

**Addendum No. 1**  
to the  
**Final Environmental Impact Report**  
for the  
**Tapestry Project**

**Prepared for:**

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**November 2017**



## PURPOSE OF THIS ADDENDUM

The Tapestry Specific Plan area is located on approximately 9,365 acres in the southeastern portion of the City of Hesperia (City) in the County of San Bernardino (County). The Project includes a Specific Plan Amendment (SPL13-00001) and three Tentative Tract Maps (City TT13-00001, TT14-00004 and TT14-00005; TTMs 18955, 18985 and 18989). The Draft Program Environmental Impact Report (PEIR) for the Project was circulated for public review between December 4, 2014 and January 30, 2015, and the Final PEIR was completed in August 2015. The Final PEIR was certified by the Hesperia City Council on January 16, 2016. The Specific Plan was adopted on February 2, 2016.

The execution of a Development Agreement (DA) between the applicant and the City specifying the conditions under which Project development would occur was contemplated in the Draft PEIR. As the DA had not been completed at the time of PEIR certification, however, mention of the DA was removed from the Final PEIR. As further described below, a DA has now been developed and is proposed to be adopted by the City and incorporated into the Project.

California Environmental Quality Act (CEQA) Guidelines Section 15164 requires either the Lead Agency or a responsible agency to prepare an addendum to an adopted EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent environmental document have occurred. Section 15164(b) provides that an addendum “may be prepared if only minor technical changes or additions are necessary.”

The purpose of this Addendum is to ensure that no new significant impacts would result from the improvements planned as described in the Final PEIR and this Addendum.

## CEQA REQUIREMENTS

An addendum to a Final EIR is permitted under CEQA Guidelines Sections 15162 and 15164 for projects where there are no substantial changes to the project, or in circumstances surrounding the project, and where the project would not have new significant impacts or substantially more severe impacts than those disclosed in the previously adopted EIR. To summarize, Sections 15162 and 15164 of the CEQA Guidelines state that an addendum to a previously adopted EIR can be prepared for a project if the criteria and conditions summarized below are satisfied:

- **No Substantial Changes.** There are no substantial changes proposed in the project that will require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- **No Substantial Change in Circumstances.** No substantial changes to the circumstances regarding the project have taken place that would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- **No Substantial New Information.** There is no new information of substantial importance that was not known or could not have been known at the time of the previous EIR that shows the project would have one or more significant effects not discussed in the previous EIR or significant effects previously examined would be substantially more severe than shown in the previous EIR.

An addendum need not be circulated for public review but can be included in or attached to the adopted EIR. The decision-making body shall consider the addendum with the adopted EIR prior to making a decision on the project.

None of the conditions identified in CEQA Guidelines Section 15162(a) would occur because:

- a) The change to the Project evaluated in the Final PEIR, as described in this Addendum, would not result in new significant environmental effects. This modification includes execution of a DA that describes the conditions for development of the Project. The DA would support implementation of the Project as evaluated in the PEIR, and would not result in new significant environmental impacts (refer to *Comparison of Revised Project to Previous Findings* section of this addendum for details regarding the impacts associated with the Project change).
- b) Circumstances and existing conditions surrounding the Project site have not changed from those described in the Final PEIR certified in January 2016. Existing conditions on and surrounding the Project site remain as described in the Final PEIR.
- c) There is no substantial new information. The changes in the proposed Project do not constitute substantial new information as defined in the CEQA Guidelines. Changes to the proposed Project would not result in additional significant impacts that were not discussed in the Final PEIR.
- d) Mitigation measures are required and are not considerably different from those analyzed in the Final PEIR (refer to the *Comparison of Revised Project to Previous Findings* section of this addendum for details regarding the impacts and mitigation measures associated with the Project).

## **PROJECT OVERVIEW**

### **Project Location**

The Project site is located on approximately 9,365 acres in the southeastern portion of the City. The Project site is situated along the foothills of the north face of the San Bernardino Mountains and at the southern edge of the San Bernardino County High Desert area. A portion of the Summit Valley also extends into the southern portion of the Project site. The West Fork Mojave River passes within the Summit Valley through the southeastern portion of the site. Silverwood Lake is located off site to the south.

The site is approximately eight miles east of Interstate 15 (I-15), with connections provided via State Route (SR) 138 to the southern portion of the site and Ranchero Road to the northern portion of the site. SR 173 generally serves as the Project site's southern and eastern boundary. The northern boundary is Ranchero Road.

