listed on the agenda, including those on the Consent Calendar. PLEASE SUBMIT A COMMENT CARD TO THE COMMISSION SECRETARY WITH THE AGENDA ITEM NUMBER NOTED.

CALL TO ORDER - 6:30 PM

A. Pledge of Allegiance to the Flag

B. Invocation

C. Roll Call

*Chair Roger Abreo
Vice Chair Sophie Steeno
Commissioner Dale Burke
Commissioner Earl Hodson V
Commissioner Christopher Sevy*

D. Agenda Revisions and Announcements by Planning Secretary

JOINT PUBLIC COMMENTS

Please complete a "Comment Card" and give it to the Commission Secretary. Comments are limited to three (3) minutes per individual. State your name for the record before making your presentation. This request is optional, but very helpful for the follow-up process.

Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests. However, Members may respond briefly or refer the communication to staff. The Commission may also request the Commission Secretary to calendar an item related to your communication at a future meeting.

CONSENT CALENDAR

1. Page 1 Consideration of November 13, 2025 Planning Commission Meeting Minutes

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on November 13, 2025.

Staff Person: Assistant Planner Maricruz Montes

Attachments: [11-13-25 Draft PC Minutes](#)

2. Page 3

Annual Report on Status and Implementation of the General Plan

Recommended Action:

Staff recommends that the Planning Commission review this annual report and forward it to the City Council with the intent to direct staff to transmit copies to the Governor's Office of Planning and Research, and the Department of Housing and Community Development as required by State law.

Staff Person: Principal Planner Ryan Leonard

Attachments: [Staff Report](#)

[Attachment 1- General Plan Annual Progress Report](#)

[Attachment 2 - Housing Element Annual Progress Report](#)

PUBLIC HEARINGS**3. Page 119**

Consideration of a Conditional Use Permit, CUP24-00012 to construct a 5,915 square foot convenience store with off-sale of alcohol along with a 4,080 square foot fueling station canopy with 10 pumps and a 1,968 square foot drive thru carwash in conjunction with adoption of a mitigated negative declaration pursuant to the provisions of CEQA on a 2.36 acre site within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located on the northwest corner of Phelan Road and HWY 395 (Applicant: AUE Energy LLC; APNs: 3064-401-10).

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2026-01 recommending that the City Council approve Conditional Use Permit CUP24-00012 and adopt the associated mitigated negative declaration pursuant to the provisions of CEQA.

Attachments: [Staff Report](#)

[Attachment 1 Site Plan](#)

[Attachment 2- Floor Plan](#)

[Attachment 3- Aerial Photo](#)

[Attachment 4- General Plan Map](#)

[Attachment 5-Census Tract Map](#)

[Attachment 6- Elevations](#)

[Comment Letters](#)

[Updated IS/MND and \(2\) Response Letters](#)

[Resolution PC-2026-01](#)

[Exhibit A Draft Conditions of Approval](#)

PLANNING DIVISION REPORT

The Planning staff may make announcements or reports concerning items of interest to the Commission and the public.

A. DRC Comments

B. Major Project Update

ASSISTANT CITY ATTORNEY REPORT

The Assistant Attorney may make comments of general interest to the City.

DIRECTOR REPORT

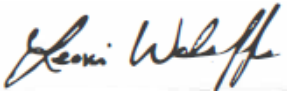
The Director may make announcements or reports concerning items of interest to the Commission or the public.

PLANNING COMMISSION COMMENTS

The Commission Members may make comments of general interest to the City.

ADJOURNMENT

I, Leovi Wolsieffer, Planning Commission Secretary of the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday March 19, 2026 at 5:30 p.m. pursuant to California Government Code §54954.2.



Leovi Wolsieffer,
Planning Commission Secretary

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City of Hesperia

City of Hesperia
Meeting Minutes - Draft
PLANNING COMMISSION
REGULAR MEETING

Council Chambers,
9700 Seventh Ave.,
Hesperia, CA 92345

Thursday, November 13, 2025

CALL TO ORDER - 6:30 PM

A. **Pledge of Allegiance to the Flag**
Pledge led by Commissioner Burke

B. **Invocation**
Invocation led by Chair Abreo

C. **Roll Call**

Present 4 - Commissioner Burke, Chair Roger Abreo, Commissioner Auman, and Vice Chair Steeno

Absent: 1 - Commissioner Hodson V

D. **Agenda Revisions and Announcements by Planning Secretary**
No revisions to the agenda

JOINT PUBLIC COMMENTS

Public comment period opened at 6:32 pm.

There were no public comments.

Public Comment period closed at 6:32 pm.

CONSENT CALENDAR

1. Consideration of the October 9, 2025 Planning Commission Meeting Minutes.

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on October 9, 2025.

Sponsor: Assistant Planner Maricruz Montes

A motion was made by Commissioner Auman, seconded by Vice Chair Steeno, that this item be approved. The motion carried by the following vote:

Aye: 4 Commissioner Burke, Chair Abreo, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Commissioner Hodson V

PUBLIC HEARINGS

2. Consideration of Conditional Use Permit CUP25-00001 to construct a 1,515 square foot drive-thru oil change facility (Take Five Oil Change) on a 1.01 gross acre lot within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located on the south side of Main Street, approximately 575 feet west of Ninth Avenue in conjunction with the adoption of a mitigated negative declaration pursuant to the provisions of CEQA (Applicant: Durban Development; APN: 0413-111-45).

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2025-20, approving Conditional Use Permit (CUP25-00001) and adopting a Mitigated Negative Declaration.

Sponsor: Senior Planner Edgar Gonzalez

A motion was made by Commissioner Burke, seconded by Commissioner Auman, that this item be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Burke, Chair Abreo, Commissioner Auman and Vice Chair Steeno

Nay: 0

Absent: 1 - Commissioner Abreo

PLANNING DIVISION REPORT

Principal Planner Ryan Leonard reported that staff has completed the General Plan Update as well as a Specific Plan amendment related to the Silverwood zoning.

ASSISTANT CITY ATTORNEY REPORT

Assistant City Attorney Bethany Burgess had nothing to report.

DIRECTOR REPORT

Director of Development Services, Orlando Acevedo, introduced himself to the Commission and provided a brief background of his professional experience.

PLANNING COMMISSION COMMENTS

Commissioner Burke reported on his attendance at the Fair Housing training.

Commissioner Auman thanked staff for their consistent communication and requested that a traffic study be conducted for the Silverwood project.

Vice Chair Steeno requested clarification regarding the two-story homes proposed within the Silverwood property lines and expressed her continued support for the Landscape Ordinance.

Commissioner Hodson V. requested an update on the scheduling of the Ranchero Aqueduct bridge crossing and noted that construction on Phelan Road is nearing completion.

Chair Abreo commented on traffic concerns at the I Street and E Street intersection and thanked staff for their hard work in preparing the agenda and maintaining communication with the Commission.

ADJOURNMENT

Meeting is adjourned at 7:02 pm until the next regular meeting on December 11, 2025.

*Maricruz Montes,
Planning Commission Secretary*

*Roger Abreo,
Planning Commission -Chair*

City of Hesperia STAFF REPORT



DATE: March 26, 2026
TO: Planning Commission
FROM: Orlando Acevedo, Director of Development Services
BY: Ryan Leonard, AICP, Principal Planner
SUBJECT: Annual Report on Status and Implementation of the General Plan

RECOMMENDED ACTION

Staff recommends that the Planning Commission review this annual report and forward it to the City Council with the intent to direct staff to transmit copies to the Governor's Office of Planning and Research, and the Department of Housing and Community Development as required by State law.

BACKGROUND

California Government Code Section 65400 requires each city and county to prepare and submit an Annual Report on the status of the General Plan and the progress made toward implementation of its policies. The report must be provided to the legislative body, the Governor's Office of Land Use and Climate Innovation (LCI), and the State Department of Housing and Community Development (HCD).

The Annual Report also includes the Housing Element Annual Progress Report (APR) required pursuant to Government Code Section 65400 and Section 65400.1. The Housing Element APR tracks the City's progress toward meeting its Regional Housing Needs Allocation (RHNA) and provides information on housing development activity, housing applications, and the implementation status of Housing Element programs.

State law requires that the Annual Progress Report be submitted to LCI and HCD no later than April 1st of each year.

This report covers the 2025 calendar year and summarizes the City's progress in implementing the policies and programs of the Hesperia General Plan and Housing Element.

DISCUSSION

The attached General Plan Annual Report serves several purposes.

First, the report fulfills the City's obligation under Government Code Section 65400 to evaluate the status of the General Plan and the City's progress in implementing adopted goals and policies.

Second, the report provides an overview of actions taken by the City during the reporting year that support implementation of the General Plan. These actions include planning efforts,

development approvals, housing production, infrastructure improvements, and policy initiatives that further the community's long-term planning objectives.

Third, the report satisfies the monitoring and reporting requirements associated with the Housing Element Annual Progress Report (APR). The APR tracks residential development activity, including building permits issued, housing completions, and progress toward the City's Regional Housing Needs Allocation (RHNA).

The City of Hesperia's 6th Cycle Housing Element (2021–2029) was adopted by the City Council on May 2, 2023, and certified by the California Department of Housing and Community Development on March 24, 2023. On December 18, 2025, HCD confirmed that the City's Housing Element is in substantial compliance with State Housing Element Law.

The City's RHNA allocation for the 6th Housing Element Cycle is 8,155 dwelling units across various income categories. The Annual Progress Report identifies residential development activity that occurred during the 2025 reporting year and provides an update on the City's progress toward meeting this obligation.

During 2025, the City completed a Focused General Plan Update to maintain consistency with State planning requirements and the adopted Housing Element. The update included revisions to the Land Use, Circulation, and Safety Elements. As part of the update, the City incorporated a Healthy Communities and Environmental Justice component within the Safety Element to address environmental and public health conditions affecting disadvantaged communities.

The Focused General Plan Update ensures that the City's General Plan remains consistent with State housing law, supports implementation of Housing Element programs, and continues to guide long-term growth and development in the community. The policies and programs adopted as part of this update are reflected in the 2025 annual report and will continue to be monitored and reported through future Annual Progress Reports.

During the 2025 reporting year, the City continued to implement the goals and policies of the General Plan and Housing Element through a variety of planning initiatives, development activity, and policy updates. Key accomplishments during the year are summarized below.

Focused General Plan Update: In 2025, the City completed a Focused General Plan Update that amended the Land Use, Circulation, and Health and Safety Elements. The update included revisions to land use designations and development standards that expand opportunities for higher-density residential and mixed-use development in appropriate locations throughout the City. In addition, the City incorporated a Healthy Communities and Environmental Justice component within the Safety Element to address environmental and public health conditions affecting disadvantaged communities.

Adoption of Objective Design Standards: Following adoption of the Focused General Plan Update, the City adopted Objective Design Standards that establish clear and predictable requirements for new multi-family and mixed-use development.

Housing Development Activity: Residential development continued throughout the City during the reporting year. In 2025, the City issued building permits for 505 single-family homes and 23 accessory dwelling units (ADUs), resulting in a total of 528 residential units permitted during the year. These housing units contribute toward meeting the City's Regional Housing Needs

Allocation (RHNA) for the 2021–2029 planning period and support the City’s goal of expanding housing opportunities for residents at a range of income levels.

Circulation Element: Updated street classifications, multimodal transportation policies, and connectivity improvements to enhance mobility and access throughout the City. Continued implementation of Vehicle Miles Traveled (VMT Guidelines) and requiring traffic studies and mitigation measures for projects with potentially significant impacts upon the City’s traffic system.

FISCAL IMPACT

There is no fiscal impact associated with approval of the recommended action.

ALTERNATIVE(S)

1. Provide alternative direction to staff

ATTACHMENT(S)

1. Hesperia General Plan Annual Report 2025
2. Hesperia Housing Element Spreadsheets 2025

2025

Annual Progress Report



City of Hesperia
9700 Seventh Avenue
Hesperia, California 92376

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INTRODUCTION

This Annual Progress Report (APR) is submitted to the California Department of Housing and Community Development (HCD) pursuant to Government Code Section 65400. The APR describes the City of Hesperia's progress in implementing its adopted Housing Element for the 2021–2029 planning period and documents housing development activity and program implementation during the reporting year.

The Annual Progress Report (APR) also serves to inform the public and decision-makers of the City's progress toward achieving the community's long-term goals and policies. Pursuant to California Government Code Section 65400(a), the City of Hesperia investigates and evaluates the effectiveness of its General Plan and Housing Element and makes recommendations to the City Council regarding reasonable and practical actions necessary for implementation. Through this ongoing review, the City ensures that the General Plan continues to function as an effective guide for orderly growth and development, the preservation and conservation of open space and natural resources, and the efficient expenditure of public funds related to land use, housing, infrastructure, and public services.

This Annual Progress Report (APR) summarizes the planning activities for the City of Hesperia conducted between January 1, 2025, and December 31, 2025.

GENERAL PLAN OVERVIEW

The City of Hesperia's General Plan was adopted in 2010, which represented the City's first comprehensive General Plan update. Since adoption, the General Plan has served as the City's primary policy document guiding long-term growth, land use decision-making, infrastructure planning, and the provision of public services. In 2025, the City completed a Focused General Plan Update that amended the Land Use, Safety, and Circulation Elements. The update also incorporated a new Healthy Communities and Environmental Justice component into the Safety Element to ensure continued consistency with State law and to address evolving community needs.

This Annual Progress Report describes the elements of the General Plan and summarizes the implementation status of each element's goals and policies. A discussion of development activity, planning programs, and capital improvement projects undertaken during the reporting period is provided under the Planning and Development Activities section.

The General Plan addresses the critical issues that will shape the City of Hesperia's future growth and development. The plan addresses the appropriate types and mix of land uses needed to support economic stability while maintaining a high quality of life, the transportation systems necessary to accommodate planned growth and ensure mobility, the infrastructure systems required to support development and public services, the protection and integration of natural resources and open space within the development pattern, the community facilities needed to serve existing and future residents, and the amenities that contribute to a balanced, attractive, and livable environment for residents, businesses, and visitors.

The implementation of the recently updated elements is summarized below.

Land Use Element

The Land Use Element is a mandatory element of the General Plan and establishes the policy foundation that directs land use decision making within the City of Hesperia and its Sphere of Influence. The Land Use Element provides guidance to policymakers, decision makers, the development community, and the public regarding the desired pattern of land use and development over the long term.

Consistent with California Government Code Section 65302(a), the Land Use Element describes the general distribution, location and extent of land uses throughout the Planning Area and includes standards for population density and building intensity. The Land Use Element was recently updated in 2025 as part of the City's Focused General Plan Update and in coordination with the City's 6th Cycle Housing Element to ensure adequate capacity to accommodate the City's Regional Housing Needs Allocation (RHNA) and to incorporate environmental justice considerations.

The Land Use Map identifies planned land uses throughout the City and Sphere of Influence using a classification system that includes multiple land use designations and overlays. These designations are generally grouped into Residential, Mixed-Use, Commercial, Industrial, Public/Institutional/Open Space, Overlays, and Specific Plan areas. Each designation identifies permissible uses and allowable development densities.

LAND USE ELEMENT GOALS AND IMPLEMENTATION

The goals, objectives, and policies of the Land Use Element are organized around the following topic areas: Balanced Growth, Economic Prosperity, Quality of Life and Community Character. Progress toward achieving these goals during the reporting period is summarized below:

Goal 1: An arrangement of compatible land uses that protects and maintains attractive and safe neighborhoods while providing opportunities for commercial and industrial uses.

Implementation: During 2025, the City continued advancing its goal of balancing land use compatibility by implementing a strategic zoning framework that prioritizes the physical and environmental separation of industrial activities from residential neighborhoods. By clustering heavy commercial and warehousing projects primarily along the I-15 corridor and incorporating dedicated buffer zones, the City minimizes the potential for noise, traffic, and operational impacts on established residential areas. This spatial organization is further reinforced through updated development standards requiring enhanced architectural design, landscaping improvements, and site-specific operational and environmental assessments for new projects.

Throughout 2025, the City received a total of 26 commercial entitlement applications, 8 industrial entitlement applications, 4 multi-family residential entitlement applications, and 2 single-family tract home entitlement applications. Of these, 12 commercial, 3 industrial, 3 multi-family residential, and 2 single-family tract home entitlement applications were approved. Additionally, building permits were issued for 505 single-family homes and 23 accessory dwelling units (ADUs).

Approved projects supporting the City's commerce, industry, housing, and employment base included new apartment complexes, expansions of educational facilities, industrial warehouse and distribution centers, and the establishment of new restaurants and retail businesses. These development activities reflect the City's continued commitment to fostering a balanced and sustainable community that promotes economic vitality while providing diverse housing and employment opportunities for residents.

Goal 2: Residential development that is visually pleasing and compatible with existing uses, neighborhoods, and the natural desert environment.

Implementation: In 2025 the City remained committed to the goal of ensuring that residential development is both visually pleasing and compatible with the natural desert environment. To achieve this, the City adopted Objective Design Standards for multi-family and mixed-use developments, which mandate high-quality aesthetics through building articulation, diverse materials, varied rooflines and thoughtful building orientation. These standards ensure that new residential projects are architecturally balanced and contribute positively to the visual character of Hesperia's neighborhoods.

As part of the Focused General Plan Update that was completed in November 2025, the City implemented targeted land use and zoning updates within the Regional Commercial (RC), Multi-Family Residential (R3), and General Commercial (C2) designations. Updates to the RC designation expanded opportunities for mixed-use developments and 100 percent multi-family developments east of the I-15 by allowing residential uses at densities ranging up to 30 dwelling units per acre in areas previously limited to commercial. Revisions to the R3 designation increased the City's capacity for multi-family housing by increasing the maximum allowable densities from 15 to up to 30 dwelling units per acre, thereby supporting the development of housing affordable to a range of income levels. Modifications to the C2 designation introduced additional flexibility by permitting 100 percent multi-family developments and mixed-use development at densities up to 30 dwelling units per acre in areas previously limited to commercial uses. Collectively, these changes increased residential development capacity, supported infill development, and

promoted more efficient use of land and infrastructure while maintaining consistency with the General Plan, Housing Element policies and the City's RHNA obligations.

Goal 3: Balanced and efficient commercial development that is attractive, safe, accessible, and strengthens the local economy.

Implementation: In 2025 the City continued to advance its goal of fostering balanced and efficient commercial development that is attractive, safe, and accessible. Primary retail and commercial centers are strategically located along major arterial corridors and the I-15 corridor to ensure high-traffic businesses remain accessible to residents and regional visitors while protecting established residential neighborhoods from incompatible impacts. This intentional land use pattern supports both economic vitality and neighborhood integrity.

Strategic siting is reinforced through infrastructure requirements that mandate frontage improvements, roadway enhancements, and the expansion or installation of necessary utilities prior to occupancy. Commercial developments must demonstrate adequate service capacity and maintain acceptable levels of service for transportation, public safety, and utilities before commencing operations. These requirements ensure that economic growth does not compromise public safety, accessibility, or infrastructure performance.

The City also continued its proactive business outreach efforts. The Economic Development Division serves as the primary point of contact for developers and prospective businesses seeking to invest in the City of Hesperia. Staff provide data-driven insights regarding local demographics, market trends, and available commercial acreage to help position new ventures for long-term success. Through coordinated assistance and streamlined communication, the City continues to attract new businesses that generate employment opportunities, expand local services, and strengthen long-term economic stability.

Goal 4: Industrial development that expands the City's tax base and provides a range of employment activities while minimizing the impacts to the community and environment.

Implementation: The City continued to advance Goal 4 by facilitating industrial development that strengthens the local tax base while maintaining compatibility with surrounding land uses. In 2025, three entitlement applications were approved for the construction of four new industrial warehouse buildings totaling approximately 720,000 square feet.

Construction also progressed on a 2.5 million square-foot distribution facility for Amazon, along with an approximately 409,000 square-foot warehouse building for a future tenant. Collectively, the City currently has approximately 4,267,518 square feet of entitled warehouse projects and an additional 3,566,650 square feet of warehouse facilities in various stages of the entitlement process. These projects represent substantial private investment and are expected to generate significant employment opportunities, diversify the City's economic base, and enhance long-term fiscal stability.

To minimize impacts to the community and environment, the City continues to apply comprehensive development standards and performance requirements to all industrial projects. These include site-specific health risk and air quality assessments, traffic impact evaluations, and the incorporation of architectural enhancements, screen walls, and landscaped buffers to reduce visual and operational impacts. Infrastructure improvements, including roadway and utility upgrades, are required to be constructed concurrent with development to ensure adequate service capacity. Through these measures, the City supports economic growth while safeguarding public health, environmental quality, and neighborhood character.

Goal 5: High quality public facilities that serve the needs of the community through schools, parks, open space, services, and utilities and infrastructure.

Implementation: During 2025 the City achieved significant progress in providing high quality infrastructure to meet the evolving needs of the community. Central to these efforts was the continued advancement of the Ranchero Road Corridor project, which significantly improved east-to-west connectivity and overall traffic flow through the widening of five miles of roadway. Additionally, the City enhanced public safety and pedestrian accessibility by securing funding from developers for new traffic signals and requiring the installation of street improvements along their project frontage.

As part of the Silverwood Master Planned Community, the developer is currently advancing the construction of a comprehensive park network designed to serve as the recreational backbone of this new neighborhood. This system includes a community park intended for major regional gatherings and active recreation, complemented by a series of integrated pocket parks strategically located between residential tracts. These smaller pocket parks provide residents with immediate, walkable access to green space, fostering a "park-to-home" connectivity that encourages outdoor activity.

The Silverwood development will also be establishing an extensive multi-use trail system that weaves throughout the community, connecting residential neighborhoods to the park network and the surrounding natural landscape. These trails are designed to accommodate both pedestrians and cyclists, offering a safe and scenic alternative to vehicle travel while promoting a healthy, active lifestyle. This proactive approach to infrastructure secures a high standard of living for Hesperia's residents while preserving the community's connection to the unique mountain desert environment.

Goal 6: A well designed, well maintained, and sustainable community that enhances the quality of life for residents, workers, and visitors.

Implementation: During 2025, the City continued advancing its vision of a well-designed and sustainable community by adopting Objective Design Standards that establish clear and predictable requirements for new multi-family and mixed-use development. These standards emphasize durable materials, architectural articulation, and desert-appropriate landscaping that reflect the High Desert character and community expectations.

The City's Code Enforcement and Public Works teams support these efforts through proactive maintenance programs that prevent blight and ensure clean, safe, and well-maintained public and private spaces.

Sustainability remains central to this goal. The City encourages infill and compact development patterns and supports projects such as the Silverwood Master Planned Community, which integrates parks, multi-use trails, and open space to promote walkability and preserve natural features. Ongoing water conservation efforts and energy-efficient building practices further reinforce long-term community resilience.

Together, these efforts enhance community character, environmental stewardship, and overall quality of life in Hesperia.

Goal 7: A balanced mix of land uses and development types that results in fiscal sustainability and support continuously improving public facilities and services.

Implementation: During 2025, the City continued to refine its land use strategy to ensure a diverse and fiscally sustainable development pattern that directly supports the enhancement of public facilities. By prioritizing a balanced mix of residential, commercial and industrial uses, the City generates a diversified tax base that shields the municipal budget from fluctuations. This fiscal stability allows for the continuous funding of essential services and the long-term maintenance of the City's infrastructure. A key implementation of this goal is the City's focus on commercial development, which create retail opportunities that provide the necessary tax revenue to fund public safety, road improvements and community programs.

The City continues to collect Development Impact Fees (DIF) for every project and requires projects to construct infrastructure. This model ensures that as new projects are approved, whether they are single-family homes in the Silverwood community or industrial warehouses along the I-15 Freeway, they contribute their fair share toward the utilities and facilities they require. By maintaining this balance, the City ensures that every new development project not only adds to the local economy but also provides the recurring revenue needed to maintain Hesperia as a high quality, well-serviced community for years to come.

Housing Element

The Housing Element is a cornerstone of the Hesperia General Plan, serving as the City's primary blueprint for meeting the housing needs of all residents, regardless of income level or lifestyle. Mandated by State law and updated every eight years, the 2021-2029 Housing Element (6th Cycle) establishes a comprehensive strategy to facilitate the development, preservation, and improvement of Hesperia's housing stock. Unlike other sections of the General Plan, the Housing Element is subject to rigorous review and certification by the California Department of Housing and Community Development (HCD) to ensure the City is doing its part to address the statewide housing crisis. On March 24, 2023, Department of HCD found that the draft Housing Element satisfies all State statutory requirements.

The City seeks to conserve and improve existing housing by protecting the quality of affordable units and maintaining the character of established neighborhoods. At the same time, the City aims to expand housing opportunities by allowing multi-family residential developments and mixed-use projects within the RC and C2 zones, as well as higher-density development of up to 30 units per acre within the R3 zone. These efforts further the City's fair housing goals by promoting an equitable distribution of housing and ensuring that all residents have access to high-resource neighborhoods, employment opportunities, and essential services.

A central component of the Housing Element is the Regional Housing Needs Allocation (RHNA), which tasks Hesperia with identifying enough land zoned at appropriate densities to accommodate a total of 8,155 new housing units by 2029.

Income Category	Income Level (% of AMI)	RHNA Allocation
Extremely Low/Very Low Income	Up to 50% of AMI	1,921 Units
Low Income	51 to 80% of AMI	1,231 Units
Moderate Income	81 to 120% of AMI	1,409 Units
Above Moderate Income	More than 120% of AMI	3,594 Units
Total		8,155 Units

Note: To ensure compliance with "No Net Loss" state law (SB 166), the City plans for a 15% buffer in each category, bringing the total capacity target to 9,355 units.

Following adoption of the Focused General Plan Update and the Objective Design Standards, the City submitted the adopted documents to the California Department of Housing and Community Development (HCD) for review. On December 18, 2025, the City received written confirmation from HCD that the adopted General Plan Update and Objective Design Standards fully satisfied the actions required under Housing Element Programs 14 and 22. Based on completion of these actions, HCD formally determined that the City of Hesperia's Housing Element was in substantial compliance with State Housing Element Law.

HOUSING ELEMENT GOALS AND IMPLEMENTATION

The goals, policies, and programs of the Housing Element are organized around key topic areas that address housing availability, affordability, equity, and quality throughout the City. These topic areas include Housing Supply and Diversity, Housing Affordability, Special Needs Housing, Fair Housing and Environmental Justice and Regulatory Efficiency. Progress toward achieving the Housing Element goals during the reporting period is summarized below:

Goal 1: Assist in the provision of housing that meets the needs of all economic segments of the community.

Providing affordable housing is essential for a healthy community. In addition to a diverse mix of housing types, it is necessary to make available housing for residents of all income levels. Seeking funding from varied sources increases the opportunities for development of affordable housing units. The City actively works with both nonprofit and for-profit developers in the production of affordable for sale and rental housing. Recognizing that homeownership plays a significant role in establishing strong neighborhoods and a sense of community pride, the City supports programs that make purchasing a home a realistic option for lower-income households. The City has also made it a priority to ensure that adequate housing options are available for lower-wage workers employed in Hesperia but who cannot currently afford to live in or near the City.

Implementation:

First-Time Homebuyer Assistance (Program 1): The City does not currently operate a Down Payment Assistance Program. However, the City intends to pursue State and federal funding sources, such as CalHome or HOME funds, should they become available, to support future first-time homebuyer assistance opportunities for income-qualified households. In the interim, the City provides information and referrals to external agencies and programs that offer homebuyer assistance.

Rental Assistance (Program 2): The City does not administer a Housing Choice Voucher (Section 8) program. The Housing Authority of the County of San Bernardino coordinates Section 8 rental assistance on behalf of the City. The City coordinates, as appropriate, with regional and county agencies to support rental housing opportunities and encourages property owners to participate in available rental assistance programs. Federal regulations require that 70% of this assistance be targeted toward extremely low-income households.

Affordable Housing (Program 3): The City facilitates the development of affordable housing through implementation of its Housing Element programs, zoning regulations, density allowances, streamlined review processes, and compliance with State density bonus law. The City works cooperatively with nonprofit and for-profit developers interested in constructing income-restricted housing and supports applications for external funding sources when requested.

Large Sites for Lower-Income (Program 4): To accommodate the City's Regional Housing Needs Allocation (RHNA), the City has identified large parcels that are suitable for higher density residential development. As part of the City's 2025 Focused General Plan Update, the City increased allowable residential densities in key zoning districts and expanded opportunities for mixed-use development.

Specifically, the allowable density in the Multi-Family Residential (R3) zone was increased from a maximum of 15 units per acre to 30 units per acre, and the General Commercial (C2) and Regional Commercial (RC) zones were amended to allow mixed-use and residential development at densities of up to 30 units per acre.

These changes significantly expand the City's capacity to accommodate higher-density residential projects, including housing affordable to lower-income households. The City continues to facilitate development on these sites through objective development standards, streamlined review procedures, and ministerial processing where applicable for qualifying housing projects.

Adequate Sites Monitoring Program (Program 5): This is a critical regulatory program that ensures Hesperia maintains sufficient land capacity to meet its total allocation of 9,355 new housing units. The City has identified residential capacity through mixed-use developments within the RC zone of the Main Street and Freeway Corridor Specific Plan, as well as the C2 zone in the northern portions of the City. The City conducts ongoing annual review of available capacity and will implement rezoning, if necessary, to maintain compliance with State Housing Element law.

Green Building (Program 6): The City recently adopted the 2024 California Green Building Standards Code (CALGreen), which establishes mandatory green building measures for new residential and nonresidential development. The Green Building Code promotes energy efficiency, water conservation, material resource efficiency, indoor environmental quality and construction waste reduction. Through implementation of these standards, the City ensures that new development incorporates sustainable design features that reduce greenhouse gas emissions, improve building performance and support long-term environmental efforts.

Homeless and Special Needs Assistance (Program 7): The City supports efforts to address homelessness and special housing needs through coordination with County agencies, regional service providers, and nonprofit organizations. While the City does not directly operate homeless shelters or assistance programs, it participates in regional planning efforts and supports land use policies that allow emergency shelters, transitional housing, and supportive housing in compliance with State law.

Goal 2: Maintain and enhance the existing viable housing stock and neighborhoods within Hesperia.

Conserving and improving the housing stock helps maintain investment in the community and keeps existing housing affordable. Several factors can cause residential units to become unsafe or unhealthy to live in. Preventing these problems from occurring and addressing them when they do occur protect the safety and welfare of the residents and assist in meeting housing needs throughout the City. The City is focusing its efforts on Code Enforcement and preserving existing affordable units to take a proactive approach to conserving the current housing stock. The City also intends to pursue State and federal funding sources, such as CalHome or HOME funds, should they become available, to support a home rehabilitation and home repair program.

Implementation:

City of Hesperia Township (Program 8): The City has invested in infrastructure improvements within the original Hesperia Township area, including street rehabilitation and installation of public improvements such as sewer infrastructure, curb and gutter, street lighting, and landscaping. These improvements support neighborhood revitalization and help maintain the long-term viability of the housing stock within this historic area of the community. The City continues to maintain infrastructure within the Township area and will pursue available grants and funding opportunities to support future improvements.

Code Enforcement (Program 9): The City's Code Enforcement Division works to address substandard housing conditions and neighborhood blight through complaint-based and proactive enforcement activities.

Code enforcement efforts focus on ensuring compliance with health and safety standards, correcting property maintenance issues, and preventing the deterioration of residential neighborhoods. Through inspections, property owner outreach, and enforcement actions when necessary, the City works to improve living conditions, protect property values, and maintain safe and sustainable neighborhoods.

Owner-Occupied Rehabilitation (Program 10): The City supports the rehabilitation of owner-occupied housing units through programs funded by federal or state resources when available. These programs provide financial assistance to income-qualified homeowners for repairs that address health and safety issues and correct substandard housing conditions. The City continues to pursue funding opportunities that would allow the creation of homeowner rehabilitation assistance.

CDBG Housing Rehabilitation (Program 11): As an eligible recipient of federal Community Development Block Grant (CDBG) funds, the City may allocate funding toward housing rehabilitation activities that assist lower-income homeowners with essential home repairs. These improvements help ensure that homes remain safe, sanitary, and structurally sound while preventing the loss of existing housing due to deterioration.

Lead-Based Paint Education and Outreach (Program 12): To reduce the risk of lead-based paint exposure in older homes constructed prior to 1978, the City provides educational materials and information regarding lead hazards and safe mitigation practices. Outreach materials are made available at City facilities, on the City's website, and through coordination with regional and community organizations to help increase public awareness of potential health risks and available resources.

Affordable Housing Monitoring (Program 13): The City continues to implement Program 13 by monitoring deed-restricted affordable housing developments to ensure compliance with affordability requirements and to maintain the long-term availability of housing for lower-income households.

Consistent with the monitoring requirements established by funding sources and regulatory agreements, the City conducts periodic reviews of affordable housing developments to verify that affordability restrictions remain in place, tenant income eligibility requirements are met, and housing quality standards are maintained. These monitoring activities help ensure that deed-restricted units continue to serve eligible households throughout the affordability period.

The City also provides information and resources to tenants regarding their housing rights. Information regarding tenant protections and housing resources is available through the City's website, including links to relevant resources provided by the California Department of Housing and Community Development (HCD).

In accordance with State law, the City provides annual notifications to property owners of deed-restricted affordable housing developments regarding compliance requirements, including extended noticing provisions related to potential expiration of affordability restrictions. These notices inform property owners of the required three-year, one-year, and six-month Notice of Intent requirements should affordability restrictions be proposed to expire.

Through ongoing monitoring and coordination with property owners, qualified affordable housing operators, and State agencies such as the California Department of Housing and Community Development, the City works to identify any deed-restricted units that may be at risk of converting to market-rate housing. If such risks are identified, the City will coordinate with the property owners and relevant agencies to explore preservation strategies to maintain affordability for lower-income households.

Goal 3: Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure.

The City continues to implement land use policies and zoning regulations that provide adequate sites to accommodate a variety of housing types and densities consistent with the City's Regional Housing Needs Allocation (RHNA). Through the General Plan, Housing Element programs, and zoning regulations, the City supports the development of housing across a range of income levels, household sizes, and tenure types.

In 2025, the City completed a Focused General Plan Update that amended the Land Use, Circulation, and Safety Elements. As part of this effort, the City also adopted new Objective Design Standards for multi-family and mixed-use developments to ensure consistency with State housing law and to support the City's housing production goals. The update expanded opportunities for residential development, including higher-density residential and mixed-use housing in appropriate areas of the community. These changes increase the availability of sites capable of supporting multi-family and mixed-use housing developments and help facilitate the development of housing needed to meet the City's RHNA obligations.

Implementation:

RC and C2 Zones (Program 14): As part of the 2025 Focused General Plan Update, the City implemented targeted land use and zoning changes within the Regional Commercial (RC) and General Commercial (C2) designations to expand housing opportunities. Updates to the RC designation allow mixed-use development and 100 percent multi-family residential development east of Interstate 15, permitting residential densities of up to 30 dwelling units per acre in areas that were previously limited to commercial uses.

Similarly, modifications to the C2 designation introduced additional flexibility by allowing both mixed-use development and 100 percent multi-family residential development at densities of up to 30 dwelling units per acre. These changes expand the City's capacity to accommodate higher-density housing and support the development of housing affordable to a range of income levels while promoting more efficient use of commercially designated land.

Density Bonus (Program 15): As part of its commitment to expanding affordable housing, the City is actively implementing Density Bonus Program to encourage the production of housing for lower- and moderate-income households. Under this program, the City offers developers density increases that exceed the maximum limits of the applicable zoning district and the General Plan in exchange for constructing below-market-rate units. To further facilitate these developments, the City provides incentives and regulatory concessions, such as modified development standards. The most recent approval of a density bonus was in 2024 for a 114-unit senior apartment complex, which included a 2 percent density bonus and 34 affordable units, located at the south side of Live Oak Street between Eighth and Ninth Avenue.

ADU's and JADU's (Program 16): The Hesperia Municipal Code is regularly updated to remain consistent with new State law regulations, reducing development constraints and streamlining the application and review process for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). In 2025, the City processed 53 ADU and JADU applications, of which 49 were approved, one was withdrawn, and three remain incomplete. This continued activity demonstrates the effectiveness of the City's efforts to facilitate in-fill housing opportunities and expand the local housing supply.

Not Net Loss Reporting (Program 17): In alignment with the City of Hesperia's 2021-2029 Housing Element, the City is actively implementing No Net Loss Reporting to ensure that its residential land inventory remains sufficient to meet the state mandated Regional Housing Needs Allocation (RHNA). The City

continues to monitor the development of all sites identified in its housing inventory throughout the eight-year planning period. Maintaining the no net loss standard, Hesperia ensures that it consistently provides a variety of housing opportunities for all economic segments of the community, even as individual development projects fluctuate.

Goal 4: Mitigate any potential governmental constraints to housing production and affordability.

Consistent with State housing law, the City works to identify and, where legally and ethically feasible, reduce governmental constraints that may affect the maintenance, improvement, and development of housing. Addressing regulatory constraints helps facilitate housing production by streamlining development processes, improving regulatory clarity, and reducing unnecessary costs associated with housing construction.

Through implementation of the Housing Element, updates to the General Plan and zoning regulations, and adoption of Objective Design Standards, the City continues to evaluate and modify its policies and procedures to ensure they do not unduly constrain housing development. These efforts help expedite project review, support housing affordability, and encourage the development of a variety of housing types needed to meet the City's housing needs.

Implementation:

Housing for Homeless and Low-Income Households (Program 18): The City of Hesperia continues to allow group homes, supportive housing, single-room occupancy and transitional housing either administratively or as Conditional Use Permit depending on the number of persons housed on site within residentially zoned properties. These housing types are treated as residential uses and are allowed in the same manner as other dwellings, ensuring that low-income individuals and those experiencing homelessness have access to housing opportunities within established neighborhoods.

Farmworker Housing (Program 19): The City will be amending the Municipal Code to allow farmworker housing, which will permit employee housing for agricultural workers consisting of up to 36 beds in group quarters or 12 individual units/spaces within agricultural land use designations. Furthermore, the City allows group homes that accommodate six or fewer persons as a single-family structure, allowing it by right in any zone where single-family residences are permitted. This regulatory framework ensures that farm workers, including those who may not work on the specific property where they reside, have access to safe and legal housing without facing additional governmental constraints.

Housing for Persons with Disabilities (Program 20): The City permits a range of residential care facilities, including senior care facilities, intermediate care facilities for persons with disabilities and other licensed care homes within appropriate zoning districts consistent with State law. These facilities are allowed in a manner that treats them as residential uses when required, ensuring they are integrated into the community and not subject to undue constraints. Accommodating various levels of care, from independent senior living to facilities providing more comprehensive medical or supportive services, the City supports residents at different stages of life and with varying needs.

Permit Streamlining (Program 21): All entitlement projects submitted to the City are processed in accordance with the State Permit Streamlining Act, which requires the City to determine within 30 days whether an application is complete. This ensures timely review and provides applicants with clear direction early in the process. In addition, the City has an application pursuant to Senate Bill 330, the Housing Crisis Act of 2019, which expedites the approval process for qualifying residential developments. Through compliance with these State regulations, the City is committed to reducing processing times, increasing certainty for applicants, and facilitating the timely delivery of housing projects.

Removal of Constrains to Multi-Family in Opportunity Areas (Program 22): In alignment with California state law, the City of Hesperia treats Accessory Dwelling Units (ADUs) ministerial projects, meaning they are processed at a staff level without the need for discretionary public hearings. The City is in the process of updating the City's ADU ordinance to be consistent with State law and allow additional ADU's on Multi-Family zoned properties, which will further increase housing needs and remove existing local constraints. The City encourages the development of projects consisting of five or more residential units by offering developers a range of incentives designed to promote housing production and affordability. To further facilitate these developments, the City provides regulatory concessions and incentives such as the Density Bonus, including modified development standards, reductions in parking requirements and streamlined processing.

Development of Affordable Housing (Program 23): The City has successfully facilitated the development of several affordable housing projects by providing incentives and regulatory flexibility to enhance project feasibility, expanding housing opportunities for lower income households and supporting compliance with State housing requirements. Additionally, Hesperia Housing Authority (HHA) have historically acquired land and transferred it to developers at reduced rates, significantly lowering construction costs for multi-family developments.

Large Site Development (Program 24): The City continues to encourage the consolidation of residential to facilitate more efficient and coordinated development. Many areas contain smaller lots that were created under prior subdivision patterns and may not independently meet current development standards. By promoting parcel consolidation, the City supports the creation of larger, more viable development sites that can accommodate higher quality design, adequate infrastructure, improved site planning and higher density residential projects. The City is also reaching out to the development community on a quarterly basis to advertise these available sites and their accompanying incentives to ensure the City meets its regional housing targets.

Goal 5: Continue to promote equal housing opportunity in the City's housing market regardless of age, race, sex, marital status, ethnic background, source of income, and other factors.

The City is committed to promoting equal housing opportunity and ensuring that all residents have fair access to housing regardless of age, race, color, religion, sex, marital status, national origin, disability, familial status, source of income, or other protected characteristics. Consistent with federal and State fair housing laws, the City works to prevent discrimination in the housing market and supports policies and programs that promote fair and equitable access to housing.

Through implementation of the Housing Element and coordination with regional, State, and nonprofit organizations, the City provides information and resources related to fair housing rights and responsibilities. The City also supports outreach and educational efforts that help inform residents, landlords, and housing providers about fair housing requirements.

By promoting fair housing practices and supporting equal access to housing opportunities, the City continues to foster inclusive neighborhoods and a housing market that serves residents of all backgrounds.

Implementation:

Diversity of Land Use Designation and Building Type (Program 25): The City continues to implement Program 25 by maintaining land use designations and development regulations that support a diverse range of housing types and building forms. Through the 2025 Focused General Plan Update and related Development Code amendments, the City expanded opportunities for a variety of residential building types and innovative housing options within appropriate land use designations.

As part of the update, the City amended the Land Use Element and corresponding zoning regulations to increase flexibility in residential and mixed-use areas. These changes support a broader mix of housing

types, including small-lot single-family homes, townhomes, duplexes and other multi-unit configurations, courtyard-style developments, and multi-family residential projects. The City also continues to allow accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) consistent with State law, which further expands housing opportunities within existing residential neighborhoods.

In addition, the 2025 Focused General Plan Update expanded opportunities for mixed-use development within certain commercial designations, including the Regional Commercial (RC) and General Commercial (C2) districts. These changes allow residential uses in combination with professional and commercial uses and permit residential development at densities of up to 30 dwelling units per acre in designated areas. This regulatory framework supports the development of live/work units, mixed-use housing projects, and other flexible housing configurations.

Through the implementation of the 2025 Focused General Plan Update, updates to the Development Code, and ongoing evaluation of development regulations, the City continues to promote a diverse mix of housing types and building styles. These efforts help accommodate evolving housing needs while ensuring that new housing types comply with State and local building standards.

Furthering Fair Housing (Program 26): To ensure all residents have equal access to housing and are protected from discriminatory practices, the City contracts with non-profit service providers to provide comprehensive services, including bilingual (English/Spanish) education for tenants and landlords, mediation for rental disputes, and investigation of housing discrimination complaints. A critical focus of this program is the implementation of a formal Nondiscrimination Policy and Complaint Procedure, particularly in response to the repeal of the "Crime-Free" Rental Housing Program following a federal settlement. The City aims to increase awareness of fair housing rights, especially among lower-income households and persons with disabilities and provide a direct, accessible path for residents to resolve housing conflicts.

Fair Housing Support and Services (Program 27): Through a partnership with non-profit service providers, the City offers a suite of services including bilingual landlord-tenant mediation, fair housing education and the processing of housing discrimination complaints. This program specifically targets the removal of barriers for protected classes and lower-income households by ensuring that a formal, transparent Nondiscrimination Policy and Complaint Procedure is readily available to the public.

Water and Wastewater Services for Affordable Housing (Program 28): In accordance with state law (SB 1087), the City of Hesperia ensures that the lack of utility capacity does not become a barrier to low-income residential development. This program mandates that the Hesperia Water District and the City's wastewater services provide priority service allocations to proposed housing projects that include units affordable to lower-income households. The City formally distributes the document to the Hesperia Water District to ensure their capital improvement plans and service priorities are aligned with the City's regional housing needs

Negative Environmental, Neighborhood, Housing and Health Impacts (Program 29): The City aims to improve the quality of life for residents in areas characterized by lower median incomes and higher environmental burdens by prioritizing the rehabilitation of aging housing stock and the enhancement of public infrastructure. As part of the 2025 Focused General Plan Update, the City adopted a Healthy Communities and Environmental Justice component within the Safety Element to address environmental and public health conditions affecting disadvantaged communities and to ensure consistency with State environmental justice requirements.

Through implementation of this component and related Housing Element programs, the City seeks to improve community conditions by supporting neighborhood improvements, such as street repairs and other

public infrastructure upgrades within identified census tracts. These improvements help foster safer, healthier, and more equitable living environments for residents.

In addition, the City works to reduce environmental hazards and potential health risks by coordinating with regional and local agencies to monitor environmental conditions, including air quality, and by ensuring that new residential developments are appropriately located and designed to minimize potential exposure to nearby industrial uses or other environmental pollutants. These efforts support the City's broader goal of promoting healthier neighborhoods and reducing environmental burdens in disadvantaged areas.

Place Based Improvements (Program 30): Concentrating public investments and infrastructure enhancements within disadvantaged neighborhoods, specifically those identified as having higher concentrations of lower income residents and limited access to high quality amenities. By 2029, the City aims to complete a significant portion of its prioritized capital improvement projects, such as road paving and streetlight installation within these targeted census tracts. These actions are designed to improve the physical environment and overall quality of life for long-term residents, ensuring that community assets are distributed equitably and that the most vulnerable areas receive the necessary support to thrive.

Safety Element

The Safety Element provides a strategic framework for reducing risks associated with natural and human-caused hazards. It serves as the City's primary tool for protecting life and property by guiding long-term decisions related to emergency preparedness, disaster response, and hazard mitigation.

Consistent with California Government Code Section 65302(g), the Safety Element identifies and addresses a range of potential risks, including seismic activity, flood hazards, wildland and urban fires and slope instability. In alignment with recent state mandates, the element also incorporates comprehensive strategies for climate change adaptation and resiliency, ensuring that the City is prepared for the evolving impacts of extreme weather, drought, and heat.

The Safety Element was recently updated in 2025 as part of the City's Focused General Plan Update. This revision was performed in close coordination with the Land Use and Circulation Elements to ensure that future development is directed away from high-risk areas and supported by adequate evacuation infrastructure. Furthermore, the 2025 update integrated environmental justice considerations to address the unique safety and health needs of vulnerable populations, confirming that Hesperia's approach to hazard mitigation is both equitable and resilient for all who live and work in the community.

SAFETY ELEMENT GOALS AND IMPLEMENTATION

The goals, objectives, and policies of the Safety Element are organized around the following topic areas: Hazard Mitigation and Disaster Preparedness, Seismic and Geologic Safety, Flood and Fire Protection and Climate Adaptation. Progress toward achieving these goals during the reporting period is summarized below:

Goal 1: Minimize injury, loss of life, property damage, and economic and social disruption caused by seismic shaking and other earthquake-induced hazards, and by geologic hazards such as slope instability, compressible and collapsible soils, and subsidence.

Implementation: On May 6, 2025 the City Council formally adopted the 2025 Hesperia Local Hazard Mitigation Plan, which identifies specific short-term mitigation actions to eliminate hazard risks related to earthquakes and geologic movements. The City further ensures compliance by mandating the preparation of geotechnical studies by state-certified professionals for new development projects. These studies must evaluate potential risks such as liquefaction in the Mojave River floodplain and slope instability in the southern natural slopes, providing specific mitigation measures before any projects are approved.

The City, in coordination with the San Bernardino County Operational Area, ensures a coordinated and effective response to large-scale emergencies and disasters. An Emergency Operations Center (EOC) team, composed of representatives from multiple City departments, is responsible for implementing the Emergency Operations Plan. The EOC team also conducts regular emergency training with the San Bernardino County Office of Emergency Services to ensure staff are prepared to respond efficiently to a wide range of incidents, including natural disasters, public health emergencies, and major infrastructure disruptions.

Goal 2: Minimize injury, loss of life, property damage, and economic and social disruption caused by flooding and inundation hazards.

Implementation: The City continues to implement policies and regulations intended to reduce risks associated with flooding and inundation hazards. The City maintains Flood Hazard Protection Regulations consistent with requirements of the Federal Emergency Management Agency (FEMA) and participates in the National Flood Insurance Program. These regulations require that development within identified flood hazard areas comply with applicable floodplain management standards to reduce potential risks to life and property.

Due to the City's proximity to the Mojave River and associated floodplain areas, the City requires new development to incorporate appropriate drainage design and flood control improvements. Development proposals are reviewed to ensure that adequate stormwater management measures are incorporated, including drainage infrastructure designed to safely convey stormwater and reduce flood risk.

The City also continues to maintain and improve local drainage infrastructure through routine maintenance of stormwater basins and related facilities. Coordination with regional agencies and review of drainage infrastructure, including water crossings along evacuation routes, helps ensure that emergency access routes remain functional during severe weather events.

This commitment to preparedness and effective response was clearly demonstrated at the end of 2025 when the City experienced significant flooding. In response, the Public Works team worked extensive after-hour shifts to repair ruined streets and critical infrastructure, ensuring the community remained safe and accessible. Beyond emergency response, the City implementation includes regular maintenance of water basins and coordination with regional authorities to analyze water crossings under evacuation routes to prevent compromising emergency access during severe weather events.

Goal 3: Minimize injury, loss of life, property damage, and economic and social disruption caused by wildland and urban fires.

Implementation: The City contracts with the San Bernardino County Fire Protection District to provide fire prevention and suppression services, including the operation of five local fire stations to ensure adequate response times and equipment availability across all sections of the community. The City addresses the heightened risk in the southern hillsides and Wildland Urban Interface areas by encouraging new development to occur outside of Very High Fire Hazard Severity Zones. For projects that must be located in these high-risk areas, Hesperia mandates strict compliance with state and local building and fire codes,

including the use of fire-resistant materials and the provision of defensible space to slow the spread of fire from wildlands to structures.

Implementation also includes robust mutual aid agreements through the San Bernardino County Operational Area, which allows for a coordinated response from neighboring departments in Victorville and Apple Valley during large scale emergencies. To improve community resilience, the City offers educational programs such as Community Emergency Response Team (CERT) training, empowering residents to increase their own disaster awareness and response capabilities.

Goal 4: Minimize the potential for hazardous materials contamination in Hesperia.

Implementation: The City manages risks associated with the daily use of hazardous substances in industrial, commercial, medical and residential applications, focusing on preventing both short-term and long-term exposure. Hesperia coordinates with several state agencies and the San Bernardino County Fire Protection District to oversee the storage, handling, and transport of hazardous wastes, particularly in industrial zones near the I-15 corridor.

The City implementation includes enforcing land use policies that separate incompatible uses and funding community programs to clean up local sources of pollutants. The City holds an annual clean-up day for the residents of Hesperia to provide them with an opportunity to remove trash, debris and hazardous materials from their home at no cost. Additionally, the City regularly monitors and tests its groundwater to address potential threats like elevated nitrates from septic tanks or naturally occurring deposits, ensuring that all drinking water continues to meet state and federal safety standards.

Goal 5: A community prepared to withstand and recover from natural disasters and other emergencies.

Implementation: The City has integrated its Local Hazard Mitigation Plan (LHMP) into the General Plan, which provides a framework for multi-departmental cooperation and identifies short-term actions to reduce community vulnerabilities.

Hesperia's implementation of this goal is evidenced by its active participation in the Ready San Bernardino County emergency alert system, which ensures that evacuation notices are delivered in multiple languages and accessible formats to all residents. To ensure operational continuity, the City's policy is to locate essential public facilities, such as the public library and community centers, outside of mapped hazard zones whenever possible. If such facilities must be located within risk areas, they are built to higher design standards to remain fully functional after an event. Additionally, the City is working to establish Resilience Centers at well-used community facilities, equipped with backup power and water, to serve as cooling or disaster shelters for vulnerable residents, including seniors and those with limited mobility.

Goal 6: A resilient community able to adapt to climate change hazards.

Implementation: As part of the 2025 Focused General Plan Update, the City completed a comprehensive Vulnerability Assessment that identifies how climate-related hazards—such as extreme temperatures, wildfire, and drought—impact community assets and vulnerable populations. The assessment emphasizes adaptation strategies, guiding policies and programs that increase the City's ability to respond to and recover from these hazards.

Key adaptation measures include promoting water conservation programs and coordinating with regional water providers to maintain sustainable supplies for fire suppression during prolonged drought periods.

Populations most at risk, including seniors and residents with chronic illnesses, are supported through Resilience Centers equipped with backup power and water to provide shelter during extreme weather

events. Hesperia also participates in regional collaborations, such as the Inland Southern California Climate Collaborative, to share resources and strategies for long-term community resilience.

Through the 2025 Focused General Plan Update and these adaptation-focused initiatives, the City is strengthening its capacity to protect residents, critical infrastructure, and community assets from climate-related hazards.

Health Element (Environmental Justice)

In 2025, the City of Hesperia fully integrated Environmental Justice into its long-term planning framework to ensure that all residents benefit from a healthy environment and have meaningful participation in decision-making processes. Mandated by Senate Bill 1000, these policies aim to reduce the compounded health risks often experienced in disadvantaged communities by addressing pollution exposure and improving access to essential public assets.

The City's implementation strategy focuses on several core pillars, beginning with the reduction of pollution exposure through stricter land use buffers and performance standards for industrial projects. This is particularly vital for residential areas near the I-15 corridor, where the City is working to mitigate the impact of air pollutants and heavy vehicle emissions.

To ensure that planning efforts reflect community needs, the City has modernized its civic engagement approach by hosting community workshops and other inclusive outreach efforts, removing barriers to participation and fostering a more transparent planning process.

By embedding Environmental Justice principles directly into the 2025 General Plan Updates, Hesperia ensures that future growth will be equitable, sustainable, and protective of the health and well-being of all residents.

HEALTH ELEMENT (ENVIRONMENTAL JUSTICE) GOALS AND IMPLEMENTATION

The goals, objectives, and policies of the Environmental Justice Element are organized around the following topic areas: Pollution Exposure and Air Quality, Public Facilities and Food Access, Safe and Healthy Housing, and Civic Engagement. Progress toward achieving these goals during the reporting period is summarized below:

Goal 1: Minimize exposure to sources of pollution and improve air quality in Hesperia to benefit the health of the community

Implementation: The City has integrated its Climate Action Plan and Healthy Community policies to reduce greenhouse gas emissions and limit the concentration of pollutants like ozone, wildfire smoke and dust, which are expected to increase due to warmer regional temperatures. Hesperia's implementation strategy includes conducting health risk assessments for industrial and commercial zones, particularly along the I-15 corridor, to prevent a disproportionate pollution burden on nearby neighborhoods.

Every development in the City is required to obtain the necessary permits from the Mojave Desert Air Quality Management District, which has primary responsibility for monitoring regional air quality and implementing strategies to achieve and maintain compliance with State and federal standards in the High Desert. The district regulates stationary sources of air pollution, establishes permitting requirements and enforces rules designed to reduce emissions from construction activities, industrial operations and other sources. As part of the development review process, projects must comply with applicable air quality regulations, incorporate dust control measures during construction and implement operational standards that minimize emissions.

Goal 2: Ample parks, trails, community facilities, and services that meet community needs, are well maintained, distributed equitably, and provide opportunities for active living.

Implementation: The City and the Hesperia Recreational and Park District work together to ensure the community has ample, well maintained and equitably distributed spaces that support active living. A primary implementation strategy is the collection of development impact fees from new projects, which the City then provides to the Hesperia Recreation and Park District to fund new public parks as the population grows. This collaboration aims to meet the community target of providing five acres of parkland for every 1,000 residents while prioritizing the creation of public parks within a 15-minute walk of every household.

As mentioned previously, the Tapestry Specific Plan (now referred to as Silverwood) is projected to provide approximately 4,900 acres of open space and parks, creating an extensive network of preserved natural areas, recreational facilities, trails, and community gathering spaces. The first phase is currently underway, which will create three community parks, 24 pocket parks and various open space areas for trails. This open space system is designed to protect environmentally sensitive areas, maintain scenic vistas and provide buffers between land uses while enhancing overall community character.

Goal 3: Ample access to affordable, healthy food choices, and appropriate regulations that curb alcohol, tobacco, and drug use.

Implementation: The City prioritizes attracting healthy food stores, farmers' markets and community gardens, particularly near residential areas where such options are beyond a 10-minute drive. Hesperia also supports nonprofit organizations and public agencies, such as the High Desert Food Collaborative and the local Senior Center, in providing affordable meals and nutrition assistance to reduce food insecurity for low-income families and seniors.

The use of alcohol, tobacco and drugs, is enforced through existing Municipal Code regulations, including the prohibition of smoking lounges and a requirement for a Conditional Use Permit for any business seeking an on-sale or off-sale alcohol license. The Police Department enforces laws related to the illegal use, possession, and distribution of controlled substances within the City. Through these combined efforts, Hesperia works to reduce health risks and discourage the use of products that can harm the well-being of its residents.

Goal 4: Affordable, safe, and sanitary housing choices and stable neighborhoods that contribute to a high quality of life and enhance resident security.

Implementation: Recognizing that a significant portion of the City's housing stock was built decades ago and may be experiencing age-related deterioration, the City enforces building, property maintenance, and rental housing standards to protect resident health and safety. Through the Development Code and Rental Housing Business License and Inspection Program, the City works with property owners to ensure basic habitability standards are met and to prevent deterioration that can lead to unsafe or unsanitary conditions.

The Code Enforcement Division maintains property standards citywide and focuses on reducing blight, correcting substandard conditions, and improving neighborhood appearance. These efforts promote voluntary compliance with applicable codes while providing for enforcement actions when necessary to address ongoing violations.

In addition to regulatory enforcement, the City uses available planning and community development tools to support neighborhood investment and infrastructure improvements, recognizing that stable neighborhoods are fundamental to overall quality of life. Efforts to coordinate housing quality standards with

infrastructure maintenance and community development priorities help reinforce safe, equitable, and well-maintained residential environments throughout the City.

Goal 5: Equitable access to quality public facilities and services for all neighborhoods, including lower resource areas.

Implementation: The City utilizes Community Development Block Grant (CDBG) funds and local resources to address infrastructure gaps in disadvantaged census tracts, where household incomes are at or below 80 percent of the Area Median Income. Street repairs, pavement rehabilitation, and other infrastructure improvements are regularly prioritized in these neighborhoods to ensure safe and convenient access to homes, schools, parks, and community destinations. Public safety services, including police and fire protection, are provided throughout the community without regard to location, and the City coordinates with regional partners to support emergency response and disaster preparedness. In addition, infrastructure investments ensure that adequate water, sanitation, and drainage services are maintained citywide, with particular attention to underserved areas. Through these coordinated efforts, the City affirms its commitment to providing equitable access to essential public facilities and services for all residents.

Goal 6: Meaningful opportunities for civic engagement in the public decision-making process and implementation of programs.

Implementation: The City Council holds public hearings on the first and third Tuesday of each month and the Planning Commission conducts hearings on the second Thursday of each month, providing regular opportunities for residents to participate in the City's decision making process and offer input on proposed projects and policy matters. Community meetings and public hearings are held in accessible locations, such as the City Council Chambers, to encourage public engagement. Residents may participate in person or submit comments by email or voicemail in advance of the meeting. All hearings are streamed live on the City's website, allowing the public to observe proceedings remotely and stay informed about actions and development projects throughout the City.

The City conducts community workshops, informational sessions, and outreach efforts related to housing, planning and public safety to ensure residents are informed and able to participate. Through the City's official social media accounts, the City shares updates on public meetings, development projects, community programs, road closures, public safety information and special events. These platforms provide residents with timely access to important information and offer an additional avenue for staying informed about City initiatives.

Circulation Element

The City of Hesperia is actively implementing transportation strategies designed to provide a safe and efficient network for the movement of people, goods, and services. The City's current efforts are focused on completing critical infrastructure projects within its Capital Improvement Program, such as widening major arterials and the modernization of railroad crossings to reduce traffic congestion at key physical barriers. Central to this implementation is the pursuit of a balanced transportation system that reduces automotive dependency by expanding the non-motorized network. This includes the integration of bicycle lanes, pedestrian walkways and multi-use pathways into current street designs.

To ensure that the transportation network remains high-quality and reliable, the City is utilizing its Pavement Management Plan to maintain existing roadways while requiring new developments to pay their fair share of motorized and non-motorized improvements through development impact fees. The City is also coordinating closely with regional partners like the Victor Valley Transit Authority (VVTA) to enhance public transit accessibility between residential hubs, job centers, and healthcare facilities. By prioritizing these

circulation goals, Hesperia is fostering a well-connected community that supports economic prosperity and enhances the overall quality of life for residents and visitors alike.

CIRCULATION ELEMENT GOALS AND IMPLEMENTATION

The goals, objectives, and policies of the Circulation Element are organized around the following topic areas: Street Classifications and Roadway Capacity, Physical Barriers and Goods Movement, Public Transit, and Non-Motorized Transportation. Progress toward achieving these goals during the reporting period is summarized below:

Goal 1: A roadway network that provides for the safe and efficient mobility needs of residents, businesses, visitors, and emergency services.

Implementation: The City strives to maintain a Level of Service (LOS) standard of LOS D or better for its general roadway network, while allowing LOS E during peak hours at critical freeway interchanges and major corridors, including Bear Valley Road and Main Street. Implementation of this goal includes maintaining a multi-year Capital Improvement Program (CIP) to coordinate the financing and construction of necessary infrastructure, as well as requiring new development projects to pay a “fair share” fee to mitigate their impacts on both motorized and non-motorized transportation networks.

The City has completed several large-scale infrastructure projects to enhance regional mobility, improve safety, and reduce congestion. The Ranchero Road Widening Project is a notable example, significantly improving traffic circulation and connectivity within the community. Phase I, a \$31 million undercrossing at the BNSF Railroad tracks, was completed in 2013, followed by Phase II, a \$59 million I-15 freeway interchange, completed in 2015. Phase III, a \$54 million project, includes widening Ranchero Road between the I-15 freeway interchange and Seventh Avenue to five lanes, with two travel lanes in each direction and a center striped median, which has been completed. This phase also involves the demolition and reconstruction of the bridge over the California Department of Water Resources aqueduct, with demolition complete and the new bridge currently under construction.

These projects, implemented in partnership with San Bernardino County and the San Bernardino County Transit Authority, are designed to reduce traffic congestion, improve emergency response times, and accommodate the more than 15,000 motorists who use this corridor daily, demonstrating the City's commitment to maintaining safe, efficient, and reliable transportation infrastructure.

Goal 2: A circulation system that facilitates the movement of goods and services while minimizing impacts to sensitive land uses, such as homes, schools, and hospitals, and vulnerable roadway users, such as pedestrians and cyclists.

Implementation: The City has adopted designated truck routes that support the efficient movement of freight while minimizing impacts on residential areas and other sensitive land uses. Official truck routes, such as interstate 15, Highway 395, Bear Valley Road, and portions of Santa Fe Avenue, Lemon Street, and I Avenue, are established and enforced to guide commercial vehicle movements through appropriate corridors. These routes reduce air and noise pollution and limit heavy truck traffic on residential and other non-industrial streets, consistent with Assembly Bill 98 (AB 98).

In support of this circulation system, the City has approved several industrial and warehouse projects near the I-15 and Highway 395 corridors. In 2025, three entitlement applications were approved for the construction of four new industrial warehouse buildings totaling approximately 720,000 square feet. Construction also progressed on a 2.5 million square-foot distribution facility for Amazon, along with an approximately 409,000 square-foot warehouse for a future tenant. Collectively, the City currently has

approximately 4,267,518 square feet of entitled warehouse projects and an additional 3,566,650 square feet of warehouse facilities in various stages of the entitlement process. These projects are strategically located along designated truck routes, ensuring that heavy vehicle traffic remains on arterial corridors and minimizes impacts to residential neighborhoods and other sensitive land uses.

Goal 3: A comprehensive bicycle and pedestrian network that promotes physical activity and non-automotive travel within Hesperia for people of all ages and abilities.

Implementation: The City integrates non-motorized transportation features into its various street classifications to enhance pedestrian accessibility. The Circulation Plan implements the use of multi-use pathways and dedicated bicycle lanes on major corridors to ensure safe access for people of all ages. The City prioritizes the expansion of this non-motorized network by leveraging public rights of way and easements while requiring new development projects to pay their fair share toward these essential transportation improvements to promote a healthier community and improved environmental quality.

The Tapestry Specific Plan (now referred to as Silverwood) is projected to provide approximately 4,900 acres of for open space and parks, which will create an extensive system of trails and recreational facilities accessible to people of all ages and abilities. Implementation is already moving forward with the first phase, which includes the construction of three community parks and 24 pocket parks connected by a vast network of preserved natural areas. This design not only protects environmentally sensitive regions and scenic vistas but also promotes physical activity by providing safe and convenient paths that encourage walking and cycling over automotive travel.

Goal 4: A transit network that provides for safe and convenient access to goods and services, job centers, and healthcare facilities.

Implementation: The City coordinates closely with the Victor Valley Transit Authority to provide residents and workers with accessible service between residential neighborhoods, commercial centers and medical facilities. Recent efforts include the development of improved bus stops with ADA compliant features, expanded routes linking residential areas to retail and medical hubs and partnerships with regional agencies to plan for future transit oriented development. A bus transfer hub was recently approved within the VVTA site located at the northwest corner of Smoke Tree Street and G Avenue. The new facility is designed to provide a safer and more efficient space for riders to transfer between routes. Once completed, several existing routes would be rerouted to the new hub, improving connections within Hesperia and to nearby communities.

In addition to local transit improvements, the City supports the development of a regional commuter rail line as part of the Brightline West high-speed rail project. A commuter station is planned within the City of Hesperia, which will provide regional connectivity for residents across the High Desert to major employment centers in San Bernardino, Los Angeles, Orange, and San Diego counties, as well as Las Vegas. For Hesperia residents, this improved rail access is expected to expand commuting options, enhance regional accessibility, and reduce reliance on private vehicles, helping to alleviate traffic congestion along the I-15 freeway. The City continues to coordinate with Brightline and regional partners to support ongoing planning and design efforts, ensuring that the project integrates effectively with local transit, community infrastructure, and future development plans.

PLANNING AND DEVELOPMENT ACTIVITIES

This section provides an overview of planning and development activities associated with implementation of the City of Hesperia's General Plan. The information is presented in terms of development projects and

capital improvements. Projects discussed in this section include development applications such as General Plan Amendments, Zoning Amendments, Development Code Amendments, Specific Plan Amendments, Conditional Use Permits, Tentative Tract Maps, Tentative Parcel Maps, and Site Plan Reviews. From January 1, 2025, through December 31, 2025, a total of 55 project applications were processed by the Planning Division. Of these applications, 31 projects were approved, 18 applications were deemed incomplete, and 3 applications were withdrawn. Some of the approved projects included multiple entitlement requests; as a result, the 55 projects collectively encompassed the review and approval of 74 entitlement applications. These projects included commercial, industrial, multi-family, subdivision developments, and specific plan amendments throughout the City

City Applications Received

Case Number	Description	Status
<i>Commercial</i>		
SPR25-00002	Consideration of Site Plan Review SPR25-00002 to construct a 2,238 square foot Starbucks on 1.495 acres within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located on the southwest corner of Three Flags Road and Highway 395 (Applicant: Aziz LLC; APN: 3039-331-10)	Under Review
SPR25-00003	Consideration of Site Plan Review SPR25-00003 to construct a 3,262 square foot building with a 2,027 square foot drive-thru restaurant and 1,235 square foot retail suite on an existing pad on 0.81 acres within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located on the southeast corner of Main Street and Topaz Avenue (Applicant: EG&T Commercial Real Estate, LLC; APN: 3057-121-20)	Approved
SPR25-00005	SPR25-00005 Consideration of Site Plan Review SPR25-00005 to construct two (2) four-story hotel buildings within the Regional Commercial (RC) zone of the Main Street and Freeway Corridor Specific Plan. The proposed hotel on the west side consists of a 61,496-square-foot building with 107 rooms on a 2.30-acre parcel, and the hotel on the east side consists of a 43,089-square-foot building with 87 rooms on a 2.15-acre parcel. The project site is located on the north side of Mariposa Road, approximately 560 feet south of Ranchero Road. (Applicant: Sam Patel; APN: 0357-561-86)	Under Review
SPR25-00007	Consideration of a site plan review SPR25-00007 to demo an existing building and construct a 510 square foot drive through only 7 Brew Coffee shop on 0.47 gross acres within the General Commercial (C2) zone located on the south side of Bear Valley Road 320 feet east of Hesperia Road (Applicant: CTAR Inc; APN: 0415-032-05)	Under Review
SPR25-00013	Consideration of Site Plan Review SPR25-00013 to construct a 1,025 square foot drive-thru Dutch Bros Coffee shop with a customer walk up window located on 1.13 acres within the Regional Commercial (RC) Zone of the Main Street and Freeway Corridor Specific Plan located off the corner of Main Street and Key Pointe Drive (Applicant: Dutch Bros Coffee, John Caglia; APNs: 3064-481-09 & 24)	Under Review
SPRR25-00001	Consideration of Site Plan Review Revision SPRR25-00001 to construct a 3,000 square foot building at the rear of an established 2-acre site within the Commercial Industrial Business Park zone (CIBP) of the Main Street and Freeway Corridor Specific Plan located at 12269 Scarbrough Court (Applicant: Best Opportunities, Inc.; APN: 3064-591-10)	Approved
SPRR25-00002	Consideration of Site Plan Review Revision SPRR25-00002 to construct a 1,484 square foot addition to an existing 4248 square foot Options for Youth School building within the General Commercial (C2) zone located at 11975 Hesperia Road (Applicant: Options for Youth.; APN: 0415-035-10)	Approved
SPRR25-00003	Consideration of a Site Plan Review Revision (SPRR25-00003) to construct an 1,848 square foot storage addition to Tractor Supply, on a 3.5-acre site within the Regional Commercial (RC) zone of the Main Street and Freeway Corridor Specific Plan located at 12543 Main Street (Applicant: Tractor Supply Remodel; APN: 3064-601-12)	Under Review
SPRR25-00004	Consideration of Site Plan Review Revision SPRR25-00004 to construct a 4935 square foot building at the rear of an established 2-acre site within the Commercial Industrial Business Park zone (CIBP) of the Main Street and Freeway Corridor Specific Plan located at 12269 Scarbrough Court (Applicant: Best Opportunities, Inc.; APN: 3064-591-10)	Approved
SPRR25-00006	Consideration of Site Plan Review Revision SPRR25-00006 to establish a dry cleaner business within a portion of an existing 2,541 square foot commercial building within the General Commercial (C2) zone on a 0.70-acre site located at 16229 Bear Valley Road (Applicant: Loly's Cleaners; APN: 0414-031-08)	Under Review
SPRR25-00007	Consideration of Site Plan Review Revision SPRR25-00007 to construct a patio with outdoor seating to an existing Pancho's restaurant within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan on 0.23 acres located at 16082 Main Street (Applicant: Delmy Hernandez; APN: 0413-043-26)	Under Review

SPRR25-00008	Consideration of Site Plan Review Revision SPRR25-00008 to construct a 1,225 square foot additional unit to an existing 2,546 square foot square commercial building, within the Neighborhood Commercial (NC) zone located at 9538 Hesperia Road (Applicant: Ayed Izabi Irsheid; APNs: 0407-303-03 & -04)	Under Review
SPRR25-00009	Consideration of Site Plan Review Revision SPRR25-00009 to construct a 8,516 square foot office building on 1.11 acres within the C2 General Commercial zone located on the southeast corner of Apatite Avenue and Outer Bear Valley Road (Applicant: CJC Holdings, LLC; APN: 0415-021-37)	Approved
SPRR25-00010	Consideration of Site Plan Review Revision SPRR25-00010 to establish a two-phase development for the previously approved Silverwood Crest Club community center (SPR23-00009). Phase 1 includes the construction of a community pool, accessory buildings and equipment, 50 paved parking spaces and related street improvements. Phase 2 will include two multi-purpose buildings totaling approximately 5,569 square feet, a tot lot area, various recreational courts, additional parking spaces and further street improvements (Applicant: Silverwood Development; APN: 0397-521-02)	Approved
CUP25-00001	Consideration of Conditional Use Permit CUP25-00001 to construct a 1,515 square foot drive-thru oil change facility (Take Five Oil Change) on a 1.01 gross acre lot within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located on the south side of Main Street, approximately 575 feet west of Ninth Avenue in conjunction with the adoption of a mitigated negative declaration pursuant to the provisions of CEQA (Applicant: Durban Development; APN: 0413-111-45).	Approved
CUP25-00002	Consideration of Conditional Use Permit CUP25-00002 to construct a Verizon wireless telecommunications facility to include a 79-foot-high monopole tower with standard park lights and a ground equipment enclosure within the Public Institutional Overlay (PIO) zone of the Main Street and Freeway Corridor Specific Plan located within the Live Oak Park at 17427 Live Oak Street (Applicant: APC Towers – Mike Daubenmire; APN: 0410-122-15)	Under Review
CUP25-00003	Consideration of Conditional Use Permit CUP25-00003 to construct an AT&T wireless telecommunications facility to include a 75-foot-high mono-eucalyptus tower and a ground equipment enclosure within the Limited Agriculture (A1-2 ½) zone located within Victor Valley Christian Church at 11223 Eleventh Avenue (Applicant: Stella Shih; APN: 0414-091-33)	Withdrawn
CUP25-00004	Consideration of Conditional Use Permit CUP25-00004 to allow the on-site sale and consumption of beer and wine (Type 41 ABC License) within an existing restaurant Tacos La Martina, located 12720 Main Street Suite A, within the Regional Commercial (C1) zone (Applicant Maria J. Acuna, APN: 3064-481-14)	Approved
CUP25-00007	Consideration of Conditional Use Permit CUP25-00007 to construct a 22,257 square foot development consisting of a 4950 square foot convenience store with off-site alcohol sales, a 6363 square foot retail and drive through restaurant, a 1,312 square foot automated carwash and 2 fuel canopies with pumps totaling 9,632 square feet on 5.7 acres located in the Auto Sales Commercial zone (ASC) of the Main Street and Freeway Corridor Specific Plan, on the southeast corner of Caliente Road and Ranchero Road (Applicant: Bajwa Group of Companies Inc; APN: 0357-591-60)	Under Review
CUP25-00008	Consideration of Conditional Use Permit CUP25-00008 to allow the on-site sale and consumption of beer and wine (Type 41 ABC License) within an existing restaurant Bangkok Broiler Restaurant, located 15800 Main Street Suite 190 & 200, within the Neighborhood Commercial (NC) zone (Applicant Bangkok Broiler, APN: 0413-033-06)	Approved
CUP25-00009	Consideration of Conditional Use Permit CUP25-00009 to construct two buildings consisting of a 2,223 sf office with one service bay and a 4,921 sf body shop with five service bays on a 0.7-acre site within the General Commercial (C2) zone located south of Bear Valley Road, approximately 430 feet west of Ninth Avenue (Applicant: Jeff Randall; APN: 0414-011-08)	Under Review
CUPR25-00004	Consideration of Revised Conditional Use Permit CUPR25-00004 to expand VVTA operations with the construction of a 12,981 square foot Hydrogen Station on 15.1-acres within the General Industrial (GI) zone of the Main Street and Freeway Corridor Specific Plan located east of "E" Avenue, approximately 630 feet north of Smoke Tree Street (Applicant: Trillium Energy; APNs: 0410-121-06, 07 & 16)	Approved
CUPR25-00005	Consideration of Revised Conditional Use Permit CUPR25-00005 to established San Joaquin Valley College – Trade Educational Center on an existing 10,105 square foot commercial building within the Regional Commercial (RC) zone of the Main Street and Freeway Corridor Specific Plan on 1.5 acres located at 9405 Mariposa Road (Applicant: SJVC – Harlan Lindholm; APN: 3064-611-09)	Withdrawn
CUPR25-00007	Consideration of Conditional Use Permit Revision CUPR25-00007 to establish a tire shop at an existing 5,800 square foot commercial building within the Service Commercial (C3) zone on 0.72 acres located at 12072 I Avenue (Applicant: Eriks Tires; APN: 0399-131-02)	Approved
CUPR25-00008	Consideration of Revised Conditional Use Permit CUPR25-00008 to modify the previously approved site design layout (CUP18-00002) to construct a 8,700 square foot Les Schwab Tire center and a 9,600 square foot retail building on 2.8 gross acres within the General Commercial (C2) zone located at the south side of Bear Valley Road, approximately 560	Under Review

	feet east of Mojave Fish Hatchery Road (Applicant: 18667 Hesperia, LLC; APN: 0399-271-58)	
CUPR25-00010	Consideration of Revised Conditional Use Permit CUPR25-00010 for temporary occupancy of 2 mobile hydrogen fueling systems during the construction of the hydrogen fueling station on 15.1-acres within the General Industrial (GI) zone of the Main Street and Freeway Corridor Specific Plan located east of "E" Avenue, approximately 630 feet north of Smoke Tree Street (Applicant: Linde H2 Mobility; APNs: 0410-121-06, 07 & 16)	Approved
<i>Industrial</i>		
SPR25-00004	Consideration of Site Plan Review SPR25-00004 to construct a 5,000 square foot industrial building for cylinder manufacturing and repair on a 1.6-acre lot within the General Manufacturing (I2) zone located southeast of E Avenue, approximately 612 feet west of G Avenue (Applicant: West Coast Cylinders; APN: 0415-181-26)	Under Review
SPRR25-00005	Consideration of a Site Plan Review Revision SPRR25-00005 to allow the construction of a 122,690 square foot warehouse and site improvements on a 12.53-acre parcel within the Commercial Industrial Business Park (CIBP) of the Main Street and Freeway Corridor Specific Plan located at 8787 Caliente Road (Applicant: GM Jin-KIA LLC; APN: 3039-331-01)	Under Review
CUP25-00005	Consideration of Conditional Use Permit CUP25-00005 to construct a 1,061,780 square foot industrial warehouse building with a 5.5-acre retail pad in conjunction with Tentative Parcel Map TPM26-00001 and with Specific Plan Amendment SPLA25-00003 to change the zoning from Auto Sales Commercial (ASC) to Commercial Industrial Business Park (CIBP) and Regional Commercial (RC) within the Main Street and Freeway Corridor Specific Plan, on 90 acres of land located on the west side of Caliente Road between Ranchero Road and Farmington Street (Applicant: Hesperia Gateway; APNs: 0357-591-58 and 59)	Under Review
CUP25-00006	Consideration of Conditional Use Permit CUP25-00006 to construct a 695,247 square foot industrial warehouse building in conjunction with Tentative Parcel Map TPM25-00002 on 41 acres of land within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located at the northeast corner of HWY 395 and Arenal Street (Applicant: N Desert 19, LLC; APNs: 3064-411-02,-03,-04,-11,-12,-13,-14 and -15)	Under Review
CUPR25-00001	Consideration of Revised Conditional Use Permit CUPR25-00001 to modify the previously approved site design layout (CUP20-00006) reducing the square footage of the previously approved distribution building from 444,000 square feet to 428,850 square feet on 23.5 acres within the Commercial/Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located on the west side of Amargosa Road, north of the California Aqueduct (Applicant: Covington Group; APN: 0405-062-51)	Approved
CUPR25-00002	Consideration of Conditional Use Permit Revision CUPR25-00002 to revise CUP21-00001 to allow a semi-truck repair facility on 5 gross acres within the Commercial/Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located on the north side of Muscatel Street, approximately 300 feet east of Caliente Road (Applicant: Loyal Brothers; APN: 3064-561-15)	Approved
CUPR25-00003	Consideration of Revised Conditional Use Permit CUPR25-00003 to establish a towing yard with minor improvements, including on-site paving and additional parking spaces, on an existing 1-acre site within the General Manufacturing (I2) zone located at 17402 Lilac Street (Applicant: Design Development; APN: 0415-244-09)	Under Review
CUPR25-00009	Consideration of revised Conditional Use Permit CUPR25-00009 to allow a 9,368 square-foot enclosed service bay addition to an existing semi-truck repair and sales facility, including the reconfiguration of parking spaces and tenant improvements to the existing building within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located at 8205 Caliente Road (Applicant: Rush Truck Centers of California, Inc.; APN: 3039-351-04)	Approved
<i>Multi-Family</i>		
SPR25-00006	Consideration of a site plan review SPR25-00006 to construct a 2 phase 10-unit multi-family development on 0.77 gross acres within the Multi-family Residential (R3) zone located at the southeast corner of Donert Street and First Avenue (Applicant: Fady Habib; APN: 0415-091-11)	Approved
SPR25-00009	Consideration of Site Plan Review SPR25-00009 in conjunction with Tentative Tract Map 20861 (TT25-00001) to construct a 31-unit condominium complex on a 2.2-acre site within the Medium Density Residential (MDR) zone of the Main Street and Freeway Corridor Specific Plan located at the northwest corner of Olive Street and C Avenue (Applicant: Trac Pham; APN: 0410-171-12)	Approved
SPR25-00010	Consideration of Site Plan Review SPR25-00010 in conjunction with Tentative Tract Map 20860 (TT25-00002) to construct 34-unit condominium complex on a 2.61-acre site within the Medium Density Residential (MDR) zone of the Main Street and Freeway Corridor Specific Plan located at the northwest corner of Sultana Street and Hesperia Road (Applicant: Trac Pham; APN: 0413-162-19)	Approved
SPR25-00011	Consideration of Site Plan Review SPR25-00011 to construct a 14 Unit Multifamily Development within the Multi-Family Residential (R3) zone located on "A" Avenue,	Under Review

	approximately 180 feet south of Sequoia Street (Applicant: Wayne Carey; APN: 0415-036-07)	
<i>Single Family Residential Tracts</i>		
TTR25-00001	Consideration of a Revised Tentative Tract Map (TTR25-00001; Amendment No. 2 to TT-18989) to amend Tentative Tract Map 18989 to reflect the following modifications: 1) reduction of Lot 23 to accommodate a proposed Wastewater Treatment Plant that was originally approved as part of the Tapestry Specific Plan; 2) revision of the overall tract boundary and total acreage to incorporate an additional 1.9 acres, consistent with the approved improvement plans reflecting the re-alignment of Kennedy Meadows; and 3) reconfiguration of lot numbering and other minor adjustments to ensure consistency with recorded maps. The proposed revisions will not result in an increase in the total number of residential units or any changes to the previously approved development standards (Applicant: Silverwood Development)	Approved
TTR25-00002	Consideration Specific Plan Amendment SPLA25-00001 to change the land use designations for the following Planning Areas within the Tapestry Specific Plan (now referred to as the Silverwood Development): A14 from Low Density (minimum lot size 7,200 sq. ft.) to Low Medium Density (min. lot size 5,000 sq. ft.); A41 from Medium Density (min. lot size 2,900 sq. ft.) replace by A42 to Low Medium Density (min. lot size 5,000 sq. ft.); and A10 from Park replace by A43 to Low Medium Density (min. lot size 5,000 sq. ft.). The Specific Plan Amendment is being processed in conjunction with a revised Tentative Tract Map (TTR25-00002) to make modifications to Tentative Tract Map No. 18955 to change the lotting layout for Planning Areas A14-A16, A18, A28-A30, A37-38, A42-A43 (Applicant: Silverwood Development)	Approved
<i>Parcel Maps</i>		
TPM25-00001	Consideration of Tentative Parcel Map No. 21080 (TPM25-00001) to subdivide one 4.2-acre lot into five parcels for an existing industrial park within the General Manufacturing (I2) zone located west of Darwin Avenue, approximately 300 feet south of Eucalyptus Street (Applicant: Trac Pham; APN: 0415-242-11)	Approved
TPM25-00002	Consideration of Conditional Use Permit CUP25-00006 to construct a 695,247 square foot industrial warehouse building in conjunction with Tentative Parcel Map TPM25-00002 on 41 acres of land within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located at the northeast corner of HWY 395 and Arenal Street (Applicant: N Desert 19, LLC; APNs: 3064-411-02,-03,-04,-11,-12,-13,-14 and -15)	Under Review
TPME25-00002	Consideration of a third extension of time for Tentative Parcel Map No. 20252 (TPME25 00001) to create two parcels from 4.6 gross acres within the General Commercial (C2) and Service Commercial (C3) zones located on the southeast and southwest corners of Bear Valley Road and I Avenue (Applicant: Poche Partners, LLC; APNs: 0399 132 01, 04, 05, 06, 27, 28, 29, & 30)	Approved
<i>Development Code Amendments</i>		
DCA25-00001	Consideration of Development Code Amendment DCA25-00001 modifying development standards associated with Accessory Dwelling Units (Applicant: City of Hesperia; area affected: City Wide).	Approved
DCA25-00002	Consideration of Development Code Amendment DCA25-00002 to incorporate objective designed standards for multi-family and mixed-use zones and make modifications to the development standards (Applicant: City of Hesperia; area affected: City Wide).	Approved
DCA25-00003	Consideration of Development Code Amendment DCA25-00003 modifying development standards associated with Accessory Dwelling Units (Applicant: City of Hesperia; area affected: City Wide).	Under Review
DCA25-00004	Consideration of Development Code Amendment DCA25-00004 modifying General Performance Standards associated with outdoor residential lighting (Applicant: City of Hesperia; area affected: City Wide).	Withdrawn
<i>Specific Plan Amendments</i>		
SPLA25-00002	Consideration of Specific Plan Amendment SPLA25-00002 to incorporate objective designed standards for multi-family and mixed-use zones and make modifications to the development standards (Applicant: City of Hesperia; area affected: City Wide).	Approved
SPLA25-00004	Consideration of Specific Plan Amendment SPLA25-00004 to decrease the maximum allowable building height limitations within the Commercial Industrial Business Park zone of the Main Street and Freeway Corridor Specific Plan.	Approved

Capital Improvement Program (CIP)

The Capital Improvement Program (CIP) includes new and continued capital projects funded in the Fiscal Year (FY) 2024-25 and 2025-2026 Budget.

The City's construction projects and major capital acquisitions that have an extended life are included in the Capital Improvement Program. In some circumstances, studies undertaken related to anticipating future capital projects are also included. Generally, the CIP will include capital projects that repair, replace, or enhance existing facilities, equipment, or infrastructure, and capital facility projects that significantly expand or add capacity to the City's existing fixed assets.

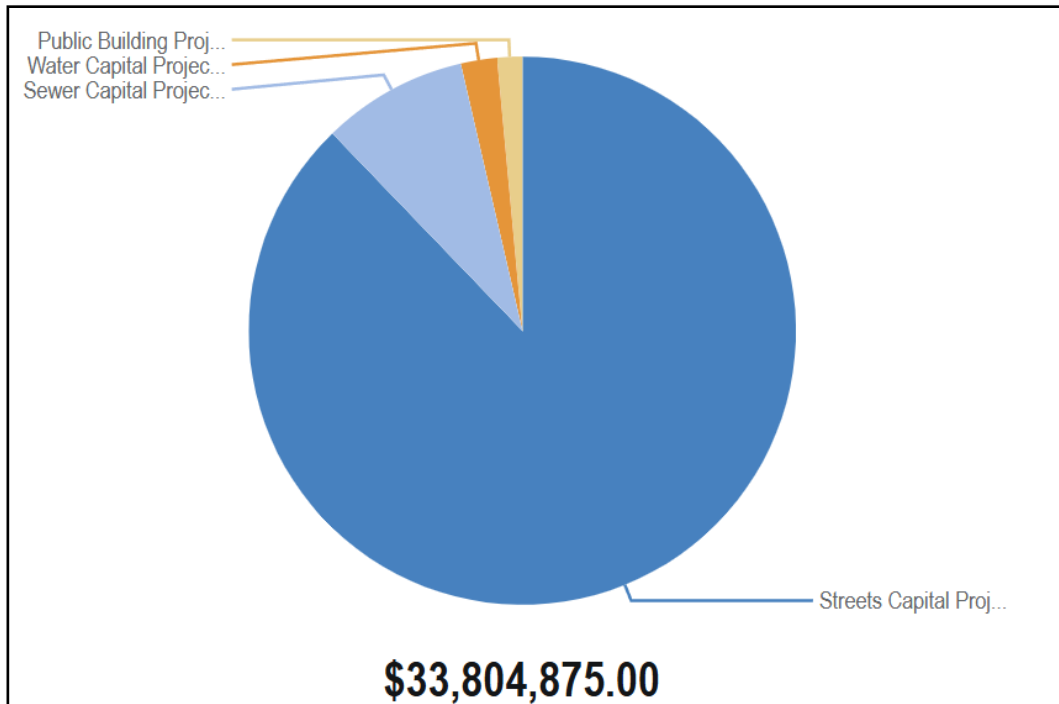
City staff identify funded projects through an evaluation of the adequacy of existing infrastructure to meet the needs of the current and existing residential and business community. Through this process, staff analyze opportunities to improve facilities to best meet the needs of the community. The City's General Plan, Specific Plans, Hazard Mitigation Plan and regional growth projections are referenced during this process. During the creation of the annual legislative platform and through the budget process, funding recommendations are presented to the City Council for consideration and approval.

