Development Review Committee

Meeting Agenda
Wednesday, June 17, 2026
10:00 AM

City of Hesperia
Joshua Conference Room
9700 Seventh Avenue
Hesperia, CA 92345

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.

REGULAR MEETING AGENDA
HESPERIA DEVELOPMENT REVIEW COMMITTEE
9700 SEVENTH AVE., JOSHUA ROOM, HESPERIA, CA 92345

CALL TO ORDER - 10:00 a.m.

PROJECTS FOR CONDITIONS OF APPROVAL FOR DRC OF WEDNESDAY, JUNE 17, 2026

1. Page 4 **Project Number: CUPE26-00002**

Project Description:

Consideration of CUPE26-00002, a 2nd extension of time for Conditional Use Permit CUP20-00003 to construct a vehicle fuel station with a 4,464 square foot convenience store and a 2,040 square foot drive-thru restaurant, and to allow the off-sale of beer, wine and liquor (Type 21) in conjunction with a Minor Exception (ME20-00003) to allow a reduction of one parking space on 1.4 gross acres within the Regional Commercial (RC) zone of the Main Street and Freeway Corridor Specific Plan, located on the southwest corner of Mariposa Road and Oak Hill Road (Applicant: George Mikhail; APN: 0357-761-20)

Staff Person: Assistant Planner Maricruz Montes

Attachments: COA DRAFT

2. Page 14 **Project Number: TTR26-00001**

Project Description:

Consideration of Tentative Tract Map Revision (TTR26-00001) to make modifications to Tentative Tract Map No. 18955 to change the lotting layout for Planning Areas A37, A38, A42 and remove a 5.4 acre park to establish aged qualify housing and modify the lotting layout for Planning Area A2 to accommodate a permanent fire station (Applicant: Silverwood Development)

Staff Person: Senior Planner Edgar Gonzalez

Attachments: TT - 18955 Revised Map

Draft Conditions of Approval

ATTACHMENT "A"
List of Conditions for CUPE26-00002

Approval Date: June 17, 2026
Effective Date: June 30, 2026
Expiration Date: October 5, 2027

This list of conditions applies to: Consideration of CUPE26-00002, a 2nd extension of time for Conditional Use Permit CUP20-00003 to construct a vehicle fuel station with a 4,464 square foot convenience store and a 2,040 square foot drive-thru restaurant, and to allow the off-sale of beer, wine and liquor (Type 21) in conjunction with a Minor Exception (ME20-00003) to allow a reduction of one parking space on 1.4 gross acres within the Regional Commercial (RC) zone of the Main Street and Freeway Corridor Specific Plan, located on the southwest corner of Mariposa Road and Oak Hill Road (Applicant: George Mikhail; APNs: 0357-304-01 & 02)

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).

ADDITONAL CONDITIONS

COMPLETED	COMPLIED BY	
NOT IN COMPLIANCE		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 City's election to defend itself, whether at the cost of the Applicant or at the City's own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)

COMPLETED	COMPLIED BY	
IN COMPLIANCE		CULTURAL RESOURCES. 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. A report of all resources discovered as well as the actions taken shall be provided to the City prior to issuance of a Certificate of Occupancy. (P)

COMPLETED 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 Agavacea 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)

CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS

COMPLETED 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. Restaurants and food handling facilities shall submit plans to the San Bernardino County Department of Environmental Health Services. One set of the approved plans shall be submitted to the Building Division with the required application fees. B. Three sets of plans for underground fuel storage tanks shall be submitted to the Building Division with required application fees. C. Demolition permits shall be obtained from the Building Division prior to demolition of above or below ground structures. Prior to issuance a certificate that the structure is asbestos free shall be obtained from a licensed environmental engineer
COMPLETED 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 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 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 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, Bethany Hudson at (760) 947-1438 or bhudson@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. (E)

COMPLETED 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 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 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/mainte

COMPLETED **COMPLIED BY**
IN COMPLIANCE

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 (BMP's), and includes calculations for BMP sizing.

COMPLETED **COMPLIED BY**
IN COMPLIANCE

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 **COMPLIED BY**
IN COMPLIANCE

ONSITE RETENTION/INFILTRATION-FUELING STATIONS. The project shall provide an EPA-approved oil and gasoline stop valve to protect any retention/infiltration or detention facilities. Specifications and installation details shall be included in project plans.

COMPLETED **COMPLIED BY**
IN COMPLIANCE

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 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 projects 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 Associated with Construction and Land Disturbance Activities, and provide
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	MINOR EXCEPTION. These conditions are concurrent with approval of Minor Exception ME20-00003 to allow a reduction of one parking space.
COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	TRASH RECEPTACLE. A trash receptacle shall be installed at the end of the drive-thru aisle and shall be accessible to the drivers of the vehicles. The trash receptacle shall be screened with a permanent enclosure and shall be shown on the grading and improvement plans. In addition, the trash receptacle shall be maintained at all times and emptied on a regular basis so as to prevent overflow.
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 one (1)

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)

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 IN COMPLIANCE	**COMPLIED BY**	CFD ANNEXATION. The applicant shall annex the property into Community Facilities District CFD 94-01 concurrent with recordation of the final map. (F)
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. (P)
COMPLETED IN COMPLIANCE	**COMPLIED BY**	UTILITY PLAN. The Developer shall design a Utility Plan for service connections and private hydrant locations. The Developer shall adjust any existing fire hydrants to grade that are affected by the construction of the proposed project improvements. The Developer shall also coordinate and submit plans to the County for review and approval as the 8" ACP water main in Mariposa across project frontage is CSA 70-J water. Out of area service agreement will also be required. (E)
COMPLETED 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. CIVIL PLANS, INCLUDING GRADING, WILL NOT BE APPROVED AND NO GRADING PERMIT WILL BE ISSUED BY THE CITY UNTIL APPROVAL FROM CALTRANS FOR STORM WATER DISCHARGE ONTO THEIR RIGHT OF WAY AND BLOCK WALL CONSTRUCTION ALONG CALTRANS RIGHT OF WAY HAS BEEN SUBMITTED TO THE CITY WITH A COPY OF A CALTRANS ENCROACHMENT PERMIT. (E)

COMPLETED IN COMPLIANCE	**COMPLIED BY**	DRAINAGE ACCEPTANCE LETTERS. It is the Developers responsibility to obtain signed Drainage Acceptance Letters from any adjacent property owners (CALTRANS) who are affected by concentrated off site storm water discharge from any on site retention basins and storm water runoff. The Acceptance letter, must be submitted to the City's Engineering Department for plan check approval. (E)
COMPLETED 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 IN COMPLIANCE	**COMPLIED BY**	OUT OF AREA SERVICE AGREEMENT. The Developer shall submit completed documents indicating approval for an Out of Area Service Contract per City of Hesperia San Bernardino County Special District Service Area 70 and L.A.F.C.O. (Local Agency Formation Commission) requirements. (E)
COMPLETED IN COMPLIANCE	**COMPLIED BY**	MARIPOSA ROAD. Developer shall construct half-width (to center-line) improvements on Mariposa Road across the project frontage, based on City's 100-foot Mariposa Road Arterial Roadway Standard. The curb face is to be located at 36' 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: 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. Intersection improvements including handicapped ramps per City standards. F. Commercial driveway approaches per City standards. G. Pavement transitions per City Standards. H. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 10 and per the soils report. I. Cross sections every 50-feet per City standards. J. Traffic control signs and devices as required by the traffic study and/or the City Engineer. K. Provide a signage and striping plan per City standards. L. It is the Developer's responsibility to obtain any off-site dedications for transition tapers including acceleration / deceleration tapers per City standards. It is also the Developer's responsibility to obtain any additional Right-of-Way dedication needed to satisfy the 26' minimum paving requirement at no cost to the City. M. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

COMPLETED 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. GRADING PLAN, WILL NOT BE APPROVED AND NO GRADING PERMIT WILL BE ISSUED BY THE CITY UNTIL APPROVAL FROM CALTRANS FOR STORM WATER DISCHARGE ONTO THEIR RIGHT OF WAY AND BLOCK WALL CONSTRUCTION ALONG CALTRANS RIGHT OF WAY HAS BEEN SUBMITTED TO THE CITY WITH A COPY OF A CALTRANS ENCROACHMENT PERMIT. (E)
COMPLETED 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) (CALTRANS) who are affected by any Off-Site Grading that is needed to make site work. The Off-Site Grading letter(s) must be submitted and appropriate fees paid to the City's Engineering Department for plan check approval. (E)
COMPLETED IN COMPLIANCE	**COMPLIED BY**	STREET IMPROVEMENTS. The Developer shall design street improvements in accordance with City standards and these conditions. (E)

CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE

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 (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

SOLID MASONRY WALLS AND FENCES. The Developer shall submit four sets of masonry wall/wrought iron fencing plans to the Building Division with the required application fees for all proposed walls. A combination solid three foot high split face masonry wall or other approved decorative wall with a three foot high wrought iron fence shall be provided along the property lines where headlight glare from vehicles on site would negatively affect adjacent residentially designated properties. An approved six foot high wall with decorative cap may be substituted for the combination wall/fence provided its height is in accordance with the Development Code. (P)

COMPLETED **COMPLIED BY**
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)

COMPLETED **COMPLIED BY**
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)

CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

AS BUILT PLANS. The Developer shall provide as built plans, Notice of Completion, and One Year Maintenance Bonds to the Engineering / Water Sewer Departments. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

ELECTRONIC COPIES. The Developer shall provide electronic copies of the approved project in AutoCAD format to the City's Engineering Department. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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.
COMPLETED 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**	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)

Others

COMPLETED NOT IN COMPLIANCE	**COMPLIED BY**	ALCOHOL SALES. The project is subject to Section 16.16.370 of the Municipal Code which provides standards for the continued operation of alcohol establishments, and sets forth grounds for the modification, revocation and termination of this conditional use permit if it is found to be in violation of this section.

NOTICE TO DEVELOPER: IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONACT 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**

TENTATIVE TRACT NO. 18955
CITY OF HESPERIA

GENERAL NOTES:

1. PREPARED/REVISED: OCTOBER 2015
2. GROSS ACREAGE: 1,037.02 AC.
3. ACREAGE SUMMARY:
   REFER TO PHASING INDEX SUMMARY TABLE HEREON
4. EXISTING GENERAL PLAN DESIGNATION:
   PLANNED MIXED USE / SPECIFIC PLAN
5. EXISTING LAND USE:
   VACANT/ SPECIFIC PLAN SP-89-1
6. PROPOSED LAND USE:
   PLANNED MIXED USE / SPECIFIC PLAN SPL13-00001
7. EXISTING ZONING:
   PLANNED MIXED USE / SPECIFIC PLAN SP-89-1
8. PROPOSED ZONING:
   PLANNED MIXED USE / SPECIFIC PLAN SPL13-00001
9. ADJACENT LAND USE:
   NORTH: RESIDENTIAL
   SOUTH: VACANT PROPERTIES
   EAST: VACANT / RESIDENTIAL
   WEST: VACANT / RESIDENTIAL
10. SPECIFIC PLAN:
    SPL13-00001 - RANCHO LAS FLORES SPECIFIC PLAN
11. OPEN SPACE: 198.38 AC.
    PARKS: 55.13 AC.
12. PROPOSED NO OF DWELLING UNITS:
    RESIDENTIAL LOW: 555 DU
    RESIDENTIAL LOW MEDIUM: 1,396 DU
    TOTAL: 1,951 DU
13. ALL LOT LINES AND DIMENSIONS ARE APPROXIMATE
14. STREET GRADES:
    MINIMUM 0.5%; MAXIMUM OF 12%
15. STREET IMPROVEMENTS:
    47,978 LF. OF INFRASTRUCTURE IMPROVEMENT
    94,558 LF. OF IN-TRACT IMPROVEMENT
    142,536 LF. OF TOTAL IMPROVEMENT
16. NO PARKING SHALL BE ALLOWED ON ENTRY STREET
17. ALL PROPOSED SLOPES SHOWN HEREON ARE 2:1
    (UNLESS OTHERWISE NOTED)
18. RETAINING WALLS:
    ALL RETAINING WALLS SHOWN HEREON ARE TO BE A VISIBLE MAX. HEIGHT OF 6' UNLESS OTHERWISE NOTED. CRIB WALLS (OR EQUAL) SHALL BE AS NOTED HEREON. SAFETY FENCES SHALL BE PROVIDED AT TOP OF ALL CRIB WALLS.
19. MAINTENANCE / ACCESS ROADS SHALL BE GATED
20. WATER/SEWER SYSTEM PLAN:
    SEE SHEETS 10-12
21. THIS PROJECT IS NOT WITHIN A HIGH FIRE AREA
22. THIS PROJECT IS NOT WITHIN A FLOOD PLAIN
23. THIS PROJECT IS WITHIN THE MOJAVE RIVER WATERSHED
24. SLOPE ANALYSIS:
    REFER TO SPL13-00001
25. STATE DESERT NATIVE PLANTS ACT: REFER TO E.I.R. BIOLOGICAL STUDIES
26. ALL INTERSECTION CENTERLINES ARE TO BE PERPENDICULAR/RADIAL OR UP TO A 5 DEGREE DEFLECTION WITH A 50' TANGENT (C/L INT. TO B.C.), UNLESS OTHERWISE NOTED.
27. INTERCEPTOR AND TERRACE DRAINS MAY DRAIN ACROSS LOTS TO A COMMON OUTLET.
28. THIS PROJECT IS WITHIN THE SPECIFIC PLAN MESA VILLAGE
29. ALL FRONT, SIDE AND REAR LOT SETBACKS ARE DETAILED IN THE SPECIFIC PLAN (SPL13-00001)

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF LOT 1 OF TRACT MAP NO. 18985-1 AS SHOWN BY MAP FILED IN BOOK 355, PAGES 9 THROUGH 13, INCLUSIVE OF MAPS RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

BENCHMARK:

N.G.S. BENCHMARK EV1571
DESIGNATION: E 41
STAMPING: E 41 1924
DESCRIPTION:

DESCRIBED BY COAST AND GEODETIC SURVEY 1961
1.2 MI NE FROM LUGO SIDING; 1.2 MILES NORTHEAST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE SIDING SIGN AT LUGO SIDING, 1 POLE (214 FEET) EAST OF MILEPOST 49, 223 FEET EAST OF AND ACROSS THE TRACKS FROM FORMER MILEPOLE, 94.6 FEET SOUTHEAST OF THE SOUTHEAST RAIL OF THE SOUTHEAST TRACK, 2.4 FEET NORTHWEST OF A FENCE, 2.7 FEET SOUTHWEST OF A WITNESS POST, ABOUT 5 FEET LOWER THAN THE TRACK, AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.1 FOOT ABOVE THE GROUND.

ELEVATION 3411.31' NAVD 88 DATUM

BASIS OF BEARINGS:

THE GRID AZIMUTH BETWEEN THE NW COR OF SEC. 3, T3N, R4W, S.B.M. (SBCO GPS PT# 21570) AND THE NE COR OF SEC. 3, T3N, R4W, S.B.M. (SBCO GPS PT# 20317) BEING 88°55'35" (BEARING N88°55'35"E). PROJECT BOUNDARY AND DISTANCES ARE GROUND. COORDINATE BASE POINT IS SBCO GPS PT# 20317 NAD '83, CA SPC ZONE 5, EPOCH 1992.6.

EARTHWORK QUANTITY ESTIMATES:

MASS CUT: 7,500,000 C.Y.
MASS FILL: 7,500,000 C.Y.

NOTE: BASED ON BULKING, SHRINKING AND OTHER ADJUSTMENT FACTORS PER THE SOILS ENGINEER,

THIS SITE IS EXPECTED TO BALANCE.

