Silverwood - TTM 18989 Conditions of Approval

List of Conditions for TTR25-00001

Approval Date:

Effective Date: August 26, 2025 Expiration Date: March 04, 2041

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) expansion 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)

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 met 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. Text in red reflects added or revised language.

Phase in which condition applies Place Initials once Condition is complied.

Dept	Conditon Type	Page	Condition	Required Prior To:	Status	Compliance Date	Comments	1A Grd	1B Grd	1A	1B	1C	
PRIOF	R TO GRO	UND D	DISTURBANCE										
Р	COA	2.3	SPECIFIC PLAN. These conditions are concurrent with Ordinance No. 2015-10 becoming effective (Tapestry Specific Plan). (P)		IN COMPLIANCE			RL					
Р	COA	3.1	DEVELOPMENT AGREEMENT. The applicant shall execute a development agreement placing restrictions on the tenants/owners of the development with all incentives approved by the City in accordance with state law. The agreement shall be subject to review and approval by the City prior to its execution. (P)	Ground Disturbance	IN COMPLIANCE			RL					
E	COA	5.4	GRADING PLAN. The Developer shall submit a grading plan with existing contours tied to an acceptable City benchmark. The grading plan shall indicate proposed development of streets and proposed development of the regional retention basin(s) at a minimum. Site grading shall comply with recommendations provided in the approved soils report. 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 10 feet in height. Grading Plans are subject to review by the City Engineer upon submittal of the Improvement Plans. (E)	Ground Disturbance	IN COMPLIANCE			ВGН	BGH				
E B	COA	1.5	GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading requirements and pavement section recommendations for public streets including R value testing. (E B)	Ground Disturbance	ONGOING			BGH	BGH	BGH			
E	COA	2.1	STORM WATER POLLUTION PREVENTION PLAN. The Developer shall provide a Storm Water Pollution Prevention Plan (S.W.P.P.P.) that includes an erosion control plan which addresses the method of storm water run-off control during construction. (E)	Disturbance	IN COMPLIANCE			BGH					
Е	COA	1.6	N.P.D.E.S. The Developer shall apply for the required NPDES (National Pollutant Discharge Elimination System) permit with the Regional Water Quality Control Board and pay applicable fees. (E)	Ground	IN COMPLIANCE			BGH	BGH				

E	COA	6.1	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)	Ground Disturbance	IN COMPLIANCE		BGH	BGH	BGH	
E	COA	6.2	DRAINAGE ACCEPTANCE LETTERS. If Developer changes the quantity of character runoff that discharges from the project – either project runoff or runoff conveyed through the project, Developer shall obtain Drainage Acceptance Letters from any adjacent property owners outside the Specific Plan boundaries who are affected. The Acceptance letter, along with the latest grant deed, must be submitted to the City's Engineering Department for plan check approval. (E)	Ground Disturbance	IN COMPLIANCE					
Е	COA	10.1	UTILITY EASEMENTS. Developer shall acquire off-site easements for work beyond the project and existing public right-of-way. (E)	Ground Disturbance	ONGOING					
Е	COA	12.4	UTILITIES. NON-INTERFERENCE. The developer shall provide a letter of non-interference from Edison and permissions to grade, construct trails, street crossings and recreational uses within their existing easements.	1 (-1/11/1/1	ONGOING	SW Dry Utility Consultant to provide update on as needed basis.				
В	COA	14.6	DUST CONTROL. Dust control shall be maintained before, during, and after all grading operations. (B)	Ground Disturbance	ONGOING		BGH	BGH	BGH	
В	COA	14.7	CONSTRUCTION WASTE. The developer or builder shall contract with the Citys 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)	Ground Disturbance	ONGOING		RA	RA	RA	
В	COA	15.1	AGGREGATE RESOURCES. If necessary, the development of aggregate (natural) resources within the project shall be subject to the following conditions:	Ground Disturbance		RA to check with AL				
В	COA	14.5	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)	Ground	ONGOING		RG	RG	RG	
Е	COA	15.2	S.W.P.P.P IMPLEMENTATION. The Developer shall implement the approved Storm Water Pollution Prevention Plan (S.W.P.P.P), which addresses the method of storm water runoff control during construction. (E)	J Ground	IN COMPLIANCE		BGH	BGH		
Е	COA	15.3	EROSION CONTROL. Developer shall comply with the State's Construction General Permit for grading and shall have all Best Management Practices (BMPs) in place. BMPs shall remain in place until all post-construction BMPs are in place and operational and the Notice of Termination (NOT) is filed and accepted by the State. (E)	Ground	IN COMPLIANCE		BGH	BGH		