	2024-25 Budget	2024-25 Revised	2025-26 Budget
Public Building Projects			
Park & Ride Facility	\$0	\$0	\$0
Golf Course Walking Trails	\$200,000	\$463	\$350,000
Hesperia Animal Shelter Play Yard	\$300,000	\$0	\$0
PUBLIC BUILDING PROJECTS TOTAL	\$500,000	\$463	\$350,000
Streets Capital Projects			
Ranchero Road Undercrossing	\$0	\$0	\$0
H-01 Drainage Facility - Sect 3A	\$200,000	\$288,322	\$250,000
Ranchero Rd Improvement-Mariposa	\$1,281,758	\$2,834,130	\$250,000
Aqueduct Crossing-Widen at Main	\$0	\$0	\$600,000
Traffic Signal at Ranchero/Maple	\$0	\$183,960	\$0
Main St Traffic Signal Sync	\$20,000	\$1,500	\$195,034
Ranchero Road Aqueduct Crossing	\$10,384,262	\$1,713,175	\$9,331,531
Temecula Ave C-01 Retention Basin	\$75,000	\$0	\$175,000

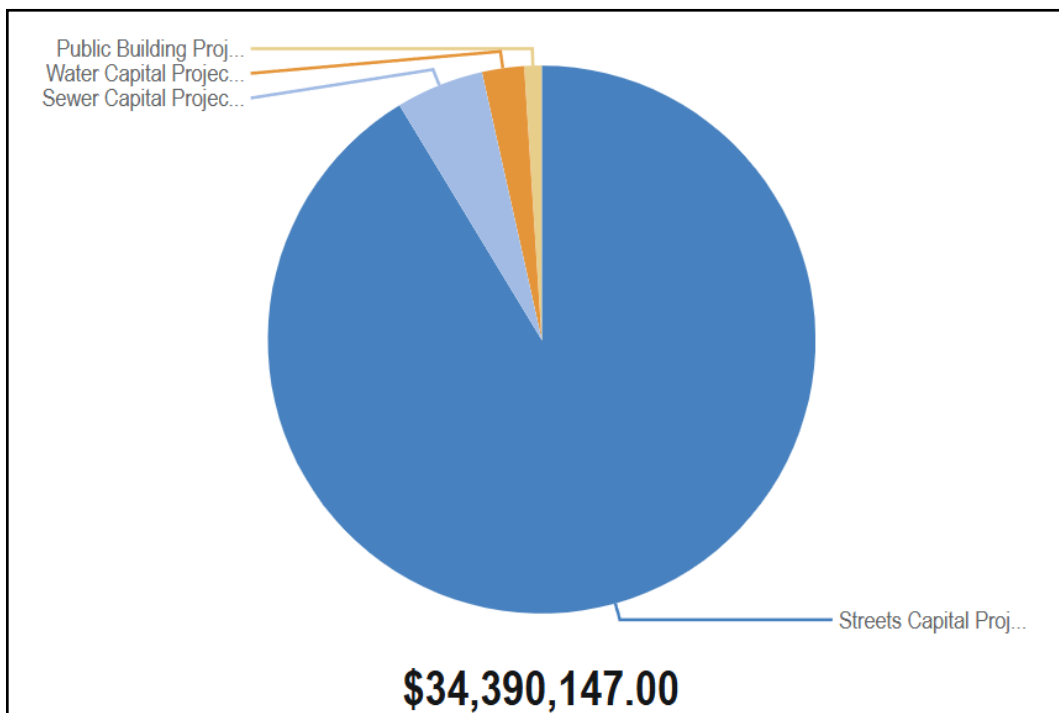
	2024-25 Budget	2024-25 Revised	2025-26 Budget
Walnut St H-01 Retention Basin	\$1,680,023	\$100,582	\$1,575,029
Sultana Street Improvements	\$20,000	\$0	\$20,000
Muscatel Street Improvements	\$20,000	\$0	\$20,000
Traffic Sig-Ranchero/Cottonwood	\$0	\$192,692	\$0
A-04 Drainage Program	\$50,000	\$0	\$50,000
Traffic Signal Ranchero/Seventh	\$0	\$302,912	\$0
FY 2019-20 CDBG St. Improvements	\$0	\$0	\$0
Traffic Sig- Main/Sultana/Timberlane	\$1,198,371	\$65,000	\$1,962,089
FY 2021-22 CDBG Street Improvements	\$3,312,373	\$3,220,000	\$10,000
FY 2021-22 Street Improvement Project	\$1,998,505	\$2,000	\$2,260,021
Ranchero Road Phase 4	\$1,181,000	\$0	\$1,247,000
Maple Ave St Improvement Project	\$6,199,500	\$153,282	\$5,496,218
Cedar Street Roadway Improvement	\$75,000	\$75,000	\$349,425
2023 Emergency Storm Repairs	\$0	\$0	\$0
FY 23-24 CDBG Street Improvements	\$779,363	\$121,991	\$1,409,996
Traffic Signal - 7th Avenue/Sequoia Street	\$225,000	\$75,000	\$595,000
Traffic Signal - Escondido Avenue/Sultana Street	\$225,000	\$30,000	\$380,000
FY 2024-25 CDBG Street Improvements	\$0	\$65,000	\$1,444,777
FY 2025-26 CDBG Street Improvements	\$0	\$0	\$810,781
FY 2025-26 Street Improvement Project	\$0	\$0	\$2,074,962
Cataba Road Basin	\$750,000	\$31,684	\$900,000
STREETS CAPITAL PROJECTS TOTAL	\$29,675,155	\$9,456,230	\$31,406,863

	2024-25 Budget	2024-25 Revised	2025-26 Budget
Water Capital Projects			
I-15 Corridor New Water	\$10,000	\$0	\$0
Recoat 5.0 MG Water Tank - Plant 22	\$0	\$1,923,598	\$100,000
FY 19-20 Water Service Line Relocate	\$0	\$0	\$0
Roofing Replacement & Repairs-Plant 5	\$115,000	\$290,604	\$0
Recoat Exter Water Tank-Plant23	\$600,000	\$60,609	\$379,146
Recoat 3.0 MG Water Tank-Plant21	\$0	\$252,405	\$375,968
WATER CAPITAL PROJECTS TOTAL	\$725,000	\$2,527,216	\$855,114
Sewer Capital Projects			
Maple Ave Sewer Line Replacement	\$1,375,000	\$6,480	\$1,578,170
I-15 Corridor Sewer	\$1,529,720	\$1,324,537	\$200,000
Wastewater Treatment Plant	\$0	\$0	\$0
WWTP Conveyance System	\$0	\$0	\$0
SEWER CAPITAL PROJECTS TOTAL	\$2,904,720	\$1,331,017	\$1,778,170
TOTAL	\$33,804,875	\$13,314,926	\$34,390,147

Capital Improvement Program (CIP) Fiscal Year 2024-25



Capital Improvement Program (CIP) Fiscal Year 2025-26



Please Start Here

General Information	
Jurisdiction Name	Hesperia
Reporting Calendar Year	2025
Contact Information	
First Name	Ryan
Last Name	Leonard
Title	Principal Planner
Email	rleonard@hesperiaca.gov
Phone	7609471651
Mailing Address	
Street Address	9700 Seventh Avenue
City	Hesperia
Zipcode	92345

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_01_30_26

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Hesperia	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	25
Above Moderate		503
Total Units		528

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	38	505	427
2 to 4 units per structure	0	0	0
5+ units per structure	291	0	0
Accessory Dwelling Unit	56	23	22
Mobile/Manufactured Home	0	0	1
Total	385	528	450

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	493	493
Not Indicated as Infill	35	35

Housing Applications Summary	
Total Housing Applications Submitted:	61
Number of Proposed Units in All Applications Received:	403
Total Housing Units Approved:	385
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	58	282
Discretionary	3	121

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	19
Sites Rezoned to Accommodate the RHNA	274

Jurisdiction	Hesperia	(Jan. 1 - Dec. 31)
Reporting Year	2025	
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes														Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications	Application Status	Project Type	Notes		
1					2	3	4	5														6	7	8	9	10	11		12	13	14
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVE D Units by Project	Please select state streamlining provision's the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L-7	Did the development application seek incentives or concessions requested pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*			
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	366	37	403	385	0										
	041509111	First Avenue	SPR25-00006	SPR25-00006	5+	R	8/7/2025											10	10	10	0	NONE	No	No	No	Accorved	Ministerial				
	041017112	Olive Avenue	SPR25-00009	SPR25-00009	5+	O	10/2/2025											31	31	31	0	NONE	No	No	No	Accorved	Ministerial				
	041316219	Hesperia Road	SPR25-00010	SPR25-00010	5+	O	10/2/2025											34	34	34	0	NONE	No	No	No	Approved	Ministerial				
	041503607	Hesperia Road	SPR25-00011	SPR25-00011	5+	R	10/30/2025											14	14		0	NONE	No	No	No	Pending	Ministerial				
	041317203	9185 EIGHTH ST	ADU25-00003	ADU25-00003	ADU	R	1/27/2025											1	1		0	NONE	No	No	No	Withdrawn	Ministerial				
	041213111	7878 THIRD AVE	ADU25-00004	ADU25-00004	ADU	R	2/19/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	040729117	16270 SPRUCE ST	ADU25-00005	ADU25-00005	ADU	R	2/27/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	039709411	7215 LYONS AVE	ADU25-00006	ADU25-00006	ADU	R	3/3/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	040728320	SPRUCUE ST	ADU25-00007	ADU25-00007	ADU	R	3/3/2025											1	1	1	0	NONE	No	No	No	Accorved	Ministerial				
	041215103	15377 EL CENTRO RD	ADU25-00008	ADU25-00008	ADU	R	3/5/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	040728212	16224 SPRUCE ST	ADU25-00009	ADU25-00009	ADU	R	3/17/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	041222101	7897 C AVE	ADU25-00010	ADU25-00010	ADU	R	3/27/2025											1	1	1	0	NONE	No	No	No	Accorved	Ministerial				
	304619119	8877 LOVAGE WY	ADU25-00011	ADU25-00011	ADU	R	4/7/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	041116112	18180 WILLOW RD	ADU25-00012	ADU25-00012	ADU	R	4/11/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	039906218	10910 F ST	ADU25-00013	ADU25-00013	ADU	R	4/14/2025											1	1	1	0	NONE	No	No	No	Accorved	Ministerial				
	041020208	9058 E ST	ADU25-00014	ADU25-00014	ADU	R	4/22/2025											1	1	1	0	NONE	No	No	No	Accorved	Ministerial				
	041202105	8491 NINTH ST	ADU25-00015	ADU25-00015	ADU	R	4/25/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	041407206	11477 EIGHTH AVE	ADU25-00016	ADU25-00016	ADU	R	4/28/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	041201103	15405 LIME ST	ADU25-00017	ADU25-00017	ADU	R	5/16/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	040818407	15310 ORANGE ST	ADU25-00018	ADU25-00018	ADU	R	5/16/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	039812508	17875 BASCOM ST	ADU25-00019	ADU25-00019	ADU	R	6/2/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	040730202	16525 SMOKE TREE ST	ADU25-00020	ADU25-00020	ADU	R	6/3/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	039711154	15567 FARMINGTON	ADU25-00021	ADU25-00021	ADU	R	6/17/2025											1	1		0	NONE	No	No	No	Pending	Ministerial				
	041306111	16446 YUCCA ST	ADU25-00022	ADU25-00022	ADU	R	6/18/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	041202112	8627 NINTH AVE	ADU25-00023	ADU25-00023	ADU	R	6/23/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	040514443	14389 MUSGRAVE ST	ADU25-00024	ADU25-00024	ADU	R	6/25/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	040537145	7960 MAPLE AVE	ADU25-00025	ADU25-00025	ADU	R	7/8/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	041225621	SAGE ST	ADU25-00026	ADU25-00026	ADU	R	7/9/2025											1	1	1	0	NONE	No	No	No	Accorved	Ministerial				
	041322214	8767 THIRD ST	ADU25-00027	ADU25-00027	ADU	R	7/22/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	040610225	11613 PINON AVE	ADU25-00028	ADU25-00028	ADU	R	7/29/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	040613216	11081 COTTONWOOD AVE	ADU25-00029	ADU25-00029	ADU	R	8/1/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	040571102	15427 SHANGRI-LA AVE	ADU25-00030	ADU25-00030	ADU	R	8/15/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				
	040613239	11000 HAWTHORNE AVE	ADU25-00031	ADU25-00031	ADU	R	8/18/2025											1	1	1	0	NONE	No	No	No	Approved	Ministerial				

Jurisdiction	Hesperia
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2026

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																					
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement														
1					2	3	4													5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renters O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements		
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	348	37	385			
	040804332	14808 MAUNA LOA ST 2	ADU24-00035	RES25-00140	ADU	R										1		2/21/2025	1		
	041408116	11584 TENTH ST 2	ADU24-00043	RES25-00155	ADU	R										1		1/15/2025	1		
	039701233	6353 RAINY PASS 2	ADU25-00002	RES25-00161	ADU	R										1		1/9/2025	1		
	039701233	6361 RAINY PASS 2	ADU25-00002	RES25-00162	ADU	R										1		1/9/2025	1		
	039701233	17209 HARPERS FERRY ST 2	ADU25-00002	RES25-00167	ADU	R										1		1/9/2025	1		
	039701233	6352 RAINY PASS 2	ADU25-00002	RES25-00170	ADU	R										1		1/9/2025	1		
	039701233	17735 CRABTREE MEADOWS 2	ADU25-00002	RES25-00172	ADU	R										1		1/9/2025	1		
	039701233	17711 CRABTREE MEADOWS 2	ADU25-00002	RES25-00173	ADU	R										1		1/9/2025	1		
	304609158	13488 SAGE ST 2	ADU24-00044	RES25-00184	ADU	R										1		1/10/2025	1		
	305705142	13389 HOLLISTER ST		RES25-00192	ADU	R													0		
	039701233	6395 CASTLE CRAGS 2	ADU25-00002	RES25-00216	ADU	R										1		1/9/2025	1		
	039701233	6326 RAINY PASS 2	ADU25-00002	RES25-00230	ADU	R										1		1/9/2025	1		
	041213111	7878 THRD AVE 2	ADU25-00004	RES25-00277	ADU	R										1		3/11/2025	1		
	039701233	6415 CASTLE CRAGS 2	ADU25-00002	RES25-00316	ADU	R										1		1/9/2025	1		
	041215103	15377 EL CENTRO ST 2	ADU25-00008	RES25-00371	ADU	R										1		4/4/2025	1		
	041407206	11477 EIGHTH AVE 2	ADU25-00016	RES25-00382	ADU	R										1		5/5/2025	1		
	304619119	8877 LOVAGE WAY 2	ADU25-00051	RES25-00397	ADU	R										1		5/13/2025	1		
	041222101	7897 C AVE 2	ADU25-00010	RES25-00431	ADU	R										1		5/13/2025	1		
	041202105	8491 NINTH ST 2	ADU25-00015	RES25-00435	ADU	R										1		5/7/2025	1		
	041020208	9058 E ST 2	ADU25-00014	RES25-00485	ADU	R										1		4/30/2025	1		
	041201103	15405 LIME ST 2	ADU25-00017	RES25-00510	ADU	R										1		5/30/2025	1		
	041415224	10653 EIGHTH AVE 2	ADU24-00003	RES25-00518	ADU	R										1		1/26/2024	1		
	040730202	16525 SMOKE TREE ST 2	ADU25-00020	RES25-00535	ADU	R										1		6/11/2025	1		
	041306111	16448 YUCCA ST UNIT 2	ADU25-00022	RES25-00537	ADU	R										1		7/1/2025	1		
	039812508	17879 BASCOM ST 2	ADU25-00019	RES25-00582	ADU	R										1		7/8/2025	1		
	040514443	14389 MUSGRAVE ST 2	ADU25-00024	RES25-00589	ADU	R										1		7/9/2025	1		
	041202112	8627 NINTH AVE 2	ADU25-00023	RES25-00640	ADU	R										1		7/8/2025	1		
	041116112	18180 WILLOW RD 2	ADU25-00012	RES25-00641	ADU	R										1		6/20/2025	1		
	040571102	10427 SHANGRI LA AVE 2	ADU25-00030	RES25-00663	ADU	R										1		8/22/2025	1		
	040610225	11613 PINON AVE 2	ADU25-00028	RES25-00667	ADU	R										1		8/15/2025	1		
	039701233	6478 CASTLE CRAGS 2	ADU25-00002	RES25-00668	ADU	R										1		1/9/2025	1		
	041129137	17696 MAIN ST 2	ADU24-00037	RES25-00679	ADU	R										1		9/19/2025	1		
	041201111	15526 PALM ST 2	ADU25-00033	RES25-00686	ADU	R										1		8/26/2025	1		
	041319307	15640 LIME ST 2	ADU25-00037	RES25-00694	ADU	R										1		9/19/2025	1		
	041119154	19028 WILLOW ST 2	ADU25-00034	RES25-00696	ADU	R										1		9/5/2025	1		
	039701233	6495 CASTLE CRAGS AVE 2	ADU25-00002	RES25-00708	ADU	R										1		1/9/2025	1		
	041322214	8767 THIRD ST 2	ADU25-00027	RES25-00718	ADU	R										1		7/25/2025	1		
	040728212	16224 SPRUCE ST 2	ADU25-00009	RES25-00757	ADU	R										1		7/25/2025	1		
	041320305	15898 LIME ST	ADU25-00040	RES25-00785	ADU	R										1		9/30/2025	1		
	040613239	11000 HAWTHORNE AVE 2	ADU25-00031	RES25-00793	ADU	R										1		8/26/2025	1		
	305722168	8924 FORDHAM CT	ADU25-00036	RES25-00794	ADU	R										1		10/7/2025	1		
	041410214	15984 MESA 2	ADU25-00039	RES25-00795	ADU	R										1		9/30/2025	1		
	041225821	16476 SAGE ST 2	ADU25-00026	RES25-00813	ADU	R										1		10/7/2025	1		
	039807104	17448 SEAFORTH ST 2	ADU25-00038	RES25-00818	ADU	R										1		9/19/2025	1		
	040613220	11177 COTTONWOOD AVE 2	ADU25-00048	RES25-00837	ADU	R										1		11/12/2025	1		
	305720225	9107 ASHWOOD CT 2	ADU25-00041	RES25-00840	ADU	R										1		10/7/2025	1		
	041319320	8760 SEVENTH ST	ADU25-00044	RES25-00849	ADU	R										1		10/17/2025	1		
	041108223	17784 MOJAVE ST 2	ADU25-00046	RES25-00852	ADU	R										1		10/28/2025	1		
	041101101	17672 VERDE ST	ADU25-00050	RES25-00886	ADU	R										1		12/4/2025	1		
	040537145	7960 MAPLE AVE 2	ADU25-00025	RES25-00901	ADU	R										1		7/25/2025	1		
	040815209	9765 COTTONWOOD AVE 2	ADU25-00053	RES25-00923	ADU	R										1		12/18/2025	1		
	039701233	17474 BEAR CREEK		RES25-00193	SFD	O										1		1/9/2025	1		
	040729117	16270 SPRUCE ST	ADU25-00005	RES25-00281	ADU	R										1		4/1/2025	1		

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																			
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Rentor O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
	039906218	10910 E ST	ADU25-00013	RES25-00421	ADU	R										1		4/24/2025	1
	039709411	7215 LYONS AVE	ADU25-00006	RES25-00522	ADU	R										1		4/4/2025	1
	041420242	16415 MAJNA LOA ST 2	ADU25-00035	RES25-00714	ADU	R										1		9/9/2025	1
	041322214	8767 THIRD ST	ADU25-00027	RES25-00719	ADU	R										1		7/25/2025	1
	041509317	17255 DONERT ST	ADU25-00045	RES25-00824	ADU	R										1		10/27/2025	1
	041108223	17784 MOJAVE ST	ADU25-00046	RES25-00853	ADU	R										1		10/28/2025	1
	040536355	7611 PURDUE CT	TTR13-00001	RES25-00001	SFD	O													0
	040538335	7590 PURDUE CT	TTR13-00001	RES25-00002	SFD	O													0
	040538335	7648 PURDUE CT	TTR13-00001	RES25-00003	SFD	O													0
	305739133	9324 DOGWOOD DR	SPR09-10325	RES25-00004	SFD	O													0
	305739137	9360 DOGWOOD DR	SPR09-10325	RES25-00005	SFD	O													0
	305739123	13451 BENTWOOD ST	SPR09-10325	RES25-00006	SFD	O													0
	305739121	13469 BENTWOOD ST	SPR09-10325	RES25-00007	SFD	O													0
	305739134	9336 DOGWOOD DR	SPR09-10325	RES25-00008	SFD	O													0
	304610159	14186 HARTFORD ST	TTE17-00011	RES25-00014	SFD	O													0
	304634105	14198 HARTFORD ST	TTE17-00011	RES25-00015	SFD	O													0
	304610159	14191 HARTFORD ST	TTE17-00011	RES25-00016	SFD	O													0
	304634104	14185 HARTFORD ST	TTE17-00011	RES25-00017	SFD	O													0
	039701233	17374 WHISKEY MEADOWS	TT13-00001	RES25-00019	SFD	O													0
	039701233	17384 WHISKEY MEADOWS	TT13-00001	RES25-00020	SFD	O													0
	039701233	17418 WHISKEY MEADOWS	TT13-00001	RES25-00021	SFD	O													0
	039701233	17442 WHISKEY MEADOWS	TT13-00001	RES25-00022	SFD	O													0
	039701233	17450 WHISKEY MEADOWS	TT13-00001	RES25-00023	SFD	O													0
	039701233	17468 WHISKEY MEADOWS	TT13-00001	RES25-00024	SFD	O													0
	039701233	17384 WHISKEY MEADOWS	TT13-00001	RES25-00025	SFD	O													0
	039701233	17410 WHISKEY MEADOWS	TT13-00001	RES25-00027	SFD	O													0
	039701233	17426 WHISKEY MEADOWS	TT13-00001	RES25-00028	SFD	O													0
	039701233	17456 WHISKEY MEADOWS	TT13-00001	RES25-00029	SFD	O													0
	304610159	14172 HARTFORD ST	TTE17-00011	RES25-00030	SFD	O													0
	304634103	14179 HARTFORD ST	TTE17-00011	RES25-00031	SFD	O													0
	039701233	17402 WHISKEY MEADOWS	TT13-00001	RES25-00032	SFD	O													0
	039701233	17434 WHISKEY MEADOWS	TT13-00001	RES25-00033	SFD	O													0
	039701233	17462 WHISKEY MEADOWS	TT13-00001	RES25-00034	SFD	O													0
	304610159	14184 HARTFORD ST	TTE17-00011	RES25-00035	SFD	O													0
	304610159	14160 HARTFORD ST	TTE17-00011	RES25-00036	SFD	O													0
	040537117	7720 BAYLOR AVE	TTR13-00001	RES25-00046	SFD	O													0
	040537117	14103 CAMBRIDGE ST	TTR13-00001	RES25-00047	SFD	O													0
	040537117	14113 CAMBRIDGE ST	TTR13-00001	RES25-00048	SFD	O													0
	040537117	14112 CAMBRIDGE ST	TTR13-00001	RES25-00049	SFD	O													0
	304610159	14145 HARTFORD ST	TTE17-00011	RES25-00054	SFD	O													0
	304610159	14148 HARTFORD ST	TTE17-00011	RES25-00056	SFD	O													0
	304610159	14110 HARTFORD ST	TTE17-00011	RES25-00057	SFD	O													0
	304610159	8858 WALTHAM AVE	TTE17-00011	RES25-00058	SFD	O													0
	039701233	17617 CRABTREE MEADOWS	TT13-00001	RES25-00071	SFD	O													0
	039701233	17593 CRABTREE MEADOWS	TT13-00001	RES25-00072	SFD	O													0
	039701233	17584 CRABTREE MEADOWS	TT13-00001	RES25-00073	SFD	O													0
	039701233	17609 CRABTREE MEADOWS	TT13-00001	RES25-00074	SFD	O													0
	039701233	17581 CRABTREE MEADOWS	TT13-00001	RES25-00075	SFD	O													0
	039701233	17596 CRABTREE MEADOWS	TT13-00001	RES25-00076	SFD	O													0
	039701233	17599 CRABTREE MEADOWS	TT13-00001	RES25-00077	SFD	O													0
	039701233	17570 CRABTREE MEADOWS	TT13-00001	RES25-00078	SFD	O													0
	039701233	17606 CRABTREE MEADOWS	TT13-00001	RES25-00079	SFD	O													0
	039701233	17569 CRABTREE MEADOWS	TT13-00001	RES25-00080	SFD	O													0

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																			
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1					2	3	4												5
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R= renter O= owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
	039701233	17592 CRABTREE MEADOWS	TT13-00001	RES25-00081	SFD	O													0
	039701233	17614 CRABTREE MEADOWS	TT13-00001	RES25-00082	SFD	O													0
	039701233	6450 WINDY TRAIL AVE	TT13-00001	RES25-00083	SFD	O													0
	039701233	6416 WINDY TRAIL AVE	TT13-00001	RES25-00084	SFD	O													0
	039701233	17858 KINLEY ST	TT13-00001	RES25-00085	SFD	O													0
	039701233	6436 WINDY TRAIL	TT13-00001	RES25-00086	SFD	O													0
	039701233	17848 KINLEY ST	TT13-00001	RES25-00087	SFD	O													0
	039701233	17838 KINLEY ST	TT13-00001	RES25-00088	SFD	O													0
	039701233	6420 WINDY TRAIL AVE	TT13-00001	RES25-00089	SFD	O													0
	039701233	6408 WINDY TRAIL AVE	TT13-00001	RES25-00090	SFD	O													0
	040537117	14125 CAMBRIDGE ST	TTR13-00001	RES25-00096	SFD	O													0
	040537117	14137 CAMBRIDGE ST	TTR13-00001	RES25-00097	SFD	O													0
	040537117	14138 CAMBRIDGE ST	TTR13-00001	RES25-00098	SFD	O													0
	040537117	14124 CAMBRIDGE ST	TTR13-00001	RES25-00099	SFD	O													0
	040537117	14159 CAMBRIDGE ST	TTR13-00001	RES25-00101	SFD	O													0
	040537117	14145 CAMBRIDGE ST	TTR13-00001	RES25-00102	SFD	O													0
	040537117	14150 CAMBRIDGE ST	TTR13-00001	RES25-00103	SFD	O													0
	040537117	14162 CAMBRIDGE ST	TTR13-00001	RES25-00104	SFD	O													0
	039745116	7145 MILTON AVE	TTE17-00015	RES25-00114	SFD	O													0
	039745117	7129 MILTON AVE	TTE17-00015	RES25-00115	SFD	O													0
	039745118	7113 MILTON AVE	TTE17-00015	RES25-00116	SFD	O													0
	039745125	7136 MILTON AVE	TTE17-00015	RES25-00117	SFD	O													0
	039745126	7120 MILTON AVE	TTE17-00015	RES25-00118	SFD	O													0
	039701233	6351 MARION MOUNTAIN	TTR13-00001	RES25-00120	SFD	O													0
	039701233	6337 MARION MOUNTAIN	TTR13-00001	RES25-00121	SFD	O													0
	039701233	6329 MARION MOUNTAIN	TTR13-00001	RES25-00122	SFD	O													0
	039701233	6345 MARION MOUNTAIN	TTR13-00001	RES25-00123	SFD	O													0
	039701233	17830 MCKENZIE CT	TTR13-00001	RES25-00128	SFD	O													0
	039701233	17820 MCKENZIE CT	TTR13-00001	RES25-00130	SFD	O													0
	039701233	17827 MCKENZIE CT	TTR13-00001	RES25-00131	SFD	O													0
	040538335	7594 TAYLOR AVE	TTR13-00001	RES25-00136	SFD	O													0
	040538335	7612 PRINCETON AVE	TTR13-00001	RES25-00137	SFD	O													0
	040538335	7610 TAYLOR AVE	TTR13-00001	RES25-00138	SFD	O													0
	040538335	7626 TAYLOR AVE	TTR13-00001	RES25-00141	SFD	O													0
	040538335	7648 TAYLOR AVE	TTR13-00001	RES25-00143	SFD	O													0
	040538335	14242 NOTRE DAME ST	TTR13-00001	RES25-00144	SFD	O													0
	040538335	14256 NOTRE DAME ST	TTR13-00001	RES25-00145	SFD	O													0
	040538335	14284 NOTRE DAME ST	TTR13-00001	RES25-00146	SFD	O													0
	040538335	7635 TAYLOR AVE	TTR13-00001	RES25-00147	SFD	O													0
	040538335	7626 PRINCETON AVE	TTR13-00001	RES25-00148	SFD	O													0
	040538335	14118 COLUMBIA ST	TTR13-00001	RES25-00149	SFD	O													0
	040538335	14126 COLUMBIA ST	TTR13-00001	RES25-00150	SFD	O													0
	040538335	14136 COLUMBIA ST	TTR13-00001	RES25-00151	SFD	O													0
	040538335	14156 COLUMBIA ST	TTR13-00001	RES25-00152	SFD	O													0
	040538335	14193 COLUMBIA ST	TTR13-00001	RES25-00153	SFD	O													0
	040538335	7611 PRINCETON AVE	TTR13-00001	RES25-00154	SFD	O													0
	040538335	14270 NOTRE DAME ST	TTR13-00001	RES25-00158	SFD	O													0
	040538335	7651 TAYLOR AVE	TTR13-00001	RES25-00159	SFD	O													0
	039701233	17225 HARPERS FERRY ST	TT13-00001	RES25-00163	SFD	O													0
	039701233	17217 HARPERS FERRY ST	TT13-00001	RES25-00165	SFD	O													0
	039701233	17209 HARPERS FERRY ST	TT13-00001	RES25-00166	SFD	O													0
	039701233	17201 HARPERS FERRY ST	TT13-00001	RES25-00168	SFD	O													0
	039701233	6352 RAINY PASS	TT13-00001	RES25-00169	SFD	O													0
	040538335	14268 CLEMSON ST	TTR13-00001	RES25-00176	SFD	O													0
	040538335	14273 CLEMSON ST	TTR13-00001	RES25-00177	SFD	O													0
	039701233	17448 MARION MOUNTAIN	TT13-00001	RES25-00180	SFD	O													0

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																			
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
	039701233	17454 MARION MOUNTAIN	TT13-00001	RES25-00181	SFD	O													0
	039701233	17453 MARION MOUNTAIN	TT13-00001	RES25-00182	SFD	O													0
	039701233	17461 MARION MOUNTAIN	TT13-00001	RES25-00183	SFD	O													0
	039701233	6313 MARION MOUNTAIN	TT13-00001	RES25-00185	SFD	O													0
	039701233	6305 MARION MOUNTAIN	TT13-00001	RES25-00186	SFD	O													0
	039701233	17469 MARION MOUNTAIN	TT13-00001	RES25-00187	SFD	O													0
	039701233	6321 MARION MOUNTAIN	TT13-00001	RES25-00188	SFD	O													0
	039701233	17466 BEAR CREEK	TT13-00001	RES25-00194	SFD	O													0
	039701233	17466 BEAR CREEK	TT13-00001	RES25-00195	SFD	O													0
	304610159	14134 HARTFORD ST	TTE17-00011	RES25-00196	SFD	O													0
	304610159	8878 WALTHAM AVE	TTE17-00011	RES25-00197	SFD	O													0
	304610159	14122 HARTFORD ST	TTE17-00011	RES25-00198	SFD	O													0
	304610159	8864 WALTHAM AVE	TTE17-00011	RES25-00199	SFD	O													0
	039745107	7128 FARMDALE AVE	TTE17-00015	RES25-00202	SFD	O													0
	039745128	7088 MILTON AVE	TTE17-00015	RES25-00203	SFD	O													0
	039745108	7112 FARMDALE AVE	TTE17-00015	RES25-00204	SFD	O													0
	039745127	7104 MILTON AVE	TTE17-00015	RES25-00205	SFD	O													0
	039745106	7144 FARMDALE AVE	TTE17-00015	RES25-00206	SFD	O													0
	039701233	6398 CASTLE CRAIGS	TT13-00001	RES25-00211	SFD	O													0
	039701233	6395 CASTLE CRAIGS	TT13-00001	RES25-00213	SFD	O													0
	039701233	17747 CRABTREE MEADOWS	TT13-00001	RES25-00214	SFD	O													0
	039701233	6405 CASTLE CRAIGS	TT13-00001	RES25-00215	SFD	O													0
	039701233	17810 MCKENZIE CT	TT13-00001	RES25-00218	SFD	O													0
	039701233	17784 WINDY TRAIL AVE	TT13-00001	RES25-00219	SFD	O													0
	039701233	17799 MCKENZIE CT	TT13-00001	RES25-00220	SFD	O													0
	039701233	17807 MCKENZIE CT	TT13-00001	RES25-00221	SFD	O													0
	039701233	17800 WINDY TRAIL AVE	TT13-00001	RES25-00222	SFD	O													0
	039701233	17792 WINDY TRAIL	TT13-00001	RES25-00223	SFD	O													0
	039701233	17817 MCKENZIE CT	TT13-00001	RES25-00224	SFD	O													0
	039701233	17818 WINDY TRAIL AVE	TT13-00001	RES25-00225	SFD	O													0
	039701233	6342 RAINY PASS	TT13-00001	RES25-00231	SFD	O													0
	039701233	6329 RAINY PASS	TT13-00001	RES25-00232	SFD	O													0
	039701233	6326 RAINY PASS	TT13-00001	RES25-00233	SFD	O													0
	039701233	6337 RAINY PASS	TT13-00001	RES25-00235	SFD	O													0
	039701233	6334 RAINY PASS	TT13-00001	RES25-00236	SFD	O													0
	040537117	14174 CAMBRIDGE ST	TTR13-00001	RES25-00237	SFD	O													0
	040537117	14186 CAMBRIDGE ST	TTR13-00001	RES25-00238	SFD	O													0
	040537117	14173 CAMBRIDGE ST	TTR13-00001	RES25-00239	SFD	O													0
	040537117	14161 CAMBRIDGE ST	TTR13-00001	RES25-00240	SFD	O													0
	039701233	17127 KENT ST	TT13-00001	RES25-00242	SFD	O													0
	039701233	6470 MARBLEBROOK AVE	TT13-00001	RES25-00243	SFD	O													0
	039701233	6446 MARBLEBROOK AVE	TT13-00001	RES25-00244	SFD	O													0
	039701233	17120 WHISKEY MEADOWS	TT13-00001	RES25-00245	SFD	O													0
	039701233	6434 MARBLEBROOK AVE	TT13-00001	RES25-00247	SFD	O													0
	039701233	17112 KENT ST	TT13-00001	RES25-00248	SFD	O													0
	039701233	17136 KENT ST	TT13-00001	RES25-00249	SFD	O													0
	039701233	6458 MARBLEBROOK AVE	TT13-00001	RES25-00250	SFD	O													0
	039701233	17124 KENT ST	TT13-00001	RES25-00251	SFD	O													0
	039701233	6482 MARBLEBROOK AVE	TT13-00001	RES25-00252	SFD	O													0
	039701233	17567 CRABTREE MEADOWS	TT13-00001	RES25-00258	SFD	O													0
	039701233	17521 CRABTREE MEADOWS	TT13-00001	RES25-00259	SFD	O													0
	039701233	17528 CRABTREE MEADOWS	TT13-00001	RES25-00260	SFD	O													0

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																			
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1					2	3	4												5
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure R= Renter O= Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
	039701233	17499 CRABTREE MEADOWS	TT13-00001	RES25-00261	SFD	O													0
	039701233	17534 CRABTREE MEADOWS	TT13-00001	RES25-00262	SFD	O													0
	039701233	17487 CRABTREE MEADOWS	TT13-00001	RES25-00263	SFD	O													0
	039701233	17527 CRABTREE MEADOWS	TT13-00001	RES25-00264	SFD	O													0
	039701233	17546 CRABTREE MEADOWS	TT13-00001	RES25-00265	SFD	O													0
	039701233	17518 CRABTREE MEADOWS	TT13-00001	RES25-00266	SFD	O													0
	039701233	17509 CRABTREE MEADOWS	TT13-00001	RES25-00267	SFD	O													0
	039701233	17533 CRABTREE MEADOWS	TT13-00001	RES25-00268	SFD	O													0
	039701233	17545 CRABTREE MEADOWS	TT13-00001	RES25-00269	SFD	O													0
	040538335	14254 CLEMON ST	TTR13-00001	RES25-00291	SFD	O													0
	040538335	14240 CLEMON ST	TTR13-00001	RES25-00293	SFD	O													0
	040538335	14226 CLEMON ST	TTR13-00001	RES25-00294	SFD	O													0
	040538335	14214 CLEMON ST	TTR13-00001	RES25-00295	SFD	O													0
	040538335	14202 CLEMON ST	TTR13-00001	RES25-00296	SFD	O													0
	040538335	14213 CLEMON ST	TTR13-00001	RES25-00297	SFD	O													0
	040538335	14225 CLEMON ST	TTR13-00001	RES25-00298	SFD	O													0
	040538335	14237 CLEMON ST	TTR13-00001	RES25-00299	SFD	O													0
	040538335	14249 CLEMON ST	TTR13-00001	RES25-00300	SFD	O													0
	040538335	14261 CLEMON ST	TTR13-00001	RES25-00301	SFD	O													0
	040537117	14204 CAMBRIDGE ST	TTR13-00001	RES25-00303	SFD	O													0
	040537117	14205 CAMBRIDGE ST	TTR13-00001	RES25-00304	SFD	O													0
	040537117	14183 CAMBRIDGE ST	TTR13-00001	RES25-00305	SFD	O													0
	040537117	14216 CAMBRIDGE ST	TTR13-00001	RES25-00306	SFD	O													0
	039701233	6408 CASTLE CRAGS	TT13-00001	RES25-00310	SFD	O													0
	039701233	6418 CASTLE CRAGS	TT13-00001	RES25-00312	SFD	O													0
	039701233	6426 CASTLE CRAGS	TT13-00001	RES25-00313	SFD	O													0
	039701233	6425 CASTLE CRAGS	TT13-00001	RES25-00314	SFD	O													0
	039701233	6415 CASTLE CRAGS	TT13-00001	RES25-00315	SFD	O													0
	040538335	7599 TAYLOR AVE	TTR13-00001	RES25-00321	SFD	O													0
	040538335	7585 TAYLOR AVE	TTR13-00001	RES25-00322	SFD	O													0
	040538335	7571 TAYLOR AVE	TTR13-00001	RES25-00323	SFD	O													0
	040538335	7557 TAYLOR AVE	TTR13-00001	RES25-00324	SFD	O													0
	040538335	7543 TAYLOR AVE	TTR13-00001	RES25-00325	SFD	O													0
	040538335	7529 TAYLOR AVE	TTR13-00001	RES25-00326	SFD	O													0
	040538335	7515 TAYLOR AVE	TTR13-00001	RES25-00327	SFD	O													0
	040538335	7501 TAYLOR AVE	TTR13-00001	RES25-00328	SFD	O													0
	040537117	14217 CAMBRIDGE ST	TTR13-00001	RES25-00342	SFD	O													0
	040537117	14240 CAMBRIDGE ST	TTR13-00001	RES25-00343	SFD	O													0
	040537117	14229 CAMBRIDGE ST	TTR13-00001	RES25-00346	SFD	O													0
	040537117	14228 CAMBRIDGE ST	TTR13-00001	RES25-00347	SFD	O													0
	039701233	17835 MCKENZIE CT	TT13-00001	RES25-00348	SFD	O													0
	039701233	17843 MCKENZIE CT	TT13-00001	RES25-00349	SFD	O													0
	039701233	17851 MCKENZIE CT	TT13-00001	RES25-00350	SFD	O													0
	039701233	17859 MCKENZIE CT	TT13-00001	RES25-00351	SFD	O													0
	039701233	17867 MCKENZIE CT	TT13-00001	RES25-00352	SFD	O													0
	040538335	14271 ROLLINS ST	TTR13-00001	RES25-00353	SFD	O													0
	040538335	14259 ROLLINS ST	TTR13-00001	RES25-00354	SFD	O													0
	040538335	14263 ROLLINS ST	TTR13-00001	RES25-00357	SFD	O													0
	040538335	14247 ROLLINS ST	TTR13-00001	RES25-00358	SFD	O													0
	040538335	14235 ROLLINS ST	TTR13-00001	RES25-00359	SFD	O													0
	040538335	14236 ROLLINS ST	TTR13-00001	RES25-00360	SFD	O													0

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																			
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1					2	3	4												5
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	R= Renter O= Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
	040538335	14248 ROLLINS ST	TTR13-00001	RES25-00361	SFD	O													0
	040538335	14260 ROLLINS ST	TTR13-00001	RES25-00362	SFD	O													0
	040538335	14272 ROLLINS ST	TTR13-00001	RES25-00363	SFD	O													0
	040537117	14241 CAMBRIDGE ST	TTR13-00001	RES25-00367	SFD	O													0
	040537117	14253 CAMBRIDGE ST	TTR13-00001	RES25-00368	SFD	O													0
	040537117	14265 CAMBRIDGE ST	TTR13-00001	RES25-00369	SFD	O													0
	040537117	14252 CAMBRIDGE ST	TTR13-00001	RES25-00370	SFD	O													0
	304610159	8522 WALTHAM AVE	TTE17-00011	RES25-00375	SFD	O													0
	039701233	6321 RAINY PASS	TT13-00001	RES25-00378	SFD	O													0
	039701233	6313 RAINY PASS	TT13-00001	RES25-00379	SFD	O													0
	039701233	6310 RAINY PASS	TT13-00001	RES25-00380	SFD	O													0
	039701233	6316 RAINY PASS	TT13-00001	RES25-00381	SFD	O													0
	304610159	8810 WALTHAM AVE	TTE17-00011	RES25-00386	SFD	O													0
	304634110	8809 WALTHAM AVE	TTE17-00011	RES25-00387	SFD	O													0
	304634109	8817 WALTHAM AVE	TTE17-00011	RES25-00388	SFD	O													0
	304610159	8834 WALTHAM AVE	TTE17-00011	RES25-00389	SFD	O													0
	304610159	8846 WALTHAM AVE	TTE17-00011	RES25-00390	SFD	O													0
	304634108	8829 WALTHAM AVE	TTE17-00011	RES25-00391	SFD	O													0
	304634107	8853 WALTHAM AVE	TTE17-00011	RES25-00392	SFD	O													0
	304610159	8790 WALTHAM AVE	TTE17-00011	RES25-00399	SFD	O													0
	304610159	14183 PLYMOUTH ST	TTE17-00011	RES25-00400	SFD	O													0
	304610159	14163 PLYMOUTH ST	TTE17-00011	RES25-00401	SFD	O													0
	304610159	8781 WALTHAM AVE	TTE17-00011	RES25-00402	SFD	O													0
	304610159	8774 WALTHAM AVE	TTE17-00011	RES25-00403	SFD	O													0
	304610159	14171 PLYMOUTH ST	TTE17-00011	RES25-00404	SFD	O													0
	304610159	14151 PLYMOUTH ST	TTE17-00011	RES25-00405	SFD	O													0
	304610159	8782 WALTHAM AVE	TTE17-00011	RES25-00406	SFD	O													0
	039701233	6438 CASTLE CRAGS	TT13-00001	RES25-00407	SFD	O													0
	039701233	6448 CASTLE CRAGS	TT13-00001	RES25-00408	SFD	O													0
	039701233	6445 CASTLE CRAGS	TT13-00001	RES25-00409	SFD	O													0
	039701233	6435 CASTLE CRAGS	TT13-00001	RES25-00410	SFD	O													0
	039701233	17896 MCKENZIE CT	TT13-00001	RES25-00412	SFD	O													0
	039701233	17899 MCKENZIE CT	TT13-00001	RES25-00413	SFD	O													0
	039701233	17891 MCKENZIE CT	TT13-00001	RES25-00414	SFD	O													0
	039701233	17894 MCKENZIE CT	TT13-00001	RES25-00415	SFD	O													0
	039701233	17903 MCKENZIE CT	TT13-00001	RES25-00416	SFD	O													0
	039701233	17883 MCKENZIE CT	TT13-00001	RES25-00417	SFD	O													0
	039701233	17875 MCKENZIE CT	TT13-00001	RES25-00418	SFD	O													0
	039701233	17886 MCKENZIE CT	TT13-00001	RES25-00419	SFD	O													0
	304610159	8762 WALTHAM AVE	TTE17-00011	RES25-00422	SFD	O													0
	304610159	8802 WALTHAM AVE	TTE17-00011	RES25-00423	SFD	O													0
	304634111	8795 WALTHAM AVE	TTE17-00011	RES25-00424	SFD	O													0
	304634112	8789 WALTHAM AVE	TTE17-00011	RES25-00425	SFD	O													0
	040538335	14201 CLEMON ST	TTR13-00001	RES25-00438	SFD	O													0
	040538335	7588 LOYOLA AVE	TTR13-00001	RES25-00439	SFD	O													0
	040538335	7576 LOYOLA AVE	TTR13-00001	RES25-00440	SFD	O													0
	040538335	14181 CLEMON ST	TTR13-00001	RES25-00441	SFD	O													0
	040538335	14193 CLEMON ST	TTR13-00001	RES25-00442	SFD	O													0
	040538335	7554 LOYOLA AVE	TTR13-00001	RES25-00443	SFD	O													0
	040538335	7560 LOYOLA AVE	TTR13-00001	RES25-00444	SFD	O													0
	040537117	14277 CAMBRIDGE ST	TTR13-00001	RES25-00447	SFD	O													0
	040537117	14269 CAMBRIDGE ST	TTR13-00001	RES25-00448	SFD	O													0
	040537117	14276 CAMBRIDGE ST	TTR13-00001	RES25-00449	SFD	O													0
	040537117	14264 CAMBRIDGE ST	TTR13-00001	RES25-00450	SFD	O													0
	040538335	14302 STEVENSON ST	TTR13-00001	RES25-00456	SFD	O													0

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																			
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1					2	3	4												5
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Rentor O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
	040538335	14366 STETSON ST	TTR13-00001	RES25-00457	SFD	O													0
	040538335	7616 DREXEL AVE	TTR13-00001	RES25-00458	SFD	O													0
	040538335	14316 STETSON ST	TTR13-00001	RES25-00459	SFD	O													0
	040538335	14342 STETSON ST	TTR13-00001	RES25-00460	SFD	O													0
	040538335	7627 VASSAR AVE	TTR13-00001	RES25-00461	SFD	O													0
	040538335	14328 STETSON ST	TTR13-00001	RES25-00462	SFD	O													0
	040538335	14354 STETSON ST	TTR13-00001	RES25-00463	SFD	O													0
	040538335	7615 DREXEL AVE	TTR13-00001	RES25-00464	SFD	O													0
	040538335	14225 ROLLINS ST	TTR13-00001	RES25-00468	SFD	O													0
	040538335	14193 ROLLINS ST	TTR13-00001	RES25-00470	SFD	O													0
	040538335	14200 ROLLINS ST	TTR13-00001	RES25-00471	SFD	O													0
	040538335	14217 ROLLINS ST	TTR13-00001	RES25-00472	SFD	O													0
	040538335	14205 ROLLINS ST	TTR13-00001	RES25-00473	SFD	O													0
	040538335	14224 ROLLINS ST	TTR13-00001	RES25-00474	SFD	O													0
	040538335	14192 ROLLINS ST	TTR13-00001	RES25-00475	SFD	O													0
	040538335	14212 ROLLINS ST	TTR13-00001	RES25-00476	SFD	O													0
	039701233	17240 WHISKEY MEADOWS	TT13-00001	RES25-00478	SFD	O													0
	039701233	17276 WHISKEY MEADOWS	TT13-00001	RES25-00479	SFD	O													0
	039701233	17252 WHISKEY MEADOWS	TT13-00001	RES25-00480	SFD	O													0
	039701233	17288 WHISKEY MEADOWS	TT13-00001	RES25-00481	SFD	O													0
	039701233	17254 WHISKEY MEADOWS	TT13-00001	RES25-00482	SFD	O													0
	039701233	17490 BASSETS ST	TT13-00001	RES25-00486	SFD	O													0
	039701233	17550 BASSETS ST	TT13-00001	RES25-00487	SFD	O													0
	039701233	17531 BASSETS ST	TT13-00001	RES25-00488	SFD	O													0
	039701233	17502 BASSETS ST	TT13-00001	RES25-00489	SFD	O													0
	039701233	17538 BASSETS ST	TT13-00001	RES25-00490	SFD	O													0
	039701233	17571 BASSETS ST	TT13-00001	RES25-00491	SFD	O													0
	039701233	6449 STORMY AVE	TT13-00001	RES25-00492	SFD	O													0
	039701233	17514 BASSETS ST	TT13-00001	RES25-00493	SFD	O													0
	039701233	17562 BASSETS ST	TT13-00001	RES25-00494	SFD	O													0
	039701233	17549 BASSETS ST	TT13-00001	RES25-00495	SFD	O													0
	039701233	17526 BASSETS ST	TT13-00001	RES25-00496	SFD	O													0
	039701233	17561 BASSETS ST	TT13-00001	RES25-00497	SFD	O													0
	039701233	6340 BASSETS ST	TT13-00001	RES25-00498	SFD	O													0
	039701233	17449 LURAY ST	TT13-00001	RES25-00499	SFD	O													0
	039701233	6348 BASSETS ST	TT13-00001	RES25-00500	SFD	O													0
	039701233	6364 BASSETS ST	TT13-00001	RES25-00501	SFD	O													0
	039701233	17465 LURAY ST	TT13-00001	RES25-00502	SFD	O													0
	039701233	6356 BASSETS ST	TT13-00001	RES25-00503	SFD	O													0
	039701233	17457 LURAY ST	TT13-00001	RES25-00504	SFD	O													0
	039701233	17324 WHISKEY MEADOWS	TT13-00001	RES25-00523	SFD	O													0
	039701233	17316 WHISKEY MEADOWS	TT13-00001	RES25-00524	SFD	O													0
	039701233	17308 WHISKEY MEADOWS	TT13-00001	RES25-00525	SFD	O													0
	039701233	17300 WHISKEY MEADOWS	TT13-00001	RES25-00526	SFD	O													0
	039701233	17413 MARION MOUNTAIN	TT13-00001	RES25-00528	SFD	O													0
	039701233	6332 BASSETS ST	TT13-00001	RES25-00529	SFD	O													0
	039701233	17420 MARION MOUNTAIN	TT13-00001	RES25-00530	SFD	O													0
	039701233	6324 BASSETS ST	TT13-00001	RES25-00531	SFD	O													0
	039701233	17421 MARION MOUNTAIN	TT13-00001	RES25-00532	SFD	O													0
	039701233	6316 BASSETS ST	TT13-00001	RES25-00533	SFD	O													0
	039701233	17445 MARION MOUNTAIN	TT13-00001	RES25-00534	SFD	O													0
	039701233	6458 CASTLE CRAGS	TT13-00001	RES25-00542	SFD	O													0
	039701233	6468 CASTLE CRAGS AVE	TT13-00001	RES25-00543	SFD	O													0
	039701233	6465 CASTLE CRAGS	TT13-00001	RES25-00544	SFD	O													0
	039701233	6455 CASTLE CRAGS	TT13-00001	RES25-00545	SFD	O													0
	039701233	17763 PALOMAR CT	TT13-00001	RES25-00547	SFD	O													0
	039701233	7077 DOHERY CT	TT13-00001	RES25-00548	SFD	O													0

Table A2																				
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																				
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement													
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Rentor O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued	# of Units Entitled
	039701233	17756 PALOMAR CT	TT13-00001	RES25-00549	SFD	O														0
	039701233	7067 DOHERY CT	TT13-00001	RES25-00550	SFD	O														0
	039701233	17751 PALOMAR CT	TT13-00001	RES25-00562	SFD	O														0
	039701233	17726 PALOMAR CT	TT13-00001	RES25-00563	SFD	O														0
	039701233	17738 PALOMAR CT	TT13-00001	RES25-00564	SFD	O														0
	039701233	17746 PALOMAR CT	TT13-00001	RES25-00565	SFD	O														0
	039701233	6485 CASTLE CRAGS AVE	TT13-00001	RES25-00567	SFD	O														0
	039701233	6485 CASTLE CRAGS AVE	TT13-00001	RES25-00568	SFD	O														0
	039701233	6475 CASTLE CRAGS AVE	TT13-00001	RES25-00569	SFD	O														0
	039701233	6488 CASTLE CRAGS AVE	TT13-00001	RES25-00570	SFD	O														0
	039701233	6478 CASTLE CRAGS AVE	TT13-00001	RES25-00571	SFD	O														0
	039701233	6339 DAMASCUS AVE	TT13-00001	RES25-00572	SFD	O														0
	039701233	6350 DAMASCUS AVE	TT13-00001	RES25-00573	SFD	O														0
	039701233	6358 DAMASCUS AVE	TT13-00001	RES25-00574	SFD	O														0
	039701233	6342 DAMASCUS AVE	TT13-00001	RES25-00575	SFD	O														0
	039701233	6355 DAMASCUS AVE	TT13-00001	RES25-00576	SFD	O														0
	039701233	6347 DAMASCUS AVE	TT13-00001	RES25-00577	SFD	O														0
	039701233	6334 DAMASCUS AVE	TT13-00001	RES25-00578	SFD	O														0
	039701233	6363 DAMASCUS AVE	TT13-00001	RES25-00579	SFD	O														0
	039701233	7097 DOHERY CT	TT13-00001	RES25-00581	SFD	O														0
	039701233	7101 DOHERY CT	TT13-00001	RES25-00583	SFD	O														0
	039701233	7111 DOHERY CT	TT13-00001	RES25-00584	SFD	O														0
	039701233	7121 DOHERY CT	TT13-00001	RES25-00585	SFD	O														0
	039701233	17574 BASSETS ST	TT13-00001	RES25-00610	SFD	O														0
	039701233	17608 BASSETS ST	TT13-00001	RES25-00611	SFD	O														0
	039701233	17595 BASSETS ST	TT13-00001	RES25-00612	SFD	O														0
	039701233	17584 BASSETS ST	TT13-00001	RES25-00613	SFD	O														0
	039701233	17621 BASSETS ST	TT13-00001	RES25-00614	SFD	O														0
	039701233	17591 BASSETS ST	TT13-00001	RES25-00615	SFD	O														0
	039701233	17586 BASSETS ST	TT13-00001	RES25-00616	SFD	O														0
	039701233	17616 BASSETS ST	TT13-00001	RES25-00617	SFD	O														0
	039701233	17605 BASSETS ST	TT13-00001	RES25-00618	SFD	O														0
	039701233	17598 BASSETS ST	TT13-00001	RES25-00619	SFD	O														0
	039701233	17613 BASSETS ST	TT13-00001	RES25-00620	SFD	O														0
	039701233	17583 BASSETS ST	TT13-00001	RES25-00621	SFD	O														0
	040538335	7584 DREXEL AVE	TTR13-00001	RES25-00627	SFD	O														0
	040538335	7567 DREXEL AVE	TTR13-00001	RES25-00628	SFD	O														0
	040538335	7568 DREXEL AVE	TTR13-00001	RES25-00629	SFD	O														0
	040538335	7597 DREXEL AVE	TTR13-00001	RES25-00630	SFD	O														0
	040538335	7551 DREXEL AVE	TTR13-00001	RES25-00631	SFD	O														0
	040538335	7552 DREXEL AVE	TTR13-00001	RES25-00632	SFD	O														0
	040538335	7588 DREXEL AVE	TTR13-00001	RES25-00633	SFD	O														0
	040538335	7583 DREXEL AVE	TTR13-00001	RES25-00634	SFD	O														0
	040538335	14181 ROLLINS ST	TTR13-00001	RES25-00642	SFD	O														0
	040538335	14167 ROLLINS ST	TTR13-00001	RES25-00644	SFD	O														0
	040538335	14145 ROLLINS ST	TTR13-00001	RES25-00645	SFD	O														0
	040538335	14131 ROLLINS ST	TTR13-00001	RES25-00646	SFD	O														0
	040538335	14168 ROLLINS ST	TTR13-00001	RES25-00647	SFD	O														0
	040538335	14180 ROLLINS ST	TTR13-00001	RES25-00648	SFD	O														0
	039701233	17313 WHISKEY MEADOWS	TT13-00001	RES25-00656	SFD	O														0
	039701233	17305 WHISKEY MEADOWS	TT13-00001	RES25-00657	SFD	O														0
	039701233	17297 WHISKEY MEADOWS	TT13-00001	RES25-00658	SFD	O														0
	039701233	17285 WHISKEY MEADOWS	TT13-00001	RES25-00659	SFD	O														0
	040537117	7833 BAYLOR AVE	TTR13-00001	RES25-00674	SFD	O														0
	039701233	7131 DOHERY CT	TT13-00001	RES25-00681	SFD	O														0
	039701233	7128 DOHERY CT	TT13-00001	RES25-00682	SFD	O														0
	039701233	17753 RED ROCK CT	TT13-00001	RES25-00683	SFD	O														0
	039701233	7138 DOHERY CT	TT13-00001	RES25-00684	SFD	O														0
	040537117	7498 BUCKNELL	TTR13-00001	RES25-00699	SFD	O														0
	040537117	7486 BUCKNELL	TTR13-00001	RES25-00700	SFD	O														0

Table A2																						
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																						
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement															
1					2	3	4														5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Rentor O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements			
	040537117	7474 BUCKNELL	TTR13-00001	RES25-00701	SFD	O														0		
	040537117	7462 BUCKNELL	TTR13-00001	RES25-00702	SFD	O														0		
	040537117	7467 BUCKNELL	TTR13-00001	RES25-00703	SFD	O														0		
	040537117	7483 BUCKNELL	TTR13-00001	RES25-00704	SFD	O														0		
	040537117	7496 BUCKNELL	TTR13-00001	RES25-00705	SFD	O														0		
	039701233	17743 RED ROCK CT	TT13-00001	RES25-00723	SFD	O														0		
	039701233	17733 RED ROCK CT	TT13-00001	RES25-00724	SFD	O														0		
	039701233	17723 RED ROCK CT	TT13-00001	RES25-00725	SFD	O														0		
	039701233	17716 RED ROCK CT	TT13-00001	RES25-00726	SFD	O														0		
	040538335	14329 PEPPERDINE ST	TTR13-00001	RES25-00728	SFD	O														0		
	040538335	14317 PEPPERDINE ST	TTR13-00001	RES25-00729	SFD	O														0		
	040538335	14343 PEPPERDINE ST	TTR13-00001	RES25-00730	SFD	O														0		
	040538335	7536 DREXEL AVE	TTR13-00001	RES25-00731	SFD	O														0		
	040538335	7519 DREXEL AVE	TTR13-00001	RES25-00732	SFD	O														0		
	040538335	14305 PEPPERDINE ST	TTR13-00001	RES25-00733	SFD	O														0		
	040538335	7520 DREXEL AVE	TTR13-00001	RES25-00734	SFD	O														0		
	040538335	7535 DREXEL AVE	TTR13-00001	RES25-00735	SFD	O														0		
	040538335	7504 DREXEL AVE	TTR13-00001	RES25-00736	SFD	O														0		
	040537117	7450 BUCKNELL AVE	TTR13-00001	RES25-00742	SFD	O														0		
	040537117	7438 BUCKNELL AVE	TTR13-00001	RES25-00743	SFD	O														0		
	040537117	14327 CHAFFEY ST	TTR13-00001	RES25-00744	SFD	O														0		
	040537117	7455 BUCKNELL AVE	TTR13-00001	RES25-00745	SFD	O														0		
	040537117	7426 BUCKNELL AVE	TTR13-00001	RES25-00746	SFD	O														0		
	040537117	14307 CHAFFEY ST	TTR13-00001	RES25-00747	SFD	O														0		
	040537117	7443 BUCKNELL AVE	TTR13-00001	RES25-00748	SFD	O														0		
	040537117	7884 BAYLOR AVE	TTR13-00001	RES25-00750	SFD	O														0		
	040537117	7810 BAYLOR AVE	TTR13-00001	RES25-00751	SFD	O														0		
	040537117	7845 BAYLOR AVE	TTR13-00001	RES25-00752	SFD	O														0		
	040537117	7857 BAYLOR AVE	TTR13-00001	RES25-00753	SFD	O														0		
	040537117	7825 BAYLOR AVE	TTR13-00001	RES25-00754	SFD	O														0		
	039701233	17892 HAWES CT	TT13-00001	RES25-00756	SFD	O														0		
	039701233	17924 HAWES CT	TT13-00001	RES25-00758	SFD	O														0		
	039701233	17907 HAWES CT	TT13-00001	RES25-00759	SFD	O														0		
	039701233	17913 HAWES CT	TT13-00001	RES25-00760	SFD	O														0		
	039701233	17908 HAWES CT	TT13-00001	RES25-00761	SFD	O														0		
	039701233	17921 HAWES CT	TT13-00001	RES25-00762	SFD	O														0		
	039701233	17900 HAWES CT	TT13-00001	RES25-00763	SFD	O														0		
	039701233	17882 HAWES CT	TT13-00001	RES25-00764	SFD	O														0		
	039701233	17916 HAWES CT	TT13-00001	RES25-00765	SFD	O														0		
	040537117	7813 BAYLOR AVE	TTR13-00001	RES25-00772	SFD	O														0		
	040537117	7801 BAYLOR AVE	TTR13-00001	RES25-00773	SFD	O														0		
	040537117	14104 GEORGETOWN ST	TTR13-00001	RES25-00774	SFD	O														0		
	040537117	14103 GEORGETOWN ST	TTR13-00001	RES25-00775	SFD	O														0		
	040538335	14372 PEPPERDINE ST	TTR13-00001	RES25-00776	SFD	O														0		
	040538335	7513 PITZER AVE	TTR13-00001	RES25-00777	SFD	O														0		
	040538335	14381 PEPPERDINE ST	TTR13-00001	RES25-00778	SFD	O														0		
	040538335	14382 PEPPERDINE ST	TTR13-00001	RES25-00779	SFD	O														0		
	040538335	14369 PEPPERDINE ST	TTR13-00001	RES25-00780	SFD	O														0		
	040538335	14392 PEPPERDINE ST	TTR13-00001	RES25-00781	SFD	O														0		
	040538335	7503 PITZER AVE	TTR13-00001	RES25-00782	SFD	O														0		
	040538335	14355 PEPPERDINE ST	TTR13-00001	RES25-00783	SFD	O														0		
	040537117	7762 BAYLOR AVE	TTR13-00001	RES25-00796	SFD	O														0		
	040537117	7754 BAYLOR AVE	TTR13-00001	RES25-00798	SFD	O														0		
	040537117	7742 BAYLOR AVE	TTR13-00001	RES25-00799	SFD	O														0		
	040537117	7732 BAYLOR AVE	TTR13-00001	RES25-00800	SFD	O														0		
	039701233	7148 DOHENY COURT	TT13-00001	RES25-00803	SFD	O														0		
	039701233	7158 DOHENY COURT	TT13-00001	RES25-00804	SFD	O														0		
	039701233	7151 DOHENY COURT	TT13-00001	RES25-00805	SFD	O														0		
	039701233	7141 DOHENY COURT	TT13-00001	RES25-00807	SFD	O														0		
	039701233	7161 DOHENY COURT	TT13-00001	RES25-00821	SFD	O														0		
	039701233	7168 DOHENY CT	TT13-00001	RES25-00832	SFD	O														0		
	039701233	7176 DOHENY CT	TT13-00001	RES25-00833	SFD	O														0		

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																			
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R= Renter O= Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
	039701233	7171 DOHENY CT	TT13-00001	RES25-00834	SFD	O													0
	039745109	7098 FARMDALE AVE	TTE17-00015	RES25-00862	SFD	O													0
	039745120	7083 MILTON AVE	TTE17-00015	RES25-00865	SFD	O													0
	039745131	7052 MILTON AVE	TTE17-00015	RES25-00866	SFD	O													0
	039745129	7076 MILTON AVE	TTE17-00015	RES25-00867	SFD	O													0
	039745122	7051 MILTON AVE	TTE17-00015	RES25-00868	SFD	O													0
	039745111	7066 FARMDALE AVE	TTE17-00015	RES25-00869	SFD	O													0
	039745130	7064 MILTON AVE	TTE17-00015	RES25-00870	SFD	O													0
	039745121	7067 MILTON AVE	TTE17-00015	RES25-00871	SFD	O													0
	039745119	7099 MILTON AVE	TTE17-00015	RES25-00872	SFD	O													0
	039745112	7050 FARMDALE AVE	TTE17-00015	RES25-00873	SFD	O													0
	039745110	7082 FARMDALE AVE	TTE17-00015	RES25-00874	SFD	O													0
	040538335	14343 CHAFFEY ST	TTR13-00001	RES25-00876	SFD	O													0
	040538335	7427 PENN AVE	TTR13-00001	RES25-00877	SFD	O													0
	040538335	14379 CHAFFEY ST	TTR13-00001	RES25-00878	SFD	O													0
	040538335	7439 PENN AVE	TTR13-00001	RES25-00879	SFD	O													0
	040538335	14361 CHAFFEY ST	TTR13-00001	RES25-00880	SFD	O													0
	040538335	7440 PENN AVE	TTR13-00001	RES25-00881	SFD	O													0
	040538335	14391 CHAFFEY ST	TTR13-00001	RES25-00882	SFD	O													0
	039701233	17714 DOHENY CT	TT13-00001	RES25-00894	SFD	O													0
	039701233	17712 DOHENY CT	TT13-00001	RES25-00895	SFD	O													0
	039701233	7191 DOHENY CT	TT13-00001	RES25-00896	SFD	O													0
	039701233	7181 DOHENY CT	TT13-00001	RES25-00897	SFD	O													0
	303640103	12574 CEDAR ST		RES25-00026	SFD	O													0
	039912363	7548 PAISLEY AVE		RES25-00062	SFD	O													0
	041405126	11342 FOURTH AVE		RES25-00112	SFD	O													0
	041124227	9677 I AVE		RES25-00113	SFD	O													0
	039919101	17963 CATALPA ST		RES25-00124	SFD	O													0
	040613240	14999 LILAC ST		RES25-00132	SFD	O													0
	040911101	8385 OAKWOOD AVE		RES25-00133	SFD	O													0
	305705142	13389 HOLLISTER ST		RES25-00179	SFD	O													0
	040524401	14845 HARDING ST		RES25-00209	SFD	O													0
	040907117	14678 MUSCATEL ST		RES25-00210	SFD	O													0
	041130101	17837 SULTANA ST		RES25-00234	SFD	O													0
	041409101	15814 EUCALYPTUS ST		RES25-00255	SFD	O													0
	040902226	15179 OLIVE ST		RES25-00272	SFD	O													0
	040902207	15025 OLIVE ST		RES25-00273	SFD	O													0
	039809404	7834 KENYON AVE		RES25-00275	SFD	O													0
	040519305	13968 JUNIPER ST		RES25-00279	SFD	O													0
	039744116	16946 RYELAND RD		RES25-00284	SFD	O													0
	040821338	10704 ELEVENTH AVE		RES25-00286	SFD	O													0
	040519412	14015 JUNIPER ST		RES25-00319	SFD	O													0
	040614112	11589 COTTONWOOD AVE		RES25-00355	SFD	O													0
	041417104	10466 TENTH AVE		RES25-00356	SFD	O													0
	040728318	16154 JUNIPER ST		RES25-00365	SFD	O													0
	039831223	WHISPER LANE		RES25-00366	SFD	O													0
	041225821	16476 SAGE ST		RES25-00376	SFD	O													0
	040558221	8796 NATOMA AVE		RES25-00436	SFD	O													0
	041506219	11482 CALCITE AVE		RES25-00451	SFD	O													0
	041140418	9503 SAN PABLO AVE		RES25-00455	SFD	O													0
	041506222	11412 CALCITE AVE		RES25-00513	SFD	O													0
	039922313	18826 VALENCIA ST		RES25-00514	SFD	O													0
	041136506	9148 PIEDRA AVE		RES25-00517	SFD	O													0
	039831110	18525 SEAFORTH ST		RES25-00521	SFD	O													0
	041306111	16446 YUCCA ST		RES25-00536	SFD	O													0
	041116135	18399 PACIFIC ST		RES25-00557	SFD	O													0
	041109213	17576 HERCULES ST		RES25-00560	SFD	O													0
	041308304	16230 ORANGE ST		RES25-00561	SFD	O													0
	041137109	18860 JUNIPER ST		RES25-00604	SFD	O													0

Table A2																					
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																					
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement														
1					2	3	4													5	6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Rentor O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements		
	041124111	17533 LIVE OAK ST		RES25-00626	SFD	O														0	
	040919109	15162 LARCH ST		RES25-00649	SFD	O														0	
	041410214	15984 MESA ST		RES25-00664	SFD	O														0	
	041141702	9432 WASCO AVE		RES25-00687	SFD	O														0	
	039909113	18427 TALISMAN ST		RES25-00695	SFD	O														0	
	307231109	11442 PRIMROSE ST		RES25-00697	SFD	O														0	
	039820311	18090 HINTON ST		RES25-00715	SFD	O														0	
	039744105	16931 MORA CT		RES25-00770	SFD	O														0	
	039744103	16948 MORA CT		RES25-00771	SFD	O														0	
	041119119	19234 DALY CT		RES25-00809	SFD	O														0	
	041116136	18440 ATLANTIC ST		RES25-00810	SFD	O														0	
	041118210	10981 CHOICEANA ST		RES25-00816	SFD	O														0	
	041226310	16870 JOSHUA ST		RES25-00819	SFD	O														0	
	041511108	17215 MANZANITA ST		RES25-00823	SFD	O														0	
	040519234	9835 PYRITE AVE		RES25-00828	SFD	O														0	
	041213106	15911 MISSION ST		RES25-00841	SFD	O														0	
	040602118	14878 SEQUOIA ST 101-102		RES25-00843	SFD	O														0	
	040602118	14878 SEQUOIA ST 103-104		RES25-00844	SFD	O														0	
	040602118	14878 SEQUOIA ST 105-106		RES25-00845	SFD	O														0	
	040602118	14878 SEQUOIA ST 107		RES25-00846	SFD	O														0	
	040816330	9895 ARROYO AVE		RES25-00851	SFD	O														0	
	041421161	10225 THIRD AVE		RES25-00855	SFD	O														0	
	041101101	17672 VERDE ST		RES25-00885	SFD	O														0	
	040611216	15271 SYCAMORE ST		RES25-00889	SFD	O														0	
	041141909	9390 DEL MAR AVE		RES25-00891	SFD	O														0	
	039631602	18524 FAIRBURN ST		RES25-00900	SFD	O														0	
	041221305	16609 BODART ST		RES25-00902	SFD	O														0	
	039701233	17641 BASSETS ST		RES25-00903	SFD	O														0	
	039701233	17646 BASSETS ST		RES25-00904	SFD	O														0	
	039701233	6456 TEMPEST RD		RES25-00905	SFD	O														0	
	039701233	6468 TEMPEST RD		RES25-00906	SFD	O														0	
	039701233	17634 BASSETS ST		RES25-00907	SFD	O														0	
	039701233	17676 BASSETS ST		RES25-00908	SFD	O														0	
	039701233	17661 BASSETS ST		RES25-00909	SFD	O														0	
	039701233	17692 BASSETS ST		RES25-00910	SFD	O														0	
	039701233	17664 BASSETS ST		RES25-00911	SFD	O														0	
	039701233	17624 BASSETS ST		RES25-00912	SFD	O														0	
	039701233	17684 BASSETS ST		RES25-00913	SFD	O														0	
	039701233	17654 BASSETS ST		RES25-00914	SFD	O														0	
	039701233	17651 BASSETS ST		RES25-00915	SFD	O														0	
	039701233	17631 BASSETS ST		RES25-00916	SFD	O														0	
	040921130	7390 OAKWOOD AVE		RES25-00917	SFD	O														0	
	039806510	7428 I AVE		RES25-00919	SFD	O														0	
	041316203	9120 HESPERIA RD SP #2		MHP25-00001	MH	O														0	
	040910125	15077 ELM ST 2	ADU24-00001	RES24-00030	ADU	R														0	
	040610109	11511 BALSAM AVE 2	ADU24-00011	RES24-00180	ADU	R														0	
	041505410	16687 MANZANITA ST 2	ADU24-00013	RES24-00255	ADU	R														0	
	040910208	15080 JOSHUA ST 2	ADU24-00027	RES24-00322	ADU	R														0	
	041414120	10883 SEVENTH AVE 2	ADU24-00023	RES24-00396	ADU	R														0	
	041101103	10461 I AVE 2	ADU24-00040	RES24-00674	ADU	R														0	
	304821161	8508 STOCKTON AVE		RES23-00104	SFD	O														0	
	039745104	7176 FARMDALE AVE		RES24-00056	SFD	O														0	
	039745105	7160 FARMDALE AVE		RES24-00057	SFD	O														0	
	039745113	7193 MILTON AVE		RES24-00058	SFD	O														0	
	039745114	7177 MILTON AVE		RES24-00059	SFD	O														0	
	039745115	7161 MILTON AVE		RES24-00060	SFD	O														0	
	039745123	7162 MILTON AVE		RES24-00061	SFD	O														0	
	305733116	9031 CARSON AVE		RES24-00079	SFD	O														0	
	305733117	9041 CARSON AVE		RES24-00087	SFD	O														0	
	305733118	9051 CARSON AVE		RES24-00088	SFD	O														0	

Table A2																				
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																				
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement													
1					2	3	4											5	6	
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R= renter O= owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	
	305733119	9059 CARSON AVE		RES24-00089	SFD	O														0
	305733181	9056 CARSON AVE		RES24-00090	SFD	O														0
	305733182	9048 CARSON AVE		RES24-00091	SFD	O														0
	305733183	9038 CARSON AVE		RES24-00092	SFD	O														0
	305733184	9008 CARSON AVE		RES24-00093	SFD	O														0
	305733179	9074 CARSON AVE		RES24-00108	SFD	O														0
	304633124	14249 PLYMOUTH ST		RES24-00292	SFD	O														0
	304633125	14237 PLYMOUTH ST		RES24-00293	SFD	O														0
	304633126	14225 PLYMOUTH ST		RES24-00094	SFD	O														0
	304633127	14213 PLYMOUTH ST		RES24-00295	SFD	O														0
	304633128	14201 PLYMOUTH ST		RES24-00296	SFD	O														0
	304610159	8811 GLENCLIFF AVE		RES24-00297	SFD	O														0
	304633106	8833 GLENCLIFF AVE		RES24-00298	SFD	O														0
	304633117	8828 GLENCLIFF AVE		RES24-00299	SFD	O														0
	304633118	8814 GLENCLIFF AVE		RES24-00300	SFD	O														0
	304633119	8802 GLENCLIFF AVE		RES24-00301	SFD	O														0
	304633107	8847 GLENCLIFF AVE		RES24-00302	SFD	O														0
	304633108	8863 GLENCLIFF AVE		RES24-00303	SFD	O														0
	304633109	8877 GLENCLIFF AVE		RES24-00304	SFD	O														0
	304633116	8844 GLENCLIFF AVE		RES24-00305	SFD	O														0
	304633110	14280 HARTFORD ST		RES24-00306	SFD	O														0
	304633111	14248 HARTFORD ST		RES24-00307	SFD	O														0
	304633112	14236 HARTFORD ST		RES24-00308	SFD	O														0
	304633115	14243 HARTFORD ST		RES24-00309	SFD	O														0
	040537117	14202 GEORGETOWN ST		RES24-00390	SFD	O														0
	040537117	14215 GEORGETOWN ST		RES24-00391	SFD	O														0
	040537117	14203 GEORGETOWN ST		RES24-00392	SFD	O														0
	040537117	14165 GEORGETOWN ST		RES24-00393	SFD	O														0
	040537117	7775 JOHNSTOWN CT		RES24-00437	SFD	O														0
	040537117	7765 JOHNSTOWN CT		RES24-00438	SFD	O														0
	040537117	7753 JOHNSTOWN CT		RES24-00439	SFD	O														0
	040537117	14263 GEORGETOWN ST		RES24-00444	SFD	O														0
	040537117	7752 JOHNSTOWN CT		RES24-00458	SFD	O														0
	040537117	7764 JOHNSTOWN CT		RES24-00460	SFD	O														0
	040537117	7776 JOHNSTOWN CT		RES24-00461	SFD	O														0
	040537117	14227 GEORGETOWN ST		RES24-00465	SFD	O														0
	304633113	14224 HARTFORD ST		RES24-00495	SFD	O														0
	304633114	14212 HARTFORD ST		RES24-00496	SFD	O														0
	304633134	14231 HARTFORD ST		RES24-00497	SFD	O														0
	304633135	14219 HARTFORD ST		RES24-00501	SFD	O														0
	304633129	8799 NEWCASTLE AVE		RES24-00502	SFD	O														0
	304610159	8788 NEWCASTLE AVE		RES24-00503	SFD	O														0
	304634115	8792 NEWCASTLE AVE		RES24-00504	SFD	O														0
	304633133	8843 NEWCASTLE AVE		RES24-00537	SFD	O														0
	304633132	8831 NEWCASTLE AVE		RES24-00538	SFD	O														0
	304634119	8836 NEWCASTLE AVE		RES24-00539	SFD	O														0
	304634118	8824 NEWCASTLE AVE		RES24-00540	SFD	O														0
	304633131	8819 NEWCASTLE AVE		RES24-00541	SFD	O														0

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																			
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												
1					2	3	4												5
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	R= Renter O= Owner	Acutely Low- Income Deed Restricted	Acutely Low- Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units Issued Entitlements
	304633130	8807 NEWCASTLE AVE		RES24-00542	SFD	O													0
	304634117	8812 NEWCASTLE AVE		RES24-00543	SFD	O													0
	304634117	8812 NEWCASTLE AVE		RES24-00544	SFD	O													0
	304634116	8800 NEWCASTLE AVE		RES24-00545	SFD	O													0
	040538335	14189 NOTRE DAME ST		RES24-00548	SFD	O													0
	040538335	14175 NOTRE DAME ST		RES24-00549	SFD	O													0
	040538335	14149 NOTRE DAME ST		RES24-00550	SFD	O													0
	040538335	14158 NOTRE DAME ST		RES24-00551	SFD	O													0
	040538335	14172 NOTRE DAME ST		RES24-00552	SFD	O													0
	040538335	14180 NOTRE DAME ST		RES24-00553	SFD	O													0
	040538335	14178 COLUMBIA ST		RES24-00554	SFD	O													0
	040538335	14175 COLUMBIA ST		RES24-00555	SFD	O													0
	040538335	7643 LOYOLA AVE		RES24-00556	SFD	O													0
	040538335	7627 LOYOLA AVE		RES24-00563	SFD	O													0
	040538335	7615 LOYOLA AVE		RES24-00564	SFD	O													0
	040538335	14200 NOTRE DAME ST		RES24-00565	SFD	O													0
	040538335	14214 NOTRE DAME ST		RES24-00566	SFD	O													0
	040538335	14228 NOTRE DAME ST		RES24-00567	SFD	O													0
	040538335	7601 LOYOLA AVE		RES24-00568	SFD	O													0
	040538335	7593 LOYOLA AVE		RES24-00569	SFD	O													0
	039701233	6486 WINDY TRAIL AVE		RES24-00570	SFD	O													0
	039701233	6474 WINDY TRAIL AVE		RES24-00588	SFD	O													0
	039701233	6462 WINDY TRAIL AVE		RES24-00589	SFD	O													0
	039701233	6455 WINDY TRAIL AVE		RES24-00590	SFD	O													0
	039701233	6469 WINDY TRAIL AVE		RES24-00591	SFD	O													0
	039701233	6477 WINDY TRAIL AVE		RES24-00592	SFD	O													0
	039701233	6510 WINDY TRAIL AVE		RES24-00593	SFD	O													0
	039701233	6488 WINDY TRAIL AVE		RES24-00594	SFD	O													0
	039701233	17683 CRABTREE MEADOWS		RES24-00595	SFD	O													0
	039701233	17675 CRABTREE MEADOWS		RES24-00602	SFD	O													0
	039701233	17680 CRABTREE MEADOWS		RES24-00603	SFD	O													0
	039701233	17689 CRABTREE MEADOWS		RES24-00604	SFD	O													0
	039701233	17643 CRABTREE MEADOWS		RES24-00605	SFD	O													0
	039701233	17638 CRABTREE MEADOWS		RES24-00606	SFD	O													0
	039701233	17626 CRABTREE MEADOWS		RES24-00610	SFD	O													0
	039701233	6444 TEMPEST RD		RES24-00611	SFD	O													0
	039701233	6432 TEMPEST RD		RES24-00612	SFD	O													0
	039701233	17691 CRABTREE MEADOWS		RES24-00613	SFD	O													0
	039701233	17648 CRABTREE MEADOWS		RES24-00614	SFD	O													0
	039701233	17629 CRABTREE MEADOWS		RES24-00615	SFD	O													0
	040538335	14135 NOTRE DAME ST		RES24-00639	SFD	O													0
	040538335	14123 NOTRE DAME ST		RES24-00640	SFD	O													0
	040538335	14111 NOTRE DAME ST		RES24-00641	SFD	O													0
	040538335	14108 NOTRE DAME ST		RES24-00642	SFD	O													0
	040538335	14102 NOTRE DAME ST		RES24-00643	SFD	O													0
	040538335	14116 NOTRE DAME ST		RES24-00644	SFD	O													0
	040538335	14130 NOTRE DAME ST		RES24-00647	SFD	O													0
	040538335	14144 NOTRE DAME ST		RES24-00648	SFD	O													0

Table A2																				
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																				
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement													
1					2	3	4											5	6	
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Rentor O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	
	039701233	6369 RAINY PASS		RES24-00650	SFD	O														0
	039701233	6361 RAINY PASS		RES24-00651	SFD	O														0
	039701233	6353 RAINY PASS		RES24-00652	SFD	O														0
	039701233	6345 RAINY PASS		RES24-00653	SFD	O														0
	039701233	6403 SIERRA CITY AVE		RES24-00657	SFD	O														0
	039701233	17735 CRABTREE MEADOWS		RES24-00658	SFD	O														0
	039701233	17723 CRABTREE MEADOWS		RES24-00659	SFD	O														0
	039701233	17711 CRABTREE MEADOWS		RES24-00660	SFD	O														0
	039701233	17699 CRABTREE MEADOWS		RES24-00661	SFD	O														0
	039701233	17151 KENT ST		RES24-00667	SFD	O														0
	039701233	17175 KENT ST		RES24-00670	SFD	O														0
	039701233	17139 KENT ST		RES24-00672	SFD	O														0
	039701233	17163 KENT ST		RES24-00673	SFD	O														0
	040538305	7628 PURDUE CT		RES24-00680	SFD	O														0
	040538305	7641 PURDUE CT		RES24-00681	SFD	O														0
	040538305	7625 PURDUE CT		RES24-00682	SFD	O														0
	040538305	7593 PURDUE CT		RES24-00683	SFD	O														0
	040538305	7614 PURDUE CT		RES24-00684	SFD	O														0
	304620137	13139 UPLAND ST		RES21-00476	SFD	O														0
	304620138	13135 UPLAND ST		RES21-00477	SFD	O														0
	304626118	13119 LANCASTER ST		RES22-00229	SFD	O														0
	304626121	13097 LANCASTER ST		RES22-00230	SFD	O														0
	304620136	8752 REDONDO AVE		RES22-00131	SFD	O														0
	305734115	12951 CAMPBELL CT		RES22-00256	SFD	O														0
	305734121	12980 CAMPBELL CT		RES22-00257	SFD	O														0
	305734123	12980 CAMPBELL CT		RES22-00258	SFD	O														0
	305734116	12963 CAMPBELL CT		RES22-00259	SFD	O														0
	305734118	12985 CAMPBELL CT		RES22-00260	SFD	O														0
	305734122	12972 CAMPBELL CT		RES22-00261	SFD	O														0
	305734117	12975 CAMPBELL CT		RES22-00262	SFD	O														0
	305734119	12991 CAMPBELL CT		RES22-00263	SFD	O														0
	305734120	12990 CAMPBELL CT		RES22-00264	SFD	O														0
	305734124	12948 CAMPBELL CT		RES22-00265	SFD	O														0
	041206318	16065 CACTUS ST 2		RES22-00267	ADU	R														0
	041408118	11526 TENTH AVE 2		RES11*00855	ADU	R														0
	039607159	17840 TALISMAN ST		RES22-00760	SFD	O														0
	041408107	11525 ELEVENTH ST		RES22-00774	SFD	O														0
	041408107	11525 ELEVENTH ST UNIT 2		RES22-00775	ADU	R														0
	041418239	16057 MALINA LOA 2		RES22-00887	ADU	R														0
	040612214	11288 BALSAM		RES23-00069	SFD	O														0
	039638127	16766 CENTENNIAL ST		RES23-00079	SFD	O														0
	040607116	10545 S'CAMORE ST 2		RES23-00174	ADU	R														0
	040908220	15010 LIME ST UNIT 2		RES23-00215	ADU	R														0
	040708161	16360 LIVE OAK ST		RES23-00250	SFD	O														0
	041220111	7985 E AVE		RES23-0284	SFD	O														0
	040720402	16291 CHESTNUT ST		RES23-00317	SFD	O														0
	040720402	16291 CHESTNUT ST UNIT 2		RES23-00318	ADU	R														0
	040519212	13995 SMOKETREE ST		RES23-00347	SFD	O														0
	040729211	16394 SPRUCE ST		RES23-00348	SFD	O														0
	040721306	16241 CHESTNUT ST		RES23-00362	SFD	O														0
	040721306	16241 CHESTNUT ST 2		RES23-00363	ADU	R														0
	039714308	7133 DALSCOTE ST		RES23-00373	SFD	O														0
	040558219	14774 JENNY ST		RES23-00393	SFD	O														0
	040606108	14749 SULTANA ST		RES23-00435	SFD	O														0
	039912106	17837 VALENCIA ST 2		RES23-00448	ADU	R														0
	039808111	16920 DANBURY AVE		RES23-00459	SFD	O														0
	041124225	17556 LIVE OAK ST		RES23-00460	SFD	O														0
	040595106	8683 BANYAN AVE		RES23-00466	SFD	O														0
	041230405	7781 CHASE		RES23-00479	SFD	O														0

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Hesperia	
2025	(Jan. 1 - Dec. 31)
6th Cycle	10/15/2021 - 10/15/2029

Note: "*" indicates an optional field

Cells in grey contain auto-calculation formulas

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits													
1				2	3	7												8	9
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,S*,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	
All Data Entry Below						0	0	0	0	0	0	0	0	0	0	25	503	528	
040804332	14808 MAUNA LOA ST 2	ADU24-00035	RES25-00140	ADU	R													0	
041408116	11584 TENTH ST 2	ADU24-00043	RES25-00155	ADU	R										1		1/21/2026	1	
039701233	6353 RAINY PASS 2	ADU25-00002	RES25-00161	ADU	R										1		3/4/2025	1	
039701233	6361 RAINY PASS 2	ADU25-00002	RES25-00162	ADU	R										1		3/4/2025	1	
039701233	17209 HARPERS FERRY ST 2	ADU25-00002	RES25-00167	ADU	R										1		3/25/2025	1	
039701233	6352 RAINY PASS 2	ADU25-00002	RES25-00170	ADU	R													0	
039701233	17735 CROSBREE MEADOWS 2	ADU25-00002	RES25-00172	ADU	R										1		3/7/2025	1	
039701233	17711 CROSBREE MEADOWS 2	ADU25-00002	RES25-00173	ADU	R										1		3/7/2025	1	
304609158	13488 SAGE ST 2	ADU24-00044	RES25-00184	ADU	R													0	
305705142	13389 HOLLISTER ST		RES25-00192	ADU	R													0	
039701233	6395 CASTLE CRAIGS 2	ADU25-00002	RES25-00216	ADU	R													0	
039701233	6326 RAINY PASS 2	ADU25-00002	RES25-00230	ADU	R										1		4/17/2025	1	
041213111	7878 THIRD AVE 2	ADU25-00004	RES25-00277	ADU	R										1		9/9/2025	1	
039701233	6415 CASTLE CRAIGS 2	ADU25-00002	RES25-00316	ADU	R										1		4/25/2025	1	
041215103	15377 EL CENTRO ST 2	ADU25-00008	RES25-00371	ADU	R										1		8/1/2025	1	
041407206	11477 EIGHTH AVE 2	ADU25-00016	RES25-00382	ADU	R										1		8/29/2025	1	
304619119	8877 LOVAGE WAY 2	ADU25-00051	RES25-00397	ADU	R										1		1/29/2026	1	
041222101	7987 C AVE 2	ADU25-00010	RES25-00431	ADU	R										1		10/8/2025	1	
041202105	8491 NINTH ST 2	ADU25-00015	RES25-00435	ADU	R										1		1/5/2026	1	
041020208	9058 E ST 2	ADU25-00014	RES25-00485	ADU	R													0	
041201103	15405 LIME ST 2	ADU25-00017	RES25-00510	ADU	R										1		12/9/2025	1	
041415224	10653 EIGHTH AVE 2	ADU24-00003	RES25-00518	ADU	R													0	
040730202	16525 SMOKE TREE ST 2	ADU25-00020	RES25-00535	ADU	R										1		1/14/2026	1	
041306111	16448 YUCCA ST UNIT 2	ADU25-00022	RES25-00537	ADU	R													0	
039812508	17875 BASCOM ST 2	ADU25-00019	RES25-00582	ADU	R													0	
040514443	14389 MUSGRAVE ST 2	ADU25-00024	RES25-00589	ADU	R													0	
041202112	8627 NINTH AVE 2	ADU25-00023	RES25-00640	ADU	R										1		10/10/2025	1	
041116112	18188 WILLOW RD 2	ADU25-00012	RES25-00641	ADU	R										1		10/15/2025	1	
040571102	10427 SHANGRI-LA AVE 2	ADU25-00030	RES25-00683	ADU	R													0	
040610225	11613 PINON AVE 2	ADU25-00028	RES25-00687	ADU	R													0	
039701233	8478 CASTLE CRAIGS 2	ADU25-00002	RES25-00688	ADU	R										1		10/24/2025	1	
041120137	17098 MAIN ST 2	ADU24-00037	RES25-00679	ADU	R													0	
041201111	15526 PALM ST 2	ADU25-00033	RES25-00686	ADU	R										1		12/16/2025	1	
041319307	15640 LIME ST 2	ADU25-00037	RES25-00694	ADU	R										1		11/13/2025	1	
041119154	19028 WILLOW ST 2	ADU25-00034	RES25-00696	ADU	R										1		1/6/2026	1	
039701233	6495 CASTLE CRAIGS AVE 2	ADU25-00002	RES25-00708	ADU	R										1		10/24/2025	1	
041322214	8707 THIRD ST 2	ADU25-00027	RES25-00718	ADU	R													0	
040728212	16224 SPRUCE ST 2	ADU25-00009	RES25-00757	ADU	R													0	
041320305	15886 LIME ST	ADU25-00040	RES25-00785	ADU	R													0	
040613239	11000 HAWTHORNE AVE 2	ADU25-00031	RES25-00793	ADU	R													0	
305722168	8824 FORDHAM CT	ADU25-00038	RES25-00794	ADU	R													0	
041410214	15984 MESA 2	ADU25-00039	RES25-00795	ADU	R										1		1/14/2026	1	
041225621	16478 SAGE ST 2	ADU25-00026	RES25-00813	ADU	R													0	
039807104	17446 SEAFORTH ST 2	ADU25-00038	RES25-00818	ADU	R													0	
040613220	11177 COTTONWOOD AVE 2	ADU25-00048	RES25-00837	ADU	R													0	
305720225	9107 ASHWOOD CT 2	ADU25-00041	RES25-00840	ADU	R													0	
041319320	8760 SEVENTH ST 2	ADU25-00044	RES25-00849	ADU	R													0	
041108223	17764 MOLAVE ST 2	ADU25-00046	RES25-00852	ADU	R													0	
041101101	17672 VERDE ST	ADU25-00050	RES25-00886	ADU	R													0	
040537145	7960 MAPLE AVE 2	ADU25-00025	RES25-00901	ADU	R													0	
040815209	9785 COTTONWOOD AVE 2	ADU25-00053	RES25-00923	ADU	R													0	
039701233	17474 BEAR CREEK		RES25-00193	SFD	O										1		3/25/2025	1	
040729117	16270 SPRUCE ST	ADU25-00005	RES25-00281	ADU	R										1		6/10/2025	1	