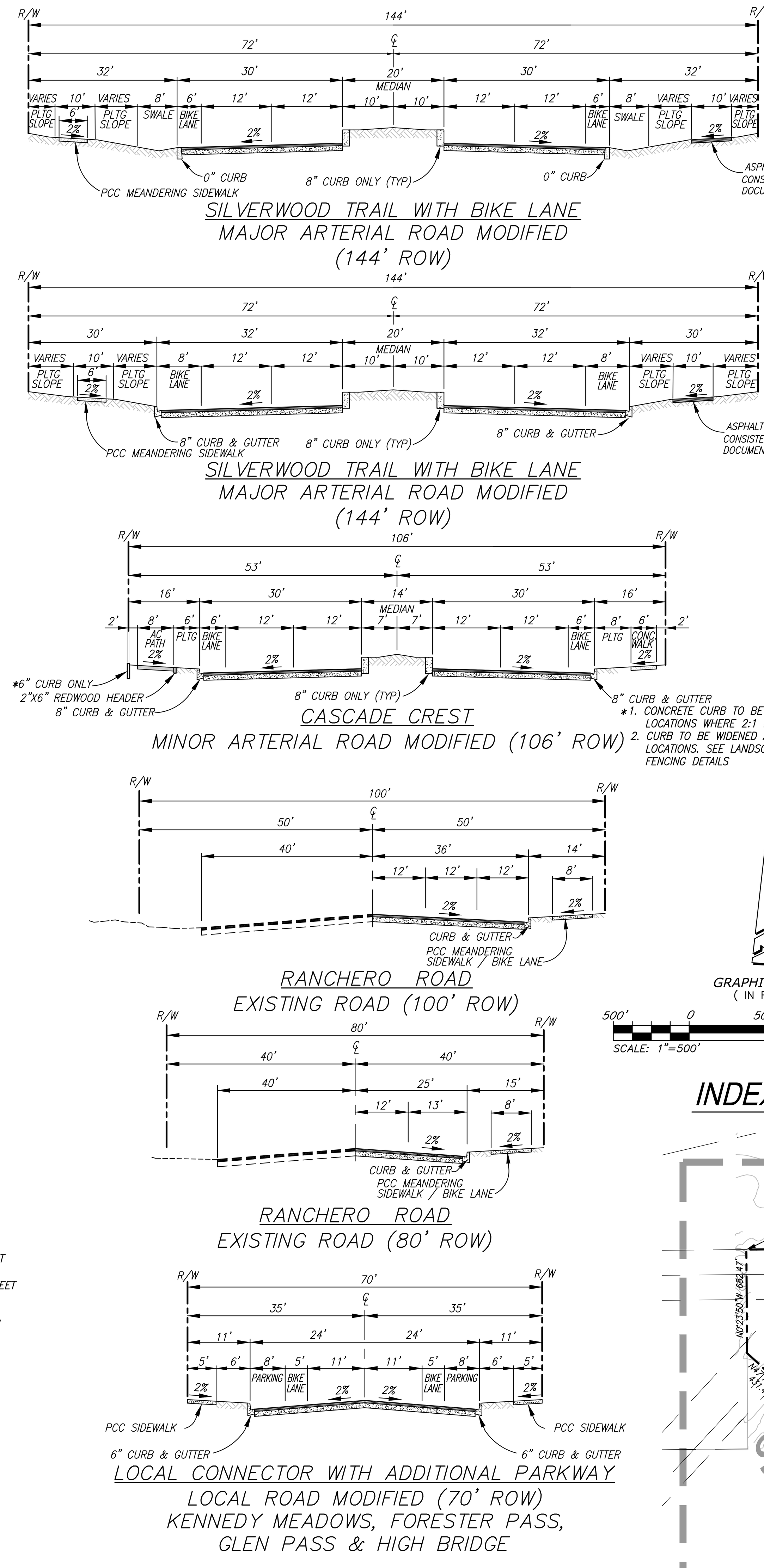
PHASING INDEX SUMMARY TABLE

PLANNING AREA	18989 Lot No.	18955 TR. No.	TOTAL ACRES	LAND USE	LOT COUNT	LOT S.F. (Min.)	Average Lot Size
A1	2	2	12.11 AC	L (3.5)	32	7,200 SF	11,876 SF
A2	1	1	35.89 AC	L (3.5)	50	7,200 SF	14,538 SF
A3**	3	3	50.72 AC	L (3.5)	38	7,200 SF	15,053 SF
~~A4**~~			--	--	84	7,200 SF	11,433 SF
A5	5	5	21.40 AC	LM (5.0)	69	5,000 SF	7,625 SF
A6	4	4	18.47 AC	LM (5.0)	57	5,000 SF	7,555 SF
A7	6	6	21.38 AC	LM (5.0)	74	5,000 SF	8,189 SF
A8	7	7	22.08 AC	L (3.5)	46	7,200 SF	9,795 SF
A9	9	9	38.24 AC	L (3.5)	62	7,200 SF	16,442 SF
A10	8	8	25.78 AC	L (3.5)	52	7,200 SF	16,921 SF
A11	10	10	24.77 AC	L (3.5)	76	7,200 SF	9,515 SF
A12	11	11	17.13 AC	LM (5.0)	78	5,000 SF	6,017 SF
A13	12	12	17.55 AC	LM (5.0)	71	5,000 SF	6,755 SF
A14	23	23	31.51 AC	LM(5.0)	144	5,000 SF	5,654 SF
A15	22	22	26.83 AC	LM (5.0)	99	5,000 SF	8,224 SF
A16	21	21	26.98 AC	LM (5.0)	120	5,000 SF	6,461 SF
A17	26	20648	15.61 AC	M (10)	24	--	--
A18	20	20	20.63 AC	LM (5.0)	76	5,000 SF	5,354 SF
A28	13	13	19.78 AC	LM (5.0)	98	5,000 SF	5,250 SF
A29	14	14	19.20 AC	LM (5.0)	96	5,000 SF	5,895 SF
A30	15	15	31.57 AC	L (3.5)	109	7,200 SF	8,188 SF
A37******	16	16	43.27 AC	LM (5.0)	262	5,000 SF	6,427 SF
A38******	17	16	--	LM (5.0)	--	--	--
A41****	30	16	--	LM (5.0)	--	--	--
A42******	18	16	--	LM (5.0)	--	--	--
A43*****	31	31	16.88 AC	LM (5.0)	76	5,000 SF	6,469 SF
A43	19	19	18.24 AC	LM (5.0)	79	5,000 SF	6,406 SF
Sub-Total Acreage			576.00 AC		1,972		
TREAT. PLANT	LOT I	WWTP	10.49 AC				
SLS#1	LOT A	--	1.37 AC				
SLS#2	LOT G	--	0.79 AC				
WQB	LOT D	--	2.76 AC				
WQB	LOT F	--	3.85 AC				
WQB	LOT H	--	3.71 AC				
WQB	LOT K	--	3.64 AC				
OPEN SPACE	LOT N	--	43.88 AC				
OPEN SPACE	LOT M	--	71.72 AC				
OPEN SPACE	LOT L	--	62.28 AC				
OPEN SPACE	LOT J	--	0.27 AC				
OPEN SPACE	LOT E	--	20.01 AC				
PARK (P1)	LOT C	--	2.47 AC				
PARK (P2)	LOT B	--	1.73 AC				
PARK (P3)	38	--	12.54 AC				
PARK (P5)	37	--	3.67 AC				
PARK (P6)	35	--	19.96 AC				
PARK (P7)	36	--	7.55 AC				
PARK (P8)	34	--	2.00 AC				
~~PARK (P10)~~	--	--	--				
PARK (P11)	32	--	2.60 AC				
COMM CTR	27	--	6.48 AC				
SCHOOL (S1)	28	SCHOOL	14.92 AC				
CELL TOWER SITE	24	24	0.16 AC				
RV STORAGE SITE	25	25	2.32 AC				
REMAINDER PARCEL	29	29	8.58 AC				
REMAINDER PARCEL	33	33	21.85 AC				
REMAINDER PARCEL	39	39	21.67 AC				
Sub-Total Acreage			351.90 AC				
TTM No. 18955 Total Ac.			927.90				

** A3 & A4 were combined into one PA
*** A portion of A17 is the Model Site
**** A41 was absorbed into A42
***** P10 was absorbed into A43
****** A37, A38, and A42 were combined into one PA

Land Use Legend
Low (L) - 7,200-18,000 SF (2 DU/Ac. min.)
Low Medium (LM) - 4,000-7,200 SF (4 DU/Ac. min.)
Medium (M) - 2,900-4,000 SF (7 DU/Ac. min.)

NOTE: Medium Density = 84 lots
(Total lots with MDR = 2,069)



SILVERWOOD TRAIL WITH BIKE LANE
MAJOR ARTERIAL ROAD MODIFIED (144' ROW)

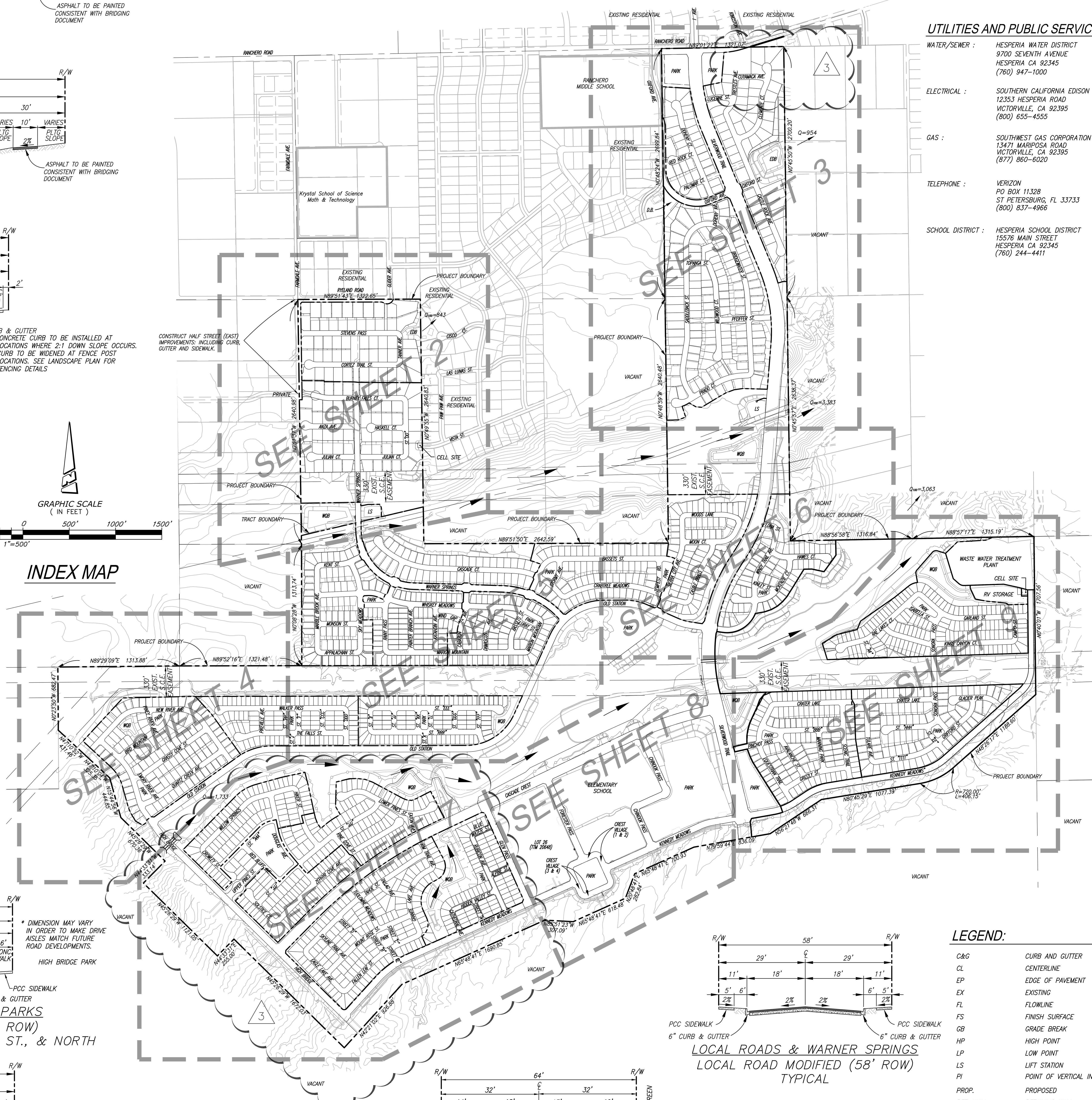
SILVERWOOD TRAIL WITH BIKE LANE
MAJOR ARTERIAL ROAD MODIFIED (144' ROW)

CASCADE CREST
MINOR ARTERIAL ROAD MODIFIED (106' ROW)

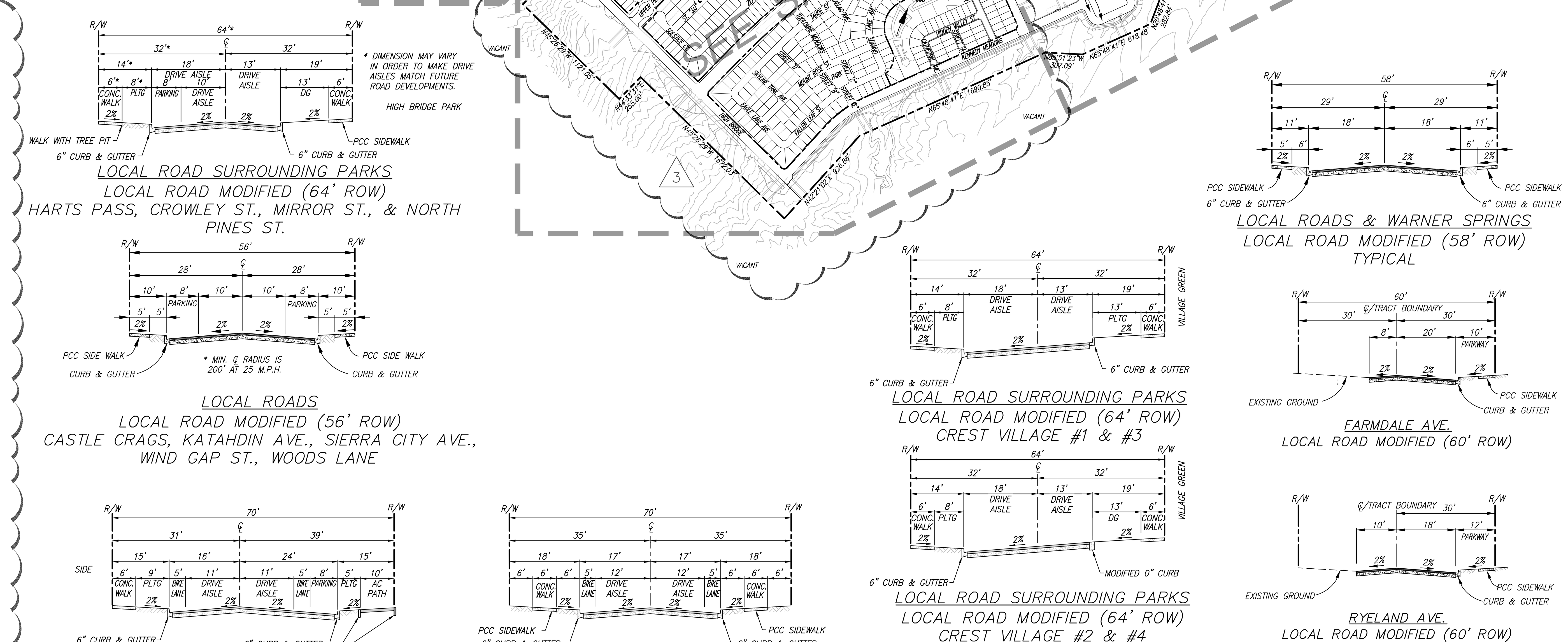
RANCHERO ROAD
EXISTING ROAD (100' ROW)

RANCHERO ROAD
EXISTING ROAD (80' ROW)

LOCAL CONNECTOR WITH ADDITIONAL PARKWAY
LOCAL ROAD MODIFIED (70' ROW)
KENNEDY MEADOWS, FORESTER PASS, GLEN PASS & HIGH BRIDGE



INDEX MAP



LOCAL ROAD SURROUNDING PARKS
LOCAL ROAD MODIFIED (64' ROW)
HARTS PASS, CROWLEY ST., MIRROR ST., & NORTH PINES ST.