Р	COA	16.2	BIOLOGICAL REPORTS (MITIGATION MEASURE BIO-1). Monitoring shall be provided by a qualified biologist approved by the City to ensure that construction does not have an impact upon listed species. The biologist shall attend a pre-construction meeting with the contractor and shall be present during construction, including full-time monitoring of all grubbing and clearing of vegetation. The biologist will have the authority to halt construction activities in an area if unauthorized impacts to sensitive biological resources occur. The qualified biologist shall also perform periodic inspections of construction (after grubbing and clearing of vegetation) once or twice per week, depending on the sensitivity of the adjacent biological resources. The qualified biologist shall send monthly monitoring reports to the City. At the end of construction of each phase, the biologist shall prepare a post-construction report for the City that documents the as-built impacts of construction so that mitigation requirements can be revised accordingly, if necessary. (P)	Ground Disturbance	ONGOING		RL	RL	RL		
Р	COA	16.3	PROTECTED PLANTS PHASE I (MITIGATION MEASURE BIO-3). Mitigation for permanent and temporary impacts to Mojave mixed scrub in Phase 1 shall occur as directed by a Phase 1 Mitigation Plan (see BIO-2 for Mitigation Plan contents) that is approved by the City prior to issuance of grading permits for Phase 1. The 70.6 acres of Mojave mixed scrub that would be retained in Phase 1 open space may be used in partial fulfillment of the mitigation requirement for the permanent impacts (Table 6-10, Mitigation for Permanent Impacts to Sensitive Vegetation Communities – Refined Project Alternative Phase 1). The remainder of the mitigation for the permanent impacts would be fulfilled through either on-site or off-site restoration, preservation of additional Mojave mixed scrub in a future phase, or off-site acquisition and purchase of land containing this vegetation community. Phase 1 trail construction would temporarily impact approximately 1.3 acres of Mojave mixed scrub. Mitigation for these impacts could include revegetation in place (where practical), on-site or off-site restoration or preservation of additional Mojave mixed scrub in a future phase, or off-site acquisition and purchase of land containing this vegetation community. Since the impact is temporary, and the community is an upland, a 1:1 mitigation ratio is required. Therefore, 1.3 acres of mitigation shall be required. (P)	Ground Disturbance	ONGOING		RL	RL	RL		
Р	COA	17.1	HABITAT MANAGEMENT PLAN (MITIGATION BIO-4). A Habitat Management Plan (HMP) shall be prepared and implemented for the 3,533 acres of conservation easement and open space in the Specific Plan area. The HMP shall outline the long-term, perpetual management of these areas in order to protect and monitor sensitive and special status biological resources in conformance with Mitigation Measure BIO-4. (P)	Ground Disturbance	ONGOING		RL	RL	RL		

Р	COA	17.2	LISTED PROTECTED PLANTS (MITIGATION MEASURES BIO-8 THRU 11). IMPACTS to federal or state listed plant species shall first be avoided where feasible, and where not feasible, impacts shall be handled in accordance with a phase-specific Mitigation Plan and/or through on-site or off-site protection of habitat containing the plant(s) in accordance with Mitigation Measures BIO-8 thru 11. A qualified biologist shall prepare a phase-specific Mitigation Plan that indicates where and how mitigation would take place. The USFWS and/or CDFW (depending on whether the plants are federal and/or state listed) shall decide whether listed plants can be salvaged and relocated or if habitat supporting the plants shall be protected off-site. Each phase-specific Mitigation Plan shall also identify, at a minimum, the goals of the mitigation, responsible parties, timing of mitigation, methods of mitigation implementation, maintenance and monitoring requirements, final success criteria and contingency measures. (P)	Ground Disturbance	ONGOING		RL	RL	RL	
Р	COA	17.3	NONLISTED PROTECTED PLANTS (MITIGATION MEASURE BIO-9). Impacts to non-listed, special status plant species shall first be avoided where feasible, and where not feasible, impacts shall be compensated, for example, through reseeding (with locally collected seed stock) of temporarily impacted areas and/or plant salvage and relocation to temporarily impacted areas, all within the Specific Plan area. A qualified biologist shall prepare a phase-specific Mitigation Plan in accordance with Mitigation Measure BIO-9. The Mitigation Plan shall be approved by the City prior to the issuance of grading permits for that phase. (P)	Ground Disturbance	ONGOING		RL	RL	RL	
P	COA	17.4	PRE-CONSTRUCTION SURVEY (MITIGATION MEASURES BIO-12 AND 13). 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, consistent with Mitigation Measures BIO-12 and 13. Further, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFW 2012), breeding and non-breeding season surveys shall be conducted by a qualified biologist to determine the presence/absence of the burrowing owl (Athene cunicularia; BUOW) for all phases of the development containing suitable BUOW habitat (potential suitable BUOW habitat is present throughout the Specific Plan area). The report shall be submitted to the City prior to issuance of the grading permit for each phase. (P)		ONGOING		RL	RL	RL	
Р	COA	18.1	CULTURAL RESOURCES MANAGEMENT PLAN (MITIGATION MEASURES CUL-1 THRU 8). A Cultural Resources Management Plan shall be submitted prior to issuance of a grading permit for Phase 1. The Project proponent shall retain a qualified cultural resource management professional to finalize a Cultural Resources Management Plan (CRMP) for the entire Specific Plan Area that will detail how all known historical and archaeological resources within the Specific Plan area will be avoided or treated, consistent with Mitigtion Measures CUL-1 thru 8. In addition, the CRMP will also detail how unknown historical and archaeological resources will be treated in the event of their discovery during construction activities. The CRMP shall be submitted to the City for review and approval. (P)	Ground Disturbance	IN COMPLIANCE		RL	RL	RL	
Р	COA	18.2	CULTURAL RESOURCES UNANTICIPATED DISCOVERY PROTOCOL (MITIGATION MEASURE CUL-7). The Project proponent shall minimize or avoid impacts to potentially significant archaeological resources discovered during construction by developing and implementing an Unanticipated Discovery Protocol as part of the CRMP in accordance with Mitigation Measure CUL-7. (P)		ONGOING		RL	RL	RL	