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits											8	9
1				2	3	7												
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	R=Rentor O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
03906214	19933 F ST	ADU25-00013	RES25-00421	ADU	R										1		7/16/2025	1
039709411	7215 LYONS AVE	ADU25-00006	RES25-00522	ADU	R										1		1/29/2026	1
041420242	16415 MAUNA LOA ST 2	ADU25-00035	RES25-00714	ADU	R													0
041322214	8767 THIRD ST	ADU25-00027	RES25-00719	ADU	R										1		1/25/2025	1
041508917	17255 DONERT ST	ADU25-00045	RES25-00824	ADU	R													0
041108223	17784 MOJAVE ST	ADU25-00046	RES25-00863	ADU	R													0
040538335	7611 PURDUE CT	TR13-00001	RES25-00001	SFD	O										1		1/3/2025	1
040538335	7590 PURDUE CT	TR13-00001	RES25-00002	SFD	O										1		1/3/2025	1
040538335	7646 PURDUE CT	TR13-00001	RES25-00003	SFD	O										1		1/3/2025	1
305739133	9324 DOGWOOD DR	SPR09-10325	RES25-00004	SFD	O													0
305739137	9360 DOGWOOD DR	SPR09-10325	RES25-00005	SFD	O													0
305739123	13431 BENTWOOD ST	SPR09-10325	RES25-00006	SFD	O													0
305739121	13469 BENTWOOD ST	SPR09-10325	RES25-00007	SFD	O													0
305739134	9336 DOGWOOD DR	SPR09-10325	RES25-00008	SFD	O													0
304610159	14186 HARTFORD ST	TTE17-00011	RES25-00014	SFD	O											1	1/21/2025	1
304634105	14159 HARTFORD ST	TTE17-00011	RES25-00015	SFD	O												1/21/2025	1
304610159	14191 HARTFORD ST	TTE17-00011	RES25-00016	SFD	O											1	1/21/2025	1
304634104	14165 HARTFORD ST	TTE17-00011	RES25-00017	SFD	O											1	1/21/2025	1
039701233	17374 WHISKEY MEADOWS	TT13-00001	RES25-00019	SFD	O											1	1/16/2025	1
039701233	17394 WHISKEY MEADOWS	TT13-00001	RES25-00020	SFD	O											1	1/16/2025	1
039701233	17418 WHISKEY MEADOWS	TT13-00001	RES25-00021	SFD	O											1	1/16/2025	1
039701233	17442 WHISKEY MEADOWS	TT13-00001	RES25-00022	SFD	O											1	1/21/2025	1
039701233	17450 WHISKEY MEADOWS	TT13-00001	RES25-00023	SFD	O											1	1/21/2025	1
039701233	17458 WHISKEY MEADOWS	TT13-00001	RES25-00024	SFD	O											1	1/21/2025	1
039701233	17384 WHISKEY MEADOWS	TT13-00001	RES25-00025	SFD	O											1	1/16/2025	1
039701233	17410 WHISKEY MEADOWS	TT13-00001	RES25-00027	SFD	O											1	1/16/2025	1
039701233	17426 WHISKEY MEADOWS	TT13-00001	RES25-00028	SFD	O											1	1/16/2025	1
039701233	17456 WHISKEY MEADOWS	TT13-00001	RES25-00029	SFD	O											1	1/21/2025	1
304610159	14172 HARTFORD ST	TTE17-00011	RES25-00030	SFD	O											1	1/21/2025	1
304634103	14179 HARTFORD ST	TTE17-00011	RES25-00031	SFD	O											1	1/21/2025	1
039701233	17402 WHISKEY MEADOWS	TT13-00001	RES25-00032	SFD	O											1	1/16/2025	1
039701233	17434 WHISKEY MEADOWS	TT13-00001	RES25-00033	SFD	O											1	1/16/2025	1
039701233	17462 WHISKEY MEADOWS	TT13-00001	RES25-00034	SFD	O											1	1/21/2025	1
304610159	14194 HARTFORD ST	TTE17-00011	RES25-00035	SFD	O											1	1/21/2025	1
304610159	14160 HARTFORD ST	TTE17-00011	RES25-00036	SFD	O											1	1/21/2025	1
040537117	7720 BAYLOR AVE	TR13-00001	RES25-00046	SFD	O											1	2/11/2025	1
040537117	14103 CAMBRIDGE ST	TR13-00001	RES25-00047	SFD	O											1	2/11/2025	1
040537117	14113 CAMBRIDGE ST	TR13-00001	RES25-00048	SFD	O											1	2/11/2025	1
040537117	14112 CAMBRIDGE ST	TR13-00001	RES25-00049	SFD	O											1	2/11/2025	1
304610159	14145 HARTFORD ST	TTE17-00011	RES25-00054	SFD	O											1	4/2/2025	1
304610159	14148 HARTFORD ST	TTE17-00011	RES25-00056	SFD	O											1	4/2/2025	1
304610159	14110 HARTFORD ST	TTE17-00011	RES25-00057	SFD	O											1	4/2/2025	1
304610159	8858 WALTHAM AVE	TTE17-00011	RES25-00058	SFD	O											1	4/2/2025	1
039701233	17617 CRABTREE MEADOWS	TT13-00001	RES25-00071	SFD	O											1	2/19/2025	1
039701233	17593 CRABTREE MEADOWS	TT13-00001	RES25-00072	SFD	O											1	2/19/2025	1
039701233	17584 CRABTREE MEADOWS	TT13-00001	RES25-00073	SFD	O											1	2/19/2025	1
039701233	17609 CRABTREE MEADOWS	TT13-00001	RES25-00074	SFD	O											1	2/19/2025	1
039701233	17581 CRABTREE MEADOWS	TT13-00001	RES25-00075	SFD	O											1	2/19/2025	1
039701233	17596 CRABTREE MEADOWS	TT13-00001	RES25-00076	SFD	O											1	2/19/2025	1
039701233	17599 CRABTREE MEADOWS	TT13-00001	RES25-00077	SFD	O											1	2/19/2025	1
039701233	17670 CRABTREE MEADOWS	TT13-00001	RES25-00078	SFD	O											1	2/19/2025	1
039701233	17606 CRABTREE MEADOWS	TT13-00001	RES25-00079	SFD	O											1	2/19/2025	1
039701233	17669 CRABTREE MEADOWS	TT13-00001	RES25-00080	SFD	O											1	2/19/2025	1

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits											8	9
1				2	3	7												
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
039701233	17892 CRABTREE MEADOWS	TT13-00001	RES25-00081	SFD	O											1	2/19/2025	1
039701233	17614 CRABTREE MEADOWS	TT13-00001	RES25-00082	SFD	O											1	2/19/2025	1
039701233	6450 WINDY TRAIL AVE	TT13-00001	RES25-00083	SFD	O											1	2/14/2025	1
039701233	6416 WINDY TRAIL AVE	TT13-00001	RES25-00084	SFD	O											1	2/14/2025	1
039701233	17858 KINLEY ST	TT13-00001	RES25-00085	SFD	O											1	7/10/2025	1
039701233	6438 WINDY TRAIL	TT13-00001	RES25-00086	SFD	O											1	2/14/2025	1
039701233	17848 KINLEY ST	TT13-00001	RES25-00087	SFD	O											1	7/10/2025	1
039701233	17838 KINLEY ST	TT13-00001	RES25-00088	SFD	O											1	7/10/2025	1
039701233	6428 WINDY TRAIL AVE	TT13-00001	RES25-00089	SFD	O											1	2/14/2025	1
039701233	6406 WINDY TRAIL AVE	TT13-00001	RES25-00090	SFD	O											1	2/14/2025	1
040537117	14125 CAMBRIDGE ST	TTR13-00001	RES25-00096	SFD	O											1	2/11/2025	1
040537117	14137 CAMBRIDGE ST	TTR13-00001	RES25-00097	SFD	O											1	2/11/2025	1
040537117	14138 CAMBRIDGE ST	TTR13-00001	RES25-00098	SFD	O											1	2/11/2025	1
040537117	14124 CAMBRIDGE ST	TTR13-00001	RES25-00099	SFD	O											1	2/11/2025	1
040537117	14159 CAMBRIDGE ST	TTR13-00001	RES25-00101	SFD	O											1	3/18/2025	1
040537117	14145 CAMBRIDGE ST	TTR13-00001	RES25-00102	SFD	O											1	3/18/2025	1
040537117	14150 CAMBRIDGE ST	TTR13-00001	RES25-00103	SFD	O											1	3/18/2025	1
040537117	14162 CAMBRIDGE ST	TTR13-00001	RES25-00104	SFD	O											1	3/18/2025	1
039745116	7145 MILTON AVE	TTE17-00015	RES25-00114	SFD	O											1	2/19/2025	1
039745117	7128 MILTON AVE	TTE17-00015	RES25-00115	SFD	O											1	2/19/2025	1
039745118	7113 MILTON AVE	TTE17-00015	RES25-00116	SFD	O											1	2/19/2025	1
039745125	7136 MILTON AVE	TTE17-00015	RES25-00117	SFD	O											1	2/19/2025	1
039745126	7120 MILTON AVE	TTE17-00015	RES25-00118	SFD	O											1	2/19/2025	1
039701233	6351 MARION MOUNTAIN	TTR13-00001	RES25-00120	SFD	O											1	2/27/2025	1
039701233	6337 MARION MOUNTAIN	TTR13-00001	RES25-00121	SFD	O											1	2/27/2025	1
039701233	6329 MARION MOUNTAIN	TTR13-00001	RES25-00122	SFD	O											1	2/27/2025	1
039701233	6345 MARION MOUNTAIN	TTR13-00001	RES25-00123	SFD	O											1	2/27/2025	1
039701233	17830 MCKENZIE CT	TTR13-00001	RES25-00128	SFD	O											1	2/29/2025	1
039701233	17820 MCKENZIE CT	TTR13-00001	RES25-00130	SFD	O											1	2/29/2025	1
039701233	17827 MCKENZIE CT	TTR13-00001	RES25-00131	SFD	O											1	2/29/2025	1
040538335	7584 TAYLOR AVE	TTR13-00001	RES25-00136	SFD	O											1	3/6/2025	1
040538335	7612 PRINCETON AVE	TTR13-00001	RES25-00137	SFD	O											1	2/27/2025	1
040538335	7610 TAYLOR AVE	TTR13-00001	RES25-00138	SFD	O											1	3/6/2025	1
040538335	7626 TAYLOR AVE	TTR13-00001	RES25-00141	SFD	O											1	3/6/2025	1
040538335	7648 TAYLOR AVE	TTR13-00001	RES25-00143	SFD	O											1	3/6/2025	1
040538335	14242 NOTRE DAME ST	TTR13-00001	RES25-00144	SFD	O											1	3/6/2025	1
040538335	14256 NOTRE DAME ST	TTR13-00001	RES25-00145	SFD	O											1	3/6/2025	1
040538335	14284 NOTRE DAME ST	TTR13-00001	RES25-00146	SFD	O											1	3/6/2025	1
040538335	7635 TAYLOR AVE	TTR13-00001	RES25-00147	SFD	O											1	3/6/2025	1
040538335	7628 PRINCETON AVE	TTR13-00001	RES25-00148	SFD	O											1	2/27/2025	1
040538335	14118 COLUMBIA ST	TTR13-00001	RES25-00149	SFD	O											1	2/27/2025	1
040538335	14126 COLUMBIA ST	TTR13-00001	RES25-00150	SFD	O											1	2/27/2025	1
040538335	14136 COLUMBIA ST	TTR13-00001	RES25-00151	SFD	O											1	2/27/2025	1
040538335	14156 COLUMBIA ST	TTR13-00001	RES25-00152	SFD	O											1	2/27/2025	1
040538335	14153 COLUMBIA ST	TTR13-00001	RES25-00153	SFD	O											1	2/27/2025	1
040538335	7611 PRINCETON AVE	TTR13-00001	RES25-00154	SFD	O											1	2/27/2025	1
040538335	14270 NOTRE DAME ST	TTR13-00001	RES25-00158	SFD	O											1	2/27/2025	1
040538335	7651 TAYLOR AVE	TTR13-00001	RES25-00159	SFD	O											1	2/27/2025	1
039701233	17225 HARPERS FERRY ST	TT13-00001	RES25-00163	SFD	O											1	3/25/2025	1
039701233	17217 HARPERS FERRY ST	TT13-00001	RES25-00165	SFD	O											1	3/25/2025	1
039701233	17209 HARPERS FERRY ST	TT13-00001	RES25-00166	SFD	O											1	3/25/2025	1
039701233	17201 HARPERS FERRY ST	TT13-00001	RES25-00168	SFD	O											1	3/25/2025	1
039701233	6352 RAINY PASS	TT13-00001	RES25-00169	SFD	O											1	3/25/2025	1
040538335	14268 CLEMSON ST	TTR13-00001	RES25-00176	SFD	O											1	3/6/2025	1
040538335	14273 CLEMSON ST	TTR13-00001	RES25-00177	SFD	O											1	3/6/2025	1
039701233	17440 MARION MOUNTAIN	TT13-00001	RES25-00180	SFD	O											1	3/21/2025	1

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits											8	9
1				2	3	7												
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
039701233	17454 MARION MOUNTAIN	TT13-00001	RES25-00181	SFD	O											1	3/21/2025	1
039701233	17453 MARION MOUNTAIN	TT13-00001	RES25-00182	SFD	O											1	3/21/2025	1
039701233	17461 MARION MOUNTAIN	TT13-00001	RES25-00183	SFD	O											1	3/21/2025	1
039701233	6313 MARION MOUNTAIN	TT13-00001	RES25-00185	SFD	O											1	3/24/2025	1
039701233	6305 MARION MOUNTAIN	TT13-00001	RES25-00186	SFD	O											1	3/24/2025	1
039701233	17469 MARION MOUNTAIN	TT13-00001	RES25-00187	SFD	O											1	3/24/2025	1
039701233	6321 MARION MOUNTAIN	TT13-00001	RES25-00188	SFD	O											1	3/24/2025	1
039701233	17496 BEAR CREEK	TT13-00001	RES25-00194	SFD	O											1	3/25/2025	1
039701233	17498 BEAR CREEK	TT13-00001	RES25-00195	SFD	O											1	3/25/2025	1
304610159	14134 HARTFORD ST	TTE17-00011	RES25-00196	SFD	O											1	4/2/2025	1
304610159	8878 WALTHAM AVE	TTE17-00011	RES25-00197	SFD	O											1	4/2/2025	1
304610159	14122 HARTFORD ST	TTE17-00011	RES25-00198	SFD	O											1	4/2/2025	1
304610159	8864 WALTHAM AVE	TTE17-00011	RES25-00199	SFD	O											1	4/2/2025	1
039745107	7128 FARMDALE AVE	TTE17-00015	RES25-00202	SFD	O											1	3/26/2025	1
039745128	7088 MILTON AVE	TTE17-00015	RES25-00203	SFD	O											1	3/26/2025	1
039745108	7112 FARMDALE AVE	TTE17-00015	RES25-00204	SFD	O											1	3/26/2025	1
039745127	7104 MILTON AVE	TTE17-00015	RES25-00205	SFD	O											1	3/26/2025	1
039745106	7144 FARMDALE AVE	TTE17-00015	RES25-00206	SFD	O											1	3/26/2025	1
039701233	6398 CASTLE CRAGS	TT13-00001	RES25-00211	SFD	O											1	4/25/2025	1
039701233	6395 CASTLE CRAGS	TT13-00001	RES25-00213	SFD	O											1	4/25/2025	1
039701233	17747 CRABTREE MEADOWS	TT13-00001	RES25-00214	SFD	O											1	4/25/2025	1
039701233	6405 CASTLE CRAGS	TT13-00001	RES25-00215	SFD	O											1	4/25/2025	1
039701233	17810 MCKENZIE CT	TT13-00001	RES25-00218	SFD	O											1	3/21/2025	1
039701233	17794 WINDY TRAIL AVE	TT13-00001	RES25-00219	SFD	O											1	3/21/2025	1
039701233	17799 MCKENZIE CT	TT13-00001	RES25-00220	SFD	O											1	3/21/2025	1
039701233	17807 MCKENZIE CT	TT13-00001	RES25-00221	SFD	O											1	3/21/2025	1
039701233	17800 WINDY TRAIL AVE	TT13-00001	RES25-00222	SFD	O											1	3/21/2025	1
039701233	17792 WINDY TRAIL	TT13-00001	RES25-00223	SFD	O											1	3/21/2025	1
039701233	17817 MCKENZIE CT	TT13-00001	RES25-00224	SFD	O											1	3/21/2025	1
039701233	17816 WINDY TRAIL AVE	TT13-00001	RES25-00225	SFD	O											1	3/21/2025	1
039701233	6342 RAINY PASS	TT13-00001	RES25-00231	SFD	O											1	4/8/2025	1
039701233	6329 RAINY PASS	TT13-00001	RES25-00232	SFD	O											1	4/8/2025	1
039701233	6326 RAINY PASS	TT13-00001	RES25-00233	SFD	O											1	4/8/2025	1
039701233	6337 RAINY PASS	TT13-00001	RES25-00235	SFD	O											1	4/8/2025	1
039701233	6334 RAINY PASS	TT13-00001	RES25-00236	SFD	O											1	4/8/2025	1
040537117	14174 CAMBRIDGE ST	TTR13-00001	RES25-00237	SFD	O											1	4/14/2025	1
040537117	14186 CAMBRIDGE ST	TTR13-00001	RES25-00238	SFD	O											1	4/14/2025	1
040537117	14173 CAMBRIDGE ST	TTR13-00001	RES25-00239	SFD	O											1	4/14/2025	1
040537117	14181 CAMBRIDGE ST	TTR13-00001	RES25-00240	SFD	O											1	4/14/2025	1
039701233	17127 KENT ST	TT13-00001	RES25-00242	SFD	O											1	4/7/2025	1
039701233	6470 MARBLEBROOK AVE	TT13-00001	RES25-00243	SFD	O											1	4/7/2025	1
039701233	6449 MARBLEBROOK AVE	TT13-00001	RES25-00244	SFD	O											1	4/7/2025	1
039701233	17120 WHISKEY MEADOWS	TT13-00001	RES25-00245	SFD	O											1	4/7/2025	1
039701233	6434 MARBLEBROOK AVE	TT13-00001	RES25-00247	SFD	O											1	4/7/2025	1
039701233	17112 KENT ST	TT13-00001	RES25-00248	SFD	O											1	4/7/2025	1
039701233	17136 KENT ST	TT13-00001	RES25-00249	SFD	O											1	4/7/2025	1
039701233	6458 MARBLEBROOK AVE	TT13-00001	RES25-00250	SFD	O											1	4/7/2025	1
039701233	17124 KENT ST	TT13-00001	RES25-00251	SFD	O											1	4/7/2025	1
039701233	6482 MARBLEBROOK AVE	TT13-00001	RES25-00252	SFD	O											1	4/7/2025	1
039701233	17557 CRABTREE MEADOWS	TT13-00001	RES25-00258	SFD	O											1	4/4/2025	1
039701233	17521 CRABTREE MEADOWS	TT13-00001	RES25-00259	SFD	O											1	4/4/2025	1
039701233	17558 CRABTREE MEADOWS	TT13-00001	RES25-00260	SFD	O											1	4/4/2025	1

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits													
1				2	3	7												8	9
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	
039701233	17499 CRABTREE MEADOWS	TT13-00001	RES25-00261	SFD	O											1	4/4/2025	1	
039701233	17534 CRABTREE MEADOWS	TT13-00001	RES25-00262	SFD	O											1	4/4/2025	1	
039701233	17487 CRABTREE MEADOWS	TT13-00001	RES25-00263	SFD	O											1	4/4/2025	1	
039701233	17527 CRABTREE MEADOWS	TT13-00001	RES25-00264	SFD	O											1	4/4/2025	1	
039701233	17546 CRABTREE MEADOWS	TT13-00001	RES25-00265	SFD	O											1	4/4/2025	1	
039701233	17518 CRABTREE MEADOWS	TT13-00001	RES25-00266	SFD	O											1	4/4/2025	1	
039701233	17509 CRABTREE MEADOWS	TT13-00001	RES25-00267	SFD	O											1	4/4/2025	1	
039701233	17533 CRABTREE MEADOWS	TT13-00001	RES25-00268	SFD	O											1	4/4/2025	1	
039701233	17545 CRABTREE MEADOWS	TT13-00001	RES25-00269	SFD	O											1	4/4/2025	1	
040538335	14254 CLEMSON ST	TTR13-00001	RES25-00291	SFD	O											1	4/17/2025	1	
040538335	14240 CLEMSON ST	TTR13-00001	RES25-00293	SFD	O											1	4/17/2025	1	
040538335	14226 CLEMSON ST	TTR13-00001	RES25-00294	SFD	O											1	4/17/2025	1	
040538335	14214 CLEMSON ST	TTR13-00001	RES25-00295	SFD	O											1	4/17/2025	1	
040538335	14202 CLEMSON ST	TTR13-00001	RES25-00296	SFD	O											1	4/17/2025	1	
040538335	14213 CLEMSON ST	TTR13-00001	RES25-00297	SFD	O											1	4/17/2025	1	
040538335	14225 CLEMSON ST	TTR13-00001	RES25-00298	SFD	O											1	4/17/2025	1	
040538335	14237 CLEMSON ST	TTR13-00001	RES25-00299	SFD	O											1	4/17/2025	1	
040538335	14249 CLEMSON ST	TTR13-00001	RES25-00300	SFD	O											1	4/17/2025	1	
040538335	14261 CLEMSON ST	TTR13-00001	RES25-00301	SFD	O											1	4/17/2025	1	
040537117	14204 CAMBRIDGE ST	TTR13-00001	RES25-00303	SFD	O											1	4/30/2025	1	
040537117	14205 CAMBRIDGE ST	TTR13-00001	RES25-00304	SFD	O											1	4/30/2025	1	
040537117	14183 CAMBRIDGE ST	TTR13-00001	RES25-00305	SFD	O											1	4/30/2025	1	
040537117	14216 CAMBRIDGE ST	TTR13-00001	RES25-00306	SFD	O											1	4/30/2025	1	
039701233	8408 CASTLE CRAGS	TT13-00001	RES25-00310	SFD	O											1	4/25/2025	1	
039701233	8418 CASTLE CRAGS	TT13-00001	RES25-00312	SFD	O											1	4/25/2025	1	
039701233	8428 CASTLE CRAGS	TT13-00001	RES25-00313	SFD	O											1	4/25/2025	1	
039701233	8425 CASTLE CRAGS	TT13-00001	RES25-00314	SFD	O											1	4/25/2025	1	
039701233	8415 CASTLE CRAGS	TT13-00001	RES25-00315	SFD	O											1	4/25/2025	1	
040538335	7596 TAYLOR AVE	TTR13-00001	RES25-00321	SFD	O											1	4/24/2025	1	
040538335	7585 TAYLOR AVE	TTR13-00001	RES25-00322	SFD	O											1	4/24/2025	1	
040538335	7571 TAYLOR AVE	TTR13-00001	RES25-00323	SFD	O											1	4/24/2025	1	
040538335	7557 TAYLOR AVE	TTR13-00001	RES25-00324	SFD	O											1	4/24/2025	1	
040538335	7543 TAYLOR AVE	TTR13-00001	RES25-00325	SFD	O											1	4/24/2025	1	
040538335	7529 TAYLOR AVE	TTR13-00001	RES25-00326	SFD	O											1	4/24/2025	1	
040538335	7515 TAYLOR AVE	TTR13-00001	RES25-00327	SFD	O											1	4/24/2025	1	
040538335	7501 TAYLOR AVE	TTR13-00001	RES25-00328	SFD	O											1	4/24/2025	1	
040537117	14217 CAMBRIDGE ST	TTR13-00001	RES25-00342	SFD	O											1	5/9/2025	1	
040537117	14249 CAMBRIDGE ST	TTR13-00001	RES25-00343	SFD	O											1	5/9/2025	1	
040537117	14229 CAMBRIDGE ST	TTR13-00001	RES25-00346	SFD	O											1	5/9/2025	1	
040537117	14228 CAMBRIDGE ST	TTR13-00001	RES25-00347	SFD	O											1	5/9/2025	1	
039701233	17835 MCKENZIE CT	TT13-00001	RES25-00348	SFD	O											1	7/10/2025	1	
039701233	17843 MCKENZIE CT	TT13-00001	RES25-00349	SFD	O											1	7/10/2025	1	
039701233	17851 MCKENZIE CT	TT13-00001	RES25-00350	SFD	O											1	7/10/2025	1	
039701233	17859 MCKENZIE CT	TT13-00001	RES25-00351	SFD	O											1	7/10/2025	1	
039701233	17867 MCKENZIE CT	TT13-00001	RES25-00352	SFD	O											1	7/10/2025	1	
040538335	14271 ROLLINS ST	TTR13-00001	RES25-00353	SFD	O											1	5/27/2025	1	
040538335	14259 ROLLINS ST	TTR13-00001	RES25-00354	SFD	O											1	5/27/2025	1	
040538335	14283 ROLLINS ST	TTR13-00001	RES25-00357	SFD	O											1	5/27/2025	1	
040538335	14247 ROLLINS ST	TTR13-00001	RES25-00358	SFD	O											1	5/27/2025	1	
040538335	14235 ROLLINS ST	TTR13-00001	RES25-00359	SFD	O											1	5/27/2025	1	
040538335	14236 ROLLINS ST	TTR13-00001	RES25-00360	SFD	O											1	5/27/2025	1	

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040538335	14245 ROLLINS ST	TTR13-00001	RES25-00361	SFD	O											1	5/27/2025	1
040538335	14260 ROLLINS ST	TTR13-00001	RES25-00362	SFD	O											1	5/27/2025	1
040538335	14272 ROLLINS ST	TTR13-00001	RES25-00363	SFD	O											1	5/27/2025	1
040537117	14241 CAMBRIDGE ST	TTR13-00001	RES25-00367	SFD	O											1	5/29/2025	1
040537117	14253 CAMBRIDGE ST	TTR13-00001	RES25-00368	SFD	O											1	5/29/2025	1
040537117	14265 CAMBRIDGE ST	TTR13-00001	RES25-00369	SFD	O											1	5/29/2025	1
040537117	14252 CAMBRIDGE ST	TTR13-00001	RES25-00370	SFD	O											1	5/29/2025	1
304610159	8622 WALTHAM AVE	TTE17-00011	RES25-00375	SFD	O											1	6/4/2025	1
039701233	6321 RAINY PASS	TT13-00001	RES25-00378	SFD	O											1	5/9/2025	1
039701233	6313 RAINY PASS	TT13-00001	RES25-00379	SFD	O											1	5/9/2025	1
039701233	6310 RAINY PASS	TT13-00001	RES25-00380	SFD	O											1	5/9/2025	1
039701233	6318 RAINY PASS	TT13-00001	RES25-00381	SFD	O											1	5/9/2025	1
304610159	8610 WALTHAM AVE	TTE17-00011	RES25-00386	SFD	O											1	6/4/2025	1
304634110	8609 WALTHAM AVE	TTE17-00011	RES25-00387	SFD	O											1	6/4/2025	1
304634109	8617 WALTHAM AVE	TTE17-00011	RES25-00388	SFD	O											1	6/4/2025	1
304610159	8634 WALTHAM AVE	TTE17-00011	RES25-00389	SFD	O											1	6/4/2025	1
304610159	8646 WALTHAM AVE	TTE17-00011	RES25-00390	SFD	O											1	6/4/2025	1
304634108	8629 WALTHAM AVE	TTE17-00011	RES25-00391	SFD	O											1	6/4/2025	1
304634107	8653 WALTHAM AVE	TTE17-00011	RES25-00392	SFD	O											1	6/4/2025	1
304610159	8790 WALTHAM AVE	TTE17-00011	RES25-00399	SFD	O											1	6/4/2025	1
304610159	14183 PLYMOUTH ST	TTE17-00011	RES25-00400	SFD	O											1	6/4/2025	1
304610159	14163 PLYMOUTH ST	TTE17-00011	RES25-00401	SFD	O											1	6/4/2025	1
304610159	8781 WALTHAM AVE	TTE17-00011	RES25-00402	SFD	O											1	6/4/2025	1
304610159	8774 WALTHAM AVE	TTE17-00011	RES25-00403	SFD	O											1	6/4/2025	1
304610159	14171 PLYMOUTH ST	TTE17-00011	RES25-00404	SFD	O											1	6/4/2025	1
304610159	14151 PLYMOUTH ST	TTE17-00011	RES25-00405	SFD	O											1	6/4/2025	1
304610159	8782 WALTHAM AVE	TTE17-00011	RES25-00406	SFD	O											1	6/4/2025	1
039701233	6438 CASTLE CRAGS	TT13-00001	RES25-00407	SFD	O											1	5/27/2025	1
039701233	6448 CASTLE CRAGS	TT13-00001	RES25-00408	SFD	O											1	5/27/2025	1
039701233	6445 CASTLE CRAGS	TT13-00001	RES25-00409	SFD	O											1	5/27/2025	1
039701233	6435 CASTLE CRAGS	TT13-00001	RES25-00410	SFD	O											1	5/27/2025	1
039701233	17898 MCKENZIE CT	TT13-00001	RES25-00412	SFD	O											1	7/15/2025	1
039701233	17899 MCKENZIE CT	TT13-00001	RES25-00413	SFD	O											1	7/15/2025	1
039701233	17891 MCKENZIE CT	TT13-00001	RES25-00414	SFD	O											1	7/15/2025	1
039701233	17894 MCKENZIE CT	TT13-00001	RES25-00415	SFD	O											1	7/15/2025	1
039701233	17903 MCKENZIE CT	TT13-00001	RES25-00416	SFD	O											1	7/15/2025	1
039701233	17883 MCKENZIE CT	TT13-00001	RES25-00417	SFD	O											1	7/15/2025	1
039701233	17875 MCKENZIE CT	TT13-00001	RES25-00418	SFD	O											1	7/15/2025	1
039701233	17886 MCKENZIE CT	TT13-00001	RES25-00419	SFD	O											1	7/15/2025	1
304610159	8762 WALTHAM AVE	TTE17-00011	RES25-00422	SFD	O											1	6/4/2025	1
304610159	8802 WALTHAM AVE	TTE17-00011	RES25-00423	SFD	O											1	6/4/2025	1
304634111	8795 WALTHAM AVE	TTE17-00011	RES25-00424	SFD	O											1	6/4/2025	1
304634112	8789 WALTHAM AVE	TTE17-00011	RES25-00425	SFD	O											1	6/4/2025	1
040538335	14201 CLEMSON ST	TTR13-00001	RES25-00436	SFD	O											1	6/6/2025	1
040538335	7586 LOYOLA AVE	TTR13-00001	RES25-00439	SFD	O											1	6/6/2025	1
040538335	7576 LOYOLA AVE	TTR13-00001	RES25-00440	SFD	O											1	6/6/2025	1
040538335	14181 CLEMSON ST	TTR13-00001	RES25-00441	SFD	O											1	6/6/2025	1
040538335	14193 CLEMSON ST	TTR13-00001	RES25-00442	SFD	O											1	6/6/2025	1
040538335	7564 LOYOLA AVE	TTR13-00001	RES25-00443	SFD	O											1	6/6/2025	1
040538335	7580 LOYOLA AVE	TTR13-00001	RES25-00444	SFD	O											1	6/6/2025	1
040537117	14277 CAMBRIDGE ST	TTR13-00001	RES25-00447	SFD	O											1	6/5/2025	1
040537117	14289 CAMBRIDGE ST	TTR13-00001	RES25-00448	SFD	O											1	6/5/2025	1
040537117	14276 CAMBRIDGE ST	TTR13-00001	RES25-00449	SFD	O											1	6/5/2025	1
040537117	14284 CAMBRIDGE ST	TTR13-00001	RES25-00450	SFD	O											1	6/5/2025	1
040538335	14302 STETSON ST	TTR13-00001	RES25-00456	SFD	O											1	6/26/2025	1

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits											8	9
1				2	3	7												
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
040538335	14366 STETSON ST	TTR13-00001	RES25-00437	SFD	O											1	6/26/2025	1
040538335	7616 DREXEL AVE	TTR13-00001	RES25-00458	SFD	O											1	6/26/2025	1
040538335	14316 STETSON ST	TTR13-00001	RES25-00459	SFD	O											1	6/26/2025	1
040538335	14342 STETSON ST	TTR13-00001	RES25-00460	SFD	O											1	6/26/2025	1
040538335	7627 VASSAR AVE	TTR13-00001	RES25-00461	SFD	O											1	6/26/2025	1
040538335	14328 STETSON ST	TTR13-00001	RES25-00462	SFD	O											1	6/26/2025	1
040538335	14354 STETSON ST	TTR13-00001	RES25-00463	SFD	O											1	6/26/2025	1
040538335	7615 DREXEL AVE	TTR13-00001	RES25-00464	SFD	O											1	6/26/2025	1
040538335	14225 ROLLINS ST	TTR13-00001	RES25-00468	SFD	O											1	6/26/2025	1
040538335	14193 ROLLINS ST	TTR13-00001	RES25-00470	SFD	O											1	6/26/2025	1
040538335	14200 ROLLINS ST	TTR13-00001	RES25-00471	SFD	O											1	6/26/2025	1
040538335	14217 ROLLINS ST	TTR13-00001	RES25-00472	SFD	O											1	6/26/2025	1
040538335	14205 ROLLINS ST	TTR13-00001	RES25-00473	SFD	O											1	6/26/2025	1
040538335	14224 ROLLINS ST	TTR13-00001	RES25-00474	SFD	O											1	6/26/2025	1
040538335	14192 ROLLINS ST	TTR13-00001	RES25-00475	SFD	O											1	6/26/2025	1
040538335	14212 ROLLINS ST	TTR13-00001	RES25-00476	SFD	O											1	6/26/2025	1
039701233	17240 WHSKEY MEADOWS	TT13-00001	RES25-00478	SFD	O											1	6/9/2025	1
039701233	17276 WHSKEY MEADOWS	TT13-00001	RES25-00479	SFD	O											1	6/9/2025	1
039701233	17252 WHSKEY MEADOWS	TT13-00001	RES25-00480	SFD	O											1	6/9/2025	1
039701233	17288 WHSKEY MEADOWS	TT13-00001	RES25-00481	SFD	O											1	6/9/2025	1
039701233	17264 WHSKEY MEADOWS	TT13-00001	RES25-00482	SFD	O											1	6/9/2025	1
039701233	17490 BASSETS ST	TT13-00001	RES25-00486	SFD	O											1	7/10/2025	1
039701233	17550 BASSETS ST	TT13-00001	RES25-00487	SFD	O											1	7/10/2025	1
039701233	17531 BASSETS ST	TT13-00001	RES25-00488	SFD	O											1	7/10/2025	1
039701233	17502 BASSETS ST	TT13-00001	RES25-00489	SFD	O											1	7/10/2025	1
039701233	17538 BASSETS ST	TT13-00001	RES25-00490	SFD	O											1	7/10/2025	1
039701233	17571 BASSETS ST	TT13-00001	RES25-00491	SFD	O											1	7/10/2025	1
039701233	6449 STORMY AVE	TT13-00001	RES25-00492	SFD	O											1	7/10/2025	1
039701233	17514 BASSETS ST	TT13-00001	RES25-00493	SFD	O											1	7/10/2025	1
039701233	17562 BASSETS ST	TT13-00001	RES25-00494	SFD	O											1	7/10/2025	1
039701233	17548 BASSETS ST	TT13-00001	RES25-00495	SFD	O											1	7/10/2025	1
039701233	17526 BASSETS ST	TT13-00001	RES25-00496	SFD	O											1	7/10/2025	1
039701233	17561 BASSETS ST	TT13-00001	RES25-00497	SFD	O											1	7/10/2025	1
039701233	6349 BASSETS ST	TT13-00001	RES25-00498	SFD	O											1	6/12/2025	1
039701233	17448 LURAY ST	TT13-00001	RES25-00499	SFD	O											1	6/12/2025	1
039701233	6348 BASSETS ST	TT13-00001	RES25-00500	SFD	O											1	6/12/2025	1
039701233	6364 BASSETS ST	TT13-00001	RES25-00501	SFD	O											1	6/12/2025	1
039701233	17465 LURAY ST	TT13-00001	RES25-00502	SFD	O											1	6/12/2025	1
039701233	6366 BASSETS ST	TT13-00001	RES25-00503	SFD	O											1	6/12/2025	1
039701233	17457 LURAY ST	TT13-00001	RES25-00504	SFD	O											1	6/12/2025	1
039701233	17324 WHSKEY MEADOWS	TT13-00001	RES25-00523	SFD	O											1	6/24/2025	1
039701233	17318 WHSKEY MEADOWS	TT13-00001	RES25-00524	SFD	O											1	6/24/2025	1
039701233	17308 WHSKEY MEADOWS	TT13-00001	RES25-00525	SFD	O											1	6/24/2025	1
039701233	17300 WHSKEY MEADOWS	TT13-00001	RES25-00526	SFD	O											1	6/24/2025	1
039701233	17413 MARION MOUNTAIN	TT13-00001	RES25-00528	SFD	O											1	6/23/2025	1
039701233	6333 BASSETS ST	TT13-00001	RES25-00529	SFD	O											1	6/23/2025	1
039701233	17420 MARION MOUNTAIN	TT13-00001	RES25-00530	SFD	O											1	6/23/2025	1
039701233	6324 BASSETS ST	TT13-00001	RES25-00531	SFD	O											1	6/23/2025	1
039701233	17421 MARION MOUNTAIN	TT13-00001	RES25-00532	SFD	O											1	6/23/2025	1
039701233	6316 BASSETS ST	TT13-00001	RES25-00533	SFD	O											1	6/23/2025	1
039701233	17445 MARION MOUNTAIN	TT13-00001	RES25-00534	SFD	O											1	6/23/2025	1
039701233	6458 CASTLE CRAIGS	TT13-00001	RES25-00542	SFD	O											1	7/7/2025	1
039701233	6468 CASTLE CRAIGS AVE	TT13-00001	RES25-00543	SFD	O											1	7/7/2025	1
039701233	6465 CASTLE CRAIGS	TT13-00001	RES25-00544	SFD	O											1	7/7/2025	1
039701233	6455 CASTLE CRAIGS	TT13-00001	RES25-00545	SFD	O											1	7/7/2025	1
039701233	17783 PALOMAR CT	TT13-00001	RES25-00547	SFD	O											1	7/10/2025	1
039701233	7077 DOWNEY CT	TT13-00001	RES25-00548	SFD	O											1	7/10/2025	1

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits											8	9
1				2	3	7												
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
039701233	17736 PALOMAR CT	TT13-00001	RES25-00549	SFD	O											1	7/10/2025	1
039701233	7067 DOHENY CT	TT13-00001	RES25-00550	SFD	O											1	7/10/2025	1
039701233	17751 PALOMAR CT	TT13-00001	RES25-00562	SFD	O											1	7/10/2025	1
039701233	17728 PALOMAR CT	TT13-00001	RES25-00563	SFD	O											1	7/10/2025	1
039701233	17736 PALOMAR CT	TT13-00001	RES25-00564	SFD	O											1	7/10/2025	1
039701233	17746 PALOMAR CT	TT13-00001	RES25-00565	SFD	O											1	7/10/2025	1
039701233	6495 CASTLE CRAGS AVE	TT13-00001	RES25-00567	SFD	O											1	10/24/2025	1
039701233	6485 CASTLE CRAGS	TT13-00001	RES25-00568	SFD	O											1	10/24/2025	1
039701233	6475 CASTLE CRAGS	TT13-00001	RES25-00569	SFD	O											1	10/24/2025	1
039701233	6468 CASTLE CRAGS AVE	TT13-00001	RES25-00570	SFD	O											1	10/24/2025	1
039701233	6478 CASTLE CRAGS AVE	TT13-00001	RES25-00571	SFD	O											1	10/24/2025	1
039701233	6339 DAMASCUS AVE	TT13-00001	RES25-00572	SFD	O											1	8/1/2025	1
039701233	6350 DAMASCUS AVE	TT13-00001	RES25-00573	SFD	O											1	8/1/2025	1
039701233	6358 DAMASCUS AVE	TT13-00001	RES25-00574	SFD	O											1	8/1/2025	1
039701233	6342 DAMASCUS AVE	TT13-00001	RES25-00575	SFD	O											1	8/1/2025	1
039701233	6355 DAMASCUS AVE	TT13-00001	RES25-00576	SFD	O											1	8/1/2025	1
039701233	6347 DAMASCUS AVE	TT13-00001	RES25-00577	SFD	O											1	8/1/2025	1
039701233	6334 DAMASCUS AVE	TT13-00001	RES25-00578	SFD	O											1	8/1/2025	1
039701233	6363 DAMASCUS AVE	TT13-00001	RES25-00579	SFD	O											1	8/1/2025	1
039701233	7087 DOHENY CT	TT13-00001	RES25-00581	SFD	O											1	7/18/2025	1
039701233	7101 DOHENY CT	TT13-00001	RES25-00583	SFD	O											1	7/18/2025	1
039701233	7111 DOHENY CT	TT13-00001	RES25-00584	SFD	O											1	7/18/2025	1
039701233	7121 DOHENY CT	TT13-00001	RES25-00585	SFD	O											1	7/18/2025	1
039701233	17574 BASSETS ST	TT13-00001	RES25-00610	SFD	O											1	9/16/2025	1
039701233	17608 BASSETS ST	TT13-00001	RES25-00611	SFD	O											1	9/16/2025	1
039701233	17595 BASSETS ST	TT13-00001	RES25-00612	SFD	O											1	9/16/2025	1
039701233	17594 BASSETS ST	TT13-00001	RES25-00613	SFD	O											1	9/16/2025	1
039701233	17621 BASSETS ST	TT13-00001	RES25-00614	SFD	O											1	9/16/2025	1
039701233	17591 BASSETS ST	TT13-00001	RES25-00615	SFD	O											1	9/16/2025	1
039701233	17588 BASSETS ST	TT13-00001	RES25-00616	SFD	O											1	9/16/2025	1
039701233	17616 BASSETS ST	TT13-00001	RES25-00617	SFD	O											1	9/16/2025	1
039701233	17605 BASSETS ST	TT13-00001	RES25-00618	SFD	O											1	9/22/2025	1
039701233	17598 BASSETS ST	TT13-00001	RES25-00619	SFD	O											1	9/16/2025	1
039701233	17613 BASSETS ST	TT13-00001	RES25-00620	SFD	O											1	9/16/2025	1
039701233	17583 BASSETS ST	TT13-00001	RES25-00621	SFD	O											1	9/16/2025	1
040538335	7584 DREXEL AVE	TT13-00001	RES25-00627	SFD	O											1	8/18/2025	1
040538335	7567 DREXEL AVE	TT13-00001	RES25-00628	SFD	O											1	8/18/2025	1
040538335	7568 DREXEL AVE	TT13-00001	RES25-00629	SFD	O											1	8/18/2025	1
040538335	7597 DREXEL AVE	TT13-00001	RES25-00630	SFD	O											1	8/18/2025	1
040538335	7551 DREXEL AVE	TT13-00001	RES25-00631	SFD	O											1	8/18/2025	1
040538335	7552 DREXEL AVE	TT13-00001	RES25-00632	SFD	O											1	8/18/2025	1
040538335	7598 DREXEL AVE	TT13-00001	RES25-00633	SFD	O											1	8/18/2025	1
040538335	7583 DREXEL AVE	TT13-00001	RES25-00634	SFD	O											1	8/18/2025	1
040538335	14181 ROLLINS ST	TT13-00001	RES25-00642	SFD	O											1	8/18/2025	1
040538335	14167 ROLLINS ST	TT13-00001	RES25-00644	SFD	O											1	8/18/2025	1
040538335	14145 ROLLINS ST	TT13-00001	RES25-00645	SFD	O											1	8/18/2025	1
040538335	14131 ROLLINS ST	TT13-00001	RES25-00646	SFD	O											1	8/18/2025	1
040538335	14168 ROLLINS ST	TT13-00001	RES25-00647	SFD	O											1	8/18/2025	1
040538335	14180 ROLLINS ST	TT13-00001	RES25-00648	SFD	O											1	8/18/2025	1
039701233	17313 WHISKEY MEADOWS	TT13-00001	RES25-00656	SFD	O											1	9/3/2025	1
039701233	17305 WHISKEY MEADOWS	TT13-00001	RES25-00657	SFD	O											1	9/3/2025	1
039701233	17297 WHISKEY MEADOWS	TT13-00001	RES25-00658	SFD	O											1	9/3/2025	1
039701233	17285 WHISKEY MEADOWS	TT13-00001	RES25-00659	SFD	O											1	9/3/2025	1
040537117	7833 BAYLOR AVE	TT13-00001	RES25-00674	SFD	O											1	10/3/2025	1
039701233	7131 DOHENY CT	TT13-00001	RES25-00681	SFD	O											1	9/15/2025	1
039701233	7128 DOHENY CT	TT13-00001	RES25-00682	SFD	O											1	9/15/2025	1
039701233	17753 RED ROCK CT	TT13-00001	RES25-00683	SFD	O											1	9/15/2025	1
039701233	7138 DOHENY CT	TT13-00001	RES25-00684	SFD	O											1	9/15/2025	1
040537117	7498 BUCKNELL	TT13-00001	RES25-00699	SFD	O											1	9/25/2025	1
040537117	7486 BUCKNELL	TT13-00001	RES25-00700	SFD	O											1	9/25/2025	1

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits													
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Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	
040537117	7474 BUCKNELL	TTR13-00001	RES25-00701	SFD	O											1	9/25/2025	1	
040537117	7462 BUCKNELL	TTR13-00001	RES25-00702	SFD	O											1	9/25/2025	1	
040537117	7467 BUCKNELL	TTR13-00001	RES25-00703	SFD	O											1	9/25/2025	1	
040537117	7483 BUCKNELL	TTR13-00001	RES25-00704	SFD	O											1	9/25/2025	1	
040537117	7495 BUCKNELL	TTR13-00001	RES25-00705	SFD	O											1	9/25/2025	1	
039701233	17743 RED ROCK CT	TT13-00001	RES25-00723	SFD	O											1	10/3/2025	1	
039701233	17733 RED ROCK CT	TT13-00001	RES25-00724	SFD	O											1	10/3/2025	1	
039701233	17723 RED ROCK CT	TT13-00001	RES25-00725	SFD	O											1	10/3/2025	1	
039701233	17716 RED ROCK CT	TT13-00001	RES25-00726	SFD	O											1	10/3/2025	1	
040538335	14309 PEPPERDINE ST	TTR13-00001	RES25-00728	SFD	O											1	10/15/2025	1	
040538335	14317 PEPPERDINE ST	TTR13-00001	RES25-00729	SFD	O											1	10/15/2025	1	
040538335	14343 PEPPERDINE ST	TTR13-00001	RES25-00730	SFD	O											1	10/15/2025	1	
040538335	7536 DREXEL AVE	TTR13-00001	RES25-00731	SFD	O											1	10/15/2025	1	
040538335	7519 DREXEL AVE	TTR13-00001	RES25-00732	SFD	O											1	10/15/2025	1	
040538335	14305 PEPPERDINE ST	TTR13-00001	RES25-00733	SFD	O											1	10/15/2025	1	
040538335	7520 DREXEL AVE	TTR13-00001	RES25-00734	SFD	O											1	10/15/2025	1	
040538335	7535 DREXEL AVE	TTR13-00001	RES25-00735	SFD	O											1	10/15/2025	1	
040538335	7504 DREXEL AVE	TTR13-00001	RES25-00736	SFD	O											1	10/15/2025	1	
040537117	7450 BUCKNELL AVE	TTR13-00001	RES25-00742	SFD	O											1	11/19/2025	1	
040537117	7438 BUCKNELL AVE	TTR13-00001	RES25-00743	SFD	O											1	11/19/2025	1	
040537117	14327 CHAFFEY ST	TTR13-00001	RES25-00744	SFD	O											1	11/19/2025	1	
040537117	7455 BUCKNELL AVE	TTR13-00001	RES25-00745	SFD	O											1	11/19/2025	1	
040537117	7426 BUCKNELL AVE	TTR13-00001	RES25-00746	SFD	O											1	11/19/2025	1	
040537117	14307 CHAFFEY ST	TTR13-00001	RES25-00747	SFD	O											1	11/19/2025	1	
040537117	7443 BUCKNELL AVE	TTR13-00001	RES25-00748	SFD	O											1	11/19/2025	1	
040537117	7884 BAYLOR AVE	TTR13-00001	RES25-00750	SFD	O											1	10/3/2025	1	
040537117	7810 BAYLOR AVE	TTR13-00001	RES25-00751	SFD	O											1	10/3/2025	1	
040537117	7845 BAYLOR AVE	TTR13-00001	RES25-00752	SFD	O											1	10/3/2025	1	
040537117	7857 BAYLOR AVE	TTR13-00001	RES25-00753	SFD	O											1	10/3/2025	1	
040537117	7825 BAYLOR AVE	TTR13-00001	RES25-00754	SFD	O											1	10/3/2025	1	
039701233	17892 HAWES CT	TT13-00001	RES25-00756	SFD	O											1	12/19/2025	1	
039701233	17924 HAWES CT	TT13-00001	RES25-00758	SFD	O											1	12/19/2025	1	
039701233	17907 HAWES CT	TT13-00001	RES25-00759	SFD	O											1	12/19/2025	1	
039701233	17913 HAWES CT	TT13-00001	RES25-00760	SFD	O											1	12/19/2025	1	
039701233	17908 HAWES CT	TT13-00001	RES25-00761	SFD	O											1	12/19/2025	1	
039701233	17921 HAWES CT	TT13-00001	RES25-00762	SFD	O											1	12/19/2025	1	
039701233	17900 HAWES CT	TT13-00001	RES25-00763	SFD	O											1	12/19/2025	1	
039701233	17882 HAWES CT	TT13-00001	RES25-00764	SFD	O											1	12/19/2025	1	
039701233	17816 HAWES CT	TT13-00001	RES25-00765	SFD	O											1	12/19/2025	1	
040537117	7813 BAYLOR AVE	TTR13-00001	RES25-00772	SFD	O											1	10/15/2025	1	
040537117	7801 BAYLOR AVE	TTR13-00001	RES25-00773	SFD	O											1	10/15/2025	1	
040537117	14104 GEORGETOWN ST	TTR13-00001	RES25-00774	SFD	O											1	10/15/2025	1	
040537117	14103 GEORGETOWN ST	TTR13-00001	RES25-00775	SFD	O											1	10/15/2025	1	
040538335	14372 PEPPERDINE ST	TTR13-00001	RES25-00776	SFD	O											1	12/5/2025	1	
040538335	7513 PITZER AVE	TTR13-00001	RES25-00777	SFD	O											1	12/5/2025	1	
040538335	14381 PEPPERDINE ST	TTR13-00001	RES25-00778	SFD	O											1	12/5/2025	1	
040538335	14382 PEPPERDINE ST	TTR13-00001	RES25-00779	SFD	O											1	12/5/2025	1	
040538335	14389 PEPPERDINE ST	TTR13-00001	RES25-00780	SFD	O											1	12/5/2025	1	
040538335	14392 PEPPERDINE ST	TTR13-00001	RES25-00781	SFD	O											1	12/5/2025	1	
040538335	7503 PITZER AVE	TTR13-00001	RES25-00782	SFD	O											1	12/5/2025	1	
040538335	14395 PEPPERDINE ST	TTR13-00001	RES25-00783	SFD	O											1	12/5/2025	1	
040537117	7782 BAYLOR AVE	TTR13-00001	RES25-00796	SFD	O											1	11/5/2025	1	
040537117	7754 BAYLOR AVE	TTR13-00001	RES25-00798	SFD	O											1	11/5/2025	1	
040537117	7742 BAYLOR AVE	TTR13-00001	RES25-00799	SFD	O											1	11/5/2025	1	
040537117	7732 BAYLOR AVE	TTR13-00001	RES25-00800	SFD	O											1	11/5/2025	1	
039701233	7148 DOHENY COURT	TT13-00001	RES25-00803	SFD	O											1	11/5/2025	1	
039701233	7158 DOHENY COURT	TT13-00001	RES25-00804	SFD	O											1	12/2/2025	1	
039701233	7151 DOHENY COURT	TT13-00001	RES25-00805	SFD	O											1	11/5/2025	1	
039701233	7141 DOHENY COURT	TT13-00001	RES25-00807	SFD	O											1	11/5/2025	1	
039701233	7161 DOHENY COURT	TT13-00001	RES25-00821	SFD	O											1	11/5/2025	1	
039701233	7168 DOHENY CT	TT13-00001	RES25-00832	SFD	O											1	12/2/2025	1	
039701233	7178 DOHENY CT	TT13-00001	RES25-00833	SFD	O											1	12/2/2025	1	

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits											8	9
1				2	3	7												
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
039701233	7171 DOHENY CT	TT13-00001	RES25-00834	SFD	O											1	12/2/2025	1
039745109	7098 FARMDALE AVE	TTE17-00015	RES25-00882	SFD	O											1	12/12/2025	1
039745120	7083 MILTON AVE	TTE17-00015	RES25-00865	SFD	O											1	12/12/2025	1
039745131	7052 MILTON AVE	TTE17-00015	RES25-00866	SFD	O											1	12/12/2025	1
039745129	7076 MILTON AVE	TTE17-00015	RES25-00867	SFD	O											1	12/12/2025	1
039745122	7051 MILTON AVE	TTE17-00015	RES25-00868	SFD	O											1	12/12/2025	1
039745111	7066 FARMDALE AVE	TTE17-00015	RES25-00869	SFD	O											1	12/12/2025	1
039745130	7064 MILTON AVE	TTE17-00015	RES25-00870	SFD	O											1	12/12/2025	1
039745121	7067 MILTON AVE	TTE17-00015	RES25-00871	SFD	O											1	12/12/2025	1
039745119	7099 MILTON AVE	TTE17-00015	RES25-00872	SFD	O											1	12/12/2025	1
039745112	7050 FARMDALE AVE	TTE17-00015	RES25-00873	SFD	O											1	12/12/2025	1
039745110	7082 FARMDALE AVE	TTE17-00015	RES25-00874	SFD	O											1	12/12/2025	1
040538335	14343 CHAFFEY ST	TTR13-00001	RES25-00876	SFD	O											1	1/20/2026	1
040538335	7427 PENN AVE	TTR13-00001	RES25-00877	SFD	O											1	1/20/2026	1
040538335	14379 CHAFFEY ST	TTR13-00001	RES25-00878	SFD	O											1	1/20/2026	1
040538335	7439 PENN AVE	TTR13-00001	RES25-00879	SFD	O											1	1/20/2026	1
040538335	14361 CHAFFEY ST	TTR13-00001	RES25-00880	SFD	O											1	1/20/2026	1
040538335	7440 PENN AVE	TTR13-00001	RES25-00881	SFD	O											1	1/20/2026	1
040538335	14391 CHAFFEY ST	TTR13-00001	RES25-00882	SFD	O											1	1/20/2026	1
039701233	17714 DOHENY CT	TT13-00001	RES25-00894	SFD	O											1	1/8/2026	1
039701233	17712 DOHENY CT	TT13-00001	RES25-00895	SFD	O											1	1/8/2026	1
039701233	7191 DOHENY CT	TT13-00001	RES25-00896	SFD	O											1	1/8/2026	1
039701233	7181 DOHENY CT	TT13-00001	RES25-00897	SFD	O											1	1/8/2026	1
309940103	12574 CEDAR ST		RES25-00926	SFD	O													0
039812323	7548 PASLEY AVE		RES25-00902	SFD	O											1	7/15/2025	1
041405126	11342 FOURTH AVE		RES25-00112	SFD	O												6/30/2025	1
041124227	9677 IAVE		RES25-00113	SFD	O											1	2/11/2025	1
039919101	17963 CATALPA ST		RES25-00124	SFD	O											1	3/18/2025	1
040613240	14999 LLAC ST		RES25-00132	SFD	O											1	2/24/2025	1
040911101	8385 OAKWOOD AVE		RES25-00133	SFD	O											1	9/16/2025	1
305705142	13389 HOLLISTER ST		RES25-00179	SFD	O													0
040524401	14645 HARDING ST		RES25-00209	SFD	O											1	3/11/2025	1
040907117	14678 MUSCATEL ST		RES25-00210	SFD	O											1	3/12/2025	1
041130101	17837 SULTANA ST		RES25-00234	SFD	O											1	3/18/2025	1
041408101	15814 EUCALYPTUS ST		RES25-00295	SFD	O													0
040902226	15176 OLIVE ST		RES25-00272	SFD	O											1	7/24/2025	1
040902207	15025 OLIVE ST		RES25-00273	SFD	O											1	11/24/2025	1
039809404	7634 KENYON AVE		RES25-00275	SFD	O											1	5/23/2025	1
040519325	13968 JUNIPER ST		RES25-00279	SFD	O											1	4/9/2025	1
039744116	16946 RYELAND RD		RES25-00284	SFD	O											1	5/12/2025	1
040821338	10704 ELEVENTH AVE		RES25-00286	SFD	O											1	10/9/2025	1
040519412	14015 JUNIPER ST		RES25-00319	SFD	O											1	1/14/2026	1
040614112	11589 COTTONWOOD AVE		RES25-00355	SFD	O													0
041417104	10466 TENTH AVE		RES25-00356	SFD	O											1	7/29/2025	1
040728318	16154 JUNIPER ST		RES25-00365	SFD	O											1	10/29/2025	1
039831223	WHISPER LANE		RES25-00366	SFD	O													0
041225621	18476 SAGE ST		RES25-00376	SFD	O													0
040558221	6796 NATOMA AVE		RES25-00436	SFD	O											1	11/4/2025	1
041506219	11462 CALITE AVE		RES25-00451	SFD	O											1	7/14/2025	1
041140418	9503 SAN PABLO AVE		RES25-00455	SFD	O											1	5/27/2025	1
041506222	11412 CALITE AVE		RES25-00513	SFD	O											1	6/12/2025	1
039922313	18826 VALENCIA ST		RES25-00514	SFD	O											1	8/26/2025	1
041136506	9148 PIEDRA AVE		RES25-00517	SFD	O											1	8/8/2025	1
039831110	18525 SEAFORTH ST		RES25-00521	SFD	O											1	6/16/2025	1
041306111	16446 YUCCA ST		RES25-00536	SFD	O													0
041116135	18369 PACIFIC ST		RES25-00557	SFD	O											1	7/10/2025	1
041109213	17576 HERCULES ST		RES25-00560	SFD	O											1	7/7/2025	1
041308304	16230 ORANGE ST		RES25-00561	SFD	O											1	7/3/2025	1
041137109	18860 JUNIPER ST		RES25-00604	SFD	O											1	7/22/2025	1

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits													
1				2	3	7												8	9
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,S+,ADU,MH)	Tenure R=Rentor O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	
087128117	17533 LIVE OAK ST		RES25-00626	SFD	O											1	12/4/2025	1	
040919109	15162 LARCH ST		RES25-00649	SFD	O											1	1/20/2026	1	
041410214	15984 MESA ST		RES25-00664															0	
041141702	9432 WASCO AVE		RES25-00687	SFD	O											1	9/5/2025	1	
039909113	18427 TALISMAN ST		RES25-00695	SFD	O											1	9/10/2025	1	
307231109	11442 PRIMROSE ST		RES25-00697	SFD	O											1	9/10/2025	1	
039820311	18090 HINTON ST		RES25-00715	SFD	O											1	11/17/2025	1	
039744105	16931 MORA CT		RES25-00770	SFD	O											1	10/6/2025	1	
039744103	16948 MORA CT		RES25-00771	SFD	O											1	10/6/2025	1	
041119119	19234 DALY CT		RES25-00809	SFD	O													0	
041116136	18440 ATLANTIC ST		RES25-00810	SFD	O													0	
041118210	10361 CHOICEANA ST		RES25-00816	SFD	O											1	1/27/2026	1	
041226310	16870 JOSHUA ST		RES25-00819	SFD	O													0	
041511108	17215 MANZANITA ST		RES25-00823	SFD	O											1	11/3/2025	1	
040519234	9835 PYRITE AVE		RES25-00828	SFD	O											1	11/10/2025	1	
041213106	15911 MISSION ST		RES25-00841	SFD	O													0	
040602118	14878 SEQUOIA ST 101-102		RES25-00843	SFD	O													0	
040602118	14878 SEQUOIA ST 103-104		RES25-00844	SFD	O													0	
040602118	14878 SEQUOIA ST 105-106		RES25-00845	SFD	O													0	
040602118	14878 SEQUOIA ST 107		RES25-00846	SFD	O													0	
040816330	9895 ARROYO AVE		RES25-00851	SFD	O											1	11/24/2025	1	
041421161	10225 THIRD AVE		RES25-00855	SFD	O													0	
041101101	17672 VERDE ST		RES25-00865	SFD	O													0	
040611216	15271 SYCAMORE ST		RES25-00869	SFD	O													0	
041141909	9390 DEL MAR AVE		RES25-00891	SFD	O													0	
039831802	18524 FAIRBURN ST		RES25-00900	SFD	O													0	
04121305	16609 BODART ST		RES25-00902	SFD	O											1	12/18/2025	1	
039701233	17641 BASSETS ST		RES25-00903	SFD	O											1	1/20/2026	1	
039701233	17646 BASSETS ST		RES25-00904	SFD	O											1	1/20/2026	1	
039701233	6456 TEMPEST RD		RES25-00905	SFD	O											1	1/20/2026	1	
039701233	6468 TEMPEST RD		RES25-00906	SFD	O											1	1/20/2026	1	
039701233	17634 BASSETS ST		RES25-00907	SFD	O											1	1/20/2026	1	
039701233	17676 BASSETS ST		RES25-00908	SFD	O											1	1/20/2026	1	
039701233	17661 BASSETS ST		RES25-00909	SFD	O											1	1/20/2026	1	
039701233	17692 BASSETS ST		RES25-00910	SFD	O											1	1/20/2026	1	
039701233	17664 BASSETS ST		RES25-00911	SFD	O											1	1/20/2026	1	
039701233	17624 BASSETS ST		RES25-00912	SFD	O											1	1/20/2026	1	
039701233	17684 BASSETS ST		RES25-00913	SFD	O											1	1/20/2026	1	
039701233	17654 BASSETS ST		RES25-00914	SFD	O											1	1/20/2026	1	
039701233	17651 BASSETS ST		RES25-00915	SFD	O											1	1/20/2026	1	
039701233	17631 BASSETS ST		RES25-00916	SFD	O											1	1/20/2026	1	
040921130	7390 CANYWOOD AVE		RES25-00917	SFD	O													0	
039806510	7429 I AVE		RES25-00919	SFD	O													0	
041316203	9120 HESPERIA RD SP 62		MHP25-00001	MH	O											1	6/16/2026	1	
040910125	15077 ELM ST 2	ADU24-00001	RES24-00030	ADU	R													0	
040610109	11511 BALSAW AVE 2	ADU24-00011	RES24-00180	ADU	R													0	
041505410	16687 MANZANITA ST 2	ADU24-00013	RES24-00255	ADU	R													0	
040910208	15060 JOSHUA ST 2	ADU24-00027	RES24-00322	ADU	R											1	1/3/2025	1	
041414120	10883 SEVENTH AVE 2	ADU24-00023	RES24-00396	ADU	R													0	
041101103	10481 I AVE 2	ADU24-00040	RES24-00674	ADU	R											1	5/9/2025	1	
304621161	8568 STOCKTON AVE		RES23-00104	SFD	O													0	
039745104	7176 FARMDALE AVE		RES24-00056	SFD	O													0	
039745105	7160 FARMDALE AVE		RES24-00057	SFD	O													0	
039745113	7193 MILTON AVE		RES24-00058	SFD	O													0	
039745114	7177 MILTON AVE		RES24-00059	SFD	O													0	
039745115	7161 MILTON AVE		RES24-00060	SFD	O													0	
039745123	7162 MILTON AVE		RES24-00061	SFD	O													0	
305733116	9031 CARSON AVE		RES24-00079	SFD	O													0	
305733117	9041 CARSON AVE		RES24-00087	SFD	O													0	
305733118	9051 CARSON AVE		RES24-00088	SFD	O													0	

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1				2	3	7												
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305733119	9059 CARSON AVE		RES24-00089	SFD	O													0
305733181	9056 CARSON AVE		RES24-00090	SFD	O													0
305733182	9048 CARSON AVE		RES24-00091	SFD	O													0
305733183	9038 CARSON AVE		RES24-00092	SFD	O													0
305733184	9028 CARSON AVE		RES24-00093	SFD	O													0
305733179	9074 CARSON AVE		RES24-00108	SFD	O													0
304633124	14249 PLYMOUTH ST		RES24-00292	SFD	O													0
304633125	14237 PLYMOUTH ST		RES24-00293	SFD	O													0
304633126	14225 PLYMOUTH ST		RES24-00094	SFD	O													0
304633127	14213 PLYMOUTH ST		RES24-00295	SFD	O													0
304633128	14201 PLYMOUTH ST		RES24-00296	SFD	O													0
304610159	8811 GLENCLIFF AVE		RES24-00297	SFD	O													0
304633108	8833 GLENCLIFF AVE		RES24-00298	SFD	O													0
304633117	8808 GLENCLIFF AVE		RES24-00299	SFD	O													0
304633118	8814 GLENCLIFF AVE		RES24-00300	SFD	O													0
304633119	8802 GLENCLIFF AVE		RES24-00301	SFD	O													0
304633107	8847 GLENCLIFF AVE		RES24-00302	SFD	O													0
304633108	8863 GLENCLIFF AVE		RES24-00303	SFD	O													0
304633109	8877 GLENCLIFF AVE		RES24-00304	SFD	O													0
304633116	8884 GLENCLIFF AVE		RES24-00305	SFD	O													0
304633110	14260 HARTFORD ST		RES24-00306	SFD	O													0
304633111	14248 HARTFORD ST		RES24-00307	SFD	O													0
304633112	14236 HARTFORD ST		RES24-00308	SFD	O													0
304633115	14243 HARTFORD ST		RES24-00309	SFD	O													0
040537117	14202 GEORGETOWN ST		RES24-00390	SFD	O													0
040537117	14215 GEORGETOWN ST		RES24-00391	SFD	O													0
040537117	14203 GEORGETOWN ST		RES24-00392	SFD	O													0
040537117	14165 GEORGETOWN ST		RES24-00393	SFD	O													0
040537117	7775 JOHNSTOWN CT		RES24-00437	SFD	O													0
040537117	7765 JOHNSTOWN CT		RES24-00438	SFD	O													0
040537117	7753 JOHNSTOWN CT		RES24-00439	SFD	O													0
040537117	14263 GEORGETOWN ST		RES24-00444	SFD	O													0
040537117	7752 JOHNSTOWN CT		RES24-00458	SFD	O													0
040537117	7764 JOHNSTOWN CT		RES24-00460	SFD	O													0
040537117	7776 JOHNSTOWN CT		RES24-00461	SFD	O													0
040537117	14227 GEORGETOWN ST		RES24-00465	SFD	O													0
304633113	14224 HARTFORD ST		RES24-00495	SFD	O													0
304633114	14212 HARTFORD ST		RES24-00496	SFD	O													0
304633134	14231 HARTFORD ST		RES24-00497	SFD	O													0
304633135	14219 HARTFORD ST		RES24-00501	SFD	O													0
304633129	8799 NEWCASTLE AVE		RES24-00502	SFD	O													0
304610159	8788 NEWCASTLE AVE		RES24-00503	SFD	O													0
304634115	8792 NEWCASTLE AVE		RES24-00504	SFD	O													0
304633133	8843 NEWCASTLE AVE		RES24-00537	SFD	O													0
304633132	8831 NEWCASTLE AVE		RES24-00538	SFD	O													0
304634119	8836 NEWCASTLE AVE		RES24-00539	SFD	O													0
304634118	8824 NEWCASTLE AVE		RES24-00540	SFD	O													0
304633131	8819 NEWCASTLE AVE		RES24-00541	SFD	O													0

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits											8	9
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
304633130	8807 NEWCASTLE AVE		RES24-00542	SFD	O													0
304634117	8812 NEWCASTLE AVE		RES24-00543	SFD	O													0
304634117	8812 NEWCASTLE AVE		RES24-00544	SFD	O													0
304634116	8800 NEWCASTLE AVE		RES24-00545	SFD	O													0
040538335	14189 NOTRE DAME ST		RES24-00548	SFD	O													0
040538335	14175 NOTRE DAME ST		RES24-00549	SFD	O													0
040538335	14149 NOTRE DAME ST		RES24-00550	SFD	O													0
040538335	14158 NOTRE DAME ST		RES24-00551	SFD	O													0
040538335	14172 NOTRE DAME ST		RES24-00552	SFD	O													0
040538335	14186 NOTRE DAME ST		RES24-00553	SFD	O													0
040538335	14178 COLUMBIA ST		RES24-00554	SFD	O													0
040538335	14175 COLUMBIA ST		RES24-00555	SFD	O													0
040538335	7643 LOYOLA AVE		RES24-00556	SFD	O													0
040538335	7627 LOYOLA AVE		RES24-00563	SFD	O													0
040538335	7815 LOYOLA AVE		RES24-00564	SFD	O													0
040538335	14200 NOTRE DAME ST		RES24-00565	SFD	O													0
040538335	14214 NOTRE DAME ST		RES24-00566	SFD	O													0
040538335	14228 NOTRE DAME ST		RES24-00567	SFD	O													0
040538335	7691 LOYOLA AVE		RES24-00568	SFD	O													0
040538335	7583 LOYOLA AVE		RES24-00569	SFD	O													0
039701233	6486 WINDY TRAIL AVE		RES24-00570	SFD	O													0
039701233	6474 WINDY TRAIL AVE		RES24-00588	SFD	O													0
039701233	6462 WINDY TRAIL AVE		RES24-00589	SFD	O													0
039701233	6455 WINDY TRAIL AVE		RES24-00590	SFD	O													0
039701233	6489 WINDY TRAIL AVE		RES24-00591	SFD	O													0
039701233	6477 WINDY TRAIL AVE		RES24-00592	SFD	O													0
039701233	6510 WINDY TRAIL AVE		RES24-00593	SFD	O													0
039701233	6498 WINDY TRAIL AVE		RES24-00594	SFD	O													0
039701233	17683 CRABTREE MEADOWS		RES24-00595	SFD	O													0
039701233	17675 CRABTREE MEADOWS		RES24-00602	SFD	O													0
039701233	17660 CRABTREE MEADOWS		RES24-00603	SFD	O													0
039701233	17659 CRABTREE MEADOWS		RES24-00604	SFD	O													0
039701233	17643 CRABTREE MEADOWS		RES24-00605	SFD	O													0
039701233	17638 CRABTREE MEADOWS		RES24-00606	SFD	O													0
039701233	17626 CRABTREE MEADOWS		RES24-00610	SFD	O													0
039701233	6444 TEMPEST RD		RES24-00611	SFD	O													0
039701233	6432 TEMPEST RD		RES24-00612	SFD	O													0
039701233	17691 CRABTREE MEADOWS		RES24-00613	SFD	O													0
039701233	17648 CRABTREE MEADOWS		RES24-00614	SFD	O													0
039701233	17629 CRABTREE MEADOWS		RES24-00615	SFD	O													0
040538335	14135 NOTRE DAME ST		RES24-00639	SFD	O											1	1/2/2025	1
040538335	14123 NOTRE DAME ST		RES24-00640	SFD	O											1	1/2/2025	1
040538335	14111 NOTRE DAME ST		RES24-00641	SFD	O											1	1/2/2025	1
040538335	14108 NOTRE DAME ST		RES24-00642	SFD	O											1	1/2/2025	1
040538335	14102 NOTRE DAME ST		RES24-00643	SFD	O											1	1/2/2025	1
040538335	14116 NOTRE DAME ST		RES24-00644	SFD	O											1	1/2/2025	1
040538335	14130 NOTRE DAME ST		RES24-00647	SFD	O											1	1/2/2025	1
040538335	14144 NOTRE DAME ST		RES24-00648	SFD	O											1	1/2/2025	1

Project Identifier				Unit Types		Affordability by Household Incomes - Building Permits											8	9
1				2	3	7												
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
039701233	6369 RAINY PASS		RES24-00650	SFD	O													0
039701233	6361 RAINY PASS		RES24-00651	SFD	O													0
039701233	6353 RAINY PASS		RES24-00652	SFD	O													0
039701233	6345 RAINY PASS		RES24-00653	SFD	O													0
039701233	6403 SIERRA CITY AVE		RES24-00657	SFD	O											1	1/6/2025	1
039701233	17735 CRABTREE MEADOWS		RES24-00658	SFD	O											1	1/6/2025	1
039701233	17723 CRABTREE MEADOWS		RES24-00659	SFD	O											1	1/6/2025	1
039701233	17711 CRABTREE MEADOWS		RES24-00660	SFD	O											1	1/6/2025	1
039701233	17699 CRABTREE MEADOWS		RES24-00661	SFD	O											1	1/6/2025	1
039701233	17151 KENT ST		RES24-00667	SFD	O													0
039701233	17175 KENT ST		RES24-00670	SFD	O													0
039701233	17139 KENT ST		RES24-00672	SFD	O													0
039701233	17163 KENT ST		RES24-00673	SFD	O													0
040538335	7629 PURDUE CT		RES24-00680	SFD	O											1	1/3/2025	1
040538335	7641 PURDUE CT		RES24-00681	SFD	O											1	1/3/2025	1
040538335	7625 PURDUE CT		RES24-00682	SFD	O											1	1/3/2025	1
040538335	7593 PURDUE CT		RES24-00683	SFD	O											1	1/3/2025	1
040538335	7614 PURDUE CT		RES24-00684	SFD	O											1	1/3/2025	1
304620137	13139 UPLAND ST		RES21-00476	SFD	O													0
304620138	13135 UPLAND ST		RES21-00477	SFD	O													0
304620118	13119 LANCASTER ST		RES22-00229	SFD	O													0
304620121	13097 LANCASTER ST		RES22-00230	SFD	O													0
304620136	8792 REDONDO AVE		RES22-00131	SFD	O													0
305734115	12951 CAMPBELL CT		RES22-00256	SFD	O													0
305734121	12980 CAMPBELL CT		RES22-00257	SFD	O													0
305734123	12980 CAMPBELL CT		RES22-00258	SFD	O													0
305734116	12963 CAMPBELL CT		RES22-00259	SFD	O													0
305734118	12965 CAMPBELL CT		RES22-00260	SFD	O													0
305734122	12972 CAMPBELL CT		RES22-00261	SFD	O													0
305734117	12975 CAMPBELL CT		RES22-00262	SFD	O													0
305734119	12991 CAMPBELL CT		RES22-00263	SFD	O													0
305734120	12990 CAMPBELL CT		RES22-00264	SFD	O													0
305734124	12948 CAMPBELL CT		RES22-00265	SFD	O													0
041206318	16065 CACTUS ST 2		RES22-00267	ADU	R													0
041408118	11526 TENTH AVE 2		RES11*00655	ADU	R													0
039907159	17840 TALSMAN ST		RES22-00760	SFD	O													0
041408107	11525 ELEVENTH ST		RES22-00774	SFD	O													0
041408107	11525 ELEVENTH ST UNIT 2		RES22-00775	ADU	R													0
041418239	16027 MALUNA LOA 2		RES22-00887	ADU	R													0
040612214	11288 BALSAM ST		RES23-00069	SFD	O													0
039836127	1876 CENTENNIAL ST		RES23-00079	SFD	O													0
040607116	15545 SYCAMORE ST 2		RES23-00174	ADU	R													0
040908220	15010 LIME ST UNIT 2		RES23-00215	ADU	R													0
040708161	16390 LIVE OAK ST		RES23-00250	SFD	O													0
041220111	7965 E AVE		RES23-0284	SFD	O													0
040720402	16291 CHESTNUT ST		RES23-00317	SFD	O													0
040720402	16291 CHESTNUT ST UNIT 2		RES23-00318	ADU	R													0
040518212	13995 SMOKE TREE ST		RES23-00347	SFD	O													0
040720211	16394 SPRUCE ST		RES23-00348	SFD	O													0
040721306	16241 CHESTNUT ST		RES23-00362	SFD	O													0
040721306	16241 CHESTNUT ST 2		RES23-00363	ADU	R													0
039714308	7133 DOLSCOTE ST		RES23-00373	SFD	O													0
040558219	14774 JENNY ST		RES23-00393	SFD	O													0
040906108	14749 SALTANA ST		RES23-00435	SFD	O													0
039912106	17837 VALENCIA ST 2		RES23-00448	ADU	R													0
039808111	16820 DANBURY AVE		RES23-00459	SFD	O													0
041124225	17556 LIVE OAK ST		RES23-00460	SFD	O													0
040595106	8693 BANYAN AVE		RES23-00466	SFD	O													0
041230405	7781 CHASE		RES23-00479	SFD	O													0

Hesperia	
2025	(Jan. 1 - Dec. 31)
6th Cycle	10/15/2021 - 10/15/2029

Project Identifier				Unit Types		Affordability by Household Incomes - Certificates of Occupancy													
1				2	3	10										11		12	
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,S+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	
an Data Entry Below						0	0	0	0	0	0	0	0	0	0	7	443	450	
040804332	14808 MAUNA LOA ST 2	ADU24-00035	RES25-00140	ADU	R													0	
041408116	11584 TENTH ST 2	ADU24-00043	RES25-00155	ADU	R													0	
039701233	6353 RAINY PASS 2	ADU25-00002	RES25-00161	ADU	R													0	
039701233	6361 RAINY PASS 2	ADU25-00002	RES25-00162	ADU	R													0	
039701233	17209 HARPERS FERRY ST 2	ADU25-00002	RES25-00167	ADU	R										1		9/30/2025	1	
039701233	6352 RAINY PASS 2	ADU25-00002	RES25-00170	ADU	R													0	
039701233	17735 CROBTREE MEADOWS 2	ADU25-00002	RES25-00172	ADU	R													0	
039701233	17711 CROBTREE MEADOWS 2	ADU25-00002	RES25-00173	ADU	R										1		9/30/2025	1	
304609158	13488 SAGE ST 2	ADU24-00044	RES25-00184	ADU	R													0	
305706142	13389 HOLLISTER ST		RES25-00192	ADU	R													0	
039701233	6395 CASTLE CRAIGS 2	ADU25-00002	RES25-00216	ADU	R													0	
039701233	6326 RAINY PASS 2	ADU25-00002	RES25-00230	ADU	R										1		9/30/2025	1	
041213111	7878 THIRD AVE 2	ADU25-00004	RES25-00277	ADU	R													0	
039701233	6415 CASTLE CRAIGS 2	ADU25-00002	RES25-00316	ADU	R										1		11/3/2025	1	
041215103	15377 EL CENTRO ST 2	ADU25-00008	RES25-00371	ADU	R													0	
041407206	11477 EIGHTH AVE 2	ADU25-00016	RES25-00382	ADU	R													0	
304618119	8877 LOWAGE WAY 2	ADU25-00051	RES25-00397	ADU	R													0	
041222101	7807 C AVE 2	ADU25-00010	RES25-00431	ADU	R													0	
041202105	8491 NINTH ST 2	ADU25-00015	RES25-00435	ADU	R													0	
041020208	9058 E ST 2	ADU25-00014	RES25-00485	ADU	R													0	
041201103	15405 LIME ST 2	ADU25-00017	RES25-00510	ADU	R													0	
041415224	10653 EIGHTH AVE 2	ADU24-00003	RES25-00518	ADU	R													0	
040730202	16525 SMOKE TREE ST 2	ADU25-00020	RES25-00535	ADU	R													0	
041306111	16448 YUCCA ST UNIT 2	ADU25-00022	RES25-00537	ADU	R													0	
039812508	17875 BASCOM ST 2	ADU25-00019	RES25-00582	ADU	R													0	
040514443	14389 MUSGRAVE ST 2	ADU25-00024	RES25-00589	ADU	R													0	
041202112	8627 NINTH AVE 2	ADU25-00023	RES25-00640	ADU	R													0	
041116112	18188 WILLOW RD 2	ADU25-00012	RES25-00641	ADU	R													0	
040571102	10427 SHANGRI-LA AVE 2	ADU25-00030	RES25-00663	ADU	R													0	
040610225	11613 PINON AVE 2	ADU25-00028	RES25-00687	ADU	R													0	
039701233	8478 CASTLE CRAIGS 2	ADU25-00002	RES25-00688	ADU	R													0	
041120137	17098 MAIN ST 2	ADU24-00037	RES25-00679	ADU	R													0	
041201111	15526 PALM ST 2	ADU25-00033	RES25-00686	ADU	R													0	
041319307	15640 LIME ST 2	ADU25-00037	RES25-00694	ADU	R										1		1/29/2026	1	
041119154	19028 WILLOW ST 2	ADU25-00034	RES25-00696	ADU	R													0	
039701233	6495 CASTLE CRAIGS AVE 2	ADU25-00002	RES25-00708	ADU	R													0	
041322214	8707 THIRD ST 2	ADU25-00027	RES25-00718	ADU	R													0	
040728212	16224 SPRUCE ST 2	ADU25-00009	RES25-00757	ADU	R													0	
041320305	15886 LIME ST	ADU25-00040	RES25-00785	ADU	R													0	
040613239	11000 HAWTHORNE AVE 2	ADU25-00031	RES25-00793	ADU	R													0	
305722168	8824 FORDHAM CT	ADU25-00038	RES25-00794	ADU	R													0	
041410214	15984 MESA 2	ADU25-00039	RES25-00795	ADU	R													0	
041225621	16478 SAGE ST 2	ADU25-00026	RES25-00813	ADU	R													0	
039807104	17448 SEAFORTH ST 2	ADU25-00038	RES25-00818	ADU	R													0	
040613220	11177 COTTONWOOD AVE 2	ADU25-00048	RES25-00837	ADU	R													0	
305720225	9107 ASHWOOD CT 2	ADU25-00041	RES25-00840	ADU	R													0	
041319320	8760 SEVENTH ST 2	ADU25-00044	RES25-00849	ADU	R													0	
041108223	17764 MOLAVE ST 2	ADU25-00046	RES25-00852	ADU	R													0	
041101101	17672 VERDE ST	ADU25-00050	RES25-00886	ADU	R													0	
040537145	7960 MAPLE AVE 2	ADU25-00025	RES25-00901	ADU	R													0	
040815209	9785 COTTONWOOD AVE 2	ADU25-00053	RES25-00923	ADU	R													0	
039701233	17474 BEAR CREEK		RES25-00193	SFD	O													0	
040728117	16270 SPRUCE ST	ADU25-00005	RES25-00281	ADU	R													0	

Project Identifier				Unit Types		Affordability by Household Incomes - Certificates of Occupancy														
1				2	3	10													11	12
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness		
039060218	10810 F ST	ADU25-00013	RES25-00421	ADU	R													0		
039709411	7215 LYONS AVE	ADU25-00006	RES25-00522	ADU	R													0		
041420242	16415 MAJUNA LOA ST 2	ADU25-00035	RES25-00714	ADU	R													0		
041322214	8767 THIRD ST	ADU25-00027	RES25-00719	ADU	R													0		
041509317	17255 DONERT ST	ADU25-00045	RES25-00824	ADU	R													0		
041108223	17764 MCJAVIE ST	ADU25-00046	RES25-00853	ADU	R													0		
040538335	7611 PURDUE CT	TR13-00001	RES25-00001	SFD	O										1		6/25/2025	1		
040538335	7590 PURDUE CT	TR13-00001	RES25-00002	SFD	O										1		6/23/2025	1		
040538335	7646 PURDUE CT	TR13-00001	RES25-00003	SFD	O										1		6/26/2025	1		
305739133	9324 DOGWOOD DR	SPR09-10325	RES25-00004	SFD	O													0		
305739137	9360 DOGWOOD DR	SPR09-10325	RES25-00005	SFD	O													0		
305739123	13451 BENTWOOD ST	SPR09-10325	RES25-00006	SFD	O													0		
305739121	13469 BENTWOOD ST	SPR09-10325	RES25-00007	SFD	O													0		
305739134	9336 DOGWOOD DR	SPR09-10325	RES25-00008	SFD	O													0		
304610159	14186 HARTFORD ST	TTE17-00011	RES25-00014	SFD	O											1	8/6/2025	1		
304634105	14159 HARTFORD ST	TTE17-00011	RES25-00015	SFD	O											1	8/18/2025	1		
304610159	14191 HARTFORD ST	TTE17-00011	RES25-00016	SFD	O											1	8/6/2025	1		
304634104	14165 HARTFORD ST	TTE17-00011	RES25-00017	SFD	O											1	8/18/2025	1		
039701233	17374 WHISKEY MEADOWS	TT13-00001	RES25-00019	SFD	O											1	9/9/2025	1		
039701233	17394 WHISKEY MEADOWS	TT13-00001	RES25-00020	SFD	O											1	9/9/2025	1		
039701233	17418 WHISKEY MEADOWS	TT13-00001	RES25-00021	SFD	O											1	9/9/2025	1		
039701233	17442 WHISKEY MEADOWS	TT13-00001	RES25-00022	SFD	O											1	9/9/2025	1		
039701233	17450 WHISKEY MEADOWS	TT13-00001	RES25-00023	SFD	O											1	9/15/2025	1		
039701233	17458 WHISKEY MEADOWS	TT13-00001	RES25-00024	SFD	O											1	9/15/2025	1		
039701233	17384 WHISKEY MEADOWS	TT13-00001	RES25-00025	SFD	O											1	9/9/2025	1		
039701233	17410 WHISKEY MEADOWS	TT13-00001	RES25-00027	SFD	O											1	9/9/2025	1		
039701233	17428 WHISKEY MEADOWS	TT13-00001	RES25-00028	SFD	O											1	9/23/2025	1		
039701233	17456 WHISKEY MEADOWS	TT13-00001	RES25-00029	SFD	O											1	9/15/2025	1		
304610159	14172 HARTFORD ST	TTE17-00011	RES25-00030	SFD	O											1	8/18/2025	1		
304634103	14179 HARTFORD ST	TTE17-00011	RES25-00031	SFD	O											1	8/6/2025	1		
039701233	17402 WHISKEY MEADOWS	TT13-00001	RES25-00032	SFD	O											1	9/9/2025	1		
039701233	17434 WHISKEY MEADOWS	TT13-00001	RES25-00033	SFD	O											1	9/9/2025	1		
039701233	17462 WHISKEY MEADOWS	TT13-00001	RES25-00034	SFD	O											1	9/15/2025	1		
304610159	14194 HARTFORD ST	TTE17-00011	RES25-00035	SFD	O											1	8/6/2025	1		
304610159	14160 HARTFORD ST	TTE17-00011	RES25-00036	SFD	O											1	8/18/2025	1		
040537117	7720 BAYLOR AVE	TR13-00001	RES25-00046	SFD	O											1	7/2/2025	1		
040537117	14103 CAMBRIDGE ST	TR13-00001	RES25-00047	SFD	O											1	7/2/2025	1		
040537117	14113 CAMBRIDGE ST	TR13-00001	RES25-00048	SFD	O											1	7/29/2025	1		
040537117	14112 CAMBRIDGE ST	TR13-00001	RES25-00049	SFD	O											1	7/2/2025	1		
304610159	14145 HARTFORD ST	TTE17-00011	RES25-00054	SFD	O											1	10/29/2025	1		
304610159	14148 HARTFORD ST	TTE17-00011	RES25-00056	SFD	O											1	10/20/2025	1		
304610159	14110 HARTFORD ST	TTE17-00011	RES25-00057	SFD	O											1	9/25/2025	1		
304610159	8858 WALTHAM AVE	TTE17-00011	RES25-00058	SFD	O											1	10/9/2025	1		
039701233	17617 CRABTREE MEADOWS	TT13-00001	RES25-00071	SFD	O											1	10/6/2025	1		
039701233	17593 CRABTREE MEADOWS	TT13-00001	RES25-00072	SFD	O											1	10/6/2025	1		
039701233	17584 CRABTREE MEADOWS	TT13-00001	RES25-00073	SFD	O											1	10/8/2025	1		
039701233	17609 CRABTREE MEADOWS	TT13-00001	RES25-00074	SFD	O											1	10/7/2025	1		
039701233	17581 CRABTREE MEADOWS	TT13-00001	RES25-00075	SFD	O											1	10/8/2025	1		
039701233	17596 CRABTREE MEADOWS	TT13-00001	RES25-00076	SFD	O											1	10/9/2025	1		
039701233	17599 CRABTREE MEADOWS	TT13-00001	RES25-00077	SFD	O											1	10/7/2025	1		
039701233	17670 CRABTREE MEADOWS	TT13-00001	RES25-00078	SFD	O											1	10/8/2025	1		
039701233	17606 CRABTREE MEADOWS	TT13-00001	RES25-00079	SFD	O											1	10/9/2025	1		
039701233	17669 CRABTREE MEADOWS	TT13-00001	RES25-00080	SFD	O											1	10/6/2025	1		