LOCAL ROADS
LOCAL ROAD MODIFIED (56' ROW)
CASTLE CRAGS, KATAHDIN AVE., SIERRA CITY AVE., WIND GAP ST., WOODS LANE

LOCAL CONNECTOR WITH ADDITIONAL PARKWAY W/PARKING ON ONE SIDE
LOCAL ROAD MODIFIED (70' ROW)
NO LOT FRONTAGE
OLD STATION

LOCAL ROAD
LOCAL ROAD MODIFIED (70' ROW)
NO LOT FRONTAGE
WARNER SPRINGS

LOCAL ROAD SURROUNDING PARKS
LOCAL ROAD MODIFIED (64' ROW)
CREST VILLAGE #1 & #3

LOCAL ROAD SURROUNDING PARKS
LOCAL ROAD MODIFIED (64' ROW)
CREST VILLAGE #2 & #4

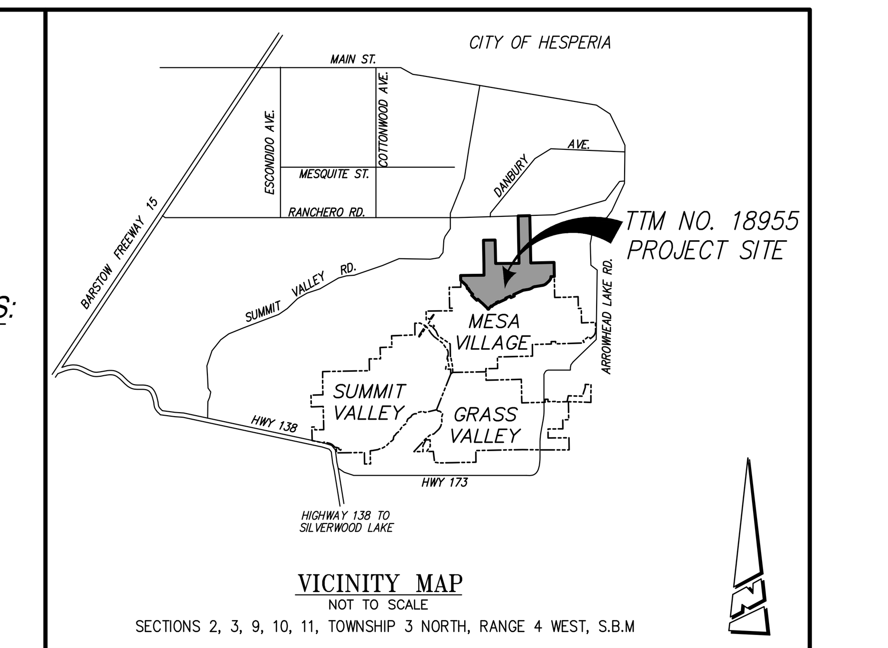
LOCAL ROADS & WARNER SPRINGS
LOCAL ROAD MODIFIED (58' ROW)
TYPICAL

FARMDALE AVE.
LOCAL ROAD MODIFIED (60' ROW)

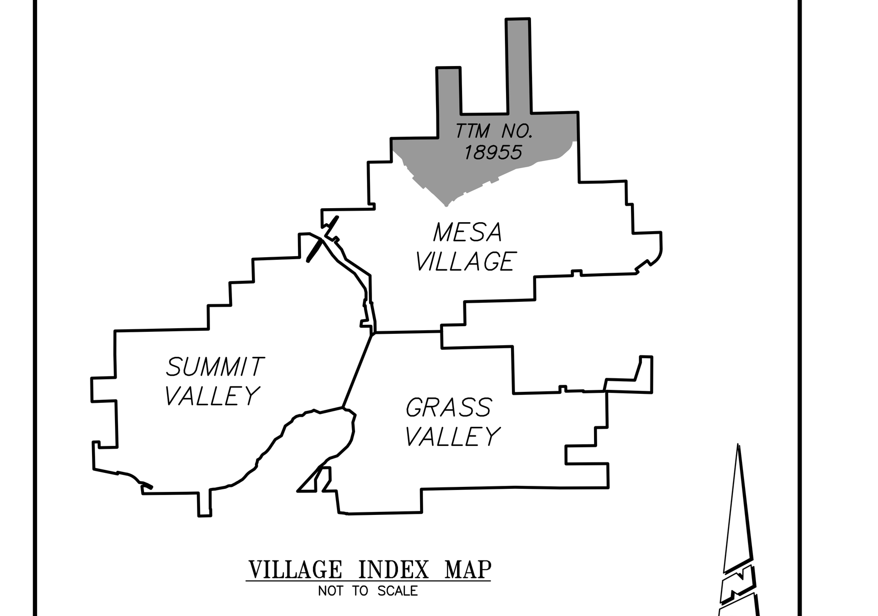
RYELAND AVE.
LOCAL ROAD MODIFIED (60' ROW)

UTILITIES AND PUBLIC SERVICES:

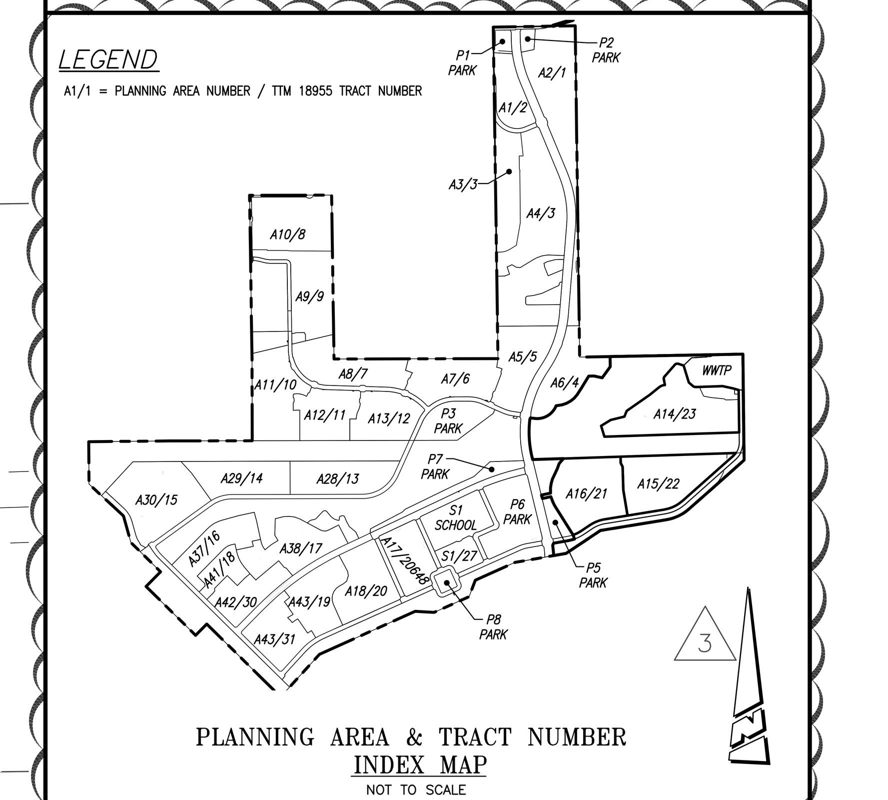
WATER/SEWER :	HESPERIA WATER DISTRICT 9700 SEVENTH AVENUE HESPERIA CA 92345 (760) 947-1000
ELECTRICAL :	SOUTHERN CALIFORNIA EDISON 12353 HESPERIA ROAD VICTORVILLE, CA 92395 (800) 655-4555
GAS :	SOUTHWEST GAS CORPORATION 13471 MARIPOSA ROAD VICTORVILLE, CA 92395 (877) 860-6020
TELEPHONE :	VERIZON PO BOX 11328 ST PETERSBURG, FL 33733 (800) 837-4966
SCHOOL DISTRICT :	HESPERIA SCHOOL DISTRICT 15576 MAIN STREET HESPERIA CA 92345 (760) 244-4411



VICINITY MAP
NOT TO SCALE
SECTIONS 2, 3, 9, 10, 11, TOWNSHIP 3 NORTH, RANGE 4 WEST, S.B.M



VILLAGE INDEX MAP
NOT TO SCALE



PLANNING AREA & TRACT NUMBER INDEX MAP
NOT TO SCALE

LEGEND:

C&G	CURB AND GUTTER
CL	CENTERLINE
EP	EDGE OF PAVEMENT
EX	EXISTING
FL	FLOWLINE
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
LS	LIFT STATION
PI	POINT OF VERTICAL INTERSECTION
PROP.	PROPOSED
RET. WALL	RETAINING WALL
H=_'	RETAINING WALL HEIGHT
R/W	RIGHT OF WAY
TB	TOP OF BERM
WQB	WATER QUALITY BASIN
EDB	EXTENDED DRAINAGE BASIN
D.B.	DEBRIS BASIN
LOT A	LETTERED LOT / TRACT NUMBER
61	LOT NUMBER / TRACT NUMBER
P=253.3	PAD ELEVATION

PROJECT BOUNDARY
TRACT BOUNDARY
TOP OF SLOPE / TOE OF SLOPE (2:1 SLOPE UNLESS OTHERWISE NOTED)
3140 EXIST. CONTOUR
CENTERLINE
EASEMENT LINE
STORM DRAIN LINE
S SEWER LINE
FM FORCE MAIN SEWER LINE
W WATER LINE
RW RECLAIMED WATER LINE
(SEWER, FORCE MAIN, WATER AND RECLAIMED WATER LINES: SHOWN ON SHT. 10-12 ONLY)
3200 PROPOSED CONTOUR
CROSS GUTTER
TERRACE DRAIN
EQUESTRIAN TRAIL
MULTI-USE PAVED TRAIL
STREAMBED TRAIL CROSSING (CROSSING TYPE TO BE DETERMINED)
RETAINING WALL
RIP RAP (SIZE AND TYPE TO BE DETERMINED)

TTM SHEET INDEX

AMENDMENTS:

DATE	No.	DESCRIPTION
2/20/26	3	REVISED LOTTING IN PA'S 2, 18, 37, 38, 41, 42, 43 ON SHTS 3, 7, 10, 11, & 12. REVISED TTM 18989 LOT 32 ON SHT 4. UPDATED SHT INDEX MAP ON SHTS 1-12. ADDED STREET SECTION ON SHT 1
8/27/25	2	REVISED LOTTING IN PA'S 1, 2, 3, 4, 5, 6, 7, 9, 10, 14, 15, 16, 18, 26, 28, 29, 30, 37, 38, 42, & 43 ON SHEETS 2, 3, 4, 5, 6, 7, 8, & 9. UPDATED SHEET INDEX MAP ON SHEETS 1-12. UPDATED SHEET INDEX MAP, SECTIONS, GENERAL NOTES, & PHASING INDEX SUMMARY TABLE ON SHEET 1. UPDATED MATCHLINE ON SHEET 6.
2/26/24	1	REVISED LOTTING IN PA'S 1, 2, 3, 4, 9 & 10 ON SHEETS 2, 3, 4 & 10

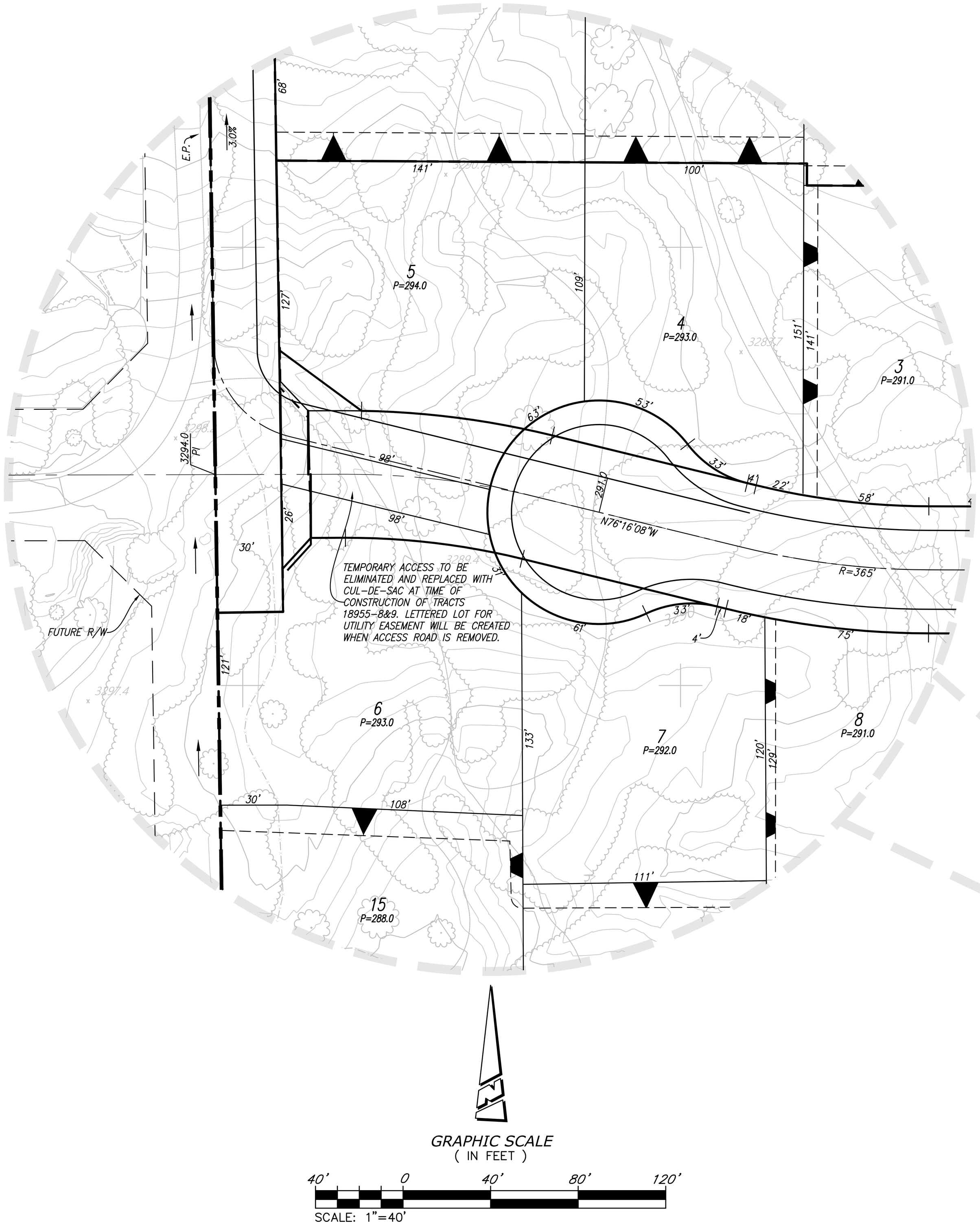
PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

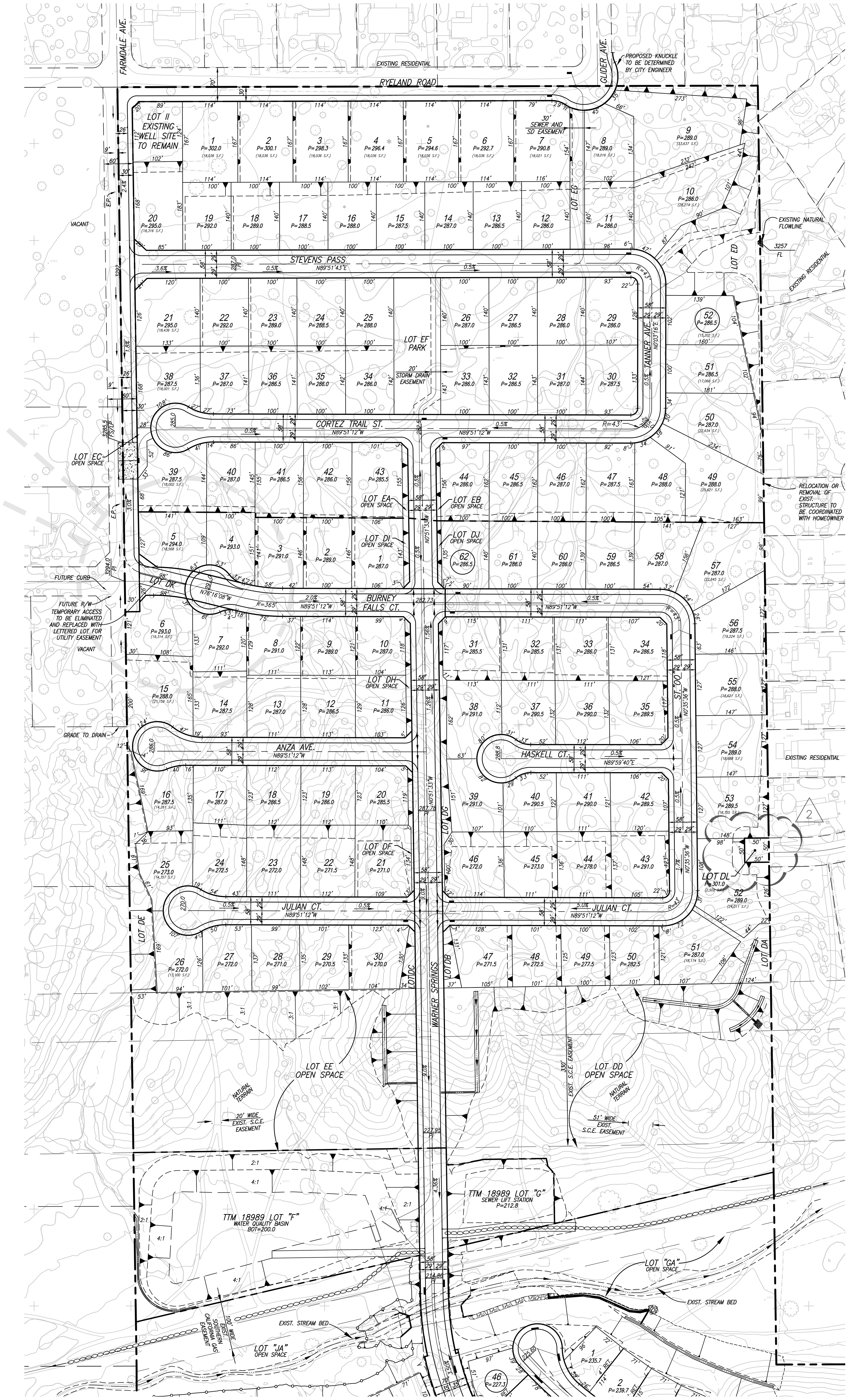
PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