### **Project Description as Proposed in Adopted Final PEIR**

The approved Specific Plan amended the existing Rancho Las Flores Specific Plan (SP-89-01) to exclude the approximately 490-acre Las Flores Ranch, and allow the proposed development in lieu of the previously approved Rancho Las Flores Specific Plan (SP 89-01). The Tapestry Specific Plan sets forth the overall vision, objectives, land use plan, development standards, infrastructure, and community services/facilities for the Project.

The Specific Plan as addressed in the PEIR proposed a maximum of 19,277 residential units with a mix of densities ranging from very low density and estate to high density and mixed-use. The majority of the

residential units would be low/medium density. Development would be separated into three villages: Mesa Village, Summit Valley Village, and Grass Valley Village. The latter would be primarily equestrian. In addition to residential uses, the Specific Plan also proposed the following:

- Two mixed-use town centers totaling approximately 94 acres, with approximately 500,000 to 700,000 square feet of commercial and retail
- Approximately 387 acres of park land, including community and neighborhood parks, sports fields, and passive recreational open space areas
- An extensive trail system including trails and enhanced pathways adjacent to streets and off-street and equestrian trails totaling approximately 59 miles (94 acres), and neighborhood entry and concrete sidewalk connections totaling approximately 107 miles (138 acres)
- Eight elementary schools, two middle schools, and two high schools totaling approximately 262 acres of school uses
- Public and civic facilities (e.g., post office, library branch, fire station, etc.)
- A wastewater reclamation plant (WWRP) and lift stations
- Roadways, drainage facilities, domestic and recycled water infrastructure, and other associated infrastructure
- Preservation of approximately 3,533 acres of open space, including an approximately 523-acre conservation easement and an approximately 81-acre Serrano Heritage Preserve (with an approximately 72-acre overlap between these two categories), as well as approximately 58 acres of recycled water storage ponds.

Subsequent to preparation of the PEIR and prior to Project approval, the applicant reduced the scope of the Specific Plan, limiting residential units to a maximum of 16,196. Grass Valley Village (Phase 10) development was also limited such that no area designated for residential development would be within the dam inundation zone, which reduced the impact footprint and increased open space by approximately 27.7 acres.

The PEIR contemplated that development of the Project would occur over time using a phased approach. The phasing is intended to ensure a logical and orderly development of planned land uses as well as associated public facilities, roadways, public utilities, and infrastructure. While development was anticipated to extend for a 21-year period between 2015 and 2036, it was also noted that the rate and timing of development would be based on market conditions.

### **Changes to the Project Since Certification of PEIR**

A DA between the City and the applicant is proposed to be executed and made an element of the proposed Project. The DA would memorialize the property expectations of the City and the applicant. It is intended to achieve a number of City objectives, including the orderly development of the Project site and the provision of public benefits to the City and its residents through public improvements, including public parks, improvements to the Project site, and street improvements in and around the site. The DA is consistent with the adopted Specific Plan, and all physical improvements of the Project would remain as described above.

The DA sets forth certain rights and obligations between the City and the applicant, and establishes financing requirements. For example, the timing of the construction of required public improvements must be in substantial conformance with the timetable set forth in a concurrency plan to be submitted for

each phase. The developer and City would agree to establish a Community Facilities District that would levy a special tax on the property to fund public safety services necessary to serve the residents of the Project. Provisions are made for payments of Street Development Impact Fee payments and credits; wastewater treatment facilities timing and operations; acquisition of water rights; and water connection fee payments and credits.

In accordance with the Specific Plan, the DA requires that the applicant construct a WWRP, which may be expanded or modified during development of the Project, and would be transferred to the City or the City's designee for operation. The DA provides that the City and the applicant may agree to defer the construction and/or completion of the WWRP until after Phase 1, when greater recycled water demands are expected to be experienced. In this case, sewage from Phase 1 would be directed to an existing sewer line in Ranchero Road, and treated in an existing Victor Valley Wastewater Reclamation Authority (VWVRA) wastewater treatment plant.

The DA extends the term of entitlement for 25 years. Should the necessary infrastructure for the first six phases be completed, then the agreement may be extended for an additional 10 years. Finally, the City may also grant up to eight, one-year tolling periods upon request. The purpose of these tolling periods is in case the economy stalls and the conditions for development would prevent the timely progress on the Project.

The DA also contains a number of other provisions such as insurance, compliance reviews, indemnification, and other elements regarding the relationship between the parties, which are not germane to environmental analysis.