P COA 18.6 [Paccontrol.OGICAL RESOURCES FIELD SURVEY (MITIGATION MEASURE CUL-10) prior to issuance of grading permits for each project phase undertain by geologic units with high petential for fossil resources by the phase. (P) phase (P	Prior to on construction paleontolo with Mitigate be followed during contaction of resources qualified p	AL RESOURCES TRAINING (MITIGATION MEASURE CUL-9). Inset of construction activities, a workshop shall be held to brief all ion workers and supervisors on the types of cultural and ogical resources that could be found in the area, in accordance ation Measure CUL-9. The training shall identify the procedures to ed should cultural or paleontological resources be encountered instruction as well as the penalties for unauthorized collection of or fossils and the need to temporarily redirect work away from the of any unanticipated discovery of archaeological or paleontological is until it is recorded and adequately documented and treated by a professional. (P)	Ground Disturbance	ONGOING		RL	RL	RL	
MEASURES CUL-11 THRU 13). Prior to issuance of grading permits for phases determined to be underlain by geologic units with moderate or high potential to contain fossil resources, the Project proponent shall retain a qualified paleontologist to prepare and implement a Paleontological Resource Mitigation Plan (PRMP) in accordance with Mitigation Measures of the City that a qualified paleontologist has been retained to observe grading activities and to salvage and catalog fossils. The paleontologist shall be present at the preconstruction meeting, shall establish procedures for paleontological resource surveillance and shall also establish procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of fossils. (P) DISCOVERY OF HUMAN REMAINS (Mitigation Measure CUL-14). In the event that human remains are encountered, work shall halt in the immediate vicinity of the discovery and the San Bernardino County corner and a qualified cultural resources management professional will be contacted in accordance with Mitigation Measure CUL-14. If the human remains are determined to be those of a Native American, the coroner will notify the Mature American. Heritage Commission (NAHC) within 24 hours of identification. The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD), who shall help determine what course of action should be taken in dealing with the human remains. Vehicles, equipment and unauthorized personnel will not be permitted within 60 feet of the discovery site until work is allowed to resume. Work may not resume until notification requirements and proper assessments have been	P COA 18.4 MEASURE phase und (Figure 3.5 undertake by the pha	EE CUL-10). Prior to issuance of grading permits for each project iderlain by geologic units with high potential for fossil resources .5-1), the Project proponent shall retain a qualified paleontologist to e a comprehensive paleontological field survey of the area covered ase. (P)		ONGOING		RL	RL	RL	
event that human remains are encountered, work shall halt in the immediate vicinity of the discovery and the San Bernardino County coroner and a qualified cultural resources management professional will be contacted in accordance with Mitigation Measure CUL-14. If the human remains are determined to be those of a Native American, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of identification. The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD), who shall help determine what course of action should be taken in dealing with the human remains. Vehicles, equipment and unauthorized personnel will not be permitted within 60 feet of the discovery site until work is allowed to resume until notification requirements and proper assessments have been	P COA 19.1 CUL-11 th qualified p to salvage construction resource shalting or resource.	ES CUL-11 THRU 13). Prior to issuance of grading permits for etermined to be underlain by geologic units with moderate or high to contain fossil resources, the Project proponent shall retain a paleontologist to prepare and implement a Paleontological Mitigation Plan (PRMP) in accordance with Mitigation Measures thru 13. The developer shall also provide evidence to the City that a paleontologist has been retained to observe grading activities and e and catalog fossils. The paleontologist shall be present at the presion meeting, shall establish procedures for paleontological surveillance and shall also establish procedures for temporarily redirecting work to permit sampling, identification and evaluation		ONGOING		RL	RL	RL	
ONGOING CONDITIONS	P COA 21.3 event that vicinity of qualified of accordance determined. Native Aridentification Most Likel action show equipment the discovuntil notific completed.	thuman remains are encountered, work shall halt in the immediate of the discovery and the San Bernardino County coroner and a cultural resources management professional will be contacted in the with Mitigation Measure CUL-14. If the human remains are need to be those of a Native American, the coroner will notify the theoretican Heritage Commission (NAHC) within 24 hours of the cition. The NAHC will then identify the person(s) thought to be the city Descendent (MLD), who shall help determine what course of the nould be taken in dealing with the human remains. Vehicles, and unauthorized personnel will not be permitted within 60 feet of the very site until work is allowed to resume. Work may not resume iffication requirements and proper assessments have been		ONGOING		RL	RL	RL	

Р	COA		INDEMNIFICATION. As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether by the City Council, the Planning Commission, or other City reviewing authority), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing the approval or otherwise carrying out and performing work on Applicants project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers, employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The Citys election to defend itself, whether at the cost of the Applicant or at the Citys own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)				X	X	X	X	X	
Р	COA	19.2	DEVELOPMENT AGREEMENT. Prior to the issuance of any permits, the City and the developer shall enter into a development agreement to address all aspects of the project's development in accordance with state law, as well as the City of Hesperia's General Plan, Municipal Code and the adopted Tapestry Specific Plan. Prior to development within each phase, the required water and sewer facilities shall be evaluated to account for existing and proposed development as well as any Specific Plan Amendments or density transfers approved in accordance with the Specific Plan. (P)	Ongoing	IN COMPLIANCE		RL	RL	RL			
Р	COA		LAND USE APPROVAL. Prior to nonresidential development, including the lift stations, community buildings and other required nonresidential improvements, a Land Use Application shall be filed with the Planning Division for review and approval. (P)				n/a	n/a				
Р	COA	19.3	STATE AND FEDERAL APPROVALS. The Developer shall obtain all necessary state and federal permits, approvals and other entitlements, where applicable, prior to each phase of the development of the project. (P)	Ongoing			х	х	n/a	n/a	n/a	
E	COA	2.2M	PLAN CHECK FEES: Developer shall provide the City with a security deposit for the amount as determined in the Deposit and Reimbursement Agreement for plan check services and staff time associated with the project as set forth in the terms of the Deposit and Reimbursement Agreement dated May 16, 2022. City shall bill the developer monthly for all costs incurred as listed under Section 2 of the Deposit and Reimbursement Agreement.	Ongoing								
В	COA	1.1	STREET NAME APPROVAL. The developer shall submit a request for street names for all of the backbone streets for review and approval by the Building Division. The final map shall incorporate all approved street names as well as the street names in proximity to the subdivision. (B)	Submittal of	ONGOING				RA			