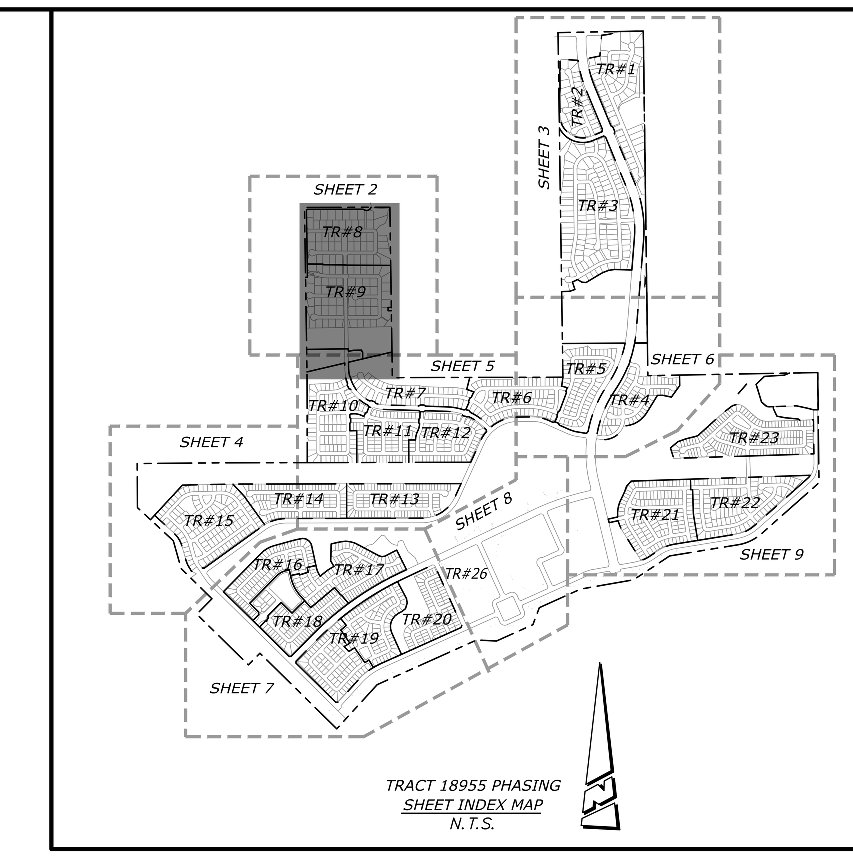
CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
TITLE SHEET

PROJECT NO.
SHEET 1 OF 12
DATE: Jun 10, 2026
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 3\TTM_PH1-SHT_1.dwg, Jun 10, 2026-8:51am, by: mcain







SEE SHEET 5

GRAPHIC SCALE
(IN FEET)
100' 0 100' 200' 300'
SCALE: 1"=100'

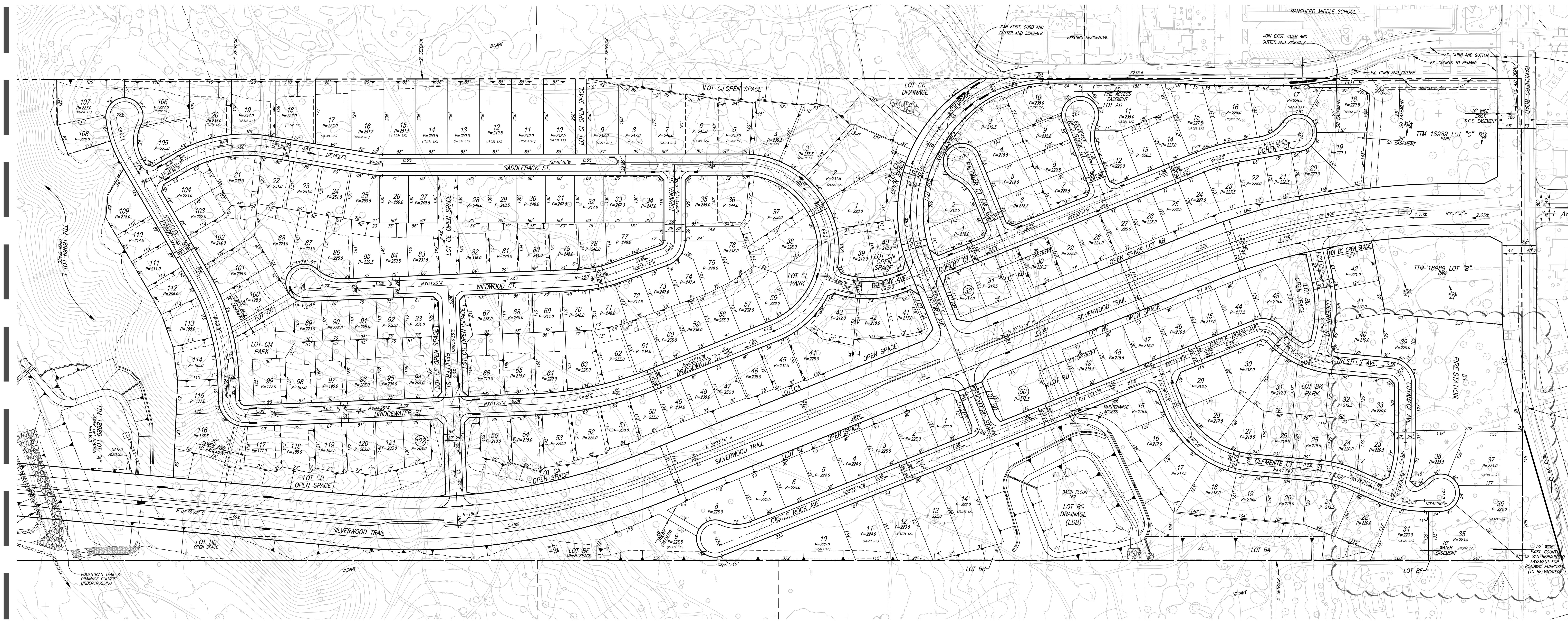
AMENDMENTS:		
DATE	No.	DESCRIPTION
2/20/26	3	REVISED TR. 18955 PHASING SHT INDEX MAP
8/27/25	2	ADDED LOT DL TO PA 9 & REVISED TR. 18955 PHASING SHT INDEX MAP
2/26/24	1	REVISED LOTTING IN PA'S 9 & 10

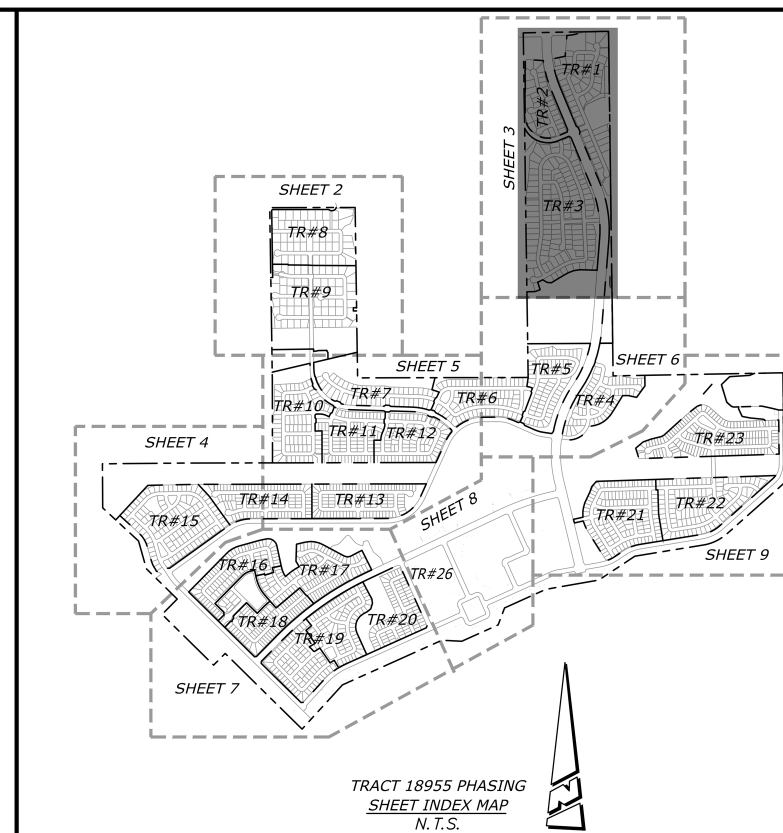
PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE
DATE: Jun 10, 2026
W.O.
PROJECT NO.
SHEET 2 OF 12

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 3\TTM_PH1-SHT_2.dwg, Jun 10, 2026-8:51am, by: mcoin





GRAPHIC SCALE
(IN FEET)
100' 0 100' 200' 300'
SCALE: 1"=100'

AMENDMENTS:		
DATE	No.	DESCRIPTION
2/20/26	3	REVISED LOTTING IN PA 2 & TR. 18955 PHASING SHT INDEX MAP
8/27/25	2	REVISED TR. 18955 PHASING SHT INDEX MAP, SHT TITLE, & REMOVED OFFSITE GRADING & WATER LAYOUT.
2/26/24	1	REVISED LOTTINGS IN PA'S 1, 2, 3, & 4

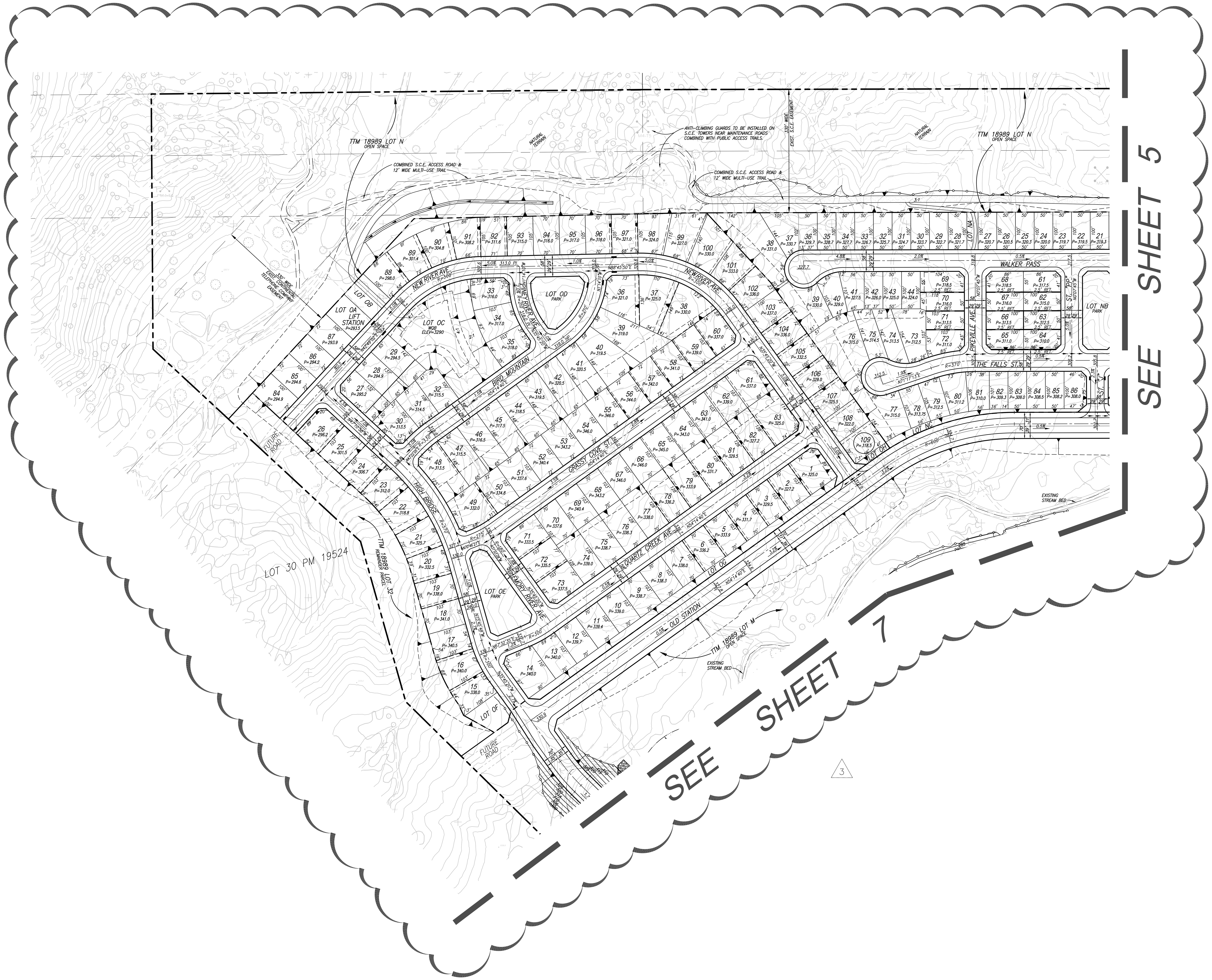
PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

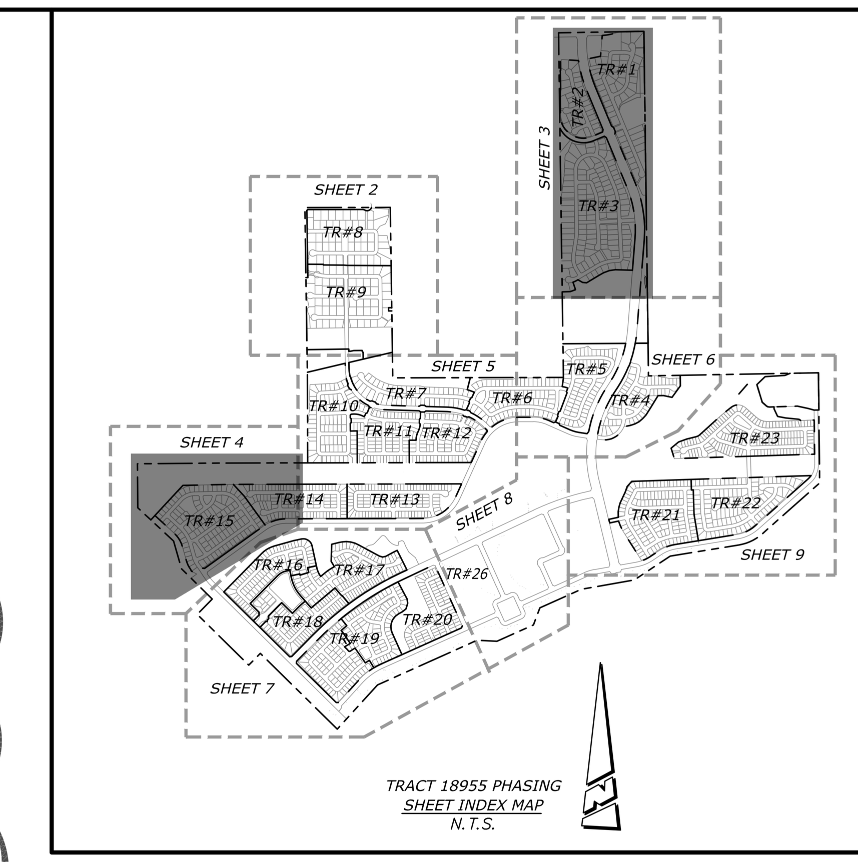
PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

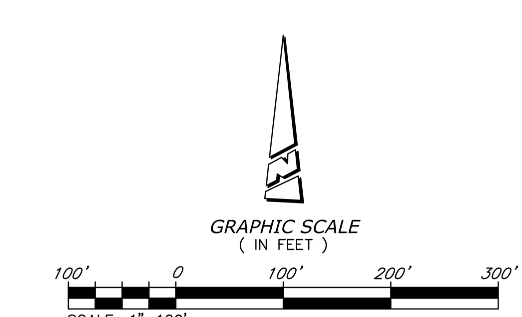
CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 3 OF 12
DATE: Jun 10, 2026
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 3\TTM_PH1-SH1_3.dwg, Jun 10, 2026-8:51am, by: mcoin







AMENDMENTS:		
DATE	No.	DESCRIPTION
2/20/26	3	REVISED TTM 18989 LOT 32 & TR 18955 PHASING SHT INDEX MAP
8/27/25	2	REVISED LOTTING IN PA'S 29, 30, & TR. 18955 PHASING SHT INDEX MAP