### **Previously Disclosed Impacts**

The Specific Plan PEIR identified significant and unmitigated impacts with respect to aesthetics (related to adverse effects on a scenic vista, damage to scenic resources within the corridor of Eligible State Scenic Highways, degradation of the existing visual character and quality of the site, and creation of a new light source), air quality (from construction, operation, and consistency with the air quality management plan), cultural and paleontological resources (related to historical resources), land use/planning (related to conflicts with General Plan noise policy), noise (related to traffic noise impacts at off-site residences), population and housing (related to significant local population growth), and transportation and traffic (related to congestion at two intersections). Significant but mitigable impacts were identified related to biological resources, cultural and paleontological resources (other than historical resources), geology/soils (related to potentially active fault traces), hazards and hazardous materials (related to potential hazardous materials associated with existing structures and power pole transformers), and public services (related to provision of adequate fire service). Impacts related to other environmental issues (including agricultural and forestry resources, energy, greenhouse gas [GHG] emissions, hydrology/water quality, mineral resources, recreation, and utilities) were determined to be less than significant.

## **COMPARISON OF REVISED PROJECT TO PREVIOUS FINDINGS**

### **Aesthetics**

Development of the Specific Plan would substantially alter the existing visual character and quality of the Project area and increase light and glare. The PEIR determined that the effects to visual character and quality and nighttime lighting would be significant on a Project-specific basis, but would not contribute to significant cumulative impacts. It also identified significant and unmitigable impacts to scenic vistas and

negatively effects on the quality of the existing on-site natural resources by introducing built elements and graded slopes into currently undeveloped, scenic areas within the viewsheds of two scenic highways.

The proposed DA would not change the proposed land uses or requirements for off-site improvements. The visual analysis in the PEIR assumed that construction would appear over approximately 30 years, with actual timing dependent on market factors. This is consistent with the 25-year term of entitlement, with potential extensions based on economic conditions, that is provided in the DA. Therefore, the severity of the significant visual impacts identified in the PEIR would not be substantially increased as a result of the DA. The financial requirements and other provisions of the DA would not affect the physical development of the site; therefore, they would not alter the environmental analysis or associated conclusions.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant aesthetic impacts or an increase in the severity of previously identified aesthetic impacts.

### **Agricultural and Forestry Resources**

The Project site does not contain areas that qualify as Farmland under the Farmland Mapping and Monitoring Program (i.e., Prime Farmland, Unique Farmland, or Farmland of Statewide Importance), areas with zoning (or land use) designations that are focused on or allow agricultural use, areas zoned as Timberland or Timberland Production, or support forest land. Development will not be allowed to commence on areas currently under Williamson Act contracts would not commence until after the associated contracts have been terminated or cancelled.

The proposed DA would not change the proposed land uses or requirements for off-site improvement. The term of entitlement would not alter the potential for impacts to agricultural and forestry resources. The financial requirements and other provisions of the DA would not affect the physical development of the site; therefore, they would not alter the environmental analysis or associated conclusions.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant agricultural and forestry impacts or an increase in the severity of previously identified agricultural and forestry impacts.

### **Air Quality**

The PEIR identified significant impacts related to conflicts with applicable air quality management plans, potential for air quality standard violations during both the construction and operation phases, emissions of toxic air contaminants from the WWRP, and generation of odors from the WWRP. These impacts would be reduced below a level of significance through implementation of Mitigation Measures AIR-1 through AIR-7.

The proposed DA would not change the proposed land uses or requirements for off-site improvement. In the event that the development period extends beyond the period assumed in the PEIR analysis, impacts would be reduced, because the emissions associated with development decrease over time as a result of increasingly strict regulations. If construction of the WWRP is delayed, the associated potential impacts associated with toxic air contaminants and odors also would be delayed, but ultimately would be consistent with those analyzed in the PEIR. Treatment of Phase 1 wastewater at the existing VVWRA

facility would not exceed the approved capacity of the facility, and therefore would not result in a new impact off site. The financial requirements and other provisions of the DA would not affect the physical development of the site; therefore, they would not alter the environmental analysis or associated conclusions.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant air quality impacts or an increase in the severity of previously identified air quality impacts.

## **Biological Resources**

The PEIR identified significant impacts related to sensitive vegetation communities, waters of the U.S. and waters of the State, special status plant species, and special status animal species. These impacts would be reduced below a level of significance through implementation of Mitigation Measures BIO-1 through BIO-19.