			PLANS. All required plans shall be prepared by a registered Civil Engineer						
			per City standards to the satisfaction of the City Engineer. Five sets of	Submittal of					
E	COA	1.3	improvement plans shall be submitted to the Engineering Department for	Public					
-	00/1	1.0	plan review along with required checking fees (collected at Plan Check No.	Improv.					
			2). Improvement plans and applicable studies must be submitted as a	improv.					
			complete submittal package. (E)						
			TRAFFIC IMPACT STUDY (TIA). Developer shall prepare a TIA for the	Submittal of					
E	DA	N	entire project to verify street roadway requirements. The TIA shall be	Public					
			submitted to the City for review and approval.	Improv.					
			STREET IMPROVEMENTS (BACKBONE). The Developer shall design						
			street improvements in accordance with the Silverwood approved Alignment						
			Study, these conditions, and/or as amended and approved by the City						
			Engineer. Street improvements shall include sidewalks/trails (per approved						
			Alignment Study), applicable driveways, handicap ramps per city standards						
			at all intersections except knuckles, roadway drainage devices, streetlights	Submittal of					
E	COA		per City standards, and traffic control signs, striping and devices all as	Public					
_	00/1	0.0	approved by the City Engineer. Backbone streets that end into subsequent phases shall include emergency services turnarounds and interim posting						
			and signage plan. Roadway pavement sections shall be determined based	-					
			upon post grading R-value testing and traffic indices as shown on the						
			approved Alignment Study, all as approved by the City Engineer. (E)						
			approved Anglitheric olddy, an as approved by the Oily Engineer. (E)						
			Phase 1A Street Improvements						
			SILVERWOOD TRAIL.						
			WARNER SPRINGS AND OLD STATION.						
			OXFORD AVENUE.						
			STREET OF DREAMS. (CASCADE CREST, GLEN PASS, FORESTER						
			PASS, CHINOOK PASS, CREST VILLAGE AND KENNDY MEADOWS)						
			FARMDALE AVENUE						
			Phase 1B Street Improvements						
			OLD STATION.				-		4
			HIGH BRIDGE.						4
		-	KENNEDY MEADOWS.						
			CASCADE CREST						
			HARTS PASS.						
		ļ	CROWLEY STREET						
			MIRROR STREET						
			NORTH PINES STREET						
			Phase 1C Street Improvements						
			KENNEDY MEADOWS.						
			PINCHOT PASS.						
			WALKER PASS.		 				
			RYELAND ROAD						
			RANCHERO ROAD. Developer shall design roadway improvements as						
			determined by the approved project TIA and/or supplementals thereto.	Submittal of					
E	COA	0.414	Street designs snall be based upon an acceptable centerline profile	Public					
-	30/1	0.11	extending a minimum of three hundred (300) feet beyond the project	Improv.					
			boundaries where applicable. (E)	miprov.					