Project Identifier				Unit Types		Affordability by Household Incomes - Certificates of Occupancy													
1				2	3	10										11	12		
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	
039701233	17892 CRABTREE MEADOWS	TT13-00001	RES25-00081	SFD	O											1	10/9/2025	1	
039701233	17814 CRABTREE MEADOWS	TT13-00001	RES25-00082	SFD	O											1	10/9/2025	1	
039701233	6450 WINDY TRAIL AVE	TT13-00001	RES25-00083	SFD	O													0	
039701233	6416 WINDY TRAIL AVE	TT13-00001	RES25-00084	SFD	O													0	
039701233	17858 KINLEY ST	TT13-00001	RES25-00085	SFD	O													0	
039701233	6438 WINDY TRAIL	TT13-00001	RES25-00086	SFD	O													0	
039701233	17848 KINLEY ST	TT13-00001	RES25-00087	SFD	O													0	
039701233	17838 KINLEY ST	TT13-00001	RES25-00088	SFD	O													0	
039701233	6428 WINDY TRAIL AVE	TT13-00001	RES25-00089	SFD	O													0	
039701233	6406 WINDY TRAIL AVE	TT13-00001	RES25-00090	SFD	O													0	
040537117	14125 CAMBRIDGE ST	TTR13-00001	RES25-00096	SFD	O											1	7/31/2025	1	
040537117	14137 CAMBRIDGE ST	TTR13-00001	RES25-00097	SFD	O											1	7/31/2025	1	
040537117	14138 CAMBRIDGE ST	TTR13-00001	RES25-00098	SFD	O											1	8/14/2025	1	
040537117	14124 CAMBRIDGE ST	TTR13-00001	RES25-00099	SFD	O											1	8/1/2025	1	
040537117	14159 CAMBRIDGE ST	TTR13-00001	RES25-00101	SFD	O											1	8/27/2025	1	
040537117	14145 CAMBRIDGE ST	TTR13-00001	RES25-00102	SFD	O											1	8/27/2025	1	
040537117	14150 CAMBRIDGE ST	TTR13-00001	RES25-00103	SFD	O											1	8/27/2025	1	
040537117	14162 CAMBRIDGE ST	TTR13-00001	RES25-00104	SFD	O											1	8/27/2025	1	
039745116	7145 MILTON AVE	TTE17-00015	RES25-00114	SFD	O											1	10/15/2025	1	
039745117	7129 MILTON AVE	TTE17-00015	RES25-00115	SFD	O											1	11/14/2025	1	
039745118	7113 MILTON AVE	TTE17-00015	RES25-00116	SFD	O													0	
039745125	7136 MILTON AVE	TTE17-00015	RES25-00117	SFD	O											1	10/15/2025	1	
039745126	7120 MILTON AVE	TTE17-00015	RES25-00118	SFD	O											1	11/12/2025	1	
039701233	6351 MARION MOUNTAIN	TTR13-00001	RES25-00120	SFD	O													0	
039701233	6337 MARION MOUNTAIN	TTR13-00001	RES25-00121	SFD	O											1	10/2/2025	1	
039701233	6329 MARION MOUNTAIN	TTR13-00001	RES25-00122	SFD	O													0	
039701233	6345 MARION MOUNTAIN	TTR13-00001	RES25-00123	SFD	O											1	10/14/2025	1	
039701233	17830 MCKENZIE CT	TTR13-00001	RES25-00128	SFD	O													0	
039701233	17820 MCKENZIE CT	TTR13-00001	RES25-00130	SFD	O													0	
039701233	17827 MCKENZIE CT	TTR13-00001	RES25-00131	SFD	O													0	
040538335	7584 TAYLOR AVE	TTR13-00001	RES25-00136	SFD	O											1	8/26/2025	1	
040538335	7612 PRINCETON AVE	TTR13-00001	RES25-00137	SFD	O											1	9/19/2025	1	
040538335	7610 TAYLOR AVE	TTR13-00001	RES25-00138	SFD	O											1	8/26/2025	1	
040538335	7626 TAYLOR AVE	TTR13-00001	RES25-00141	SFD	O											1	8/26/2025	1	
040538335	7648 TAYLOR AVE	TTR13-00001	RES25-00143	SFD	O											1	8/26/2025	1	
040538335	14242 NOTRE DAME ST	TTR13-00001	RES25-00144	SFD	O											1	8/28/2025	1	
040538335	14256 NOTRE DAME ST	TTR13-00001	RES25-00145	SFD	O											1	8/28/2025	1	
040538335	14284 NOTRE DAME ST	TTR13-00001	RES25-00146	SFD	O											1	8/27/2025	1	
040538335	7635 TAYLOR AVE	TTR13-00001	RES25-00147	SFD	O											1	8/29/2025	1	
040538335	7628 PRINCETON AVE	TTR13-00001	RES25-00148	SFD	O											1	8/26/2025	1	
040538335	14118 COLUMBIA ST	TTR13-00001	RES25-00149	SFD	O											1	8/26/2025	1	
040538335	14126 COLUMBIA ST	TTR13-00001	RES25-00150	SFD	O											1	8/26/2025	1	
040538335	14138 COLUMBIA ST	TTR13-00001	RES25-00151	SFD	O											1	8/26/2025	1	
040538335	14156 COLUMBIA ST	TTR13-00001	RES25-00152	SFD	O											1	8/27/2025	1	
040538335	14153 COLUMBIA ST	TTR13-00001	RES25-00153	SFD	O											1	8/27/2025	1	
040538335	7611 PRINCETON AVE	TTR13-00001	RES25-00154	SFD	O											1	8/27/2025	1	
040538335	14270 NOTRE DAME ST	TTR13-00001	RES25-00158	SFD	O											1	9/8/2025	1	
040538335	7651 TAYLOR AVE	TTR13-00001	RES25-00159	SFD	O											1	8/29/2025	1	
039701233	17225 HARPERS FERRY ST	TT13-00001	RES25-00163	SFD	O											1	9/18/2025	1	
039701233	17217 HARPERS FERRY ST	TT13-00001	RES25-00165	SFD	O											1	9/24/2025	1	
039701233	17209 HARPERS FERRY ST	TT13-00001	RES25-00166	SFD	O											1	9/30/2025	1	
039701233	17201 HARPERS FERRY ST	TT13-00001	RES25-00168	SFD	O											1	9/30/2025	1	
039701233	6352 RAINY PASS	TT13-00001	RES25-00169	SFD	O											1	9/24/2025	1	
040538335	14268 CLEMSON ST	TTR13-00001	RES25-00176	SFD	O											1	9/2/2025	1	
040538335	14273 CLEMSON ST	TTR13-00001	RES25-00177	SFD	O											1	9/2/2025	1	
039701233	17448 MARION MOUNTAIN	TT13-00001	RES25-00180	SFD	O											1	10/22/2025	1	

Project Identifier				Unit Types		Affordability by Household Incomes - Certificates of Occupancy													
1				2	3	10										11	12		
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	
039701233	17454 MARION MOUNTAIN	TT13-00001	RES25-00181	SFD	O											1	10/16/2025	1	
039701233	17453 MARION MOUNTAIN	TT13-00001	RES25-00182	SFD	O											1	10/28/2025	1	
039701233	17461 MARION MOUNTAIN	TT13-00001	RES25-00183	SFD	O											1	10/16/2025	1	
039701233	6313 MARION MOUNTAIN	TT13-00001	RES25-00185	SFD	O											1	10/22/2025	1	
039701233	6305 MARION MOUNTAIN	TT13-00001	RES25-00186	SFD	O											1	10/14/2025	1	
039701233	17469 MARION MOUNTAIN	TT13-00001	RES25-00187	SFD	O											1	9/23/2025	1	
039701233	6321 MARION MOUNTAIN	TT13-00001	RES25-00188	SFD	O											1	9/30/2025	1	
039701233	17496 BEAR CREEK	TT13-00001	RES25-00194	SFD	O													0	
039701233	17498 BEAR CREEK	TT13-00001	RES25-00195	SFD	O													0	
304610159	14134 HARTFORD ST	TTE17-00011	RES25-00196	SFD	O											1	10/20/2025	1	
304610159	8878 WALTHAM AVE	TTE17-00011	RES25-00197	SFD	O											1	10/9/2025	1	
304610159	14122 HARTFORD ST	TTE17-00011	RES25-00198	SFD	O											1	10/16/2025	1	
304610159	8864 WALTHAM AVE	TTE17-00011	RES25-00199	SFD	O											1	10/9/2025	1	
039745107	7128 FARMDALE AVE	TTE17-00015	RES25-00202	SFD	O													0	
039745128	7088 MILTON AVE	TTE17-00015	RES25-00203	SFD	O											1	10/17/2025	1	
039745108	7112 FARMDALE AVE	TTE17-00015	RES25-00204	SFD	O													0	
039745127	7104 MILTON AVE	TTE17-00015	RES25-00205	SFD	O													0	
039745106	7144 FARMDALE AVE	TTE17-00015	RES25-00206	SFD	O													0	
039701233	6398 CASTLE CRAGS	TT13-00001	RES25-00211	SFD	O											1	10/15/2025	1	
039701233	6396 CASTLE CRAGS	TT13-00001	RES25-00213	SFD	O											1	10/15/2025	1	
039701233	17747 CRABTREE MEADOWS	TT13-00001	RES25-00214	SFD	O											1	10/15/2025	1	
039701233	6405 CASTLE CRAGS	TT13-00001	RES25-00215	SFD	O											1	10/15/2025	1	
039701233	17810 MCKENZIE CT	TT13-00001	RES25-00218	SFD	O											1	9/17/2025	1	
039701233	17788 WINDY TRAIL AVE	TT13-00001	RES25-00219	SFD	O													0	
039701233	17799 MCKENZIE CT	TT13-00001	RES25-00220	SFD	O													0	
039701233	17807 MCKENZIE CT	TT13-00001	RES25-00221	SFD	O													0	
039701233	17800 WINDY TRAIL AVE	TT13-00001	RES25-00222	SFD	O													0	
039701233	17792 WINDY TRAIL	TT13-00001	RES25-00223	SFD	O													0	
039701233	17817 MCKENZIE CT	TT13-00001	RES25-00224	SFD	O													0	
039701233	17818 WINDY TRAIL AVE	TT13-00001	RES25-00225	SFD	O													0	
039701233	6342 RAINY PASS	TT13-00001	RES25-00231	SFD	O											1	10/8/2025	1	
039701233	6329 RAINY PASS	TT13-00001	RES25-00232	SFD	O											1	10/1/2025	1	
039701233	6326 RAINY PASS	TT13-00001	RES25-00233	SFD	O											1	10/8/2025	1	
039701233	6337 RAINY PASS	TT13-00001	RES25-00235	SFD	O											1	10/1/2025	1	
039701233	6334 RAINY PASS	TT13-00001	RES25-00236	SFD	O											1	10/8/2025	1	
040537117	14174 CAMBRIDGE ST	TTR13-00001	RES25-00237	SFD	O											1	9/9/2025	1	
040537117	14186 CAMBRIDGE ST	TTR13-00001	RES25-00238	SFD	O											1	9/9/2025	1	
040537117	14173 CAMBRIDGE ST	TTR13-00001	RES25-00239	SFD	O											1	9/9/2025	1	
040537117	14161 CAMBRIDGE ST	TTR13-00001	RES25-00240	SFD	O											1	9/9/2025	1	
039701233	17127 KENT ST	TT13-00001	RES25-00242	SFD	O													0	
039701233	6470 MARBLEBROOK AVE	TT13-00001	RES25-00243	SFD	O													0	
039701233	6446 MARBLEBROOK AVE	TT13-00001	RES25-00244	SFD	O													0	
039701233	17120 WHISKEY MEADOWS	TT13-00001	RES25-00245	SFD	O													0	
039701233	6434 MARBLEBROOK AVE	TT13-00001	RES25-00247	SFD	O													0	
039701233	17112 KENT ST	TT13-00001	RES25-00248	SFD	O													0	
039701233	17136 KENT ST	TT13-00001	RES25-00249	SFD	O													0	
039701233	6458 MARBLEBROOK AVE	TT13-00001	RES25-00250	SFD	O													0	
039701233	17124 KENT ST	TT13-00001	RES25-00251	SFD	O													0	
039701233	6482 MARBLEBROOK AVE	TT13-00001	RES25-00252	SFD	O													0	
039701233	17557 CRABTREE MEADOWS	TT13-00001	RES25-00258	SFD	O											1	10/27/2025	1	
039701233	17521 CRABTREE MEADOWS	TT13-00001	RES25-00259	SFD	O											1	10/28/2025	1	
039701233	17558 CRABTREE MEADOWS	TT13-00001	RES25-00260	SFD	O											1	11/5/2025	1	

Project Identifier				Unit Types		Affordability by Household Incomes - Certificates of Occupancy													
1				2	3	10										11		12	
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,S+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	
039701233	17499 CRABTREE MEADOWS	TT13-00001	RES25-00261	SFD	O														
039701233	17534 CRABTREE MEADOWS	TT13-00001	RES25-00262	SFD	O											1	11/3/2025	1	
039701233	17487 CRABTREE MEADOWS	TT13-00001	RES25-00263	SFD	O											1	11/5/2025	1	
039701233	17527 CRABTREE MEADOWS	TT13-00001	RES25-00264	SFD	O														
039701233	17546 CRABTREE MEADOWS	TT13-00001	RES25-00265	SFD	O														
039701233	17518 CRABTREE MEADOWS	TT13-00001	RES25-00266	SFD	O														
039701233	17509 CRABTREE MEADOWS	TT13-00001	RES25-00267	SFD	O											1	10/28/2025	1	
039701233	17533 CRABTREE MEADOWS	TT13-00001	RES25-00268	SFD	O											1	10/28/2025	1	
039701233	17545 CRABTREE MEADOWS	TT13-00001	RES25-00269	SFD	O											1	10/27/2025	1	
040538335	14254 CLEMSON ST	TTR13-00001	RES25-00291	SFD	O											1	10/2/2025	1	
040538335	14240 CLEMSON ST	TTR13-00001	RES25-00293	SFD	O											1	10/2/2025	1	
040538335	14226 CLEMSON ST	TTR13-00001	RES25-00294	SFD	O											1	10/2/2025	1	
040538335	14214 CLEMSON ST	TTR13-00001	RES25-00295	SFD	O											1	10/2/2025	1	
040538335	14202 CLEMSON ST	TTR13-00001	RES25-00296	SFD	O											1	10/3/2025	1	
040538335	14213 CLEMSON ST	TTR13-00001	RES25-00297	SFD	O											1	9/30/2025	1	
040538335	14225 CLEMSON ST	TTR13-00001	RES25-00298	SFD	O											1	9/30/2025	1	
040538335	14237 CLEMSON ST	TTR13-00001	RES25-00299	SFD	O											1	9/30/2025	1	
040538335	14249 CLEMSON ST	TTR13-00001	RES25-00300	SFD	O											1	9/30/2025	1	
040538335	14261 CLEMSON ST	TTR13-00001	RES25-00301	SFD	O											1	9/29/2025	1	
040537117	14204 CAMBRIDGE ST	TTR13-00001	RES25-00303	SFD	O											1	10/14/2025	1	
040537117	14205 CAMBRIDGE ST	TTR13-00001	RES25-00304	SFD	O											1	9/25/2025	1	
040537117	14183 CAMBRIDGE ST	TTR13-00001	RES25-00305	SFD	O											1	10/14/2025	1	
040537117	14216 CAMBRIDGE ST	TTR13-00001	RES25-00306	SFD	O											1	9/25/2025	1	
039701233	8408 CASTLE CRAGS	TT13-00001	RES25-00310	SFD	O											1	10/27/2025	1	
039701233	8418 CASTLE CRAGS	TT13-00001	RES25-00312	SFD	O											1	10/28/2025	1	
039701233	8428 CASTLE CRAGS	TT13-00001	RES25-00313	SFD	O											1	10/30/2025	1	
039701233	8425 CASTLE CRAGS	TT13-00001	RES25-00314	SFD	O													0	
039701233	8415 CASTLE CRAGS	TT13-00001	RES25-00315	SFD	O											1	10/30/2025	1	
040538335	7596 TAYLOR AVE	TTR13-00001	RES25-00321	SFD	O											1	10/9/2025	1	
040538335	7585 TAYLOR AVE	TTR13-00001	RES25-00322	SFD	O											1	10/9/2025	1	
040538335	7571 TAYLOR AVE	TTR13-00001	RES25-00323	SFD	O											1	10/10/2025	1	
040538335	7557 TAYLOR AVE	TTR13-00001	RES25-00324	SFD	O											1	10/15/2025	1	
040538335	7543 TAYLOR AVE	TTR13-00001	RES25-00325	SFD	O											1	10/10/2025	1	
040538335	7529 TAYLOR AVE	TTR13-00001	RES25-00326	SFD	O											1	10/10/2025	1	
040538335	7515 TAYLOR AVE	TTR13-00001	RES25-00327	SFD	O											1	10/10/2025	1	
040538335	7501 TAYLOR AVE	TTR13-00001	RES25-00328	SFD	O											1	10/20/2025	1	
040537117	14217 CAMBRIDGE ST	TTR13-00001	RES25-00342	SFD	O											1	10/16/2025	1	
040537117	14249 CAMBRIDGE ST	TTR13-00001	RES25-00343	SFD	O											1	10/16/2025	1	
040537117	14229 CAMBRIDGE ST	TTR13-00001	RES25-00346	SFD	O											1	10/16/2025	1	
040537117	14228 CAMBRIDGE ST	TTR13-00001	RES25-00347	SFD	O											1	10/16/2025	1	
039701233	17835 MCKENZIE CT	TT13-00001	RES25-00348	SFD	O													0	
039701233	17843 MCKENZIE CT	TT13-00001	RES25-00349	SFD	O													0	
039701233	17851 MCKENZIE CT	TT13-00001	RES25-00350	SFD	O													0	
039701233	17859 MCKENZIE CT	TT13-00001	RES25-00351	SFD	O													0	
039701233	17867 MCKENZIE CT	TT13-00001	RES25-00352	SFD	O													0	
040538335	14271 ROLLINS ST	TTR13-00001	RES25-00353	SFD	O											1	11/3/2025	1	
040538335	14259 ROLLINS ST	TTR13-00001	RES25-00354	SFD	O											1	11/3/2025	1	
040538335	14283 ROLLINS ST	TTR13-00001	RES25-00357	SFD	O											1	10/30/2025	1	
040538335	14247 ROLLINS ST	TTR13-00001	RES25-00358	SFD	O											1	10/30/2025	1	
040538335	14235 ROLLINS ST	TTR13-00001	RES25-00359	SFD	O											1	10/30/2025	1	
040538335	14236 ROLLINS ST	TTR13-00001	RES25-00360	SFD	O											1	11/3/2025	1	

Project Identifier				Unit Types		Affordability by Household Incomes - Certificates of Occupancy												
1				2	3	10										11	12	
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
040538335	14248 ROLLINS ST	TTR13-00001	RES25-00361	SFD	O											1	11/3/2025	1
040538335	14260 ROLLINS ST	TTR13-00001	RES25-00362	SFD	O											1	11/3/2025	1
040538335	14272 ROLLINS ST	TTR13-00001	RES25-00363	SFD	O											1	11/3/2025	1
040537117	14241 CAMBRIDGE ST	TTR13-00001	RES25-00367	SFD	O											1	10/28/2025	1
040537117	14253 CAMBRIDGE ST	TTR13-00001	RES25-00368	SFD	O											1	10/28/2025	1
040537117	14265 CAMBRIDGE ST	TTR13-00001	RES25-00369	SFD	O											1	10/28/2025	1
040537117	14252 CAMBRIDGE ST	TTR13-00001	RES25-00370	SFD	O											1	10/28/2025	1
304610159	8622 WALTHAM AVE	TTE17-00011	RES25-00375	SFD	O											1	11/25/2025	1
039701233	6321 RAINY PASS	TT13-00001	RES25-00378	SFD	O											1	10/9/2025	1
039701233	6313 RAINY PASS	TT13-00001	RES25-00379	SFD	O											1	10/9/2025	1
039701233	6310 RAINY PASS	TT13-00001	RES25-00380	SFD	O											1	10/9/2025	1
039701233	6318 RAINY PASS	TT13-00001	RES25-00381	SFD	O											1	10/9/2025	1
304610159	8610 WALTHAM AVE	TTE17-00011	RES25-00386	SFD	O											1	11/20/2025	1
304634110	8609 WALTHAM AVE	TTE17-00011	RES25-00387	SFD	O											1	11/20/2025	1
304634109	8617 WALTHAM AVE	TTE17-00011	RES25-00388	SFD	O											1	11/20/2025	1
304610159	8634 WALTHAM AVE	TTE17-00011	RES25-00389	SFD	O											1	11/25/2025	1
304610159	8646 WALTHAM AVE	TTE17-00011	RES25-00390	SFD	O											1	11/13/2025	1
304634108	8629 WALTHAM AVE	TTE17-00011	RES25-00391	SFD	O											1	11/13/2025	1
304634107	8653 WALTHAM AVE	TTE17-00011	RES25-00392	SFD	O											1	11/19/2025	1
304610159	8790 WALTHAM AVE	TTE17-00011	RES25-00399	SFD	O											1	12/10/2025	1
304610159	14183 PLYMOUTH ST	TTE17-00011	RES25-00400	SFD	O											1	12/10/2025	1
304610159	14163 PLYMOUTH ST	TTE17-00011	RES25-00401	SFD	O											1	1/7/2026	1
304610159	8781 WALTHAM AVE	TTE17-00011	RES25-00402	SFD	O											1	12/22/2025	1
304610159	8774 WALTHAM AVE	TTE17-00011	RES25-00403	SFD	O											1	1/13/2026	1
304610159	14171 PLYMOUTH ST	TTE17-00011	RES25-00404	SFD	O											1	1/7/2026	1
304610159	14151 PLYMOUTH ST	TTE17-00011	RES25-00405	SFD	O											1	1/13/2026	1
304610159	8782 WALTHAM AVE	TTE17-00011	RES25-00406	SFD	O											1	1/13/2026	1
039701233	6438 CASTLE CRAIGS	TT13-00001	RES25-00407	SFD	O											1	10/16/2025	1
039701233	6448 CASTLE CRAIGS	TT13-00001	RES25-00408	SFD	O											1	10/27/2025	1
039701233	6445 CASTLE CRAIGS	TT13-00001	RES25-00409	SFD	O											1	10/16/2025	1
039701233	6435 CASTLE CRAIGS	TT13-00001	RES25-00410	SFD	O											1	10/16/2025	1
039701233	17898 MCKENZIE CT	TT13-00001	RES25-00412	SFD	O													0
039701233	17899 MCKENZIE CT	TT13-00001	RES25-00413	SFD	O													0
039701233	17891 MCKENZIE CT	TT13-00001	RES25-00414	SFD	O													0
039701233	17894 MCKENZIE CT	TT13-00001	RES25-00415	SFD	O													0
039701233	17903 MCKENZIE CT	TT13-00001	RES25-00416	SFD	O													0
039701233	17883 MCKENZIE CT	TT13-00001	RES25-00417	SFD	O													0
039701233	17875 MCKENZIE CT	TT13-00001	RES25-00418	SFD	O													0
039701233	17886 MCKENZIE CT	TT13-00001	RES25-00419	SFD	O													0
304610159	8762 WALTHAM AVE	TTE17-00011	RES25-00422	SFD	O											1	1/13/2026	1
304610159	8802 WALTHAM AVE	TTE17-00011	RES25-00423	SFD	O											1	12/18/2025	1
304634111	8795 WALTHAM AVE	TTE17-00011	RES25-00424	SFD	O											1	12/22/2025	1
304634112	8789 WALTHAM AVE	TTE17-00011	RES25-00425	SFD	O											1	12/18/2025	1
040538335	14201 CLEMSON ST	TTR13-00001	RES25-00438	SFD	O											1	1/14/2025	1
040538335	7586 LOYOLA AVE	TTR13-00001	RES25-00439	SFD	O											1	1/15/2025	1
040538335	7576 LOYOLA AVE	TTR13-00001	RES25-00440	SFD	O											1	1/15/2025	1
040538335	14181 CLEMSON ST	TTR13-00001	RES25-00441	SFD	O											1	1/14/2025	1
040538335	14193 CLEMSON ST	TTR13-00001	RES25-00442	SFD	O											1	1/14/2025	1
040538335	7564 LOYOLA AVE	TTR13-00001	RES25-00443	SFD	O											1	1/14/2025	1
040538335	7580 LOYOLA AVE	TTR13-00001	RES25-00444	SFD	O											1	1/15/2025	1
040537117	14277 CAMBRIDGE ST	TTR13-00001	RES25-00447	SFD	O											1	12/23/2025	1
040537117	14289 CAMBRIDGE ST	TTR13-00001	RES25-00448	SFD	O											1	12/16/2025	1
040537117	14276 CAMBRIDGE ST	TTR13-00001	RES25-00449	SFD	O											1	12/16/2025	1
040537117	14284 CAMBRIDGE ST	TTR13-00001	RES25-00450	SFD	O											1	12/19/2025	1
040538335	14302 STETSON ST	TTR13-00001	RES25-00456	SFD	O											1	1/16/2026	1

Project Identifier				Unit Types		Affordability by Household Incomes - Certificates of Occupancy												
1				2	3	10										11	12	
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
040538335	14366 STETSON ST	TTR13-00001	RES25-00457	SFD	O											1	1/22/2026	1
040538335	7616 DREXEL AVE	TTR13-00001	RES25-00458	SFD	O											1	1/22/2026	1
040538335	14316 STETSON ST	TTR13-00001	RES25-00459	SFD	O											1	1/16/2026	1
040538335	14342 STETSON ST	TTR13-00001	RES25-00460	SFD	O											1	1/21/2026	1
040538335	7627 VASSAR AVE	TTR13-00001	RES25-00461	SFD	O											1	1/22/2026	1
040538335	14328 STETSON ST	TTR13-00001	RES25-00462	SFD	O											1	1/21/2026	1
040538335	14354 STETSON ST	TTR13-00001	RES25-00463	SFD	O											1	1/27/2026	1
040538335	7615 DREXEL AVE	TTR13-00001	RES25-00464	SFD	O											1	1/22/2026	1
040538335	14225 ROLLINS ST	TTR13-00001	RES25-00468	SFD	O											1	1/15/2026	1
040538335	14193 ROLLINS ST	TTR13-00001	RES25-00470	SFD	O											1	1/20/2026	1
040538335	14200 ROLLINS ST	TTR13-00001	RES25-00471	SFD	O											1	1/22/2026	1
040538335	14217 ROLLINS ST	TTR13-00001	RES25-00472	SFD	O											1	1/15/2026	1
040538335	14205 ROLLINS ST	TTR13-00001	RES25-00473	SFD	O											1	1/20/2026	1
040538335	14224 ROLLINS ST	TTR13-00001	RES25-00474	SFD	O											1	1/22/2026	1
040538335	14192 ROLLINS ST	TTR13-00001	RES25-00475	SFD	O											1	1/22/2026	1
040538335	14212 ROLLINS ST	TTR13-00001	RES25-00476	SFD	O											1	1/22/2026	1
039701233	17240 WHISKEY MEADOWS	TT13-00001	RES25-00478	SFD	O											1	11/13/2025	1
039701233	17276 WHISKEY MEADOWS	TT13-00001	RES25-00479	SFD	O											1	11/13/2025	1
039701233	17252 WHISKEY MEADOWS	TT13-00001	RES25-00480	SFD	O											1	11/20/2025	1
039701233	17288 WHISKEY MEADOWS	TT13-00001	RES25-00481	SFD	O											1	11/20/2025	1
039701233	17264 WHISKEY MEADOWS	TT13-00001	RES25-00482	SFD	O											1	11/20/2025	1
039701233	17490 BASSETS ST	TT13-00001	RES25-00486	SFD	O													0
039701233	17550 BASSETS ST	TT13-00001	RES25-00487	SFD	O													0
039701233	17531 BASSETS ST	TT13-00001	RES25-00488	SFD	O													0
039701233	17502 BASSETS ST	TT13-00001	RES25-00489	SFD	O													0
039701233	17538 BASSETS ST	TT13-00001	RES25-00490	SFD	O													0
039701233	17571 BASSETS ST	TT13-00001	RES25-00491	SFD	O													0
039701233	6449 STORMY AVE	TT13-00001	RES25-00492	SFD	O													0
039701233	17514 BASSETS ST	TT13-00001	RES25-00493	SFD	O													0
039701233	17562 BASSETS ST	TT13-00001	RES25-00494	SFD	O													0
039701233	17549 BASSETS ST	TT13-00001	RES25-00495	SFD	O													0
039701233	17526 BASSETS ST	TT13-00001	RES25-00496	SFD	O													0
039701233	17561 BASSETS ST	TT13-00001	RES25-00497	SFD	O													0
039701233	6349 BASSETS ST	TT13-00001	RES25-00498	SFD	O											1	12/11/2025	1
039701233	17448 LURAY ST	TT13-00001	RES25-00499	SFD	O											1	11/12/2025	1
039701233	6348 BASSETS ST	TT13-00001	RES25-00500	SFD	O											1	12/18/2025	1
039701233	6364 BASSETS ST	TT13-00001	RES25-00501	SFD	O											1	12/18/2025	1
039701233	17465 LURAY ST	TT13-00001	RES25-00502	SFD	O											1	11/12/2025	1
039701233	6356 BASSETS ST	TT13-00001	RES25-00503	SFD	O											1	12/18/2025	1
039701233	17457 LURAY ST	TT13-00001	RES25-00504	SFD	O											1	11/12/2025	1
039701233	17324 WHISKEY MEADOWS	TT13-00001	RES25-00523	SFD	O											1	11/17/2025	1
039701233	17316 WHISKEY MEADOWS	TT13-00001	RES25-00524	SFD	O											1	11/20/2025	1
039701233	17308 WHISKEY MEADOWS	TT13-00001	RES25-00525	SFD	O											1	11/17/2025	1
039701233	17300 WHISKEY MEADOWS	TT13-00001	RES25-00526	SFD	O											1	11/20/2025	1
039701233	17413 MARION MOUNTAIN	TT13-00001	RES25-00528	SFD	O											1	1/13/2026	1
039701233	6332 BASSETS ST	TT13-00001	RES25-00529	SFD	O											1	12/10/2025	1
039701233	17429 MARION MOUNTAIN	TT13-00001	RES25-00530	SFD	O											1	1/13/2026	1
039701233	6324 BASSETS ST	TT13-00001	RES25-00531	SFD	O											1	12/3/2025	1
039701233	17421 MARION MOUNTAIN	TT13-00001	RES25-00532	SFD	O											1	1/13/2026	1
039701233	6316 BASSETS ST	TT13-00001	RES25-00533	SFD	O											1	12/3/2025	1
039701233	17445 MARION MOUNTAIN	TT13-00001	RES25-00534	SFD	O											1	1/12/2026	1
039701233	6458 CASTLE CRAIGS	TT13-00001	RES25-00542	SFD	O											1	12/4/2025	1
039701233	6468 CASTLE CRAIGS AVE	TT13-00001	RES25-00543	SFD	O											1	12/3/2025	1
039701233	6465 CASTLE CRAIGS	TT13-00001	RES25-00544	SFD	O											1	12/3/2025	1
039701233	6455 CASTLE CRAIGS	TT13-00001	RES25-00545	SFD	O											1	12/4/2025	1
039701233	17783 PALOMAR CT	TT13-00001	RES25-00547	SFD	O													0
039701233	7077 DOWNEY CT	TT13-00001	RES25-00548	SFD	O													0

Project Identifier				Unit Types		Affordability by Household Incomes - Certificates of Occupancy														
1				2	3	10										11		12		
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Rentor O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness		
039701233	17756 PALOMAR CT	TT13-00001	RES25-00549	SFD	O													0		
039701233	7067 DOHENY CT	TT13-00001	RES25-00550	SFD	O													0		
039701233	17751 PALOMAR CT	TT13-00001	RES25-00562	SFD	O													0		
039701233	17726 PALOMAR CT	TT13-00001	RES25-00563	SFD	O													0		
039701233	17736 PALOMAR CT	TT13-00001	RES25-00564	SFD	O													0		
039701233	17746 PALOMAR CT	TT13-00001	RES25-00565	SFD	O													0		
039701233	6495 CASTLE CRAIGS AVE	TT13-00001	RES25-00567	SFD	O													0		
039701233	6485 CASTLE CRAIGS	TT13-00001	RES25-00568	SFD	O													0		
039701233	6475 CASTLE CRAIGS	TT13-00001	RES25-00569	SFD	O													0		
039701233	6488 CASTLE CRAIGS AVE	TT13-00001	RES25-00570	SFD	O													0		
039701233	6478 CASTLE CRAIGS AVE	TT13-00001	RES25-00571	SFD	O													0		
039701233	6339 DAMASCUS AVE	TT13-00001	RES25-00572	SFD	O													0		
039701233	6350 DAMASCUS AVE	TT13-00001	RES25-00573	SFD	O													0		
039701233	6358 DAMASCUS AVE	TT13-00001	RES25-00574	SFD	O													0		
039701233	6342 DAMASCUS AVE	TT13-00001	RES25-00575	SFD	O													0		
039701233	6355 DAMASCUS AVE	TT13-00001	RES25-00576	SFD	O													0		
039701233	6347 DAMASCUS AVE	TT13-00001	RES25-00577	SFD	O													0		
039701233	6334 DAMASCUS AVE	TT13-00001	RES25-00578	SFD	O													0		
039701233	6363 DAMASCUS AVE	TT13-00001	RES25-00579	SFD	O													0		
039701233	7087 DOHENY CT	TT13-00001	RES25-00581	SFD	O													0		
039701233	7101 DOHENY CT	TT13-00001	RES25-00583	SFD	O													0		
039701233	7111 DOHENY CT	TT13-00001	RES25-00584	SFD	O													0		
039701233	7121 DOHENY CT	TT13-00001	RES25-00585	SFD	O													0		
039701233	17574 BASSETS ST	TT13-00001	RES25-00610	SFD	O													0		
039701233	17608 BASSETS ST	TT13-00001	RES25-00611	SFD	O													0		
039701233	17595 BASSETS ST	TT13-00001	RES25-00612	SFD	O													0		
039701233	17594 BASSETS ST	TT13-00001	RES25-00613	SFD	O													0		
039701233	17621 BASSETS ST	TT13-00001	RES25-00614	SFD	O													0		
039701233	17591 BASSETS ST	TT13-00001	RES25-00615	SFD	O													0		
039701233	17586 BASSETS ST	TT13-00001	RES25-00616	SFD	O													0		
039701233	17616 BASSETS ST	TT13-00001	RES25-00617	SFD	O													0		
039701233	17605 BASSETS ST	TT13-00001	RES25-00618	SFD	O													0		
039701233	17598 BASSETS ST	TT13-00001	RES25-00619	SFD	O													0		
039701233	17613 BASSETS ST	TT13-00001	RES25-00620	SFD	O													0		
039701233	17583 BASSETS ST	TT13-00001	RES25-00621	SFD	O													0		
040538335	7584 DREXEL AVE	TT13-00001	RES25-00627	SFD	O													0		
040538335	7567 DREXEL AVE	TT13-00001	RES25-00628	SFD	O													0		
040538335	7568 DREXEL AVE	TT13-00001	RES25-00629	SFD	O													0		
040538335	7597 DREXEL AVE	TT13-00001	RES25-00630	SFD	O													0		
040538335	7551 DREXEL AVE	TT13-00001	RES25-00631	SFD	O													0		
040538335	7552 DREXEL AVE	TT13-00001	RES25-00632	SFD	O													0		
040538335	7598 DREXEL AVE	TT13-00001	RES25-00633	SFD	O													0		
040538335	7583 DREXEL AVE	TT13-00001	RES25-00634	SFD	O													0		
040538335	14181 ROLLINS ST	TT13-00001	RES25-00642	SFD	O													0		
040538335	14167 ROLLINS ST	TT13-00001	RES25-00644	SFD	O													0		
040538335	14145 ROLLINS ST	TT13-00001	RES25-00645	SFD	O													0		
040538335	14131 ROLLINS ST	TT13-00001	RES25-00646	SFD	O													0		
040538335	14168 ROLLINS ST	TT13-00001	RES25-00647	SFD	O													0		
040538335	14180 ROLLINS ST	TT13-00001	RES25-00648	SFD	O													0		
039701233	17313 WHISKEY MEADOWS	TT13-00001	RES25-00656	SFD	O													0		
039701233	17305 WHISKEY MEADOWS	TT13-00001	RES25-00657	SFD	O													0		
039701233	17297 WHISKEY MEADOWS	TT13-00001	RES25-00658	SFD	O													0		
039701233	17285 WHISKEY MEADOWS	TT13-00001	RES25-00659	SFD	O													0		
040537117	7833 BAYLOR AVE	TT13-00001	RES25-00674	SFD	O											1	1/28/2026	1		
039701233	7131 DOHENY CT	TT13-00001	RES25-00681	SFD	O													0		
039701233	7128 DOHENY CT	TT13-00001	RES25-00682	SFD	O													0		
039701233	17753 RED ROCK CT	TT13-00001	RES25-00683	SFD	O													0		
039701233	7138 DOHENY CT	TT13-00001	RES25-00684	SFD	O													0		
040537117	7498 BUCKNELL	TT13-00001	RES25-00699	SFD	O													0		
040537117	7486 BUCKNELL	TT13-00001	RES25-00700	SFD	O													0		

Project Identifier				Unit Types		Affordability by Household Incomes - Certificates of Occupancy																
1				2	3	10											11		12			
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness				
040537117	7474 BUCKNELL	TTR13-00001	RES25-00701	SFD	O													0				
040537117	7462 BUCKNELL	TTR13-00001	RES25-00702	SFD	O													0				
040537117	7467 BUCKNELL	TTR13-00001	RES25-00703	SFD	O													0				
040537117	7463 BUCKNELL	TTR13-00001	RES25-00704	SFD	O													0				
040537117	7465 BUCKNELL	TTR13-00001	RES25-00705	SFD	O													0				
039701233	17743 RED ROCK CT	TT13-00001	RES25-00723	SFD	O													0				
039701233	17733 RED ROCK CT	TT13-00001	RES25-00724	SFD	O													0				
039701233	17723 RED ROCK CT	TT13-00001	RES25-00725	SFD	O													0				
039701233	17716 RED ROCK CT	TT13-00001	RES25-00726	SFD	O													0				
040538335	14329 PEPPERDINE ST	TTR13-00001	RES25-00728	SFD	O													0				
040538335	14317 PEPPERDINE ST	TTR13-00001	RES25-00729	SFD	O													0				
040538335	14343 PEPPERDINE ST	TTR13-00001	RES25-00730	SFD	O													0				
040538335	7536 DREXEL AVE	TTR13-00001	RES25-00731	SFD	O													0				
040538335	7519 DREXEL AVE	TTR13-00001	RES25-00732	SFD	O													0				
040538335	14305 PEPPERDINE ST	TTR13-00001	RES25-00733	SFD	O													0				
040538335	7520 DREXEL AVE	TTR13-00001	RES25-00734	SFD	O													0				
040538335	7535 DREXEL AVE	TTR13-00001	RES25-00735	SFD	O													0				
040538335	7504 DREXEL AVE	TTR13-00001	RES25-00736	SFD	O													0				
040537117	7450 BUCKNELL AVE	TTR13-00001	RES25-00742	SFD	O													0				
040537117	7438 BUCKNELL AVE	TTR13-00001	RES25-00743	SFD	O													0				
040537117	14327 CHAFFEY ST	TTR13-00001	RES25-00744	SFD	O													0				
040537117	7455 BUCKNELL AVE	TTR13-00001	RES25-00745	SFD	O													0				
040537117	7426 BUCKNELL AVE	TTR13-00001	RES25-00746	SFD	O													0				
040537117	14307 CHAFFEY ST	TTR13-00001	RES25-00747	SFD	O													0				
040537117	7443 BUCKNELL AVE	TTR13-00001	RES25-00748	SFD	O													0				
040537117	7884 BAYLOR AVE	TTR13-00001	RES25-00750	SFD	O											1	1/28/2026	1				
040537117	7810 BAYLOR AVE	TTR13-00001	RES25-00751	SFD	O											1	1/28/2026	1				
040537117	7845 BAYLOR AVE	TTR13-00001	RES25-00752	SFD	O											1	1/29/2026	1				
040537117	7857 BAYLOR AVE	TTR13-00001	RES25-00753	SFD	O													0				
040537117	7825 BAYLOR AVE	TTR13-00001	RES25-00754	SFD	O											1	1/28/2026	1				
039701233	17862 HAWES CT	TT13-00001	RES25-00756	SFD	O													0				
039701233	17904 HAWES CT	TT13-00001	RES25-00758	SFD	O													0				
039701233	17907 HAWES CT	TT13-00001	RES25-00759	SFD	O													0				
039701233	17913 HAWES CT	TT13-00001	RES25-00760	SFD	O													0				
039701233	17908 HAWES CT	TT13-00001	RES25-00761	SFD	O													0				
039701233	17921 HAWES CT	TT13-00001	RES25-00762	SFD	O													0				
039701233	17900 HAWES CT	TT13-00001	RES25-00763	SFD	O													0				
039701233	17882 HAWES CT	TT13-00001	RES25-00764	SFD	O													0				
039701233	17916 HAWES CT	TT13-00001	RES25-00765	SFD	O													0				
040537117	7813 BAYLOR AVE	TTR13-00001	RES25-00772	SFD	O													0				
040537117	7801 BAYLOR AVE	TTR13-00001	RES25-00773	SFD	O													0				
040537117	14104 GEORGE TOWN ST	TTR13-00001	RES25-00774	SFD	O													0				
040537117	14103 GEORGETOWN ST	TTR13-00001	RES25-00775	SFD	O													0				
040538335	14372 PEPPERDINE ST	TTR13-00001	RES25-00776	SFD	O													0				
040538335	7513 PITZER AVE	TTR13-00001	RES25-00777	SFD	O													0				
040538335	14381 PEPPERDINE ST	TTR13-00001	RES25-00778	SFD	O													0				
040538335	14382 PEPPERDINE ST	TTR13-00001	RES25-00779	SFD	O													0				
040538335	14369 PEPPERDINE ST	TTR13-00001	RES25-00780	SFD	O													0				
040538335	14362 PEPPERDINE ST	TTR13-00001	RES25-00781	SFD	O													0				
040538335	7503 PITZER AVE	TTR13-00001	RES25-00782	SFD	O													0				
040538335	14365 PEPPERDINE ST	TTR13-00001	RES25-00783	SFD	O													0				
040537117	7782 BAYLOR AVE	TTR13-00001	RES25-00796	SFD	O													0				
040537117	7754 BAYLOR AVE	TTR13-00001	RES25-00798	SFD	O													0				
040537117	7742 BAYLOR AVE	TTR13-00001	RES25-00799	SFD	O													0				
040537117	7732 BAYLOR AVE	TTR13-00001	RES25-00800	SFD	O													0				
039701233	7148 DOHENY COURT	TT13-00001	RES25-00803	SFD	O													0				
039701233	7168 DOHENY COURT	TT13-00001	RES25-00804	SFD	O													0				
039701233	7151 DOHENY COURT	TT13-00001	RES25-00805	SFD	O													0				
039701233	7141 DOHENY COURT	TT13-00001	RES25-00807	SFD	O													0				
039701233	7161 DOHENY COURT	TT13-00001	RES25-00821	SFD	O													0				
039701233	7168 DOHENY CT	TT13-00001	RES25-00832	SFD	O													0				
039701233	7178 DOHENY CT	TT13-00001	RES25-00833	SFD	O													0				

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1				2	3	10										11		12		
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039701233	7171 DOHENY CT	TT13-00001	RES25-00834	SFD	O													0		
039745109	7098 FARMDALE AVE	TTE17-00015	RES25-00862	SFD	O													0		
039745120	7083 MILTON AVE	TTE17-00015	RES25-00865	SFD	O													0		
039745131	7052 MILTON AVE	TTE17-00015	RES25-00866	SFD	O													0		
039745129	7076 MILTON AVE	TTE17-00015	RES25-00867	SFD	O													0		
039745122	7051 MILTON AVE	TTE17-00015	RES25-00868	SFD	O													0		
039745111	7066 FARMDALE AVE	TTE17-00015	RES25-00869	SFD	O													0		
039745130	7064 MILTON AVE	TTE17-00015	RES25-00870	SFD	O													0		
039745121	7067 MILTON AVE	TTE17-00015	RES25-00871	SFD	O													0		
039745119	7099 MILTON AVE	TTE17-00015	RES25-00872	SFD	O													0		
039745112	7050 FARMDALE AVE	TTE17-00015	RES25-00873	SFD	O													0		
039745110	7082 FARMDALE AVE	TTE17-00015	RES25-00874	SFD	O													0		
040538335	14343 CHAFFEY ST	TTR13-00001	RES25-00876	SFD	O													0		
040538335	7427 PENN AVE	TTR13-00001	RES25-00877	SFD	O													0		
040538335	14379 CHAFFEY ST	TTR13-00001	RES25-00878	SFD	O													0		
040538335	7439 PENN AVE	TTR13-00001	RES25-00879	SFD	O													0		
040538335	14361 CHAFFEY ST	TTR13-00001	RES25-00880	SFD	O													0		
040538335	7440 PENN AVE	TTR13-00001	RES25-00881	SFD	O													0		
040538335	14391 CHAFFEY ST	TTR13-00001	RES25-00882	SFD	O													0		
																		0		
039701233	17714 DOHENY CT	TT13-00001	RES25-00894	SFD	O													0		
039701233	17712 DOHENY CT	TT13-00001	RES25-00895	SFD	O													0		
039701233	7191 DOHENY CT	TT13-00001	RES25-00896	SFD	O													0		
039701233	7181 DOHENY CT	TT13-00001	RES25-00897	SFD	O													0		
303940103	12574 CEDAR ST		RES25-00926	SFD	O													0		
039812323	7548 PASLEY AVE		RES25-00902	SFD	O													0		
041405126	11342 FOURTH AVE		RES25-00112	SFD	O											1	12/23/2025	1		
041124227	9677 I AVE		RES25-00113	SFD	O													0		
039919101	17963 CATALPA ST		RES25-00124	SFD	O											1	9/2/2025	1		
040613240	14999 LLAC ST		RES25-00132	SFD	O											1	9/16/2025	1		
040911101	8385 OAKWOOD AVE		RES25-00133	SFD	O													0		
305705142	13389 HOLLISTER ST		RES25-00179	SFD	O													0		
040524401	14645 HARDING ST		RES25-00209	SFD	O													0		
040907117	14678 MUSCATEL ST		RES25-00210	SFD	O													0		
041130101	17837 SULTANA ST		RES25-00234	SFD	O													0		
041408101	15814 ELUCALPTJUS ST		RES25-00255	SFD	O													0		
040902228	15179 OLIVE ST		RES25-00272	SFD	O													0		
040902207	15025 OLIVE ST		RES25-00273	SFD	O													0		
039809404	7634 KENYON AVE		RES25-00275	SFD	O											1	12/18/2025	1		
040519325	13968 JUNIPER ST		RES25-00279	SFD	O											1	11/21/2025	1		
039744116	16946 RYELAND RD		RES25-00284	SFD	O													0		
040821338	10704 ELEVENTH AVE		RES25-00286	SFD	O													0		
040519412	14015 JUNIPER ST		RES25-00319	SFD	O													0		
040614112	11589 COTTONWOOD AVE		RES25-00355	SFD	O													0		
041417104	10466 TENTH AVE		RES25-00356	SFD	O													0		
040728318	16154 JUNIPER ST		RES25-00365	SFD	O													0		
039831223	WHISPER LANE		RES25-00368	SFD	O													0		
041225621	18476 SAGE ST		RES25-00376	SFD	O													0		
040558221	6796 NATOMA AVE		RES25-00436	SFD	O													0		
041506219	11462 CALCITE AVE		RES25-00451	SFD	O											1	11/21/2025	1		
041140418	9503 SAN PABLO AVE		RES25-00455	SFD	O											1	10/3/2025	1		
041506222	11412 CALCITE AVE		RES25-00513	SFD	O											1	12/23/2025	1		
039922313	18826 VALENCIA ST		RES25-00514	SFD	O													0		
041136506	9148 PIEDRA AVE		RES25-00517	SFD	O													0		
039831110	18525 SEAFORTH ST		RES25-00521	SFD	O													0		
041306111	16446 YUCCA ST		RES25-00536	SFD	O													0		
041116135	18399 PACIFIC ST		RES25-00557	SFD	O													0		
041109213	17576 HERCULES ST		RES25-00560	SFD	O											1	12/19/2025	1		
041306304	16230 ORANGE ST		RES25-00561	SFD	O													0		
041137109	18860 JUNIPER ST		RES25-00604	SFD	O													0		

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041128111	17333 LIVE OAK ST		RES25-00626	SFD	O													0		
040910109	15182 LARCH ST		RES25-00649	SFD	O													0		
041410214	15984 MESA ST		RES25-00684	SFD	O													0		
041411702	9432 WASCO AVE		RES25-00687	SFD	O													0		
039909113	18427 TALISMAN ST		RES25-00695	SFD	O													0		
307231109	11442 PRIMROSE ST		RES25-00697	SFD	O													0		
039820311	18090 HINTON ST		RES25-00715	SFD	O													0		
039744105	16931 MORA CT		RES25-00770	SFD	O													0		
039744103	16948 MORA CT		RES25-00771	SFD	O													0		
041119119	19234 DALY CT		RES25-00809	SFD	O													0		
041116136	18440 ATLANTIC ST		RES25-00810	SFD	O													0		
041116210	10361 CHOICEANA ST		RES25-00816	SFD	O													0		
041226310	16870 JOSHUA ST		RES25-00819	SFD	O													0		
041511108	17215 MANZANITA ST		RES25-00823	SFD	O													0		
040519234	9835 PYRITE AVE		RES25-00828	SFD	O													0		
041213106	15911 MISSION ST		RES25-00841	SFD	O													0		
040602118	14878 SEQUOIA ST 101-102		RES25-00843	SFD	O													0		
040602118	14878 SEQUOIA ST 103-104		RES25-00844	SFD	O													0		
040602118	14878 SEQUOIA ST 105-106		RES25-00845	SFD	O													0		
040602118	14878 SEQUOIA ST 107		RES25-00846	SFD	O													0		
040816330	9895 ARROYO AVE		RES25-00851	SFD	O													0		
041421161	10225 THIRD AVE		RES25-00855	SFD	O													0		
041101101	17672 VERDE ST		RES25-00885	SFD	O													0		
040611216	15271 SYCAMORE ST		RES25-00889	SFD	O													0		
041141809	9390 DEL MAR AVE		RES25-00891	SFD	O													0		
039831802	18524 FAIRBURN ST		RES25-00900	SFD	O													0		
04121305	16609 BODART ST		RES25-00902	SFD	O													0		
039701233	17641 BASSETS ST		RES25-00903	SFD	O													0		
039701233	17646 BASSETS ST		RES25-00904	SFD	O													0		
039701233	6456 TEMPEST RD		RES25-00905	SFD	O													0		
039701233	6468 TEMPEST RD		RES25-00906	SFD	O													0		
039701233	17634 BASSETS ST		RES25-00907	SFD	O													0		
039701233	17676 BASSETS ST		RES25-00908	SFD	O													0		
039701233	17661 BASSETS ST		RES25-00909	SFD	O													0		
039701233	17692 BASSETS ST		RES25-00910	SFD	O													0		
039701233	17664 BASSETS ST		RES25-00911	SFD	O													0		
039701233	17624 BASSETS ST		RES25-00912	SFD	O													0		
039701233	17684 BASSETS ST		RES25-00913	SFD	O													0		
039701233	17654 BASSETS ST		RES25-00914	SFD	O													0		
039701233	17651 BASSETS ST		RES25-00915	SFD	O													0		
039701233	17631 BASSETS ST		RES25-00916	SFD	O													0		
040921130	7390 CANYWOOD AVE		RES25-00917	SFD	O													0		
039806510	7428 I AVE		RES25-00919	SFD	O													0		
041316203	9120 HESPERIA RD SP 62		MHP25-00001	MH	O											1	7/3/2025	1		
040910125	15077 ELM ST 2	ADU24-00001	RES24-00030	ADU	R											1	1/14/2025	1		
040610109	11511 BALSAW AVE 2	ADU24-00011	RES24-00180	ADU	R											1	10/1/2025	1		
041506410	16687 MANZANITA ST 2	ADU24-00013	RES24-00255	ADU	R											1	9/19/2025	1		
040910208	15060 JOSHUA ST 2	ADU24-00027	RES24-00322	ADU	R											1	6/2/2025	1		
041414120	10883 SEVENTH AVE 2	ADU24-00023	RES24-00396	ADU	R											1	7/29/2025	1		
041101103	10481 I AVE 2	ADU24-00040	RES24-00674	ADU	R											1	8/27/2025	1		
304621161	8508 STOCKTON AVE		RES23-00104	SFD	O											1	5/23/2025	1		
039745104	7176 FARMDALE AVE		RES24-00056	SFD	O											1	5/22/2025	1		
039745105	7160 FARMDALE AVE		RES24-00057	SFD	O											1	7/8/2025	1		
039745113	7193 MILTON AVE		RES24-00058	SFD	O											1	3/19/2025	1		
039745114	7177 MILTON AVE		RES24-00059	SFD	O											1	2/21/2025	1		
039745115	7161 MILTON AVE		RES24-00060	SFD	O											1	2/21/2025	1		
039745123	7162 MILTON AVE		RES24-00061	SFD	O											1	2/21/2025	1		
305733116	9031 CARSON AVE		RES24-00079	SFD	O											1	6/23/2025	1		
305733117	9041 CARSON AVE		RES24-00087	SFD	O											1	6/23/2025	1		
305733118	9051 CARSON AVE		RES24-00088	SFD	O											1	7/29/2025	1		

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305733119	9059 CARSON AVE		RES24-00089	SFD	O											1	9/24/2025	1		
305733181	9056 CARSON AVE		RES24-00090	SFD	O											1	10/8/2025	1		
305733182	9048 CARSON AVE		RES24-00091	SFD	O											1	7/29/2025	1		
305733183	9038 CARSON AVE		RES24-00092	SFD	O											1	10/9/2025	1		
305733184	9028 CARSON AVE		RES24-00093	SFD	O											1	10/8/2025	1		
305733179	9074 CARSON AVE		RES24-00108	SFD	O											1	11/4/2025	1		
304633124	14249 PLYMOUTH ST		RES24-00292	SFD	O											1	2/14/2025	1		
304633125	14237 PLYMOUTH ST		RES24-00293	SFD	O											1	2/19/2025	1		
304633126	14225 PLYMOUTH ST		RES24-00094	SFD	O											1	2/19/2025	1		
304633127	14213 PLYMOUTH ST		RES24-00295	SFD	O											1	2/19/2025	1		
304633128	14201 PLYMOUTH ST		RES24-00296	SFD	O											1	2/14/2025	1		
304610159	8811 GLENCLIFF AVE		RES24-00297	SFD	O											1	3/13/2025	1		
304633106	8833 GLENCLIFF AVE		RES24-00298	SFD	O											1	3/7/2025	1		
304633117	8828 GLENCLIFF AVE		RES24-00299	SFD	O											1	3/10/2025	1		
304633118	8814 GLENCLIFF AVE		RES24-00300	SFD	O											1	3/5/2025	1		
304633119	8802 GLENCLIFF AVE		RES24-00301	SFD	O											1	2/27/2025	1		
304633107	8847 GLENCLIFF AVE		RES24-00302	SFD	O											1	3/27/2025	1		
304633108	8863 GLENCLIFF AVE		RES24-00303	SFD	O											1	4/16/2025	1		
304633109	8877 GLENCLIFF AVE		RES24-00304	SFD	O											1	4/23/2025	1		
304633116	8844 GLENCLIFF AVE		RES24-00305	SFD	O											1	4/23/2025	1		
304633110	14260 HARTFORD ST		RES24-00306	SFD	O											1	3/27/2025	1		
304633111	14248 HARTFORD ST		RES24-00307	SFD	O											1	4/24/2025	1		
304633112	14236 HARTFORD ST		RES24-00308	SFD	O											1	4/4/2025	1		
304633115	14243 HARTFORD ST		RES24-00309	SFD	O											1	5/19/2025	1		
040537117	14202 GEORGETOWN ST		RES24-00390	SFD	O											1	1/15/2025	1		
040537117	14215 GEORGETOWN ST		RES24-00391	SFD	O											1	1/15/2025	1		
040537117	14203 GEORGETOWN ST		RES24-00392	SFD	O											1	1/15/2025	1		
040537117	14165 GEORGETOWN ST		RES24-00393	SFD	O											1	1/15/2025	1		
040537117	7775 JOHNSTOWN CT		RES24-00437	SFD	O											1	4/4/2025	1		
040537117	7765 JOHNSTOWN CT		RES24-00438	SFD	O											1	4/7/2025	1		
040537117	7753 JOHNSTOWN CT		RES24-00439	SFD	O											1	5/6/2025	1		
040537117	14263 GEORGETOWN ST		RES24-00444	SFD	O											1	5/6/2025	1		
040537117	7752 JOHNSTOWN CT		RES24-00458	SFD	O											1	2/20/2025	1		
040537117	7764 JOHNSTOWN CT		RES24-00460	SFD	O											1	2/24/2025	1		
040537117	7776 JOHNSTOWN CT		RES24-00461	SFD	O											1	2/20/2025	1		
040537117	14227 GEORGETOWN ST		RES24-00465	SFD	O											1	2/20/2025	1		
304633113	14224 HARTFORD ST		RES24-00495	SFD	O											1	5/21/2025	1		
304633114	14212 HARTFORD ST		RES24-00496	SFD	O											1	5/16/2025	1		
304633134	14231 HARTFORD ST		RES24-00497	SFD	O											1	5/22/2025	1		
304633135	14219 HARTFORD ST		RES24-00501	SFD	O											1	5/28/2025	1		
304633129	8799 NEWCASTLE AVE		RES24-00502	SFD	O											1	5/20/2025	1		
304610159	8788 NEWCASTLE AVE		RES24-00503	SFD	O											1	5/27/2025	1		
304634115	8792 NEWCASTLE AVE		RES24-00504	SFD	O											1	6/10/2025	1		
304633133	8843 NEWCASTLE AVE		RES24-00537	SFD	O											1	7/11/2025	1		
304633132	8831 NEWCASTLE AVE		RES24-00538	SFD	O											1	7/3/2025	1		
304634119	8836 NEWCASTLE AVE		RES24-00539	SFD	O											1	7/2/2025	1		
304634118	8824 NEWCASTLE AVE		RES24-00540	SFD	O											1	6/25/2025	1		
304633131	8819 NEWCASTLE AVE		RES24-00541	SFD	O											1	6/27/2025	1		

Project Identifier				Unit Types		Affordability by Household Incomes - Certificates of Occupancy												
1				2	3	10										11	12	
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
304633130	8807 NEWCASTLE AVE		RES24-00542	SFD	O											1	6/25/2025	1
304634117	8812 NEWCASTLE AVE		RES24-00543	SFD	O											1	7/2/2025	1
304634117	8812 NEWCASTLE AVE		RES24-00544	SFD	O											1	7/2/2025	
304634116	8800 NEWCASTLE AVE		RES24-00545	SFD	O											1	7/2/2025	1
040538335	14189 NOTRE DAME ST		RES24-00548	SFD	O											1	5/22/2025	1
040538335	14175 NOTRE DAME ST		RES24-00549	SFD	O											1	5/13/2025	1
040538335	14149 NOTRE DAME ST		RES24-00550	SFD	O											1	5/13/2025	1
040538335	14158 NOTRE DAME ST		RES24-00551	SFD	O											1	5/22/2025	1
040538335	14172 NOTRE DAME ST		RES24-00552	SFD	O											1	5/13/2025	1
040538335	14186 NOTRE DAME ST		RES24-00553	SFD	O											1	5/13/2025	1
040538335	14178 COLUMBIA ST		RES24-00554	SFD	O											1	5/22/2025	1
040538335	14175 COLUMBIA ST		RES24-00555	SFD	O											1	11/1/2025	1
040538335	7643 LOYOLA AVE		RES24-00556	SFD	O											1	11/2/2025	
040538335	7627 LOYOLA AVE		RES24-00563	SFD	O											1	5/1/2025	1
040538335	7615 LOYOLA AVE		RES24-00564	SFD	O											1	5/1/2025	1
040538335	14200 NOTRE DAME ST		RES24-00565	SFD	O											1	4/30/2025	1
040538335	14214 NOTRE DAME ST		RES24-00566	SFD	O											1	4/30/2025	1
040538335	14228 NOTRE DAME ST		RES24-00567	SFD	O											1	4/30/2025	1
040538335	7601 LOYOLA AVE		RES24-00568	SFD	O											1	4/30/2025	1
040538335	7593 LOYOLA AVE		RES24-00569	SFD	O											1	5/1/2025	1
039701233	6486 WINDY TRAIL AVE		RES24-00570	SFD	O											1	7/16/2025	1
039701233	6474 WINDY TRAIL AVE		RES24-00588	SFD	O											1	7/16/2025	1
039701233	6462 WINDY TRAIL AVE		RES24-00589	SFD	O											1	7/16/2025	1
039701233	6455 WINDY TRAIL AVE		RES24-00590	SFD	O											1	7/16/2025	1
039701233	6489 WINDY TRAIL AVE		RES24-00591	SFD	O											1	7/17/2025	1
039701233	6477 WINDY TRAIL AVE		RES24-00592	SFD	O											1	7/15/2025	1
039701233	6510 WINDY TRAIL AVE		RES24-00593	SFD	O											1	7/15/2025	
039701233	6498 WINDY TRAIL AVE		RES24-00594	SFD	O											1	9/15/2025	1
039701233	17683 CRABTREE MEADOWS		RES24-00595	SFD	O											1	9/15/2025	1
039701233	17675 CRABTREE MEADOWS		RES24-00602	SFD	O											1	7/17/2025	1
039701233	17690 CRABTREE MEADOWS		RES24-00603	SFD	O											1	9/15/2025	
039701233	17659 CRABTREE MEADOWS		RES24-00604	SFD	O											1	9/17/2025	
039701233	17643 CRABTREE MEADOWS		RES24-00605	SFD	O											1	9/17/2025	1
039701233	17638 CRABTREE MEADOWS		RES24-00606	SFD	O											1	9/16/2025	1
039701233	17626 CRABTREE MEADOWS		RES24-00610	SFD	O											1	6/16/2025	1
039701233	6444 TEMPEST RD		RES24-00611	SFD	O											1	11/4/2025	1
039701233	6432 TEMPEST RD		RES24-00612	SFD	O											1	11/4/2025	
039701233	17691 CRABTREE MEADOWS		RES24-00613	SFD	O											1	9/17/2025	1
039701233	17648 CRABTREE MEADOWS		RES24-00614	SFD	O											1	9/16/2025	1
039701233	17629 CRABTREE MEADOWS		RES24-00615	SFD	O											1	9/16/2025	1
040538335	14135 NOTRE DAME ST		RES24-00639	SFD	O											1	6/15/2025	
040538335	14123 NOTRE DAME ST		RES24-00640	SFD	O											1	6/18/2025	1
040538335	14111 NOTRE DAME ST		RES24-00641	SFD	O											1	6/18/2025	
040538335	14108 NOTRE DAME ST		RES24-00642	SFD	O											1	6/18/2025	1
040538335	14102 NOTRE DAME ST		RES24-00643	SFD	O											1	6/18/2025	1
040538335	14116 NOTRE DAME ST		RES24-00644	SFD	O											1	6/20/2025	
040538335	14130 NOTRE DAME ST		RES24-00647	SFD	O											1	6/24/2025	1
040538335	14144 NOTRE DAME ST		RES24-00648	SFD	O											1	6/24/2025	

Project Identifier				Unit Types		Affordability by Household Incomes - Certificates of Occupancy													
1				2	3	10										11		12	
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	
039701233	6369 RAINY PASS		RES24-00650	SFD	O											1	9/24/2025	1	
039701233	6361 RAINY PASS		RES24-00651	SFD	O											1	9/30/2025	1	
039701233	6353 RAINY PASS		RES24-00652	SFD	O											1	9/30/2025	1	
039701233	6345 RAINY PASS		RES24-00653	SFD	O											1	9/24/2025	1	
039701233	6403 SIERRA CITY AVE		RES24-00657	SFD	O											1	9/23/2025	1	
039701233	17735 CRABTREE MEADOWS		RES24-00658	SFD	O											1	9/22/2025	1	
039701233	17723 CRABTREE MEADOWS		RES24-00659	SFD	O											1	9/22/2025	1	
039701233	17711 CRABTREE MEADOWS		RES24-00660	SFD	O											1	9/30/2025	1	
039701233	17699 CRABTREE MEADOWS		RES24-00661	SFD	O											1	9/29/2025	1	
039701233	17151 KENT ST		RES24-00667	SFD	O											1	8/26/2025	1	
039701233	17175 KENT ST		RES24-00670	SFD	O											1	10/1/2025	1	
039701233	17139 KENT ST		RES24-00672	SFD	O											1	9/17/2025	1	
039701233	17163 KENT ST		RES24-00673	SFD	O											1	12/15/2025	1	
040538335	7628 PURDUE CT		RES24-00680	SFD	O											1	6/23/2025	1	
040538335	7641 PURDUE CT		RES24-00681	SFD	O											1	8/24/2025	1	
040538335	7625 PURDUE CT		RES24-00682	SFD	O											1	7/1/2025	1	
040538335	7593 PURDUE CT		RES24-00683	SFD	O											1	6/25/2025	1	
040538335	7614 PURDUE CT		RES24-00684	SFD	O											1	6/26/2025	1	
304620137	13139 UPLAND ST		RES21-00476	SFD	O											1	6/3/2025	1	
304620138	13135 UPLAND ST		RES21-00477	SFD	O											1	6/3/2025	1	
304626118	13119 LANCASTER ST		RES22-00229	SFD	O											1	3/19/2025	1	
304626121	13097 LANCASTER ST		RES22-00230	SFD	O											1	3/19/2025	1	
304620136	8792 REDONDO AVE		RES22-00131	SFD	O											1	2/26/2025	1	
305734115	12951 CAMPBELL CT		RES22-00256	SFD	O											1	1/14/2025	1	
305734121	12980 CAMPBELL CT		RES22-00257	SFD	O											1	1/27/2025	1	
305734123	12980 CAMPBELL CT		RES22-00258	SFD	O											1	5/25/2025	1	
305734116	12963 CAMPBELL CT		RES22-00259	SFD	O											1	1/14/2025	1	
305734118	12965 CAMPBELL CT		RES22-00260	SFD	O											1	5/28/2025	1	
305734122	12872 CAMPBELL CT		RES22-00261	SFD	O											1	4/29/2025	1	
305734117	12975 CAMPBELL CT		RES22-00262	SFD	O											1	1/14/2025	1	
305734119	12991 CAMPBELL CT		RES22-00263	SFD	O											1	6/30/2025	1	
305734120	12990 CAMPBELL CT		RES22-00264	SFD	O											1	3/11/2025	1	
305734124	12948 CAMPBELL CT		RES22-00265	SFD	O											1	1/6/2025	1	
041206318	16065 CACTUS ST 2		RES22-00267	ADU	R											1	2/5/2025	1	
041408118	11526 TENTH AVE 2		RES11109655	ADU	R											1	4/14/2025	1	
039907159	17840 TALSMAN ST		RES22-00760	SFD	O											1	7/15/2025	1	
041408107	11525 ELEVENTH ST		RES22-00774	SFD	O											1	8/27/2025	1	
041408107	11525 ELEVENTH ST UNIT 2		RES22-00775	ADU	R											1	8/27/2025	1	
041418239	16027 MAUNA LOA 2		RES22-00887	ADU	R											1	12/23/2025	1	
040612214	11288 BALSAM		RES23-00069	SFD	O											1	5/23/2025	1	
039836127	18769 CENTENNIAL ST		RES23-00079	SFD	O											1	6/27/2025	1	
040607116	15545 SYCAMORE ST 2		RES23-00174	ADU	R											1	8/20/2025	1	
040908220	15010 LIME ST UNIT 2		RES23-00215	ADU	R											1	2/19/2025	1	
040708161	16390 LIVE OAK ST		RES23-00250	SFD	O											1	3/19/2025	1	
041220111	7965 E AVE		RES23-0284	SFD	O											1	1/27/2025	1	
040720402	16291 CHESTNUT ST		RES23-00317	SFD	O											1	3/13/2025	1	
040720402	16291 CHESTNUT ST UNIT 2		RES23-00318	ADU	R											1	3/13/2025	1	
040518212	13995 SMOKE TREE ST		RES23-00347	SFD	O											1	2/11/2025	1	
040720211	16394 SPRUCE ST		RES23-00348	SFD	O											1	7/14/2025	1	
040721306	16241 CHESTNUT ST		RES23-00362	SFD	O											1	4/7/2025	1	
040721306	16241 CHESTNUT ST 2		RES23-00363	ADU	R											1	4/7/2025	1	
039714308	7133 DOLSCOTE ST		RES23-00373	SFD	O											1	5/8/2025	1	
040558219	14774 JENNY ST		RES23-00393	SFD	O											1	1/9/2025	1	
040906108	14749 SULTANA ST		RES23-00435	SFD	O											1	3/19/2025	1	
039912106	17837 VALENCIA ST 2		RES23-00448	ADU	R											1	3/25/2025	1	
039808111	16820 DANBURY AVE		RES23-00459	SFD	O											1	11/18/2025	1	
041124225	17556 LIVE OAK ST		RES23-00460	SFD	O											1	2/25/2025	1	
040595106	8693 BANYAN AVE		RES23-00466	SFD	O											1	7/16/2025	1	
041230405	7781 CHASE		RES23-00479	SFD	O											1	8/29/2025	1	

Hesperia
(Jan. 1 - Dec. 31)
2025
6th Cycle

Project Identifier				Unit Types		Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Restrictions	Term or Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes	
1				2	3	13	14	15	16	17	18	19		20		21	22	23	24	25	
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,S*,ADU,MH)	Tenure R=Renter O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select)	Is this project located on a site with an associated historical designation as outlined in Government	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000+)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+	
an Data Entry Below																0					
040804332	14809 MAUNA LOA ST 2	ADU24-00035	RES25-00140	ADU	R	NONE	No	N			HCD Affordability Calculator										
041408116	11584 TENTH ST 2	ADU24-00043	RES25-00155	ADU	R	NONE	No	Y			HCD Affordability Calculator										
039701233	6353 RAINY PASS 2	ADU25-00002	RES25-00161	ADU	R	NONE	No	Y			HCD Affordability Calculator										
039701233	6361 RAINY PASS 2	ADU25-00002	RES25-00162	ADU	R	NONE	No	Y			HCD Affordability Calculator										
039701233	17209 HARPERS FERRY ST 2	ADU25-00002	RES25-00167	ADU	R	NONE	No	Y			HCD Affordability Calculator										
039701233	6352 RAINY PASS 2	ADU25-00002	RES25-00170	ADU	R	NONE	No	Y			HCD Affordability Calculator										
039701233	17735 CRABTREE MEADOWS 2	ADU25-00002	RES25-00172	ADU	R	NONE	No	Y			HCD Affordability Calculator										
039701233	17711 CRABTREE MEADOWS 2	ADU25-00002	RES25-00173	ADU	R	NONE	No	Y			HCD Affordability Calculator										
304609158	13488 SAGE ST 2	ADU24-00044	RES25-00184	ADU	R	NONE	No	Y			HCD Affordability Calculator										
305705142	13389 HOLLISTER ST		RES25-00192	ADU	R	NONE	No	Y													
039701233	6395 CASTLE CRAIGS 2	ADU25-00002	RES25-00216	ADU	R	NONE	No	Y			HCD Affordability Calculator										
039701233	6326 RAINY PASS 2	ADU25-00002	RES25-00230	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041213111	7878 THIRD AVE 2	ADU25-00004	RES25-00277	ADU	R	NONE	No	Y			HCD Affordability Calculator										
039701233	6415 CASTLE CRAIGS 2	ADU25-00002	RES25-00316	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041215103	15377 EL CENTRO ST 2	ADU25-00008	RES25-00371	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041407206	11477 EIGHTH AVE 2	ADU25-00016	RES25-00382	ADU	R	NONE	No	Y			HCD Affordability Calculator										
304619119	8877 LOVAGE WAY 2	ADU25-00051	RES25-00397	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041222101	7987 C AVE 2	ADU25-00010	RES25-00431	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041202105	8491 NINTH ST 2	ADU25-00015	RES25-00435	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041020208	9058 E ST 2	ADU25-00014	RES25-00485	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041201103	15405 LIME ST 2	ADU25-00017	RES25-00510	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041415224	10653 EIGHTH AVE 2	ADU24-00003	RES25-00518	ADU	R	NONE	No	Y			HCD Affordability Calculator										
040730202	16525 SMOKE TREE ST 2	ADU25-00020	RES25-00535	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041306111	16448 YUCCA ST UNIT 2	ADU25-00022	RES25-00537	ADU	R	NONE	No	Y			HCD Affordability Calculator										
039812508	17875 BASCOM ST 2	ADU25-00019	RES25-00582	ADU	R	NONE	No	Y			HCD Affordability Calculator										
040514443	14389 MUSGRAVE ST 2	ADU25-00024	RES25-00589	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041202112	8627 NINTH AVE 2	ADU25-00023	RES25-00640	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041116112	18180 WILLOW RD 2	ADU25-00012	RES25-00641	ADU	R	NONE	No	Y			HCD Affordability Calculator										
040571102	10427 SHANGRI-LA AVE 2	ADU25-00030	RES25-00683	ADU	R	NONE	No	Y			HCD Affordability Calculator										
040610225	11613 PINON AVE 2	ADU25-00028	RES25-00687	ADU	R	NONE	No	Y			HCD Affordability Calculator										
039701233	8478 CASTLE CRAIGS 2	ADU25-00002	RES25-00688	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041129137	17098 MAIN ST 2	ADU24-00037	RES25-00679	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041201111	15526 PALM ST 2	ADU25-00033	RES25-00686	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041319307	15640 LIME ST 2	ADU25-00037	RES25-00694	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041119154	19028 WILLOW ST 2	ADU25-00034	RES25-00696	ADU	R	NONE	No	Y			HCD Affordability Calculator										
039701233	6495 CASTLE CRAIGS AVE 2	ADU25-00002	RES25-00708	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041322214	8767 THIRD ST 2	ADU25-00027	RES25-00718	ADU	R	NONE	No	Y			HCD Affordability Calculator										
040728212	16224 SPRUCE ST 2	ADU25-00009	RES25-00757	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041320305	15888 LIME ST	ADU25-00040	RES25-00785	ADU	R	NONE	No	Y			HCD Affordability Calculator										
040613239	11000 HAWTHORNE AVE 2	ADU25-00031	RES25-00793	ADU	R	NONE	No	Y			HCD Affordability Calculator										
305722168	8924 FORDHAM CT	ADU25-00036	RES25-00794	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041410214	15984 MESA 2	ADU25-00038	RES25-00795	ADU	R	NONE	No	Y			HCD Affordability Calculator										
041225621	16478 SAGE ST 2	ADU25-00026	RES25-00813	ADU	R	NONE	No	Y			HCD Affordability Calculator										
039807104	17446 SEAFORTH ST 2	ADU25-00038	RES25-00818	ADU	R	NONE	No	N			HCD Affordability Calculator										
040613220	11177 COTTONWOOD AVE 2	ADU25-00048	RES25-00837	ADU	R	NONE	No	Y			HCD Affordability Calculator										
305720225	9107 ASHWOOD CT 2	ADU25-00041	RES25-00840	ADU	R	NONE	No	N			HCD Affordability Calculator										
041319320	8760 SEVENTH ST 2	ADU25-00044	RES25-00849	ADU	R	NONE	No	N			HCD Affordability Calculator										
041108223	17764 MOLAVE ST 2	ADU25-00046	RES25-00852	ADU	R	NONE	No	N			HCD Affordability Calculator										
041101101	17672 VERDE ST	ADU25-00050	RES25-00886	ADU	R	NONE	No	Y			HCD Affordability Calculator										
040537145	7960 MAPLE AVE 2	ADU25-00025	RES25-00901	ADU	R	NONE	No	Y			HCD Affordability Calculator										
040815209	5795 COTTONWOOD AVE 2	ADU25-00053	RES25-00923	ADU	R	NONE	No	Y			HCD Affordability Calculator										
039701233	17474 BEAR CREEK		RES25-00193	SFD	O	NONE	No	Y			HCD Affordability Calculator										
040729117	16270 SPRUCE ST	ADU25-00005	RES25-00281	ADU	R	NONE	No	Y			HCD Affordability Calculator										

Project Identifier																					Unit Types		Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Affordability or Deed Restrictions	Demolished/Destroyed Units			Density Bonus				Notes
1	2	3	13	14	15	16	17	18	19	20	21	22	23	24	25																						
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5*,ADU,MH)	R=Renter O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select none)	Is this project located on a site with an associated historical designation as outlined in Government	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000+)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+																	
03906214	12655 F ST	ADU25-00013	RES25-00421	ADU	R	NONE	No	Y			HCD Affordability Calculator																										
039709411	7215 LYONS AVE	ADU25-00006	RES25-00522	ADU	R	NONE	No	Y			HCD Affordability Calculator																										
041420242	16415 MALINA LQA ST 2	ADU25-00035	RES25-00714	ADU	R	NONE	No	Y			HCD Affordability Calculator																										
041322214	8767 THIRD ST	ADU25-00027	RES25-00719	ADU	R	NONE	No	Y			HCD Affordability Calculator																										
041509317	17255 DONERT ST	ADU25-00045	RES25-00824	ADU	R	NONE	No	Y			HCD Affordability Calculator																										
041109223	17784 MCJAVIE ST	ADU25-00046	RES25-00853	ADU	R	NONE	No	Y			HCD Affordability Calculator																										
040538335	7611 PURDUE CT	TR13-00001	RES25-00001	SFD	O	NONE	No	Y			HCD Affordability Calculator																										
040538335	7590 PURDUE CT	TR13-00001	RES25-00002	SFD	O	NONE	No	Y			HCD Affordability Calculator																										
040538335	7646 PURDUE CT	TR13-00001	RES25-00003	SFD	O	NONE	No	N			HCD Affordability Calculator																										
305739133	9324 DOGWOOD DR	SPR09-10325	RES25-00004	SFD	O	NONE	No	Y																													
305739137	9360 DOGWOOD DR	SPR09-10325	RES25-00005	SFD	O	NONE	No	Y																													
305739123	13451 BENTWOOD ST	SPR09-10325	RES25-00006	SFD	O	NONE	No	Y																													
305739121	13469 BENTWOOD ST	SPR09-10325	RES25-00007	SFD	O	NONE	No	Y																													
305739134	9336 DOGWOOD DR	SPR09-10325	RES25-00008	SFD	O	NONE	No	Y																													
304610159	14186 HARTFORD ST	TTE17-00011	RES25-00014	SFD	O	NONE	No	Y																													
304634105	14159 HARTFORD ST	TTE17-00011	RES25-00015	SFD	O	NONE	No	Y																													
304610159	14191 HARTFORD ST	TTE17-00011	RES25-00016	SFD	O	NONE	No	Y																													
304634104	14165 HARTFORD ST	TTE17-00011	RES25-00017	SFD	O	NONE	No	Y																													
039701233	17374 WHISKEY MEADOWS	TT13-00001	RES25-00019	SFD	O	NONE	No	Y																													
039701233	17394 WHISKEY MEADOWS	TT13-00001	RES25-00020	SFD	O	NONE	No	Y																													
039701233	17418 WHISKEY MEADOWS	TT13-00001	RES25-00021	SFD	O	NONE	No	Y																													
039701233	17442 WHISKEY MEADOWS	TT13-00001	RES25-00022	SFD	O	NONE	No	Y																													
039701233	17450 WHISKEY MEADOWS	TT13-00001	RES25-00023	SFD	O	NONE	No	Y																													
039701233	17468 WHISKEY MEADOWS	TT13-00001	RES25-00024	SFD	O	NONE	No	Y																													
039701233	17384 WHISKEY MEADOWS	TT13-00001	RES25-00025	SFD	O	NONE	No	N																													
039701233	17410 WHISKEY MEADOWS	TT13-00001	RES25-00027	SFD	O	NONE	No	N																													
039701233	17428 WHISKEY MEADOWS	TT13-00001	RES25-00028	SFD	O	NONE	No	N																													
039701233	17456 WHISKEY MEADOWS	TT13-00001	RES25-00029	SFD	O	NONE	No	N																													
304610159	14172 HARTFORD ST	TTE17-00011	RES25-00030	SFD	O	NONE	No	N																													
304634103	14179 HARTFORD ST	TTE17-00011	RES25-00031	SFD	O	NONE	No	N																													
039701233	17402 WHISKEY MEADOWS	TT13-00001	RES25-00032	SFD	O	NONE	No	N																													
039701233	17434 WHISKEY MEADOWS	TT13-00001	RES25-00033	SFD	O	NONE	No	N																													
039701233	17462 WHISKEY MEADOWS	TT13-00001	RES25-00034	SFD	O	NONE	No	N																													
304610159	14194 HARTFORD ST	TTE17-00011	RES25-00035	SFD	O	NONE	No	N																													
304610159	14160 HARTFORD ST	TTE17-00011	RES25-00036	SFD	O	NONE	No	N																													
040537117	7720 BAYLOR AVE	TR13-00001	RES25-00046	SFD	O	NONE	No	N																													
040537117	14103 CAMBRIDGE ST	TR13-00001	RES25-00047	SFD	O	NONE	No	N																													
040537117	14113 CAMBRIDGE ST	TR13-00001	RES25-00048	SFD	O	NONE	No	N																													
040537117	14112 CAMBRIDGE ST	TR13-00001	RES25-00049	SFD	O	NONE	No	N																													
304610159	14145 HARTFORD ST	TTE17-00011	RES25-00054	SFD	O	NONE	No	N																													
304610159	14148 HARTFORD ST	TTE17-00011	RES25-00056	SFD	O	NONE	No	N																													
304610159	14110 HARTFORD ST	TTE17-00011	RES25-00057	SFD	O	NONE	No	N																													
304610159	8858 WALTHAM AVE	TTE17-00011	RES25-00058	SFD	O	NONE	No	N																													
039701233	17617 CRABTREE MEADOWS	TT13-00001	RES25-00071	SFD	O	NONE	No	N																													
039701233	17593 CRABTREE MEADOWS	TT13-00001	RES25-00072	SFD	O	NONE	No	N																													
039701233	17584 CRABTREE MEADOWS	TT13-00001	RES25-00073	SFD	O	NONE	No	N																													
039701233	17609 CRABTREE MEADOWS	TT13-00001	RES25-00074	SFD	O	NONE	No	N																													
039701233	17581 CRABTREE MEADOWS	TT13-00001	RES25-00075	SFD	O	NONE	No	N																													
039701233	17596 CRABTREE MEADOWS	TT13-00001	RES25-00076	SFD	O	NONE	No	N																													
039701233	17599 CRABTREE MEADOWS	TT13-00001	RES25-00077	SFD	O	NONE	No	N																													
039701233	17670 CRABTREE MEADOWS	TT13-00001	RES25-00078	SFD	O	NONE	No	N																													
039701233	17606 CRABTREE MEADOWS	TT13-00001	RES25-00079	SFD	O	NONE	No	N																													
039701233	17669 CRABTREE MEADOWS	TT13-00001	RES25-00080	SFD	O	NONE	No	N																													

Project Identifier																				Unit Types		Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1				2	3	13	14	15	16	17	18	19	20			21	22	23	24	25																
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select none)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 50.09000	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000+)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+																
039701233	17892 CRABTREE MEADOWS	TT13-00001	RES25-00081	SFD	O	NONE	No	N																												
039701233	17814 CRABTREE MEADOWS	TT13-00001	RES25-00082	SFD	O	NONE	No	N																												
039701233	6450 WINDY TRAIL AVE	TT13-00001	RES25-00083	SFD	O	NONE	No	N																												
039701233	6418 WINDY TRAIL AVE	TT13-00001	RES25-00084	SFD	O	NONE	No	N																												
039701233	17858 KINLEY ST	TT13-00001	RES25-00085	SFD	O	NONE	No	N																												
039701233	6438 WINDY TRAIL	TT13-00001	RES25-00086	SFD	O	NONE	No	Y																												
039701233	17848 KINLEY ST	TT13-00001	RES25-00087	SFD	O	NONE	No	Y																												
039701233	17838 KINLEY ST	TT13-00001	RES25-00088	SFD	O	NONE	No	Y																												
039701233	6428 WINDY TRAIL AVE	TT13-00001	RES25-00089	SFD	O	NONE	No	Y																												
039701233	6406 WINDY TRAIL AVE	TT13-00001	RES25-00090	SFD	O	NONE	No	Y																												
040537117	14125 CAMBRIDGE ST	TTR13-00001	RES25-00096	SFD	O	NONE	No	Y																												
040537117	14137 CAMBRIDGE ST	TTR13-00001	RES25-00097	SFD	O	NONE	No	Y																												
040537117	14138 CAMBRIDGE ST	TTR13-00001	RES25-00098	SFD	O	NONE	No	Y																												
040537117	14124 CAMBRIDGE ST	TTR13-00001	RES25-00099	SFD	O	NONE	No	Y																												
040537117	14159 CAMBRIDGE ST	TTR13-00001	RES25-00101	SFD	O	NONE	No	Y																												
040537117	14145 CAMBRIDGE ST	TTR13-00001	RES25-00102	SFD	O	NONE	No	Y																												
040537117	14150 CAMBRIDGE ST	TTR13-00001	RES25-00103	SFD	O	NONE	No	Y																												
040537117	14162 CAMBRIDGE ST	TTR13-00001	RES25-00104	SFD	O	NONE	No	Y																												
039745116	7145 MILTON AVE	TTE17-00015	RES25-00114	SFD	O	NONE	No	Y																												
039745117	7128 MILTON AVE	TTE17-00015	RES25-00115	SFD	O	NONE	No	Y																												
039745118	7113 MILTON AVE	TTE17-00015	RES25-00116	SFD	O	NONE	No	Y																												
039745125	7136 MILTON AVE	TTE17-00015	RES25-00117	SFD	O	NONE	No	Y																												
039745126	7120 MILTON AVE	TTE17-00015	RES25-00118	SFD	O	NONE	No	Y																												
039701233	6351 MARION MOUNTAIN	TTR13-00001	RES25-00120	SFD	O	NONE	No	Y																												
039701233	6337 MARION MOUNTAIN	TTR13-00001	RES25-00121	SFD	O	NONE	No	Y																												
039701233	6329 MARION MOUNTAIN	TTR13-00001	RES25-00122	SFD	O	NONE	No	Y																												
039701233	6345 MARION MOUNTAIN	TTR13-00001	RES25-00123	SFD	O	NONE	No	Y																												
039701233	17830 MCKENZIE CT	TTR13-00001	RES25-00128	SFD	O	NONE	No	Y																												
039701233	17820 MCKENZIE CT	TTR13-00001	RES25-00130	SFD	O	NONE	No	Y																												
039701233	17827 MCKENZIE CT	TTR13-00001	RES25-00131	SFD	O	NONE	No	Y																												
040538335	7584 TAYLOR AVE	TTR13-00001	RES25-00136	SFD	O	NONE	No	Y																												
040538335	7612 PRINCETON AVE	TTR13-00001	RES25-00137	SFD	O	NONE	No	Y																												
040538335	7610 TAYLOR AVE	TTR13-00001	RES25-00138	SFD	O	NONE	No	Y																												
040538335	7626 TAYLOR AVE	TTR13-00001	RES25-00141	SFD	O	NONE	No	Y																												
040538335	7648 TAYLOR AVE	TTR13-00001	RES25-00143	SFD	O	NONE	No	Y																												
040538335	14242 NOTRE DAME ST	TTR13-00001	RES25-00144	SFD	O	NONE	No	Y																												
040538335	14256 NOTRE DAME ST	TTR13-00001	RES25-00145	SFD	O	NONE	No	Y																												
040538335	14284 NOTRE DAME ST	TTR13-00001	RES25-00146	SFD	O	NONE	No	Y																												
040538335	7635 TAYLOR AVE	TTR13-00001	RES25-00147	SFD	O	NONE	No	Y																												
040538335	7628 PRINCETON AVE	TTR13-00001	RES25-00148	SFD	O	NONE	No	Y																												
040538335	14118 COLUMBIA ST	TTR13-00001	RES25-00149	SFD	O	NONE	No	Y																												
040538335	14126 COLUMBIA ST	TTR13-00001	RES25-00150	SFD	O	NONE	No	Y																												
040538335	14138 COLUMBIA ST	TTR13-00001	RES25-00151	SFD	O	NONE	No	Y																												
040538335	14156 COLUMBIA ST	TTR13-00001	RES25-00152	SFD	O	NONE	No	Y																												
040538335	14153 COLUMBIA ST	TTR13-00001	RES25-00153	SFD	O	NONE	No	Y																												
040538335	7611 PRINCETON AVE	TTR13-00001	RES25-00154	SFD	O	NONE	No	Y																												
040538335	14270 NOTRE DAME ST	TTR13-00001	RES25-00158	SFD	O	NONE	No	Y																												
040538335	7651 TAYLOR AVE	TTR13-00001	RES25-00159	SFD	O	NONE	No	Y																												
039701233	17225 HARPERS FERRY ST	TT13-00001	RES25-00163	SFD	O	NONE	No	Y																												
039701233	17217 HARPERS FERRY ST	TT13-00001	RES25-00165	SFD	O	NONE	No	Y																												
039701233	17209 HARPERS FERRY ST	TT13-00001	RES25-00166	SFD	O	NONE	No	Y																												
039701233	17201 HARPERS FERRY ST	TT13-00001	RES25-00168	SFD	O	NONE	No	Y																												
039701233	6352 RAINY PASS	TT13-00001	RES25-00169	SFD	O	NONE	No	Y																												
040538335	14268 CLEMSON ST	TTR13-00001	RES25-00176	SFD	O	NONE	No	Y																												
040538335	14273 CLEMSON ST	TTR13-00001	RES25-00177	SFD	O	NONE	No	Y																												
039701233	17448 MARION MOUNTAIN	TT13-00001	RES25-00180	SFD	O	NONE	No	Y																												