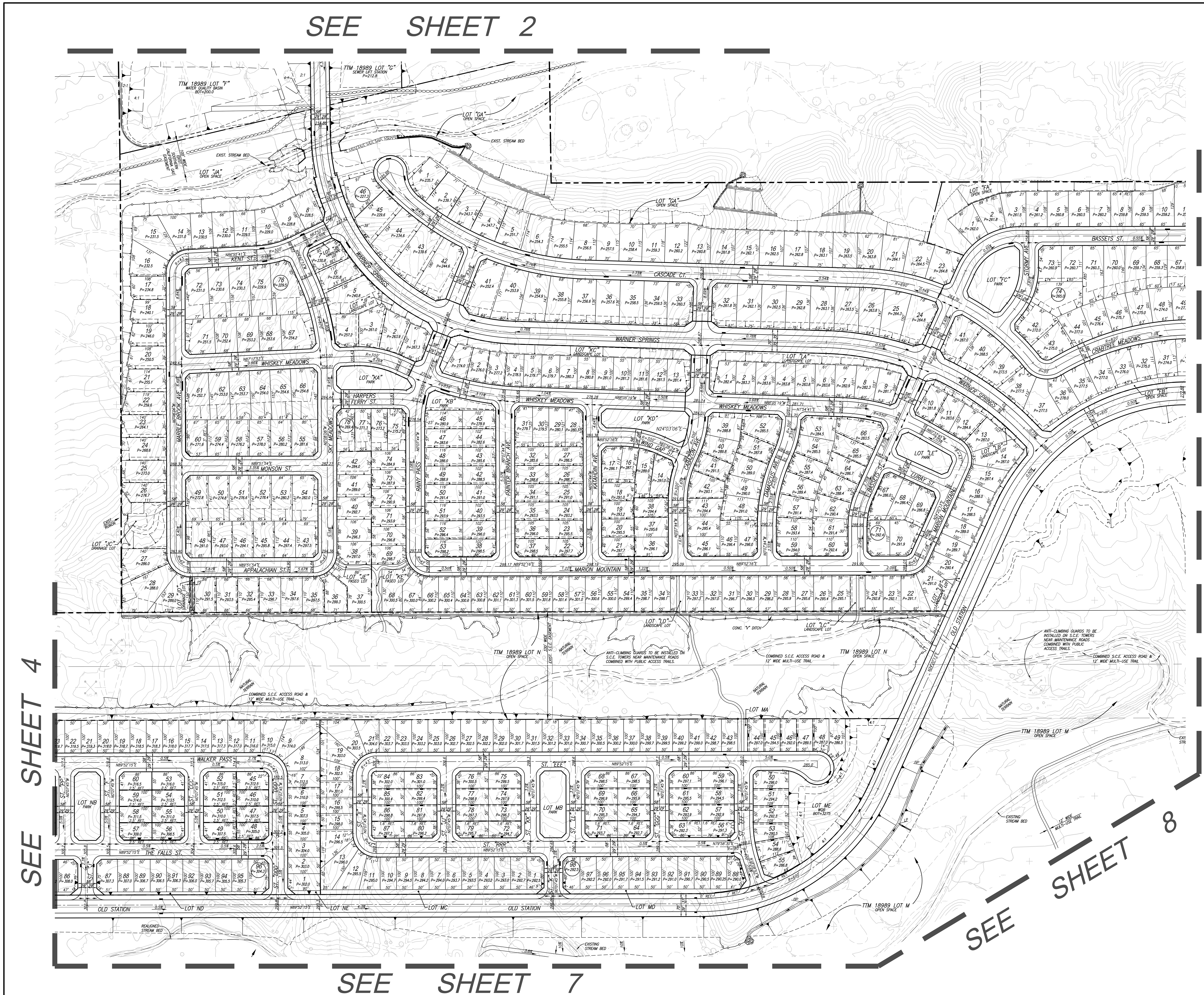
PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

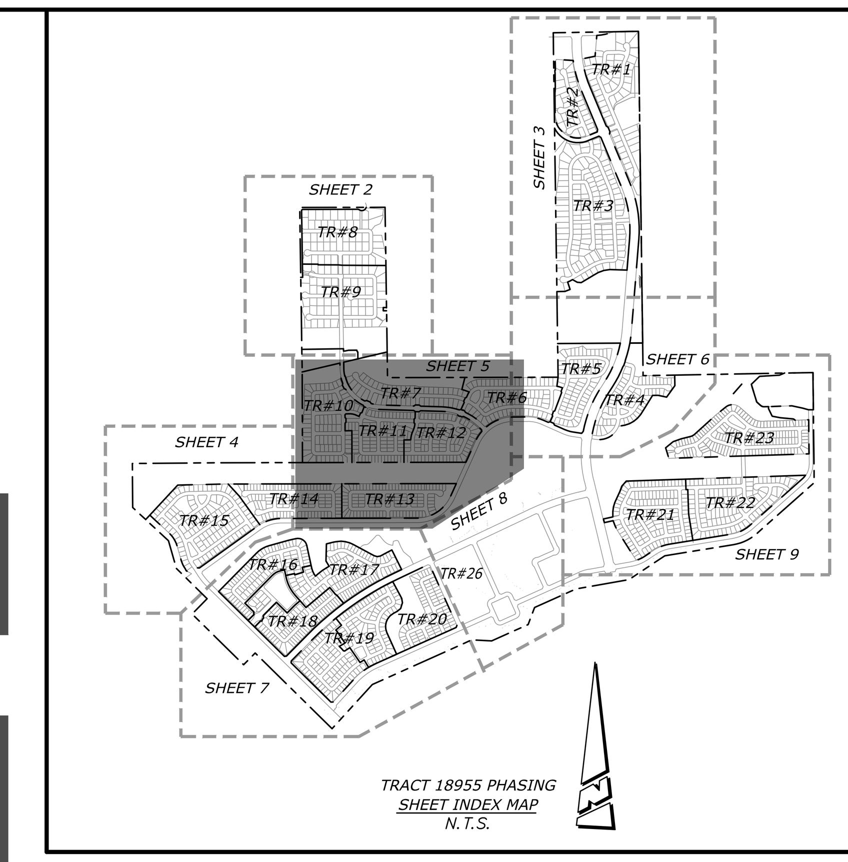
PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 4 OF 12
DATE: Jun 10, 2026
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 3\TTM_PH1-SH1_4.dwg, Jun 10, 2026-8:52am, by: mcain





GRAPHIC SCALE
(IN FEET)
100' 0 100' 200' 300'
SCALE: 1"=100'

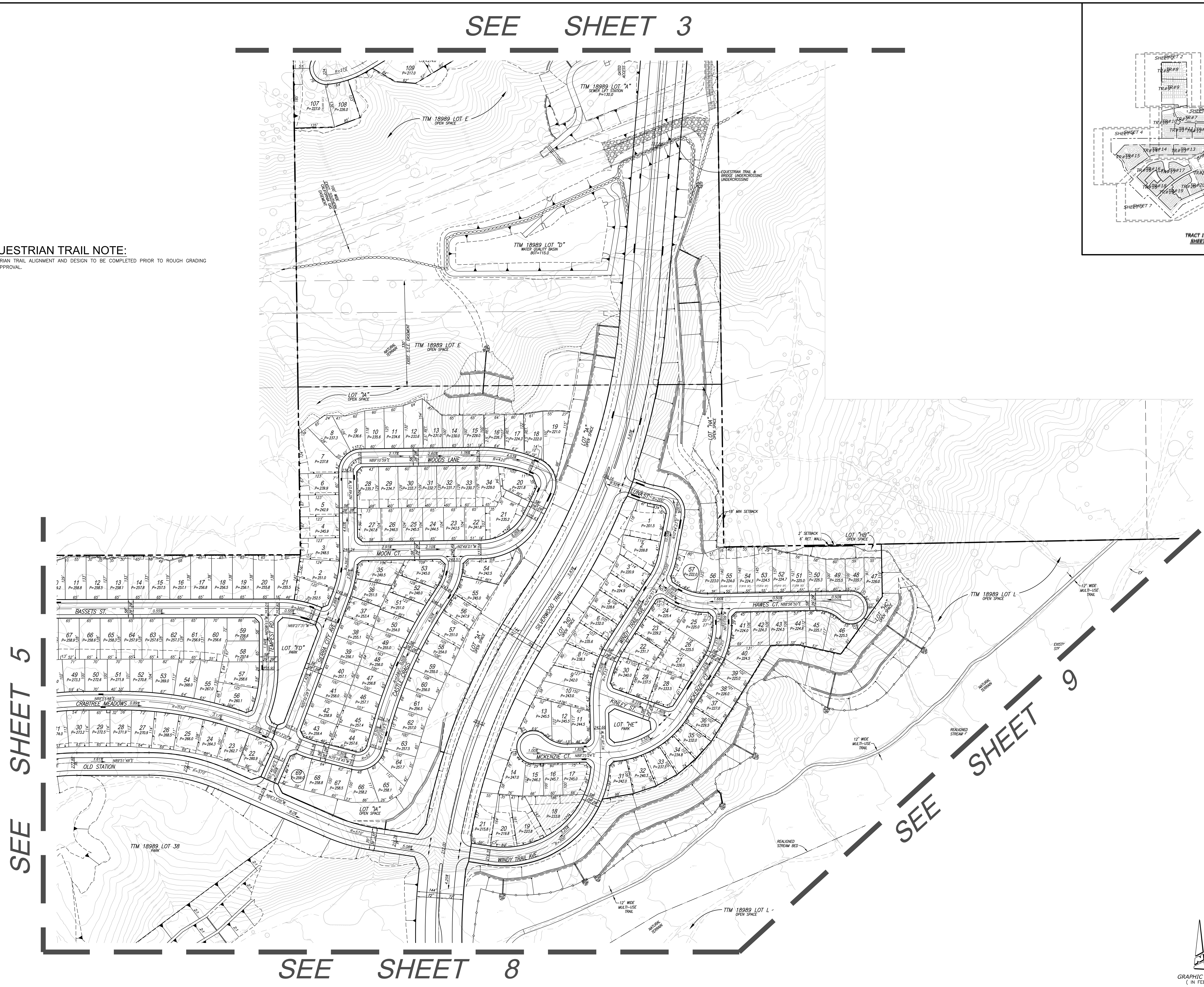
AMENDMENTS:		
DATE	No.	DESCRIPTION
2/20/26	3	REVISED TR. 18955 PHASING SHT INDEX MAP
8/27/25	2	REVISED LOTTING IN PA'S 28, 29, 30, & TR. 18955 PHASING SHT INDEX MAP

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

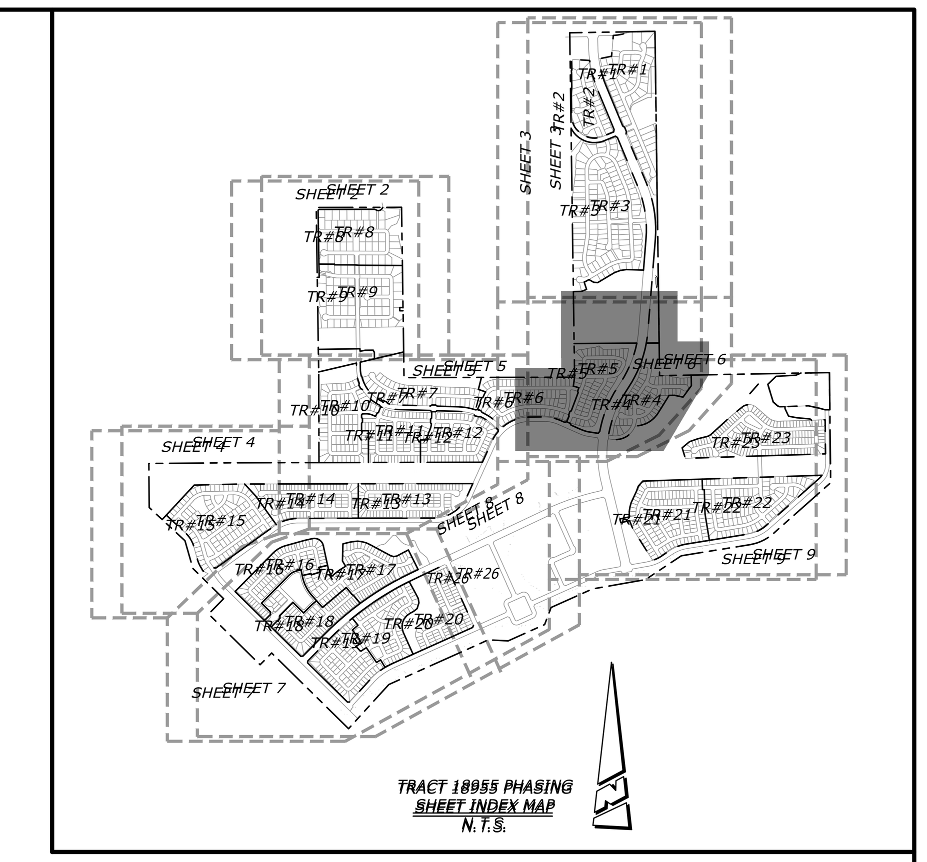
CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE
DATE: Jun 10, 2026
W.O.
PROJECT NO.
SHEET 5 OF 12

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 3\TTM_PH1-SHT_5.dwg, Jun 10, 2026-8:51am, by: mcoin



EQUESTRIAN TRAIL NOTE:

EQUESTRIAN TRAIL ALIGNMENT AND DESIGN TO BE COMPLETED PRIOR TO ROUGH GRADING PLAN APPROVAL.

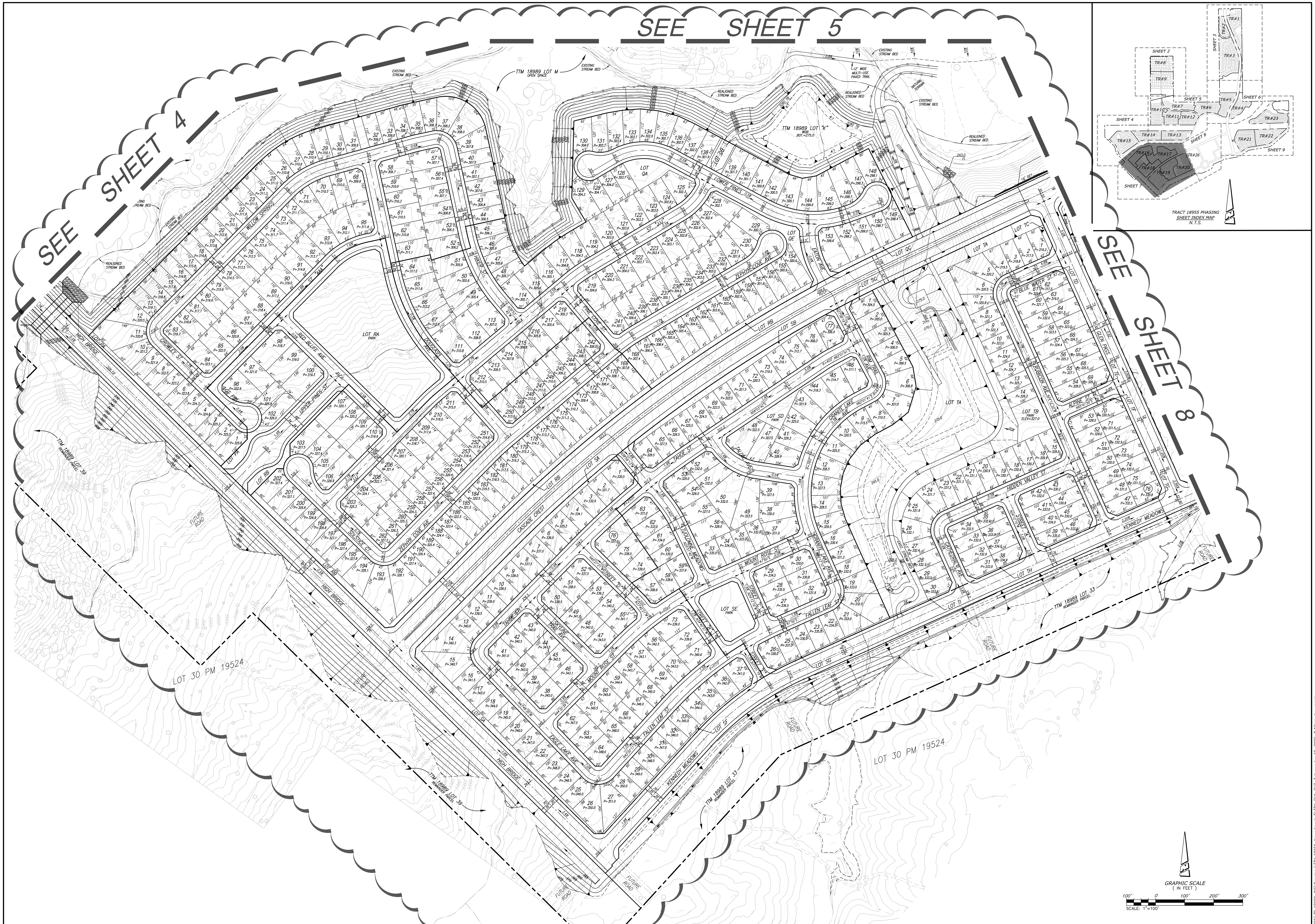


AMENDMENTS:		
DATE	No.	DESCRIPTION
2/20/26	3	REVISED TR. 18955 PHASING SHT INDEX MAP
8/27/25	2	ADDED SHT TITLE & REVISED LOTTING IN PA'S 5, 6, 7, TR.18955 PHASING SHT INDEX MAP, & SHT MATCHLINE

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE
DATE: Jun 10, 2026
W.O.
PROJECT NO.
SHEET 6 OF 12



AMENDMENTS:		
DATE	No.	DESCRIPTION
2/20/26	3	REVISED LOTTING IN PA'S 18, 37, 38, 41, 42, & 43. UPDATED TR.18955 PHASING SHT INDEX MAP.
8/27/25	2	REVISED LOTTING IN PA'S 18, 37, 38, 42, & 43. UPDATED TR.18955 PHASING SHT INDEX MAP.