E/F	COA	9.2M	FARMDALE AVENUE (OFFSITE). Farmdale Avenue will serve the project as a Secondary Access. For Farmdale Avenue between Ryeland Road and Krystal Drive, the Development shall construct all required street improvement (26-foot min. paved section) per City standards. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. (E)	Submittal of Public Improv.				
E	COA	N	TRAFFIC SIGNALS. Developer shall complete Signal Warrant Analysis for the following intersections: Ranchero Road at Silverwood Trail, Ranchero Road at Farmdale Road, Silverwood Trail at Oxford Avenue, Silverwood Trail at Old Station, Silverwood Trail at Cascade Crest and Silverwood Trail at Kennedy Meadows.	Submittal of Public Improv.				
E	COA	12.4		Submittal of Public Improv.				
E	COA	9.6M	UTILITY SERVICES. Developer shall prepare a utility service plans for water, recycled water, sewer, drainage, and private utility services. The Utility Service Plans shall provide for utilities required for park and municipal services sites (e.g. lift stations), as applicable. (E)	Submittal of Public Improv.				
E/P	COA	20.1	UTILITY RELOCATION/UNDERGROUNDING. Developer is required to install water, recycled water, sewer, drainage facilities or construct street improvements, or when required utilities shall be placed underground, it shall be the responsibility of the developer to relocate/underground any existing utilities at its own expense. Relocation/under grounding of utilities shall be identified upon submittal of the plans. (P, E)	Submittal of Public Improv.				
E	COA	10.4M	WATER MASTER PLAN STUDY. The Developer shall prepare a water master plan study that includes both on-site and off-site improvements, including facilities within the project limits, required to meet City water standards, fire flows requirements, and project demands. Improvements – both on and off-site – shall be designed in accordance with approved study conclusions, including upsizing of existing off-site facilities (pipelines, pumps, and tanks) and as approved by the City Engineer or Director of Development Services. (E)	Submittal of Public Improv.				
Е	COA	10.3M	WATER IMPROVEMENTS. The Developer shall design water improvements in accordance with City standards. Components of the system shall be as determined by an approved Water System Master Plan. At a minimum, water system shall be a looped system of 8" minimum P.V.C. water lines with hydrants as approved by City and County Fire. Pipeline in easements shall be ductile iron pipe. All utility easements shall be 15 feet minimum in width on one lot unless it is shared with another utility, in which case 20 feet is required on one lot per City standards. It is the Developers responsibility to obtain any dedication(s) or easement(s) needed to construct waterlines. The Developer shall prepare plans per City standards. (E)	Submittal of Public Improv.				
			Phase 1A Improvements					
			SILVERWOOD TRAIL.					
-			WARNER SPRINGS AND OLD STATION. OXFORD AVENUE.					
			STREET OF DREAMS. (CASCADE CREST, GLEN PASS, FORESTER PASS, CHINOOK PASS, CREST VILLAGE AND KENNDY MEADOWS)					
			Phase 1B Improvements					
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			OLD STATION.						
			HIGH BRIDGE.						
			KENNEDY MEADOWS.						
			CASCADE CREST						
			HARTS PASS.						
			CROWLEY STREET						
			MIRROR STREET						
			NORTH PINES STREET						
			Phase 1C Improvements						
			KENNEDY MEADOWS.						
			PINCHOT PASS.						
			WALKER PASS.						
			WATER IMPROVEMENTS BEYOND PHASE 1. As determined in the Water	Submittal of					
E	COA	N	Master Plan Study, Developer shall design improvements beyond the limits of Phase 1. As required, Developer shall provide easements and paved	Dublic					
			access to these facilities. (E)	Improv.				1	
			EXISTING FIRE HYDRANTS. If existing fire hydrants are impacted by development, the Developer shall adjust them as to location and grade						
E	COA	N	beginning at the shut off valve as approved by the City Engineer. (E)	Public					
			beginning at the shat on valve as approved by the only Engineer. (E)	Improv.					
			OFWED MACTED DIAN CTUDY All maddential assumantial and					-	
			SEWER MASTER PLAN STUDY. All residential, commercial, and institutional uses shall connect to sewer. The Developer shall prepare a	1					
			sewer master plan study required to meet City sewer standards.						
ΙE	COA	l N	Improvements – both on and off-site – shall be designed in accordance with						
-	00/1	'`	approved study conclusions, including upsizing of existing off-site facilities						
			(sewers, force mains, lift stations, etc.) and as approved by the Director of						
			Development Services. (E)						
			SEWER IMPROVEMENTS. Developer shall design sewer improvements in						
			accordance with the approved Sewer Master Plan Study and City standards.						
			The Developer shall provide the appropriate on-site sewer lines, force						
l _			mains, and lift stations necessary to serve the project as approved by the	Submittal of					
E	COA	11.3M	City Engineer. A minimum diameter of 8" S.D.R. 35 P.V.C. sewer lines are	Public					
			required within the project. Any sewer easements that are required will be a	Improv.					
			minimum of 15 feet in width on one lot unless it is shared with another utility,						
			in which case 20 feet on one lot is required. The Developer shall prepare plans per City standards. (E)						
			Phase 1A Improvements						
			SILVERWOOD TRAIL. Gravity Sewer	 					
—		1	SILVERWOOD TRAIL. Gravity dewer						
		1	WARNER SPRINGS AND OLD STATION.						
<u> </u>		1	WARNER SPRINGS AND OLD STATION. WARNER SPRINGS. Force Main						
		1	FARMDALE						
		1	OXFORD AVENUE.	-					
		 	STREET OF DREAMS. (CASCADE CREST, GLEN PASS, FORESTER						
			PASS, CHINOOK PASS, CREST VILLAGE AND KENNDY MEADOWS)						
			Phase 1B Improvements						
			OLD STATION.						
			HIGH BRIDGE.						
			KENNEDY MEADOWS.						
			CASCADE CREST						
			HARTS PASS.						
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<u> </u>			CROWLEY STREET						
<u> </u>			MIRROR STREET				_		
<u> </u>			NORTH PINES STREET				_		
<u> </u>			Phase 1C Improvements						
L			KENNEDY MEADOWS.						
<u> </u>			PINCHOT PASS.						
<u> </u>			WALKER PASS.						
E	COA	N	OFF-SITE SEWER IMPROVEMENTS. It is the Developer's responsibility to obtain any dedication(s) or easement(s) needed to construct the sewer system. (E)	Submittal of Public Improv.					
E	COA	N	RECYCLED WATER MASTER PLAN STUDY. Recycled water shall be utilized within the project to irrigate residential landscaping, schools, parks, parkways and other landscaped areas. The Developer shall prepare a recycled water master plan study that includes both on-site and off-site improvements, including facilities within the project limits required to meet City recycled water standards and project irrigation demands. Improvements – both on and off-site – shall be designed in accordance with approved study conclusions and as approved by the Director of Development Services. (E)	Public Improv.					
Е	COA	12.2M	RECYCLED WATER IMPROVEMENTS. The Developer shall design recycle water improvements in accordance with City standards. Components of the system shall be as determined by an approved Water System Master Plan. Pipeline in easements shall be ductile iron pipe or an approved recycled purple PVC. All utility easements shall be 15 feet minimum in width on one lot unless it is shared with another utility, in which case 20 feet is required on one lot per City standards. It is the Developers responsibility to obtain any dedication(s) or easement(s) needed to construct waterlines. The Developer shall prepare plans per City standards. (E)	Submittal of Public Improv.					
			Phase 1A Improvements						
			SILVERWOOD TRAIL.						
			WARNER SPRINGS AND OLD STATION.						
			OXFORD AVENUE.						
			STREET OF DREAMS. (CASCADE CREST, GLEN PASS, FORESTER PASS, CHINOOK PASS, CREST VILLAGE AND KENNDY MEADOWS)						
			Phase 1B Improvements						
			OLD STATION.						
			HIGH BRIDGE.						
			KENNEDY MEADOWS.						
			CASCADE CREST						
			HARTS PASS.						
			CROWLEY STREET						
			MIRROR STREET						
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			NORTH PINES STREET						
			NORTH PINES STREET Phase 1C Improvements						