The proposed DA would not change the proposed land uses or requirements for off-site improvement. The term of entitlement would not alter the potential for impacts to biological resources. The financial requirements and other provisions of the DA would not affect the physical development of the site; therefore, they would not alter the environmental analysis or associated conclusions.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant biological impacts or an increase in the severity of previously identified biological impacts.

## **Cultural and Paleontological Resources**

The PEIR concluded that implementation of the Project would result in potentially significant impacts to historical resources, archaeological resources, paleontological resources, and human remains. Impacts would be reduced through the implementation of Mitigation Measures CUL-1 through CUL-14. Impacts would be significant but mitigable for archaeological and paleontological resources, but would be potentially unmitigable for historical resources (because there is a possibility that historical resources will not be feasible to retain and documentation will not adequately mitigate the impact).

The proposed DA would not change the proposed land uses or requirements for off-site improvement. The term of entitlement would not alter the potential for impacts to cultural and paleontological resources. The financial requirements and other provisions of the DA would not affect the physical development of the site; therefore, they would not alter the environmental analysis or associated conclusions.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant cultural and paleontological impacts or an increase in the severity of previously identified cultural and paleontological impacts.



## **Energy**

The analysis conducted for the PEIR determined that implementation of the Specific Plan would not result in the use of large amounts of energy in a manner that is wasteful; therefore, no significant impacts would occur.

The proposed DA would not change the proposed land uses or requirements for off-site improvement. In the event that the development period extends beyond the period assumed in the PEIR analysis, impacts would be reduced, because the energy usage associated with development decrease over time as a result of increasingly strict regulations. The financial requirements and other provisions of the DA would not affect the physical development of the site; therefore, they would not alter the environmental analysis or associated conclusions.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant energy impacts or an increase in the severity of previously identified energy impacts.

## **Geology/Soils**

The PEIR identified a potentially significant impact related to fault rupture hazards, due to the presence of an assumed active fault trace in the southwestern portion of the site (Phase 7), as well as the potential for other active faults to occur on site. This impact would be reduced to below a level of significance through the implementation of Mitigation Measures GEO-1 and GEO-2. Other geology/soils impacts were determined to be less than significant.

The proposed DA would not change the proposed land uses or requirements for off-site improvement. The term of entitlement would not alter the potential for impacts related to geology and soils. The financial requirements and other provisions of the DA would not affect the physical development of the site; therefore, they would not alter the environmental analysis or associated conclusions.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant geology and soils impacts or an increase in the severity of previously identified geology and soil impacts.

## **Greenhouse Gas Emissions**

Construction and operation of the Specific Plan would result in the generation of GHG emissions, which were determined to be less than significant.

The proposed DA would not change the proposed land uses or requirements for off-site improvement. In the event that the development period extends beyond the period assumed in the PEIR analysis, GHG emissions would be reduced as a result of increasingly strict regulations. The financial requirements and other provisions of the DA would not affect the physical development of the site; therefore, they would not alter the environmental analysis or associated conclusions.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant GHG impacts or an increase in the severity of previously identified GHG impacts.

## **Hazards and Hazardous Materials**

The PEIR identified potentially significant impacts related to the potential occurrence of hazardous materials during demolition of existing structures on site; this potential impact would be reduced to below a level of significance through implementation of Mitigation Measure HAZ-1. Impacts related to airport-related hazards, emergency response/evacuation plans, and wildland fire-related hazards were identified as less than significant.

The proposed DA would not change the proposed land uses or requirements for off-site improvement. The term of entitlement would not alter the potential for impacts related to hazards and hazardous materials. The financial requirements and other provisions of the DA would not affect the physical development of the site; therefore, they would not alter the environmental analysis or associated conclusions.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant hazards and hazardous materials impacts or an increase in the severity of previously identified hazards and hazardous materials impacts.

## **Hydrology and Water Quality**

Potential impacts related to drainage alteration, including associated erosion/siltation and flooding effects; runoff and storm water management; groundwater supplies and groundwater recharge; inundation by seiche, tsunami, or mudflow; and water quality standards and waste discharge were determined to be less than significant.

The proposed DA would not change the proposed land uses or requirements for off-site improvement. The term of entitlement would not alter the potential for impacts related to hydrology and water quality. The financial requirements and other provisions of the DA would not affect the physical development of the site; therefore, they would not alter the environmental analysis or associated conclusions.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant hydrology and water quality impacts or an increase in the severity of previously identified hydrology and water quality impacts.