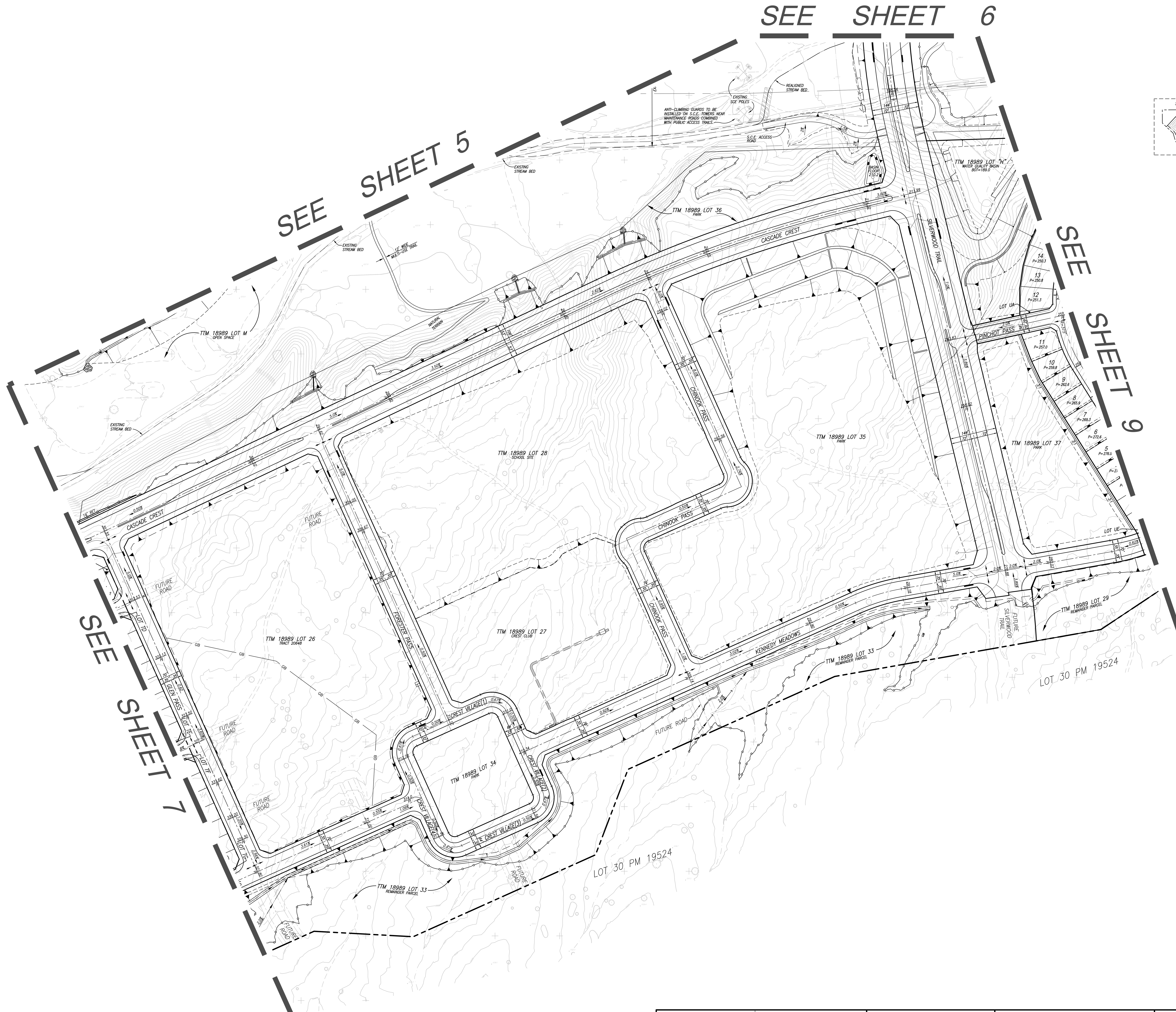
PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

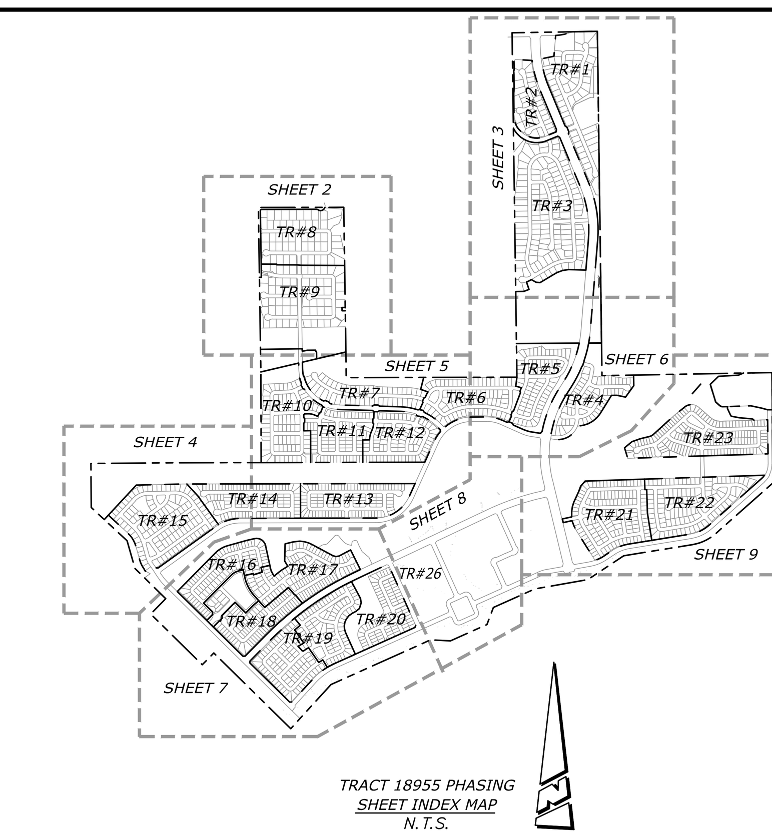
PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 7 OF 12
DATE: Jun 10, 2026
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 3\TTM_PH1-SHT_7.dwg, Jun 10, 2026-8:52am, by: mcain





GRAPHIC SCALE
(IN FEET)

100' 0 100' 200' 300'

SCALE: 1"=100'

AMENDMENTS:		
DATE	No.	DESCRIPTION
2/20/26	3	REVISED TR. 18955 PHASING SHT INDEX MAP
8/27/25	2	ADDED SHT TITLE & REVISED LOTTING IN PA'S 26, TR-20648 -1 & 2, & TR.18955 PHASING SHT INDEX MAP.

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

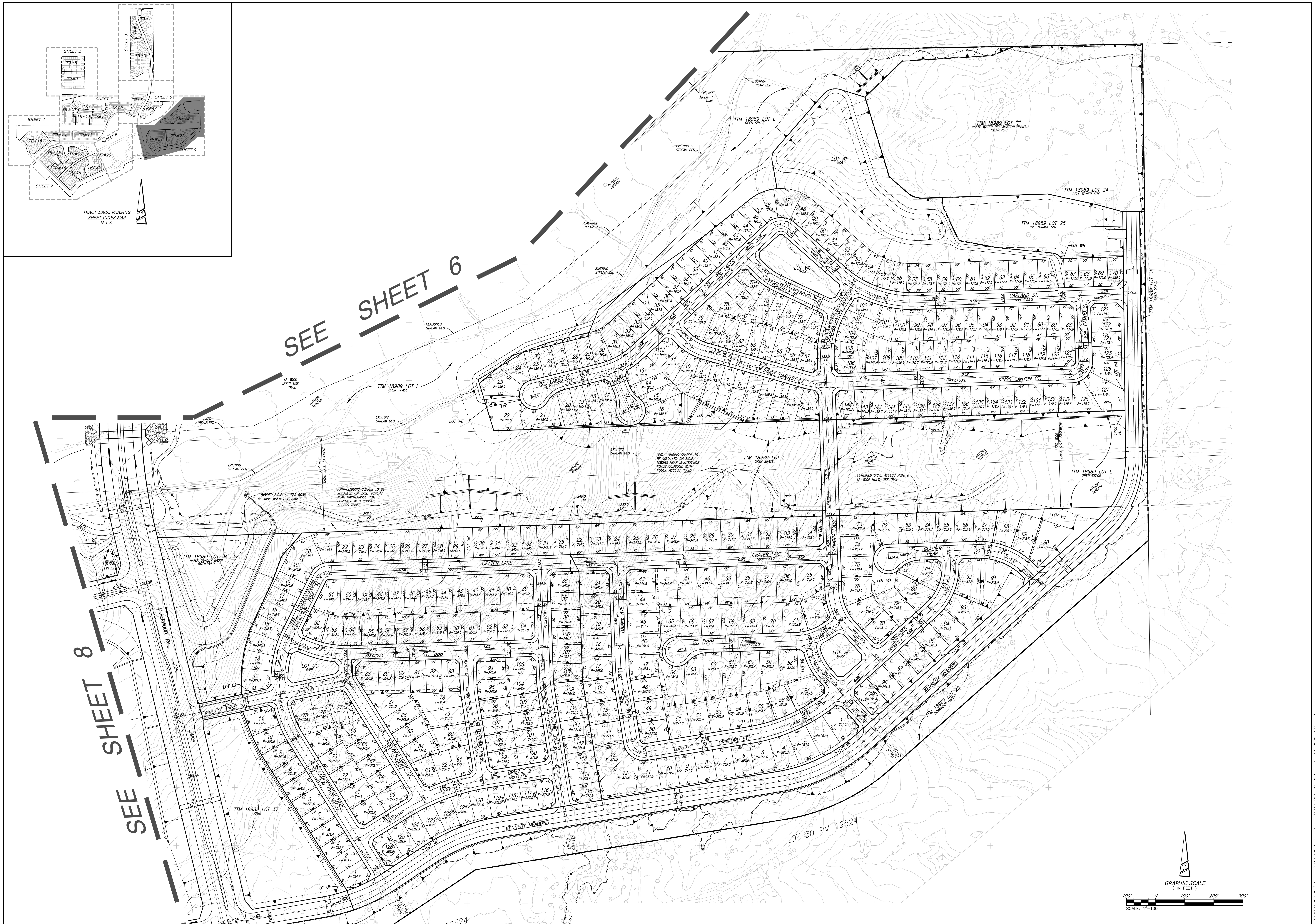
PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 8 OF 12

DATE: Jun 10, 2026
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 3\TTM_PH1-SHT_8.dwg, Jun 10, 2026-8:52am, by: mcain



AMENDMENTS:		
DATE	No.	DESCRIPTION
2/20/26	3	REVISED TR. 18955 PHASING SHT INDEX MAP
8/27/25	2	ADDED SHT TITLE & REVISED LOTTING IN PA'S 14, 15, 16, & TR. 18955 PHASING SHT INDEX MAP.

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
GRADING PLAN & DRAINAGE

PROJECT NO.
SHEET 9 OF 12
DATE: Jun 10, 2026
W.O.

SEE SHEET 11

GRAPHIC SCALE
(IN FEET)
200' 0 200' 400' 600'
SCALE: 1"=200'

AMENDMENTS:		
DATE	No.	DESCRIPTION
2/20/26	3	REVISED UTILITIES IN PA 2 & TR. 18955 PHASING SHT INDEX MAP
8/27/25	2	REVISED TR. 18955 PHASING SHT INDEX MAP
2/26/24	1	REVISED UTILITIES IN PA'S 1, 2, 3, 4, 9 & 10

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

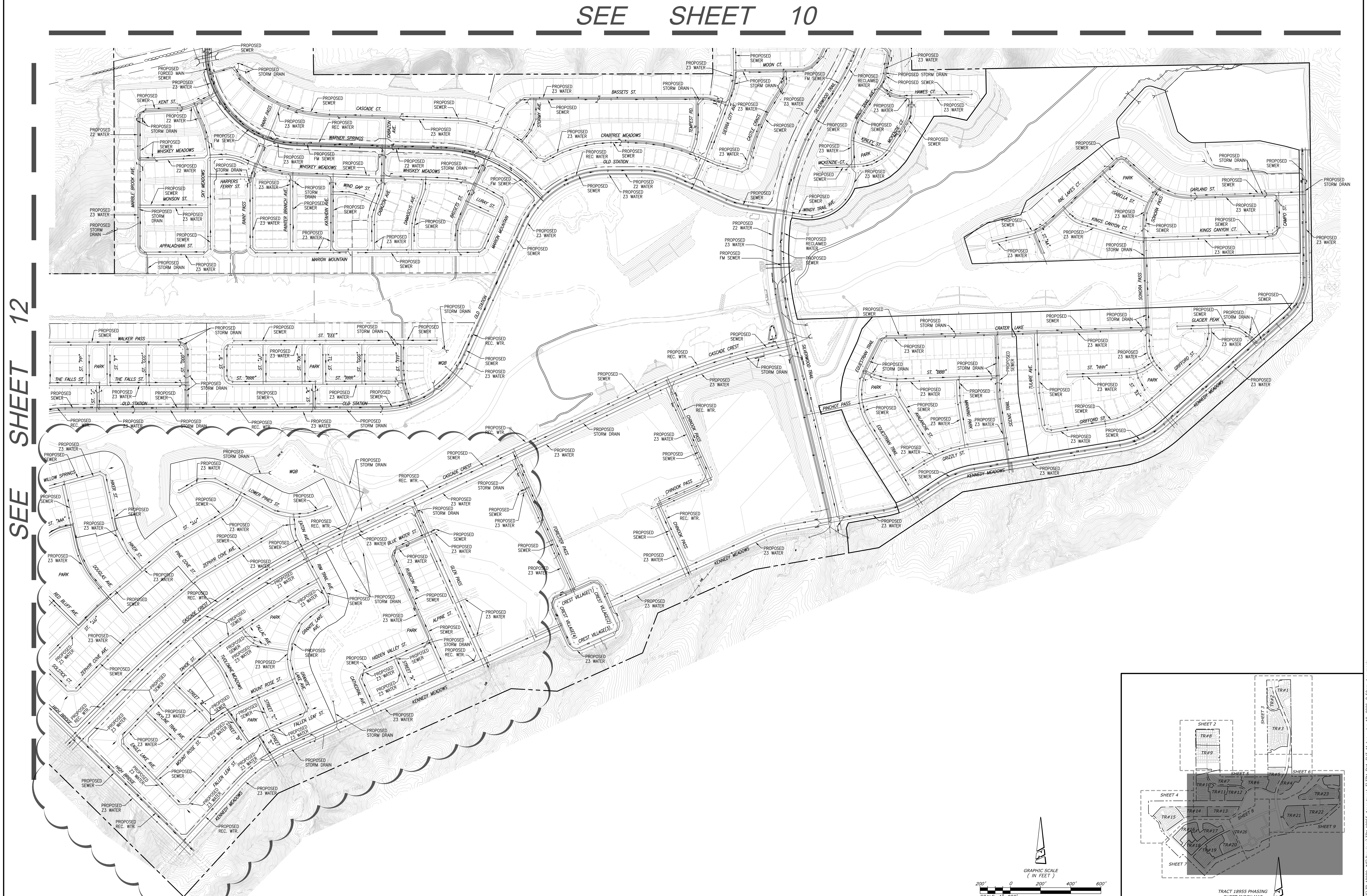
CITY OF HESPERIA

TENTATIVE TRACT MAP NO. 18955

UTILITY PLAN – PROPOSED SEWER, WATER, RECLAIMED WATER & STORM DRAIN

PROJECT NO.
SHEET 10 OF 12
DATE: Jun 10, 2026
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 3\TTM_PH1-SH1_10.dwg, Jun 10, 2026-8:52am, by: mcolin