E	COA	N	RECYCLED WATER IMPROVEMENTS BEYOND PHASE 1. As determined in the Recycled Water Master Plan Study, Developer shall design improvements beyond the limits of Phase 1. As required, Developer shall provide easements and paved access to these facilities. (E)	Submittal of Public Improv.				
Ш	COA	N	DRAINAGE MASTER HYDROLOGY STUDY. The Developer shall prepare an overall project hydrology study. Hydrology study shall be prepared in accordance with City and San Bernardino County Flood Control standards as directed by the Director of Development Services. The study shall include recommendations for conveying off-site drainage through the project, and required flood control retention basin volume to ensure mitigation of all development drainage impacts. (E)	Submittal of Public Improv.				
E	COA	11.5M	DRAINAGE IMPROVEMENTS. The Developer shall design drainage improvements in accordance with the approved Drainage Master Hydrology Study and City standards. (E)					
			LINE A AND BASIN A					
			LINE B AND BASIN B					
			LINE C AND C2 LATERAL					
			LINE D AND BASIN D					
			LINE E AND BASIN E					
E	COA	N	ON-SITE RETENTION. Retention basins shall be designed to accommodate both nuisance and storm water flows without accumulating standing water for a period longer than 48 hours. Retention basins over 18 inches in depth shall be fenced on all sides and shall have a paved 14-foot wide (min.) 12 percent (max.) access road. Side slopes shall not exceed 3:1.	Submittal of Public Improv.				
E	COA	12.6M	National Pollution Discharge Elimination Standards (NPDES) and local standards for the treatment of storm water prior to discharge into any natural wash. (E)	Submittal of				
E	COA	N	WATER QUALITY MANAGEMENT PLAN (WQMP) 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 (BMP's), and includes calculations for BMP sizing.	Submittal of Public Improv.				
E	COA	5.3M	COST ESTIMATE AND MATERIALS LIST. For each map phase, the Developer shall submit a cost estimate and materials list to the City Engineer for all on-site and off-site public improvements per City standards and the Silverwood Specific Plan. (E)	Dublic				

Р	COA	2.5M	walls, and retaining walls shall be indicated on the grading plans showing top of wall (TW) and top of footing (TF) elevations and the finish grade (FG) elevations. Permits for the walls may be obtained under separate permit as a part of the 18955 map, but the walls must still be shown and indicated on	Submittal of Public Improv.				
			the grading plans.(P)					
PRIOR	TO FINA	L MAF	RECORDATION					
E	COA	1.2	FINAL MAP. Final Map shall be prepared by or under the direction of a registered Civil Engineer or licensed Land Surveyor based upon a survey and shall conform to all provisions as outlined in Article 66433 of the Subdivision Map Act as well as the San Bernardino County Surveyor's Office Final Map Standards. (E)	Final Map Recordation				
E	COA	1.4	TITLE REPORT. The Developer shall provide an updated title report 90 days or newer from the date of submittal. (E)	Final Map Recordation				
E	COA	3.2M	Services. (E)	Final Map Recordation				
E	COA	3.3	NON-VEHICULAR ACCESS. Non-vehicular access rights shall be dedicated to the City and labeled as N.V.A. on the Final map along the areas where all lots back up to the street and as shown on subsequent maps. An exception is made for the lots that are to be developed as parks, open space, and the school site. (E)	Final Map Recordation				
E	COA	3.4	OFF-SITE OFFER OF DEDICATION AND EASEMENT. Should off-site offers of dedication or easements be required for off-site improvements, it shall be the responsibility of the Developer to obtain such dedications or easements at no cost to the City pursuant to section 66462.5 of the Subdivision Map Act. (E)	Final Map Recordation				
E	COA	3.5M	DEDICATIONS. The Developer shall grant to the City Irrevocable Offer of Dedications for roadways as shown on the approved tentative map and Grant of Easement(s) for drainage and utility purposes as required per the City Engineer. Dedication shall be shown, offered, and accepted on each phase of the final maps. (E)	Final Map Recordation				
			DEDICATIONS PHASE 1A STREETS. (SILVERWOOD TRAIL, WARNER SPRINGS, OLD STATION, OXFORD AVENUE, CASCADE CREST, GLEN PASS, FORESTER PASS, CHINOOK PASS, CREST VILLAGE)					
			DEDICATIONS PHASE 1B STREETS. (OLD STATION, KENNEDY					
			MEADOWS, HIGH BRIDGE, CASCADE CREST, HARTS PASS) DEDICATIONS PHASE 1C STREETS. (KENNEDY MEADOWS, PINCHOT					
			PASS, WALKER PASS)					
E	COA	5.1M	RANCHERO ROAD. the Developer shall obtain Irrevocable Offer of Dedications along the north side of Ranchero Road for construction of roadway improvements as shown on the approved Alignment Study or as determined by the City Engineer. The dedication shall be at a 50-foot half-width per the City standards for an Arterial Roadway Standard west of I Avenue and 40-foot half-width for a Secondary Arterial Standard east of I Avenue. Corner cut-off right of way dedication per City standards is required at all intersections. (E)					