Project Identifier				Unit Types		Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1				2	3	13	14	15	16	17	18	19		20		21	22	23	24	25
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	R=Renter O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select none)	Is this project located on a site with an associated historical designation as outlined in Government	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000+)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
039701233	17454 MARION MOUNTAIN	TT13-00001	RES25-00181	SFD	O	NONE	No	Y												
039701233	17453 MARION MOUNTAIN	TT13-00001	RES25-00182	SFD	O	NONE	No	Y												
039701233	17461 MARION MOUNTAIN	TT13-00001	RES25-00183	SFD	O	NONE	No	Y												
039701233	6313 MARION MOUNTAIN	TT13-00001	RES25-00185	SFD	O	NONE	No	Y												
039701233	6305 MARION MOUNTAIN	TT13-00001	RES25-00186	SFD	O	NONE	No	Y												
039701233	17469 MARION MOUNTAIN	TT13-00001	RES25-00187	SFD	O	NONE	No	Y												
039701233	6321 MARION MOUNTAIN	TT13-00001	RES25-00188	SFD	O	NONE	No	Y												
039701233	17466 BEAR CREEK	TT13-00001	RES25-00194	SFD	O	NONE	No	Y												
039701233	17466 BEAR CREEK	TT13-00001	RES25-00195	SFD	O	NONE	No	Y												
304610159	14134 HARTFORD ST	TTE17-00011	RES25-00196	SFD	O	NONE	No	Y												
304610159	8878 WALTHAM AVE	TTE17-00011	RES25-00197	SFD	O	NONE	No	Y												
304610159	14122 HARTFORD ST	TTE17-00011	RES25-00198	SFD	O	NONE	No	Y												
304610159	8864 WALTHAM AVE	TTE17-00011	RES25-00199	SFD	O	NONE	No	Y												
039745107	7128 FARMDALE AVE	TTE17-00015	RES25-00202	SFD	O	NONE	No	Y												
039745128	7088 MILTON AVE	TTE17-00015	RES25-00203	SFD	O	NONE	No	Y												
039745108	7112 FARMDALE AVE	TTE17-00015	RES25-00204	SFD	O	NONE	No	Y												
039745127	7104 MILTON AVE	TTE17-00015	RES25-00205	SFD	O	NONE	No	Y												
039745106	7144 FARMDALE AVE	TTE17-00015	RES25-00206	SFD	O	NONE	No	Y												
039701233	6398 CASTLE CRAGS	TT13-00001	RES25-00211	SFD	O	NONE	No	Y												
039701233	6395 CASTLE CRAGS	TT13-00001	RES25-00213	SFD	O	NONE	No	Y												
039701233	17747 CRABTREE MEADOWS	TT13-00001	RES25-00214	SFD	O	NONE	No	Y												
039701233	6405 CASTLE CRAGS	TT13-00001	RES25-00215	SFD	O	NONE	No	Y												
039701233	17810 MCKENZIE CT	TT13-00001	RES25-00218	SFD	O	NONE	No	Y												
039701233	17784 WINDY TRAIL AVE	TT13-00001	RES25-00219	SFD	O	NONE	No	Y												
039701233	17799 MCKENZIE CT	TT13-00001	RES25-00220	SFD	O	NONE	No	Y												
039701233	17807 MCKENZIE CT	TT13-00001	RES25-00221	SFD	O	NONE	No	Y												
039701233	17800 WINDY TRAIL AVE	TT13-00001	RES25-00222	SFD	O	NONE	No	Y												
039701233	17792 WINDY TRAIL	TT13-00001	RES25-00223	SFD	O	NONE	No	Y												
039701233	17817 MCKENZIE CT	TT13-00001	RES25-00224	SFD	O	NONE	No	Y												
039701233	17816 WINDY TRAIL AVE	TT13-00001	RES25-00225	SFD	O	NONE	No	Y												
039701233	6342 RAINY PASS	TT13-00001	RES25-00231	SFD	O	NONE	No	Y												
039701233	6329 RAINY PASS	TT13-00001	RES25-00232	SFD	O	NONE	No	Y												
039701233	6326 RAINY PASS	TT13-00001	RES25-00233	SFD	O	NONE	No	Y												
039701233	6337 RAINY PASS	TT13-00001	RES25-00235	SFD	O	NONE	No	Y												
039701233	6334 RAINY PASS	TT13-00001	RES25-00236	SFD	O	NONE	No	Y												
040537117	14174 CAMBRIDGE ST	TTR13-00001	RES25-00237	SFD	O	NONE	No	Y												
040537117	14186 CAMBRIDGE ST	TTR13-00001	RES25-00238	SFD	O	NONE	No	Y												
040537117	14173 CAMBRIDGE ST	TTR13-00001	RES25-00239	SFD	O	NONE	No	Y												
040537117	14161 CAMBRIDGE ST	TTR13-00001	RES25-00240	SFD	O	NONE	No	Y												
039701233	17127 KENT ST	TT13-00001	RES25-00242	SFD	O	NONE	No	Y												
039701233	6470 MARBLEBROOK AVE	TT13-00001	RES25-00243	SFD	O	NONE	No	Y												
039701233	6449 MARBLEBROOK AVE	TT13-00001	RES25-00244	SFD	O	NONE	No	Y												
039701233	17120 WHISKEY MEADOWS	TT13-00001	RES25-00245	SFD	O	NONE	No	Y												
039701233	6434 MARBLEBROOK AVE	TT13-00001	RES25-00247	SFD	O	NONE	No	Y												
039701233	17112 KENT ST	TT13-00001	RES25-00248	SFD	O	NONE	No	Y												
039701233	17136 KENT ST	TT13-00001	RES25-00249	SFD	O	NONE	No	Y												
039701233	6458 MARBLEBROOK AVE	TT13-00001	RES25-00250	SFD	O	NONE	No	Y												
039701233	17124 KENT ST	TT13-00001	RES25-00251	SFD	O	NONE	No	Y												
039701233	6462 MARBLEBROOK AVE	TT13-00001	RES25-00252	SFD	O	NONE	No	Y												
039701233	17567 CRABTREE MEADOWS	TT13-00001	RES25-00258	SFD	O	NONE	No	Y												
039701233	17521 CRABTREE MEADOWS	TT13-00001	RES25-00259	SFD	O	NONE	No	Y												
039701233	17558 CRABTREE MEADOWS	TT13-00001	RES25-00260	SFD	O	NONE	No	Y												

Project Identifier				Unit Types		Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1				2	3	13	14	15	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,S+,ADU,MH)	R=Renter O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select none)	Is this project located on a site with an associated historical designation as outlined in Government	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000+)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
039701233	17499 CRABTREE MEADOWS	TT13-00001	RES25-00261	SFD	O	NONE	No	Y												
039701233	17534 CRABTREE MEADOWS	TT13-00001	RES25-00262	SFD	O	NONE	No	Y												
039701233	17487 CRABTREE MEADOWS	TT13-00001	RES25-00263	SFD	O	NONE	No	Y												
039701233	17527 CRABTREE MEADOWS	TT13-00001	RES25-00264	SFD	O	NONE	No	Y												
039701233	17546 CRABTREE MEADOWS	TT13-00001	RES25-00265	SFD	O	NONE	No	Y												
039701233	17518 CRABTREE MEADOWS	TT13-00001	RES25-00266	SFD	O	NONE	No	Y												
039701233	17509 CRABTREE MEADOWS	TT13-00001	RES25-00267	SFD	O	NONE	No	Y												
039701233	17533 CRABTREE MEADOWS	TT13-00001	RES25-00268	SFD	O	NONE	No	Y												
039701233	17545 CRABTREE MEADOWS	TT13-00001	RES25-00269	SFD	O	NONE	No	Y												
040538335	14254 CLEMSON ST	TTR13-00001	RES25-00291	SFD	O	NONE	No	Y												
040538335	14240 CLEMSON ST	TTR13-00001	RES25-00293	SFD	O	NONE	No	Y												
040538335	14226 CLEMSON ST	TTR13-00001	RES25-00294	SFD	O	NONE	No	Y												
040538335	14214 CLEMSON ST	TTR13-00001	RES25-00295	SFD	O	NONE	No	Y												
040538335	14202 CLEMSON ST	TTR13-00001	RES25-00296	SFD	O	NONE	No	Y												
040538335	14213 CLEMSON ST	TTR13-00001	RES25-00297	SFD	O	NONE	No	Y												
040538335	14225 CLEMSON ST	TTR13-00001	RES25-00298	SFD	O	NONE	No	Y												
040538335	14237 CLEMSON ST	TTR13-00001	RES25-00299	SFD	O	NONE	No	Y												
040538335	14249 CLEMSON ST	TTR13-00001	RES25-00300	SFD	O	NONE	No	Y												
040538335	14261 CLEMSON ST	TTR13-00001	RES25-00301	SFD	O	NONE	No	Y												
040537117	14204 CAMBRIDGE ST	TTR13-00001	RES25-00303	SFD	O	NONE	No	Y												
040537117	14205 CAMBRIDGE ST	TTR13-00001	RES25-00304	SFD	O	NONE	No	Y												
040537117	14193 CAMBRIDGE ST	TTR13-00001	RES25-00305	SFD	O	NONE	No	Y												
040537117	14216 CAMBRIDGE ST	TTR13-00001	RES25-00306	SFD	O	NONE	No	Y												
039701233	6408 CASTLE CRAGS	TT13-00001	RES25-00310	SFD	O	NONE	No	Y												
039701233	6418 CASTLE CRAGS	TT13-00001	RES25-00312	SFD	O	NONE	No	Y												
039701233	6428 CASTLE CRAGS	TT13-00001	RES25-00313	SFD	O	NONE	No	Y												
039701233	6425 CASTLE CRAGS	TT13-00001	RES25-00314	SFD	O	NONE	No	Y												
039701233	6415 CASTLE CRAGS	TT13-00001	RES25-00315	SFD	O	NONE	No	Y												
040538335	7596 TAYLOR AVE	TTR13-00001	RES25-00321	SFD	O	NONE	No	Y												
040538335	7585 TAYLOR AVE	TTR13-00001	RES25-00322	SFD	O	NONE	No	Y												
040538335	7571 TAYLOR AVE	TTR13-00001	RES25-00323	SFD	O	NONE	No	Y												
040538335	7557 TAYLOR AVE	TTR13-00001	RES25-00324	SFD	O	NONE	No	Y												
040538335	7543 TAYLOR AVE	TTR13-00001	RES25-00325	SFD	O	NONE	No	Y												
040538335	7529 TAYLOR AVE	TTR13-00001	RES25-00326	SFD	O	NONE	No	Y												
040538335	7515 TAYLOR AVE	TTR13-00001	RES25-00327	SFD	O	NONE	No	Y												
040538335	7501 TAYLOR AVE	TTR13-00001	RES25-00328	SFD	O	NONE	No	Y												
040537117	14217 CAMBRIDGE ST	TTR13-00001	RES25-00342	SFD	O	NONE	No	Y												
040537117	14249 CAMBRIDGE ST	TTR13-00001	RES25-00343	SFD	O	NONE	No	Y												
040537117	14229 CAMBRIDGE ST	TTR13-00001	RES25-00346	SFD	O	NONE	No	Y												
040537117	14228 CAMBRIDGE ST	TTR13-00001	RES25-00347	SFD	O	NONE	No	Y												
039701233	17835 MCKENZIE CT	TT13-00001	RES25-00348	SFD	O	NONE	No	Y												
039701233	17843 MCKENZIE CT	TT13-00001	RES25-00349	SFD	O	NONE	No	Y												
039701233	17851 MCKENZIE CT	TT13-00001	RES25-00350	SFD	O	NONE	No	Y												
039701233	17859 MCKENZIE CT	TT13-00001	RES25-00351	SFD	O	NONE	No	Y												
039701233	17867 MCKENZIE CT	TT13-00001	RES25-00352	SFD	O	NONE	No	Y												
040538335	14271 ROLLINS ST	TTR13-00001	RES25-00353	SFD	O	NONE	No	Y												
040538335	14259 ROLLINS ST	TTR13-00001	RES25-00354	SFD	O	NONE	No	Y												
040538335	14263 ROLLINS ST	TTR13-00001	RES25-00357	SFD	O	NONE	No	Y												
040538335	14247 ROLLINS ST	TTR13-00001	RES25-00358	SFD	O	NONE	No	Y												
040538335	14235 ROLLINS ST	TTR13-00001	RES25-00359	SFD	O	NONE	No	Y												
040538335	14236 ROLLINS ST	TTR13-00001	RES25-00360	SFD	O	NONE	No	Y												

Project Identifier				Unit Types		Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1				2	3	13	14	15	16	17	18	19		20		21	22	23	24	25
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ADU,MH)	R=Renter O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select none)	Is this project located on a site with an associated historical designation as outlined in Government	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000+)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
040538335	14245 ROLLINS ST	TTR13-00001	RES25-00361	SFD	O	NONE	No	Y												
040538335	14260 ROLLINS ST	TTR13-00001	RES25-00362	SFD	O	NONE	No	Y												
040538335	14272 ROLLINS ST	TTR13-00001	RES25-00363	SFD	O	NONE	No	Y												
040537117	14241 CAMBRIDGE ST	TTR13-00001	RES25-00367	SFD	O	NONE	No	Y												
040537117	14253 CAMBRIDGE ST	TTR13-00001	RES25-00368	SFD	O	NONE	No	Y												
040537117	14265 CAMBRIDGE ST	TTR13-00001	RES25-00369	SFD	O	NONE	No	Y												
040537117	14252 CAMBRIDGE ST	TTR13-00001	RES25-00370	SFD	O	NONE	No	Y												
304610159	8622 WALTHAM AVE	TTE17-00011	RES25-00375	SFD	O	NONE	No	Y												
039701233	6321 RAINY PASS	TT13-00001	RES25-00378	SFD	O	NONE	No	Y												
039701233	6313 RAINY PASS	TT13-00001	RES25-00379	SFD	O	NONE	No	Y												
039701233	6310 RAINY PASS	TT13-00001	RES25-00380	SFD	O	NONE	No	Y												
039701233	6318 RAINY PASS	TT13-00001	RES25-00381	SFD	O	NONE	No	Y												
304610159	8610 WALTHAM AVE	TTE17-00011	RES25-00386	SFD	O	NONE	No	Y												
304634110	8609 WALTHAM AVE	TTE17-00011	RES25-00387	SFD	O	NONE	No	Y												
304634109	8617 WALTHAM AVE	TTE17-00011	RES25-00388	SFD	O	NONE	No	Y												
304610159	8634 WALTHAM AVE	TTE17-00011	RES25-00389	SFD	O	NONE	No	Y												
304610159	8646 WALTHAM AVE	TTE17-00011	RES25-00390	SFD	O	NONE	No	Y												
304634108	8629 WALTHAM AVE	TTE17-00011	RES25-00391	SFD	O	NONE	No	Y												
304634107	8653 WALTHAM AVE	TTE17-00011	RES25-00392	SFD	O	NONE	No	Y												
304610159	8790 WALTHAM AVE	TTE17-00011	RES25-00399	SFD	O	NONE	No	Y												
304610159	14183 PLYMOUTH ST	TTE17-00011	RES25-00400	SFD	O	NONE	No	Y												
304610159	14163 PLYMOUTH ST	TTE17-00011	RES25-00401	SFD	O	NONE	No	Y												
304610159	8781 WALTHAM AVE	TTE17-00011	RES25-00402	SFD	O	NONE	No	Y												
304610159	8774 WALTHAM AVE	TTE17-00011	RES25-00403	SFD	O	NONE	No	Y												
304610159	14171 PLYMOUTH ST	TTE17-00011	RES25-00404	SFD	O	NONE	No	Y												
304610159	14151 PLYMOUTH ST	TTE17-00011	RES25-00405	SFD	O	NONE	No	Y												
304610159	8782 WALTHAM AVE	TTE17-00011	RES25-00406	SFD	O	NONE	No	Y												
039701233	6438 CASTLE CRAGS	TT13-00001	RES25-00407	SFD	O	NONE	No	Y												
039701233	6448 CASTLE CRAGS	TT13-00001	RES25-00408	SFD	O	NONE	No	Y												
039701233	6445 CASTLE CRAGS	TT13-00001	RES25-00409	SFD	O	NONE	No	Y												
039701233	6435 CASTLE CRAGS	TT13-00001	RES25-00410	SFD	O	NONE	No	Y												
039701233	17898 MCKENZIE CT	TT13-00001	RES25-00412	SFD	O	NONE	No	Y												
039701233	17899 MCKENZIE CT	TT13-00001	RES25-00413	SFD	O	NONE	No	Y												
039701233	17891 MCKENZIE CT	TT13-00001	RES25-00414	SFD	O	NONE	No	Y												
039701233	17894 MCKENZIE CT	TT13-00001	RES25-00415	SFD	O	NONE	No	Y												
039701233	17903 MCKENZIE CT	TT13-00001	RES25-00416	SFD	O	NONE	No	Y												
039701233	17883 MCKENZIE CT	TT13-00001	RES25-00417	SFD	O	NONE	No	Y												
039701233	17875 MCKENZIE CT	TT13-00001	RES25-00418	SFD	O	NONE	No	Y												
039701233	17886 MCKENZIE CT	TT13-00001	RES25-00419	SFD	O	NONE	No	Y												
304610159	8762 WALTHAM AVE	TTE17-00011	RES25-00422	SFD	O	NONE	No	Y												
304610159	8802 WALTHAM AVE	TTE17-00011	RES25-00423	SFD	O	NONE	No	Y												
304634111	8795 WALTHAM AVE	TTE17-00011	RES25-00424	SFD	O	NONE	No	Y												
304634112	8789 WALTHAM AVE	TTE17-00011	RES25-00425	SFD	O	NONE	No	Y												
040538335	14201 CLEMSON ST	TTR13-00001	RES25-00438	SFD	O	NONE	No	Y												
040538335	7586 LOYOLA AVE	TTR13-00001	RES25-00439	SFD	O	NONE	No	Y												
040538335	7576 LOYOLA AVE	TTR13-00001	RES25-00440	SFD	O	NONE	No	Y												
040538335	14181 CLEMSON ST	TTR13-00001	RES25-00441	SFD	O	NONE	No	Y												
040538335	14193 CLEMSON ST	TTR13-00001	RES25-00442	SFD	O	NONE	No	Y												
040538335	7564 LOYOLA AVE	TTR13-00001	RES25-00443	SFD	O	NONE	No	Y												
040538335	7580 LOYOLA AVE	TTR13-00001	RES25-00444	SFD	O	NONE	No	Y												
040537117	14277 CAMBRIDGE ST	TTR13-00001	RES25-00447	SFD	O	NONE	No	Y												
040537117	14289 CAMBRIDGE ST	TTR13-00001	RES25-00448	SFD	O	NONE	No	Y												
040537117	14276 CAMBRIDGE ST	TTR13-00001	RES25-00449	SFD	O	NONE	No	Y												
040537117	14284 CAMBRIDGE ST	TTR13-00001	RES25-00450	SFD	O	NONE	No	Y												
040538335	14302 STETSON ST	TTR13-00001	RES25-00456	SFD	O	NONE	No	Y												

Project Identifier				Unit Types		Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction (years)	Demolished/Destroyed Units			Density Bonus				Notes
1				2	3	13	14	15	16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ADU,MH)	R=Rentor O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select none)	Is this project located on a site with an associated historical designation as outlined in Government	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000+)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Rentor	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
040538335	14366 STETSON ST	TTR13-00001	RES25-00467	SFD	O	NONE	No	Y												
040538335	7616 DREXEL AVE	TTR13-00001	RES25-00458	SFD	O	NONE	No	Y												
040538335	14316 STETSON ST	TTR13-00001	RES25-00459	SFD	O	NONE	No	Y												
040538335	14342 STETSON ST	TTR13-00001	RES25-00460	SFD	O	NONE	No	Y												
040538335	7627 VASSAR AVE	TTR13-00001	RES25-00461	SFD	O	NONE	No	Y												
040538335	14328 STETSON ST	TTR13-00001	RES25-00462	SFD	O	NONE	No	Y												
040538335	14354 STETSON ST	TTR13-00001	RES25-00463	SFD	O	NONE	No	Y												
040538335	7615 DREXEL AVE	TTR13-00001	RES25-00464	SFD	O	NONE	No	Y												
040538335	14225 ROLLINS ST	TTR13-00001	RES25-00468	SFD	O	NONE	No	Y												
040538335	14193 ROLLINS ST	TTR13-00001	RES25-00470	SFD	O	NONE	No	Y												
040538335	14200 ROLLINS ST	TTR13-00001	RES25-00471	SFD	O	NONE	No	Y												
040538335	14217 ROLLINS ST	TTR13-00001	RES25-00472	SFD	O	NONE	No	Y												
040538335	14205 ROLLINS ST	TTR13-00001	RES25-00473	SFD	O	NONE	No	Y												
040538335	14224 ROLLINS ST	TTR13-00001	RES25-00474	SFD	O	NONE	No	Y												
040538335	14192 ROLLINS ST	TTR13-00001	RES25-00475	SFD	O	NONE	No	Y												
040538335	14212 ROLLINS ST	TTR13-00001	RES25-00476	SFD	O	NONE	No	Y												
039701233	17240 WHISKEY MEADOWS	TT13-00001	RES25-00478	SFD	O	NONE	No	Y												
039701233	17276 WHISKEY MEADOWS	TT13-00001	RES25-00479	SFD	O	NONE	No	Y												
039701233	17252 WHISKEY MEADOWS	TT13-00001	RES25-00480	SFD	O	NONE	No	Y												
039701233	17288 WHISKEY MEADOWS	TT13-00001	RES25-00481	SFD	O	NONE	No	Y												
039701233	17264 WHISKEY MEADOWS	TT13-00001	RES25-00482	SFD	O	NONE	No	Y												
039701233	17490 BASSETS ST	TT13-00001	RES25-00486	SFD	O	NONE	No	Y												
039701233	17550 BASSETS ST	TT13-00001	RES25-00487	SFD	O	NONE	No	Y												
039701233	17531 BASSETS ST	TT13-00001	RES25-00488	SFD	O	NONE	No	Y												
039701233	17502 BASSETS ST	TT13-00001	RES25-00489	SFD	O	NONE	No	Y												
039701233	17538 BASSETS ST	TT13-00001	RES25-00490	SFD	O	NONE	No	Y												
039701233	17571 BASSETS ST	TT13-00001	RES25-00491	SFD	O	NONE	No	Y												
039701233	6449 STORMY AVE	TT13-00001	RES25-00492	SFD	O	NONE	No	Y												
039701233	17514 BASSETS ST	TT13-00001	RES25-00493	SFD	O	NONE	No	Y												
039701233	17562 BASSETS ST	TT13-00001	RES25-00494	SFD	O	NONE	No	Y												
039701233	17548 BASSETS ST	TT13-00001	RES25-00495	SFD	O	NONE	No	Y												
039701233	17526 BASSETS ST	TT13-00001	RES25-00496	SFD	O	NONE	No	Y												
039701233	17561 BASSETS ST	TT13-00001	RES25-00497	SFD	O	NONE	No	Y												
039701233	6340 BASSETS ST	TT13-00001	RES25-00498	SFD	O	NONE	No	Y												
039701233	17448 LURAY ST	TT13-00001	RES25-00499	SFD	O	NONE	No	Y												
039701233	6348 BASSETS ST	TT13-00001	RES25-00500	SFD	O	NONE	No	Y												
039701233	6364 BASSETS ST	TT13-00001	RES25-00501	SFD	O	NONE	No	Y												
039701233	17465 LURAY ST	TT13-00001	RES25-00502	SFD	O	NONE	No	Y												
039701233	6366 BASSETS ST	TT13-00001	RES25-00503	SFD	O	NONE	No	Y												
039701233	17457 LURAY ST	TT13-00001	RES25-00504	SFD	O	NONE	No	Y												
039701233	17324 WHISKEY MEADOWS	TT13-00001	RES25-00523	SFD	O	NONE	No	Y												
039701233	17316 WHSKEY MEADOWS	TT13-00001	RES25-00524	SFD	O	NONE	No	Y												
039701233	17308 WHISKEY MEADOWS	TT13-00001	RES25-00525	SFD	O	NONE	No	Y												
039701233	17300 WHISKEY MEADOWS	TT13-00001	RES25-00526	SFD	O	NONE	No	Y												
039701233	17413 MARION MOUNTAIN	TT13-00001	RES25-00528	SFD	O	NONE	No	Y												
039701233	6330 BASSETS ST	TT13-00001	RES25-00529	SFD	O	NONE	No	Y												
039701233	17420 MARION MOUNTAIN	TT13-00001	RES25-00530	SFD	O	NONE	No	Y												
039701233	6324 BASSETS ST	TT13-00001	RES25-00531	SFD	O	NONE	No	Y												
039701233	17421 MARION MOUNTAIN	TT13-00001	RES25-00532	SFD	O	NONE	No	Y												
039701233	6316 BASSETS ST	TT13-00001	RES25-00533	SFD	O	NONE	No	Y												
039701233	17445 MARION MOUNTAIN	TT13-00001	RES25-00534	SFD	O	NONE	No	Y												
039701233	6458 CASTLE CRAIGS	TT13-00001	RES25-00542	SFD	O	NONE	No	Y												
039701233	6468 CASTLE CRAIGS AVE	TT13-00001	RES25-00543	SFD	O	NONE	No	Y												
039701233	6465 CASTLE CRAIGS	TT13-00001	RES25-00544	SFD	O	NONE	No	Y												
039701233	6455 CASTLE CRAIGS	TT13-00001	RES25-00545	SFD	O	NONE	No	Y												
039701233	17763 PALOMAR CT	TT13-00001	RES25-00547	SFD	O	NONE	No	Y												
039701233	7077 DOWNEY CT	TT13-00001	RES25-00548	SFD	O	NONE	No	Y												

Project Identifier		Unit Types		Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes		
1			2	3	13	14	15	16	17	18	19	20	20	21	22	23	24	25		
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select)	Is this project located on a site with an associated historical designation as outlined in Government	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000+)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
039701233	17726 PALOMAR CT	TT13-00001	RES25-00549	SFD	O	NONE	No	Y												
039701233	7067 DOHENY CT	TT13-00001	RES25-00550	SFD	O	NONE	No	Y												
039701233	17751 PALOMAR CT	TT13-00001	RES25-00562	SFD	O	NONE	No	Y												
039701233	17726 PALOMAR CT	TT13-00001	RES25-00563	SFD	O	NONE	No	Y												
039701233	17736 PALOMAR CT	TT13-00001	RES25-00564	SFD	O	NONE	No	Y												
039701233	17746 PALOMAR CT	TT13-00001	RES25-00565	SFD	O	NONE	No	Y												
039701233	6495 CASTLE CRAGS AVE	TT13-00001	RES25-00567	SFD	O	NONE	No	Y												
039701233	6485 CASTLE CRAGS	TT13-00001	RES25-00568	SFD	O	NONE	No	Y												
039701233	6475 CASTLE CRAGS	TT13-00001	RES25-00569	SFD	O	NONE	No	Y												
039701233	6488 CASTLE CRAGS AVE	TT13-00001	RES25-00570	SFD	O	NONE	No	Y												
039701233	6478 CASTLE CRAGS AVE	TT13-00001	RES25-00571	SFD	O	NONE	No	Y												
039701233	6339 DAMASCUS AVE	TT13-00001	RES25-00572	SFD	O	NONE	No	Y												
039701233	6350 DAMASCUS AVE	TT13-00001	RES25-00573	SFD	O	NONE	No	Y												
039701233	6358 DAMASCUS AVE	TT13-00001	RES25-00574	SFD	O	NONE	No	Y												
039701233	6342 DAMASCUS AVE	TT13-00001	RES25-00575	SFD	O	NONE	No	Y												
039701233	6355 DAMASCUS AVE	TT13-00001	RES25-00576	SFD	O	NONE	No	Y												
039701233	6347 DAMASCUS AVE	TT13-00001	RES25-00577	SFD	O	NONE	No	Y												
039701233	6334 DAMASCUS AVE	TT13-00001	RES25-00578	SFD	O	NONE	No	Y												
039701233	6363 DAMASCUS AVE	TT13-00001	RES25-00579	SFD	O	NONE	No	Y												
039701233	7087 DOHENY CT	TT13-00001	RES25-00581	SFD	O	NONE	No	Y												
039701233	7101 DOHENY CT	TT13-00001	RES25-00583	SFD	O	NONE	No	Y												
039701233	7111 DOHENY CT	TT13-00001	RES25-00584	SFD	O	NONE	No	Y												
039701233	7121 DOHENY CT	TT13-00001	RES25-00585	SFD	O	NONE	No	Y												
039701233	17574 BASSETS ST	TT13-00001	RES25-00610	SFD	O	NONE	No	Y												
039701233	17608 BASSETS ST	TT13-00001	RES25-00611	SFD	O	NONE	No	Y												
039701233	17595 BASSETS ST	TT13-00001	RES25-00612	SFD	O	NONE	No	Y												
039701233	17594 BASSETS ST	TT13-00001	RES25-00613	SFD	O	NONE	No	Y												
039701233	17621 BASSETS ST	TT13-00001	RES25-00614	SFD	O	NONE	No	Y												
039701233	17591 BASSETS ST	TT13-00001	RES25-00615	SFD	O	NONE	No	Y												
039701233	17598 BASSETS ST	TT13-00001	RES25-00616	SFD	O	NONE	No	Y												
039701233	17616 BASSETS ST	TT13-00001	RES25-00617	SFD	O	NONE	No	Y												
039701233	17605 BASSETS ST	TT13-00001	RES25-00618	SFD	O	NONE	No	Y												
039701233	17598 BASSETS ST	TT13-00001	RES25-00619	SFD	O	NONE	No	Y												
039701233	17613 BASSETS ST	TT13-00001	RES25-00620	SFD	O	NONE	No	Y												
039701233	17583 BASSETS ST	TT13-00001	RES25-00621	SFD	O	NONE	No	Y												
040538335	7584 DREXEL AVE	TR13-00001	RES25-00627	SFD	O	NONE	No	Y												
040538335	7567 DREXEL AVE	TR13-00001	RES25-00628	SFD	O	NONE	No	Y												
040538335	7568 DREXEL AVE	TR13-00001	RES25-00629	SFD	O	NONE	No	Y												
040538335	7597 DREXEL AVE	TR13-00001	RES25-00630	SFD	O	NONE	No	Y												
040538335	7551 DREXEL AVE	TR13-00001	RES25-00631	SFD	O	NONE	No	Y												
040538335	7552 DREXEL AVE	TR13-00001	RES25-00632	SFD	O	NONE	No	Y												
040538335	7598 DREXEL AVE	TR13-00001	RES25-00633	SFD	O	NONE	No	Y												
040538335	7583 DREXEL AVE	TR13-00001	RES25-00634	SFD	O	NONE	No	Y												
040538335	14181 ROLLINS ST	TR13-00001	RES25-00642	SFD	O	NONE	No	Y												
040538335	14167 ROLLINS ST	TR13-00001	RES25-00644	SFD	O	NONE	No	Y												
040538335	14145 ROLLINS ST	TR13-00001	RES25-00645	SFD	O	NONE	No	Y												
040538335	14131 ROLLINS ST	TR13-00001	RES25-00646	SFD	O	NONE	No	Y												
040538335	14168 ROLLINS ST	TR13-00001	RES25-00647	SFD	O	NONE	No	Y												
040538335	14180 ROLLINS ST	TR13-00001	RES25-00648	SFD	O	NONE	No	Y												
039701233	17313 WHISKEY MEADOWS	TT13-00001	RES25-00656	SFD	O	NONE	No	Y												
039701233	17305 WHISKEY MEADOWS	TT13-00001	RES25-00657	SFD	O	NONE	No	Y												
039701233	17297 WHISKEY MEADOWS	TT13-00001	RES25-00658	SFD	O	NONE	No	Y												
039701233	17285 WHISKEY MEADOWS	TT13-00001	RES25-00659	SFD	O	NONE	No	Y												
040537117	7833 BAYLOR AVE	TR13-00001	RES25-00674	SFD	O	NONE	No	Y												
039701233	7131 DOHENY CT	TT13-00001	RES25-00681	SFD	O	NONE	No	Y												
039701233	7128 DOHENY CT	TT13-00001	RES25-00682	SFD	O	NONE	No	Y												
039701233	17753 RED ROCK CT	TT13-00001	RES25-00683	SFD	O	NONE	No	Y												
039701233	7138 DOHENY CT	TT13-00001	RES25-00684	SFD	O	NONE	No	Y												
040537117	7498 BUCKNELL	TR13-00001	RES25-00699	SFD	O	NONE	No	Y												
040537117	7486 BUCKNELL	TR13-00001	RES25-00700	SFD	O	NONE	No	Y												

Project Identifier				Unit Types		Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1				2	3	13	14	15	16	17	18	19		20		21	22	23	24	25
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,S+,ADU,MH)	Tenure R=Renter O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select none)	Is this project located on a site with an associated historical designation as outlined in Government	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000+)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
040537117	7474 BUCKNELL	TTR13-00001	RES25-00701	SFD	O	NONE	No	Y												
040537117	7462 BUCKNELL	TTR13-00001	RES25-00702	SFD	O	NONE	No	Y												
040537117	7467 BUCKNELL	TTR13-00001	RES25-00703	SFD	O	NONE	No	Y												
040537117	7463 BUCKNELL	TTR13-00001	RES25-00704	SFD	O	NONE	No	Y												
040537117	7465 BUCKNELL	TTR13-00001	RES25-00705	SFD	O	NONE	No	Y												
039701233	17743 RED ROCK CT	TT13-00001	RES25-00723	SFD	O	NONE	No	Y												
039701233	17733 RED ROCK CT	TT13-00001	RES25-00724	SFD	O	NONE	No	Y												
039701233	17723 RED ROCK CT	TT13-00001	RES25-00725	SFD	O	NONE	No	Y												
039701233	17716 RED ROCK CT	TT13-00001	RES25-00726	SFD	O	NONE	No	Y												
040538335	14309 PEPPERDINE ST	TTR13-00001	RES25-00728	SFD	O	NONE	No	Y												
040538335	14317 PEPPERDINE ST	TTR13-00001	RES25-00729	SFD	O	NONE	No	Y												
040538335	14343 PEPPERDINE ST	TTR13-00001	RES25-00730	SFD	O	NONE	No	Y												
040538335	7536 DREXEL AVE	TTR13-00001	RES25-00731	SFD	O	NONE	No	Y												
040538335	7519 DREXEL AVE	TTR13-00001	RES25-00732	SFD	O	NONE	No	Y												
040538335	14305 PEPPERDINE ST	TTR13-00001	RES25-00733	SFD	O	NONE	No	Y												
040538335	7520 DREXEL AVE	TTR13-00001	RES25-00734	SFD	O	NONE	No	Y												
040538335	7535 DREXEL AVE	TTR13-00001	RES25-00735	SFD	O	NONE	No	Y												
040538335	7504 DREXEL AVE	TTR13-00001	RES25-00736	SFD	O	NONE	No	Y												
040537117	7450 BUCKNELL AVE	TTR13-00001	RES25-00742	SFD	O	NONE	No	Y												
040537117	7438 BUCKNELL AVE	TTR13-00001	RES25-00743	SFD	O	NONE	No	Y												
040537117	14327 CHAFFEY ST	TTR13-00001	RES25-00744	SFD	O	NONE	No	Y												
040537117	7455 BUCKNELL AVE	TTR13-00001	RES25-00745	SFD	O	NONE	No	Y												
040537117	7426 BUCKNELL AVE	TTR13-00001	RES25-00746	SFD	O	NONE	No	Y												
040537117	14307 CHAFFEY ST	TTR13-00001	RES25-00747	SFD	O	NONE	No	Y												
040537117	7443 BUCKNELL AVE	TTR13-00001	RES25-00748	SFD	O	NONE	No	Y												
040537117	7884 BAYLOR AVE	TTR13-00001	RES25-00750	SFD	O	NONE	No	Y												
040537117	7810 BAYLOR AVE	TTR13-00001	RES25-00751	SFD	O	NONE	No	Y												
040537117	7845 BAYLOR AVE	TTR13-00001	RES25-00752	SFD	O	NONE	No	Y												
040537117	7857 BAYLOR AVE	TTR13-00001	RES25-00753	SFD	O	NONE	No	Y												
040537117	7825 BAYLOR AVE	TTR13-00001	RES25-00754	SFD	O	NONE	No	Y												
039701233	17862 HAWES CT	TT13-00001	RES25-00756	SFD	O	NONE	No	Y												
039701233	17904 HAWES CT	TT13-00001	RES25-00758	SFD	O	NONE	No	Y												
039701233	17907 HAWES CT	TT13-00001	RES25-00759	SFD	O	NONE	No	Y												
039701233	17913 HAWES CT	TT13-00001	RES25-00760	SFD	O	NONE	No	Y												
039701233	17908 HAWES CT	TT13-00001	RES25-00761	SFD	O	NONE	No	Y												
039701233	17921 HAWES CT	TT13-00001	RES25-00762	SFD	O	NONE	No	Y												
039701233	17900 HAWES CT	TT13-00001	RES25-00763	SFD	O	NONE	No	Y												
039701233	17882 HAWES CT	TT13-00001	RES25-00764	SFD	O	NONE	No	Y												
039701233	17916 HAWES CT	TT13-00001	RES25-00765	SFD	O	NONE	No	Y												
040537117	7813 BAYLOR AVE	TTR13-00001	RES25-00772	SFD	O	NONE	No	Y												
040537117	7801 BAYLOR AVE	TTR13-00001	RES25-00773	SFD	O	NONE	No	Y												
040537117	14104 GEORGETOWN ST	TTR13-00001	RES25-00774	SFD	O	NONE	No	Y												
040537117	14103 GEORGETOWN ST	TTR13-00001	RES25-00775	SFD	O	NONE	No	Y												
040538335	14372 PEPPERDINE ST	TTR13-00001	RES25-00776	SFD	O	NONE	No	Y												
040538335	7513 PITZER AVE	TTR13-00001	RES25-00777	SFD	O	NONE	No	Y												
040538335	14381 PEPPERDINE ST	TTR13-00001	RES25-00778	SFD	O	NONE	No	Y												
040538335	14382 PEPPERDINE ST	TTR13-00001	RES25-00779	SFD	O	NONE	No	Y												
040538335	14369 PEPPERDINE ST	TTR13-00001	RES25-00780	SFD	O	NONE	No	Y												
040538335	14362 PEPPERDINE ST	TTR13-00001	RES25-00781	SFD	O	NONE	No	Y												
040538335	7503 PITZER AVE	TTR13-00001	RES25-00782	SFD	O	NONE	No	Y												
040538335	14355 PEPPERDINE ST	TTR13-00001	RES25-00783	SFD	O	NONE	No	Y												
040537117	7782 BAYLOR AVE	TTR13-00001	RES25-00796	SFD	O	NONE	No	Y												
040537117	7754 BAYLOR AVE	TTR13-00001	RES25-00798	SFD	O	NONE	No	Y												
040537117	7742 BAYLOR AVE	TTR13-00001	RES25-00799	SFD	O	NONE	No	Y												
040537117	7732 BAYLOR AVE	TTR13-00001	RES25-00800	SFD	O	NONE	No	Y												
039701233	7148 DOHENY COURT	TT13-00001	RES25-00803	SFD	O	NONE	No	Y												
039701233	7158 DOHENY COURT	TT13-00001	RES25-00804	SFD	O	NONE	No	Y												
039701233	7151 DOHENY COURT	TT13-00001	RES25-00805	SFD	O	NONE	No	Y												
039701233	7141 DOHENY COURT	TT13-00001	RES25-00807	SFD	O	NONE	No	Y												
039701233	7161 DOHENY COURT	TT13-00001	RES25-00821	SFD	O	NONE	No	Y												
039701233	7168 DOHENY CT	TT13-00001	RES25-00832	SFD	O	NONE	No	Y												
039701233	7178 DOHENY CT	TT13-00001	RES25-00833	SFD	O	NONE	No	Y												

Project Identifier				Unit Types		Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1				2	3	13	14	15	16	17	18	19		20		21	22	23	24	25
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,S+,ADU,MH)	R=Renter O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select none)	Is this project located on a site with an associated historical designation as outlined in Government	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000+)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
039701233	7174 DOHENY CT	TT13-00001	RES25-00834	SFD	O	NONE	No	Y												
039745109	7098 FARMDALE AVE	TTE17-00015	RES25-00862	SFD	O	NONE	No	Y												
039745120	7083 MILTON AVE	TTE17-00015	RES25-00865	SFD	O	NONE	No	Y												
039745131	7052 MILTON AVE	TTE17-00015	RES25-00866	SFD	O	NONE	No	Y												
039745129	7076 MILTON AVE	TTE17-00015	RES25-00867	SFD	O	NONE	No	Y												
039745122	7051 MILTON AVE	TTE17-00015	RES25-00868	SFD	O	NONE	No	Y												
039745111	7066 FARMDALE AVE	TTE17-00015	RES25-00869	SFD	O	NONE	No	Y												
039745130	7064 MILTON AVE	TTE17-00015	RES25-00870	SFD	O	NONE	No	Y												
039745121	7067 MILTON AVE	TTE17-00015	RES25-00871	SFD	O	NONE	No	Y												
039745119	7099 MILTON AVE	TTE17-00015	RES25-00872	SFD	O	NONE	No	Y												
039745112	7050 FARMDALE AVE	TTE17-00015	RES25-00873	SFD	O	NONE	No	Y												
039745110	7082 FARMDALE AVE	TTE17-00015	RES25-00874	SFD	O	NONE	No	Y												
040538335	14343 CHAFFEY ST	TTR13-00001	RES25-00876	SFD	O	NONE	No	Y												
040538335	7427 PENN AVE	TTR13-00001	RES25-00877	SFD	O	NONE	No	Y												
040538335	14379 CHAFFEY ST	TTR13-00001	RES25-00878	SFD	O	NONE	No	Y												
040538335	7439 PENN AVE	TTR13-00001	RES25-00879	SFD	O	NONE	No	Y												
040538335	14361 CHAFFEY ST	TTR13-00001	RES25-00880	SFD	O	NONE	No	Y												
040538335	7440 PENN AVE	TTR13-00001	RES25-00881	SFD	O	NONE	No	Y												
040538335	14391 CHAFFEY ST	TTR13-00001	RES25-00882	SFD	O	NONE	No	Y												
039701233	17714 DOHENY CT	TT13-00001	RES25-00894	SFD	O	NONE	No	Y												
039701233	17712 DOHENY CT	TT13-00001	RES25-00895	SFD	O	NONE	No	Y												
039701233	7191 DOHENY CT	TT13-00001	RES25-00896	SFD	O	NONE	No	Y												
039701233	7181 DOHENY CT	TT13-00001	RES25-00897	SFD	O	NONE	No	Y												
303940103	12574 CEDAR ST		RES25-00926	SFD	O	NONE	No	Y												
039812323	7548 PASLEY AVE		RES25-00962	SFD	O	NONE	No	Y												
041405126	11342 FOURTH AVE		RES25-00112	SFD	O	NONE	No	Y												
041124227	9677 I AVE		RES25-00113	SFD	O	NONE	No	Y												
039919101	17963 CATALPA ST		RES25-00124	SFD	O	NONE	No	Y												
040613240	14999 LLAC ST		RES25-00132	SFD	O	NONE	No	Y												
040911101	8385 OAKWOOD AVE		RES25-00133	SFD	O	NONE	No	Y												
305705142	13389 HOLLISTER ST		RES25-00179	SFD	O	NONE	No	Y												
040524401	14645 HARDING ST		RES25-00209	SFD	O	NONE	No	Y												
040907117	14678 MUSCATEL ST		RES25-00210	SFD	O	NONE	No	Y												
041130101	17837 SULTANA ST		RES25-00234	SFD	O	NONE	No	Y												
041408101	15814 ELUCALYPTUS ST		RES25-00255	SFD	O	NONE	No	Y												
040902226	15179 OLIVE ST		RES25-00272	SFD	O	NONE	No	Y												
040902207	15025 OLIVE ST		RES25-00273	SFD	O	NONE	No	Y												
039809404	7634 KENYON AVE		RES25-00275	SFD	O	NONE	No	Y												
040519325	13968 JUNIPER ST		RES25-00279	SFD	O	NONE	No	Y												
039744116	16946 RYELAND RD		RES25-00284	SFD	O	NONE	No	Y												
040821338	10704 ELEVENTH AVE		RES25-00286	SFD	O	NONE	No	Y												
040519412	14015 JUNIPER ST		RES25-00319	SFD	O	NONE	No	Y												
040614112	11589 COTTONWOOD AVE		RES25-00355	SFD	O	NONE	No	Y												
041417104	10466 TENTH AVE		RES25-00356	SFD	O	NONE	No	Y												
040728316	16154 JUNIPER ST		RES25-00365	SFD	O	NONE	No	Y												
039831223	WHISPER LANE		RES25-00366	SFD	O	NONE	No	Y												
041225621	18476 SAGE ST		RES25-00376	SFD	O	NONE	No	Y												
040558221	6796 NATOMA AVE		RES25-00436	SFD	O	NONE	No	Y												
041506219	11462 CALCITE AVE		RES25-00451	SFD	O	NONE	No	Y												
041140418	9503 SAN PABLO AVE		RES25-00455	SFD	O	NONE	No	Y												
041506222	11412 CALCITE AVE		RES25-00513	SFD	O	NONE	No	Y												
039922313	18826 VALENCIA ST		RES25-00514	SFD	O	NONE	No	Y												
041136506	9148 PIEDRA AVE		RES25-00517	SFD	O	NONE	No	Y												
039831110	18525 SEAFORTH ST		RES25-00521	SFD	O	NONE	No	Y												
041306111	16446 YUCCA ST		RES25-00536	SFD	O	NONE	No	Y												
041116135	18399 PACIFIC ST		RES25-00557	SFD	O	NONE	No	Y												
041109213	17576 HERCULES ST		RES25-00560	SFD	O	NONE	No	Y												
041308304	16230 ORANGE ST		RES25-00561	SFD	O	NONE	No	Y												
041137109	18660 JUNIPER ST		RES25-00604	SFD	O	NONE	No	Y												

Project Identifier			Unit Types		Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes	
1			2	3	13	14	15	16	17	18	19		20			21	22	23	24	25
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,S+,ADU,MH)	Tenure R=Renter O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select none)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 50.09?	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000+)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
041726111	17533 LIVE OAK ST		RES25-00626	SFD	O	NONE	No	Y												
040910109	15162 LARCH ST		RES25-00649	SFD	O	NONE	No	Y												
041410214	15984 MESA ST		RES25-00664	SFD	O	NONE	No	Y												
041141702	9432 WASCO AVE		RES25-00687	SFD	O	NONE	No	Y												
039909113	18427 TALISMAN ST		RES25-00695	SFD	O	NONE	No	Y												
307231109	11442 PRIMROSE ST		RES25-00697	SFD	O	NONE	No	Y												
039820311	18090 HINTON ST		RES25-00715	SFD	O	NONE	No	Y												
039744105	16931 MORA CT		RES25-00770	SFD	O	NONE	No	Y												
039744103	16948 MORA CT		RES25-00771	SFD	O	NONE	No	Y												
041119119	19234 DALY CT		RES25-00809	SFD	O	NONE	No	Y												
041116136	18440 ATLANTIC ST		RES25-00810	SFD	O	NONE	No	Y												
041118210	10361 CHOICEANA ST		RES25-00816	SFD	O	NONE	No	Y												
041226310	16870 JOSHUA ST		RES25-00819	SFD	O	NONE	No	Y												
041511108	17215 MANZANITA ST		RES25-00823	SFD	O	NONE	No	Y												
040519234	9835 PYRITE AVE		RES25-00828	SFD	O	NONE	No	Y												
041213106	15911 MISSION ST		RES25-00841	SFD	O	NONE	No	Y												
040602118	14878 SEQUOIA ST 101-102		RES25-00843	SFD	O	NONE	No	Y												
040602118	14878 SEQUOIA ST 103-104		RES25-00844	SFD	O	NONE	No	Y												
040602118	14878 SEQUOIA ST 105-106		RES25-00845	SFD	O	NONE	No	Y												
040602118	14878 SEQUOIA ST 107		RES25-00846	SFD	O	NONE	No	Y												
040816330	9895 ARROYO AVE		RES25-00851	SFD	O	NONE	No	Y												
041421161	10225 THIRD AVE		RES25-00855	SFD	O	NONE	No	Y												
041101101	17672 VERDE ST		RES25-00865	SFD	O	NONE	No	Y												
040611216	15271 SYCAMORE ST		RES25-00869	SFD	O	NONE	No	Y												
041141809	9390 DEL MAR AVE		RES25-00891	SFD	O	NONE	No	Y												
039831802	18524 FAIRBURN ST		RES25-00900	SFD	O	NONE	No	Y												
041213105	16609 BODART ST		RES25-00902	SFD	O	NONE	No	Y												
039701233	17641 BASSETS ST		RES25-00903	SFD	O	NONE	No	Y												
039701233	17646 BASSETS ST		RES25-00904	SFD	O	NONE	No	Y												
039701233	6456 TEMPEST RD		RES25-00905	SFD	O	NONE	No	Y												
039701233	6468 TEMPEST RD		RES25-00906	SFD	O	NONE	No	Y												
039701233	17634 BASSETS ST		RES25-00907	SFD	O	NONE	No	Y												
039701233	17676 BASSETS ST		RES25-00908	SFD	O	NONE	No	Y												
039701233	17661 BASSETS ST		RES25-00909	SFD	O	NONE	No	Y												
039701233	17692 BASSETS ST		RES25-00910	SFD	O	NONE	No	Y												
039701233	17664 BASSETS ST		RES25-00911	SFD	O	NONE	No	Y												
039701233	17624 BASSETS ST		RES25-00912	SFD	O	NONE	No	Y												
039701233	17684 BASSETS ST		RES25-00913	SFD	O	NONE	No	Y												
039701233	17654 BASSETS ST		RES25-00914	SFD	O	NONE	No	Y												
039701233	17651 BASSETS ST		RES25-00915	SFD	O	NONE	No	Y												
039701233	17631 BASSETS ST		RES25-00916	SFD	O	NONE	No	Y												
040921130	7390 OAKWOOD AVE		RES25-00917	SFD	O	NONE	No	Y												
039806510	7429 I AVE		RES25-00919	SFD	O	NONE	No	Y												
041316203	9120 HESPERIA RD SP 62		MHP25-00001	MH	O	NONE	No	Y												
040910125	15077 ELM ST 2	ADU24-00001	RES24-00030	ADU	R	NONE	No	Y												
040610109	11511 BALSAM AVE 2	ADU24-00011	RES24-00180	ADU	R	NONE	No	Y												
041505410	16687 MANZANITA ST 2	ADU24-00013	RES24-00255	ADU	R	NONE	No	Y												
040910208	15060 JOSHUA ST 2	ADU24-00027	RES24-00322	ADU	R	NONE	No	Y												
041414120	10883 SEVENTH AVE 2	ADU24-00023	RES24-00396	ADU	R	NONE	No	Y												
041101103	10481 I AVE 2	ADU24-00040	RES24-00674	ADU	R	NONE	No	Y												
304821161	8568 STOCKTON AVE		RES23-00104	SFD	O	NONE	No	Y												
039745104	7176 FARMDALE AVE		RES24-00056	SFD	O	NONE	No	Y												
039745105	7160 FARMDALE AVE		RES24-00057	SFD	O	NONE	No	Y												
039745113	7193 MILTON AVE		RES24-00058	SFD	O	NONE	No	Y												
039745114	7177 MILTON AVE		RES24-00059	SFD	O	NONE	No	Y												
039745115	7161 MILTON AVE		RES24-00060	SFD	O	NONE	No	Y												
039745123	7162 MILTON AVE		RES24-00061	SFD	O	NONE	No	Y												
305733116	9031 CARSON AVE		RES24-00079	SFD	O	NONE	No	Y												
305733117	9041 CARSON AVE		RES24-00087	SFD	O	NONE	No	Y												
305733118	9051 CARSON AVE		RES24-00088	SFD	O	NONE	No	Y												

Project Identifier																				Unit Types		Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1				2	3	13	14	15	16	17	18	19	20			21	22	23	24	25																
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,S+,ADU,MH)	Tenure R=Rentor O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select none)	Is this project located on a site with an associated historical designation as outlined in Government	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000+)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+																
305733119	9059 CARSON AVE		RES24-00089	SFD	O	NONE	No	Y																												
305733181	9056 CARSON AVE		RES24-00090	SFD	O	NONE	No	Y																												
305733182	9048 CARSON AVE		RES24-00091	SFD	O	NONE	No	Y																												
305733183	9038 CARSON AVE		RES24-00092	SFD	O	NONE	No	Y																												
305733184	9028 CARSON AVE		RES24-00093	SFD	O	NONE	No	Y																												
305733179	9074 CARSON AVE		RES24-00108	SFD	O	NONE	No	Y																												
304633124	14249 PLYMOUTH ST		RES24-00292	SFD	O	NONE	No	Y																												
304633125	14237 PLYMOUTH ST		RES24-00293	SFD	O	NONE	No	Y																												
304633126	14225 PLYMOUTH ST		RES24-00094	SFD	O	NONE	No	Y																												
304633127	14213 PLYMOUTH ST		RES24-00295	SFD	O	NONE	No	Y																												
304633128	14201 PLYMOUTH ST		RES24-00296	SFD	O	NONE	No	Y																												
304610159	8811 GLENCLIFF AVE		RES24-00297	SFD	O	NONE	No	Y																												
304633106	8833 GLENCLIFF AVE		RES24-00298	SFD	O	NONE	No	Y																												
304633117	8828 GLENCLIFF AVE		RES24-00299	SFD	O	NONE	No	Y																												
304633118	8814 GLENCLIFF AVE		RES24-00300	SFD	O	NONE	No	Y																												
304633119	8802 GLENCLIFF AVE		RES24-00301	SFD	O	NONE	No	Y																												
304633107	8847 GLENCLIFF AVE		RES24-00302	SFD	O	NONE	No	Y																												
304633108	8863 GLENCLIFF AVE		RES24-00303	SFD	O	NONE	No	Y																												
304633109	8877 GLENCLIFF AVE		RES24-00304	SFD	O	NONE	No	Y																												
304633116	8844 GLENCLIFF AVE		RES24-00305	SFD	O	NONE	No	Y																												
304633110	14260 HARTFORD ST		RES24-00306	SFD	O	NONE	No	Y																												
304633111	14248 HARTFORD ST		RES24-00307	SFD	O	NONE	No	Y																												
304633112	14236 HARTFORD ST		RES24-00308	SFD	O	NONE	No	Y																												
304633115	14243 HARTFORD ST		RES24-00309	SFD	O	NONE	No	Y																												
040537117	14202 GEORGETOWN ST		RES24-00390	SFD	O	NONE	No	Y																												
040537117	14215 GEORGETOWN ST		RES24-00391	SFD	O	NONE	No	Y																												
040537117	14203 GEORGETOWN ST		RES24-00392	SFD	O	NONE	No	Y																												
040537117	14165 GEORGETOWN ST		RES24-00393	SFD	O	NONE	No	Y																												
040537117	7775 JOHNSTOWN CT		RES24-00437	SFD	O	NONE	No	Y																												
040537117	7765 JOHNSTOWN CT		RES24-00438	SFD	O	NONE	No	Y																												
040537117	7753 JOHNSTOWN CT		RES24-00439	SFD	O	NONE	No	Y																												
040537117	14263 GEORGETOWN ST		RES24-00444	SFD	O	NONE	No	Y																												
040537117	7752 JOHNSTOWN CT		RES24-00458	SFD	O	NONE	No	Y																												
040537117	7764 JOHNSTOWN CT		RES24-00460	SFD	O	NONE	No	Y																												
040537117	7776 JOHNSTOWN CT		RES24-00461	SFD	O	NONE	No	Y																												
040537117	14227 GEORGETOWN ST		RES24-00465	SFD	O	NONE	No	Y																												
304633113	14224 HARTFORD ST		RES24-00495	SFD	O	NONE	No	Y																												
304633114	14212 HARTFORD ST		RES24-00496	SFD	O	NONE	No	Y																												
304633134	14231 HARTFORD ST		RES24-00497	SFD	O	NONE	No	Y																												
304633135	14219 HARTFORD ST		RES24-00501	SFD	O	NONE	No	Y																												
304633129	8799 NEWCASTLE AVE		RES24-00502	SFD	O	NONE	No	Y																												
304610159	8788 NEWCASTLE AVE		RES24-00503	SFD	O	NONE	No	Y																												
304634115	8792 NEWCASTLE AVE		RES24-00504	SFD	O	NONE	No	Y																												
304633133	8843 NEWCASTLE AVE		RES24-00537	SFD	O	NONE	No	Y																												
304633132	8831 NEWCASTLE AVE		RES24-00538	SFD	O	NONE	No	Y																												
304634119	8836 NEWCASTLE AVE		RES24-00539	SFD	O	NONE	No	Y																												
304634118	8824 NEWCASTLE AVE		RES24-00540	SFD	O	NONE	No	Y																												
304633131	8819 NEWCASTLE AVE		RES24-00541	SFD	O	NONE	No	Y																												

Project Identifier																				Unit Types		Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Affordability or Deed Restrictions	Demolished/Destroyed Units			Density Bonus				Notes
1				2	3	13	14	15	16	17	18	19	20			21		22	23	24	25															
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,S+,ADU,MH)	Tenure R=Renter O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select none)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 50.0965?	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000+)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+																
304633130	8807 NEWCASTLE AVE		RES24-00542	SFD	O	NONE	No	Y																												
304634117	8812 NEWCASTLE AVE		RES24-00543	SFD	O	NONE	No	Y																												
304634117	8812 NEWCASTLE AVE		RES24-00544	SFD	O	NONE	No	Y																												
304634116	8800 NEWCASTLE AVE		RES24-00545	SFD	O	NONE	No	Y																												
040538335	14189 NOTRE DAME ST		RES24-00548	SFD	O	NONE	No	Y																												
040538335	14175 NOTRE DAME ST		RES24-00549	SFD	O	NONE	No	Y																												
040538335	14149 NOTRE DAME ST		RES24-00550	SFD	O	NONE	No	Y																												
040538335	14158 NOTRE DAME ST		RES24-00551	SFD	O	NONE	No	Y																												
040538335	14172 NOTRE DAME ST		RES24-00552	SFD	O	NONE	No	Y																												
040538335	14186 NOTRE DAME ST		RES24-00553	SFD	O	NONE	No	Y																												
040538335	14178 COLUMBIA ST		RES24-00554	SFD	O	NONE	No	Y																												
040538335	14175 COLUMBIA ST		RES24-00555	SFD	O	NONE	No	Y																												
040538335	7643 LOYOLA AVE		RES24-00556	SFD	O	NONE	No	Y																												
040538335	7627 LOYOLA AVE		RES24-00563	SFD	O	NONE	No	Y																												
040538335	7615 LOYOLA AVE		RES24-00564	SFD	O	NONE	No	Y																												
040538335	14200 NOTRE DAME ST		RES24-00565	SFD	O	NONE	No	Y																												
040538335	14214 NOTRE DAME ST		RES24-00566	SFD	O	NONE	No	Y																												
040538335	14228 NOTRE DAME ST		RES24-00567	SFD	O	NONE	No	Y																												
040538335	7691 LOYOLA AVE		RES24-00568	SFD	O	NONE	No	Y																												
040538335	7593 LOYOLA AVE		RES24-00569	SFD	O	NONE	No	Y																												
039701233	6486 WINDY TRAIL AVE		RES24-00570	SFD	O	NONE	No	Y																												
039701233	6474 WINDY TRAIL AVE		RES24-00588	SFD	O	NONE	No	Y																												
039701233	6462 WINDY TRAIL AVE		RES24-00589	SFD	O	NONE	No	Y																												
039701233	6455 WINDY TRAIL AVE		RES24-00590	SFD	O	NONE	No	Y																												
039701233	6469 WINDY TRAIL AVE		RES24-00591	SFD	O	NONE	No	Y																												
039701233	6477 WINDY TRAIL AVE		RES24-00592	SFD	O	NONE	No	Y																												
039701233	6510 WINDY TRAIL AVE		RES24-00593	SFD	O	NONE	No	Y																												
039701233	6498 WINDY TRAIL AVE		RES24-00594	SFD	O	NONE	No	Y																												
039701233	17883 CRABTREE MEADOWS		RES24-00595	SFD	O	NONE	No	Y																												
039701233	17675 CRABTREE MEADOWS		RES24-00602	SFD	O	NONE	No	Y																												
039701233	17860 CRABTREE MEADOWS		RES24-00603	SFD	O	NONE	No	Y																												
039701233	17699 CRABTREE MEADOWS		RES24-00604	SFD	O	NONE	No	Y																												
039701233	17643 CRABTREE MEADOWS		RES24-00605	SFD	O	NONE	No	Y																												
039701233	17638 CRABTREE MEADOWS		RES24-00606	SFD	O	NONE	No	Y																												
039701233	17626 CRABTREE MEADOWS		RES24-00610	SFD	O	NONE	No	Y																												
039701233	6444 TEMPEST RD		RES24-00611	SFD	O	NONE	No	Y																												
039701233	6432 TEMPEST RD		RES24-00612	SFD	O	NONE	No	Y																												
039701233	17891 CRABTREE MEADOWS		RES24-00613	SFD	O	NONE	No	Y																												
039701233	17648 CRABTREE MEADOWS		RES24-00614	SFD	O	NONE	No	Y																												
039701233	17629 CRABTREE MEADOWS		RES24-00615	SFD	O	NONE	No	Y																												
040538335	14135 NOTRE DAME ST		RES24-00639	SFD	O	NONE	No	Y																												
040538335	14123 NOTRE DAME ST		RES24-00640	SFD	O	NONE	No	Y																												
040538335	14111 NOTRE DAME ST		RES24-00641	SFD	O	NONE	No	Y																												
040538335	14108 NOTRE DAME ST		RES24-00642	SFD	O	NONE	No	Y																												
040538335	14102 NOTRE DAME ST		RES24-00643	SFD	O	NONE	No	Y																												
040538335	14116 NOTRE DAME ST		RES24-00644	SFD	O	NONE	No	Y																												
040538335	14130 NOTRE DAME ST		RES24-00647	SFD	O	NONE	No	Y																												
040538335	14144 NOTRE DAME ST		RES24-00648	SFD	O	NONE	No	Y																												

Project Identifier			Unit Types		Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes	
1			2	3	13	14	15	16	17	18	19	20			21	22	23	24	25	
Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,S+,ADU,MH)	Tenure R=Rentor O=Owner	Please select the state streamlining provision the project was APPROVED pursuant to. (may select none)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 50.09650	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000+)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Rentor	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
039701233	6369 RAINY PASS		RES24-00650	SFD	O	NONE	No	Y												
039701233	6361 RAINY PASS		RES24-00651	SFD	O	NONE	No	Y												
039701233	6353 RAINY PASS		RES24-00652	SFD	O	NONE	No	Y												
039701233	6345 RAINY PASS		RES24-00653	SFD	O	NONE	No	Y												
039701233	6403 SIERRA CITY AVE		RES24-00657	SFD	O	NONE	No	Y												
039701233	17735 CRABTREE MEADOWS		RES24-00658	SFD	O	NONE	No	Y												
039701233	17723 CRABTREE MEADOWS		RES24-00659	SFD	O	NONE	No	Y												
039701233	17711 CRABTREE MEADOWS		RES24-00660	SFD	O	NONE	No	Y												
039701233	17699 CRABTREE MEADOWS		RES24-00661	SFD	O	NONE	No	Y												
039701233	17151 KENT ST		RES24-00667	SFD	O	NONE	No	Y												
039701233	17175 KENT ST		RES24-00670	SFD	O	NONE	No	Y												
039701233	17139 KENT ST		RES24-00672	SFD	O	NONE	No	Y												
039701233	17163 KENT ST		RES24-00673	SFD	O	NONE	No	Y												
040538335	7628 PURDUE CT		RES24-00680	SFD	O	NONE	No	Y												
040538335	7641 PURDUE CT		RES24-00681	SFD	O	NONE	No	Y												
040538335	7625 PURDUE CT		RES24-00682	SFD	O	NONE	No	Y												
040538335	7593 PURDUE CT		RES24-00683	SFD	O	NONE	No	Y												
040538335	7614 PURDUE CT		RES24-00684	SFD	O	NONE	No	Y												
304620137	13139 UPLAND ST		RES21-00476	SFD	O	NONE	No	Y												
304620138	13135 UPLAND ST		RES21-00477	SFD	O	NONE	No	Y												
304620118	13119 LANCASTER ST		RES22-00229	SFD	O	NONE	No	Y												
304620121	13097 LANCASTER ST		RES22-00230	SFD	O	NONE	No	Y												
304620136	8792 REDONDO AVE		RES22-00131	SFD	O	NONE	No	Y												
305734115	12951 CAMPBELL CT		RES22-00256	SFD	O	NONE	No	Y												
305734121	12980 CAMPBELL CT		RES22-00257	SFD	O	NONE	No	Y												
305734123	12960 CAMPBELL CT		RES22-00258	SFD	O	NONE	No	Y												
305734116	12963 CAMPBELL CT		RES22-00259	SFD	O	NONE	No	Y												
305734118	12965 CAMPBELL CT		RES22-00260	SFD	O	NONE	No	Y												
305734122	12972 CAMPBELL CT		RES22-00261	SFD	O	NONE	No	Y												
305734117	12975 CAMPBELL CT		RES22-00262	SFD	O	NONE	No	Y												
305734119	12991 CAMPBELL CT		RES22-00263	SFD	O	NONE	No	Y												
305734120	12990 CAMPBELL CT		RES22-00264	SFD	O	NONE	No	Y												
305734124	12948 CAMPBELL CT		RES22-00265	SFD	O	NONE	No	Y												
041206318	16065 CACTUS ST 2		RES22-00267	ADU	R	NONE	No	Y												
041408118	11526 TENTH AVE 2		RES11100655	ADU	R	NONE	No	Y												
039907159	17840 TALSMAN ST		RES22-00760	SFD	O	NONE	No	Y												
041408107	11525 ELEVENTH ST		RES22-00774	SFD	O	NONE	No	Y												
041408107	11525 ELEVENTH ST UNIT 2		RES22-00775	ADU	R	NONE	No	Y												
041418239	16057 MAUNA LOA 2		RES22-00887	ADU	R	NONE	No	Y												
040612214	11288 BALSAM		RES23-00069	SFD	O	NONE	No	Y												
039836127	8750 CENTENNIAL ST		RES23-00079	SFD	O	NONE	No	Y												
040607116	15545 SYCAMORE ST 2		RES23-00174	ADU	R	NONE	No	Y												
040908220	15010 LIME ST UNIT 2		RES23-00215	ADU	R	NONE	No	Y												
040708161	16390 LIVE OAK ST		RES23-00250	SFD	O	NONE	No	Y												
041220111	7965 E AVE		RES23-0284	SFD	O	NONE	No	Y												
040720402	16291 CHESTNUT ST		RES23-00317	SFD	O	NONE	No	Y												
040720402	16291 CHESTNUT ST UNIT 2		RES23-00318	ADU	R	NONE	No	Y												
040519212	13995 SMOKE TREE ST		RES23-00347	SFD	O	NONE	No	Y												
040729211	16394 SPRUCE ST		RES23-00348	SFD	O	NONE	No	Y												
040721306	16241 CHESTNUT ST		RES23-00362	SFD	O	NONE	No	Y												
040721306	16241 CHESTNUT ST 2		RES23-00363	ADU	R	NONE	No	Y												
039714308	7133 DALSCOTE ST		RES23-00373	SFD	O	NONE	No	Y												
040558219	14774 JENNY ST		RES23-00393	SFD	O	NONE	No	Y												
040906108	14749 SULTANA ST		RES23-00435	SFD	O	NONE	No	Y												
039912106	17837 VALENCIA ST 2		RES23-00448	ADU	R	NONE	No	Y												
039808111	16820 DANBURY AVE		RES23-00459	SFD	O	NONE	No	Y												
041124225	17556 LIVE OAK ST		RES23-00460	SFD	O	NONE	No	Y												
040595106	8693 BANYAN AVE		RES23-00466	SFD	O	NONE	No	Y												
041230405	7781 CHASE		RES23-00479	SFD	O	NONE	No	Y												

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Jurisdiction	Hesperia	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below					1808	1802									3620		
0405-062-13-0000	13522 Main St			7/15/2025	19	19			Shortfall of Sites	5.07	SP-RC	RC	15	30	38	Vacant	
0405-062-33-0000	13266 Live Oak St			7/15/2025	38	38			Shortfall of Sites	10.14	SP-RC	RC	15	30	76	Vacant	
0405-062-47-0000	13354 Main St			7/15/2025	37	37			Shortfall of Sites	9.96	SP-RC	RC	15	30	74	Vacant	
0405-062-61-0000	10122 Mt Whitney Way			7/15/2025	19	19			Shortfall of Sites	5.07	SP-RC	RC	15	30	38	Vacant	
0405-062-66-0000	10122 Mt Whitney Way			7/15/2025	38	38			Shortfall of Sites	10.15	SP-RC	RC	15	30	76	Vacant	
0405-072-38-0000	13552 Avenal St			7/15/2025	25	25			Shortfall of Sites	6.7	SP-RC	RC	15	30	50	Vacant	
0405-072-40-0000	13552 Avenal St			7/15/2025	38	38			Shortfall of Sites	10.23	SP-RC	RC	15	30	76	Vacant	
0405-072-58-0000	13500 Live Oak St			7/15/2025	14	14			Shortfall of Sites	3.77	SP-RC	RC	15	30	28	Vacant	
0405-072-61-0000	13500 Live Oak St			7/15/2025	4	4			Shortfall of Sites	1.1	SP-RC	RC	15	30	8	Vacant	
0405-072-62-0000	13500 Live Oak St			7/15/2025	5	6			Shortfall of Sites	1.52	SP-RC	RC	15	30	11	Vacant	
0405-072-63-0000	13505 Avenal St			7/15/2025	6	6			Shortfall of Sites	1.65	SP-RC	RC	15	30	12	Vacant	
0405-072-64-0000	13500 Live Oak St			7/15/2025	13	12			Shortfall of Sites	3.35	SP-RC	RC	15	30	25	Vacant	
0405-072-65-0000	13505 Avenal St			7/15/2025	16	16			Shortfall of Sites	4.34	SP-RC	RC	15	30	32	Vacant	
0405-072-66-0000	13500 Live Oak St			7/15/2025	9	10			Shortfall of Sites	2.58	SP-RC	RC	15	30	19	Vacant	
0405-072-67-0000	13500 Live Oak St			7/15/2025	7	6			Shortfall of Sites	1.74	SP-RC	RC	15	30	13	Vacant	
0405-072-68-0000	13500 Live Oak St			7/15/2025	3	4			Shortfall of Sites	1	SP-RC	RC	15	30	7	Vacant	
0406-012-19-0000	12011 Mariposa Rd			7/15/2025	5	6			Shortfall of Sites	1.49	C2	C2	15	30	11	Vacant	
0406-013-22-0000	11942 Hemlock St			7/15/2025	4	3			Shortfall of Sites	1.04	C2	C2	15	30	7	Vacant	
0406-021-17-0000	12033 Cottonwood Ave			7/15/2025	7	8			Shortfall of Sites	0.64	R3	R3	15	30	15	Vacant	
0406-021-18-0000	14848 Sequoia St			7/15/2025	8	7			Shortfall of Sites	0.64	R3	R3	15	30	15	Vacant	
0406-031-05-0000	14949 Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.71	C2	C2	15	30	5	Vacant	
0406-031-06-0000	15011 Bear Valley Rd			7/15/2025	4	3			Shortfall of Sites	1.02	C2	C2	15	30	7	Vacant	
0406-031-08-0000	15055 Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.71	C2	C2	15	30	5	Vacant	
0406-041-07-0000	15166 Sequoia Ave			7/15/2025	12	12			Shortfall of Sites	1.05	R3	R3	15	30	24	Vacant	
0406-041-12-0000	15111 Bear Valley Rd			7/15/2025	3	2			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant	
0406-041-13-0000	15209 Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant	
0406-041-14-0000	15209 Bear Valley Rd			7/15/2025	3	2			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant	
0406-041-18-0000	15273 Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant	
0406-051-06-0000	15421 Bear Valley Rd			7/15/2025	3	3			Shortfall of Sites	0.8	C2	C2	15	30	6	Vacant	
0406-051-10-0000	15451 Bear Valley Rd			7/15/2025	3	2			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant	
0406-051-11-0000	15451 Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.69	C2	C2	15	30	5	Vacant	
0406-051-18-0000	15360 Sequoia Ave			7/15/2025	12	12			Shortfall of Sites	1	R3	R3	15	30	24	Vacant	
0406-051-19-0000	15378 Sequoia Ave			7/15/2025	12	12			Shortfall of Sites	1.01	R3	R3	15	30	24	Vacant	
0406-051-21-0000	15434 Sequoia Rd			7/15/2025	24	23			Shortfall of Sites	1.99	R3	R3	15	30	47	Vacant	
0406-061-04-0000	15588 Sequoia Ave			7/15/2025	12	12			Shortfall of Sites	1	R3	R3	15	30	24	Vacant	
0406-061-08-0000	15544 Sequoia St			7/15/2025	13	13			Shortfall of Sites	1.02	R3	R3	15	30	26	Vacant	
0406-061-12-0000	15545 Bear Valley Rd			7/15/2025	5	5			Shortfall of Sites	1.4	C2	C2	15	30	10	Vacant	
0406-061-13-0000	15609 Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant	
0406-061-14-0000	15609 Bear Valley Rd			7/15/2025	3	2			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant	
0406-061-15-0000	15609 Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant	
0406-061-16-0000	15659 Bear Valley Rd			7/15/2025	3	2			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant	
0414-011-03-0000	15727 Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant	
0414-011-04-0000	15727 Bear Valley Rd			7/15/2025	3	2			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant	
0414-011-05-0000	15791 Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant	
0414-011-08-0000	15807 Bear Valley Rd			7/15/2025	3	2			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant	
0414-011-10-0000	15833 Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant	
0414-011-14-0000	15864 Sequoia Rd			7/15/2025	8	8			Shortfall of Sites	0.7	R3	R3	15	30	16	Vacant	
0414-011-17-0000	15808 Sequoia St			7/15/2025	8	8			Shortfall of Sites	0.7	R3	R3	15	30	16	Vacant	
0414-011-19-0000	15776 Sequoia Rd			7/15/2025	8	8			Shortfall of Sites	0.7	R3	R3	15	30	16	Vacant	
0414-011-23-0000	15746 Sequoia Rd			7/15/2025	8	8			Shortfall of Sites	0.7	R3	R3	15	30	16	Vacant	
0414-021-03-0000	15923 Bear Valley Rd			7/15/2025	3	2			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant	
0414-021-04-0000	15972 Sequoia Rd			7/15/2025	2	3			Shortfall of Sites	0.72	C2	C2	15	30	5	Vacant	
0414-021-05-0000	15992 Sequoia Rd			7/15/2025	5	5			Shortfall of Sites	1.4	C2	C2	15	30	10	Vacant	
0414-021-06-0000	16061 Bear Valley Rd			7/15/2025	4	3			Shortfall of Sites	1.04	C2	C2	15	30	7	Vacant	
0414-021-07-0000	16061 Bear Valley Rd			7/15/2025	3	4			Shortfall of Sites	1.01	C2	C2	15	30	7	Vacant	
0414-021-10-0000	11988 7th Ave			7/15/2025	17	16			Shortfall of Sites	1.4	R3	R3	15	30	33	Vacant	
0414-021-11-0000	16040 Sequoia Rd			7/15/2025	8	8			Shortfall of Sites	0.7	R3	R3	15	30	16	Vacant	
0414-021-13-0000	16040 Sequoia Rd			7/15/2025	8	8			Shortfall of Sites	0.7	R3	R3	15	30	16	Vacant	
0414-021-14-0000	15992 Sequoia Rd			7/15/2025	12	12			Shortfall of Sites	1.05	R3	R3	15	30	24	Vacant	
0414-021-18-0000	15932 Sequoia St			7/15/2025	8	8			Shortfall of Sites	0.7	R3	R3	15	30	16	Vacant	
0414-021-19-0000	15932 Sequoia St			7/15/2025	8	8			Shortfall of Sites	0.7	R3	R3	15	30	16	Vacant	
0414-031-01-0000	16131 Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.74	C2	C2	15	30	5	Vacant	
0414-031-05-0000	16167 Bear Valley Rd			7/15/2025	3	2			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant	
0414-031-09-0000	16229 Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant	
0414-031-10-0000	12060 5th Ave			7/15/2025	3	2			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant	

0414-031-11-0000	12060 5th Ave			7/15/2025	2	3			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant
0414-031-15-0000	16280 Sequoia Rd			7/15/2025	8	8			Shortfall of Sites	0.7	R3	R3	15	30	16	Vacant
0414-031-16-0000	16230 Sequoia Rd			7/15/2025	8	8			Shortfall of Sites	0.7	R3	R3	15	30	16	Vacant
0414-031-20-0000	16166 Sequoia Rd			7/15/2025	8	8			Shortfall of Sites	0.7	R3	R3	15	30	16	Vacant
0414-031-22-0000	16130 Sequoia Ave			7/15/2025	8	8			Shortfall of Sites	0.7	R3	R3	15	30	16	Vacant
0414-031-24-0000	16130 Sequoia Ave			7/15/2025	8	7			Shortfall of Sites	0.68	R3	R3	15	30	15	Vacant
0414-031-26-0000	16211 Bear Valley Rd			7/15/2025	5	5			Shortfall of Sites	1.4	C2	C2	15	30	10	Vacant
0414-041-02-0000	16349 Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant
0414-041-04-0000	16349 Bear Valley Rd			7/15/2025	3	2			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant
0414-041-05-0000	16349 Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant
0414-041-06-0000	16388 Sequoia Rd			7/15/2025	3	2			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant
0414-041-07-0000	16420 Sequoia Rd			7/15/2025	2	3			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant
0414-041-08-0000	16453 Bear Valley Rd			7/15/2025	3	2			Shortfall of Sites	0.7	C2	C2	15	30	5	Vacant
0414-041-11-0000	16493 Bear Valley Rd			7/15/2025	2	2			Shortfall of Sites	0.63	C2	C2	15	30	4	Vacant
0414-041-12-0000	16490 Sequoia St			7/15/2025	8	8			Shortfall of Sites	0.7	R3	R3	15	30	16	Vacant
0414-041-17-0000	16388 Sequoia Rd			7/15/2025	10	10			Shortfall of Sites	0.88	R3	R3	15	30	20	Vacant
0414-041-21-0000	16348 Sequoia St			7/15/2025	8	8			Shortfall of Sites	0.7	R3	R3	15	30	16	Vacant
0414-041-22-0000	16280 Sequoia St			7/15/2025	8	8			Shortfall of Sites	0.7	R3	R3	15	30	16	Vacant
0415-021-01-0000	17311 Outer Bear Valley Rd			7/15/2025	1	2			Shortfall of Sites	0.53	C2	C2	15	30	3	Vacant
0415-021-02-0000	17311 Outer Bear Valley Rd			7/15/2025	2	2			Shortfall of Sites	0.55	C2	C2	15	30	4	Vacant
0415-021-03-0000	17349 Outer Bear Valley Rd			7/15/2025	3	3			Shortfall of Sites	0.84	C2	C2	15	30	6	Vacant
0415-021-04-0000	17349 Outer Bear Valley Rd			7/15/2025	2	2			Shortfall of Sites	0.55	C2	C2	15	30	4	Vacant
0415-021-05-0000	17405 Bear Valley Rd			7/15/2025	2	2			Shortfall of Sites	0.55	C2	C2	15	30	4	Vacant
0415-021-07-0000	17405 Bear Valley Rd			7/15/2025	2	2			Shortfall of Sites	0.55	C2	C2	15	30	4	Vacant
0415-021-08-0000	17455 Bear Valley Rd			7/15/2025	2	2			Shortfall of Sites	0.56	C2	C2	15	30	4	Vacant
0415-021-11-0000	17471 Bear Valley Rd			7/15/2025	2	1			Shortfall of Sites	0.53	C2	C2	15	30	3	Vacant
0415-021-12-0000	17471 Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.71	C2	C2	15	30	5	Vacant
0415-021-17-0000	17562 Sequoia St			7/15/2025	10	10			Shortfall of Sites	0.85	R3	R3	15	30	20	Vacant
0415-021-19-0000	17562 Sequoia St			7/15/2025	12	12			Shortfall of Sites	1.03	R3	R3	15	30	24	Vacant
0415-021-28-0000	17392 Sequoia St			7/15/2025	8	8			Shortfall of Sites	0.72	R3	R3	15	30	16	Vacant
0415-021-29-0000	17392 Sequoia St			7/15/2025	3	2			Shortfall of Sites	0.72	R3	C2	15	30	5	Vacant
0415-021-30-0000	17349 Outer Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.72	R3	C2	15	30	5	Vacant
0415-021-31-0000	17311 Outer Bear Valley Rd			7/15/2025	3	2			Shortfall of Sites	0.72	R3	C2	15	30	5	Vacant
0415-021-32-0000	17311 Outer Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.72	R3	C2	15	30	5	Vacant
0415-032-15-0000	17166 Sequoia St			7/15/2025	2	2			Shortfall of Sites	0.59	C2	C2	15	30	4	Vacant
0415-032-19-0000	17130 Sequoia St			7/15/2025	2	2			Shortfall of Sites	0.65	C2	C2	15	30	4	Vacant
0415-032-34-0000	17096 Sequoia St			7/15/2025	4	3			Shortfall of Sites	0.95	C2	C2	15	30	7	Vacant
0415-033-01-0000	17189 Bear Valley Rd			7/15/2025	2	2			Shortfall of Sites	0.55	C2	C2	15	30	4	Vacant
0415-033-02-0000	17189 Bear Valley Rd			7/15/2025	2	2			Shortfall of Sites	0.59	C2	C2	15	30	4	Vacant
0415-033-03-0000	17228 Sequoia St			7/15/2025	2	2			Shortfall of Sites	0.6	C2	C2	15	30	4	Vacant
0415-033-04-0000	17228 Sequoia St			7/15/2025	2	2			Shortfall of Sites	0.6	C2	C2	15	30	4	Vacant
0415-033-05-0000	17311 Outer Bear Valley Rd			7/15/2025	2	2			Shortfall of Sites	0.59	C2	C2	15	30	4	Vacant
0415-033-06-0000	17311 Outer Bear Valley Rd			7/15/2025	1	2			Shortfall of Sites	0.51	C2	C2	15	30	3	Vacant
0415-033-07-0000	11990 Apatite Ave			7/15/2025	2	3			Shortfall of Sites	0.69	C2	C2	15	30	5	Vacant
0415-033-08-0000	11990 Apatite Ave			7/15/2025	3	2			Shortfall of Sites	0.69	C2	C2	15	30	5	Vacant
0415-033-09-0000	17228 Sequoia St			7/15/2025	2	3			Shortfall of Sites	0.69	C2	C2	15	30	5	Vacant
0415-033-10-0000	17228 Sequoia St			7/15/2025	3	2			Shortfall of Sites	0.69	C2	C2	15	30	5	Vacant
0415-033-12-0000	17228 Sequoia St			7/15/2025	2	3			Shortfall of Sites	0.69	C2	C2	15	30	5	Vacant
0415-034-03-0000	11927 1st St			7/15/2025	6	6			Shortfall of Sites	0.56	R3	R3	15	30	12	Vacant
0415-034-05-0000	11951 1st St			7/15/2025	8	7			Shortfall of Sites	0.66	R3	R3	15	30	15	Vacant
0415-034-07-0000	11951 1st St			7/15/2025	6	6			Shortfall of Sites	0.54	R3	R3	15	30	12	Vacant
0415-034-08-0000	11951 1st St			7/15/2025	6	6			Shortfall of Sites	0.56	R3	R3	15	30	12	Vacant
0415-034-09-0000	11951 1st St			7/15/2025	9	9			Shortfall of Sites	0.79	R3	R3	15	30	18	Vacant
0415-034-19-0000	11890 Hesperia Rd			7/15/2025	2	2			Shortfall of Sites	0.56	C2	C2	15	30	4	Vacant
0415-035-12-0000	11950 A St			7/15/2025	13	13			Shortfall of Sites	1.11	R3	R3	15	30	26	Vacant
0415-035-13-0000	11950 A St			7/15/2025	6	6			Shortfall of Sites	0.5	R3	R3	15	30	12	Vacant
0415-035-16-0000	11938 A St			7/15/2025	6	6			Shortfall of Sites	0.5	R3	R3	15	30	12	Vacant
0415-035-17-0000	11938 A St			7/15/2025	6	6			Shortfall of Sites	0.5	R3	R3	15	30	12	Vacant
0415-035-18-0000	11938 A St			7/15/2025	6	6			Shortfall of Sites	0.5	R3	R3	15	30	12	Vacant
0415-035-19-0000	11938 A St			7/15/2025	6	6			Shortfall of Sites	0.5	R3	R3	15	30	12	Vacant
0415-035-20-0000	17077 Donert St			7/15/2025	6	6			Shortfall of Sites	0.5	R3	R3	15	30	12	Vacant
0415-035-21-0000	17077 Donert St			7/15/2025	6	6			Shortfall of Sites	0.5	R3	R3	15	30	12	Vacant
0415-035-22-0000	17077 Donert St			7/15/2025	7	7			Shortfall of Sites	0.6	R3	R3	15	30	14	Vacant
0415-036-07-0000	11947 A Ave			7/15/2025	12	12			Shortfall of Sites	1.01	R3	R3	15	30	24	Vacant
0415-036-08-0000	11947 A Ave			7/15/2025	14	14			Shortfall of Sites	1.21	R3	R3	15	30	28	Vacant
0415-036-23-0000	17224 Donert St			7/15/2025	38	28			Shortfall of Sites	3.18	R3	R3	15	30	76	Vacant
0415-041-07-0000	11986 Bormite St			7/15/2025	8	8			Shortfall of Sites	0.69	R3	R3	15	30	16	Vacant
0415-041-08-0000	16785 Bear Valley Rd			7/15/2025	8	8			Shortfall of Sites	0.69	R3	R3	15	30	16	Vacant
0415-041-09-0000	11986 Bormite St			7/15/2025	8	8			Shortfall of Sites	0.69	R3	R3	15	30	16	Vacant
0415-041-10-0000	16723 Sequoia Ave			7/15/2025	8	8			Shortfall of Sites	0.69	R3	R3	15	30	16	Vacant
0415-041-11-0000	16688 Sequoia St			7/15/2025	8	8			Shortfall of Sites	0.69	R3	R3	15	30	16	Vacant
0415-041-12-0000	16688 Sequoia St			7/15/2025	8	8			Shortfall of Sites	0.69	R3	R3	15	30	16	Vacant
0415-042-01-0000	16821 Bear Valley Rd			7/15/2025	2	2			Shortfall of Sites	0.57	C2	C2	15	30	4	Vacant
0415-042-20-0000	11985 Bormite Ave			7/15/2025	2	2			Shortfall of Sites	0.6	C2	C2	15	30	4	Vacant
0415-044-14-0000	11906 1st St			7/15/2025	9	10			Shortfall of Sites	0.83	R3	R3	15	30	19	Vacant
0415-044-16-0000	11906 1st St			7/15/2025	13	12			Shortfall of Sites	1.07	R3	R3	15	30	25	Vacant
0415-051-02-0000	16511 Bear Valley Rd			7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-051-06-0000	16575 Bear Valley Rd			7/15/2025	3	2			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant

0415-051-07-0000	16575 Bear Valley Rd		7/15/2025	2	3			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-051-08-0000	16622 Sequoia Rd		7/15/2025	4	3			Shortfall of Sites	1	C2	C2	15	30	7	Vacant
0415-051-09-0000	16632 Sequoia Rd		7/15/2025	3	4			Shortfall of Sites	1.04	C2	C2	15	30	7	Vacant
0415-051-10-0000	16727 Bear Valley Rd		7/15/2025	3	2			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-051-11-0000	16727 Bear Valley Rd		7/15/2025	2	3			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-051-13-0000	16688 Sequoia St		7/15/2025	8	8			Shortfall of Sites	0.72	R3	R3	15	30	16	Vacant
0415-051-14-0000	16632 Sequoia Rd		7/15/2025	8	8			Shortfall of Sites	0.72	R3	R3	15	30	16	Vacant
0415-051-17-0000	16622 Sequoia Rd		7/15/2025	13	13			Shortfall of Sites	1.1	R3	R3	15	30	26	Vacant
0415-051-18-0000	16528 Sequoia St		7/15/2025	13	13			Shortfall of Sites	1.1	R3	R3	15	30	26	Vacant
0415-051-20-0000	16528 Sequoia St		7/15/2025	8	8			Shortfall of Sites	0.72	R3	R3	15	30	16	Vacant
0415-051-21-0000	16490 Sequoia St		7/15/2025	8	8			Shortfall of Sites	0.72	R3	R3	15	30	16	Vacant
0415-081-29-0000	11579 1st St		7/15/2025	3	2			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-081-30-0000	11553 1st Ave		7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-081-31-0000	11553 1st Ave		7/15/2025	3	2			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-081-32-0000	11539 1st St		7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-081-33-0000	11501 1st Ave		7/15/2025	3	2			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-081-34-0000	11501 1st Ave		7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-081-35-0000	11481 1st St		7/15/2025	3	2			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-081-36-0000	11451 1st Ave		7/15/2025	5	5			Shortfall of Sites	1.35	C2	C2	15	30	10	Vacant
0415-081-37-0000	11451 1st Ave		7/15/2025	3	3			Shortfall of Sites	0.87	C2	C2	15	30	6	Vacant
0415-081-42-0000	11352 Hesperia Rd		7/15/2025	4	3			Shortfall of Sites	1.03	C2	C2	15	30	7	Vacant
0415-081-43-0000	16818 Eucalyptus St		7/15/2025	2	3			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-081-51-0000	11370 Hesperia Rd		7/15/2025	6	5			Shortfall of Sites	1.54	C2	C2	15	30	11	Vacant
0415-082-01-0000	11273 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-082-05-0000	11389 Hesperia Rd		7/15/2025	3	2			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-082-07-0000	11389 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-082-08-0000	11389 Hesperia Rd		7/15/2025	3	2			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-082-09-0000	11443 Hesperia Rd		7/15/2025	3	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-082-11-0000	11443 Hesperia Rd		7/15/2025	4	3			Shortfall of Sites	1.03	C2	C2	15	30	7	Vacant
0415-082-13-0000	11481 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-082-14-0000	11481 Hesperia Rd		7/15/2025	3	2			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-082-15-0000	11563 Hesperia Rd		7/15/2025	3	3			Shortfall of Sites	0.87	C2	C2	15	30	6	Vacant
0415-082-17-0000	11563 Hesperia Rd		7/15/2025	2	2			Shortfall of Sites	0.66	C2	C2	15	30	4	Vacant
0415-082-18-0000	11563 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-082-19-0000	11602 A Ave		7/15/2025	3	2			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-082-20-0000	17027 Sycamore St		7/15/2025	2	3			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-082-21-0000	17027 Sycamore St		7/15/2025	3	2			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-091-11-0000	11891 1st St		7/15/2025	8	8			Shortfall of Sites	0.72	R3	R3	15	30	16	Vacant
0415-091-14-0000	11850 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-091-15-0000	11850 Hesperia Rd		7/15/2025	4	3			Shortfall of Sites	1	C2	C2	15	30	7	Vacant
0415-091-16-0000	11774 Hesperia Rd		7/15/2025	3	4			Shortfall of Sites	1.02	C2	C2	15	30	7	Vacant
0415-091-18-0000	11774 Hesperia Rd		7/15/2025	4	3			Shortfall of Sites	1	C2	C2	15	30	7	Vacant
0415-091-21-0000	11696 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-092-02-0000	11687 Hesperia Rd		7/15/2025	3	2			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-092-03-0000	11687 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-092-04-0000	11710 A Ave		7/15/2025	3	2			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-092-05-0000	11726 A St		7/15/2025	2	3			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-092-06-0000	11742 A St		7/15/2025	3	2			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-092-07-0000	11803 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-092-08-0000	11803 Hesperia Rd		7/15/2025	3	2			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-092-10-0000	11803 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-092-11-0000	11849 Hesperia Rd		7/15/2025	3	2			Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-093-09-0000	17105 Donert St		7/15/2025	13	13			Shortfall of Sites	1.1	R3	R3	15	30	26	Vacant
0415-093-10-0000	17105 Donert St		7/15/2025	12	13			Shortfall of Sites	1.07	R3	R3	15	30	25	Vacant
0415-131-16-0000	16818 Eucalyptus St		7/15/2025	3	2			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-131-17-0000	16818 Eucalyptus St		7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-131-18-0000	11214 Hesperia Rd		7/15/2025	4	3			Shortfall of Sites	1.03	C2	C2	15	30	7	Vacant
0415-131-20-0000	11214 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-131-21-0000	11146 Hesperia Rd		7/15/2025	3	2			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-131-22-0000	11146 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-131-24-0000	11146 Hesperia Rd		7/15/2025	3	2			Shortfall of Sites	0.77	C2	C2	15	30	5	Vacant
0415-131-25-0000	11072 Hesperia Rd		7/15/2025	2	2			Shortfall of Sites	0.65	C2	C2	15	30	4	Vacant
0415-131-26-0000	11072 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-131-28-0000	11072 Hesperia Rd		7/15/2025	3	2			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-131-29-0000	11072 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-132-02-0000	11055 Hesperia Rd		7/15/2025	4	3			Shortfall of Sites	0.96	C2	C2	15	30	7	Vacant
0415-132-04-0000	11083 Hesperia Rd		7/15/2025	5	6			Shortfall of Sites	1.57	C2	C2	15	30	11	Vacant
0415-132-05-0000	11083 Hesperia Rd		7/15/2025	4	4			Shortfall of Sites	1.17	C2	C2	15	30	8	Vacant
0415-132-06-0000	11177 Hesperia Rd		7/15/2025	3	2			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-132-07-0000	11177 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-132-09-0000	11177 Hesperia Rd		7/15/2025	3	2			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-132-10-0000	11235 Hesperia Rd		7/15/2025	3	3			Shortfall of Sites	0.93	C2	C2	15	30	6	Vacant
0415-132-12-0000	11273 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-161-11-0000	11047 1st Ave		7/15/2025	3	2			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-161-12-0000	11015 1st Ave		7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-161-13-0000	10966 Hesperia Rd		7/15/2025	3	2			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-161-14-0000	10966 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-161-16-0000	10966 Hesperia Rd		7/15/2025	3	2			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-161-17-0000	10918 Hesperia Rd		7/15/2025	2	3			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-161-20-0000	10904 Hesperia Rd		7/15/2025	3	2			Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-162-01-0000	10904 Santa Fe Ave		7/15/2025	7	7			Shortfall of Sites	1.92	C2	C2	15	30	14	Vacant
0415-162-02-0000	10904 Santa Fe Ave		7/15/2025	1	2			Shortfall of Sites	0.51	C2	C2	15	30	3	Vacant
0415-162-03-0000	10979 Hesperia Rd		7/15/2025	2	2			Shortfall of Sites	0.56	C2	C2	15	30	4	Vacant
0415-162-04-0000	10979 Hesperia Rd		7/15/2025	2	2			Shortfall of Sites	0.61	C2	C2	15	30	4	Vacant
0415-162-06-0000	10979 Hesperia Rd		7/15/2025	3	2			Shortfall of Sites	0.71	C2	C2	15	30	5	Vacant

0415-162-07-0000	10979 Hesperia Rd	7/15/2025	2	3					Shortfall of Sites	0.76	C2	C2	15	30	5	Vacant
0415-162-08-0000	11055 Hesperia Rd	7/15/2025	3	3					Shortfall of Sites	0.81	C2	C2	15	30	6	Vacant
0415-162-09-0000	11055 Hesperia Rd	7/15/2025	3	3					Shortfall of Sites	0.86	C2	C2	15	30	6	Vacant
0415-163-15-0000	10832 Hesperia Rd	7/15/2025	2	3					Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-163-17-0000	10832 Hesperia Rd	7/15/2025	3	2					Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-163-18-0000	10832 Hesperia Rd	7/15/2025	2	3					Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-163-19-0000	10791 1st St	7/15/2025	3	3					Shortfall of Sites	0.9	C2	C2	15	30	6	Vacant
0415-163-20-0000	10730 Hesperia Rd	7/15/2025	3	3					Shortfall of Sites	0.87	C2	C2	15	30	6	Vacant
0415-163-21-0000	10730 Hesperia Rd	7/15/2025	3	2					Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-163-25-0000	10696 Hesperia Rd	7/15/2025	2	3					Shortfall of Sites	0.67	C2	C2	15	30	5	Vacant
0415-163-26-0000	10696 Hesperia Rd	7/15/2025	2	2					Shortfall of Sites	0.65	C2	C2	15	30	4	Vacant
0415-164-03-0000	10763 Hesperia Rd	7/15/2025	2	2					Shortfall of Sites	0.61	C2	C2	15	30	4	Vacant
0415-164-04-0000	10763 Hesperia Rd	7/15/2025	2	2					Shortfall of Sites	0.6	C2	C2	15	30	4	Vacant
0415-164-05-0000	10763 Hesperia Rd	7/15/2025	3	2					Shortfall of Sites	0.68	C2	C2	15	30	5	Vacant
0415-164-06-0000	10832 Hesperia Rd	7/15/2025	3	3					Shortfall of Sites	0.93	C2	C2	15	30	6	Vacant
0415-164-07-0000	10862 Hesperia Rd	7/15/2025	5	6					Shortfall of Sites	1.5	C2	C2	15	30	11	Vacant
3039-381-01-0000	7955 Verbena Rd	7/15/2025	5	4					Shortfall of Sites	1.27	SP-RC	RC	15	30	9	Vacant
3039-381-02-0000	8256 Lassen Rd	7/15/2025	4	5					Shortfall of Sites	1.21	SP-RC	RC	15	30	9	Vacant
3039-381-06-0000	8137 Mariposa Rd	7/15/2025	4	4					Shortfall of Sites	1.18	SP-RC	RC	15	30	8	Vacant
3039-381-06-0000	8256 Lassen Rd	7/15/2025	12	12					Shortfall of Sites	3.28	SP-RC	RC	15	30	24	Vacant
3057-011-06-0000	13230 Long Meadow St	7/15/2025	16	16					Shortfall of Sites	4.34	SP-RC	RC	15	30	32	Vacant
3057-011-40-0000	13303 Main St	7/15/2025	39	38					Shortfall of Sites	10.38	SP-RC	RC	15	30	77	Vacant
3057-011-46-0000	13396 W Nolina Dr	7/15/2025	2	3					Shortfall of Sites	0.74	SP-RC	RC	15	30	5	Vacant
3057-011-53-0000	9550 Escondido Ave	7/15/2025	37	37					Shortfall of Sites	9.93	RC	C2	15	30	74	Vacant
3064-441-05-0000	12543 Main St	7/15/2025	11	10					Shortfall of Sites	2.81	SP-RC	RC	15	30	21	Vacant
3064-471-04-0000	12680 Main St	7/15/2025	12	13					Shortfall of Sites	3.43	SP-RC	RC	15	30	25	Vacant
3064-471-09-0000	12680 Main St	7/15/2025	3	3					Shortfall of Sites	0.8	SP-RC	RC	15	30	6	Vacant
3064-481-01-0000	12698 Yucca Terrace Dr	7/15/2025	40	41					Shortfall of Sites	10.93	SP-RC	RC	15	30	81	Vacant
3064-481-02-0000	10009 Catalpa Rd	7/15/2025	16	16					Shortfall of Sites	4.33	SP-RC	RC	15	30	32	Vacant
3064-481-03-0000	9757 Catalpa Rd	7/15/2025	17	17					Shortfall of Sites	4.62	SP-RC	RC	15	30	34	Vacant
3064-481-04-0000	9756 Amargosa Rd	7/15/2025	37	37					Shortfall of Sites	9.99	SP-RC	RC	15	30	74	Vacant
3064-481-05-0000	9750 Key Pointe Ave	7/15/2025	34	34					Shortfall of Sites	9.1	SP-RC	RC	15	30	68	Vacant
3064-481-11-0000	9757 Catalpa Rd	7/15/2025	4	4					Shortfall of Sites	1.15	SP-RC	RC	15	30	8	Vacant
3064-481-11-0000	9757 Catalpa Rd	7/15/2025	13	12					Shortfall of Sites	3.38	SP-RC	RC	15	30	25	Vacant
3064-481-23-0000	9750 Key Pointe Ave	7/15/2025	4	5					Shortfall of Sites	1.24	SP-RC	RC	15	30	9	Vacant
3064-541-05-0000	9432 US Hwy 395	7/15/2025	18	18					Shortfall of Sites	4.88	SP-RC	RC	15	30	36	Vacant
3064-541-06-0000	9383 US Hwy 395	7/15/2025	30	29					Shortfall of Sites	7.96	SP-RC	RC	15	30	59	Vacant
3064-541-07-0000	9432 US Hwy 395	7/15/2025	10	11					Shortfall of Sites	2.85	SP-RC	RC	15	30	21	Vacant
3064-601-13-0000	12543 Main St	7/15/2025	19	19					Shortfall of Sites	5.16	SP-RC	RC	15	30	38	Vacant
3064-601-17-0000	12675 Main St	7/15/2025	4	3					Shortfall of Sites	1.06	SP-RC	RC	15	30	7	Vacant
3064-601-19-0000	12717 Main St	7/15/2025	7	8					Shortfall of Sites	2.08	SP-RC	RC	15	30	15	Vacant
3072-241-19-0000	11854 Mariposa Rd	7/15/2025	29	28					Shortfall of Sites	7.63	SP-RC	RC	15	30	57	Vacant
3072-241-20-0000	11679 Primrose Ave	7/15/2025	16	17					Shortfall of Sites	4.42	SP-RC	RC	15	30	33	Vacant
3072-251-19-0000	11531 Tamarisk Ave	7/15/2025	10	10					Shortfall of Sites	2.72	SP-RC	RC	15	30	20	Vacant
3072-271-19-0000	11459 Turko Ave	7/15/2025	3	3					Shortfall of Sites	0.93	C2	C2	15	30	6	Vacant
3072-271-22-0000	11385 Mariposa Rd	7/15/2025	3	3					Shortfall of Sites	0.83	C2	C2	15	30	6	Vacant
							</									

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Hesperia							
Reporting Year	2025	(Jan. 1 - Dec. 31)						
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
1.1	Help low/moderate own homes	10/15/2029	6th Cycle	Continuous	Ongoing	Other	1	None
1.2	Use density bonuses for low/moderate	10/15/2029	6th Cycle	Completed	Ongoing	Other	1	None
1.3	Work w/agencies&developers housing	10/15/2029	6th Cycle	Continuous	Ongoing	Other	1	None
1.4	Housing for homeless&lowest incomes	10/15/2029	6th Cycle	Continuous	Ongoing	Other	1	None
1.5	Energy conservation in housing	10/15/2029	6th Cycle	Completed	Following building codes, providing information and streamline permitting	Households	528	Units in 2025
2.1	Enforce health/safety codes	10/15/2029	6th Cycle	Continuous	Code Enforcement and Building Inspectors working together	Households	4211	Rental Housing Inspections
2.2	Improve housing through task force	10/15/2029	6th Cycle	Continuous	Ongoing	Households	169	Field Investigations
2.3	Offer rehab programs to low/mod	10/15/2029	6th Cycle	Not Yet Started	Ongoing	Households		None
2.4	Help remove dangerous housing	10/15/2029	6th Cycle	Continuous	Code Enforcement notices owners, Building inspections, and remedies issues	Households	169	Field Investigations
2.5	Preserve existing low/mod housing	10/15/2029	6th Cycle	Continuous	Ongoing	Units		None
2.6	Offer services/facilities to help residents	10/15/2029	6th Cycle	Continuous	Completed	Other		Neighborhood Beautification events and Neighborhood Pride Enhancement
3.1	Use Land Uses for variety of housing	10/15/2029	6th Cycle	Completed	Ongoing	Other	1	Genral Plan & Specific Plan https://www.hesperiac.gov/409/Hesperia-General-Plan
3.2	Encourage housing near employment	10/15/2029	6th Cycle	Continuous	Completed	Other		None
3.3	Encourage residential in unused areas	10/15/2029	6th Cycle	Continuous	Many vacant lots have seen development over the years	Other		None
3.4	Allow flexibility in zoning for housing	10/15/2024	6th Cycle	Completed	Ongoing	Other	1	None
4.1	Remove constraints to housing	10/15/2024	6th Cycle	Continuous	Modified codes to prevent speculators from tying up property for long periods	Other	1	None
5.1	Provide fair housing info to residents	1/1/2024	6th Cycle	Completed	Ongoing through Code Enforcement & Public Outreach & Resources	Other	1	https://www.hesperiac.gov/312/Planning#do caccess-cb19dfd31eef4876eafff489632d1c2189162f53b17394538ed6d0061a043dbf
5.2	Equal access to housing special needs	10/15/2029	6th Cycle	Continuous	Ongoing	Other		None
5.3	Promote accessible units in housing	10/15/2029	6th Cycle	Completed	Ongoing	Other		ADA Compliance and Casp inspections

Jurisdiction	Hesperia		
Reporting Period	2025	(Jan. 1 - Dec. 31)	
Planning Period	6th Cycle	10/15/2021 - 10/15/2029	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here :	
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Hesperia	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

[illegible]

Jurisdiction	Hesperia	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	(Jan. 1 - Dec. 31) 2025		

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

For San Bernardino County jurisdictions, please format the APN's as follows:9999-999-99-9999

Table H Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
0399-132-28-0000	I AVE	Commercial		Exempt Surplus Land	0.29	
0399-132-30-0000	I AVE	Commercial		Exempt Surplus Land	0.16	
0399-132-01-0000	17861 BEAR VALLEY RD	Commercial		Exempt Surplus Land	0.27	
3046-062-32-0000	FUENTE AVE/CEDAR ST	Residential	1	Exempt Surplus Land	0.98	
0413-041-07-0000	JUNIPER ST	Other		Surplus Land	0.2	
3046-011-35-0000	ALMANOR AVE	Residential	1	Surplus Land	0.26	
0410-021-28-0000	End of Spur	Industrial		Surplus Land	3.97	
0410-021-38-0000	End of Spur	Industrial		Surplus Land	2.75	
0410-021-13-0000	MAUNA LOA ST	Industrial		Surplus Land	7.01	
0410-061-02-0000	HERCULES ST (W Side)	Industrial		Surplus Land	1	
0410-071-25-0000	HERCULES ST	Industrial		Surplus Land	2.45	
0410-071-26-0000	HERCULES ST	Industrial		Surplus Land	2.45	
0410-071-06-0000	HERCULES ST	Industrial		Surplus Land	2.48	
0410-071-07-0000	Corner of spur	Industrial		Surplus Land	2.48	
0410-021-34-0000	MAUNA LOA ST	Industrial		Surplus Land	2.75	
0410-031-06-0000	MAUNA LOA ST	Industrial		Surplus Land	11	
0410-032-01-0000	No Access (E Side)	Industrial		Surplus Land	5.5	
0410-061-06-0000	MOJAVE ST/E AVE	Industrial		Surplus Land	10.98	
0410-061-07-0000	MOJAVE ST (W side)	Industrial		Surplus Land	10.98	

[illegible]

Jurisdiction	Hesperia	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:
Cells in gre

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Se												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below												

Jurisdiction	Hesperia	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Hesperia
Reporting Year	2025 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT **Local Early Action Planning (LEAP) Reporting** (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	300,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
General Plan Update-Zoning-CEQA	\$31,682.07	\$31,682.07	Completed	None	
General Plan Update-Zoning-CEQA	\$38,316.20	\$38,316.20	Completed	None	
General Plan Update-Zoning-CEQA	\$47,706.05	\$47,706.05	Completed	None	
General Plan Update-Zoning-CEQA	\$49,983.34	\$49,983.34	Completed	None	
General Plan Update-Zoning-CEQA	\$55,052.50	\$55,052.50	Completed	None	
General Plan Update-Zoning-CEQA	\$63,386.60	\$63,386.60	Completed	None	
General Plan Update-Zoning-CEQA	\$13,873.24	\$13,873.24	Other (Please Specify in Notes)	None	General Plan Update Adopted and a final LEAP Grant Report for review and approval.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	348
Above Moderate		37
Total Units		385

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	25
Above Moderate		503
Total Units		528

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	7
Above Moderate		443
Total Units		450

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City of Hesperia

STAFF REPORT



DATE: March 26, 2026

TO: Planning Commission

FROM: Orlando Acevedo, Director of Development Services

BY: Ryan Leonard, Principal Planner
Leilani Henry, Associate Planner

SUBJECT: Conditional Use Permit CUP24-00012; Applicant: AUE Energy LLC; APN: 3064-401-10

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2026-01 recommending that the City Council approve Conditional Use Permit CUP24-00012 and adopt the associated mitigated negative declaration pursuant to the provisions of CEQA.

BACKGROUND

Proposal: A Conditional Use Permit (CUP) has been filed to allow for the development of a 5,915 square foot convenience store with alcohol sales for off-site consumption along with a 4,080 square foot fueling station canopy with 10 pumps and a 1,968 square foot drive through carwash (Attachments 1 and 2).

Location: This project is located on the northwest corner of Phelan Road and Highway 395. (Attachment 3).

Current General Plan, Zoning and Land Uses: The site is within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan. The adjacent properties to the north and west are vacant and located within the Neighborhood Commercial zone (NC). The property to the east, across Highway 395, and the property to the south, across Phelan Road, are also vacant and within the Neighborhood Commercial (NC) zone (Attachment 4).

ISSUES/ANALYSIS

Land Use: The proposed convenience store is a permitted use within the Neighborhood Commercial (NC) zoning district. However, pursuant to the Development Code and the Main Street and Freeway Corridor Specific Plan, approval of a Conditional Use Permit (CUP) is required for the establishment and operation of a vehicle fuel station, carwash facility, and the sale of alcoholic beverages for off-site consumption. Additionally, the City Council adopted Ordinance No. 2017-08 on October 3, 2017, which requires that all applications for off-sale alcohol (type 20 and 21 ABC licenses) for establishments that are below 12,000 square feet in floor area be forwarded to the City Council for final action.

Conformance with Development Standards: The project complies with development standards of the Main Street and Freeway Corridor Specific Plan including the minimum building requirements, landscaping, and parking. Moreover, the project includes 26,572 square feet of total landscape

coverage, or 13.5% of total landscape coverage, which is greater than the required minimum landscape coverage of 10%.

Establishments selling alcoholic beverages for off-site consumption are required to be located within 500 feet of the intersection of two arterial or major arterial streets as identified in the City's adopted Circulation Plan. The proposed project is located at the northwest corner of Phelan Road and Highway 395. Phelan Road is designated as a Major Arterial with a 120-foot-wide ultimate right-of-way, while Highway 395 is designated as a Special Street section with a 130-foot-wide ultimate right-of-way and is identified as a major transportation corridor in the Circulation Plan. As a major regional corridor, Highway 395 satisfies the intent of an arterial roadway classification.

Alcohol Sales: The applicant will file an application for a Type 20 (Off-Sale Beer and Wine) license with the California Department of Alcoholic Beverage Control (ABC). Table 2 identifies four active off-sale alcoholic beverage licenses within Census Tract 100.09 (Attachment 5). ABC authorizes this census tract to have three off-sale licenses. Therefore, approval of CUP24-00012 will exceed the limitation of three licenses and ABC will require that the City make a finding of public convenience and necessity (Attachment 9).

Table 1: Existing On-Sale Licenses in Census Tract 100.09

Status	Business Name	Business Address	Type of License
Active	Walmart	11896 Amargosa Road (Victorville)	21-Beer, Wine, and Liquor
Active	Sky Market	12720 Main Street	21-Beer, Wine, and Liquor
Active	G & M Oil Co.	12080 Amargosa Road (Victorville)	20-Beer and Wine
Active	7 Eleven	12750 Main Street.	20-Beer and Wine

In determining whether to approve an additional license in an overconcentrated census tract, the Planning Commission may consider the surrounding context and availability of alcohol sales within the immediate service area. While four licenses are reported within the census tract, the Walmart and G & M Oil locations are outside the City limits and located more than four miles from the proposed project site. The remaining establishments, Sky Market and 7-Eleven, are located approximately one mile away along the I-15 freeway corridor and primarily serve motorists traveling along that corridor.

The proposed project is located along Highway 395 and would serve a different travel corridor. As such, the project would provide sales to residents and motorists traveling along Highway 395 and would not substantially increase the concentration of alcohol sales within the immediate vicinity of the project site. Therefore, the Planning Commission may determine that approval of the proposed off-sale beer and wine license would serve the public convenience and necessity.

Building Design: The convenience store and carwash building design comply with the architectural guidelines of the Development Code. The buildings incorporate a combination of stucco and tile, in addition to a brick wainscot. The buildings incorporate changes in wall and roof planes and include tower elements to highlight the entry features. In addition, the fuel canopy will be conditioned to incorporate the brick wainscot material to the supportive beams. (Attachment 6).

Traffic/Street Improvements: According to the City's General Plan Circulation Element, Highway 395 is constructed as a 130-foot wide Special Street Section, which provides two travel lanes in

each direction (plus ancillary lanes) and Phelan Road is to be constructed as a 120-foot wide Major Arterial Street Section which currently provides 2 travel lanes in each direction. As part of developing the site, the developer is required to dedicate right-of-way and construct street improvements, including curb, gutter and sidewalk along the project frontages of Highway 395 and Phelan Road. In addition, the driveway approach onto Highway 395 will be restricted to right-in and right-out only. The eastern driveway approach on Phelan Road will also be restricted to a right-in and right-out only. In addition, the project will include rubberized curbs with flexible posts along the Phelan Road median to restrict left hand turns from the project site.

Drainage: Any additional runoff created on-site will be detained in an approved storm drain storage system and an underground drainage system is proposed to store the necessary volume. Upon completion of the on-site drainage improvements, the impact of the project upon properties downstream is not considered significant.

Water and Sewer: The project will connect to an existing 12-inch PVC water line in Phelan Road and a 12-inch PVC sewer main along Caliente Road via a lateral line which extends through an easement on the north property line of the west adjacent property.

Environmental: Approval of this development requires adoption of an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA). The IS/MND prepared for the project concluded that the project will not have any significant negative impacts on the environment upon implementation of the recommended mitigation measures. (Attachment 8)

The environmental analysis included a biological resources assessment to evaluate potential impacts to sensitive habitats and special-status species. The analysis concluded that Joshua Trees are present on the site and will require an Incidental Take Permit from the California Department of Fish and Wildlife. Additionally, the biological report shows that the site does not contain habitat for the desert tortoise nor any other threatened or endangered species. However, a pre-construction surveys for the burrowing owl and nesting bird will be conducted prior to issuance of a grading permit.

The environmental analysis also concluded that the proposed project would not result in any impacts to known archaeological resources or tribal cultural resources. However, there is potential for project-related construction to impact unknown or previously unrecorded archaeological resources. For this reason, mitigation measures are proposed in the event that cultural resources are inadvertently encountered during excavation activities. If cultural resources are found during grading, then grading activities shall cease and the applicant shall contract with a City approved archaeologist or paleontologist to monitor grading prior to resuming grading. All cultural resources discovered shall be handled in accordance with state and federal law.

The environmental document was circulated to local, state and federal agencies and organizations as well as surrounding property owners for public review from January 20, 2026, through February 18, 2026 (SCH#2026010656). During the public review period, five comment letters were received (Attachment 7).

The table below identifies the origin of each comment letter and summarizes how the comments were addressed and incorporated into the Project's Conditions of Approval and/or the updated Initial Study/Mitigated Negative Declaration (IS/MND). Additionally, response letters were provided to the California Department of Transportation (Caltrans) and the California Department of Water Resources (DWR) (Attachment 8).

Table 2: Comment Letters and Responses

Agency/Individual	Comments and Responses
Chris Anderson	Comments: A community member raised concerns with traffic safety stating the environmental study does not adequately evaluate traffic impacts on westbound traffic along Phelan Road near the proposed gas station entrance and the need for a right-turn lane onto the project site
	Response: A traffic study prepared by a California-licensed traffic engineer was submitted to the City during the entitlement review process and was accepted prior to scheduling the project for public hearing. The project is conditioned to submit a final traffic study to the City and Caltrans prior to ground disturbance. Additionally, the project applicant will be required to obtain all necessary Caltrans permits before commencing any ground-disturbing activities.
Mojave Desert Air Quality Management District (MDAQMD)	Comments: MDAQMD requested the project's compliance with air quality regulations and implementation of dust control best management practices as well as district permits be obtained.
	Response: The IS/MND confirms that construction and operation will comply with MDAQMD rules and regulations. The project is also conditioned to provide evidence of acceptance by MDAQMD prior to ground-disturbing activities, ensuring CEQA consistency with air quality requirements.
California Department of Fish and Wildlife (CDFW)	Comments: CDFW offered comments and recommendations to assist in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Specifically, these recommendations focused on Burrowing Owl and Nesting Birds.
	Response: The IS/MND and Mitigation Monitoring and Reporting Program were updated to incorporate CDFW's recommendations. Biological mitigation measures now include MM BIO-2 (Pre-Construction Surveys), MM BIO-3 (Burrow Avoidance), and MM BIO-4 (Nesting Bird Survey), ensuring project compliance with CEQA biological resource requirements.
California Department of Transportation (DOT)	Comments: Caltrans requests additional traffic analyses, including truck turning templates, queuing studies, corrected trip distribution, and a stand-alone safety review with potential mitigation. The project must maintain ADA-compliant pedestrian and bicycle access during construction. Any work encroaching on Caltrans right-of-way requires an encroachment permit.
	Response: A traffic study prepared by a California-licensed traffic engineer was submitted to the City during the entitlement review process and accepted prior to scheduling the project for public hearing. The project is conditioned to submit a final traffic study to the City and Caltrans prior to any ground-disturbing activities. Caltrans' requests have been addressed through a response letter and updates to the Conditions of Approval and IS/MND. The applicant has been issued an encroachment permit for the proposed driveway onto Highway 395 and will obtain all additional necessary Caltrans permits before commencing construction, ensuring CEQA compliance with transportation and safety requirements. A response letter documenting these actions was also provided to Caltrans

California Department of Water Resources (DWR)	Comments: DWR raised concerns that the project's maps are outdated and lack sufficient detail to show existing development and local drainage features. The IS/MND does not provide adequate analysis of off-site stormwater flows, potential erosion, or impacts to the Oro Grande Wash and DWR rights-of-way. DWR requests a Hydrology/Drainage Study to evaluate pre- and post-development runoff and ensure the proposed underground retention facility can manage flows without affecting DWR facilities. Updated drainage plans and analyses are needed to prevent ponding, sedimentation, and scour.
	Response: DWR's concerns were addressed in a response letter as well as the updated conditions of approval and IS/MND. The IS/MND was updated to include additional detail on existing site conditions, drainage patterns, and the proposed storm drain system, as well as pre- and post-construction stormwater peak flow rates. The Project-specific Hydrology Report will be reviewed and approved by the City and provided to DWR as per the conditions of approval. All required DWR permits will be obtained prior to any ground-disturbing activities, ensuring CEQA compliance with hydrology and drainage requirements.

Conclusion: The project conforms to the policies of the City's General Plan and meets the standards of the Development Code and the Main Street Freeway Corridor Specific Plan. Further, approval of the sale of beer and wine is appropriate, particularly to allow the convenience store to be competitive with similar businesses and to meet customer demand.

CITY GOAL SUPPORTED BY THIS ITEM

Future Development: Facilitate balanced growth to ensure cohesive community development and pursue economic development.

FISCAL IMPACT

The development would generate tax revenue and is subject to applicable development impact, business license and permit fees.

ALTERNATIVES

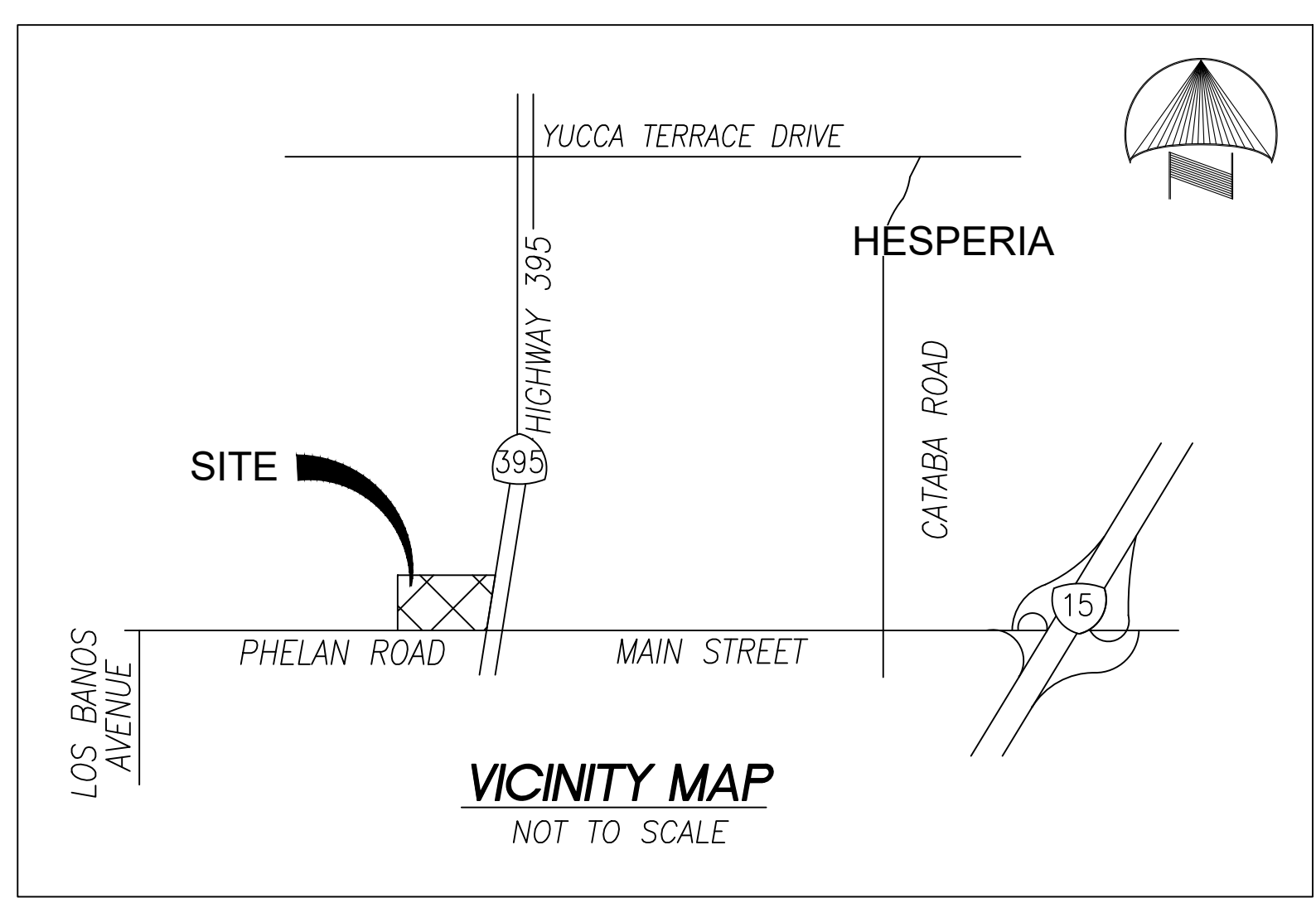
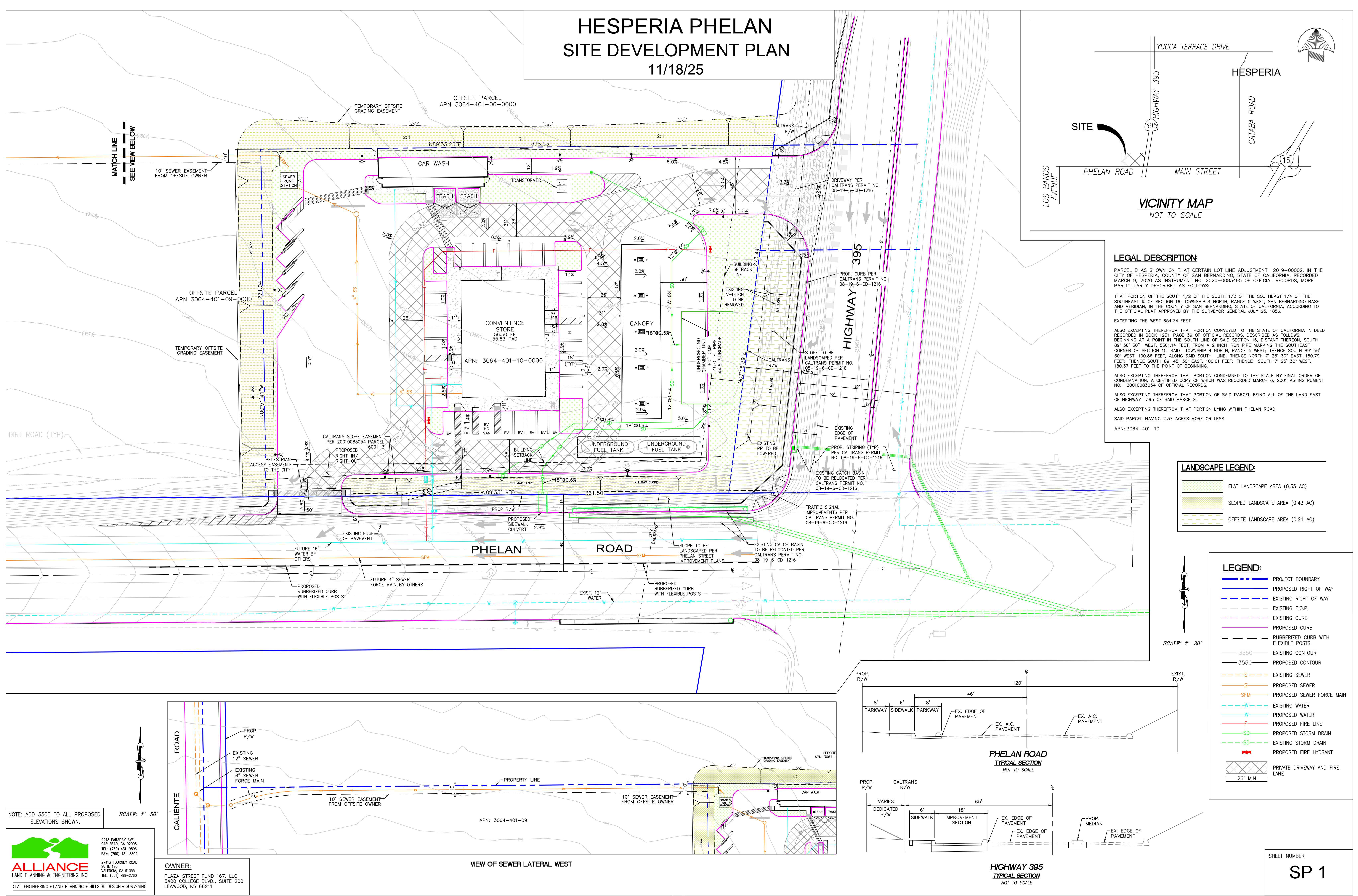
1. Provide alternative direction to staff.

ATTACHMENTS

1. Site Plan
2. Floor plan
3. Aerial Photo
4. General Plan Map
5. Census Tract Map 100.09
6. Colored Elevations (3)
7. Comment Letters (5)
8. Updated IS/MND and (2) Response Letters
9. Resolution No. PC-2026-01 and Draft Conditions of Approval

HESPERIA PHELAN SITE DEVELOPMENT PLAN

11/18/25



LEGAL DESCRIPTION:

PARCEL B AS SHOWN ON THAT CERTAIN LOT LINE ADJUSTMENT 2019-00002, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED MARCH 9, 2020 AS INSTRUMENT NO. 2020-0083495 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT APPROVED BY THE SURVEYOR GENERAL JULY 25, 1856.

EXCEPTING THE WEST 654.34 FEET.

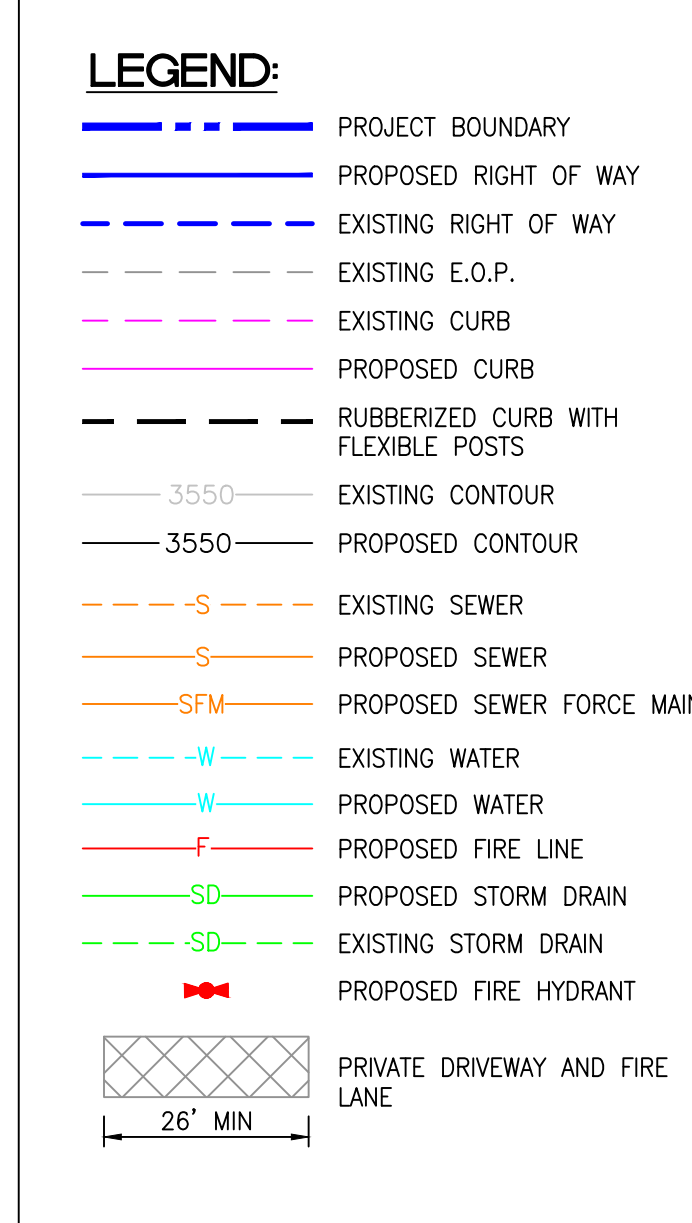
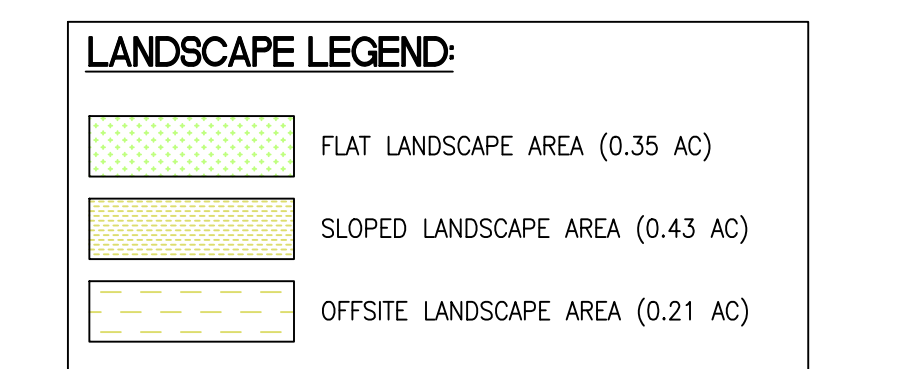
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA IN DEED RECORDED IN BOOK 1231, PAGE 39 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SECTION 16, DISTANT THEREON, SOUTH 89° 56' 30" WEST, 5361.14 FEET, FROM A 2 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF SECTION 15, SAID TOWNSHIP 4 NORTH, RANGE 5 WEST; THENCE SOUTH 89° 56' 30" WEST, 100.86 FEET, ALONG SAID SOUTH LINE, THENCE NORTH 7° 25' 30" EAST, 180.79 FEET; THENCE SOUTH 89° 45' 30" EAST, 100.01 FEET; THENCE SOUTH 7° 25' 30" WEST, 180.37 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION CONDEMNED TO THE STATE BY FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 6, 2001 AS INSTRUMENT NO. 20010083054 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL BEING ALL OF THE LAND EAST OF HIGHWAY 395 OF SAID PARCELS.

SAID PARCEL HAVING 2.37 ACRES MORE OR LESS

APN: 3064-401-10



NOTE: ADD 3500 TO ALL PROPOSED ELEVATIONS SHOWN.

SCALE: 1"=50'

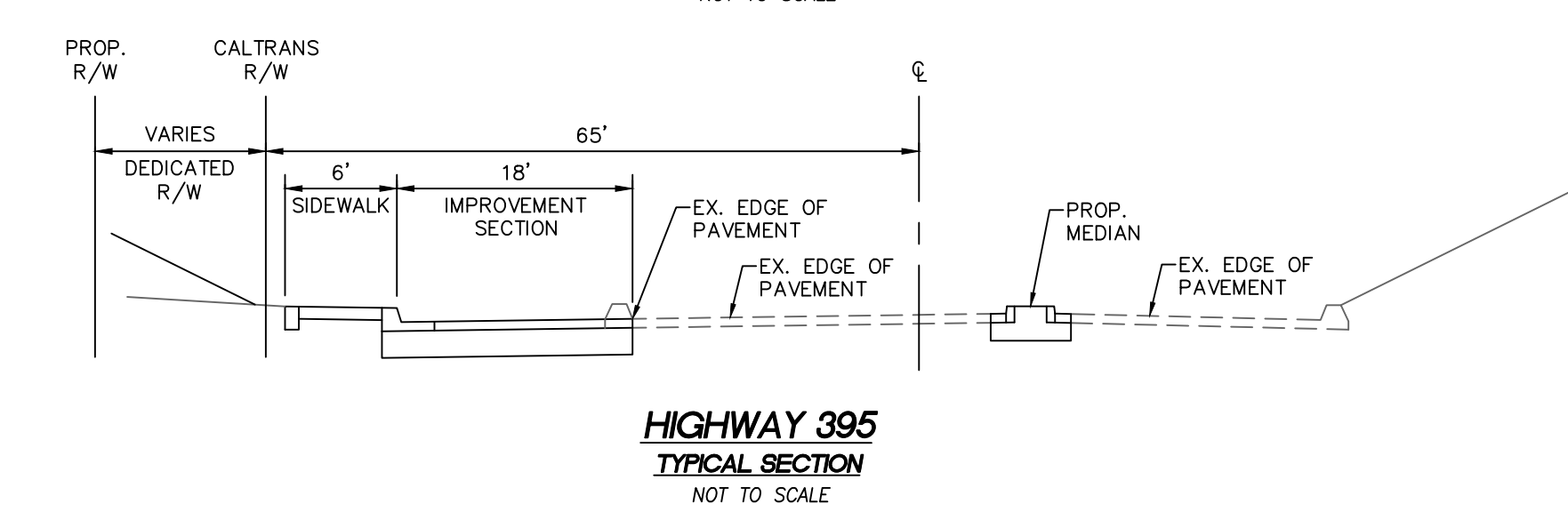
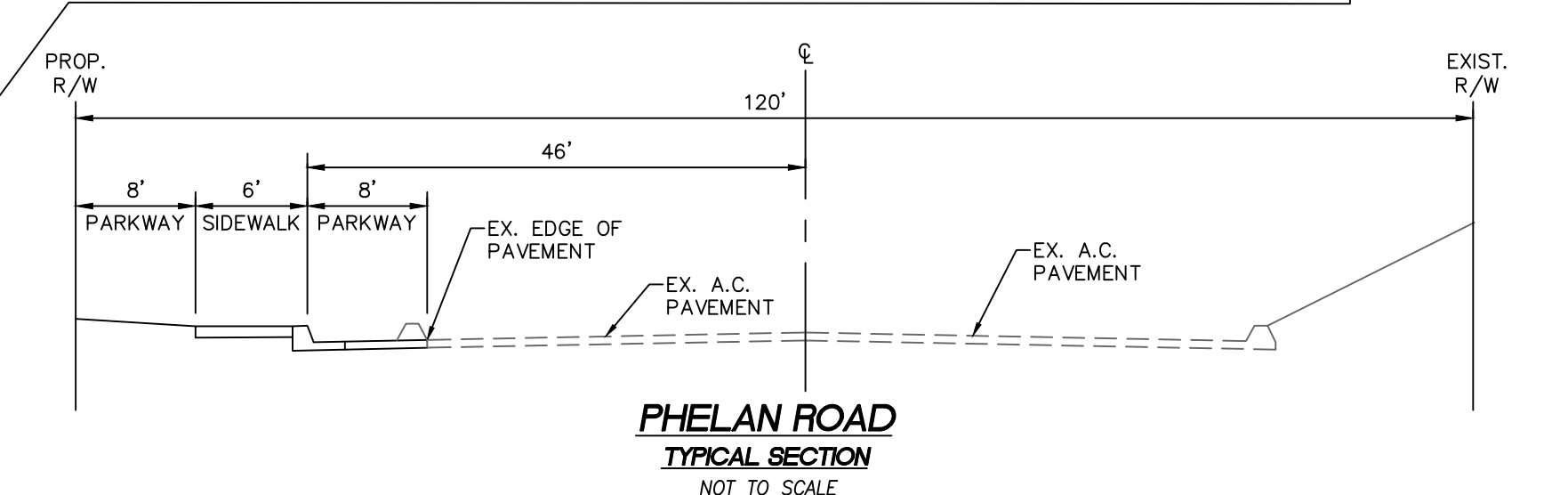
ALLIANCE
LAND PLANNING & ENGINEERING INC.
CIVIL ENGINEERING • LAND PLANNING • HILLSIDE DESIGN • SURVEYING

2248 FARADAY AVE.
CARLSBAD, CA 92008
TEL: (760) 431-8886
FAX: (760) 431-8802

27413 TOURNAY ROAD
SUITE 120
VALENCIA, CA 91355
TEL: (661) 799-2760

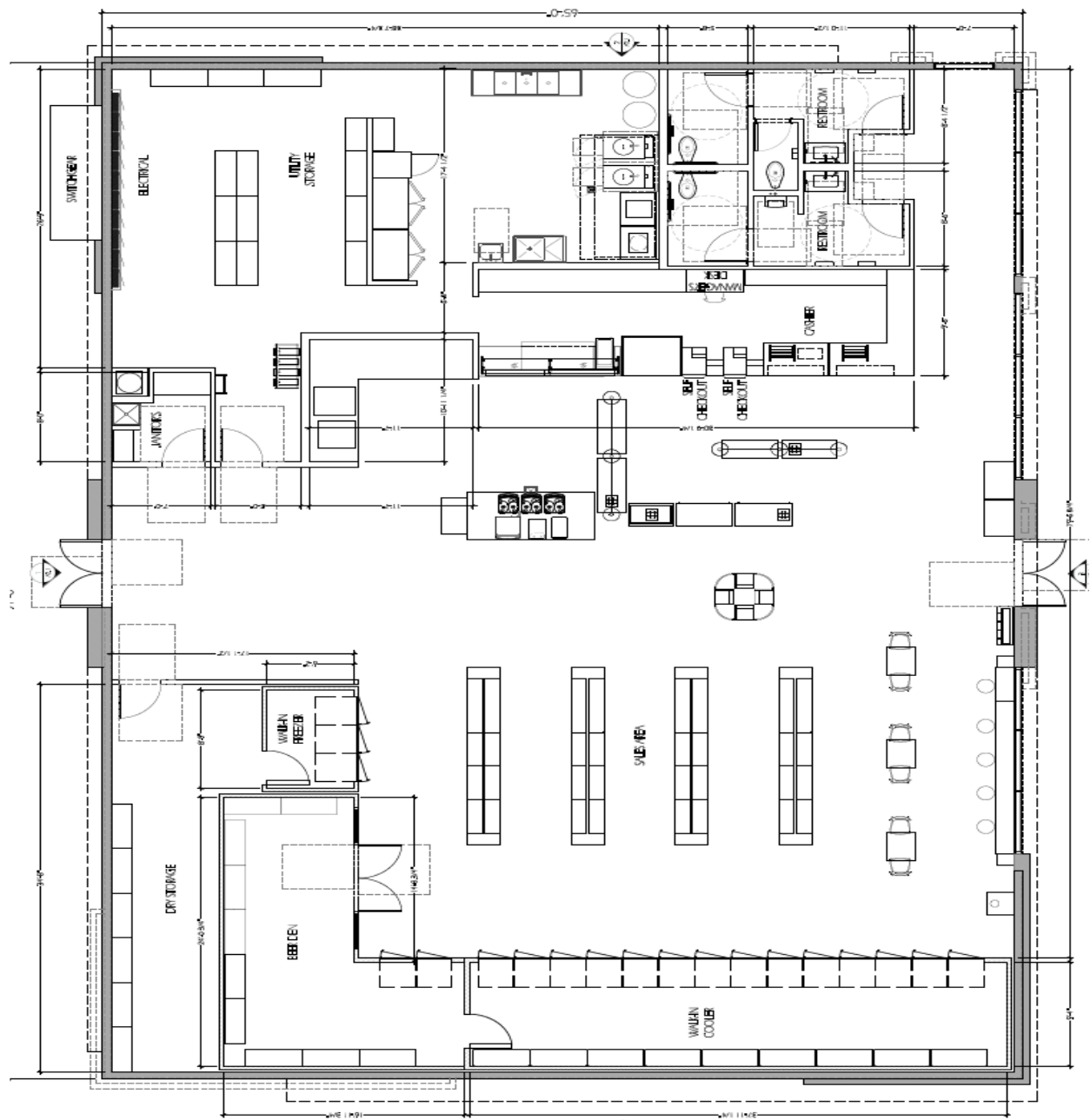
OWNER:
PLAZA STREET FUND 167, LLC
3400 COLLEGE BLVD., SUITE 200
LEAWOOD, KS 66211

VIEW OF SEWER LATERAL WEST



SHEET NUMBER
SP 1

ATTACHMENT 2



APPLICANT(S): AUE ENERGY LLC		FILE NO(S): CUP24-00012
LOCATION: NORTHWEST CORNER OF PHELAN ROAS AND HWY 395.		APN(S): 3064-401-10
PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT, CUP24-00012 TO CONSTRUCT A 5,915 SQUARE FOOT CONVENIENCE STORE WITH OFF-SALE OF ALCOHOL ALONG WITH A 4,080 SQUARE FOOT FUELING STATION CANOPY WITH 10 PUMPS AND A 1,968 SQUARE FOOT DRIVE THRU CARWASH IN CONJUNCTION WITH ADOPTION OF A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE PROVISIONS OF CEQA ON A 2.36 ACRE SITE WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN		



CONVENIENCE STORE FLOOR PLAN

ATTACHMENT 3



APPLICANT(S): AUE ENERGY LLC

FILE NO(S): CUP24-00012

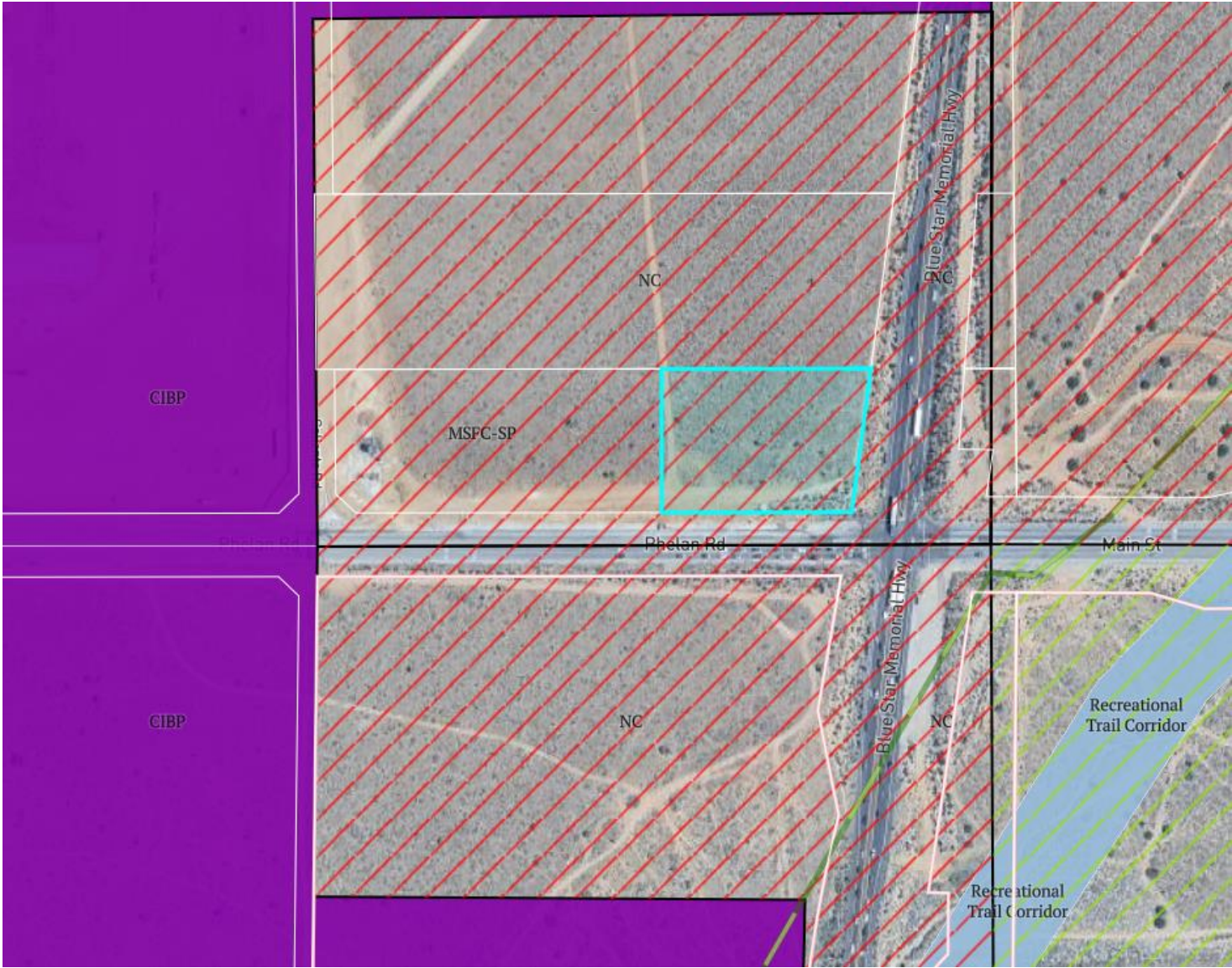
LOCATION: NORTHWEST CORNER OF PHELAN ROAS AND HWY 395.

APN(S): 3064-401-10

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT, CUP24-00012 TO CONSTRUCT A 5,915 SQUARE FOOT CONVENIENCE STORE WITH OFF-SALE OF ALCOHOL ALONG WITH A 4,080 SQUARE FOOT FUELING STATION CANOPY WITH 10 PUMPS AND A 1,968 SQUARE FOOT DRIVE THRU CARWASH IN CONJUNCTION WITH ADOPTION OF A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE PROVISIONS OF CEQA ON A 2.36 ACRE SITE WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN



ATTACHMENT 4



APPLICANT(S): AUE ENERGY LLC

FILE NO(S): CUP24-00012

LOCATION: NORTHWEST CORNER OF PHELAN ROAS AND HWY 395.

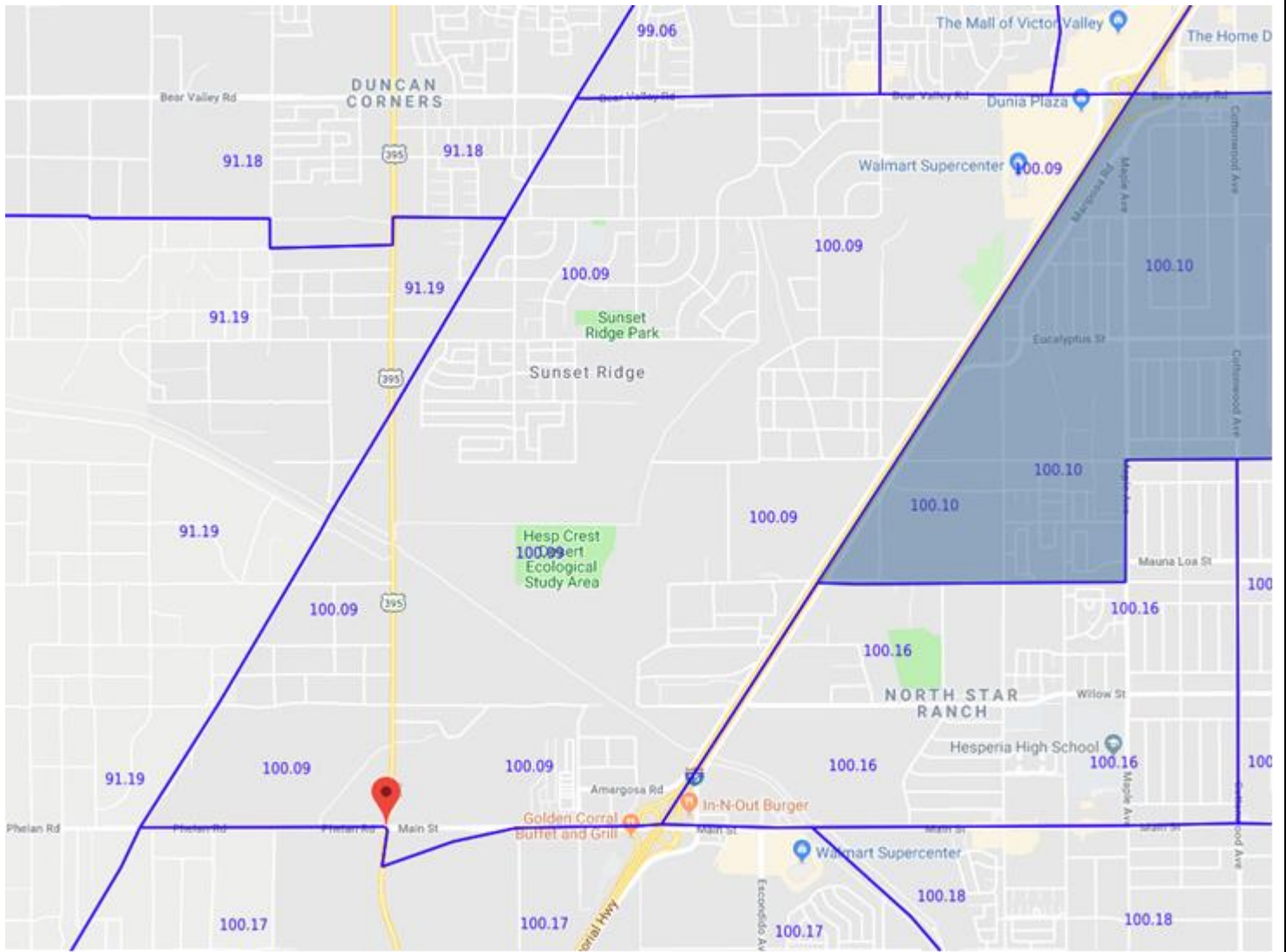
APN(S): 3064-401-10

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT, CUP24-00012 TO CONSTRUCT A 5,915 SQUARE FOOT CONVENIENCE STORE WITH OFF-SALE OF ALCOHOL ALONG WITH A 4,080 SQUARE FOOT FUELING STATION CANOPY WITH 10 PUMPS AND A 1,968 SQUARE FOOT DRIVE THRU CARWASH IN CONJUNCTION WITH ADOPTION OF A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE PROVISIONS OF CEQA ON A 2.36 ACRE SITE WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN



GENERAL PLAN LANDUSE MAP

ATTACHMENT 5



APPLICANT(S): AUE ENERGY LLC

FILE NO(S): CUP24-00012

LOCATION: NORTHWEST CORNER OF PHELAN ROAS AND HWY 395.

APN(S): 3064-401-10

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT, CUP24-00012 TO CONSTRUCT A 5,915 SQUARE FOOT CONVENIENCE STORE WITH OFF-SALE OF ALCOHOL ALONG WITH A 4,080 SQUARE FOOT FUELING STATION CANOPY WITH 10 PUMPS AND A 1,968 SQUARE FOOT DRIVE THRU CARWASH IN CONJUNCTION WITH ADOPTION OF A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE PROVISIONS OF CEQA ON A 2.36 ACRE SITE WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN



CENSUS TRACT MAP

ATTACHMENT 6

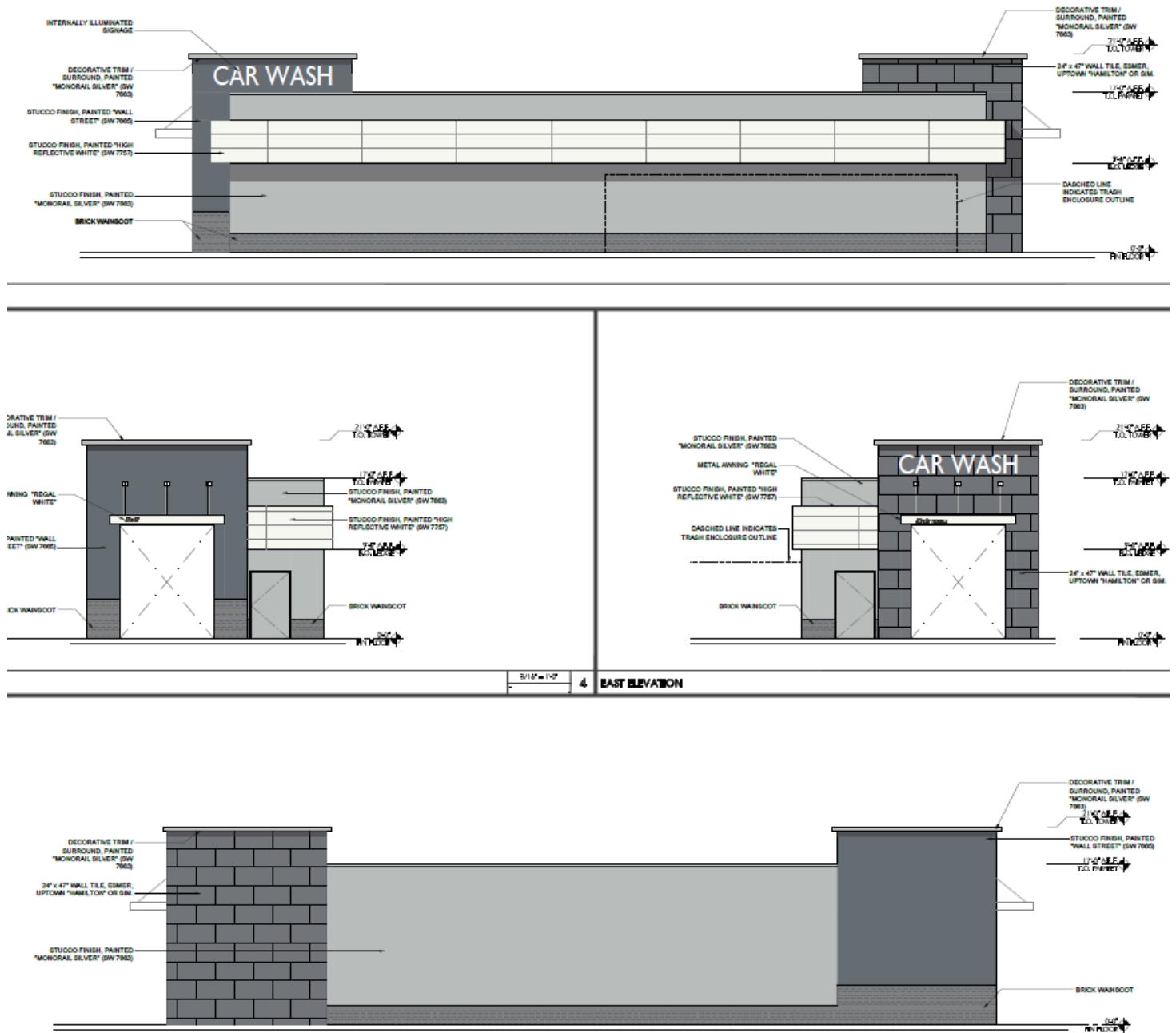


APPLICANT(S): AUE ENERGY LLC	FILE NO(S): CUP24-00012
LOCATION: NORTHWEST CORNER OF PHELAN ROAS AND HWY 395.	APN(S): 3064-401-10
PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT, CUP24-00012 TO CONSTRUCT A 5,915 SQUARE FOOT CONVENIENCE STORE WITH OFF-SALE OF ALCOHOL ALONG WITH A 4,080 SQUARE FOOT FUELING STATION CANOPY WITH 10 PUMPS AND A 1,968 SQUARE FOOT DRIVE THRU CARWASH IN CONJUNCTION WITH ADOPTION OF A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE PROVISIONS OF CEQA ON A 2.36 ACRE SITE WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN	



CONVENIENCE STORE ELEVATIONS

ATTACHMENT 5



APPLICANT(S): AUE ENERGY LLC

FILE NO(S): CUP24-00012

LOCATION: NORTHWEST CORNER OF PHELAN ROAS AND HWY 395.

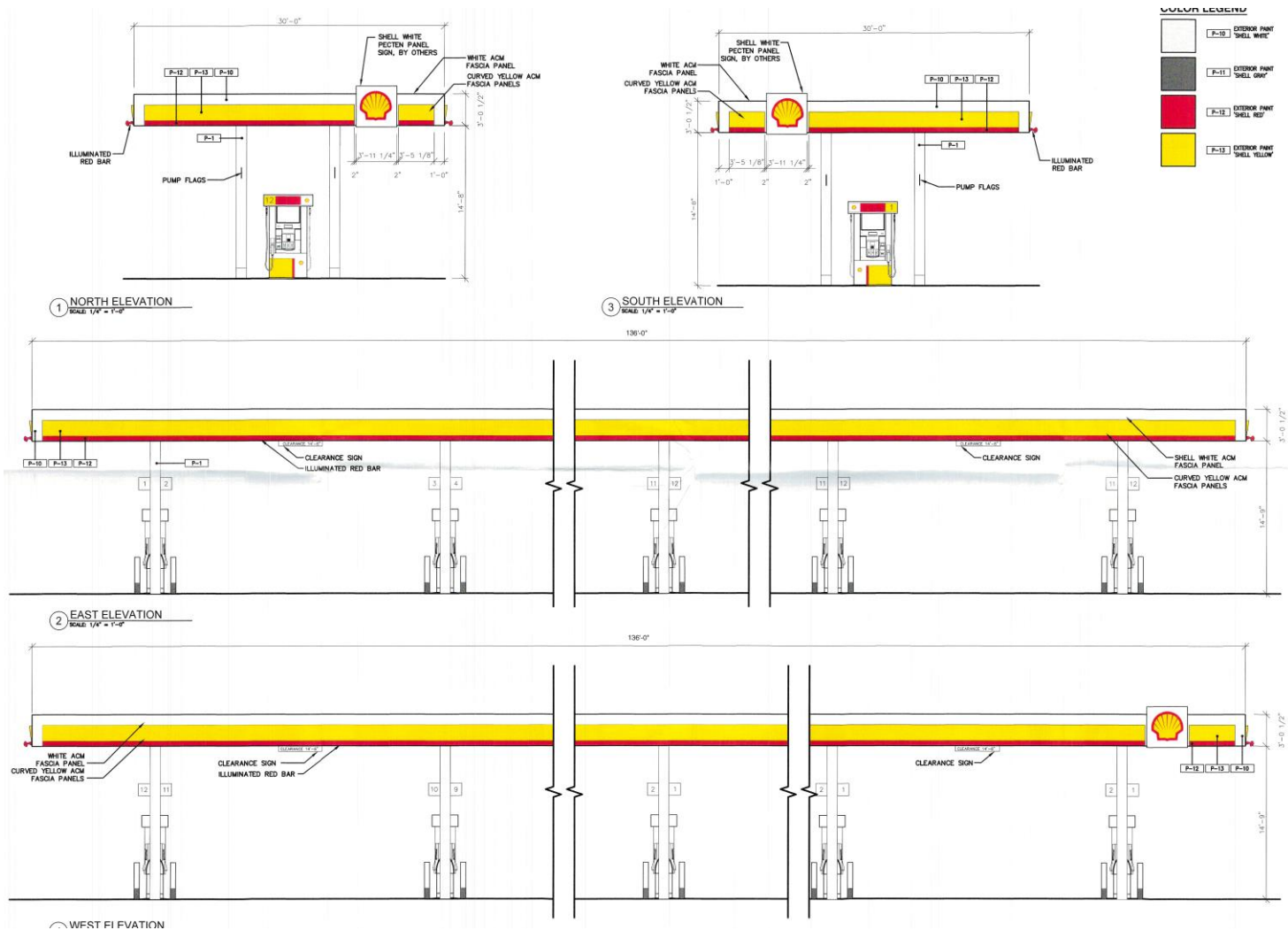
APN(S): 3064-401-10

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT, CUP24-00012 TO CONSTRUCT A 5,915 SQUARE FOOT CONVENIENCE STORE WITH OFF-SALE OF ALCOHOL ALONG WITH A 4,080 SQUARE FOOT FUELING STATION CANOPY WITH 10 PUMPS AND A 1,968 SQUARE FOOT DRIVE THRU CARWASH IN CONJUNCTION WITH ADOPTION OF A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE PROVISIONS OF CEQA ON A 2.36 ACRE SITE WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN



CARWASH ELEVATIONS

ATTACHMENT 5



APPLICANT(S): AUE ENERGY LLC

FILE NO(S): CUP24-00012

LOCATION: NORTHWEST CORNER OF PHELAN ROAS AND HWY 395.

APN(S): 3064-401-10

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT, CUP24-00012 TO CONSTRUCT A 5,915 SQUARE FOOT CONVENIENCE STORE WITH OFF-SALE OF ALCOHOL ALONG WITH A 4,080 SQUARE FOOT FUELING STATION CANOPY WITH 10 PUMPS AND A 1,968 SQUARE FOOT DRIVE THRU CARWASH IN CONJUNCTION WITH ADOPTION OF A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE PROVISIONS OF CEQA ON A 2.36 ACRE SITE WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN



FUEL CANOPY ELEVATIONS

Leilani Henry

From: Chris Anderson <canderson1138@gmail.com>
Sent: Thursday, January 22, 2026 10:07 AM
To: Leilani Henry
Subject: Hesperia Phelan CUP24-00012 Initial Study/Mitigated Negative Declaration

You don't often get email from canderson1138@gmail.com. [Learn why this is important](#)

Hi,

I would like to comment that the study does not appropriately evaluate the impacts on thru traffic westbound along Phelan Rd at the entrance to the proposed gas station. Appropriations must be made to ensure safety of motorists entering and passing by the station along Phelan road similar to the planned widening improvements on Highway 395, i.e Phelan Rd must have a dedicated right turn lane into the gas station as PHelan Rd is a major roadway as established within the Initial Study and the City's Plan.

Thank you

Chris Anderson

Mojave Desert Air Quality Management District

Brad Poiriez, *Executive Director*
14306 Park Avenue, Victorville, CA 92392-2310
760.245.1661 • Fax 760.245.2022
www.MDAQMD.ca.gov • @MDAQMD



January 22, 2026

Leilani Henry, Planner
City of Hesperia, Planning Department
9700 Seventh Avenue
Hesperia, CA 92345

Project: Hesperia Phelan (CUP24-00012) Project

Dear Ms. Henry:

The Mojave Desert Air Quality Management District (District) has reviewed the Project Notice for the Au Energy Fueling Station Project. The project proposes to construct and operate a 5,915-square-foot convenience store, five fuel islands (10 pumps total) beneath a 4,080-square-foot canopy, and a 1,968-square-foot automated car wash tunnel on an approximately 115,870-square-foot (2.66-acre) site.

We have reviewed the project as proposed and based on the information available to us at this time, the District requires that fugitive dust best management practices (including but not limited to applicable provisions of District Rule 403) are implemented on all non-paved transport roads, access points, and parking areas. The District also requires that the proponent obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to; fuel storage and dispensing equipment, and internal combustion engines with a manufacture's maximum continuous rating greater than or equal to 50 brake horsepower. An asbestos checklist is required for any demolition or renovation of existing buildings. MDAQMD asbestos informational flowchart and notification forms are available at: <https://www.mdaqmd.ca.gov/permitting/asbestos-information>.

Thank you for the opportunity to review this project. If you have any questions regarding this letter, please contact me at (760) 245-1661, extension 1846, or Bertrand Gaschot at extension 4020.

Sincerely,

Chris Anderson
Planning and Air Monitoring Supervisor

CA/bg

Hesperia CUP24-00012 2026 22 Jan



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
VALERIE TERMINI, Acting Director



February 6, 2026
Sent via email

Leilani Henry
Associate Planner
City of Hesperia
9700 Seventh Avenue
Hesperia, California 92345
Elena.Barragan@lus.sbcounty.gov

Subject: Hesperia Phelan CUP24-00012 (Project)
Mitigated Negative Declaration (MND)
SCH# 2026010656

Dear Leilani Henry:

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent to Adopt an MND from City of Hesperia (City) for the Project pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on Projects and related activities that have the potential to adversely affect fish and wildlife resources.

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Leilani Henry, Associate Planner
City of Hesperia
February 6, 2026
Page 2

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Project Proponent: Au Energy, LLC

Objective: The Project proposes to construct and operate a 5,915-square-foot convenience store, five fuel islands (10 pumps total) beneath a 4,080-square-foot canopy, and a 1,968-square-foot automated car wash tunnel on an approximately 2.66-acre site. The entire 2.66-acre site will be developed with approximately 1.88 acres of paved surface area and 0.78-acres of landscaped area. Other Project elements include 40 parking spaces, two driveways both off U.S. Highway 395 (US-395) and Phelan Road, installation of traffic signals, widening of the southbound side of US-395 by 58-feet from centerline, and underground petroleum storage tanks.

Location: The Project is located in the City of Hesperia in the Mojave Desert of San Bernardino County, north of Phelan Road, west of US-395, and south of Yucca Terrace Dr. The Project is located on Accessor's Parcel Number (APN) 3064-401-10 with grading and landscaping extending onto APNs 3064-401-06 and 3064-401-09, and the proposed sewer line extending onto APN 3064-401-09. The Project site's latitude and longitude are 34.427541°N and -117.400975°W.

Timeframe: Undescribed

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the document. Please note that no biological studies were conducted for the Project prior to the circulation of the MND.

Leilani Henry, Associate Planner
City of Hesperia
February 6, 2026
Page 3

COMMENT # 1: Burrowing Owl (*Athene cunicularia*)

Issue: The Project has the potential to result in permanent loss, degradation, and impacts to burrowing owl habitat. The Project may result in the take of burrowing owl, a candidate species under the CESA, during construction of the Project and the life of the Project. California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill".

Specific impact: Project related activities may result in direct or indirect take of burrowing owl by reducing/eliminating suitable habitat for the species, restricting species movement, or causing injury or mortality.

Why impact would occur: Mitigation Measure (MM) BIO-2 proposes to conduct a pre-construction survey to identify burrows of species with the potential to occur on the Project site. This general approach concerns CDFW, as surveys may not follow proper protocols and may miss sign or presence of burrowing owl. Additionally, no surveys for burrowing owl have been conducted consistent with Appendix D of the CDFW 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012) to properly assess whether burrowing owl may be present within the Project site or surrounding areas. Impacts to burrowing owl may be significant if burrowing owl is not properly identified on-site. Additionally, Mitigation Measure MM BIO-3 details actions to avoid and minimize impacts to burrowing owl; for example, buffers and a mortality reduction or avoidance plan. However, if surveys detect burrowing owl, the Project Applicant should fully avoid impacts to burrowing owl or obtain a CESA Incidental Take Permit (ITP).

Evidence impact would be significant: On October 10, 2024, the Fish and Game Commission determined that burrowing owl warrants protection as a candidate species under CESA (Fish & G. Code, § 2050 et seq.). During the candidacy period, burrowing owl is afforded the same protection as a threatened and endangered species under CESA. The Project, as described, may result in injury, direct mortality, indirect mortality, disruption of breeding behavior, and/or may reduce reproductive capacity of the species. CDFW considers the direct and indirect take of burrowing owl, and the loss of the species' habitat as a significant impact, unless mitigated to a level of less than significant and in compliance with State (*i.e.*, Fish and Game Code sections 3503.5, *etc.*) and Federal laws (*i.e.*, Migratory Bird Treaty Act). If Project activities could result in take, appropriate CESA authorization (*i.e.*, ITP under Fish and Game Code section 2081) should be obtained prior to commencement of Project activities.

Recommended Potentially Feasible Mitigation Measure(s) to Reduce Impacts to Less than Significant: CDFW appreciates that the MND provided mitigation measures, MM BIO-2 and MM BIO-3 to avoid and minimize the Project's impacts to burrowing owl. In consideration of the above-mentioned, CDFW offers the following revisions to MM BIO-2 and MM BIO-3 (edits are in ~~strikethrough~~ and **bold**) for inclusions in the final MND.

MM BIO-2: Pre-Construction Burrow Surveys (Revised)

Leilani Henry, Associate Planner
City of Hesperia
February 6, 2026
Page 4

A qualified biologist will perform **breeding season and non-breeding season burrowing owl** one pre-construction burrow surveys of the Project work area **according to the CDFW Staff Report on Burrowing Owl Mitigation (2012 or most recent version)** ~~no more than 14 days prior to ground-disturbing activities, and a second pre-construction burrow survey within 24 hours of ground-disturbing activities. If performing both breeding season and non-breeding season surveys is infeasible, Project Proponent shall coordinate with CDFW regarding whether to proceed with either breeding season surveys or non-breeding season surveys, which will be determined by CDFW and depend on Project timelines.~~ The qualified biologist **conducting the surveys** will identify, flag, and map all burrows potentially occupied by burrowing owl and then confirm occupation of all potential burrows ~~for buffers and avoidance.~~ Methods of determining burrow occupancy may include, but will not be limited to, visual observations of scat or tracks outside burrow entrances, ~~dusting burrow entrances with a tracking medium for a period of 3 days, installing trail cameras for nocturnal observations, small mammal trapping, or a combination of these methods as appropriate. If burrows occupied by burrowing owl or sign is are identified, they will be avoided in accordance with MM BIO-3 shall apply.~~

Mitigation Measure MM BIO-3: Burrow Avoidance

If burrows occupied by burrowing owl are found during pre-construction ~~burrow~~ surveys, adequate buffers will be established around burrows. Adequate buffers will be determined by a qualified biologist based on field conditions and the CDFW Staff Report on Burrowing Owl Mitigation (2012). **However, the Project Proponent shall ensure full avoidance of impacts to burrowing owl occurs.** If occupied burrows cannot be avoided ~~or if any other impact to burrowing owl cannot be fully avoided,~~ the CDFW will be consulted ~~and a CESA ITP shall be obtained, and a burrowing owl-specific mortality reduction or avoidance plan will be developed. This plan may include, but will not be limited to the following:~~

- ~~Detailed description of trapping methodology,~~
- ~~Detailed burrow excavation methods,~~
- ~~Release location(s), Detailed release methods,~~
- ~~Artificial burrow design and installation methods,~~
- ~~Description of exclusion fencing type and implementation, and~~
- ~~Identification of a wildlife rehabilitation center or veterinary facility capable of and willing to treat injured burrowing owl.~~

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City of Hesperia
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~~Any other construction activities that may impact burrows occupied by burrowing owl (including movement of construction equipment and other activities outside of the fenced/paved areas within wildlife habitat) will be monitored by a qualified biologist. The monitor/inspector will have the authority to stop work activities upon the discovery of burrowing owl sign and allow construction to proceed after the identification and implementation of steps required to avoid or minimize impacts to burrowing owl.~~

COMMENT #2: Nesting Birds

Issue: The Project may have impacts on nesting birds, including CESA-listed birds, Species of Special Concern (SSC), and birds that are subject to Fish and Game Code Sections 3503, 3503.5, and 3513, and the Migratory Bird Treaty Act of 1918.

Specific impact: The Project could result in direct take of birds associated with grading, vegetation removal, and vehicle and equipment strike and indirect take associated with Project operations such as attracting predators and displacement. Further, the Project may lead to the reduction of habitat and habitat quality. For example, the Project is likely to permanently remove foraging and nesting habitat for avian species, such as but not limited to grey vireo (*Vireo vicinor*) (SSC), Cooper's hawk (*Accipiter cooperii*) (SSC), loggerhead shrike (*Lanius ludovicianus*) (SSC), and LeConte's thrasher (*Toxostoma lecontei*) (SSC).

Why impact would occur: MM BIO-4 of the MND proposes to conduct pre-construction surveys for nesting birds; however, MM BIO-4 limits pre-construction surveys for nesting birds to the typical bird nesting season (i.e., February to August). CDFW recommends that disturbance to occupied nests of non-migratory passerine birds, migratory birds, and raptors within the Project site and surrounding area be avoided *any time* birds are nesting onsite. This is in consideration that studies have shown that migratory bird species arrive earlier in the season partially in response to higher temperatures influenced by climate change (Usui et. al. 2016). In addition, in response to warming, birds have been reported to breed earlier and CDFW staff have observed that climate change conditions may result in nesting bird season occurring earlier and later in the year than historical nesting season dates.

Leilani Henry, Associate Planner
City of Hesperia
February 6, 2026
Page 6

Evidence impact would be significant: It is the Project Proponent's responsibility to avoid take of all nesting birds. Fish & G. Code § 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation made pursuant thereto. Fish & G. Code § 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.). Fish & G. Code § 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey) to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto.

Recommended Potentially Feasible Mitigation Measure(s) to Reduce Impacts to Less than Significant: CDFW appreciates that the draft MND provided a mitigation measure, MM BIO-4, to minimize the Project's impacts to nesting birds. CDFW offers the following revisions to MM BIO-4 (edits are in ~~strikethrough~~ and bold) for inclusions in the final MND to avoid and minimize impacts to nesting birds.

Mitigation Measure: MM BIO-4: Nesting Bird Survey.

A pre-construction nesting bird survey will be conducted prior to vegetation removal or **initial Project ground disturbance** ~~relocation activities between the nesting bird season (i.e., February 15 through August 31).~~ If an active bird nest that may be impacted by Project-related activities is observed, AMMs, including delaying construction within the immediate vicinity of the active nest or establishing a nest buffer determined by a qualified biologist until the young have fledged or the nest has failed, will be implemented.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be filled out and submitted online at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of

Leilani Henry, Associate Planner
City of Hesperia
February 6, 2026
Page 7

environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the MND to assist the City in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Jason Bill, Senior Environmental Scientist (Specialist) at Christopher.Bill@wildlife.ca.gov

Sincerely,

DocuSigned by:


84FBB8273E4C480...

Alisa Ellsworth
Environmental Program Manager

ec: Office of Planning and Research, State Clearinghouse, Sacramento
state.clearinghouse@lci.ca.gov

Sunny Goyal, Vice President
Au Energy, LLC
sunny@loopneighborhood.com

Matt Winter, Lead Planner
Insignia Environmental Consulting Firm
mwinter@insigniaenv.com

ATTACHMENTS

Attachment A: Mitigation Monitoring and Reporting Plan

REFERENCES

California Department of Fish and Game (CDFG). 2012. Staff report on burrowing owl mitigation. State of California, Natural Resources Agency. Available for download at: [Microsoft Word - BUOW Staff Report final 030712 REV 1.doc \(ca.gov\)](#)

Usui, T., Butchart, S.H.M., and Philmore A.B., (2016). Temporal Shifts and Temperature Sensitivity of Avian Spring Migratory Phenology: A Phylogenetic Meta-analysis. *Journal of Animal Ecology* 86(2): 250-261.

Leilani Henry, Associate Planner
 City of Hesperia
 February 6, 2026
 Page 8

Attachment A

Mitigation Monitoring and Reporting Plan

Biological Resources (BIO)		
Mitigation Measure (MM)	Implementation Schedule	Responsible Party
MM BIO-2: Pre-Construction Surveys A qualified biologist will perform breeding season and non-breeding season burrowing owl pre-construction surveys of the Project work area according to the CDFW Staff Report on Burrowing Owl Mitigation (2012 or most recent version). If performing both breeding season and non-breeding season surveys is infeasible, Project Proponent shall coordinate with CDFW regarding whether to proceed with either breeding season surveys or non-breeding season surveys, which will be determined by CDFW and depend on Project timelines. The qualified biologist conducting the surveys will identify, flag, and map all burrows potentially occupied by burrowing owl and confirm occupation of all potential burrows. Methods of determining burrow occupancy may include, but will not be limited to, visual observations of scat or tracks outside burrow entrances, installing trail cameras for nocturnal observations, or a combination of these methods as appropriate. If burrows occupied by burrowing owl or sign is identified, MM BIO-3 shall apply.	Prior to initiation of all ground disturbing activities	Project proponent and Qualified Biologist
MM BIO-3: Burrow Avoidance If burrows occupied by burrowing owl are found during pre-construction surveys, adequate buffers will be established around burrows. Adequate buffers will be determined by a qualified biologist based on field conditions and the CDFW Staff Report on Burrowing Owl Mitigation (2012).	Prior to initiation of all ground disturbing activities	Project proponent and Qualified Biologist

Leilani Henry, Associate Planner
 City of Hesperia
 February 6, 2026
 Page 9

However, the Project Proponent shall ensure full avoidance of impacts to burrowing owl occurs. If occupied burrows cannot be avoided or if any other impact to burrowing owl cannot be fully avoided, the CDFW will be consulted and a CESA ITP shall be obtained.		
MM BIO 4: Nesting Bird Survey A pre-construction nesting bird survey will be conducted prior to vegetation removal or initial Project ground disturbance. If an active bird nest that may be impacted by Project-related activities is observed, AMMs, including delaying construction within the immediate vicinity of the active nest or establishing a nest buffer determined by a qualified biologist until the young have fledged or the nest has failed, will be implemented.	Prior to vegetation removal or initial ground disturbance	Project proponent and Qualified Biologist

California Department of Transportation

DISTRICT 8
464 WEST 4TH STREET
SAN BERNARDINO CA, 92401
(909) 963-8604
www.dot.ca.gov



February 18, 2026

Route & Postmile #: US-395/R5.655
Cross Street: US-395 & Phelan Rd.
GTS ID: 38981

City of Hesperia
Planning Division
Attn: Leilani Henry
9700 Seventh Avenue,
Hesperia, CA, 92345

Subject: Comments on the Initial Study Mitigated Negative Declaration (IS/MND) for Hesperia Phelan CUP24-00012 Project

Dear Leilani Henry:

Thank you for including The California Department of Transportation (Caltrans), District 8, Local Development Review (LDR) branch in the environmental review process. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the IS/MND for Hesperia Phelan CUP24-00012 project.