AMENDMENTS:		
DATE	No.	DESCRIPTION
2/20/26	3	REVISED UTILITIES IN PA'S 18, 37, 38, 41, 42, 43, & TR. 18955 PHASING SHT INDEX MAP
8/27/25	2	REVISED UTILITIES IN PA'S 14, 15, 16, 18, 28, 37, 38, 41, 42, & 43 & TR. 18955 PHASING SHT INDEX MAP

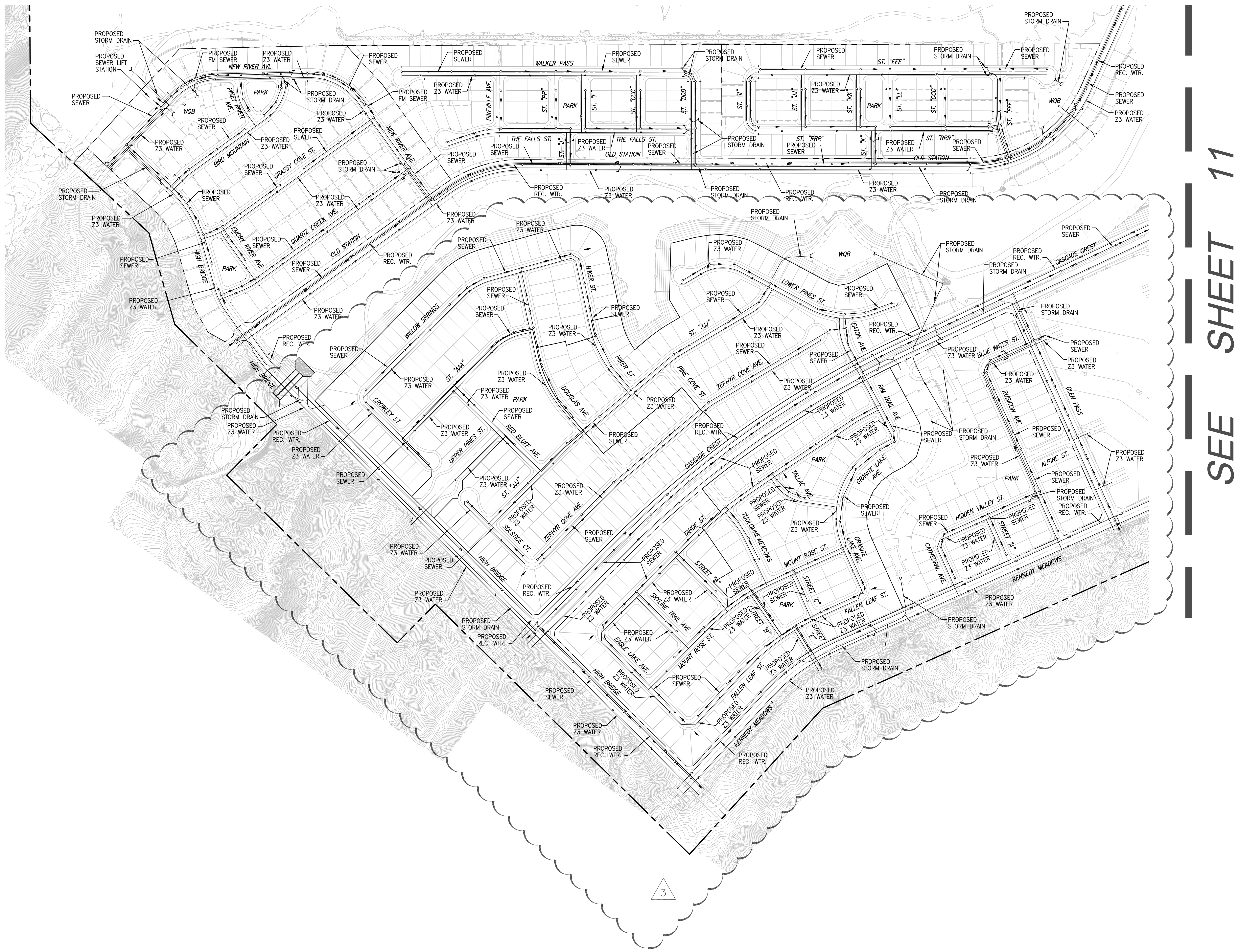
PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

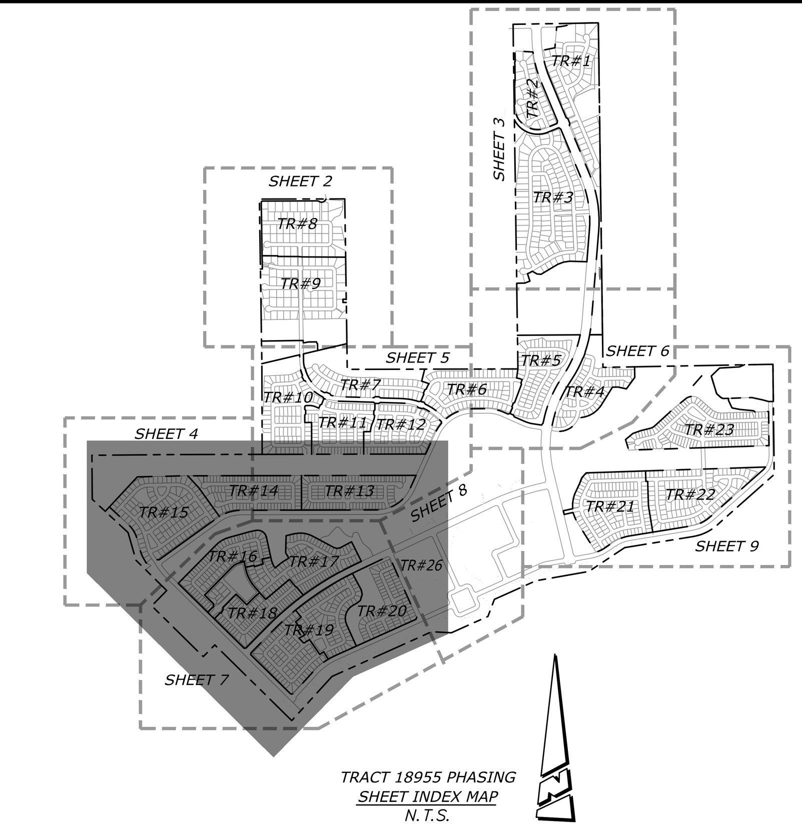
PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840
GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

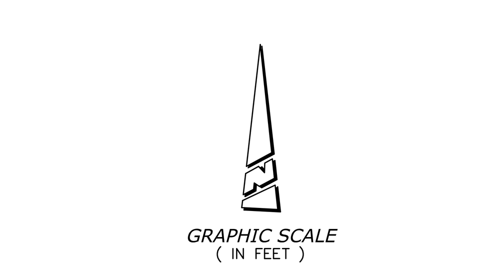
CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
UTILITY PLAN – PROPOSED SEWER, WATER, RECLAIMED WATER & STORM DRAIN

PROJECT NO.
SHEET 11 OF 12
DATE: Jun 10, 2026
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 3\TTM_PH1-SHT_11.dwg, Jun 10, 2026–8:52am, by: mcoin







SCALE: 1"=200'

AMENDMENTS:		
DATE	No.	DESCRIPTION
2/20/26	3	REVISED UTILITIES IN PA'S 18, 37, 38, 41, 42, 43, & TR. 18955 PHASING SHT INDEX MAP
8/27/25	2	REVISED UTILITIES IN PA'S 18, 28, 29, 30, 37, 38, 41, 42, & 43, & TR. 18955 PHASING SHT INDEX MAP

PREPARED FOR:
SILVERWOOD DEVELOPMENT PHASE 1, LLC
A DELAWARE LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS TAPESTRY DEVELOPMENT PHASE 1. LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 401907
HESPERIA, CA, 92340

PREPARED BY:
PROACTIVE ENGINEERING WEST
PROACTIVE ENGINEERING CONSULTANTS WEST, INC.
27404 VIA INDUSTRIA, 2ND FLOOR
TEMECULA, CA 92590
951-200-6840

GEORGE ALAN LENFESTEY
R.C.E. 45920 EXP. 12-31-2026

CITY OF HESPERIA
TENTATIVE TRACT MAP NO. 18955
UTILITY PLAN – PROPOSED SEWER, WATER, RECLAIMED WATER & STORM DRAIN

PROJECT NO.
SHEET 12 OF 12

DATE: Jun 10, 2026
W.O.

N:\01.100.000 Tapestry Living 18955\TR 18989-INF\Drawings\TTM 18955 Amendment 3\TTM_PH1-SHT_12.dwg, Jun 10, 2026-8:52am, by: mcain

DRAFT

Silverwood - TTM 18955 Conditions of Approval

List of Conditions for TTR26-00001

Approval Date: June 17, 2026

Expiration Date: March 04, 2041

Effective Date: June 30, 2026

Consideration of Tentative Tract Map Revision (TTR26-00001) to make modifications to Tentative Tract Map No. 18955 to change the lotting layout for Planning Areas A37, A38, A42 and remove a 5.4 acre park along with the realignment of High Bridge to establish 262 aged qualify single family homes and modify the lotting layout for Planning Area A2 to accommodate a permanent fire station (Applicant: Silverwood Development)

Dept	Condition Type	Page	Condition	Required Prior To:	In Compliance	Date Satisfied	Staff Member	Comments
PRIOR TO GROUND DISTURBANCE								
B	COA	6.2	DEMOLITION OF ON-SITE STRUCTURES (Mitigation Measure HAZ-1). Prior to implementing associated demolition operations, an evaluation of the potential occurrence of asbestos-containing materials (ACMs), lead-based paint (LBP) and/or polychlorinated biphenyls (PCBs) shall be conducted for demolition/removal of pertinent on-site structures, including the abandoned fire station and telephone office, previously occupied structures in the “rock house” complex and applicable power pole transformers in accordance with Mitigation Measure HAZ-1. (B)	Ground Disturbance				
B	COA	6.4	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 Disturbance				
B	COA	6.5	DUST CONTROL. Dust control shall be maintained before, during, and after all grading operations. (B)	Ground Disturbance				
E	COA	6.8	EROSION CONTROL. The developer and all contractors 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 Disturbance				
E	COA	7.1	STORM WATER POLLUTION PREVENTION PLAN. The Developer shall provide a Storm Water Pollution Prevention Plan (S.W.P.P.P.) which addresses the method of storm water run-off control during construction for each phase. (E)	Ground Disturbance				
F	COA	7.8	FUEL MODIFICATION ZONE. The project shall comply with the Fuel Modification Design Criteria report dated July 7, 2014. (F)	Ground Disturbance				
P	COA	9.4	LAND USE APPROVAL. Prior to nonresidential development, a Land Use Application shall be filed with the Planning Division for review and approval. (P)	Ground Disturbance				
PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS								
B	COA	1.1	STREET NAME APPROVAL. The developer shall submit a request for street names for all of the interior streets for review and approval by the Building Division. (B)	General				
E	COA	1.3	FINAL MAP. A 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)	General				
E	COA	1.4	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 improvement plans shall be submitted to the Engineering Department for plan review. Improvement plans and applicable studies must be submitted as a complete submittal package. (E)	General				
E	COA	1.6	TITLE REPORT. The Developer shall provide a complete title report 90 days or newer from the date of submittal. (E)	General				
E	COA	1.7	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)	General				
E	COA	1.8	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)	General				
E	COA	1.9	STORM WATER POLLUTION PREVENTION PLAN. The Developer shall provide a Storm Water Pollution Prevention Plan (S.W.P.P.P.) which addresses the method of storm water run-off control during construction. (E)	General				
E	COA	3.10	GRADING PLAN. The Developer shall submit a grading plan with existing contours (mass grading contours) tied to an acceptable City benchmark. The grading plan shall indicate proposed development of streets and proposed development of 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) (E)	General				
E	COA	3.11	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. (E)	General				
E	COA	4.1	STREET IMPROVEMENTS. The Developer shall design street improvements in accordance with City standards and these conditions. (E)	General				
E	COA		INTERIOR STREETS. 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 per City standards, and traffic control signs, striping and devices all as approved by the City Engineer. 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)	General				

E	COA	4.3	SECONDARY ACCESS. The Developer is responsible to provide and construct Secondary Access for each phase of the tract. The street improvement (26-foot Min paved section) is required for secondary access per City standards. The Developer shall provide the City with a circulation plan that identifies the best connection points to existing paved street frontages. Street improvements shall include roadway drainage devices, and traffic control signs, striping and devices all as approved by the City Engineer. 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)	General				
E	COA	4.4	UTILITY PLAN. Developer shall prepare utility service plans for water, recycled water, sewer, drainage, and private utility services. Utility plans shall be designed in accordance with City standards. Fire Fly automatic meter reader to be added on all meter connections. The Utility Service Plans shall provide for utilities required for parks and other sites, as applicable. (E)	General				
E	COA	4.5	UTILITIES. (E) During construction the entire tract shall have a Master Water Meter per City standards. The Master Meter shall remain in place until all lots are occupied, at which time the individual meters shall be set and activated per City standards.	General				
E	COA	4.6	WATER IMPROVEMENTS. The Developer shall design water improvements in accordance with City standards. 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) The Developer shall provide plan and profile per City standards. (E)	General				
E	COA	5.1	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 necessary to serve the project as approved by the City Engineer. A minimum diameter of 8” S.D.R. 35 P.V.C. sewer lines are required within the project. Any sewer easements that are required will be a 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)	General				
E	COA		RECYCLED WATER IMPROVEMENTS. The Developer shall design recycled water improvements in accordance with City standards. Components of the system shall be as determined by an approved Recycled Water System Master Plan. 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)	General				
E	COA		TRACT SPECIFIC DRAINAGE HYDROLOGY STUDY. The Developer shall prepare a tract specific hydrology study for each phase of the project based on the approved Drainage Master 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 drainage through the project and required flood control retention basin volumes to ensure mitigation of all development drainage impacts. (E)	General				
E	COA	5.3	STORM DRAIN IMPROVEMENTS. The Developer shall design storm drain improvements in accordance with the Tract Site Specific Hydrology Study and City standards. (E)	General				
E	COA	6.7	RETENTION AND DRAINAGE FACILITIES. The required retention basin(s) and other drainage facilities for each phase shall be designed and completed in accordance with City standards. 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. (E, P)	General				
E	COA	10.4	GROUNDWATER RECHARGE. Storm drains and detention or retention measures shall be designed to assist groundwater recharge, and to minimize impact to downstream properties. All storm water facilities shall meet National Pollution Discharge Elimination Standards (NPDES) and local standards for the treatment of storm water prior to discharge into any natural wash or any storm drain system. (E)	General				
P	COA	2.2	COMPOSITE DEVELOPMENT PLAN (CDP). Four copies of a CDP shall be submitted in accordance with Chapter 17.20 of the Municipal Code. CDP notes to be delineated are referenced in Section 17.20.020(C). A minimum of three different floor plans shall be provided, each with a minimum of three different elevations. At least one single story plan shall be provided.	General				
PRIOR TO FINAL MAP RECORDATION								
P	COA	2.1	CONDITIONS, COVENANTS AND RESTRICTIONS. Conditions, Covenants and Restrictions (CC&Rs) shall be submitted for review and approval by the City prior to recordation. The CC&Rs shall contain the following provisions at a minimum:	Final Map Recordation				
E	COA	3.3	PRE-PAYMENT OF DEVELOPMENT IMPACT FEES. The Developer shall pre-pay $12,000,000 of the street portion of the development impact fees prior to recordation of the first phase of the final map. (B)	Final Map Recordation				
E	COA	3.4	DEDICATION TO CITY FOR PUBLIC FACILITIES. All tentative maps shall provide that all roads, water, sewer, storm drain facilities and associated easements shall be dedicated to the City of Hesperia. Properties intended for parks, police, fire, schools and other public facilities must be dedicated to the City of Hesperia, the Hesperia Recreation and Park District or Hesperia Unified School District. (E)	Final Map Recordation				
E	COA	3.5	LETTERED LOTS. Lettered lots shall be dedicated to the City of Hesperia for drainage storm drain, retention basin, slope maintenance, and open space purposes. (E)	Final Map Recordation				
E	COA	3.6	IMPROVEMENT AGREEMENT/SURETY. The Developer shall execute Improvement and Grading Agreements and post surety for all public improvements. The amounts will be approved by the City Engineer. (E)	Final Map Recordation				
E	COA	3.7	DEDICATIONS. The Developer shall grant to the City of Hesperia an Irrevocable Offer of Dedication for roadways and Grant of Easement(s) for storm drain and utility purposes as shown on the approved tentative map and as described below. (E)	Final Map Recordation				
E	COA	3.8	INTERIOR STREETS. The Developer shall grant to the City an Irrevocable Offer of Dedication for the interior streets. Streets shall be a minimum of 56 feet wide for Local Roads per the approved Alignment Study. Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways, except at knuckles. (E)	Final Map Recordation				
E	COA	3.9	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 off-site public improvements per City standards. (E)	Final Map Recordation				