E	COA	RYELAND ROAD. The Developer shall grant to the City an Irrevocable Offer of Dedication for Ryeland Road (between Farmdale Ave. and Glider Ave). The dedication shall be at a (30-foot half-width - south side only) per the City standards for a Local Road. Corner cut-off right of way dedication per City standards is required at all intersections. (E)	Final Map Recordation					
Е	COA	ON-SITE RETENTION. Developer shall dedicate letter lots in fee title. N Dedication shall be shown, offered, and accepted on each phase of the final maps.	Final Map Recordation					
Е	COA	N UTILITY EASEMENTS. The Developer shall grant to the City utility easements as required to install required for water, recycled water, sewer, and drainage facilities. Said easements shall be indicated on final maps in accordance with requirements of the Subdivision Map Act. (E)	Final Map Recordation					
E	COA	EXISTING CITY WELL NO. 32. Developer shall dedicate the southeast corner of Farmdale Avenue and Ryland Road to the City – dimensions of dedication shall be determined by the City Engineer.	Final Map Recordation					
Е	COA	21.4 RECORDATION OF FINAL MAP. The Final Map shall be approved by the City Council and recorded with the County of San Bernardino. (E)	Final Map Recordation					
PRIOR	TO DUR	LIC IMPROVEMENT ACCEPTANCE/BOND EXONORATION	recordation			-		
1 KiOi	(10100	APPROVAL OF IMPROVEMENT PLANS. All improvement plans shall be	PI					_
E	COA	prepared per City standards and shall be approved and signed by the City Engineer. (E)	Acceptance/ Bond Exoneration					
Е	COA	ELECTRONIC COPIES. The Developer shall provide electronic copies of the approved project in AutoCAD format current version to the City's Engineering Department. (E)	Bond					
E	COA	AS BUILT PLANS. The Developer shall provide as built plans, Notice of Completion, and One Year Maintenance Bonds to the Engineering Departments. (E)	PI Acceptance/ Bond Exoneration					
E	COA	PUBLIC IMPROVEMENTS. All public/private improvements including but not limited to, street, sewer, water, drainage,recycled water and dry utilities shall be constructed by the Developer and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer or Director of Development Services, or designee shall be removed and replaced. (E)	PI Acceptance/ Bond Exoneration					
		STREET IMPROVEMENTS						
		Phase 1A Improvements		_				
		SILVERWOOD TRAIL.			 			
		WARNER SPRINGS AND OLD STATION.						
		OXFORD AVENUE.			 			
		STREET OF DREAMS. (CASCADE CREST, GLEN PASS, FORESTER PASS, CHINOOK PASS, CREST VILLAGE AND KENNDY MEADOWS)						
		Phase 1B Improvements						
		OLD STATION.						
		HIGH BRIDGE.						
		KENNEDY MEADOWS.						
		CASCADE CREST						
		HARTS PASS.						
		CROWLEY STREET						
		MIRROR STREET						

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NORTH PINES STREET					
Phase 1C Improvements					
KENNEDY MEADOWS.					
PINCHOT PASS.					
WALKER PASS.					
SEWER IMPROVEMENTS					
Phase 1A Improvements					
SILVERWOOD TRAIL. Gravity Sewer					
SILVERWOOD TRAIL. Force Main					
WARNER SPRINGS AND OLD STATION.					
WARNER SPRINGS. Force Main					
OXFORD AVENUE.					
STREET OF DREAMS. (CASCADE CREST, GLEN PASS, FORESTER					
PASS, CHINOOK PASS, CREST VILLAGE AND KENNDY MEADOWS)					
Phase 1B Improvements					
OLD STATION.					
HIGH BRIDGE.					
KENNEDY MEADOWS.					
CASCADE CREST					
HARTS PASS.					
CROWLEY STREET					
MIRROR STREET					
NORTH PINES STREET					
Phase 1C Improvements					
KENNEDY MEADOWS.					
PINCHOT PASS.					
WALKER PASS.					
WATER IMPROVEMENTS					
Phase 1A Improvements					
SILVERWOOD TRAIL.					
WARNER SPRINGS AND OLD STATION.					
OXFORD AVENUE.					
STREET OF DREAMS. (CASCADE CREST, GLEN PASS, FORESTER					
PASS, CHINOOK PASS, CREST VILLAGE AND KENNDY MEADOWS)					
Phase 1B Improvements					
OLD STATION.					
HIGH BRIDGE.	 				
KENNEDY MEADOWS.	 				
CASCADE CREST					
HARTS PASS.					
CROWLEY STREET					
MIRROR STREET					
NORTH PINES STREET	1				
Phase 1C Improvements	1				
KENNEDY MEADOWS.	 				
PINCHOT PASS.	 				
WALKER PASS.	 				
RECYCLED WATER IMPROVEMENTS	-				
Phase 1A Improvements					

		I	SILVERWOOD TRAIL.	<u> </u>						
			WARNER SPRINGS AND OLD STATION.							
			OXFORD AVENUE.						_	
			STREET OF DREAMS. (CASCADE CREST, GLEN PASS, FORESTER							
			PASS, CHINOOK PASS, CREST VILLAGE AND KENNDY MEADOWS)							
			Phase 1B Improvements							
			OLD STATION.							
			HIGH BRIDGE.							
			KENNEDY MEADOWS.							
			CASCADE CREST							
			HARTS PASS.							
			CROWLEY STREET							
			MIRROR STREET							
			NORTH PINES STREET							
			Phase 1C Improvements							
			KENNEDY MEADOWS.							
			PINCHOT PASS.			<u> </u>				
			WALKER PASS.							
			DRAINAGE IMPROVEMENTS					_		
			LINE A AND BASIN A							
			LINE B AND BASIN B							
			LINE C AND C2 LATERAL							
			LINE D AND BASIN D							
			LINE E AND BASIN E							
			TRAFFIC SIGNALS. Developer shall construct traffic signals as defined in	PI	<u> </u>			_		
			Signal Warrant Analysis as approved by the Director of Development	Acceptance/						
Е	COA	N	Services or designee.	Bond						
				Exoneration						
			SUMMIT VALLEY ROAD. The Developer shall grant to the City an							
			Irrevocable Offer of Dedication for Summit Valley Road within the							
			boundaries of the Project - alignment as approved by the City Engineer. The	Acceptance/						
Е	COA	4.6M	Street shall be a minimum of 120' feet wide per City standards for a Maior	Rond						
			Arterial. Dedication shall be shown and offered by separate instrument as	Exoneration						
			approved the City Engineer. (E)	Exerieration						
			DEDICATION TO CITY FOR PUBLIC FACILITIES. Properties intended for							
			utilities, parks, police, fire, schools and other public facilities must be	PI						
Е	COA	12.5M	dedicated to the City, the Hesperia Recreation and Park District or Hesperia							
_	COA		Unified School District, except when payment of Development Impact Fees							
			paid by developer includes acquisition of property, and shall be shown on	Exoneration						
			the final maps. (E)			1				
_			COUNTY FIRE. Developer shall comply with SBCFD conditions as listed on SBCFD Revision to Approved TTM 18989 to include Phases 1A,1B and 1C							
F	COA	N	dated 3/21/2023.							
F	COA	N	TEMP FIRE STATION. Developer shall comply with Conditions of Approval							
			issued under CUPR22-00001 approved on 1/11/2023. RRENT WITH IN-TRACT 18955 MAP							
COND	TIONS C			I						
Р	COA		MASONRY WALLS AND FENCING. The required split-face masonry walls and wrought iron fencing shall be completed in accordance with City	In-Tract						
I.	COA		standards. (P)	18955						
			Johannadiao. (1)	<u> </u>	ļ	Ţ				