Project Understanding:

The proposed project is located on the northwest corner of the United States (U.S.) Highway 395 and Phelan Road in the City of Hesperia (City) in San Bernardino County, California (Assessor's Parcel Number 3064-401-10). The project proposes to construct and operate a 5,915-square-foot convenience store, five fuel islands (10 pumps total) beneath a 4,080-square-foot canopy, and a 1,968-square-foot automated car wash tunnel on an approximately 115,870-square-foot (2.66-acre) site. In addition, the proposed project includes improvements to U.S. Highway 395 and the traffic signal on the northwestern corner of the Phelan Road and U.S. Highway 395 intersection. This IS/MND evaluates project-level impacts for commercial development, improvements to U.S. Highway 395, and the enhancements to traffic signal.

Traffic Operations:

General:

1. Please include distance from curb return at the intersection of Phelan Road and US 395 to the proposed driveway on US 395.
2. Please include Responses to Review Comments memorandum for your next review submittal.

Traffic Analysis Report:

3. Please provide a Traffic Impact Analysis with the items below:
 - a. Please include discussion on the type of trucks this facility will service and provide truck turning templates for the intersection of Phelan Rd/US-395.
 - b. Please perform a queuing analysis for the intersection of Phelan Rd/US-395 and any additional locations that will generate additional trips on the State Highway System.
 - i. Please provide traffic data to support the queuing analysis.
 - ii. Add queuing analysis for the existing conditions, opening year, and horizon year.
4. In the Hesperia Loop and Gas Trip Distribution Map, the location of Study intersection #3 is incorrect. It is currently shown at Acacia Rd in the figure. Please correct to show Yucca Terrace Drive.

Safety Reviews:

5. The proposed project will generate additional trips on the State Highway System, please provide traffic safety review as a stand-alone report for the intersection Rd and US 395. See the attached [Local Development Review \(LDR\) Safety Review Practitioner's Guidance](#).
 - a. To request crash data on the State Highway System, please submit your request via our California Public Records Act (CPRA) portal at mycusthelp.com.
 - b. Please analyze the existing crash data and discuss project's impact on safety as needed.
 - c. Provide appropriate countermeasures (if any) to mitigate/reduce project's impact.

Equitable Access:

If any Caltrans facilities are impacted by the project, they must comply with the American Disabilities Act (ADA) Standards upon project completion. Additionally, the project must ensure the maintenance of bicycle and pedestrian access throughout the construction phase. These access considerations align with Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Caltrans Encroachment Permit:

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' Right-of-Way (R/W) requires a Caltrans-issued encroachment permit.

For information regarding the Encroachment Permit application and submittal requirements, contact:

Caltrans Office of Encroachment Permits
464 West 4th Street, Basement, MS 619
San Bernardino, CA 92401-1400
(909) 383-4526

D8.E-permits@dot.ca.gov

<https://dot.ca.gov/programs/traffic-operations/ep>

Important Note: All permit applications must now be submitted through our CEPS Online Portal at: <https://ceps.dot.ca.gov/>

Please be advised that LDR's point of contact role will conclude upon the completion of the development entitlement process. Once the project is entitled, the Encroachment Permit Office will serve as the primary point of contact moving forward.

Thank you again for including Caltrans in the review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email LDR-D8@dot.ca.gov or call 909-963-8604.

Sincerely,

A handwritten signature in black ink that reads "Janki Patel". The signature is written in a cursive, flowing style.

Janki Patel
Branch Chief - Local Development Review
Division of Transportation Planning
Caltrans District 08

DEPARTMENT OF WATER RESOURCES

P.O. BOX 942836
SACRAMENTO, CA 94236-0001
(916) 653-5791



February 19, 2026

Leilani Henry
Associate Planner
City of Hesperia
9700 Seventh Ave.
Hesperia, California 92345
lherry@hesperiaca.gov

SCH# 2026010656 Notice of Intent to Adopt a Mitigated Negative Declaration (MND) for the proposed AU Energy, LLC Hesperia Phelan CUP24-00012 Project, City of Hesperia

Dear Ms. Henry:

The California Department of Water Resources (DWR) Division of Operations and Maintenance (O&M) staff have reviewed the Notice of Intent to adopt the MND from the City of Hesperia's (City) for the proposed Phelan CUP24-00012 Project (CUP24) and appreciates the opportunity to provide the following comments.

Project Description

The Project is located at the intersection of Hwy395 and Phelan Rd in City of Hesperia which is adjacent to and due west of the Arroyo Gande Wash and west of CA Aqueduct. The 2.66-acre site surface will include 1.88 acres of paved surface area and 0.78-acreas of landscaped area. The Project includes the construction and operation of a 5,915-square-foot convenience store with five fuel islands (10 pumps total) beneath a 4,080-square-foot canopy, a 1,968-square-foot automated car wash tunnel and underground petroleum storage tanks (USTs) will be located in the southeastern corner of the Project site. The project site slope is from northeast to southwest with an approximate slope of 3 percent. The entire Project site will be graded to create a flat surface except for approximately .43 acres of sloped landscape area.

Comments:**1.7.1 Project Structures****1. Figure 1 Regional Location**

Figure 1 indicates the City Boundary with a red hashed line filled with gray color. The gray color is sufficiently opaque to mask important details and landmarks within the city limits. A photograph, similar to the google maps (figure 1.) which labels the California

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Leilani Henry, SCH# 2026010656 Notice of Intent to Adopt a Mitigated Negative Declaration
2/19/2026

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Section 1.7.5 Utilities states that the storm drain will extend off the Project site. The IS/MND does not provide information on the Project's off-site drainage pattern, if project stormwater discharges, including from on-site storm drain outlets discharge into or direct flows towards DWR's right of way, an encroachment permit would be needed.

4. ENVIRONMENTAL ANALYSIS

The impacts conclusions throughout this document of less than significant storm water run-off impacts are not supported by technical information. Additional analysis is needed to support the less than significant impact conclusions.

The project location is described as undeveloped land composed of bare ground and sparse vegetation. This is correct, but the description fails to explain that bare ground and sparse vegetation is typical of the area and the natural drainage in the area consists of sheet flows over bare ground which flow to the Oro Grande Wash. The Oro Grande Wash flows near the Phelan Road and Highway 395 intersection and then passes under the California Aqueduct Box Culvert at Mile Post (MP) 394.5 and continues flowing from the northeast side of the Aqueduct. Increased drainage discharges into the Wash increase the sediment load onto the DWR right-of-way.

The IS/MND explains that "[t]o mitigate the addition of 1.88 acres of impervious surfaces proposed by the Project, which can inhibit the infiltration of stormwater, the proposed on-site storm drain system will connect to an underground retention facility located east of the proposed fueling station to retain any additional stormwater runoff and discharge through a new proposed storm drain to Phelan Road. The underground retention facility will be capable of retaining stormwater flows from a 100-year storm event".

The IS/MND does not provide essential information on the new proposed storm drain on Phelan Road, even though it is assumed that storm drain will be completed prior to the completion of the project construction. Will the proposed Phelan storm drain discharge into the Oro Grande Wash? If not, where is the discharge location? Based on drawing SP1 showing proposed and existing utilities, the outlet from proposed underground retention facility will drain into *existing* storm drains located underneath Phelan Road. The IS/MND needs to provide information that the drainage which will be routed through existing Phelan Road storm drains will not discharge at the storm drain and outlet structure located at the north end of Cataba Road (located east of proposed development). The Cataba Road discharge causes significant erosion and sedimentation issues within DWR right of way. Any Project discharge at the Cataba Road location requires an impact analysis .

A Hydrology/Drainage Study analyzing the pre- and post-development runoff volumes and showing that the proposed underground retention facility is sized sufficiently to

Leilani Henry, SCH# 2026010656 Notice of Intent to Adopt a Mitigated Negative Declaration
2/19/2026

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accommodate expected attenuating peak run-off velocities rather than the 100-year flood event is needed. The Hydrology/Drainage Study needs to analyze the pre and post flows into nearby DWR Cross Drainage Structures mentioned above. If no flows are expected to be discharged downstream impacting DWR cross drainage facilities, then provide analysis and calculation justifying that all stormwater will be collected on-site or be infiltrated. The concerns are uncontrolled runoff directed towards DWR right of way causing ponding, erosion and scour. Provide hydrology or drainage maps for this area showing pre-and post-development flows.

If you have any questions or need additional information, please contact me at (916) 820-8124 or via email at Nancy.finch@water.ca.gov.

Sincerely,

Nancy E Finch

Nancy Finch
Attorney III

Attachments

AU ENERGY, LLC
HESPERIA PHELAN CUP24-00012
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

MARCH 2026

PREPARED FOR:



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Attachment A: CalEEMod: Hesperia Phelan Detailed Report
Attachment B: Biological Resources Assessment
Attachment C: Archaeological Survey Report
Attachment D: Geotechnical Study
Attachment E: Infiltration Feasibility Study
Attachment F: Scoping Agreement Memorandum

1 – BACKGROUND

1.1 PROJECT TITLE

Au Energy, LLC (Au Energy) Hesperia Phelan CUP24-00012 (Project)

1.2 LEAD AGENCY NAME AND ADDRESS

City of Hesperia Planning Department
9700 Seventh Avenue
Hesperia, CA 92345

1.3 CONTACT PERSON AND PHONE NUMBER

Leilani Henry, Associate Planner
(760) 947-1231

1.4 PROJECT LOCATION

As shown in Figure 1: Regional Location and Figure 2: Project Site, the Project is located on the northwest corner of United States (U.S.) Highway 395 and Phelan Road in the City of Hesperia (City) in San Bernardino County, California (Assessor's Parcel Numbers [APN] 3064-401-10).

1.5 PROJECT SPONSOR'S NAME AND ADDRESS

Au Energy, LLC
41805 Albrae Street
Fremont, CA 94538

1.6 GENERAL PLAN DESIGNATION AND ZONING

The Project site is located on parcels zoned as Neighborhood Commercial (NC) in the City's Main Street and Freeway Corridor Specific Plan. Consistent with the City's Main Street and Freeway Corridor Specific Plan and the NC zone provisions, which encourage the development of businesses that provide convenience goods and services to local residents, this Project will provide fuel, car wash services, and convenience store sales, including the retail sale of beer and wine for off-site consumption.

1.7 DESCRIPTION OF PROJECT

An Initial Study/Mitigated Negative Declaration (IS/MND) for the Project was previously submitted to the City as Conditional Use Permit (CUP) 18-00003 on August 9, 2018. Since that time, the IS/MND and CUP authorization have expired. The currently proposed Project is in roughly the same location and of the same nature as the Project proposed in the original IS/MND, with design changes that have led to a reduced Project scope. As a result, the Project is now primarily limited to one parcel (APN 3064-401-10), with utilities and services extending onto Phelan Road and adjacent parcels. While the size of the proposed convenience store and car wash have increased, the size of the fueling station has decreased, and the fast-food restaurant

and food truck commissary have been removed from the Project scope. Findings and technical reports from the original IS/MND were referenced during preparation of this IS/MND; however, all findings have been verified through additional desktop and/or field review. The updated description of the Project is provided in the following subsections.

1.7.1 Project Structures

The Project includes the construction and operation of a 5,915-square-foot convenience store, five fuel islands (10 pumps total) beneath a 4,080-square-foot canopy, and a 1,968-square-foot automated car wash tunnel on an approximately 115,870-square-foot (2.66-acre) site, as depicted in Figure 3: Site Development Plan. The Project is located on APN 3064-401-10, as depicted in Figure 2: Project Site, with grading and landscaping extending onto APNs 3064-401-06 and 3064-401-09, and the proposed sewer line extending onto APN 3064-401-09, as depicted in Figure 3: Site Development Plan.

The convenience store is proposed to be located at the center of the Project site, approximately 60 feet west of the proposed fueling station and approximately 73 feet south of the proposed car wash. A total of 40 parking spaces are proposed, including 21 standard spaces, 10 standard spaces that are electrical vehicle capable¹, two spaces served by electrical vehicle charging stations, two handicap-accessible spaces, four spaces for use of a vacuum, and one space for use of pressurized air/water. The vacuum and air/water spaces are associated with the proposed car wash and provide users with the ability to manually clean the interior or exterior of their vehicles. Underground storage tanks (USTs) will be located in the southeastern corner of the Project site.

1.7.2 Landscaping and Paving

The entire approximately 2.66-acre site will be developed for the Project, with approximately 1.88 acres (81,893 square feet) of paved surface area and approximately 0.78 acre (33,977 square feet) of landscaped surface area. Because the Project site slopes gradually from northeast to southwest with an approximate slope of 3 percent, the entire Project site will be graded to create a flat surface. The Project will include approximately 0.35 acre (15,246 square feet) of flat landscaped area and approximately 0.43 acre (18,731 square feet) of sloped landscaped area, as depicted in Figure 3: Site Development Plan.

1.7.3 Project Access

Two driveways are proposed for the Project: one on the northeastern corner of the Project site off U.S. Highway 395, and the second on the southwestern corner of the Project site off Phelan Road. As a result, access to the site is proposed from a right-in and right-out-only approach on both U.S. Highway 395 and Phelan Road. During construction, the Project will either be accessed from the proposed driveway off Phelan Road, as shown in Figure 3: Site Development Plan, or a temporary access road in the same location as the sewer line, as shown in Figure 2: Project Site.

¹ A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support electric vehicle charging.

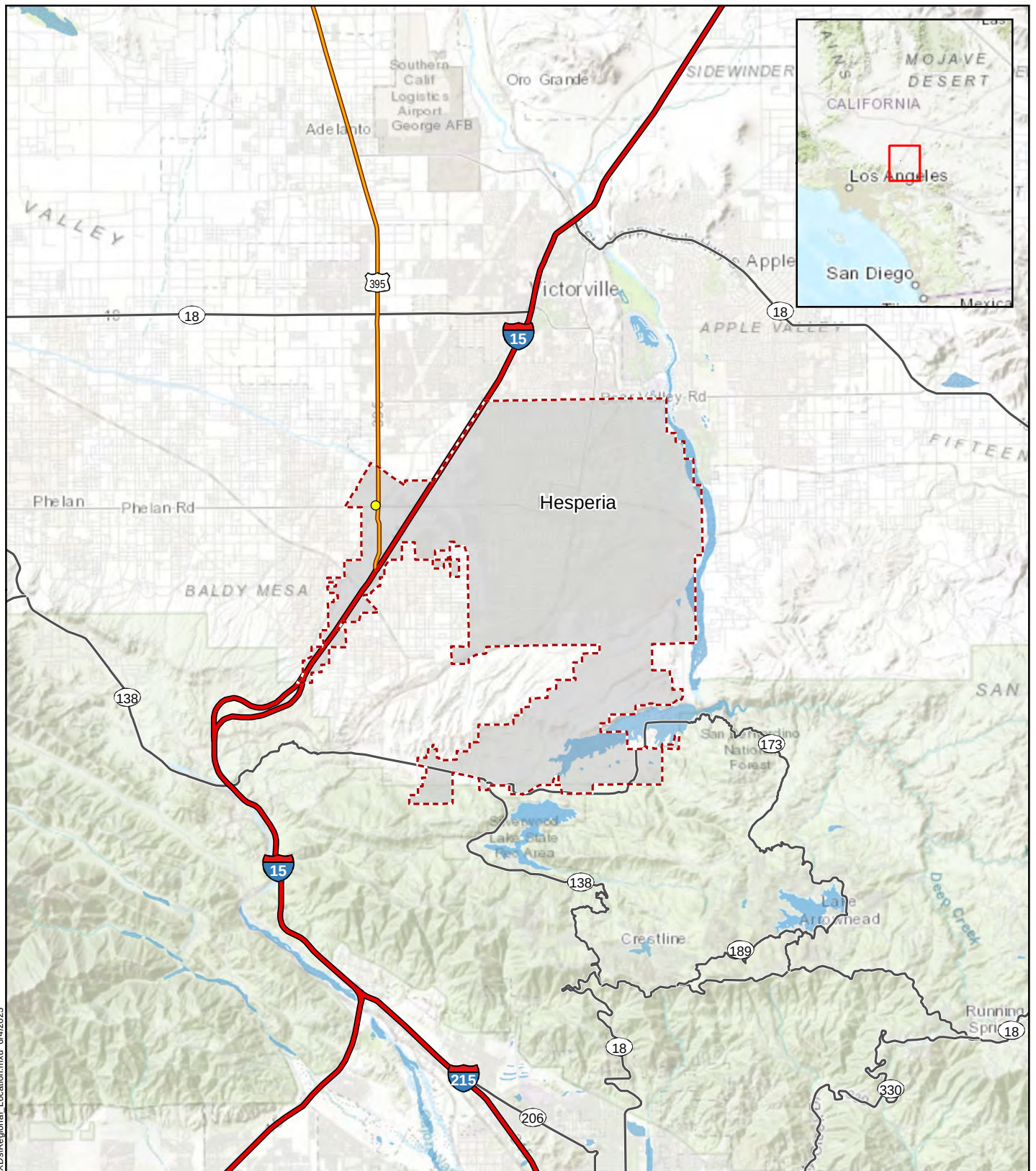


Figure 1: Regional Location

Hesperia Phelan

- Project Location
- Interstate
- U.S. Highway
- Major Road/State Highway
- - - City Boundary

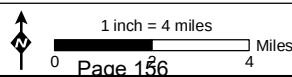


Figure 2: Project Site



Figure 2: Project Site

Hesperia Phelan

- Potential Temporary Access Road
- Proposed Sewer Line
- Project Site
- Parcel Boundary
- City Boundary



1:3,000
0 400 Feet

Figure 3: Site Development Plan

1.7.4 Road Improvements

The Project includes improvements to U.S. Highway 395, Phelan Road, and the traffic signal on the northwestern corner of the Phelan Road and U.S. Highway 395 intersection, as depicted in Figure 3: Site Development Plan. The southbound side of U.S. Highway 395 will be widened to 58 feet from the centerline to allow for the following:

- installation of a 3-foot-wide median at the centerline,
- a dedicated bike lane along the southbound side,
- a dedicated right-turn lane to access the Project and to turn right onto Phelan Road,
- two southbound lanes, and
- one left-turn lane to travel east.

Rubberized curbs with flexible posts are proposed along the Phelan Road median.

1.7.5 Utilities

Utilities and services (e.g., a sewer line, water line, fire line, and storm drain) will extend off the Project site. The proposed sewer line will extend west from the proposed convenience store and cross APN 3064-401-09 before connecting to an existing sewer force main. The proposed water line will be located beneath Phelan Road and will extend north to connect to the proposed convenience store and car wash. The proposed fire line will extend north from Phelan Road to the proposed convenience store. The proposed storm drain will be located east of the proposed fueling station and will extend from the proposed car wash to Phelan Road, which connects to the public storm drain system and travels underneath Main Street eventually discharging to the Oro Grande Wash, approximately 1,480 east of the Project site. To mitigate for additional stormwater flows, the proposed on-site storm drain system will connect to an underground retention facility located east of the proposed fueling station to retain any additional stormwater runoff and discharge through the new proposed storm drain to Phelan Road. The underground retention facility will be capable of retaining stormwater flows from a 100-year storm event and will reduce post-Project peak flows to less than pre-Project conditions. Implementation of the underground retention facility is anticipated to reduce 100-year peak flow rates from 6.90 cubic feet per second (cfs) under pre-Project conditions to 6.70 cfs under post-Project conditions.

1.7.6 Project Schedule

Construction of the Project is anticipated to start in the first quarter of 2026 following approval from the City and will be completed in two phases. The first phase will consist of site grading and utility installation, and the second phase will include UST and structure installation, as well as landscaping. Project construction is anticipated to last between 200 and 250 days and is expected to be completed in the third quarter of 2026.

1.8 SURROUNDING LAND USES AND SETTING

APNs 3064-401-06, 3064-401-09, and 3064-401-10 are vacant. The parcel abutting APN 3064-401-09 to the west (i.e., APN 3064-391-01) is under construction for the Hesperia Commerce Center II Project, which includes the construction of three industrial/warehouse buildings. Parcels to the north, east, and south are vacant.

1.9 OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

To implement the Project, Au Energy will need to obtain, at a minimum, the following discretionary permits/approvals:

- a City-issued CUP to permit the construction and operation of the convenience store with alcoholic beverage sales for off-site consumption, vehicle fuel stations, and car wash facilities in the NC zone;
- a California Department of Transportation-issued encroachment permit to permit the modifications to U.S. Highway 395, as well as the U.S. Highway 395 and Phelan Road intersection;
- a California Department of Fish and Wildlife-issued Western Joshua Tree Conservation Act Incidental Take Permit (ITP) or Section 2081 ITP to authorize relocation and removal of western Joshua tree (*Yucca brevifolia*);
- a Mojave Desert Air Quality Management District-issued Authority to Construct to permit the construction and operation of the vehicle fuel stations and associated USTs;
- City-issued encroachment, grading, and building permits; and
- a State Water Resources Control Board-issued National Pollutant Discharge Elimination System General Permit (Order WQ 2022-0057-DWQ NPDES No. CAS000002) for disturbing more than 1 acre of land.

1.10 CALIFORNIA NATIVE AMERICAN TRIBES

The City distributed a letter for the Project pursuant to PRC Section 21080.3.1 on August 1, 2025. On August 12, 2025, the Yuhaaviatam of San Manuel Nation (YSMN, also known as the San Manuel Band of Mission Indians) requested that the Project cultural report, geotechnical report, and plans detailing the proposed depth of ground disturbance be provided. The requested materials were provided to the City for distribution to the YSMN on August 15, 2025. After review of the requested materials, the YSMN provided mitigation measures that were incorporated into this IS/MND in September 2025.

2 – ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by Hesperia Phelan CUP24-00012, as indicated by the following checklist.

- | | |
|---|--|
| ☒ Aesthetics | ☐ Mineral Resources |
| ☐ Agriculture and Forestry Resources | ☒ Noise |
| ☒ Air Quality | ☐ Population and Housing |
| ☒ Biological Resources | ☒ Public Services |
| ☒ Cultural Resources | ☐ Recreation |
| ☒ Energy | ☒ Transportation |
| ☒ Geology and Soils | ☒ Tribal Cultural Resources |
| ☒ Greenhouse Gas Emissions | ☒ Utilities and Service Systems |
| ☒ Hazards and Hazardous Materials | ☒ Wildfire |
| ☒ Hydrology and Water Quality | ☒ Mandatory Findings of Significance |
| ☐ Land Use and Planning | |

3 – DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.
- ☐ I find that the Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An EIR is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Project, nothing further is required.

Name

Signature

Agency

Date

4 – ENVIRONMENTAL ANALYSIS

4.1 AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

4.1.1 Discussion

a) Would the project have a substantial adverse effect on a scenic vista?

Less-than-Significant Impact. The scenic resources listed in the City of Hesperia (City) General Plan 2010 Open Space Element (General Plan) include the Mojave River and its associated tributary washes, including the Oro Grande Wash, as well as the San Bernardino and San Gabriel mountain ranges (City of Hesperia 2010). However, no scenic vistas are designated or described in the General Plan. The Hesperia Phelan CUP24-00012 (Project) site is located on undeveloped land, bordered by undeveloped land to the north and west, Phelan Road to the south, and Highway 395 to the east. The Oro Grande Wash is located approximately 680 feet southeast of the Project area; however, public viewpoints of Oro Grande Wash from Highway 395 and Phelan Road will not be obstructed by the construction of the Project. In addition, the Project will comply with the City's Municipal Code Title 15 (Building and Construction) and Title 16 (Development) concerning building height, which will reduce the potential for the structures to obstruct the public view of Oro Grande Wash (City of Hesperia 2025a and City of Hesperia 2025b). As a result, the impact will be less than significant.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. No designated state scenic highways are located within five miles of the Project area; thus, no scenic resources will be substantially damaged within a state scenic highway. As a result, no impact will occur.

c) In nonurbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less-than-Significant Impact. The Project is located within an undeveloped area, approximately 0.3 mile west of an existing residential subdivision and approximately 1 mile west of an existing commercial area. Given nearby land uses and the Project's proximity to existing developed areas, the Project will not substantially degrade the existing visual character or quality of the site and its surroundings. Further, as described in Section 4.11 Land Use, the Project will be located on a parcel designated as Neighborhood Commercial (NC) in the City's Main Street and Freeway Corridor Specific Plan (City of Hesperia 2008). The Project will be consistent with the NC zone, which encourages the development of businesses that provide convenience goods and services to local residents, such as the services that will be provided by the Project when completed. The Project will also comply with Titles 15 and 16 of the City's Municipal Code, which include building height limitations, signage requirements, and other aesthetic regulations to which the Project will adhere (City of Hesperia 2025a and City of Hesperia 2025b). As a result, the impact will be less than significant.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less-than-Significant Impact. Construction of the Project will be conducted in accordance with City of Hesperia Municipal Code Section 16.20.125, which stipulates construction hours and noise thresholds. Construction activities will be conducted during both daytime and nighttime hours. Nighttime construction activities will be conducted in accordance with the Project's traffic control plan approved by the City and California Department of Transportation as part of the permitting process prior to construction. Additionally, light plants used for nighttime construction will be directed away from traffic and any nearby residents to reduce glare. Once completed, the commercial buildings associated with the Project will produce additional light and glare in the area due to lighting on the vehicle fueling station overhang and convenience store; however, all exterior light fixtures will be constructed in accordance with Section 16.16.365 of the City's Municipal Code to be shielded and directed away from vehicular traffic and/or adjacent properties to reduce glare (City of Hesperia 2025b). As a result, the impact will be less than significant.

4.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

4.2.1 Discussion

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Hesperia Phelan CUP24-00012 (Project) site is located on undeveloped land designated as Grazing Land by the California Department of Conservation's (DOC's) Farmland Mapping and Monitoring Program (California DOC 2022). The immediately adjacent parcels on all sides of the Project are also designated as Grazing Land. The Project will not be located on lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; therefore, the Project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The Project is not located on land with any known agricultural activities or any known unique agricultural soils. As a result, no impact will occur.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project is located on a parcel zoned as Neighborhood Commercial (NC) in the City of Hesperia's Main Street and Freeway Corridor Specific Plan (City of Hesperia 2008). Agricultural uses are prohibited in the NC zone. In addition, the Project is not located on or adjacent to parcels under an existing Williamson Act contract (California DOC 2025). As previously discussed, the Project is located on undeveloped land that does not contain any known agricultural activities. Therefore, the Project will not conflict with existing zoning for agricultural use or an existing Williamson Act contract. As a result, no impact will occur.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. As discussed previously, the Project is on a parcel zoned as NC. No areas of forest land, timberland, or timberland zoned as Timberland Production are located in the vicinity of the Project. Therefore, the Project will not conflict with the zoning or cause the rezoning of forest lands or result in the conversion of timberland as none are present in the vicinity of the Project. As a result, no impact will occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project is located within the Mojave bioregion, which does not contain sufficient forest land for viable timber production and, as a result, does not have a high timber management emphasis (California Department of Forestry and Fire Protection 2017). The Project is not located on forest land or in the vicinity of forest land. Therefore, the Project will not result in the loss of forest land or conversion of forest land to non-forest use as none is present in the vicinity of the Project. As a result, no impact will occur.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. As discussed previously, the Project will not result in the temporary or permanent loss of forest land and no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance will be converted to non-agricultural use. Therefore, the Project will not involve changes to the existing environment that will potentially result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use or conversion of forest land to non-forest use. As a result, no impact will occur.

4.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			✓	
c) Expose sensitive receptors to substantial pollutant concentrations?			✓	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

4.3.1 Discussion

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The United States (U.S.) Environmental Protection Agency (EPA) and California Air Resources Board (CARB) established the National Ambient Air Quality Standards (NAAQS) and California Air Quality Standards (CAAQS), respectively, for the following criteria air pollutants (CAPs): ozone (O₃), carbon monoxide (CO), nitrogen dioxide, particulate matter with a mean diameter of less than 10 microns (PM₁₀), particulate matter with a mean diameter of less than 2.5 microns (PM_{2.5}), sulfur dioxide, and lead (Pb). Furthermore, California has set additional standards for sulfates, hydrogen sulfide (H₂S), vinyl chloride, and visibility-reducing particles. Attainment of the CAAQS and NAAQS protects sensitive receptors and the public from CAPs that are known to have adverse human health effects. A region is designated as nonattainment if the NAAQS or CAAQS is exceeded for a pollutant. Hesperia Phelan CUP24-00012 (Project) is located in a portion of the Mojave Desert Air Basin that is classified by the U.S. EPA and CARB as nonattainment for O₃ and PM₁₀ (CARB 2025). Within the Mojave Desert Air Basin, the Project is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD).

The MDAQMD is the agency responsible for managing the local air quality, administering California and federal air pollution control programs, and ensuring attainment and maintenance of the ambient air quality standards. The MDAQMD has established the Federal 70 ppb Ozone Attainment Plan (MDAQMD 2023) and Federal Particulate Matter (PM₁₀) Attainment Plan (MDAQMD 1995) to address nonattainment areas for O₃ and PM₁₀. A project is considered inconsistent with an air quality plan or applicable attainment plan if it could cause population and/or employment growth or growth in vehicle miles traveled in excess of the growth forecasts

included in an applicable air quality plan or attainment plan. As discussed in Section 4.14 Population and Housing, the Project will not result in significant population growth during construction or operation of the Project. Because construction of the Project will not result in significant population growth, it will not conflict with the growth projections used in the development of the applicable air quality plans.

Emissions associated with Project construction will be temporary and will represent a small fraction of the regional emission inventories included in the applicable air quality plans. Construction and operation of the Project will be performed in compliance with MDAQMD rules and regulations, ensuring that activities are consistent with air district efforts to achieve attainment and maintenance of the standards. In addition, the MDAQMD has established that a project does not conflict with an air attainment or maintenance plan if it is consistent with the existing land use plan (MDAQMD 2020). As discussed in Section 4.11 Land Use and Planning, the Project is consistent with the City of Hesperia-designated Neighborhood Commercial zone in which it is proposed. As a result, the Project will conform with applicable air quality plans.

Because the Project is not expected to substantially contribute to regional emissions and will not conflict with the growth projections in the applicable air quality plans, and because construction and operation of the Project will be performed in compliance with applicable air district rules and regulations, the Project will not conflict with or obstruct implementation of the applicable air quality plans. As a result, no impact will occur.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less-than-Significant Impact. Project emissions were calculated using the California Emissions Estimator Model (CalEEMod). Attachment A: CalEEMod: Hesperia Phelan Detailed Report details the inputs and results of the CalEEMod completed for the Project.

Active Project construction is expected to last between 200 and 250 days and will generate temporary air pollutant emissions associated with fugitive dust (particulate matter) and exhaust emissions from heavy construction equipment and construction vehicles. As discussed previously, the Project is in a region classified as nonattainment for O₃ and PM₁₀. The MDAQMD has established emissions thresholds for the following air pollutants:

- carbon dioxide equivalent (CO_{2e}),²
- CO,
- nitrogen oxides (NO_x),
- volatile organic compounds (VOCs),
- sulfur oxides (SO_x)
- PM₁₀,
- PM_{2.5},

² CO_{2e} is a measure used to compare the effect of emissions of various greenhouse gases based on their global warming potential projected over a specified time period (generally 100 years).

- H₂S, and
- Pb.

Emissions will vary day to day depending on the level of activity and the specific type of construction activity occurring. Table 1: MDAQMD Average Daily Construction Emissions presents the estimated uncontrolled construction emissions in the MDAQMD and compares emissions to the applicable thresholds for air pollutants. As shown in Table 1: MDAQMD Average Daily Construction Emissions, daily uncontrolled emissions will be below all applicable thresholds within the MDAQMD during construction. To further reduce fugitive dust emissions, the Project will adhere to MDAQMD Rule 403 and implement applicable fugitive dust best management practices (BMPs) on all non-paved transport roads, access points, and parking areas. BMPs to control fugitive dust emissions may include, but may not be limited to, covering, watering, or treating disturbed areas with a dust suppressant; reducing the drop heights from excavators and loaders; and limiting truck speed limits to 15 miles per hour on Project access roads and within temporary work areas. Therefore, the Project will not result in a considerable net increase of O₃ or PM₁₀ during construction.

Table 1: MDAQMD Average Daily Construction Emissions

Construction Year	Average Daily Emissions (pounds per day)						
	CO ₂ e	CO	NO _x	Reactive Organic Gas (ROG)	SO _x	PM ₁₀	PM _{2.5}
Uncontrolled Emissions							
2026	2,066	7	7	0.8	<0.1	6	0.9
Threshold	548,000	548	137	137	137	82	65
Exceeded?	No	No	No	No	No	No	No

Source: MDAQMD 2020

Note: O₃ forms as a result of chemical reactions between NO_x, VOCs, heat, and sunlight. As a result, if emissions do not exceed thresholds for NO_x or VOCs, then emissions will not exceed thresholds for O₃.

Operation of the Project is anticipated to generate 1,594 total daily trips. Table 2: MDAQMD Average Annual Operational Emissions presents the estimated annual uncontrolled emissions in the MDAQMD that will result from the total daily trips generated by operation of the Project. As shown in Table 2: MDAQMD Average Annual Operational Emissions, annual uncontrolled emissions will be below all applicable thresholds within the MDAQMD during operation. Therefore, the Project will not result in a considerable net increase of O₃ or PM₁₀ during operation.

Table 2: MDAQMD Average Annual Operational Emissions

	Annual Emissions (tons per year)						
	CO ₂ e	CO	NO _x	ROG	SO _x	PM ₁₀	PM _{2.5}
Uncontrolled Emissions							
Operations	4,070	32	4	10	<0.1	3	0.8
Threshold	100,000	100	25	25	25	15	12
Exceeded?	No	No	No	No	No	No	No

Source: MDAQMD 2020

Note: O₃ forms as a result of chemical reactions between NO_x, VOCs, heat, and sunlight. As a result, if emissions do not exceed thresholds for NO_x or VOCs, then emissions will not exceed thresholds for O₃.

In June 2025, the MDAQMD issued an Authority to Construct (ATC) for the Project's gasoline dispensing facility. The Project will comply with all conditions outlined in the ATC. Au Energy, LLC will ensure any additional MDAQMD-required permits are obtained prior to Project construction.

Because the Project will not exceed applicable MDAQMD thresholds for O₃ or PM₁₀ during construction or operation and will adhere to applicable MDAQMD rules and permits, the Project will not result in a cumulatively considerable net increase of any CAPs for which the Project region is classified as nonattainment for under NAAQS or CAAQS. As a result, impacts will be less than significant.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less-than-Significant Impact. As defined by MDAQMD, residences, schools, daycare centers, playgrounds, and medical facilities are considered sensitive receptor land uses. The MDAQMD has established that a gasoline-dispensing facility within 300 feet of sensitive receptors exposes sensitive receptors to substantial pollutant concentrations (MDAQMD 2020). The nearest sensitive receptors to the Project are the residences approximately 0.3 mile (1,700 feet) east of the Project on Mesa Linda Street. Therefore, the Project will not expose sensitive receptors to substantial pollutant concentrations. In addition, as detailed in Table 1: MDAQMD Average Daily Construction Emissions and Table 2: MDAQMD Average Annual Operational Emissions, all construction and operation emissions will be below applicable MDAQMD significance thresholds. As a result, the Project will not expose sensitive receptors to substantial pollutant concentrations, and impacts will be less than significant.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less-than-Significant Impact. The occurrence and severity of odor impacts depend on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the presence of sensitive receptors. While offensive odors rarely cause any physical harm, they still can be very unpleasant, leading to considerable distress and often generating citizen complaints to local governments and regulatory agencies. During construction, odor emissions could be generated by diesel-powered construction equipment and vehicles. Such

odors will be short-term and limited to the immediate vicinity of the activity. These emissions will be temporary in nature and disperse quickly. Operation of the Project may result in gasoline odors from the long-term handling and storage of gasoline, vehicle tail pipe odors, food odors from the convenience store, and cleaning product odors from the car wash. As discussed previously, the nearest sensitive receptors to the Project are the residences approximately 0.3 mile (1,700 feet) east of the Project on Mesa Linda Street. Because the Project is located more than 1,500 feet from people residing near the Project, temporary Project construction activities and permanent operational activities are not expected to result in odors or emissions that will adversely affect a substantial number of people. Therefore, the Project will not result in other emissions (such as those leading to odors) that will adversely affect a substantial number of people. As a result, impacts will be less than significant

4.4 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✓		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

4.4.1 Discussion

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or

special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less-than-Significant Impact with Mitigation Incorporated. Caskey Biological Consulting, LLC (Caskey) prepared a Biological Resources Assessment (BRA) for Hesperia Phelan CUP24-00012 (Project), which is provided in Attachment B: Biological Resources Assessment. As part of the BRA, Caskey performed a field survey on December 19, 2024 and a subsequent field survey of the proposed sewer line location and potential access road location on April 22, 2025. The vegetation communities observed within the Study Area³ were cheatgrass – medusahead grassland, which covers approximately 71 percent of the Study Area, and California buckwheat scrub, which covers approximately 13 percent of the Study Area. Dominant species in the cheatgrass – medusahead grassland vegetation community included cheatgrass (*Bromus tectorum*) and sparse native plants, such as western Joshua tree (*Yucca brevifolia*), rabbitbrush (*Ericameria nauseosa*), and bladderpod (*Cleomella arborea*). Dominant species in the California buckwheat scrub vegetation community included California buckwheat (*Eriogonum fasciculatum*) and deerweed (*Acmispon glaber*), as well as sparse non-natives, such as cheatgrass and star thistle (*Centaurea solstitialis*). The remaining approximately 16 percent of land cover within the Study Area was developed or disturbed land.

Special-Status Plant Species

Based on results of the field survey and a review of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) and California Native Plant Society Online Inventory of Rare and Endangered Plants, western Joshua tree is the only special-status plant species that is present and has the potential to occur at the Project. Western Joshua tree, which is protected under the Western Joshua Tree Conservation Act, is a 5- to 20-meter-tall, evergreen, tree-like plant that occurs in desert grasslands and shrublands in hot, dry sites on flats, mesas, bajadas, and gentle slopes in the Mojave Desert on soils that are typically silts, loams, and/or sands that are fine, loose, or well-drained. As summarized in the BRA, 55 western Joshua trees were assessed within the BRA's Study Area. Of the 55 western Joshua trees assessed, 30 are within the footprint of the Project site. The remaining 25 trees are outside of the Project site and proposed sewer line location and are not anticipated to be impacted. Of the 30 western Joshua trees within the Project site, 28 are in good to excellent health, while two are in poor health or dead. Of the 30 western Joshua trees within the Project site, eight are in Size Class A, 21 are in Size Class B, and one is in Size Class C.⁴ The Project will require the entire 2.66-acre Project site to be graded, which will result in impacts to all of the western Joshua trees present on the Project site.

Because impacts to western Joshua tree are anticipated, Au Energy, LLC (Au Energy) will consult with the CDFW prior to Project construction. In accordance with the Western Joshua Tree Conservation Act and mitigation measure (MM) BIO-1, Au Energy will apply for an

³ The Study Area measures approximately 6.83 acres and includes the Project site, the proposed sewer line location, the potential access road location, and a 50-foot buffer.

⁴ Size classes influence the number of western Joshua trees that will need to be relocated. Size classes are as follows:

- Class A – Less than 1 meter in height;
- Class B – 1 meter or greater but less than 5 meters in height; and
- Class C – 5 meters or greater in height.

incidental take permit (ITP) and submit it to the CDFW for review and approval prior to Project construction. As part of the western Joshua tree ITP, Au Energy will propose relocating select western Joshua trees that will be impacted by Project activities in accordance with CDFW's Western Joshua Tree Relocation Guidelines and Protocols (CDFW 2024a). Western Joshua trees may be relocated within the Project site to perimeter landscaping areas or to an off-site location identified during consultation with the CDFW. Given the number of western Joshua trees located on the Project site, relocating all of the western Joshua trees that will be impacted during construction may be infeasible. Therefore, some western Joshua trees may be destroyed. The final number of western Joshua trees to be relocated or destroyed and any additional (MMs will be determined during the ITP process in consultation with the CDFW. Therefore, impacts to western Joshua trees will be reduced through MM BIO-1 and the implementation of MMs, such as western Joshua tree relocation, included in the western Joshua tree ITP.

Special-Status Wildlife Species

Based on results of the field survey and a review of the CNDDDB and the United States (U.S.) Fish and Wildlife Service (USFWS) Information for Planning and Consultation system, the following five special-status wildlife species have the potential to occur at the Project site:

- burrowing owl (*Athene cunicularia*) – California Endangered Species Act (CESA) candidate endangered;
- desert tortoise (*Gopherus agassizii*) – Federal Endangered Species Act (FESA) threatened, CESA threatened;
- loggerhead shrike (*Lanius ludovicianus*) – CDFW Species of Special Concern;
- Mohave ground squirrel (*Xerospermophilus mohavensis*) – CESA threatened; and
- monarch butterfly (*Danaus plexippus*) – FESA proposed threatened.

Burrowing Owl

Burrowing owls utilize existing burrows from small mammals, such as ground squirrels, for their nesting and cover sites. Two observations of burrowing owl as recent as 2006 were recorded in the CNDDDB approximately 2.9 miles east of the Project site; however, no suitable burrows or signs of burrowing owl (e.g., pellets or whitewash) were observed within the Project site. Given the lack of burrowing owl observations and suitable burrows, this species is unlikely to occur at the Project site and no impact to this species is anticipated to occur. Although suitable burrows for burrowing owl were not observed at the Project site, pre-construction surveys will be completed prior to ground-disturbing activities to confirm the absence of burrowing owl from the Project work area in accordance with MM BIO-2. MM BIO-2 will require one pre-construction survey to be completed according to the CDFW Staff Report on Burrowing Owl Mitigation (2012 or most recent version) prior to ground-disturbing activities. A qualified biologist will identify, flag, and map all burrows and dens potentially occupied by burrowing owl and confirm occupation of all potential burrows. In accordance with MM BIO-3, if occupied burrows or sign is identified, a qualified biologist will establish adequate buffers around the burrows based on field conditions and the CDFW Staff Report on Burrowing Owl Mitigation (2012). If occupied burrows cannot be avoided or if any other impact to burrowing owl cannot be fully avoided, the CDFW will be consulted and a CESA ITP will be obtained in accordance with MM BIO-3.

Desert Tortoise

Desert tortoises inhabit a variety of habitats, including desert washes, desert flats, bajadas, alluvial fans, rolling hills, rocky hills, and valleys. Throughout most of the Mojave and Colorado deserts, desert tortoises are found most often on gentle slopes with sandy gravel soils. Soils must be soft enough for digging burrows, but firm enough so that they do not collapse. The soils on the Project site were very compact and are likely too firm for burrow construction. One desert tortoise observation from 2000 was recorded in the CNDDDB approximately 2 miles south of the Project site. No desert tortoise or signs of desert tortoise (e.g., burrows, scats, or carcasses) were observed during the field surveys; however, the December field survey was conducted outside of the desert tortoise active months (i.e., March to June and September to October). Given the lack of suitable burrowing habitat and observations of desert tortoise sign, this species is unlikely to occur at the Project site and no impact to this species will occur.

Loggerhead Shrike

Loggerhead shrike inhabits savannah; pinyon-juniper; Joshua tree and riparian woodlands; and desert oases, scrub, and washes. One loggerhead shrike observation as recent as 2007 was recorded in the CNDDDB approximately 1.9 miles north of the Project site; however, loggerhead shrike was not observed during the field survey. This species is likely to occur given suitable nesting and foraging habitat within the Project site. The Project will cause the permanent loss of approximately 2.66 acres of suitable nesting and foraging habitat for this species; however, MM BIO-4 will be implemented during construction to reduce impacts to nesting loggerhead shrike. MM BIO-4 will require a pre-construction nesting bird survey prior to vegetation removal or initial Project ground disturbance. If an active bird nest that may be impacted by Project-related activities is observed, avoidance and minimization measures (AMMs), including delaying construction within the immediate vicinity of the active nest or establishing a nest buffer determined by a qualified biologist until the young have fledged or the nest has failed, will be implemented. Therefore, the incorporation of MM BIO-4 will avoid or minimize potential impacts to loggerhead shrike.

Mohave Ground Squirrel

Mohave ground squirrels prefer habitats in open desert scrub, alkali desert scrub, western Joshua tree woodlands, and annual grasslands. The species prefers sandy to gravelly soils and utilizes burrows at the base of shrubs. The Project site lacked suitable burrows for Mohave ground squirrel and this species was not observed during the field surveys; however, the December survey was conducted outside of the active season for the species (i.e., March to June). One Mohave ground squirrel observation as recent as 2005 was recorded in the CNDDDB approximately 1.5 miles north of the Project site. Given the lack of species observations and suitable burrows documented at the Project site, Mohave ground squirrel is unlikely to occur at the Project site and no impact to this species will occur.

Monarch Butterfly

Monarch butterflies have a wide range of habitat types, including prairies, meadows, and grasslands, as well as populated areas such as parks, neighborhoods, and back yards. The field survey was conducted outside of the typical growing and blooming season for milkweed (*Asclepias* spp.) (i.e., May to August), which is the host plant for monarchs. As a result, no

milkweed plants were observed within the Project site. However, other shrubs that could provide nectar to monarchs were observed. The Project is not within the overwintering range for monarch butterflies and, as a result, monarch butterfly roosting is unlikely at the Project site. No CNDDDB records of monarch butterfly occur within 3 miles of the Project site and no species observations were made during the field survey. Given the lack of species observations and the low potential for monarch butterflies to roost at the Project site, this species is unlikely to occur at the Project site and no impact to this species will occur.

With the implementation of MM BIO-1, MM BIO-2, MM BIO-3, and MM BIO-4, the Project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. As a result, the impact will be less than significant with mitigation incorporated.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. According to the CNDDDB search, which had a 3-mile radius, no riparian habitat or sensitive natural communities are documented within the vicinity of the Project. Likewise, no riparian habitat or sensitive natural communities were observed within the Project site during the field survey. As a result, no impact will occur.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. No federally or state-protected wetlands were observed on the Project site during the field survey. As a result, no impact will occur.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less-than-Significant Impact. Significant impacts on wildlife movement could occur if a wildlife movement corridor were to be interrupted by a feature that physically blocks wildlife movement (e.g., a roadway) or if suitable habitat that supports wildlife in the movement corridor were to be directly removed during construction or indirectly affected by construction noise or dust. The Project is located adjacent to the intersection of U.S. Highway 395 and Phelan Road, which are existing barriers to potential wildlife movement. The presence of U.S. Highway 395 and Phelan Road make it unlikely that the Project site is functioning as a migratory wildlife corridor. In addition, the Project is not located in a CDFW- or Bureau of Land Management- (BLM-) identified wildlife corridor (CDFW 2014 and BLM 2015). Because the Project site is not located in a CDFW- or BLM-identified wildfire corridor and it is unlikely that the Project site is functioning as a migratory corridor due to adjacent roads, the addition of Project structures is likely to have a minimal impact on wildlife movement, if at all. As a result, the impact will be less than significant.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less-than-Significant Impact with Mitigation Incorporated. Chapter 16.24 of the City of Hesperia's (City's) Municipal Code outlines the provisions for protected plants in the City (City of Hesperia 2025). Pursuant to Chapter 16.24, a removal permit is required for the removal of a western Joshua tree. As discussed previously, Au Energy will apply for an ITP in accordance with the MM BIO-1 and submit it to the CDFW for review and approval prior to Project construction. As part of the ITP, Au Energy will propose relocating select western Joshua trees that will be impacted by Project activities in accordance with the CDFW's Western Joshua Tree Relocation Guidelines and Protocols (CDFW 2024a). All additional MMs included in the western Joshua tree ITP will be implemented during construction of the Project. Insignia Environmental corresponded with the City on February 19, 2025, and confirmed that receipt of the western Joshua tree ITP will satisfy Chapter 16.24 requirements of the City's Municipal Code (Henry 2025). As a result, the Project will not conflict with the City's protected plant ordinance with implementation of MM BIO-1, and impacts will be less than significant with mitigation incorporated.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project will be located within the focus area of the Draft Western Joshua Tree Conservation Plan (WJTCP); however, this plan has not been adopted by the California Fish and Game Commission (Commission) (CDFW 2024b). The Draft WJTCP includes western Joshua tree impact AMMs that can be voluntarily adopted by project proponents. As discussed previously, Au Energy will consult with the CDFW and apply for a western Joshua tree ITP. The Western Joshua Tree Conservation Act requires avoidance and minimization of impacts on western Joshua trees to the maximum extent practicable as a condition of obtaining a western Joshua tree ITP (CDFW 2024b). Because the Draft WJTCP may be adopted by the Commission prior to Project construction, AMMs included in the Draft WJTCP will be reviewed and may be included in the western Joshua tree ITP. Through the implementation of MMs included in the western Joshua tree ITP, the Project will minimize impacts to western Joshua tree. Therefore, the Project will be consistent with the Draft WJTCP.

The Project will not be located within, or conflict with, any adopted Habitat Conservation Plan; Natural Community Conservation Plan; or other approved local, regional, or state Habitat Conservation Plan. As a result, no impact will occur.

4.4.2 Mitigation Measures

The following MM will be implemented for the Project to reduce impacts to less-than-significant levels:

- **MM BIO-1: Western Joshua Tree ITP.** Au Energy will apply for a western Joshua tree ITP in accordance with the Western Joshua Tree Conservation Act and submit it to the CDFW for review and approval prior to Project construction.

- **MM BIO-2: Pre-Construction Surveys.** A qualified biologist will perform breeding season and non-breeding season burrowing owl pre-construction surveys of the Project work area according to the CDFW Staff Report on Burrowing Owl Mitigation (2012 or most recent version) prior to ground-disturbing activities. If performing both breeding season and non-breeding season surveys is infeasible, the Project Proponent will coordinate with CDFW regarding whether to proceed with either breeding season surveys or non-breeding season surveys, which will be determined by CDFW and depend on Project timelines. The qualified biologist conducting the surveys will identify, flag, and map all burrows potentially occupied by burrowing owl and confirm occupation of all potential burrows. Methods of determining burrow occupancy may include, but will not be limited to, visual observations of scat or tracks outside burrow entrances, installing trail cameras for nocturnal observations, or a combination of these methods as appropriate. If burrows occupied by burrowing owl or sign is identified, MM BIO-3 will apply.
- **MM BIO-3: Burrow Avoidance.** If burrows occupied by burrowing owl are found during pre-construction surveys, adequate buffers will be established around burrows. Adequate buffers will be determined by a qualified biologist based on field conditions and the CDFW Staff Report on Burrowing Owl Mitigation (2012). However, the Project Proponent will ensure full avoidance of impacts to burrowing owl occurs. If occupied burrows cannot be avoided or if any other impact to burrowing owl cannot be fully avoided, the CDFW will be consulted and a CESA ITP will be obtained.
- **MM BIO-4: Nesting Bird Survey.** A pre-construction nesting bird survey will be conducted prior to vegetation removal or initial Project ground disturbance. If an active bird nest that may be impacted by Project-related activities is observed, AMMs, including delaying construction within the immediate vicinity of the active nest or establishing a nest buffer determined by a qualified biologist until the young have fledged or the nest has failed, will be implemented.

4.5 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?		✓		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓		
c) Disturb any human remains, including those interred outside of dedicated cemeteries?		✓		

4.5.1 Discussion

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Less-than-Significant Impact with Mitigation Incorporated. As part of the Initial Study/Mitigated Negative Declaration (IS/MND) previously prepared for Hesperia Phelan CUP24-00012 (Project), an Archaeological Survey Report was completed in November 2017 and is included as Attachment C: Archaeological Survey Report. The Archaeological Survey Report covered an Area of Potential Impacts (API), which was defined as the approximately 6.5-acre site originally included as part of the IS/MND previously prepared for the Project in 2018. Because the Project is in the same location as the previously proposed Project, the scope of the Project has been reduced, and the Project site has remained undeveloped/unmodified since the Archaeological Survey Report, the API and findings from the report are applicable to the current Project.

The Archaeological Survey Report included a records search of all previously recorded cultural resources within the Project site and a 0.5-mile radius around it, as well as previously conducted cultural resource studies. In addition, the report included a field survey in which the archaeologist examined exposed ground surface for artifacts (e.g., flaked stone tools, toolmaking debris, milling tools, and ceramics), ecofacts (e.g., marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, and foundations) or historic debris (e.g., metal, glass, and ceramics).

Based on the results of the cultural resources record search and intensive pedestrian survey, three isolated historical resources were found within the API. The isolated historical resources are not eligible to be listed with the California Register of Historical Resources (CRHR) and are not deemed historically significant resources. Furthermore, no prehistoric resources were found

during the field survey. The Archaeological Survey Report concluded that no impacts to cultural resources are expected to occur and no further work for cultural resources is needed.

Although not anticipated, unknown historical resources could be destroyed by construction activities involving ground disturbance should they be present. As a result, Mitigation Measure (MM) CUL-1 will be implemented during Project construction. In the event that a cultural resource is discovered during Project construction, all work within a 60-foot buffer of the find will cease, and a qualified archaeologist meeting United States (U.S.) Secretary of Interior (SOI) standards will assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) will be contacted regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. In accordance with MM CUL-2, if significant pre-contact cultural resources, as defined by the California Environmental Quality Act (CEQA) (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist will develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment. The archaeologist will monitor the remainder of the Project and implement the Monitoring and Treatment Plan accordingly.

With the implementation of MM CUL-1 and MM CUL-2, no substantial adverse changes related to a historical resource are anticipated and the impact to historical resources (as defined in Public Resource Code [PRC] Section 15064.5) will be less than significant with mitigation incorporated.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less-than-Significant Impact with Mitigation Incorporated. As discussed previously, the Archaeological Survey Report concluded that no impacts to cultural resources are expected to occur and no further work for cultural resources is needed. In addition, MM CUL-1 will be implemented during Project construction. With implementation of MM CUL-1, no substantial adverse changes related to an archaeological resource are anticipated and the impact to archaeological resources (as defined in PRC Section 15064.5) will be less than significant with mitigation incorporated.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Less-than-Significant Impact with Mitigation Incorporated. The Archaeological Survey Report did not identify human remains within the API. It is not always possible to predict where Native American human remains might occur outside of formal cemeteries. Therefore, it is possible that human remains could be uncovered during ground-disturbing activities. In accordance with MM CUL-3, and if human remains are inadvertently discovered during construction activities, all work within a 100-foot buffer of the find will cease and the San Bernardino County coroner will then be contacted in accordance with California Health and Safety Code (HSC) Section 7050.5. This procedure will ensure that the remains are treated in

accordance with California HSC Section 7050.5; and the impact to human remains during construction will be reduced to less than significant with mitigation incorporated.

4.5.2 Mitigation Measures

The following MMs will be implemented for the Project to reduce impacts to less-than-significant levels:

- **MM CUL-1: Inadvertent Cultural Resource Discoveries.** In the event that cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) will cease and a qualified archaeologist meeting SOI standards will be hired to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, the YSMN will be contacted, as detailed within MM TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
- **MM CUL-2: Monitoring and Treatment Plan.** If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist will develop a Monitoring and Treatment Plan, the drafts of which will be provided to YSMN for review and comment, as detailed within MM TCR-1. The archaeologist will monitor the remainder of the Project and implement the Monitoring and Treatment Plan accordingly.
- **MM CUL-3: Human Remains.** If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) will cease and the San Bernardino County Coroner will be contacted pursuant to California HSC Section 7050.5 and that code enforced for the duration of the Project.

4.6 ENERGY

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓

4.6.1 Discussion

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less-than-Significant Impact. Construction activities associated with Hesperia Phelan CUP24-00012 (Project) will require the short-term consumption of fossil fuel resources (e.g., diesel fuel and gasoline) to power construction equipment and motor vehicles. During construction, power will be provided by a temporary power meter installed by Southern California Edison. Construction will be short term and temporary; and the use of fuel will be necessary, efficient, and conservative in nature.

Based on the California Emissions Estimator Model (CalEEMod) calculations for the Project's land use type, included as Attachment 4.2 A: CalEEMod: Hesperia Phelan Detailed Report in Section 4.3 Air Quality, the estimated electricity consumption will be 254,438 kilowatt-hours per year (kWh/year), and the estimated natural gas consumption will be 133,065 thousand British Thermal Units per year (MBtu/year). However, because the Project will comply with California Building Code (CBC) Title 24 efficiency standards, the Project's estimated energy use is reduced to 89,305 kWh/year of electricity consumption and 26,540 MBtu/year of natural gas consumption. Further, through the permitting process with the City of Hesperia (City), the Project will be designed and operated in accordance with all appropriate state and local regulations governing energy efficiency, including the City's Municipal Code, Part 11 of the CBC, and Commercial Design Standards and Guidelines found in the City's Main Street and Freeway Corridor Specific Plan. Because the Project will comply with all local and state regulations concerning energy efficiency during construction and operations, energy consumption will not be wasteful, inefficient, or unnecessary. As a result, the impact will be less than significant.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. The Project will not obstruct a state or local plan for renewable energy or energy efficiency. As stated previously, the Project will adhere to the City's Municipal Code, Part 11 of the CBC, and Commercial Design Standards and Guidelines found in the City's Main Street and Freeway Corridor Specific Plan. These standards and guidelines include design measures aimed at promoting energy efficiency, including mandatory requirements for lighting controls, electric vehicle charging stations, and space-conditioning equipment. Because the Project will be constructed consistently with the CBC and City's design standards, the Project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. As a result, no impact will occur.

4.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			✓	
ii) Strong seismic ground shaking?			✓	
iii) Seismic-related ground failure, including liquefaction?			✓	
iv) Landslides?			✓	
b) Result in substantial soil erosion or the loss of topsoil?			✓	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

4.7.1 Discussion

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides?

Less-than-Significant Impact. As summarized in Table 3: Faults Located within 10 Miles of the Project, two faults are located within 10 miles of Hesperia Phelan CUP24-00012 (Project). The boundary of an earthquake fault zone is generally 500 feet from major active faults, and 200 to 300 feet from well-defined minor faults (City of Hesperia [City] 2010). The Project will not be located on or within 500 feet of any fault. In addition, the Project will not be located in any liquefaction or landslide zones identified by the California Department of Conservation (California DOC 2024). As a result, liquefaction and landslides have a low potential to occur at the Project site.

Table 3: Faults Located within 10 Miles of the Project

Fault Name	Fault Section	Fault Type	Age of Last Known Slip	Slip Rate (millimeter/year)	Approximate Distance and Direction from the Project (miles, direction)
Cleghorn Fault	Southern Cleghorn	Left lateral, strike-slip	Late Quaternary (less than 130,000 years ago)	Between 1.0 and 5.0	7.35, south
Cleghorn Fault	Northern Cleghorn	Left lateral, strike-slip	Late Quaternary (less than 130,000 years ago)	Between 0.2 and 1.0	9.18, south

Source: United States (U.S.) Geological Survey (USGS) 2022

Although the Project will introduce structures occupied by employees and customers, all Project structures will be constructed in compliance with Title 24, Part 2 of the California Building Code (CBC) and Chapter 16 of the International Building Code (IBC), which provide requirements for general structural design and includes means for determining earthquake loads based on the American Society of Civil Engineers/Structural Engineering Institute Standards. In addition, Hilltop Geotechnical, Inc. (HGI) prepared a geotechnical study and infiltration feasibility study for the Project. Recommendations from both studies will be incorporated into the Project design to ensure that all structures will adequately resist the forces of an earthquake. The geotechnical study and infiltration feasibility study are provided in Attachment D: Geotechnical Study and Attachment E: Infiltration Feasibility Study. As a result, Project structures will be able to withstand reasonably foreseeable seismic events. Incorporation of these standard engineering practices will ensure that people or structures will not be exposed to hazards associated with strong seismic ground shaking, and the impact will be less than significant.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less-than-Significant Impact. The Project site is undeveloped and slopes gradually upwards from northeast to southwest with an approximate slope of 3 percent. The Project will be located on soil classified as Cajon Sand, which is in hydrologic soil group A (U.S. Department of Agriculture [USDA] 2025). Hydrologic soil group A has the lowest runoff potential and typically consists of deep, well-drained to excessively drained sands or gravels (USDA 2002). In addition, the Project will be in a location with a soil erodibility factor of 0.08 (Esri 2023). Soils with low soil erodibility factors (between 0.05 and 0.15) are not considered susceptible to soil erosion (State Water Resources Control Board [SWRCB] 2025). As a result, the Project will not be located on soils that are susceptible to soil erosion.

Project construction will include grading the entire approximately 2.66-acre Project site. Ground-disturbing activities will expose soil to erosion by removing the vegetative cover and potentially compromising the soil structure. Rain and wind can further detach soil particles and transport them off site. However, the Project will receive coverage for disturbing more than 1 acre of soil under an SWRCB General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, 2022-0057-DWQ (Construction General Permit). This Construction General Permit will require preparation of a Project-specific Storm Water Pollution Prevention Plan (SWPPP) to be authorized by the SWRCB, which will include erosion-reducing measures and site stabilization procedures. In accordance with Section 8.30.210 of the City's Municipal Code, the Project-specific SWPPP will be provided to the City for review and approval prior to the issuance of grading and building permits. Therefore, with implementation of the Project-specific SWPPP, construction of the Project will result in a less-than-significant impact to soil erosion.

Since the Project will require approximately 2.66 acres of grading, approximately 2.66 acres of topsoil will be lost. As discussed in Section 4.2 Agriculture, the Project is located on land designated as Grazing Land and is not located on land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Since the Project is not located on land productive for agriculture, the loss of topsoil is negligible. Although the Project will result in 2.66 acres of permanent topsoil loss, approximately 31 percent of the Project site will consist of landscaping, which exceeds the 10-percent minimum designated for the Neighborhood Commercial zone where the Project will be located (City of Hesperia 2008). Because the Project will not cause the loss of topsoil productive for agriculture, the Project's impact on topsoil loss will be less than significant.

To mitigate the addition of approximately 1.88 acres of impervious surface proposed by the Project, which can inhibit the infiltration of storm water, the proposed on-site storm drain system will connect to an underground retention facility located east of the proposed fueling station to retain any additional storm water runoff and discharge through a new proposed storm drain to Phelan Road. The underground retention facility will be capable of retaining storm water flows from a 100-year storm event. Consequently, this Project will not increase the amount of drainage impacting downstream properties; therefore, post-construction storm water drainage will be consistent with pre-construction conditions. In addition and in accordance with Section 8.30.230 of the City's Municipal Code, a Water Quality Management Plan (WQMP) will be provided to the City for review and approval prior to the issuance of grading and building permits. The

WQMP will include all required and proposed measures for site design, source control, runoff reduction, storm water treatment, baseline hydromodification management, and low-impact development techniques as applicable. Therefore, with implementation of the proposed storm drain system and WQMP, the Project will reduce the impact associated with runoff to less than significant.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact. The Project will be located on the Quaternary older alluvium (Qoa) geologic unit (Dibblee 1965). As discussed previously, the Project will not be located in an area susceptible to liquefaction or landslides (California DOC 2024) or on soil susceptible to erosion (U.S. Department of Agriculture [USDA] 2023). In addition, the Project will not be located on soil susceptible to subsidence (USDA 2024), and all Project structures will be constructed in compliance with Title 24, Part 2 of the CBC, the IBC, and the City's Municipal Code. As discussed previously, recommendations from HGI's geotechnical study and infiltration feasibility study will be incorporated into the Project design to ensure all Project structures will be stable.

Because the Project will not be located in an area susceptible to landslides, liquefaction, erosion, or subsidence and Project structures will be compliant with the CBC, IBC, and City's Municipal Code, the Project will not cause on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. As a result, the Project will not be located on a geologic unit or soil that is unstable or will become unstable, and the no impact will occur.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

No Impact. As discussed previously, the Project will be located on soil classified as Cajon Sand, which is in hydrologic soil group A. Hydrologic soil group A has the lowest runoff potential and typically consists of deep, well-drained to excessively drained sands or gravels (USDA 2002). Sand and gravel units typically have a low expansion potential (City of Hesperia 2010). As a result, the Project will not be located on expansive soils.

As discussed previously, all Project structures will be constructed in compliance with Title 24, Part 2 of the CBC, IBC, and City's Municipal Code. In addition, As discussed previously, recommendations from HGI's geotechnical study and infiltration feasibility study will be incorporated to ensure all Project structures will be stable.

Because the Project will not be located on expansive soil and Project structures will be compliant with the CBC, IBC, and City's Municipal Code, the Project will not create a substantial risk to life or property. As a result, no impact will occur.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The Project does not include the use or installation of a septic tank or alternative wastewater disposal system. The Project will connect to an existing sewer system. As a result, no impact will occur.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less-than-Significant Impact with Mitigation Incorporated. Central and eastern San Bernardino County has rich paleontological resources, particularly near the eastern side of the county. The Project will be located in the southwestern quadrant of San Bernardino County, north of the Peninsular Ranges Geomorphic Province and at the southern cusp of the Mojave Desert (Norris and Webb 1990). This location is a broad basin characterized by widespread alluvial deposits from the mountains to the south and west, primarily of late Pleistocene age. The Project will be located on the Quaternary older alluvium (Qoa) geologic unit (Dibblee 1965). The surrounding area is composed of Younger alluvium (Q) underlain by Quaternary older alluvium (Qoa) and Pleistocene-Pliocene Nonmarine Sediments (QPc) (San Bernardino County 2018).

Intact paleontological resources are not expected to be present in the younger alluvial units across the southwestern valley floor in the upper layers, but could potentially be encountered in the older Pleistocene alluvium at depths of 50 feet. Because the excavation activities associated with the Project will not exceed 15 feet below ground surface, there is a low to moderate potential to encounter intact paleontological resources during construction. To reduce potential impacts to paleontological resources, Mitigation Measure (MM) PALEO-1 will be implemented. In accordance with MM PALEO-1, if a fossil discovery is made during excavation, all work within a 60-foot buffer of the find will be halted, and a qualified paleontologist will assess the find. If the fossils are determined to be potentially significant, the paleontologist will recover them by following standard field procedures for collecting paleontological resources. All significant fossils collected will be prepared in a properly equipped laboratory and delivered to an accredited museum or repository no later than 30 days after all laboratory work is completed. With the implementation of MM PALEO-1, the impact on paleontological resources will be less than significant with mitigation incorporated.

4.7.2 Mitigation Measures

The following MM will be implemented for the Project to reduce impacts to less-than-significant levels:

- **MM PALEO-1: Inadvertent Paleontological Resource Discoveries.** If a fossil discovery is made during excavation, all work within a 60-foot buffer of the find will be halted, and a qualified paleontologist will assess the find. If the fossils are determined to be potentially significant, the paleontologist will recover them by following standard field procedures for collecting paleontological resources. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (e.g., skeletons or large mammal fossils) require more extensive

excavation and longer salvage periods. In this case, the paleontologist will have the authority to temporarily direct, divert, or halt construction activity to ensure that the fossils can be removed in a safe and timely manner. All significant fossils collected will be prepared in a properly equipped laboratory to a point ready for curation. During preparation and inventory, the fossil specimens will be identified to the lowest taxonomic level practical prior to curation at an accredited repository (usually a museum). The fossil specimens will be delivered to an accredited museum or repository no later than 30 days after all laboratory work is completed. The cost of curation will be assessed by the repository and will be the responsibility of Au Energy, LLC.

4.8 GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

4.8.1 Discussion

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less-than-Significant Impact. Hesperia Phelan CUP24-00012 (Project) emissions were calculated using the California Emissions Estimator Model (CalEEMod). Attachment 4.2-A: CalEEMod: Hesperia Phelan Detailed Report in Section 4.3 Air Quality details the inputs and results of the CalEEMod completed for the Project.

Construction of the Project will generate temporary greenhouse gas (GHG) emissions primarily as a result of the operation of construction equipment on site, as well as from vehicles transporting construction workers to and from the work areas, water trucks, and heavy trucks to transport materials to and from the work areas. Calculations of carbon dioxide (CO₂) emissions are provided to identify the magnitude of potential Project effects. As summarized in Table 4: Average Daily Construction GHG Emissions, Project construction activities, including the use of on-site construction equipment (e.g., excavators, bulldozers, graders, and other construction equipment) and off-site vehicle trips (e.g., worker commute trips, haul trips, and other on-road vehicles), will generate approximately 2,066 pounds of CO₂ equivalent (CO₂e)⁵ per day in 2026, which will not exceed the Mojave Desert Air Quality Management District- (MDAQMD-) wide threshold of 548,000 pounds per day. Therefore, construction will not generate a quantity of GHG emissions that will potentially have a significant impact on the environment.

The Project will also include long-term energy consumption on site to support the car wash, gas station, and convenience store operations. In addition, the Project is anticipated to generate 1,594 total daily trips. Operation of the Project and the increased vehicular trips associated with customers will cause an increase in GHG emissions in the Project area. However, as summarized in Table 5: Average Annual Operational GHG Emissions, annual GHG emissions associated

⁵ CO₂e is a measure used to compare the effect of emissions of various GHGs based on their global warming potential projected over a specified time period (generally 100 years).

with operation of the Project will not exceed the MDAQMD-wide threshold of 100,000 tons per year.

Table 4: Average Daily Construction GHG Emissions

Construction Year	Estimated CO ₂ e Emissions (pounds/day)
2026	2,066
MDAQMD Threshold	548,000
Exceeded?	No

Source: MDAQMD 2020

Table 5: Average Annual Operational GHG Emissions

	Annual Emissions (tons per year)
Operations	4,070
MDAQMD Threshold	100,000
Exceeded?	No

Source: MDAQMD 2020

Because the Project will not exceed applicable MDAQMD thresholds for CO₂e during construction or operation, the Project will not result in the generation of GHG emissions that may have a significant impact on the environment. As a result, impacts will be less than significant.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less-than-Significant Impact. California's key initiative for reducing GHG emissions is Assembly Bill (AB) 32, passed by the state legislature on August 31, 2006. This effort set a target to reduce GHG emissions to 1990 levels by 2020. AB 32 requires the California Air Resources Board (CARB) to prepare a Scoping Plan that outlines the main state strategies for meeting the 2020 deadline and to reduce GHGs that contribute to global climate change. CARB's 2022 Scoping Plan was approved in December 2022 and lays out a path to achieve targets for carbon neutrality and reduce GHG emissions by 85 percent below 1990 levels no later than 2045 (CARB 2022).

In response to AB 32, the City of Hesperia (City) prepared a Climate Action Plan (CAP) (City 2010) and the San Bernardino Council of Governments (SBCOG) developed the San Bernardino County Regional Greenhouse Gas Reduction Plan (Reduction Plan) (SBCOG 2021). Since the CAP and Reduction Plan were developed in support of AB 32, a project that is consistent with the CAP and Reduction Plan will be consistent with AB 32. As stated in the Reduction Plan, the City has adopted a goal to reduce its community GHG emissions to 40 percent below its 2020 level of GHG emissions by 2030 (SBCOG 2021). To achieve this, the City's CAP includes numerous climate action strategies, such as energy efficiency, water conservation and reuse, and

waste reduction standards, with corresponding implementation policies from the City's General Plan. As part of the City's implementation of the CAP, the City enforces the California Building Code (CBC), which contains energy efficiency standards for new developments in Part 11 of the California Green Building Standards Code. The Project will be constructed and designed consistent with the CBC, City's Municipal Code, and Commercial Design Standards and Guidelines found in the City's Main Street and Freeway Corridor Specific Plan. These standards and guidelines include design measures aimed at reducing GHG emissions, including mandatory requirements for lighting controls, electric vehicle charging stations, and space-conditioning equipment. Since the Project will be constructed consistent with the CBC and the City's design standards, the Project will include features that reduce GHG emissions.

The MDAQMD has established that a project does not conflict with an air attainment or maintenance plan if it is consistent with the existing land use plan (MDAQMD 2020). As discussed in Section 4.11 Land Use and Planning, the Project is consistent with the City-designated Neighborhood Commercial zone in which it is proposed. In addition, as shown in Table 4: Average Daily Construction GHG Emissions and Table 5: Average Annual Operational GHG Emissions, the Project will not exceed MDAQMD GHG emission thresholds. Therefore, the Project will not conflict with the MDAQMD conformity guidelines for GHG emissions.

Since the Project will be constructed in accordance with the CBC and City's design standards, which include measures that reduce GHG emissions, and will be consistent with MDAQMD conformity guidelines, the Project will not conflict with California's AB 32, the City's CAP, or the SBCOG's Reduction Plan. As a result, impacts will be less than significant.

4.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?				✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✓
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			✓	

4.9.1 Discussion

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less-than-Significant Impact. Construction of Hesperia Phelan CUP24-00012 (Project) will require the temporary use of diesel fuel, gasoline, lubrication oil, hydraulic fluid, and chemicals

associated with vehicles and construction activities. In addition, the Project includes the operation of a vehicle fueling station and one 20,000-gallon underground storage tank (UST) and two 10,000-gallon USTs, which have the long-term potential to expose the public and environment to hazardous materials in the event of a release or through the routine use, storage, and transport of gasoline and diesel fuel. If improperly used, transported, stored, or disposed of, such materials have the potential to create a significant hazard to the public or environment.

The California Environmental Protection Agency (CalEPA) has implementation authority for the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program) per California Code of Regulations (CCR) Title 27, Division 1, Subdivision 4, Chapter 1. The Unified Program requires CalEPA to certify local government agencies (i.e., Certified Unified Program Agencies [CUPAs]) to implement Hazardous Materials Business Plans (HMBPs), which aim to prevent or minimize harm to public health and safety and the environment from a release or threatened release of a hazardous material, at the local level. An HMBP includes details on hazardous material inventory, emergency response plans and procedures, and a training program that includes training in safety procedures in the event of a release of threatened release of hazardous material (CalEPA 2025).

The San Bernardino County Fire Protection Department (FPD) is the CUPA for the City of Hesperia (City). In accordance with California Health and Safety Code Division 20, Chapter 6.95 and CCR Title 19, Division 5, Chapter 1, Au Energy, LLC (Au Energy) will prepare and submit an HMBP to the San Bernardino County FPD through the California Environmental Reporting System (CERS) for review and approval prior to Project construction (San Bernardino County FPD 2025). All potentially hazardous materials will be stored, transported, and disposed of in accordance with the HMBP. In addition, since the Project includes the installation and operation of USTs, the Project will be subject to the UST element of the CERS. As a result, the Project's USTs will be annually inspected to verify the UST system is compliant with design and construction standards (San Bernardino County FPD 2025). Further, the USTs will be designed and constructed in accordance with California Health and Safety Code (HSC) Chapter 6.7 and CCR Title 23, Division 3, Chapter 16, which detail the design and construction requirements for new USTs. Therefore, all Project construction and operation activities will be conducted in compliance with the applicable HMBP and UST requirements.

Although the Project includes the routine transport or use of hazardous materials, implementation of the HMBP and UST requirements will reduce the Project's potential to create a significant hazard to the public or the environment to a less-than-significant level.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less-than-Significant Impact. Exposure and release of existing hazardous materials during construction and operation of the Project has the potential to impact on-site workers, the public, or the environment through direct contact, off-site transport, or improper disposal. However, the Project's vehicle fueling station will be designed and operated in accordance with the California Fire Code and California Mechanical Code (24 CCR 4). These codes contain the dispensing and operational requirements for motor fuel-dispensing facilities that safeguard the public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new or

existing buildings, structures, and premises (CCR 2022). As mentioned previously, the USTs will be designed and constructed in accordance with California HSC Chapter 6.7 and CCR Title 23, Division 3, Chapter 16, which detail the design and construction requirements for new USTs.

As discussed previously, hazardous materials used for Project construction and operation will be handled in accordance with an HMBP. The HMBP will include best management practices such as maintaining spill kits, avoiding the storage of hazardous materials on or near work areas, and storing hazardous materials within secondary containment. Spill kits will be maintained on site during construction and operation of the Project to minimize the risk of releasing hazardous materials.

Therefore, the Project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. As a result, the impact will be less than significant.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

No Impact. The Project will not be located within 0.25 mile of an existing or proposed school. The nearest school is Canyon Ridge High School, which is approximately 1.45 miles southeast of the Project. Therefore, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. As a result, no impact will occur.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The Project is not located on or within 1 mile of any United States (U.S.) Environmental Protection Agency (EPA) National Priorities List sites (U.S. EPA 2024), California State Water Resources Control Board (SWRCB) Geotracker sites (SWRCB 2025), California Department of Toxic Substances Control (DTSC) EnviroStor sites (DTSC 2025a), or DTSC Hazardous Waste Tracking System sites (DTSC 2025b). Therefore, no existing hazardous materials have been reported at the Project site and no impact will occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The Project is not located within an airport land use plan or within 2 miles of a public airport or public use airport. The closest airport is the Hesperia Airport, which is located approximately 5.95 miles southeast of the Project. As a result, no impact will occur.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less-than-Significant Impact. The City's General Plan Safety Element identifies U.S. Highway 395, which is adjacent to the Project, as a potential evacuation route. As part of the

Project, Au Energy will be applying for a California Department of Transportation (Caltrans) encroachment permit for modifications to U.S. Highway 395 and the intersection of U.S. Highway 395 and Phelan Road. Au Energy is required to prepare a traffic control plan for the encroachment permit, which will be approved by the City and Caltrans prior to Project construction. This plan will reduce the potential for emergency evacuation hazards by notifying landowners, emergency responders, and local agencies of the planned construction activities; requiring construction activities to be coordinated with emergency service providers; and implementing applicable traffic control measures. While short-duration delays could result from construction traffic and temporary lane closures on U.S. Highway 395 and Phelan Road, the Project will not require the full closure of any roads. Emergency vehicles will be allowed access in the event of an emergency. Likewise, temporary lane closures will be opened in the event of an evacuation. Therefore, the Project will not conflict with any adopted emergency response or evacuation plans. As a result, the impact will be less than significant.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less-than-Significant Impact. As detailed further in Section 4.20 Wildfire, the Project will be located approximately 0.37 mile east of a state responsibility area and lands classified as a high fire hazard severity zone (California Board of Forestry and Fire Protection 2024, California Department of Forestry and Fire Protection [CAL FIRE] 2023). However, all Project structures will be constructed in compliance with the California Fire Code (24 CCR 9), which is based on the International Fire Code from the International Code Council and contains consensus standards related to establishing good practices to safeguard the public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new or existing buildings, structures, and premises (CCR 2022). In addition, the Project's convenience store, car wash, and vehicle fueling station will be constructed and designed to be consistent with the City's Municipal Code Chapter 16.16 Section 365 (City of Hesperia 2025) and the Commercial Design Standards and Guidelines found in the City's Main Street and Freeway Corridor Specific Plan (City of Hesperia 2008). Consistent with the City's Main Street and Freeway Corridor Specific Plan, Project landscaping will not interfere with or restrict access to emergency apparatuses such as fire hydrants or fire alarm boxes. The Project's convenience store will include an automatic fire extinguishing system, consistent with the City's Municipal Code Chapter 15.04 Section 030 (City of Hesperia 2025). As discussed previously, the Project's vehicle fueling station will be designed and operated in accordance with the California Fire Code and California Mechanical Code (24 CCR 4). Therefore, by complying with the regulations and design standards intended to reduce the likelihood of fire hazards, the Project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. As a result, the impact will be less than significant

4.10 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			✓	
i) result in substantial erosion or siltation on- or off-site;			✓	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			✓	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			✓	
iv) impede or redirect flood flows?				✓
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓

4.10.1 Discussion

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less-than-Significant Impact. Hesperia Phelan CUP24-00012 (Project) is not expected to violate water quality standards or waste discharge requirements, or significantly degrade surface or ground water quality. Construction will require ground-disturbing activities that could increase soil erosion rates which, if not properly managed, could potentially result in a violation of water quality standards and impacts to beneficial uses in adjacent or downstream waterbodies. All construction projects greater than 1 acre in size in the State of California are required to obtain coverage under the State Water Resources Control Board (SWRCB) Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities, 2022-057-DWQ (Construction General Permit) to prevent the discharge of pollutants to surface waters during construction. Since the Project will disturb more than 1 acre of land, a Notice of Intent will be filed with the SWRCB to obtain coverage under the Construction General Permit, and a Project-specific Stormwater Pollution Prevention Plan (SWPPP) will be prepared to comply with the permit. The SWPPP will include best management practices (BMPs) designed to address materials management, non-storm water discharges, sediment discharges, and erosion controls to meet water quality standards. Further, as discussed in Section 4.7 Geology and Soils, the Project will comply with the City of Hesperia (City) Municipal Code 8.30.230, which includes the submittal of a Water Quality Management Plan (WQMP) for City review. The WQMP will include all required and proposed measures for site design, source control, runoff reduction, stormwater treatment, baseline hydromodification management, and low-impact development techniques as applicable (City of Hesperia 2025).

Materials used during construction of the Project (e.g., diesel fuel, hydraulic fluid, oils, grease, and concrete) have the potential to be transported by storm water runoff and threaten groundwater quality in the event of spills or leaching. Specific measures to manage hazardous materials will be addressed in the SWPPP. Additionally, as described in Section 4.9 Hazards and Hazardous Materials, the Project will develop and implement a Hazardous Materials Business Plan, which includes BMPs such as maintaining spill kits, avoiding the storage of hazardous materials on or near work areas, and storing hazardous materials within secondary containment. As a result, the impact to water quality standards, waste discharge requirements, and surface or ground water quality will be less than significant.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less-than-Significant Impact. The Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. The Project area lies entirely within the Upper Mojave River Valley Basin, Alto Subarea (Upper Basin). The Upper Mojave River Valley Groundwater Basin underlies an elongated north-south valley, with the Mojave River flowing through the valley from the San Bernardino Mountains on the south, northward into the Middle Mojave River Valley Groundwater Basin at the town of Helendale, approximately 21 miles north of the City of Hesperia (Department of Water Resources [DWR] 2004). The Upper Basin is managed by the Mojave Water Agency (MWA), which oversees the allocation of groundwater in

accordance with the adjudication ruling of 1993 (with subsequent rulings in 1996 and 2000, followed by finalization in 2002), which ensures the equitable allocation of groundwater from the Mojave River Basin based on water use needs of stakeholders in the region (MWA 2025). The Upper Basin has a total average water supply of 57,349 acre-feet per year, and MWA predicts ample water supply for all users through the year 2065 (MWA 2020). Water for Project construction activities and post-construction operations will be supplied by the Hesperia Water District, which receives its water from the Upper Basin. Water use during construction of the Project is anticipated to be approximately 3,000 gallons per day, and approximately 164 gallons per day (0.001 AFY) during operation. Thus, the amount of water used for the Project will be negligible compared to the total supply within the Upper Basin. As a result, the impact will be less than significant.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on-site or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows?

Less-than-Significant Impact. The Project is located on undeveloped land composed of bare ground and sparse vegetation, which is a typical surface condition of undeveloped land in the vicinity of the Project area. Under pre-Project conditions, stormwater sheet flows over the existing pervious ground, discharging to the existing storm drain on Phelan Road and eventually to the Oro Grande Wash near the Phelan Road and Highway 395 intersection. The Oro Grande Wash then passes under the California Aqueduct Box Culvert at Mile Post 394.5 and continues flowing from the northeast side of the California Aqueduct. To mitigate for potential erosion and sediment discharge to the Oro Grande Wash during construction, a SWPPP will be prepared for the Project that will include erosion and sediment control BMPs to be implemented by the construction contractor.

The Project will not cross or alter the course of any jurisdictional aquatic features; however, the amount of impervious surface will increase within the Project site. To mitigate the addition of 1.88 acres of impervious surface, which can inhibit the infiltration of stormwater and cause an increase in surface runoff, the proposed on-site storm drain system will connect to an underground retention facility located east of the proposed fueling station to retain any additional stormwater runoff and discharge through a new proposed storm drain to Phelan Road. The proposed storm drain will connect to the existing public storm drain system to the east of the Project, which eventually discharges through an existing culvert box at Main Street to the Oro Grande Wash, approximately 1,480 feet east of the Project site.

The underground retention facility will be capable of retaining stormwater flows from a 100-year storm event and will reduce post-Project peak flows to less than pre-Project conditions. Implementation of the underground retention facility is anticipated to reduce 100-year peak flow rates from 6.90 cubic feet per second (cfs) under pre-Project conditions to 6.70 cfs under post-Project conditions. A final Project-specific hydrology report detailing Project drainage and flow

rates will be reviewed and approved by the City post-entitlement to ensure the Project does not significantly impact drainage at the Project site. In addition, as previously discussed, a WQMP will be prepared that includes measures to reduce runoff. Consequently, this Project will not increase the amount of surface runoff impacting downstream properties beyond pre-construction conditions. These design elements will reduce the risk for flooding on- and off-site. As a result, the impact will be less than significant.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

No Impact. The Project is not located within a designated flood hazard zone, per the Federal Emergency Management Agency (FEMA) Flood Risk Maps (FEMA 2024). Additionally, the Project is not located in the coastal zone and thus is not subject to inundation from a tsunami, or within a seiche zone. As a result, no impact will occur.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The Project lies within the Upper Mojave Hydrologic Unit and is managed by the Regional Water Quality Control Board (RWQCB) Region 6 (Lahontan). The Project will not conflict with or obstruct implementation of the Lahontan RWQCB Basin Plan or any groundwater management plans. The Lahontan Basin Plan includes water quality objectives, identifies beneficial uses of its waterbodies, and addresses actions that may be necessary to remediate waters within the Upper Mojave that are designated as impaired for water quality. The Project does not cross any jurisdictional aquatic features, and is located approximately 680 feet northwest from the Oro Grande Wash. The Oro Grande Wash is currently not listed on the Clean Water Act (CWA) Section 303(d) List as an impaired waterbody (SWRCB 2025); thus, no formal water quality improvement plan is required for the Oro Grande Wash. Further, as stated previously, a SWPPP will be prepared for the Project to prevent discharges of pollutants to surface waters. As a result, no impact will occur.

Groundwater basin prioritization is a technical process that utilizes the best available data and information to classify California's 515 groundwater basins into one of four categories: high-, medium-, low-, or very low-priority (DWR 2025). Each basin's priority determines which provisions of the California Statewide Groundwater Elevation Monitoring and the Sustainable Groundwater Management Act (SGMA) apply. The SGMA requires local groundwater management authorities and/or water districts of medium- and high-priority groundwater basins to develop groundwater sustainability agencies (GSAs), develop groundwater sustainability plans (GSPs), and manage groundwater for long-term sustainability. Currently, no GSA or GSP exists for the Upper Basin due to its Very Low Priority classification. Water used during construction will be provided by the Hesperia Water District via an existing fire hydrant on Phelan Road, and will not conflict with groundwater management of the Upper Basin. As a result, no impact will occur.

4.11 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Physically divide an established community?				✓
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✓

4.11.1 Discussion

a) Would the project physically divide an established community?

No Impact. No established communities are located at the Hesperia Phelan CUP24-00012 (Project) site or on the surrounding parcels. The Project is located in an undeveloped area of the City of Hesperia (City). The closest residential community is approximately 0.3 mile east of the Project. Therefore, the Project will not divide an established community, and no impact will occur.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The Project will be located on a parcel designated as Neighborhood Commercial (NC) in the City's Main Street and Freeway Corridor Specific Plan (City of Hesperia 2008). The Project will be consistent with the NC zone, which encourages the development of businesses that provide convenience goods and services to local residents, such as the services that will be provided by the Project when complete. As discussed previously, a residential community is located approximately 0.3 mile east of the Project. Additional residential communities and homes are located within 2 miles of the Project in all directions. Therefore, the Project will provide services accessible to local residents.

The NC zone requires a City-issued conditional use permit (CUP) to authorize construction and operation of the convenience store with alcoholic beverage sales for off-site consumption, vehicle fuel stations, and vehicle wash facilities. Au Energy, LLC (Au Energy) will obtain a CUP from the City prior to Project construction. Therefore, the Project will be consistent with the NC zone's permitted uses following receipt of the CUP.

As discussed in Section 4.4 Biological Resources, Chapter 16.24 of the City's Municipal Code outlines the provisions for protected plants in the City (City of Hesperia 2025). Pursuant to Chapter 16.24, a removal permit is required for the removal of a western Joshua tree (*Yucca brevifolia*). Au Energy will apply for an incidental take permit (ITP) in accordance with the

Western Joshua Tree Conservation Act and submit it to California Department of Fish and Wildlife (CDFW) for review and approval prior to Project construction. Insignia Environmental corresponded with the City on February 19, 2025 and confirmed that receipt of the western Joshua tree ITP will satisfy Chapter 16.24 requirements of the City's Municipal Code. As a result, the Project will not conflict with the City's protected plant ordinance.

In addition, the Project will be located within the focus area of the Draft Western Joshua Tree Conservation Plan (WJTCP); however, this plan has not been adopted by the California Fish and Game Commission (Commission) (CDFW 2024). The Draft WJTCP includes western Joshua tree impact avoidance and minimization measures that can be voluntarily adopted by project proponents. The Western Joshua Tree Conservation Act requires avoidance and minimization of impacts on western Joshua trees to the maximum extent practicable as a condition of obtaining a western Joshua tree ITP (CDFW 2024). Since the Draft WJTCP may be adopted by the Commission prior to Project construction, avoidance and minimization measures included in the Draft WJTCP will be reviewed and may be included in the western Joshua tree ITP. Through the implementation of mitigation measures included in the western Joshua tree ITP, the Project will minimize impacts to western Joshua tree. Therefore, the Project will be consistent with the Draft WJTCP.