## **Land Use/Planning**

The PEIR determined that the Project may not be consistent with a goal and three policies of the Noise Element of the City General Plan. This potentially significant land use/planning impact would be reduced through implementation of Mitigation Measures NOI-10 through NOI-13. However, because implementation of these mitigation measures may not be feasible, a potentially significant and unavoidable land use/planning impact was identified. No impacts related to division of an established community or consistency with an applicable conservation plan would occur, and impacts related to consistency with other land use plans, policies, and ordinances would be less than significant.

The proposed DA would not change the proposed land uses or requirements for off-site improvement. The term of entitlement would not alter the potential for impacts related to land use and planning. The

financial requirements and other provisions of the DA would not affect the physical development of the site; therefore, they would not alter the environmental analysis or associated conclusions.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant land use and planning impacts or an increase in the severity of previously identified land use and planning impacts.

## **Mineral Resources**

The PEIR determined that potential impacts related to the loss of minerals with regional or statewide value would be less than significant.

The proposed DA would not change the proposed land uses or requirements for off-site improvement. The term of entitlement would not alter the potential for impacts related to mineral resources. The financial requirements and other provisions of the DA would not affect the physical development of the site; therefore, they would not alter the environmental analysis or associated conclusions.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant mineral resources impacts or an increase in the severity of previously identified mineral resources impacts.

## **Noise**

The PEIR determined that impacts related to construction noise, aircraft noise, and ground-borne vibration would be less than significant. Potentially significant noise impacts would occur in relation to traffic noise (exterior and interior both on and off site) as well as stationary noise sources including heating, ventilation, and air conditioning units; commercial uses; sheriff's and fire stations; sports and neighborhood parks; schools; the WWRP; sewer lift stations; and water booster stations. These impacts would be reduced through the implementation of Mitigation Measures NOI-1 through NOI-13. However, because the applicant's ability to implement Mitigation Measures NOI-10 through NOI-13 is uncertain, impacts related to traffic noise along off-site roadways were identified as potentially significant and unmitigable.

The proposed DA would not change the proposed land uses or requirements for off-site improvement. The term of entitlement would not alter the potential for noise impacts. If the WWRP is constructed after Phase 1, then its initial construction (as opposed to only subsequent expansion, as originally envisioned) would occur adjacent to occupied Phase 1 residences. The impact would be consistent with other construction impacts described in the PEIR and would be less than significant as a result of the design features contained in the Specific Plan. The financial requirements and other provisions of the DA would not affect the physical development of the site; therefore, they would not alter the environmental analysis or associated conclusions.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant noise impacts or an increase in the severity of previously identified noise impacts.

## **Population and Housing**

The PEIR determined that impacts related to population growth in the City would be significant and unmitigable upon implementation of the Specific Plan as a whole, due to exceedance of Southern California Association of Governments population projections for the Year 2035 forecast. A single residence and its occupants would be displaced by Specific Plan implementation; this would be considered less than significant.

The proposed DA would not change the proposed land uses or requirements for off-site improvement, nor would it alter the projected population of the Project. The term of entitlement would not alter the overall increase in population; changes in the timing of population increase would not alter the significance of the impact. The financial requirements and other provisions of the DA would not affect the physical development of the site or associated population projections; therefore, they would not alter the environmental analysis or associated conclusions.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant population and housing impacts or an increase in the severity of previously identified population and housing impacts.

## **Public Services**

The PEIR determined that implementation of the Specific Plan would result in potentially significant impacts related to fire and emergency medical services. These impacts would be reduced to below a level of significance through Mitigation Measure PUB-1, which requires a review prior to the Certificates of Occupancy for each development phase to ensure that fire service facilities existing at that time are adequate to enable the fire protection services to achieve the City's response time goal. Impacts to public services, schools, and libraries would be less than significant with the provision of new facilities within the Specific Plan area and establishment of a CFD or other applicable public financing mechanism(s) to fund public facilities.

The proposed DA would not change the proposed land uses, requirements for off-site improvement, or physical public facilities improvements. The term of entitlement would not alter the potential for impacts related to public services, as such services are required to be phased concurrent with development. The financial requirements and other provisions of the DA would not affect the physical development of the site. Establishment of the CFD was contemplated in the PEIR, and would ensure that Project development pays sufficient taxes to cover the gap between the cost of public safety services for the Project and the amount of ordinary property tax received by the City and appropriated for such services. Through the DA, the applicant also agrees to minimum staffing ratios for public safety services, including sheriff's deputies, code enforcement officers, and animal control personnel. Therefore, the provisions of the DA would not alter the environmental analysis or associated conclusions, but would help to further ensure that adequate public services are provided.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant public services impacts or an increase in the severity of previously identified public services impacts.