Р	COA		PUBLIC FACILITY REVIEW. The applicant shall obtain approval of a Public Facility Review (PFR) application for the required lift stations and wastewater treatment systems (P)	In-Tract 18955					
E P	COA	14.4	PUBLIC FACILITIES AND FINANCING PLAN. Development shall occur in conformance with an adopted Public Facilities and Financing Plan (PFFP) to be submitted to and approved by the City for approval. The PFFP shall comprehensively address all required public infrastructure, and if necessary, include agreements with the Hesperia Unified School District and the Hesperia Recreation and Park District for payment of fees or dedication of land to address the impacts of the project on school and park facilities. (E, P)						
В	COA	19.4	HEALTH RISK ASSESSMENT (MITIGATION MEASURE AIR-6). Upon completion of the plans and facility design for the proposed WWRP and sewer lift stations, a Health Risk Assessment shall be conducted to demonstrate that emissions would not expose sensitive receptors within 1,000 feet of the facility to substantial pollutant concentrations. (B)	In-Tract 18955					
В	COA	19.5	ODOR CONTROL MEASURES (MITIGATION MEASURE AIR-7). Odor control measures shall be incorporated into the design of the WWRP and sewer lift stations to minimize odors. An odor analysis shall be conducted upon completion of facility design to ensure that odor emissions comply with MDAQMD Rule 42 and would not result in objectionable odors for residential uses within two miles of the WWRP and one mile of the sewer lift stations. (B)	In-Tract 18955					
Р	COA	20.6	OFF-SITE SOUND WALL (MITIGATION MEASURES NOI-10 AND NOI-12). Prior to issuance of a Certificate of Occupancy for the Phase 1 area, the Project applicant shall, with the permission of the land owner or City (as applicable), install a sound wall along portions of Ranchero Road and "I" Avenue. The noise wall's height, location, and material will be determined through a site-specific acoustical analysis performed by a City-approved acoustical engineer or equivalent. The noise wall shall be of sufficient height and length to ensure that the exterior noise levels at residential outdoor use spaces does not exceed 65 CNEL in accordance with Mitigation Measures NOI-10 and NOI-12. (P)						
Р	COA	21.1	INTERIOR NOISE ATTENUATION (MITIGATION MEASURES NOI-11 AND 13). A site-specific acoustic analysis shall be conducted with the permission of the land owner (as applicable) to ensure that the exterior noise attenuation and/or building design limits the interior noise environment to 45 CNEL or below; this would be necessary for residences along portions of Ranchero Road and along "I" Avenue. Noise attenuation, such as double-paned windows, shall be installed where necessary to achieve interior noise levels that do not exceed 45 CNEL in accordance with Mitigation Measures NOI-11 and 13. The site-specific analysis shall be conducted by a Cityapproved acoustical engineer or equivalent. (P)	In-Tract 18955					
E	DA		DEVELOPMENT IMPACT FEES. Developer shall pay DIF as shown in the executed Development Agreement dated January 30, 2018 and per any future supplemental agreements and/or operating memorandums.	In-Tract 18955					
		3.22	Street DIF Part 1: Developer shall pay to City the sum of Twelve Million Dollars (\$12,000,000) upon recordation of the first final tract map for Phase 1.						

			Street DIF Part 2: Developer shall pay to City the balance of the then- existing Street DIF for all Production Residential Units in Phase 1 prior to issuance of the building permit for the first production residential unit in Phase 1.					
		3.25	Acquisition of Water Rights: Developer shall be required to acquire water rights in the Mojave Basin necessary to serve the project. Such water rights may be aquired by Developer or City, at the Developers Cost and is subject to the terms in the Development Agreement under section 3.25					
		3.26	Water Connection Fee Part 1: Developer shall pay to the City 50% of the total water connection fees due for all Production Residential Units in that particular Phase unpon recordation of the first final tract map for that Phase.					
			Water Connection Fee Part 2: Developer shall pay to the City the balance of the then-existing water connection fees for all Production Residential Units in that Phase prior to issuance of the building permit for the first Production Residential Unit in that Phase and subject to the adjustment terms specified in the Development Agreement under section 3.26					
E	DA	3.15	CFD ANNEXATION. The applicant shall establish a Community Facilities District concurrent with recordation of the Final Map pursusant to the Public Facilities and Financing Plan.	In-Tract 18955				
F	COA	16.1	FIRE STATION. A Fire Station shall be constructed prior to any residential construction commencing within the project. The location shall be in or near Phase 1, to provide six minute response time, and shall be approved by the San Bernardino County Fire Department, per the Fire Protection Plan dated July 7, 2014. The developer shall contribute "fair share" cost as determined by the Public Facilities and Financing Plan (PFFP). (F)	In-Tract 18955				