The Project will not be located within any adopted Habitat Conservation Plan; Natural Community Conservation Plan; or other approved local, regional, or state habitat conservation plan, and it will not conflict with any land use plan, policy, or regulation. As a result, no impact will occur.

4.12 MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				✓

4.12.1 Discussion

a) Would the project result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

No Impact. There is no mining operation located within 5 miles of Hesperia Phelan CUP24-00012 (Project). The closest operation is the Scheerer Quarry, which mines sand and gravel and is located approximately 13.5 miles northeast of the Project (California Department of Conservation 2025). The Project will not cross mining sites or interfere with mining operations. Consequently, the construction of the Project will not lead to the depletion of any known mineral resources. As a result, no impact will occur.

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact. The Project is located more than 5 miles from any known or potential mineral resource recovery site. The City of Hesperia General Plan Conservation Element (Conservation Element) describes the presence of non-significant mineral resources (i.e., sand used for construction) in the Summit Valley region and within the Mojave River washes (City of Hesperia 2019). The Conservation Element further describes these minerals as not significant due to their relatively high abundance in the surrounding areas. In addition to the non-significant classification, the areas of mineral deposits are more than 5 miles from the Project. As a result, no impact will occur.

4.13 NOISE

Would the project result in:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b) Generation of excessive groundborne vibration or groundborne noise levels?			✓	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓

4.13.1 Discussion

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less-than-Significant Impact. The nearest sensitive receptors to Hesperia Phelan CUP24-00012 (Project) are within a residential community located approximately 0.3 mile (1,700 feet) east of the Project on Mesa Linda Street. As outlined in the City of Hesperia's (City's) Noise Ordinance, the maximum allowable noise level at a residential parcel line is 60 A-weighted decibels (dBA)⁶ between 7:00 a.m. and 10:00 p.m. (City of Hesperia 2025).

The Project will be located on the corner of United States (U.S.) Highway 395 and Phelan Road, which has an approximate existing roadway noise level of 71 dBA Community Noise Equivalent Level (CNEL)⁷ at 50 feet (City of Hesperia 2010). Construction associated with Project will generate noise that will temporarily increase ambient noise levels in the Project vicinity due to construction equipment use (e.g., excavators, bulldozers, graders, and trucks); however, given

⁶ Because the human ear is not equally sensitive to all sound frequencies within the entire spectrum, noise levels at maximum human sensitivity are factored more heavily into sound descriptions in a process called "A weighting," written as dBA (City 2010).

⁷ Because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, state law requires that, for planning purposes, an artificial decibel increment penalty be added to quiet-time noise levels in a 24-hour noise descriptor called CNEL (City 2010).

the Project site's high existing ambient noise level, noise generated by on-site construction equipment is not anticipated to significantly increase ambient noise levels. In addition to noise generated by on-site construction equipment, construction-related vehicle trips (e.g., worker commute trips, haul trucks, and other on-road vehicles) will temporarily increase noise levels along roadways leading to the Project site. This temporary vehicle traffic will increase ambient traffic noise levels along roadways; however, any increase will be minimal, as these trips will occur throughout the day.

According to the U.S. Department of Transportation (DOT), a dozer has a maximum sound level ($L_{\max}$)⁸ of 82 dBA at 50 feet (U.S. DOT 2025a) and will generate some of the highest noise levels during Project construction. The A-weighted, equivalent sound level at the nearest sensitive receptor resulting from operation of the dozer with a Usage Factor (U.F.) of 40 percent over a 1-hour period will be approximately 47 dBA, using the calculation below:⁹

$$L_{eq(h)} = L_{\max} - 20 \log (D/D_0) + 10 \log (U.F.) + 10 \log (\text{number of units operating concurrently})$$

At 47 dBA, the sound of the dozer at the nearest sensitive receptor will be between the sound levels of a soft whisper (40 dBA) and urban residence (50 dBA) (U.S. Department of Labor 2022). Therefore, Project construction will not cause noise levels to exceed 60 dBA at the nearest noise-sensitive receptors within the residential community. In addition, construction activities occurring between 7:00 a.m. and 7:00 p.m. will be exempt from noise standards unless construction activities occur on Sundays or federal holidays (City of Hesperia 2025).

Construction of the convenience store, vehicle fueling station, and car wash is anticipated to occur 6 days per week (Monday through Saturday) between 7:00 a.m. and 7:00 p.m., and will last 200 to 250 days. Road improvement work on U.S. Highway 395 and Phelan Road is anticipated to require night work. Nighttime construction activities will be conducted in accordance with the Project's traffic control plan approved by the City and California Department of Transportation (Caltrans) as part of the permitting process prior to construction. All noise control measures included in the traffic control plan will be implemented to reduce construction noise. Work on Sundays and federal holidays is not anticipated. As a result, the Project will not conflict with the local noise ordinance.

Long-term operations associated with the Project may slightly increase ambient noise levels in the Project vicinity as a result of the permanent operation of facilities, including roof-top mechanical equipment associated with the convenience store building, mechanical equipment within the car wash, and the self-service vacuum stalls. As discussed previously, the Project will be located on the corner of U.S. Highway 395 and Phelan Road. Given the Project site's high existing ambient noise level of approximately 71 dBA CNEL resulting from traffic along U.S. Highway 395 and Phelan Road, any increase in ambient noise levels resulting from Project

⁸ $L_{\max}$ is the maximum noise level recorded during a noise event (City of Hesperia 2010).

⁹ $L_{eq(h)}$ = A-weighted, equivalent sound level at a receptor resulting from operation of a piece of equipment over a 1-hour time period.

$L_{\max}$ = Maximum noise emission level of equipment based on its work cycle at distance D_0 .

U.F. = Usage Factor, which accounts for the percent time that equipment is in use over the time period of interest (1 hour).

D = Distance from the equipment to the receptor of interest.

D_0 = Reference distance at which the $L_{\max}$ was measured for the piece of equipment.

operations will be negligible and indistinguishable, as traffic will mask any noise from Project operations.

As discussed in Section 4.17 Transportation, Project operations are anticipated to generate approximately 1,594 new daily trips. The City's General Plan projected that noise levels along Phelan Road will increase to 74 dBA CNEL following build-out in accordance with the General Plan (City 2010). Although the Project will increase vehicular traffic, U.S. Highway 395 and Phelan Road are major roadways where increased traffic and noise levels are anticipated as the City's development increases. Therefore, the City's General Plan has already considered the increase in noise levels that will result from increased development in the City. The Project is not anticipated to cause noise levels along Phelan Road to exceed 74 dBA CNEL, and the Project will remain consistent with the City's General Plan.

Project operations will require a maximum of six employees daily. It is estimated that three employees will be needed for operations during the day and two employees will be needed for operations at night. No employees will be needed for the car wash because it will be self-operated. As outlined in the City's Noise Ordinance, the maximum allowable noise level for commercial land uses is 65 dBA (City 2025). The existing ambient noise level 50 feet from U.S. Highway 395 and Phelan Road is approximately 71 dBA CNEL and may increase to 74 dBA during operations. Between 70 and 75 dBA, noise levels are expected to be similar to a loud classroom (U.S. Department of Labor 2022). Although Project employees may be exposed to elevated noise levels while outside of their personal vehicles or the proposed convenience store, the Project employees will predominately work within the convenience store, which is approximately 200 feet west of U.S. Highway 395 and 90 feet north of Phelan Road. While inside the convenience store, noise from surrounding vehicle use will be attenuated from the building and sloped landscaped areas (U.S. DOT 2025b). Therefore, given the distance of the convenience store from roadways and the barriers to noise created by the convenience store walls and sloped landscaped areas, the Project is not anticipated to expose employees to noise levels that exceed 65 dBA.

Similarly, customers may be exposed to elevated noise levels resulting from adjacent roadways, vehicles idling, and car wash operations while outside of their personal vehicles or the convenience store. Although customers outside may be exposed to elevated noise levels, the exposure will be temporary, similar to a loud classroom, and consistent with typical noise levels at other existing vehicle fueling stations in the vicinity. Therefore, individuals outside of personal vehicles and the convenience store are not anticipated to be exposed to noise levels that exceed thresholds of significance. As a result, the noise impact associated with Project construction and operation will be less than significant.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less-than-Significant Impact. Groundborne vibration will be generated by heavy equipment use during Project construction. As discussed previously, the nearest sensitive receptors are located approximately 0.3 mile (1,700 feet) east of the Project on Mesa Linda Street. The Caltrans vibration threshold for building damage to new residential structures is a peak particle velocity (PPV) of 0.5 peak inch per second. At 25 feet, a large bulldozer has a PPV of 0.089 inch

per second. During the operation of a large bulldozer, the PPV at the nearest sensitive receptor will be approximately 0.0009 inch per second using the following calculation (Caltrans 2020):¹⁰

$$PPV_{\text{Equipment}} = PPV_{\text{Ref}} (25/D)^n \text{ (inch/second)}$$

Therefore, vibration from construction will not damage structures at the nearest sensitive receptor. In addition, a PPV of 0.01 inch per second is barely perceptible to humans (Caltrans 2020). Because a large bulldozer generates a PPV well below 0.01 inch per second, the nearest sensitive receptors to the Project are not likely to perceive a vibration caused by construction. Project operations will not involve the use of any large rotating equipment or heavy machinery that will introduce any new sources of perceivable groundborne vibration. As a result, the construction and operation of the Project will not result in the generation of excessive groundborne vibration or noise levels, and the impact will be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Project is not located within an airport land use plan or within 2 miles of a public airport or public use airport. The closest airport is the Hesperia Airport, which is located approximately 5.95 miles southeast of the Project. As a result, no impact will occur.

¹⁰ PPV_{Ref} = reference PPV at 25 feet.

D = distance from equipment to the receiver in feet.

n = 1.1 (the value related to the attenuation rate through ground).

4.14 POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?				✓
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

4.14.1 Discussion

a) Would the project induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?

No Impact. Construction of Hesperia Phelan CUP24-00012 (Project) will not create a direct increase in the demand for housing. No more than eight construction workers are anticipated to be on site at any given time during construction. Operation of the Project will only require a daily maximum of seven employees, who will likely be sourced from the City of Hesperia or San Bernardino County. Because employees will be sourced from the local area, operation of the Project will not result in population growth. Rather than encourage population growth, such services support the existing population, with the closest residential community located approximately 0.3 mile east of the Project and additional residential communities and homes located within 2 miles of the Project in all directions. Further, the Project is approximately 0.5 mile west of an existing sewer main near the intersection of Main Street and Mesa Linda Street and across from an existing water main on the south side of Phelan Road (City of Hesperia 2025). As a result, development of the Project will not require significant extension of utility infrastructure, and no impact will occur.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project is located on undeveloped land that is zoned to allow for development of commercial uses. No housing exists within the Project site. The nearest residential community is approximately 0.3 mile east of the Project, and construction of the Project will not cause the displacement of this community. As a result, no impact will occur.

4.15 PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire Protection?			✓	
Police Protection?			✓	
Schools?				✓
Parks?				✓
Other Public Facilities?				✓

4.15.1 Discussion

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services?

Fire Protection

Less-than-Significant Impact. Construction and operation of Hesperia Phelan CUP24-00012 (Project) will not have a significantly adverse effect on fire protection services in the Project area. Fire protection services are provided to the City of Hesperia (City) by the San Bernardino County Fire Protection District. The closest fire station to the Project is Fire Station 305, which is located at 8331 Caliente Road, approximately 2.5 miles south of the Project. Fire Station 305 is fully staffed and maintains a daily crew of eight personnel (City of Hesperia 2025). Construction of the Project may require the temporary closure of lanes on Phelan Road and United States Highway 395; however, as discussed in Section 4.9 Hazards and Hazardous Materials, any lane closure will be included in the required traffic control plan to minimize the effect on response times, service ratios, or other public service objectives for fire protection in

the area. Additionally, a new fire line is proposed as part of the Project; this line will connect to the existing 12-inch water main that runs along the south side of Phelan Road and will extend north from Phelan Road to the proposed convenience store. Further, as discussed in Section 4.20 Wildfire, the Project will be designed to adhere to all California Fire Code (24 California Code of Regulations 9) standards regarding fire prevention. As a result, the impact will be less than significant.

Police Protection

Less-than-Significant Impact. Construction and operation of the Project will not significantly affect police protection services in the Project area. The Hesperia Police Department contracts with the San Bernardino County Sheriff's Department to provide police services in the City's jurisdiction. The Hesperia Police Department is comprised of 58 sworn law enforcement personnel, including a captain, a lieutenant, seven sergeants, five detectives, and 44 deputy sheriffs (San Bernardino County 2025). The Hesperia Patrol Station is located at 15840 Smoketree Street, which is located approximately 5.3 miles east of the Project. Perimeter security fencing will be installed around the outer limits of the Project work area during construction. Lighting will also be installed for security purposes during construction. Construction crews will lock and secure the Project site to prevent theft or vandalism associated with work equipment or supplies at the completion of each workday. Although the need for police services may arise during and after construction, such a need will not exceed the capacity of the existing providers in the vicinity of the Project and will not require the provision of service beyond existing capacities. As a result, the impact will be less than significant.

Schools

No Impact. It is not anticipated that construction and operation of the Project will adversely affect the provision of, or access to, school services. The Project lies within the Snowline Joint Unified School District, at the far eastern boundary of the district; however, the closest school to the Project is Canyon Ridge High (1.4 miles to the southeast) within the Hesperia Unified School District (HUSD). Although the HUSD boundary is just outside of the Project area, its schools are located nearest to the Project and it serves the City and adjacent areas in the high desert of San Bernardino County, covering 140 square miles. The HUSD provides public education services for kindergarten through senior high school students, including three comprehensive high schools, two continuation high schools, three middle schools, 12 elementary schools, three choice schools, two alternative schools, one adult education school, and five charter schools (HUSD 2025). Construction and operation of the Project is not likely to disrupt access to schools, as the nearest residential community is located east of the Project and its residents would be traveling eastbound on Phelan Road to access schools within the HUSD. Although the schools within the HUSD are closest to the Project area, the traffic to and from those schools will not be impeded by the Project; due to the Project's relative location, no impact will occur.

Parks

No Impact. It is not anticipated that construction and operation of the Project will adversely affect the provision of services by, or access to, public parks. The closest public park to the Project is Malibu Park, which is located approximately 1.7 miles to the southeast. The Mojave Narrows Regional Park and the Mojave River Forks Regional Park are located approximately 9.4 miles northeast and 9.7 miles southeast of the Project, respectively. Lane closures during

construction of the Project are unlikely to affect access to any of the surrounding public parks. As a result, no impact will occur.

Other Public Facilities

No Impact. It is not anticipated that construction and operation of the Project will adversely affect the provision of services by other public facilities as none are located near the Project area. The nearest library to the Project is the San Bernardino County Hesperia Branch Library, which is located approximately 4.9 miles east of the Project. The High Desert Medical Center and Hesperia Post Office are located approximately 6.3 miles east and 6.5 miles east of the Project, respectively. As a result, there will be no impact on other public facilities.

4.16 RECREATION

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

4.16.1 Discussion

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. No City of Hesperia (City) neighborhood parks or San Bernardino County regional parks are located within 1 mile of Hesperia Phelan CUP24-00012 (Project). Malibu Park, located approximately 1.7 miles southeast of the Project, is the closest City park (City of Hesperia 2025).

The use of parks and recreational facilities is closely tied to population; as population increases, the use of existing parks and recreational facilities can be expected to increase proportionally. As presented in Section 4.14 Population and Housing, the Project will not directly or indirectly induce substantial population growth. During construction of the Project, regional and local parks may be used by workers during their lunch or break periods. However, construction will be temporary and will last 200 to 250 days. Given the duration of construction activities and lack of population growth resulting from the Project, the Project will not increase the use of existing neighborhood and regional parks such that substantial physical deterioration of the facilities will occur. As a result, no impact will occur.

b) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The Project does not include any recreational facilities. In addition, the Project will not result in a permanent population increase; therefore, it will not require the construction or expansion of any recreational facilities. The Project will not have an adverse physical effect on the environment from the construction of new recreational facilities or expansion of existing recreational facilities. As a result, no impact will occur.

4.17 TRANSPORTATION

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				✓
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?			✓	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
d) Result in inadequate emergency access?			✓	

4.17.1 Discussion

a) Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact. Hesperia Phelan CUP24-00012 (Project) will not conflict with any program, plan, or ordinance that addresses the City of Hesperia's (City's) circulation system. The City's public transit service is provided by the Victor Valley Transit Authority (VVTA) (City of Hesperia 2010). Phelan Road at the Project site is located along VVTA Route 21: Super Target – Wrightwood (VVTA 2025). The nearest bus stop along Route 21 is located approximately 1.15 miles west of the Project. VVTA Route 64: Hesperia Post Office – Super Target is located approximately 0.8 mile east of the Project, at the intersection of Main Street and Catapa Road. There are no additional bus stops proposed as part of the Project, and the Project will not conflict with the public transit policies outlined in the Circulation Element of the City's General Plan or interfere with the established VVTA public transit routes. As a result, no impact will occur.

The Circulation Element of the City's General Plan classifies Phelan Road as a Major Arterial, with a total right-of-way (ROW) of 120 feet, including 60 feet on either side of the street centerline (City of Hesperia 2010). The Project proposes ROW improvements to the north side of Phelan Road in accordance with the Major Arterial standards, providing 60 feet of ROW from the street centerline to the back of the sidewalk.

United States (U.S.) Highway 395 is classified as a Special Street in the Circulation Element, with a total ROW of 130 feet. The Project proposes ROW improvements to U.S. Highway 395 in accordance with the Special Street standard, providing between approximately 92 and 100 feet of ROW from the highway centerline to the new proposed California Department of Transportation

ROW line along the east boundary of the Project. The Project complies with all street standards shown in the Circulation Element of the City's General Plan, and no impact will occur.

According to the City's Main Street and Freeway Corridor Specific Plan, the nearest bicycle/pedestrian path is located approximately 1 mile north of the Project and is designated as a Class I Bike Lane that runs along either side of the California Aqueduct (City of Hesperia 2021). The Project does not cross an existing bicycle or pedestrian facility and will not conflict with the Main Street and Freeway Corridor Specific Plan. As a result, no impact will occur.

b) Would the project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Less-than-Significant Impact. Section 150964.3, Determining the Significance of Transportation Impacts, of the California Environmental Quality Act (CEQA) Guidelines was introduced to provide guidance for determining the significance of transportation impacts. This section provides criteria for determining a project's transportation impacts, including for land use projects (Section 15064.3[b][1]) and transportation projects (Section 15064.3[b][2]). Criteria 3 and Criteria 4 of CEQA Guidelines Section 15064.3 include stipulations to conduct a Vehicle Miles Traveled (VMT) assessment to determine potential impacts.

The City's traffic impact analysis guidelines provide a process for projects to be screened from full VMT assessment under the assumption that the projects will result in a less-than-significant transportation impact related to VMT. As discussed in Attachment F: Scoping Agreement Memorandum, the City has VMT screening options based on land use types, including local-serving gas stations and local-serving retail less than 50,000 square feet. The Project includes a 5,915-square-foot convenience store and 1,968-square-foot automated car wash tunnel, totaling 7,883 square feet. Therefore, the Project is a local-serving gas station and a local-serving retail measuring less than 50,000 square feet. As a result, the Project can be screened from VMT assessment under the presumption that it will result in a less-than-significant impact related to VMT.

As a result, the Project will not result in transportation impacts related to increased VMT and will not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b). Therefore, the impacts will be less than significant.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less-than-Significant Impact. The Project includes improvements to U.S. Highway 395, Phelan Road, and the traffic signal on the northwestern corner of the Phelan Road and U.S. Highway 395 intersection to reduce the potential for traffic-related incidents involving vehicles entering and exiting the Project's proposed driveways along Phelan Road and U.S. Highway 395. The southbound side of U.S. Highway 395 will be widened to 58 feet from the centerline to allow for the following:

- installation of a 3-foot-wide median at the centerline,
- a dedicated bike lane along the southbound side,

- a dedicated right-turn lane to access the Project and to turn right onto Phelan Road,
- two southbound lanes, and
- one left-turn lane to travel east.

In December 2025, Fehr & Peers prepared a memorandum summarizing the safety review conducted for the Project. The Safety Review for this Project was conducted in alignment with the California Department of Transportation (Caltrans) Local Development Review (LDR) Safety Review Practitioner's Guidance, which contains safety review guidance for proposed land use Projects affecting the State Highway System.

As discussed by Fehr & Peers, the Project will introduce a new access point near the intersection of Phelan Road and U.S. Highway 395, which may lead to a slight increase in crash rate, despite the majority of new trips being localized and pass-by traffic already using the corridor. However, the access driveways for the Project are currently designed in accordance with existing City and Caltrans design standards and will incorporate appropriate safety enhancements to ensure adequate spacing, visibility, and traffic control measures to minimize potential conflicts. The proposed right-in and right-out configuration, combined with a rubberized curb, will further reduce conflict points along Phelan Road by restricting turning movements and discouraging illegal or unsafe maneuvers across opposing traffic. To address potential safety concerns at the proposed driveways, measures such as adequate driveway spacing from the intersection, the installation of a rubberized curb to reinforce the right-in and right-out restrictions, and improved pavement markings will be implemented to help minimize conflicts. More specifically, the Project will include the following safety design measures:

- rubberized curbs with flexible posts along the Phelan Road median to discourage left-turns and U-turns to reduce the crash risk from improper or unexpected movements;
- an increased driveway setback from the intersection to reduce conflict points between turning vehicles and cross-traffic;
- driveways on both U.S. Highway 395 and Phelan Road that can only be accessed by a right-in and right-out-only approach to limit left-turn movements and reduce crash risks;
- lighting that covers the driveway entrance to reduce the potential for vehicle and pedestrian collisions;
- a deceleration lane for vehicles turning into the Phelan Road driveway entrance to prevent disruptions to through traffic;
- rumble strips near the driveway to enhance driver awareness;
- high friction surface treatment at the driveways to reduce skidding;
- retroreflective lane strips to improve lane visibility; and
- clear zones along the driveway access to provide a recovery area for vehicles that veer off the road.

With implementation of the Project's proposed safety measures, as well improvements to U.S. Highway 395, Phelan Road, and the traffic signal, the Project is not anticipated to increase hazards along the roadways. The final Fehr & Peers Project-specific traffic study will be reviewed and approved by the City post-entitlement to ensure the Project does not cause significant impacts to roadways. As a result, the impact will be less than significant.

d) Would the project result in inadequate emergency access?

Less-than-Significant Impact. The Project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. Temporary lane closures along Phelan Road and U.S. Highway 395 will be required during construction; however, these impacts will be temporary, short-term, and localized; and access for emergency vehicles will be maintained in all instances. Any temporary closures will be coordinated with local jurisdictions and emergency service providers in accordance with the encroachment permit process, as further described in Section 4.9 Hazards and Hazardous Materials. As a result, the impact will be less than significant.

4.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		✓		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		✓		

4.18.1 Discussion

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial

evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1?

Less-Significant-Impact with Mitigation Incorporated. As discussed in Section 4.5 Cultural Resources, as part of the Initial Study/Mitigated Negative Declaration (IS/MND) previously prepared for Hesperia Phelan CUP24-00012 (Project) in 2018, an Archaeological Survey Report was completed in November 2017 and is included as Attachment C: Archaeological Survey Report. Because the Project is in the same location as the previously proposed Project, the scope of the Project has been reduced, and the Project site has remained undeveloped/unmodified since the Archaeological Survey Report, the Area of Potential Impacts (API) and findings from the report are applicable to the current Project.

Based on the results of the cultural resources record search and intensive pedestrian survey, three isolated historical resources were found within the API. The isolated historical resources are not eligible to be listed with the California Register of Historical Resources (CRHR) and are not deemed historically significant resources. No tribal cultural resources were encountered during the field survey.

Although not anticipated, a tribal cultural resource could be damaged or destroyed by ground-disturbing activities in the event an unknown tribal cultural resource is located within an area subject to disturbance. To address this potential impact, Mitigation Measures (MMs) TCR-1 and TCR-2 will be implemented during Project construction. In accordance with MM TCR-1, and in the event previously unidentified tribal cultural resources are uncovered during Project construction, the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) will be contacted and provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by the California Environmental Quality Act (CEQA) (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan will be created by the archaeologist, in coordination with YSMN, and all subsequent finds will be subject to this plan. The Monitoring and Treatment Plan will allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

In accordance with MM TCR-2, any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) will be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the Project.

With the implementation of MMs TCR-1 and TCR-2, no substantial adverse changes related to a tribal cultural resource are anticipated, and the impact to tribal cultural resources as defined in PRC Section 21074 will be less than significant with mitigation incorporated.

4.18.2 Mitigation Measures

The following MMs will be implemented for the Project to reduce impacts to less-than-significant levels:

- **MM TCR-1: Inadvertent Cultural Resource Discoveries.** The YSMN will be contacted, as detailed in MM CUL-1, of any pre-contact cultural resources discovered

during Project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan will be created by the archaeologist, in coordination with YSMN, and all subsequent finds will be subject to this plan. The Monitoring and Treatment Plan will allow for a monitor to be present that represents YSMN for the remainder of the Project, should YSMN elect to place a monitor on-site.

- **MM TCR-2: Consultation.** Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) will be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant will, in good faith, consult with YSMN throughout the life of the Project.

4.19 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			✓	
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				✓

4.19.1 Discussion

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Water

Less-than-Significant Impact. Construction of Hesperia Phelan CUP24-00012 (Project) will require the temporary use of water and wastewater facilities by construction workers. Water used for construction activities, such as for dust suppression and compaction requirements, will be trucked to the Project using local fire hydrants and construction water meters as provided by the local Hesperia Water District (HWD). The HWD has sufficient water supply to accommodate the Project through its Mojave Basin Area Adjudication, which is the primary governing structure

that allocates water supplies among the regional water purveyors and individual water users to meet regional water needs (HWD 2020). Following construction, the proposed new water line for the convenience store and car wash will be connected to the existing 12-inch water line beneath the south side of Phelan Road, which is part of the City of Hesperia's (City's) water system. As a result, the impact will be less than significant.

Wastewater and Stormwater

Less-than-Significant Impact. The HWD operates the City's wastewater services in conjunction with the Victor Valley Wastewater Reclamation Authority (VWVRA) (City 2010). The Project will include construction of a new sewer force main that will connect to an existing 12-inch sewer main along Caliente Road to the west of the Project, through a proposed 5-foot sewer easement granted by the adjacent property owner with Assessor's Parcel Number 3064-401-09. The VWVRA has a current treatment capacity of 2 million gallons per day (mgd) for wastewater effluent from the service area in which the Project lies. The Project will result in a marginal increase of approximately 164 gallons per day in wastewater effluent to the VWVRA; however, the VWVRA has sufficient treatment capacity to accommodate this increase. As a result, the impact will be less than significant.

The Project will require one storm water catch basin at the southeast end of the Project to be relocated a few feet to the north, along Phelan Road, to match the new location of the curb and gutter. Additionally, the Project involves the removal of one v-ditch swale along the east side of the Project within California Department of Transportation right-of-way; however, these changes to the storm drain system would be minimal and would not significantly affect the downstream hydrology. The Project location is currently undeveloped and composed of a pervious surface and sparse vegetation. To mitigate the addition of 1.88 acres of impervious surfaces proposed by the Project, which can inhibit the infiltration of stormwater, the proposed on-site storm drain system will connect to an underground retention facility located east of the proposed fueling station to retain any additional stormwater runoff and discharge through a new proposed storm drain to Phelan Road. The underground retention facility will be capable of retaining stormwater flows from a 100-year storm event. Consequently, this Project will not increase the amount of stormwater runoff impacting downstream properties beyond pre-construction conditions. In addition, as discussed in Section 4.7 Geology and Soils, the Project will comply with the City's Municipal Code Section 8.30.230, which includes the submittal of a Water Quality Management Plan (WQMP) for City review. The WQMP will include all required and proposed measures for site design, source control, runoff reduction, stormwater treatment, baseline hydromodification management, and low-impact development techniques as applicable. As a result, the impact will be less than significant.

Electrical Power and Natural Gas

Less-than-Significant Impact. Construction of the Project will not require the creation or relocation of electrical and natural gas facilities. During construction, power will be provided by a temporary power meter installed by Southern California Edison. Following construction, the Project will connect to an existing electrical distribution line that runs along the south side of Phelan Road across from the Project. When the Project becomes operational, electrical service will be provided by Southern California Edison and natural gas service will be provided by Southwest Gas Corporation. As a result, the impact will be less than significant.

Telecommunications

No Impact. No new telecommunication facilities are proposed as part of the Project. Further, construction of the Project will not require the relocation of any existing telecommunication facilities. As a result, there will be no impact.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less-than-Significant Impact. The City, through the HWD, has reliable water supplies to meet its retail customer demands in a single dry year, as well as for 5 consecutive years of dry-year conditions through 2045 (HWD 2020). HWD obtains its water from groundwater sources in the Alto Subarea of the Mojave Basin Area. The City was allocated 11,871 acre-feet per year (AFY), or approximately 10.6 mgd, of water use from the Alto Subarea in the 2020-2021 Water Year (HWD 2020). Water use during construction of the Project is anticipated to be approximately 3,000 gallons per day, and approximately 164 gallons per day (0.001 AFY) following the completion of the development. Thus, the amount of water use for the Project is negligible compared to this annual allocation. As a result, the impact will be less than significant.

c) Would the project result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less-than-Significant Impact. As discussed previously, the wastewater provider for the Project will be the VVWRA in conjunction with the HWD. The City owns, operates, and maintains a wastewater collection system that connects to the VVWRA's 3-mile interceptor that runs along the northeast boundary of the City and ultimately flows to the Regional Waste Water Treatment Plant (RWWTP) that is owned and operated by the VVWRA (HWD 2020). The VVWRA was originally formed to meet the requirements of the federal Clean Water Act and provide wastewater treatment for the growing area. According to the City's 2015 Wastewater Master Plan (WWMP), approximately 11 percent of the geographic area studied in the WWMP is currently served by the City's sewers, which ultimately flow to the VVWRA RWWTP. The remaining area is either undeveloped or served by on-site systems (i.e., septic tanks). Based on the WWMP, the wastewater flow volume from the service area is 2.0 mgd or 2,240 AFY (HWD 2020). As discussed previously, the VVWRA has sufficient treatment capacity to accommodate a marginal increase of approximately 164 gallons per day in wastewater effluent from the Project. As a result, the impact will be less than significant.

d) Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less-than-Significant Impact. Solid wastes generated during construction will primarily be non-hazardous wastes, including wood, metal, paper, and plastic packaging. Construction waste will be disposed of properly by the City's waste hauler, Advance Disposal Company, Inc. (Advance Disposal), and in accordance with all applicable federal, state, and local laws. The nearest Advance Disposal waste collection facility is located approximately 6.5 miles east of the

Project and has a maximum daily capacity of 1,500 tons (California Department of Resources Recycling and Recovery [CalRecycle] 2025). The Project will not generate solid waste that is greater than state or local standards, that exceeds the capacity of local infrastructure, or that otherwise impairs the attainment of the City solid waste reduction goals. As a result, the impact will be less than significant.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. All construction waste associated with the Project will be disposed of properly and in accordance with all applicable federal, state, and local laws regarding solid and hazardous waste. Therefore, no impact will occur.

4.20 WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			✓	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?		✓		
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			✓	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓

4.20.1 Discussion

a) If located in or near state responsibility areas (SRAs) or lands classified as very high fire hazard severity zones (FHSZs), would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less-than-Significant Impact. Hesperia Phelan CUP24-00012 (Project) will be located approximately 0.37 mile east of an SRA and lands classified as a high FHSZ (California Board of Forestry and Fire Protection 2024, California Department of Forestry and Fire Protection [CAL FIRE] 2023). The Project will also be located approximately 1.25 miles northwest of lands classified as a very high FHSZ.

As detailed in the City of Hesperia's (City's) General Plan Safety Element, fires typically start in the mountains or foothills approximately 3.45 miles south of the Project (City of Hesperia 2010). If winds fan a fire north toward the City, evacuees would take roads leading north toward the more developed areas of the City or out of the City entirely. The City's General Plan Safety Element identifies United States (U.S.) Highway 395, which is adjacent to the Project, as a potential evacuation route. As discussed in Section 4.9 Hazards and Hazardous Materials, any lane closure will be included in the required traffic control plan to minimize the effects on

evacuation routes. Therefore, the Project will not conflict with any adopted emergency response or evacuation plans. As a result, the impact will be less than significant.

b) If located in or near SRAs or lands classified as very high FHSZs, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less-than-Significant Impact with Mitigation Incorporated. As discussed previously, the Project will be located approximately 0.37 mile east of an SRA and lands classified as a high FHSZ. Elevations at the Project site slope upward from northeast to southwest with an approximate slope of 3 percent. Given the gradual slope of the Project site, the site topography is not anticipated to exacerbate wildfire risks. Prevailing winds at the Project site originate from the west and southwest (Mojave Desert Air Quality Management District 2020). Therefore, a potential fire would be anticipated to travel eastward from the Project site. The Project site consists of cheatgrass-medusahead grasslands and California buckwheat scrub, which could potentially act as surface fuel loads. The surrounding parcels are vacant, with sparse vegetation that could also potentially act as surface fuel loads. The Project is in an area with a history of fires, including a 1945 unnamed fire that occurred approximately 2.15 miles west of the Project site, the 1958 Santa Fe #13 fire that occurred approximately 2.05 miles east of the Project site, and the 2021 Farmington fire that occurred approximately 2.10 miles south of the Project site (CAL FIRE 2025). Given the potential fuel loads on and surrounding the Project site, prevailing wind direction, the Project's proximity to the SRA, and the history of fires in the region, the Project is located in an area with potential wildfire risk.

Construction activities have the potential to start a fire due to the increased presence of vehicles, equipment, and human activity in areas of elevated fire hazard severity. Because construction typically occurs during the driest time of the year, heat or sparks from construction vehicles or equipment have the potential to ignite dry vegetation. However, construction of the Project will not exacerbate wildfire risks with implementation of Mitigation Measure (MM) FIRE-1, which details the fire management procedures that will be followed during construction. Fire management procedures include training construction crews on fire prevention and response, directing Project personnel to park away from dry vegetation, equipping all off-road vehicles with fire management tools, creating a buffer around "hot work" (e.g., welding, grinding, or any other activity that creates hot sparks), using fire-resistant mats and/or windscreens when welding, and coordinating procedures with local fire officials. In addition, U.S. Highway 395 and Phelan Road may act as firebreaks to slow the progress of a fire. With implementation of MM FIRE-1, construction of the Project will neither exacerbate wildfire risks nor expose construction crews to pollutant concentrations from a wildfire.

Operation of the Project will require a daily maximum of six employees. Employees will be limited to the convenience store, as the car wash will be self-operated and require no employees. As discussed in Section 4.9 Hazards and Hazardous Materials, all Project structures will be constructed in compliance with the California Fire Code (24 California Code of Regulations [CCR] 9). In addition, the Project's convenience store, car wash, and vehicle fueling station will be constructed and designed consistent with the City's Municipal Code Chapter 16.16 Section 365 (City of Hesperia 2025) and the Commercial Design Standards and Guidelines found in the

City's Main Street and Freeway Corridor Specific Plan (City of Hesperia 2008). Therefore, by complying with the California Fire Code and local development standards intended to reduce the likelihood of fire hazards, the Project will not exacerbate wildfire risks during operation. As a result, long-term Project employees will not be exposed to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

With incorporation of MM FIRE-1, the California Fire Code, and local development standards, the Project will have a less-than-significant impact with mitigation incorporated.

c) If located in or near SRAs or lands classified as very high FHSZs, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less-than-Significant Impact. The Project will include the construction and operation of a vehicle fueling station and associated underground storage tanks. The vehicle fueling station and associated underground storage tanks may exacerbate fire risk because the fuel stored and dispensed at the vehicle fueling station will be flammable and combustible. As discussed in Section 4.9 Hazards and Hazardous Materials, the vehicle fueling station will be designed and operated in accordance with the California Fire Code and California Mechanical Code (24 CCR 4), and the underground storage tanks will be designed and constructed in accordance with California Health and Safety Code Chapter 6.7 and CCR Title 23, Division 3, Chapter 16. Therefore, the vehicle fueling station and associated underground storage tanks will be operated in compliance with state standards to reduce the Project's potential to exacerbate fire risks. In addition, the Project will require approximately 1.88 acres of the Project site to be paved, which will remove vegetation that could potentially act as surface fuel loads and reduce the Project's potential to exacerbate fire risks. As a result, the impact will be less than significant.

d) If located in or near SRAs or lands classified as very high FHSZs, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The Project is not located in a flood zone (City of Hesperia 2010) or area prone to landslides (California Department of Conservation 2024). In addition, the Project will receive coverage for disturbing more than 1 acre of soil under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, 2022-0057-DWQ (Construction General Permit). This Construction General Permit will require preparation of a Project-specific Storm Water Pollution Prevention Plan to be authorized by the State Water Resources Control Board; it will include erosion control measures and site stabilization procedures (e.g., the use of gravels bags or soil binders).

The Project includes a storm drainage system that will connect to an underground retention facility located east of the proposed fueling station to retain any additional stormwater runoff and discharge through a new proposed storm drain to Phelan Road. The underground retention facility will be capable of retaining stormwater flows from a 100-year storm event. Consequently, this Project will not increase the amount of runoff impacting downstream

properties. In addition, in accordance with the City's Municipal Code Section 8.30.220 and Section 8.30.230, a Water Quality Management Plan (WQMP) will be provided to the City for review and approval prior to the issuance of grading and building permits. The WQMP will include all required and proposed measures for site design, source control, runoff reduction, stormwater treatment, baseline hydromodification management, and low-impact development techniques as applicable. Therefore, the Project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no impact will occur.

4.20.2 Mitigation Measures

The following MM will be implemented for the Project to reduce impacts to less than significant levels:

- **MM FIRE-1: Fire Risk Management:** The Project will follow standard fire risk management procedures during construction, including the following:
 - Safe work practices, training, and fire response will be conducted.
 - Project personnel will be directed to park away from dry vegetation.
 - All off-road vehicles will be equipped with a 5-gallon backpack pump (filled with water), one Pulaski, and one shovel.
 - Construction activities that are considered “hot work” (e.g., welding, grinding, or any other activity that creates hot sparks) will have a 10-foot buffer around that activity, and vegetation will be cleared to ensure sparks do not create a fire hazard.
 - Fire-resistant mats and/or windscreens will be used when welding. In addition, during fire “red flag” conditions (as determined by the California Department of Forestry and Fire Protection), welding will be curtailed.
 - Every fuel truck will carry a large fire extinguisher with a minimum rating of 40 B:C,¹¹ and all flammable materials will be removed from equipment parking and storage areas.
 - Procedures will be coordinated with local fire officials.
 - Daily site-specific risk conditions will be identified.

¹¹ Class B fire extinguishers are classified for flammable liquid/gas fires. Class C fire extinguishers are classified for energized electrical equipment. A fire extinguisher with a minimum rating of 40 B:C is capable of covering and extinguishing 40 square feet of a Class B fire and is also safe to use for a Class C fire (Koorsen Fire & Security 2019).

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			✓	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

4.21.1 Discussion

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less-than-Significant with Mitigation Incorporated. As discussed in Section 4.4 Biological Resources, *Hesperia Phelan* CUP24-00012 (Project) will result in impacts to western Joshua tree (*Yucca brevifolia*)—a candidate for listing as a threatened species under the California Endangered Species Act—during construction. Therefore, Au Energy, LLC (Au Energy) will apply for an incidental take permit (ITP) in accordance with MM BIO-1 and submit it to the California Department of Fish and Wildlife (CDFW) for review and approval prior to Project construction. As part of the western Joshua tree ITP, Au Energy will propose relocating select western Joshua trees that will be impacted by Project activities in accordance with the CDFW's

Western Joshua Tree Relocation Guidelines and Protocols. The final number of western Joshua trees to be relocated or destroyed and any additional mitigation measures (MMs) will be determined during the ITP process in consultation with the CDFW. Therefore, impacts to western Joshua trees will be reduced through MM BIO-1 and the implementation of MMs (e.g., western Joshua tree relocation) included in the western Joshua tree ITP.

Although burrowing owl (*Athene cunicularia*) is unlikely to occur at the Project site, MM BIO-2 and MM BIO-3 will be implemented to further reduce the potential for impacts to occur to burrowing owl. MM BIO-2 will require a pre-construction survey of the Project work area to be completed according to the CDFW Staff Report on Burrowing Owl Mitigation (2012 or more recent version) prior to ground-disturbing activities. A qualified biologist will identify, flag, and map all burrows potentially occupied by burrowing owl and confirm occupation of all potential burrows. In accordance with MM BIO-3, if occupied burrows or sign is identified, a qualified biologist will establish adequate buffers around the burrows based on field conditions and the CDFW Staff Report on Burrowing Owl Mitigation (2012). If occupied burrows cannot be avoided or if any other impact to burrowing owl cannot be fully avoided, the CDFW will be consulted and a California Endangered Species Act ITP will be obtained in accordance with MM BIO-3.

In addition, loggerhead shrike (*Lanius ludovicianus*), a CDFW species of special concern, is likely to occur at the Project site given the suitable nesting and foraging habitat within the site. Therefore, MM BIO-4 will be implemented during Project construction to reduce potential impacts to loggerhead shrike. MM BIO-4 will require a pre-construction nesting bird survey prior to vegetation removal or initial Project ground disturbance. If an active bird nest that may be impacted by Project-related activities is observed, avoidance and minimization measures will be implemented, including delaying construction within the immediate vicinity of the active nest or establishing a nest buffer determined by a qualified biologist until the young have fledged or the nest has failed.

No additional special-status plant species were documented at the Project site, and no additional special-status wildlife species are likely to occur at the Project site. Further, no sensitive natural communities were observed within the Project site.

As discussed in Section 4.5 Cultural Resources and Section 4.18 Tribal Cultural Resources, no impacts to cultural resources are expected to occur as a result of the Project. Given the potential for unanticipated cultural discoveries, MMs CUL-1, CUL-2, and CUL-3 and MMs TCR-1 and TCR-2 will be implemented. MMs CUL-1, CUL-2, and CUL-3 and MMs TCR-1 and TCR-2 detail the procedures that will be followed in the event that an inadvertent cultural resource or human remain is discovered during Project construction.

Overall, the Project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major period of California history or prehistory. As a result, the impact will be less than significant with mitigation incorporated.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less-than-Significant Impact. As discussed in this Initial Study/Mitigated Negative Declaration (IS/MND), the Project will result in no impact or less-than-significant impacts to the following resources:

- aesthetics;
- agriculture and forestry resources;
- air quality;
- energy;
- greenhouse gas emissions;
- hazards and hazardous materials;
- hydrology and water quality;
- land use and planning;
- mineral resources;
- noise;
- population and housing;
- public services;
- recreation;
- transportation; and
- utilities and service systems.

The Project will result in less-than-significant impacts with mitigation incorporated for the following resources:

- biological resources;
- cultural resources;
- geology and soils;
- tribal cultural resources; and
- wildfire.

Given the size of the Project, lack of impacts associated with the Project, and absence of existing development within the surrounding parcels, the effects of past projects were not considered in this analysis. In addition, only resources where mitigation is incorporated to reduce impacts to less-than-significant levels for the Project were considered in this analysis.

Review of the City of Hesperia’s (City’s) California Environmental Quality Act (CEQA) Portal identified proposed and approved projects within 0.5 mile of the Project, as summarized in Table 6: Proposed and Approved Projects within 0.5 Mile. The Project’s contribution to cumulative biological, cultural, geology and soils, tribal cultural, and wildfire impacts will be less than significant, as discussed in the subsections that follow.

Biological Resources

A significant cumulative impact on biological resources could result if the Project contributes to cumulative impacts related to sensitive habitat or species, sensitive habitat/natural communities, or wildlife movement corridors. At the Project level, no impacts related to local policies, ordinances, and plans protecting biological resources were identified; therefore, the Project will not contribute to cumulative impacts on local policies, ordinances, and plans protecting biological resources. As discussed in Section 4.4 Biological Resources, Project-level impacts on migratory corridors were found to be less than significant due to the Project being located adjacent to United States (U.S.) Highway 395 and Phelan Road, as well as the absence of CDFW- or Bureau of Land Management-identified wildlife corridors. As discussed previously, impacts to western Joshua trees will be reduced through MM BIO-1, potential impacts to burrowing owl will be reduced through MM BIO-2 and MM BIO-3, and impacts to loggerhead shrike will be reduced through implementation of MM BIO-4.

It is anticipated that the projects included in Table 6: Proposed and Approved Projects within 0.5 Mile will mitigate impacts to biological resources and comply with applicable federal, state, and local laws and regulations that protect biological resources. For instance, the Dara Industrial Project includes MMs to avoid or reduce impacts to western Joshua tree, burrowing owl, and special-status species. Likewise, the Hesperia Commerce Center II, I-15 Industrial Park, KISS Logistics Center, and U.S. Cold Storage Hesperia projects include MMs for western Joshua trees, burrowing owl, and pre-construction nesting bird surveys. The Phelan 20 Project may have potentially significant impacts on biological resources; however, final impacts and MMs will be determined in the Environmental Impacts Report (EIR) that is currently being prepared. Therefore, nearby proposed and approved projects are implementing measures to reduce impacts to western Joshua trees and nesting birds or are in the process of determining appropriate MMs for impacts to biological resources. In addition, the Project's size is significantly smaller in comparison to the other nearby projects. As a result, the Project's contribution to cumulative biological resources impacts will be less than significant.

Cultural Resources

A significant cumulative impact on cultural resources could result if the Project contributes to cumulative direct or indirect impacts on significant historical or archaeological resources, and/or inadvertently discovered human remains. As discussed in Section 4.5 Cultural Resources, no impacts to cultural resources are expected to occur as a result of the Project. However, the Project will implement MMs CUL-1, CUL-2, and CUL-3 to minimize impacts to inadvertent cultural resource or human remain discoveries that, although unanticipated, may occur during Project construction.

While proposed and approved projects could also encounter subsurface resources or remains, the existing regulations and plans, as well as standard MMs, will reduce potentially significant impacts to less-than-significant levels. In addition, impacts to cultural resources are site-specific, and as such are not expected to combine with the development of other projects to cumulatively increase the risk of impacting subsurface resources or remains. Potential impacts will be evaluated on a case-by-case basis. Therefore, the Project's incremental contribution to cumulative cultural resources impacts will be less than significant.

Table 6: Proposed and Approved Projects within 0.5 Mile

Project Name	Project Description	Approximate Distance to the Project	Project Status	Anticipated Construction Schedule
CUP23-00008	CUP23-00008 includes the construction of an approximately 469,979-square-foot warehouse distribution building on approximately 26.94 gross acres located approximately 1,000 feet east of U.S. Highway 395 and Yucca Terrace Drive.	0.3 mile north	Under Review	Information Not Available (INA) ¹²
Dara Industrial Project (CUP22-00003)	CUP22-00003 includes the construction of an approximately 750,000-square-foot warehouse distribution building on approximately 47 acres located on the west side of U.S. Highway 395 and approximately 600 feet north of Aspen Street.	0.5 mile south	Approved	INA
Hesperia Commerce Center II Project (CUP19-00010)	CUP19-00010 includes the construction of three industrial warehouse buildings totaling approximately 3.75 million square feet on 195 acres of land located north of Phelan Road, west of U.S. Highway 395, south of Yucca Terrace Drive, and east of the Los Angeles Department of Water and Power line corridor.	0.15 mile west	In Construction	2025
I-15 Industrial Park Project (CUP21-00005 & CUP21-00004)	CUP21-00005 includes the construction of an approximately 742,000-square-foot distribution building on approximately 36 gross acres located at the northeast corner of U.S. Highway 395 and Poplar Street. CUP21-00004 includes the construction of an approximately 1,108,000-square-foot warehouse distribution building on approximately 69 gross acres located on the east side of Mesa Linda Avenue at the intersection of Mesa Linda Avenue and Poplar Street.	0.5 mile southeast	Approved	INA

¹² At the time that this IS/MND was prepared, construction schedules were either not publicly available or were in the planning process with a construction schedule yet to be determined.

Project Name	Project Description	Approximate Distance to the Project	Project Status	Anticipated Construction Schedule
Phelan 20 Project (CUP23-00005)	CUP23-00005 includes the construction of an approximately 419,700-square-foot warehouse distribution building on approximately 22.61 gross acres located approximately 1,000 feet east of the U.S. Highway 395 and Phelan Road intersection.	0.1 mile southwest	Under Review	INA
KISS Logistics Center (CUP22-00017)	CUP22-00017 includes construction of an approximately 655,468-square-foot warehouse distribution building on approximately 29.6 gross acres located west of U.S. Highway 395 and approximately 600 feet north of Phelan Road.	0.05 mile north	Pending Approval of City Council	INA
U.S. Cold Storage Hesperia (CUP21-00003)	CUP21-00003 includes the construction of an approximately 491,000-square-foot refrigerated distribution warehouse located on approximately 39.05 gross acres located on the east side of U.S. Highway 395.	0.45 mile northeast	Under Review	INA

Sources: Applied Planning, Inc. 2022; City of Hesperia 2025; Dudek 2020, 2022, 2024; EPD Solutions, Inc. 2023; Lilburn Corporation 2021

Geology and Soils

A significant cumulative impact on paleontological resources could result if the Project contributes to cumulative impacts on significant resources, sites, or unique geologic features. The Project will be located on the Quaternary older alluvium (Qoa) geologic unit. Because the excavation activities associated with the Project will not exceed 15 feet below ground surface, there is a low to moderate potential to encounter intact paleontological resources during construction. MM PALEO-1, which details the procedure to follow in the event that a fossil discovery is made during Project excavation activities, will be implemented to reduce potential impacts to paleontological resources.

It is anticipated that proposed and approved projects will follow similar best practices and abide by existing regulations if there is the potential to impact paleontological resources. For instance, the Dara Industrial, Hesperia Commerce Center II, I-15 Industrial Park, KISS Logistics Center, and U.S. Cold Storage Hesperia projects include MMs to reduce or minimize impacts to paleontological resources. The Phelan 20 Project may have potentially significant impacts on paleontological resources; however, final impacts and MMs will be determined in the EIR that is currently being prepared. Impacts to paleontological resources are site-specific, and as such are not expected to combine with the development of other projects to cumulatively increase the risk of impacting subsurface resources. Therefore, the Project's incremental contribution to cumulative paleontological resources impacts will be less than significant.

Tribal Cultural Resources

A cumulatively considerable impact on tribal cultural resources could result if the Project contributes to a substantial adverse change in the significance of a tribal cultural resource. As discussed in Section 4.18 Tribal Cultural Resources, no tribal cultural resources have been identified on the Project site. Impacts to previously unidentified tribal cultural resources encountered during construction will be reduced to the greatest extent possible through implementation of MMs TCR-1 and TCR-2. These MMs will reduce impacts to less-than-significant levels if previously unidentified tribal cultural resources are encountered during construction by establishing procedures for avoiding impacts in the event of an inadvertent discovery.

The nearby proposed and approved projects have the potential to uncover tribal cultural resources during ground-disturbing activities. However, all projects are required to comply with state regulations that protect tribal cultural resources. In addition, impacts to tribal cultural resources are site-specific, and are not expected to combine with the development of other projects to increase the risk of impacting tribal cultural resources. Therefore, the Project's incremental contribution to cumulative tribal cultural resources impacts will be less than significant.

Wildfire

Cumulative impacts on wildfires have the potential to occur if multiple projects have a combined impact on emergency response or evacuation plans, exposure of project occupants to wildfire or wildfire-caused pollutants, exacerbation of fire risk, or post-fire flooding risks. As discussed in Section 4.20 Wildfire, the Project is located in an area with potential wildfire risk. Therefore, MM FIRE-1, which details the fire management procedures to follow during construction, will

be implemented to reduce the Project's potential to exacerbate wildfire risks. All Project structures will be constructed in compliance with the California Fire Code (24 California Code of Regulations [CCR] 9). The vehicle fueling station will be designed and operated in accordance with the California Fire Code and California Mechanical Code (24 CCR 4), and the underground storage tanks will be designed and constructed in accordance with California Health and Safety Code (HSC) Chapter 6.7 and Title 23, Division 3, Chapter 16 of the CCR. In addition, the Project's convenience store, car wash, and vehicle fueling station will be constructed and designed consistent with Chapter 16.16, Section 365 of the City's Municipal Code and the Commercial Design Standards and Guidelines found in the City's Main Street and Freeway Corridor Specific Plan.

The Dara Industrial Project is not located within or near a state responsibility area or within an area classified as a very high fire hazard severity zone (FHSZ) (Applied Planning, Inc. 2022). The Hesperia Commerce Center II and I-15 Industrial Park projects are near lands classified as moderate and high FHSZs. As a result, the projects will adhere to the City's Municipal Code, use low ignitable building materials, and implement fire-resistant irrigated landscaping (Dudek 2020, 2022). The Phelan 20 Project may have potentially significant impacts on wildfire; however, final impacts and MMs will be determined in the EIR that is currently being prepared. The KISS Logistics Center and U.S. Cold Storage Hesperia projects will adhere to the development standards in the City's Municipal Code, which are intended to address wildfire risks (EPD Solutions Inc. 2023, Lilburn Corporation 2021). Therefore, nearby proposed and approved projects are implementing design standards to address wildfire risks or are in the process of determining appropriate measures for impacts to wildfire. As a result, the Project's contribution to cumulative wildfire risks will be less than significant.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less-than-Significant Impact. In general, impacts to human beings are associated with air quality, geologic hazards, hazards and hazardous materials, noise, and traffic safety impacts. As discussed in Section 4.3 Air Quality, all emissions will be below applicable Mojave Desert Air Quality Management District significance thresholds.

As discussed previously, the Project will not result in environmental impacts that will have substantial direct or indirect effects on human beings with respect to geologic hazards, as all Project structures will be constructed in compliance with Title 24, Part 2 of the California Building Code and Chapter 16 of the International Building Code. In addition, Hilltop Geotechnical, Inc. prepared a geotechnical study and infiltration feasibility study for the Project. Recommendations from both studies will be incorporated into the Project design to ensure that all structures will adequately resist the forces of an earthquake. The geotechnical study and infiltration feasibility study are provided in Attachment 4.6-A: Geotechnical Study and Attachment 4.6-B: Infiltration Feasibility Study in Section 4.7 Geology and Soils.

As discussed in Section 4.9 Hazards and Hazardous Materials, the Project's potential for hazards from hazardous materials or accidents will be less than significant as the Project's vehicle fueling station will be designed and operated in accordance with the California Fire Code and California Mechanical Code (24 CCR 4), and underground storage tanks will be designed and constructed in accordance with Chapter 6.7 of the California HSC and Title 23, Division 3, Chapter 16 of the

CCR. In addition, all potentially hazardous materials will be stored, transported, and disposed of in accordance with the Project-specific Hazardous Materials Business Plan.

The nearest sensitive receptors to the Project are within a residential community located approximately 0.3 mile (1,700 feet) east of the Project on Mesa Linda Street. As discussed in Section 4.13 Noise, construction will not have the potential to generate significant short-term groundborne vibration or groundborne noise at the nearest sensitive receptors. The Project will not exceed the noise level limit at any property boundary during operation.

As discussed in Section 4.17 Transportation, the Project will not result in transportation impacts related to increased vehicle miles traveled and will not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). In addition, the Project includes improvements to U.S. Highway 395, Phelan Road, and the traffic signal on the northwestern corner of the Phelan Road and U.S. Highway 395 intersection to reduce the potential for traffic-related incidents involving vehicles entering and exiting the Project's proposed driveways along Phelan Road and U.S. Highway 395. Neither the construction phase nor the operation phase of the Project will generate any permanent traffic hazards.

Overall, the Project will not cause substantial adverse effects on human beings, either directly or indirectly, and the impact will be less than significant.

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March 19, 2026

Nancy Finch
Attorney III
Division of Operations and Maintenance
California Department of Water Resources

RE: SCH# 2026010656 Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed AU Energy, LLC Hesperia Phelan CUP24-00012 Project, City of Hesperia

On February 19, 2026, the City of Hesperia (City) received comments from the California Department of Water Resources (DWR), Division of Operations and Maintenance on the Hesperia Phelan CUP24-00012 (Project) Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearing House Number 2026010656). Comments received from DWR are being addressed in further detail in the Project Hydrology Report to ensure the Project's impacts on drainage and hydrological features are less than significant. Prior to any Project ground disturbing activities, the Project Hydrology Report will be approved by the City per the conditions of approval, and a copy of the approved Hydrology Report will be provided to DWR for review and approval. Additional language detailing the existing site conditions and drainage patterns, the proposed storm drain system, pre- and post-construction stormwater peak flow rates, and approval of a Project-specific Hydrology Report is included on pages 53 and 54 of the revised IS/MND. The Project applicant will obtain all necessary DWR permits prior to Project ground disturbing activities.

If you have any questions, you may reach me at (760) 947-1231 or at lhenry@hesperiaca.gov.

Sincerely,

Leilani Henry
Associate Planner

*Brigit Bennington, Mayor
Josh Pullen, Mayor Pro Tem
Cameron Gregg, Council Member
Allison Lee, Council Member
Chris Ochoa, Council Member*

Rachel Molina, City Manager

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March 19, 2026

Janki Patel
Branch Chief – Local Development Review
Division of Transportation Planning
California Department of Transportation District 8

RE: SCH# 2026010656 Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed AU Energy, LLC Hesperia Phelan CUP24-00012 Project, City of Hesperia

On February 18, 2026, the City of Hesperia (City) received comments from the California Department of Transportation (Caltrans), District 8, Local Development Review branch on the Hesperia Phelan CUP24-00012 (Project) Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearing House Number 2026010656). Comments received from Caltrans are being addressed in further detail in the Project Traffic Study to ensure the Project's transportation-related impacts are less than significant. Prior to any Project ground disturbing activities, the Project Traffic Study will be approved by the City per the conditions of approval, and a copy of the approved Traffic Study will be provided to Caltrans for review and approval. Additional language detailing the safety review of the Project and approval of a Project-specific Traffic Study is included on page 69 of the revised IS/MND. The Project applicant will obtain all necessary Caltrans permits prior to Project ground disturbing activities.

If you have any questions, you may reach me at (760) 947-1231 or at lhenry@hesperiaca.gov.

Sincerely,

Leilani Henry
Associate Planner

*Brigit Bennington, Mayor
Josh Pullen, Mayor Pro Tem
Cameron Gregg, Council Member
Allison Lee, Council Member
Chris Ochoa, Council Member*

Rachel Molina, City Manager

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ATTACHMENT 10

RESOLUTION NO. PC-2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT CUP24-00012 AND ADOPT THE ASSOCIATED MITIGATED NEGATIVE DECLARATION PURSUANT TO CEQA TO ALLOW FOR THE DEVELOPMENT OF A CONVENIENCE STORE WITH ALCOHOL SALES FOR OFF-SITE CONSUMPTION, A FUELING STATION CANOPY WITH 10 PUMPS, AND A DRIVE-THRU CARWASH ON A 2.36 ACRE SITE WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN, LOCATED AT THE NORTHWEST CORNER OF PHELAN ROAD AND U.S. HIGHWAY 395

WHEREAS, AUE Energy LLC has filed an application requesting approval of CUP24-00012 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to approximately 2.36 acres of an existing land also referenced Assessor's Parcel Number 3064-401-10; and

WHEREAS, the Application proposes the development of a convenience store with alcohol sales for off-site consumption, a fueling station canopy with 10 pumps and a drive-thru carwash which requires approval of a conditional use permit; and

WHEREAS, the City Council adopted Ordinance No. 2017-08 on October 3, 2017, which requires that all applications for off-sale alcohol (type 20 and 21 ABC licenses) below 12,000 square feet in floor area be forwarded to the City Council for final action; and

WHEREAS, the subject site is located within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan. The properties to the north, south, east and west are within the Neighborhood Commercial (NC) zone; and

WHEREAS, the subject site, as well as surrounding properties are vacant; and

WHEREAS, an environmental Initial Study for the proposed project was circulated for a 30-day public review period from January 20, 2026, through February 18, 2026. During the public review period five comment letters were received. It was determined that no significant adverse environmental impacts to either the man-made or physical environmental setting would occur with the inclusion of mitigation measures. A Mitigated Negative Declaration was subsequently prepared; and

WHEREAS, on March 26, 2026, the Planning Commission of the City of Hesperia conducted a public hearing pertaining for the proposed Application, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the Planning Commission during the above-referenced March 26, 2026, hearing, including public testimony and written and

oral staff reports, this Commission specifically finds as follows:

- (a) The site for the proposed use is adequate in size and shape to accommodate the proposed use. The site is approximately 2.36 acres and can accommodate the proposed 5,915 square foot convenience store with off-sale of alcohol along with a 4,080 square foot fueling station canopy with 10 pumps and a 1,968 square foot drive-thru carwash with 40 parking spaces provided on the site. The development complies with the development standards for landscaping, driveway aisles, parking stall dimensions, building heights, trash enclosure, loading areas, and all other applicable development standards. The project also complies with the Americans with Disabilities Act (ADA), as the required accessible parking spaces and paths of travel meet the standards within the ADA as well as state and federal handicapped accessible regulations. The development will be constructed pursuant to the California Building and Fire Codes and subsequent adopted amendments.
- (b) The proposed use will not have a substantial adverse effect on abutting properties or the permitted use thereof because the proposed project is consistent with the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor with approval of this Conditional Use Permit. The proposed project will be required to comply with the City's Noise Ordinance which limits the maximum noise level to 60 dB(A) for the daytime hours (7 a.m. to 10 p.m.). The project meets all of the development standards of the NC zone as well as specific land use standards established in the Development Code for vehicle wash and fuel facilities.
- (c) The proposed project is consistent with the goals, policies, standards and maps of the adopted zoning, Development Code and all applicable codes and ordinances adopted by the City of Hesperia because the project is consistent with the regulations allowing nonresidential uses within the NC Zone of the Main Street and Corridor Specific Plan. A convenience store is an allowable use, and the off-site alcohol sales, fueling station and carwash uses are allowed with approval of a Conditional Use Permit. The project is also subject to conditions of approval and complies with the standards for driveway aisles, parking stall dimensions, building heights, trash enclosure and all other applicable development standards. The project meets all of the development standards of the NC zone. The project will be constructed pursuant to the California Building and Fire Codes and subsequent adopted amendments.
- (d) Establishments with the sale of alcoholic beverages for off-site consumption must be located within 500 feet of an intersection of two arterial or major arterial streets identified on the City's adopted Circulation Plan. The proposed project is located at the northwest corner of Phelan Road and Highway 395. Phelan Road is designated as a Major Arterial with a 120-foot-wide ultimate right-of-way, while Highway 395 is designated as a Special Street section with a 130-foot-wide ultimate right-of-way and is identified as a major transportation corridor in the Circulation Plan. As a major regional corridor, Highway 395 satisfies the intent of an arterial roadway classification.

- (e) Although Census Tract 100.09 exceeds the recommended number of off-sale alcohol licenses identified by the California Department of Alcoholic Beverage Control (ABC), the Planning Commission finds that approval of a Type 20 (Off-Sale Beer and Wine) license at the project site will serve the Public Convenience and Necessity. Two of the licensed establishments identified within the census tract are located outside the City limits and more than four miles from the project site, limiting their service to the immediate project area. The remaining licensed establishments within the tract are located along the Interstate 15 freeway corridor and primarily serve motorists traveling along that corridor.

The proposed project is located along the U.S. Highway 395, which serves a separate travel route and surrounding neighborhood area. The requested license is limited to the sale of beer and wine for off-site consumption and does not include the sale of distilled spirits. Based on the distance from existing establishments, the separation of commercial corridors, and the limited nature of the proposed license, the Planning Commission finds that approval of the requested license would serve the public convenience and necessity and would not result in undue impacts to the surrounding community.

- (f) The project site will have adequate access based upon the installation of two new drive approaches. Project access is proposed via two right-in/right-out commercial driveway approaches. The first approach is located along Phelan Road near the southwestern portion of the project site. The second approach is located along U.S. Highway 395 at the northeastern portion of the site. There are also general services for sanitation, water, and public utilities to ensure the public convenience, health, safety and general welfare. Additionally, the site is currently served with adequate infrastructure to operate without a major extension of infrastructure.

Section 3. Based on the findings and conclusions set forth in this Resolution, the Planning Commission hereby recommends that the City Council approve Conditional Use Permit CUP24-00012, subject to the conditions of approval attached hereto as Attachment "A."

Section 4. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 26th day of March 2026.

Roger Abreo, Chair, Planning Commission

ATTEST:

Maricruz Montes, Secretary, Planning Commission

ATTACHMENT "A"
List of Conditions for CUP24-00012

Approval Date:
Effective Date:
Expiration Date:

This list of conditions applies to: Consideration of a Conditional Use Permit, CUP24-00012 to construct a 5,915 square foot convenience store with off-sale of alcohol along with a 4,080 square foot fueling station canopy with 10 pumps and a 1,968 square foot drive thru carwash in conjunction with adoption of a mitigated negative declaration pursuant to the provisions of CEQA on a 2.36 acre site within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located on the northwest corner of Phelan Road and HWY 395 (Applicant: AUE Energy LLC; APNs: 3064-401-10).

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been completed by the expiration date noted above. Extensions of time may be granted upon submittal of the required application and fee prior to the expiration date.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

CONSTRUCTION PLANS. Five complete sets of construction plans prepared and wet stamped by a California licensed Civil or Structural Engineer or Architect shall be submitted to the Building Division with the required application fees for review. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

SPECIALTY PLANS. The following additional plans/reports shall be required for businesses with special environmental concerns: (B)

A. Three sets of plans for underground fuel storage tanks shall be submitted to the Building Division with required application fees.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

IRREVOCABLE OFFERS OF DEDICATION. The Developer shall submit an Offer of Dedication to the City's Engineering Department for review and approval. At time of submittal the developer shall complete the City's application for document review and pay all applicable fees. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY NON INTERFERE/QUITCLAIM DOCS. The Developer shall provide non interference and or quitclaim letter(s) from any applicable utility agencies for any utility easements that affect the proposed project. All documents shall be subject to review and approval by the Engineering Department and the affected utility agencies. The improvement plans will not be accepted without the required documents and approval from the affected agencies. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

WATER/SEWER/STORM DRAIN EASEMENT. The Developer shall submit a "Grant of Easement" to the City's Engineering Department for review and approval if needed. A time of

submittal the developer shall complete the City's "application for document review" and pay all applicable fees. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PLAN CHECK FEES. Plan checking fees must be paid in conjunction with the improvement plan submittal. All required plans, maps, requested studies, CFD annexations, etc. must be submitted as a package. The Developer shall coordinate with the City's Engineering Analyst, Dena Alcayaga at (760) 947-1438 or dlalcayaga@cityofhesperia.us, to obtain the fee calculation form which shall be completed and submitted, along with fee payment, at time of plan submittal. Any outstanding fees must be paid before final inspection and the release of bonds.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

TITLE REPORT. The Developer shall provide a complete title report 90-days or newer from the date of submittal. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

TRAFFIC STUDY. The applicant shall be required to provide a traffic study prepared by a California licensed traffic engineer. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DRAINAGE STUDY. The Developer shall submit three (3) copies of a Final Drainage Study which analyzes the pre-project and proposed project hydrology, including flows from offsite, flows generated onsite, hydraulic properties of flows entering or exiting the project to and from natural or constructed conveyances, and capacity and function of any runoff management structures such as catch basins, inlets, outlets and detention or retention structures. The study must include all information specified in the City's hydrology study outline

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DRYWELLS. The Project may be permitted to install drywells to ensure the required drawdown time will be achieved.

A. Drywells shall have a City-approved pretreatment component equivalent to a 2-phase system with debris shield and filter element.

B. Drywells shall be constructed by a contractor qualified in the construction of drywells.

C. Drywells in retention basins shall include a secured grate to prevent unauthorized removal.

D. The excavation for the drywell shall penetrate a minimum of 10 continuous feet into a suitable permeable layer or when a depth of 60 feet has been reached, unless otherwise approved by the City Engineer.

E. Drywells that cease to drain a basin or underground system within 48 hours of the end of a storm event shall be replaced or refurbished by the owner. This requirement shall be written in the CC&Rs for all subdivisions where drywells are installed.

F. Drywell usage shall comply with all prevailing City, State, and Federal requirements, including the Underground Injection

Control Regulations for Class V Injection Wells.

G. A Drywell Maintenance Plan shall be submitted to the City for review and approval prior to the approval of a drywell installation at a project site.

H. The Drywell Maintenance Plan shall include the following:

1. Drywell(s) location, depth, type, installing contractor, date of installation, owner, maintenance contractor, and emergency contact.

2. Settling chambers and interceptors to be inspected annually;

3. Removal of sediment and debris when:

a. Sediment/debris level fills = 25% of the capacity;

b. Drywell ownership or maintenance responsibility changes;

c. Material not resulting from stormwater/urban runoff enters the settling chamber or

interceptor

I. Submit inspection/maintenance reports to the City (Building and Safety) within 10 days of inspection/maintenance.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

OFFSITE DRAINAGE IMPACT PREVENTION. The Project shall provide safe conveyance for offsite runoff either routed through the project or around the project site. The Project shall ensure that the proposed conveyance of offsite flows will not increase adverse impacts to downstream properties and/or drainage facilities for the 1-hour design storm for the 100-year return frequency rainfall events.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

The Project shall be designed to prevent adverse impacts to downstream properties and/or drainage facilities caused or exacerbated by the project. The project shall demonstrate that runoff from the completed project site will not exceed 90% of the pre-project runoff discharge rates for the 24-hour design storm for the 100-year return frequency rainfall events.

A. Drawdown Time. All drainage facilities which are designed to percolate/infiltrate surface runoff (including basins, drywells, or infiltration-based low impact development features) shall not accumulate standing water for more than 48 hours. All drainage facilities designed to provide detention storage shall recover 100 percent of their design detention volume within 48 hours.

B. Groundwater Protection. The Project shall ensure any retention/infiltration or detention facilities will not adversely impact groundwater.

C. Underground Retention/Detention Systems. The Project shall demonstrate a minimum functional life span of 50 years for materials (e.g., polymer, metal, mineral-based, or other) used in underground retention/detention systems.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

INDEMNIFICATION(1). To the furthest extent allowed by law, Applicant shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, damages and costs (including attorney's fees, litigation expenses and administrative record preparation

costs) arising from, resulting from, or in connection with any Third-Party Action (as hereinafter defined). The term "Third Party Action" collectively means any legal action or other proceeding instituted by (i) a third party or parties, or (ii) a governmental body, agency or official other than the City, that: (a) challenges or contests any or all of these Conditions of Approval or any approval associated with entitlements associated with the project to which these conditions of approval apply (collectively "Approvals"); or (b) claims or alleges a violation of CEQA or another law in connection with the Approvals by the City, or the grant, issuance or approval by the City of any or all Approvals. Applicant's obligations under this paragraph shall apply regardless of whether City or any of its officers, officials, employees, consultants, agents or volunteers are actively or passively negligent, but shall not apply to any loss, liability, fines, penalties forfeitures, costs or damages caused solely by the active negligence or willful misconduct of the City or any of its officers, officials, employees, agents or volunteers. The provisions of this section shall survive any termination, revocation, overturn, or expiration of an approval. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

INDEMNIFICATION(2). Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim unless the City approves the settlement in writing. Additionally, the City shall not be prohibited from independently defending any claim, and whether or not the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Unless the City independently chooses to defend any Third Party Action on its behalf, Applicant shall control the conduct of the defense of any claim or action provided that: (1) the City shall have the right, prior to filing, to review and approve any and all pleadings or related documents filed with the court in connection with such defense and Applicant shall reimburse the City for review time for each draft brief or pleading to be filed on behalf of the City; and (2) the City shall review and reasonably approve any proposed settlement. The Applicant acknowledges that the City is not obligated to approve a proposed settlement requiring the City to pay or incur any monetary amount, take a future legislative action, render a future quasi judicial decision, or otherwise take a future discretionary government action. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

INDEMNIFICATION(3). The City may, at any time, require the applicant to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of processing or defending any Third-Party Actions. The City shall provide Applicant with an invoice detailing all reasonable costs incurred. Applicant shall tender to the City payment in full of all reasonable and necessary costs within thirty (30) days from the date upon the invoice. Applicant further acknowledges and agrees that failure to timely tender payment in full to the City shall be considered a breach and non compliance with the conditions

of approval for the project. Applicant shall also be required, upon request of the City, to deposit two month's estimated costs anticipated by the City to be incurred, which may be used by the City as a draw down account to maintain a positive balance pending tender of payment by Applicant as noted herein. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

EXPIRATION OF ENTITLEMENT. Unless the applicant has obtained a grading permit and/or building permit and commenced construction, this approval shall expire three (3) years from the date of action of the reviewing authority. Where no grading or building permit is required, the allowed use on the site shall have commenced prior to the expiration date in compliance with the approval and any applicable conditions of approval. An extension of time may be granted pursuant to Municipal Code Section 16.12.060 if the applicant files an application and written request for an extension prior to the expiration of the permit. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

CEQA MITIGATION MEASURES. In addition to the conditions of approval, the project must comply with all mitigation measures that are identified in the Initial Study/Mitigated Negative Declaration (P).

CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City the Developer grading contractors and special inspectors to discuss permit requirements monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

SURVEY. The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

FIRE PROTECTION. Plans for fire protection requirements shall be submitted to the Building Division as follows: (F)

A. Applicant shall annex the site into Community Facilities District CFD 94-01 and insure the reapportionment of all existing obligations affecting the property.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

APPROVAL OF IMPROVEMENT PLANS. All required improvement plans shall be prepared by a registered Civil Engineer per City standards and per the City's improvement plan checklist to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Development Services Department and Engineering Department for plan review with the required plan checking fees. All Public Works plans shall be submitted as a complete set. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DEDICATION(S). The Developer shall grant to the City an Irrevocable Offer of Dedication for any part of the Path of Travel located behind any commercial drive approach that

encroach onto private property. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY NON INTERFERENCE/QUITCLAIM. The Developer shall provide non interference and or quitclaim letter(s) from any applicable utility agencies for any utility easements that affect the proposed project. All documents shall be subject to review and approval by the Engineering Department and the affected utility agencies. Grading permits will not be issued until the required documents are reviewed and approved by all applicable agencies. Any fees associated with the required documents are the Developers responsibility. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

GRADING PLAN. The Developer shall submit a Grading Plan with existing contours tied to an acceptable City of Hesperia benchmark. The grading plan shall indicate building footprints and proposed development of the retention basin(s) as a minimum. Site grading and building pad preparation shall include recommendations provided per the Preliminary Soils Investigation. All proposed walls shall be indicated on the grading plans showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 6.0 feet in height. Grading Plans are subject to a full review by the City of Hesperia and the City Engineer upon submittal of the Improvement Plans. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

OFF-SITE GRADING LETTER(S). It is the Developers responsibility to obtain signed Off-Site Grading Letters from any adjacent property owner(s) who are affected by any Off-Site Grading that is needed to make site work. The Off-Site Grading letter(s) along with the latest grant deed(s) must be submitted and appropriate fees paid to the City's Engineering Department for plan check approval. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

STREET IMPROVEMENTS. The Developer shall design street improvements in accordance with City standards and these conditions. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PHELAN ROAD: Saw-cut (2-foot min.) and match-up asphalt pavement on Phelan Road across the project frontage based on City's 120-foot Modified Major Arterial Roadway Standard. The curb face is to be at 46' from the approved centerline. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of (E)

- A. 8 Curb and Gutter per City standards.
- B. Sidewalk (width = 6 feet) per City standards.
- C. Roadway drainage device(s).
- D. Streetlights per City standards.
- E. Commercial drive approach per City standards.
- F. Pavement transitions per City Standards.
- G. Design roadway sections per existing approved street sections and per R value testing with a traffic index of 12 and per the soils report.
- H. Cross sections every 50-feet per City standards.

- I. Traffic control signs and devices as required by the traffic study and or the City Engineer.
- J. Provide a signage and striping plan per City standards.
- K. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PHELAN ROAD CALTRANS: Developer shall coordinate with Caltrans for all design, approval, permitting and construction with Caltrans right-of-way. Design plans for work within Caltrans right-of-way shall be approved by Caltrans and included as part of the civil design plans submitted to the City of Hesperia.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

HIGHWAY 395 CALTRANS: Developer shall coordinate with Caltrans for all design, centerline alignment, approval, permitting and construction with Caltrans right-of-way Including TIA. Design plans for work within Caltrans right-of-way shall be approved by Caltrans and included as part of the civil design plans submitted to the City of Hesperia.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY PLAN. The Developer shall design a Utility Plan for service connections and / or private hydrant and sewer connections. Any existing water, sewer, or storm drain infrastructures that are affected by the proposed development shall be removed / replaced or relocated and shall be constructed per City standards at the Developers expense. (E)

A. A remote read automatic meter reader shall be added on all meter connections as approved by the City Engineer.

B. The Developer shall design a Utility Plan for service connections and / or private water and sewer connections. Domestic and fire connections shall be made per approved site plan per City Standards.

C. It is the Developers responsibility to connect to sewer and pay the appropriate fees. The Developer will be required to connect to the existing sewer main in Caliente Road per City standards.

D. Complete V.V.W.R.A.s Wastewater Questionnaire for Commercial / Industrial Establishments and submit to the Engineering Department. Complete the Certification Statement for Photographic and X ray Processing Facilities as required.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

OVERFLOW-OUTFALL. Each project shall be designed such that the outfall(s) for discharges from the project site in excess of design capacity and or in excess of the 100-year, 24-hr design storm is are routed to a public street, storm drain, drainage channel, or natural watercourse.

If such an outfall does not exist, the Project shall provide an outfall.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DWR REVIEW. Applicant shall submit the final hydrology study to the California Department of Water Resources for review and approval.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DESIGN FOR REQUIRED IMPROVEMENTS. Improvement plans for off-site and on-site improvements shall be consistent with the plans approved as part of this site plan review

application. (E, P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

NATIVE AMERICAN RESOURCES. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find shall cease and a qualified archaeologist shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, a qualified archaeologist shall be retained to develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan. The Lead Agency and/or applicant shall, in good faith, consult local Indian tribes on the disposition and treatment of any artifacts or other cultural materials encountered during the project. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

FISH & GAME FEE. Within five days from approval of the entitlement, the applicant shall file a Notice of Determination with the San Bernardino County Clerk of the Board and pay the filing fee of \$4,101.25 payable to the Clerk of the Board of Supervisors of San Bernardino County. A copy of the stamped NOD from the County shall be provided to the Planning Division when completed. Additionally, an electronic copy of the stamped NOD shall be filed with the Governor's Office of Planning and Research and posted on the CEQAnet Web Portal. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PRE-CONSTRUCTION SURVEY. A pre-construction survey for the burrowing owl shall be conducted by a City approved and licensed biologist, no more than 30 days prior to ground disturbance.

A qualified biologist will perform breeding season and non-breeding season burrowing owl pre-construction surveys of the Project work area according to the CDFW Staff Report on Burrowing Owl Mitigation (2012 or most recent version). If performing both breeding season and non-breeding season surveys is infeasible, Project Proponent shall coordinate with CDFW regarding whether to proceed with either breeding season surveys or non-breeding season surveys, which will be determined by CDFW and depend on Project timelines. The qualified biologist conducting the surveys will identify, flag, and map all burrows potentially occupied by burrowing owl and confirm occupation of all potential burrows. Methods of determining burrow occupancy may include, but will not be limited to, visual observations of scat or tracks outside burrow entrances, installing trail cameras for nocturnal observations, or a combination of these methods as appropriate.

If burrows occupied by burrowing owl are found during pre-construction surveys, adequate buffers will be established around burrows. Adequate buffers will be determined by a

qualified biologist based on field conditions and the CDFW Staff Report on Burrowing Owl Mitigation (2012). (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PROTECTED PLANTS. Three copies of a protected plant plan shall be submitted to the Building Division showing the present location and proposed treatment of all smoke tree, species in the Agavaceae family, mesquite, large creosote bushes, Joshua Trees, and other plants protected by the State Desert Native Plant Act. The grading plan shall be consistent with the approved protected plant plan. No clearing or grading shall commence until the protected plant plan is approved and the site is inspected and approved for clearing. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DRIVEWAY/PARKING EASEMENT. An access easement shall be recorded which allows for the perpetual use of the driveway for the benefit of the adjacent property. The easement and the required application and fees shall be submitted to the Planning Division prior to review and approval by the City for recordation. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

NESTING BIRD SURVEY. A pre-construction nesting bird survey will be conducted prior to vegetation removal or initial Project ground disturbance. If an active bird nest that may be impacted by Project-related activities is observed, AMMs, including delaying construction within the immediate vicinity of the active nest or establishing a nest buffer determined by a qualified biologist until the young have fledged or the nest has failed, will be implemented.

CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

LIGHT POLLUTION REDUCTION. The project shall comply with California Green Building Standards Code (CALGreen) Section 5.106.8 regarding Light Pollution Reduction for non-residential developments. Outdoor lighting systems shall be designed and installed to meet the minimum requirements of the California Energy Code for applicable Lighting Zones (0-4) and shall not exceed the allowable BUG (Backlight, Uplight, and Glare) ratings as specified in CALGreen Table 5.106.8 [N]. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

AQMD APPROVAL. The Developer shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

CONSTRUCTION WASTE. The developer or builder shall contract with the City's franchised solid waste hauler to provide bins and haul waste from the proposed development. At any time during construction, should services be discontinued, the franchise will notify the City and all building permits will be suspended until service is reestablished. The construction site shall be maintained and all trash and debris contained in a method consistent with the requirements specified in Hesperia Municipal Code Chapter 15.12. All construction debris, including green waste, shall be recycled at Advance Disposal and receipts for solid waste disposal shall be provided prior to final approval of any permit. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

A. School Fees

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE. The project shall comply with the requirements of California Green Building Standards Code (CALGreen) Section 5.106.5.3 regarding electric vehicle (EV) charging infrastructure for non-residential developments. The developer shall provide the required number of EV-capable parking spaces, including the necessary raceways, conduits, panel capacity, and other supporting infrastructure to facilitate the future installation of EV charging stations in accordance with state and local requirements. This may include designated Electric Vehicle Charging Spaces (EVCS) that are required to have Electric Vehicle Supply Equipment (EVSE) installed as part of the project. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

ACCESSIBLE PARKING SPACES. The project shall comply with California Building Code (CBC) Section 11B-208, ensuring that accessible parking spaces are provided as required for non-residential developments. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

FINAL WQMP SUBMITTAL. Submit a final WQMP, prepared using the applicable Mojave River Watershed Group Regulated WQMP Template, which includes all required or proposed revisions, addresses any comments provided on the draft WQMP, provides final designs for best management practices (BMPs), and includes calculations for BMP sizing.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PERCOLATION TEST. The applicant shall provide percolation test data which are adequate to substantiate the hydrologic performance of all proposed basins, underground retention systems, drywells, or other features requiring percolation of surface water:

- A. Projects shall provide site-specific percolation test data to substantiate the performance and effective drawdown time of all proposed surface retention basins.
- B. Projects shall provide site-specific, depth-appropriate percolation test data for the proposed subsurface infiltration/retention system; and/or for any proposed drywells.
- C. Percolations tests shall be performed in accordance with the procedures in Appendix A of the Riverside County Design Handbook for Low Impact Development Best Management Practices; available online at:
<http://www.floodcontrol.co.riverside.ca.us/NPDES/LIDBMP.aspx>

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

STORM WATER POLLUTION PREVENTION PLAN. The Project shall submit to the City for approval two (2) copies of a Storm Water Pollution Prevention Plan (SWPPP) as specified in the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities

issued by the California State Water Resources Control Board. Prepare the SWPPP using or following the format of the most recent SWPPP Template in the Construction BMP Handbook prepared by the California Stormwater Quality Association (requires subscription); see: <https://www.casqa.org/resources/bmp-handbooks>

NPDES: The Project shall enroll under the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board and pay applicable fees. The Project shall provide proof of such permit coverage including a copy of the Notice of Intent Receipt Letter and the project WDID No. to the City.

Alternatively, projects from 1 to 5 acres with an approved Rainfall Erosivity Waiver authorized by U.S. EPA Phase II regulations certifying to the State Water Resources Control Board that construction activity will occur only when the Rainfall Erosivity Factor is less than 5 (R in the Revised Universal Soil Loss Equation), shall provide a copy of the project's Erosivity Waiver Certification and Waiver ID to the City.

NPDES-PERMIT TERMINATION: Upon completion of construction, the Project shall ensure that all disturbed areas are stabilized and all construction waste, equipment, and unnecessary temporary BMPs are removed from the site. In addition, the Project shall file a Notice of Termination (NOT) with the Lahontan Regional Water Board as required by the NPDES General Permit for Storm Water Discharges.

<u>COMPLETED</u>	<u>COMPLIED BY</u>
NOT IN COMPLIANCE	

SWPPP IMPLEMENTATION. All of the requirements of the City-approved Storm Water Pollution Prevention Plan shall be implemented prior to the City's issuance of a grading permit, and shall be maintained until construction is complete and all disturbed areas are fully stabilized. (E)

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NOT IN COMPLIANCE	

ROOFTOP EQUIPMENT. All rooftop equipment shall be screened from view from the right-of-way and architecturally integrated into the design of the building. All roof-mounted mechanical equipment proposed on the roof shall be shown on a cross-section of the building, as well as a line of site study, evidencing that the equipment will be screened from view and will not be visible from the right-of-way. (P)

<u>COMPLETED</u>	<u>COMPLIED BY</u>
NOT IN COMPLIANCE	

LANDSCAPE PLANS. The Developer shall submit three sets of landscape and irrigation plans including water budget calculations, required application fees, and completed landscape packet to the Building Division. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number, size, type and configuration of plants approved by the City shall be maintained in accordance with the Development Code. (P)

<u>COMPLETED</u>	<u>COMPLIED BY</u>
NOT IN COMPLIANCE	

LIGHT AND LANDSCAPE DISTRICT ANNEXATION. Developer shall annex property into the lighting and landscape

district administered by the Hesperia Recreation and Parks District for all required street lights. The required forms are available from the Building Division and once completed, shall be submitted to the Building Division. (RPD)

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STAMPED CONCRETE. Stamped color concrete shall be installed at the driveway entrances in a color and design consistent with the architectural theme of the structures on-site, prior to the issuance of a building permit. The stamped color concrete shall be noted on the approved construction plans accordingly. (P)

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TRASH ENCLOSURE. All trash enclosures shall be in conformance with Municipal Code Section 16.16.360 and City approved construction details. The enclosure shall be enclosed on three sides by a minimum six-foot tall decorative masonry wall with split face block on the viewable side and a decorative cap. The masonry wall shall be earth tone in color; solid grey block is not allowed. The enclosure shall have non-transparent metal gates and a solid roof-cover that is architecturally compatible with the primary building onsite and that serves to protect the refuse area from inclement weather, as well as prevents unauthorized entry into the enclosure. (P)

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FUEL CANOPY. The fuel canopy shall be architecturally enhanced to ensure compatibility with the approved convenience store building. All canopy support columns shall incorporate decorative brick or tile veneer consistent with the primary building materials and colors. The decorative treatment shall extend a minimum of five (5) feet in height on all canopy posts, subject to review and approval by the Planning Division. (P)

CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY

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DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

- A. Development Impact Fees (B)
- B. Park Fees (Not applicable to commercial and industrial developments (B)
- C. Utility Fees (E)

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UTILITY CLEARANCE AND C OF O. The Building Division will provide utility clearances on individual buildings after required permits and inspections and after the issuance of a Certificate of Occupancy on each building. Utility meters shall be permanently labeled. Uses in existing buildings currently served by utilities shall require issuance of a Certificate of Occupancy prior to establishment of the use. (B)

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COMPLIED BY

AS BUILT PLANS. The Developer shall provide as built plans. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PUBLIC IMPROVEMENTS. All public improvements shall be completed by the Developer and approved by the Engineering

Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

EXECUTED AND RECORDED WQMP MAINTENANCE AGREEMENT. The WQMP Maintenance Agreement: Covenant and Agreement Regarding Water Quality Management Plan and Stormwater Best Management Practices Transfer, Access, and Maintenance, must be (1) prepared using the WQMP Maintenance Agreement Template provided as Attachment A to the City of Hesperia WQMP Templates, and (2) the complete WQMP Maintenance Agreement, with the Property Owners notarized signature(s) and suitable for recordation by the City, must be received before the City will authorize the final inspection or issue a Certificate of Occupancy.

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NOT IN COMPLIANCE

COMPLIED BY

WQMP PERMIT. The Property Owner shall apply for a City WQMP Permit with the Building and Safety Department and pay the applicable permit fees. The WQMP Permit shall be renewed annually. To comply with the WQMP Permit, the Property Owner shall certify on an annual basis that all of the post-construction best management practices (BMPs) described in the approved project WQMP have been inspected and maintained as specified and required by the BMP Inspection and Maintenance Form and Operation and Maintenance Plan. The Property Owner shall provide proof of the WQMP Permit before the City will issue a Certificate of Occupancy.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

LANDSCAPING/IRRIGATION. The Developer shall install the landscaping and irrigation as required by the Planning Division. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

ON SITE IMPROVEMENTS. All on site improvements as recorded in these conditions, and as shown on the approved site plan shall be completed in accordance with all applicable Title 16 requirements. The building shall be designed consistent with the design shown upon the approved materials board and color exterior building elevations identified as Exhibit A. Any exceptions shall be approved by the Director of Development Services. (P)

NOTICE TO DEVELOPER: IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONTACT THE APPROPRIATE DIVISION LISTED BELOW:

(B) Building Division	947-1300
(E) Engineering Division	947-1476
(F) Fire Prevention Division	947-1603
(P) Planning Division	947-1200
(RPD) Hesperia Recreation and Park District	244-5488