## **Recreation**

Implementation of the Specific Plan would include development of new parks and recreational facilities that would serve the Project residents as well as the public. In compliance with City and Hesperia Recreation and Park District (HRPD) requirements, the Project would pay development impact fees and facility fees. The proposed new parks and recreational facilities, in combination with required payments, as well as facility fees collected at regional parks, would ensure that an increase in the use of existing neighborhood parks, regional parks or other recreational facilities resulting in substantial deterioration of these facilities would not occur; therefore, the PEIR determined that impacts would be less than significant.

The proposed DA would not change the proposed land uses, requirements for off-site improvement, or recreation facilities improvements. The term of entitlement would not alter the potential for impacts related to recreational facilities, as such facilities are required to be phased concurrent with development. The financial requirements and other provisions of the DA would not affect the physical development of the site; therefore, they would not alter the environmental analysis or associated conclusions. The DA also does not alter the mechanism or timing of fees required to be paid to the HRPD.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant recreation impacts or an increase in the severity of previously identified recreation impacts.

## **Transportation and Traffic**

The PEIR identified significant impacts to the operation of several intersections. With implementation of Mitigation Measures TRA-1 and TRA-2, impacts at all but two intersections would be reduced to below a level of significance. The Project would make a “fair share” contribution to improvements for both of these intersections, but additional widening along Ranchero Road to achieve an acceptable Level of Service at these two locations is not considered feasible due to right-of-way impacts to residences and businesses. An impact at one additional intersection would be significant and unmitigated in the interim condition, but would be eliminated upon completion of the full roadway network.

The proposed DA would not change the proposed land uses or requirements for on-site transportation improvements. The term of entitlement would not alter the potential for impacts related to transportation facilities, as such facilities are required to be phased concurrent with development. The DA provides that Development Impact Fees for street improvements shall be paid in two installments for each phase. For Phase 1, \$12 million shall be paid upon recordation of the first final tract map in Phase 1. The balance of the impact fees shall be due prior to the issuance of the building permit for the first production residential unit in Phase 1. For the remaining phases, 50 percent of the fees shall be due upon recordation of the first map within that phase and the balance shall be due prior to issuance of the first production residential unit within that phase. This would help to ensure that funding is available to provide the necessary transportation improvements in a timely manner relative to development. On the basis of these payments, off-site transportation improvements would be constructed by the City instead of the developer. The other financial requirements and provisions of the DA would not affect the physical development of the site; therefore, they would not alter the environmental analysis or associated conclusions.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant

transportation and traffic impacts or an increase in the severity of previously identified transportation and traffic impacts.

## **Utilities**

The PEIR identified less-than-significant impacts associated with the development and expansion of proposed water, recycled water, and wastewater facilities; water supply; storm water drainage; and solid waste generation relative to existing landfill capacity.

The proposed DA would not change the proposed land uses. The term of entitlement would not alter the potential for impacts related to utilities, as such services are required to be phased concurrent with development. If construction of the WWRP is delayed until after Phase 1, a short sewer line extension would be constructed to the existing line in Ranchero Road, which would result in minor impacts similar to those identified in the PEIR. Treatment of Phase 1 wastewater at the existing VVWRA facility would not exceed the approved capacity of that facility, and therefore would not result in a new impact off site. The financial requirements and other provisions of the DA would not affect the physical development of the site; therefore, they would not alter the environmental analysis or associated conclusions.

The revisions would not result in a new significant impact, nor a substantial increase in the severity of the impacts described in the PEIR. There are no substantial changes to the Project or changes in circumstances that would require major revisions to the PEIR due to the involvement of new significant utilities impacts or an increase in the severity of previously identified utilities impacts.

## **SUMMARY**

As discussed above, the proposed Project modifications, consisting of execution of the DA, would not result in new significant impacts. There have been no substantial changes proposed to the Project which would require major revisions of the Final PEIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There have been no substantial changes with respect to the circumstances under which the Project is undertaken which would require revisions to the Final PEIR. There is no new information of substantial importance which shows that the Project would have significant environmental effects either not discussed or that would be substantially more severe than discussed. Additionally, there have been no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible, nor are the measures or alternatives considerably different than those analyzed in the Final PEIR that would reduce identified significant impacts.