E	COA	4.2	INTERIOR STREETS. The Developer shall grant to the City an Irrevocable Offer of Dedication for the interior streets. Streets shall be a minimum of 56 feet wide for Local Roads per the approved Alignment Study. Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways, except at knuckles. (E)	Final Map Recordation				
E	COA	5.6	FIRE ACCESS. The development shall have a minimum of TWO points of vehicular access. These are for fire emergency equipment access and for evacuation routes. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions. Multi Story Road Access Width. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. All Fire access shall comply with the Fire Protection Plan dated July 7, 2014. (F)	Final Map Recordation				
E	COA	5.7	WATER SYSTEM. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. (F)	Final Map Recordation				
E	COA	5.8	WATER SYSTEM-RESIDENTIAL. A water system approved by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Fire hydrants shall be spaced no more than six hundred (600) feet apart (as measured along vehicular travel ways) and no more than three hundred (300) feet from any portion of a structure. Temporary fire water systems are not permitted. (F)	Final Map Recordation				
E	COA	5.9	FIRE TURNAROUND. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sacs shall not provide access for more than 22 lots. Roadways shall not exceed a 12% grade and shall have a minimum forty (40) foot turning radius. (F)	Final Map Recordation				
E	COA	5.10	EMERGENCY ACCESS. A minimum 26-foot wide all-weather emergency/evacuation access with gates and knox boxes at each end shall be developed within Lots "UUU" and "ZZZ." This will provide a necessary connection between Streets "JJJJ" and "RRRR" in accordance with San Bernardino County Fire Department standards. (F)	Final Map Recordation				
E	COA	5.11	AVIGATION EASEMENT. A portion of the project site is located within Safety Area C for Hesperia Airport as identified in the City's adopted Comprehensive Airport Land Use Plan. The developer shall record an Avigation Easement to Hesperia Airport as approved by the City Attorney. 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.	Final Map Recordation				
E	COA	6.1	CONCURRENCY PLAN. Prior to recordation of a final map for any phase, a concurrency plan shall be submitted to the City illustrating improvements outlined in the PFFP required to be constructed with that phase. The concurrency plan must be approved by the reviewing authority prior to issuance of permits for development within the associated phase.	Final Map Recordation				
P	COA	7.3	Approval of Improvement Plans	Final Map Recordation				
PRIOR TO BUILDING PERMIT								
B	COA	1.2	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 parks three acres and larger (except view parks). The required forms are available from the Building Division and once completed, shall be submitted to the Building Division. (B)	Prior to Building Permit Issuance				
E	COA	7.2	RECORDATION OF FINAL MAP. Final Map shall be approved by City Council and Recorded with the County of San Bernardino. €	Prior to Building Permit Issuance				
P	COA	9.5	LANDSCAPE AND IRRIGATION 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 with the required application fees. The landscaping plans shall be for the required landscaping along arterial streets, landscaping area along the street side yard and front yards of numbered lots, and within retention areas as required by the Planning 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, RPD)	Prior to Building Permit Issuance				
B	COA	6.3	ACOUSTIC STUDY (Mitigation Measure NOI-1). Prior to approval of building permits for residential development along Rancho Las Flores Parkway and all on-site four lane roads within the Specific Plan area (including Phase 1), a site-specific interior acoustic analysis shall be conducted using the Year 2036 Buildout Traffic volumes for all single- and multi-family residences proposed for development in areas where exterior sound levels are projected to exceed 60 Community Noise Equivalent Level (CNEL). The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below in accordance with Mitigation Measure NOI-1. (P)	Prior to Building Permit Issuance				
B	COA	6.3	NOISE BARRIERS (Mitigation Measure NOI-3). Prior to approval of building permits for residential or park development along Rancho Las Flores Parkway, noise barriers shall be constructed that reduce exterior use area noise levels to City standards (below 65 CNEL) in accordance with Mitigation Measure NOI-3. (P)	Prior to Building Permit Issuance				
B	COA	6.6	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)	Prior to Building Permit Issuance				
F	COA	7.5	COMBUSTIBLE PROTECTION. Prior to combustibles being placed on the project site, an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. (F)	Prior to Building Permit Issuance				
F	COA	7.6	FIRE SPRINKLER NFPA#13/13D/13R. Automatic fire sprinkler systems complying with NFPA Pamphlet #13/13D/13R and the Fire Department standards are required. The fire sprinkler contractor shall submit three (3) sets of plans (minimum 1/8" scale) and shall include hydraulic calculations and manufacturer's specification sheets. The required fees shall be paid at the time of plan submittal. (F)	Prior to Building Permit Issuance				

E	COA	4.7	INTERIOR STREETS- WATER. Interior water service shall be a looped system of 8" minimum P.V.C. water lines with hydrants at 660 foot intervals, including loops through the cul de sacs utilizing utility easements. Water mains 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 Developer's responsibility to obtain any dedication(s) or easement(s) needed to construct water line. The Developer shall provide plan and profile per City standards. (E)	Final Map Recordation				
E	COA	5.2	INTERIOR STREETS- SEWER. The Developer shall provide the appropriate sewer lines necessary to serve the project per the City Engineer. The Developer is required to provide a minimum diameter of 8" S.D.R. 35 P.V.C. sewer lines within the tract. Any sewer easements that are required will be a 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. It is the Developer's responsibility to obtain any dedication(s) or easement(s) needed to construct sewer line. The Developer shall provide plans and profiles per City standards. (E)	Final Map Recordation				
E	COA	5.4	INTERIOR STREETS- Storm Drain. The Developer shall provide the appropriate storm drains necessary to serve the project per the Master Drainage Study for the Tapestry Specific Plan and the City Engineer. (E)	Final Map Recordation				
PRIOR TO OCCUPANCY								
B	COA	10.1	HVAC CONDENSER NOISE ATTENUATION (Mitigation Measure NOI-4). Prior to issuance of Certificates of Occupancy for each development phase, attenuation of exterior heating, ventilation and air conditioning (HVAC) noise to levels to 55 dBA LEQ (for usable outdoor space) shall be ensured in accordance with Mitigation Measure NOI-4. (B)	Occupancy of Any Unit				
B	COA	10.3	RESOURCE AND ENERGY CONSERVATION. Water conserving appliances and energy-saving devices, including solar panels, shall be installed at all residences, as well as commercial, industrial and other related structures to minimize energy and water use in the project and shall be a condition of issuance of building permits in accordance with Section 7 of the Tapestry Specific Plan. Architectural standards shall be considered, but shall not be used to preclude the deployment of solar panels on buildings or structures within the Tapestry Specific Plan. (B)	Occupancy of Any Unit				
P/E/W S	COA	10.5	UTILITY RELOCATION/UNDERGROUND. The developer is required to install water, sewer 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 his/hers own expense. Relocation/under grounding of utilities shall be identified upon submittal of the construction plans. (P, E, W/S)	Occupancy of Any Unit				
E	COA	10.6	AS-BUILT PLANS. The Developer shall provide as-built plans, Notice of Completion, and One Year Maintenance Bonds to the Engineering / Water Sewer Departments. (E)	Occupancy of Any Unit				
E	COA	10.7	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)	Occupancy of Any Unit				
F	COA	10.9	FIRE STATIONS (Mitigation Measure PUB-1). Prior to issuance of Certificates of Occupancy for each development phase, the applicant shall demonstrate to the satisfaction of the Fire Chief that fire service facilities existing at that time are adequate to enable the fire protection servers to achieve the City's response time goal of six minutes for the subject development phase and existing development in accordance with Mitigation Measure PUB-1. (F)	Occupancy of Any Unit				
F	COA	10.10	HYDRANT MARKING. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. (F)	Occupancy of Any Unit				
P	COA	10.11	LANDSCAPE AND IRRIGATION 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 with the required application fees. The landscaping plans shall be for the required landscaping along arterial streets, landscaping area along the street side yard and front yards of numbered lots, and within retention areas as required by the Planning 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 and approved Landscape Design Guidelines. (P, RPD)	Occupancy of Any Unit				
P	COA	10.12	PARKS AND TRAILS. Parks as well as pedestrian, equestrian, and bicycle trails shall be designed and developed in accordance with the Specific Plan and constructed in accordance with the concurrency plan approved by the City of Hesperia and dedicated to the City or the City's designee. (P, RPD)	Occupancy of Any Unit				
P	COA	11.1	FENCING PLANS. A Low Masonry Wall with W.I. Fencing shall be constructed on private property along the boundary of the retention basins in accordance with Section 16.4.6 of the Tapestry Specific Plan (except along the boundary of the basin abutting private lots, where a six foot high split face masonry wall with decorative cap is required). Two complete sets of engineered construction plans for the required fencing shall be submitted to the Building and Safety counter. (P)	Occupancy of Any Unit				
P	COA	11.2	MASONRY WALLS AND FENCING. The required masonry walls and wrought iron fencing shall be completed in accordance with City standards. (P)	Occupancy of Any Unit				
B	COA	11.3	TRASH AND WASTE REDUCTION. Transfer stations associated with waste reduction facilities and programs shall be implemented to help meet countywide and statewide waste reduction and recycling objectives. The project shall implement procedures regarding construction debris in accordance with the City's Municipal Code, and shall utilize the City's franchised trash company. (B)	Occupancy of Any Unit				
ONGOING								
P	COA	2.3	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)	Ongoing				
P	COA	3.1	SPECIFIC PLAN. These conditions are concurrent with Ordinance No. 2015-10 becoming effective (Tapestry Specific Plan). (P)	Ongoing				

P	COA	3.2	TAPESTRY SPECIFIC PLAN DEVELOPMENT REQUIREMENTS. Recordation or development within this tentative map is contingent upon compliance with all development requirements of the Tapestry Specific Plan, including but not limited to approval of the Development Agreement and a Public Facilities and Financing Plan. (E, P)	Ongoing				
E	COA	2.0	PLAN CHECK FEES. Developer shall provide the City with a security deposit in 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. (E)	Ongoing				
P	COA	7.4	MEDIUM DENSITY RESIDENTIAL LOTS. The Developer shall provide a site plan for review and approval for the development of any portion of Lots 25 and 26 of Tract 18989. (P)	Ongoing				
P	COA	7.9	SENSITIVE PLANT COMMUNITIES (Mitigation Measure BIO-2). During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, the City shall determine the possible presence of, or confirm the extent of, potential impacts of the action on sensitive vegetation communities. Mitigation for impacts to sensitive vegetation communities shall be provided in accordance with Mitigation Measure BIO-2, prior to the issuance of grading permits for each phase of development. (P)	Ongoing				
P	COA	7.10	JURISDICTIONAL DELINEATION (Mitigation Measure BIO-5). During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, a qualified biologist shall conduct a jurisdictional delineation to identify Waters of the US (WUS) and Waters of the State (WS) in accordance with Mitigation Measure BIO-5. The results of the delineation shall be summarized in a Jurisdictional Delineation Report, subject to approval by the City, RWQCB, U.S. Army Corps of Engineers (USACE) and California Department of Fish and Wildlife (CDFW). (P)	Ongoing				
P	COA	7.11	IMPACT MITIGATIONS FOR WATERS OF THE US AND WATERS OF THE STATE (Mitigation Measure BIO-6). Impacts upon Waters of the US and Waters of the State shall first be avoided and then minimized to the maximum extent practicable by the Project design. Where avoidance of these areas is not feasible, mitigation shall be provided in accordance with Mitigation Measure BIO-6 to the satisfaction of the City, USACE, CDFW, and/or RWQCB, as applicable. The types of mitigation required may include on-site protection, enhancement, restoration, establishment (creation) or a combination thereof. Mitigation shall be in-kind and in the same watershed as the impacts. (P)	Ongoing				
P	COA	7.12	LISTED PROTECTED PLANTS (Mitigation Measures BIO-8 thru 11). During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects, a qualified biologist shall conduct surveys during the appropriate season(s) to identify special status plant species locations and numbers within the subject phase of development in accordance with Mitigation Measures BIO-8 thru 11. The results of the surveys shall be summarized in a report, subject to approval by the City. (P)	Ongoing				
P	COA	8.1	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)	Ongoing				
P	COA	8.2	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				
P	COA	8.3	AVIAN BREEDING SURVEY (Mitigation Measure BIO-18). It is anticipated that vegetation clearing shall generally be scheduled to take place outside of the general avian breeding season (which generally occurs from February through August). Tree removal/trimming shall generally be scheduled to take place outside the raptor breeding season (which generally occurs from January through August). Each phase of development will be subject to the specific date restrictions in use by the City at the time grading permits for that phase are issued. If vegetation clearing and/or tree removal/trimming cannot occur outside the general avian and raptor breeding seasons, then a pre-construction survey for avian nesting shall be conducted by a qualified biologist within seven calendar days prior to construction. A report summarizing the survey results shall be submitted to the City prior to the initiation of grading activities. (P)	Ongoing				
P	COA	8.4	CULTURAL RESOURCES MANAGEMENT PLAN (Mitigation Measures CUL-1 thru 8). Prior to issuance of grading permits for each Project phase beyond Phase 1, any historical or archaeological resources identified within the area covered by the TTM that cannot feasibly be preserved in place shall be evaluated for listing on the CRHR in accordance with Mitigation Measures 1 thru 8. To obtain sufficient data to assess the significance and integrity of the affected cultural resources, a cultural resources evaluation program shall be completed by a qualified cultural resources management professional. The evaluation program will include the development of an appropriate research design and methodological approach to evaluate all known historical and archaeological resources that have the potential to be impacted by development. The findings of the cultural resources evaluation program shall be presented in a technical report to be submitted to the City for review and approval. (P)	Ongoing				
P	COA	8.5	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				

P	COA	8.6	CULTURAL RESOURCES TRAINING (Mitigation Measure CUL-9). Prior to the onset of construction activities, a workshop shall be held to brief all construction workers and supervisors on the types of cultural and paleontological resources that could be found in the area in accordance with Mitigation Measure CUL-9. The training shall identify the procedures to be followed should cultural or paleontological resources be encountered during construction as well as the penalties for unauthorized collection of artifacts or fossils and the need to temporarily redirect work away from the location of any unanticipated discovery of archaeological or paleontological resource until it is recorded and adequately documented and treated by a qualified professional. (P)	Ongoing				
P	COA	9.1	PALEONTOLOGICAL RESOURCES FIELD SURVEY (Mitigation Measure CUL-10). Prior to issuance of grading permits for each project phase underlain by geologic units with high potential for fossil resources (Figure 3.5-1), the Project proponent shall retain a qualified paleontologist to undertake a comprehensive paleontological field survey of the area covered by the TTM. (P)	Ongoing				
P	COA	9.2	PALEONTOLOGICAL RESOURCES MANAGEMENT PLAN (Mitigation 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 CUL-11 thru 13. The developer shall also provide evidence to 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 pre-construction 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)	Ongoing				
P	COA	9.3	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 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. Work may not resume until notification requirements and proper assessments have been completed. (P)	Ongoing				
P	COA	9.6	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				
E/P	COA	11.4	VALIDATION OF TRAFFIC IMPACT ANALYSIS. The Traffic Impact Analysis (TIA) shall be reviewed and validated prior to issuance of building permits for the 1st unit within Phase 1 and the project conditions of approval shall be adjusted accordingly. The TIA shall be revalidated for each additional 10% of the units within the project in order to prioritize and require construction of infrastructure improvements. Prior to development within subsequent phases, the TIA shall be validated to account for existing and proposed development as well as any Specific Plan Amendments or density transfers approved in accordance with the Specific Plan. (E, P)	Ongoing				
E/P	COA	11.6	STREET AND HIGHWAY FUNDING AND IMPROVEMENTS. The number of units that may be permitted at any given time shall be conditioned on the construction of the required improvements to the Hesperia Street network, including Ranchero Road or other alternative routes which are determined by the City to be needed to accommodate the increased volume of circulation to be generated by the development and to the construction of other required infrastructure and public or community facilities needed to support the proposed units. These required improvements shall be substantiated by the traffic impact analysis and any subsequent validations as the project is developed. (E,	Ongoing				
P	COA	11.7	OFF-ROAD VEHICLE USE PROHIBITED. Recreational all-terrain vehicle use shall be prohibited throughout the project area. (P)	Ongoing				
P	COA	11.8	WOOD BURNING FIREPLACES/OPEN BURNING. Open burning will be restricted or prohibited within the project area. Fireplaces shall not be designed to burn wood. Fireplaces using natural gas or pellet stoves are permitted. (P)	Ongoing				