

PLANNING COMMISSION AGENDA

REGULAR MEETING

Date: August 22, 2013

Time: 6:30 P.M.

COMMISSION MEMBERS

Chris Elvert, Chair

William A. Muller, Vice Chair

Jim Heywood, Commissioner

Tom Murphy, Commissioner

Tom Steeno, Commissioner

* - * - * - * - * - * - * - *

Dave Reno, Principal Planner

Jeff M. Malawy, Assistant City Attorney



CITY OF HESPERIA
9700 Seventh Avenue
Council Chambers
Hesperia, CA 92345
City Offices: (760) 947-1000

The Planning Commission, in its deliberation, may recommend actions other than those described in this agenda.

Any person affected by, or concerned regarding these proposals may submit written comments to the Planning Division before the Planning Commission hearing, or appear and be heard in support of, or in opposition to, these proposals at the time of the hearing. Any person interested in the proposal may contact the Planning Division at 9700 Seventh Avenue (City Hall), Hesperia, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m. on Fridays) or call (760) 947-1200. The pertinent documents will be available for public inspection at the above address.

If you challenge these proposals, the related Negative Declaration and/or Resolution in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact Dave Reno, Principal Planner (760) 947-1200. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.10235.104 ADA Title 11]

Documents produced by the City and distributed less than 72 hours prior to the meeting regarding any item on the Agenda will be made available in the Planning Division, located at 9700 Seventh Avenue during normal business hours or on the City's website.

AUGUST 22, 2013

**AGENDA
HESPERIA PLANNING COMMISSION**

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

CALL TO ORDER

6:30 p.m.

- A. Pledge of Allegiance to the Flag
- B. Invocation
- C. Roll Call:

Chair Chris Elvert
Vice Chair William Muller
Commissioner Jim Heywood
Commissioner Tom Murphy
Commissioner Tom Steeno

JOINT PUBLIC COMMENTS

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

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

CONSENT CALENDAR

- D. Approval of Minutes: August 8, 2013 Planning Commission Meeting Draft Minutes.

-1-

PUBLIC HEARINGS

- 1. Consideration of Public Facility Review PFR13-00001 to include outdoor percolation ponds as part of an approved 11-acre sub-regional sewage treatment plant (wastewater reclamation plant) located on the north side of Mojave Street between Appaloosa and Tamarisk Avenue; and relocation of the approved lift station and force main (pressure pipeline) located on the north side of Fresno Street east of Shahaptian Avenue (PFR13-00001; Applicant: Victor Valley Wastewater Reclamation Authority; APNs: 0405-313-24 thru 30 & 45 and 0405-711-68 & 69)

1-1

PRINCIPAL PLANNER'S REPORT

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

E. DRC Comments

2-1

F. Major Project Update

PLANNING COMMISSION BUSINESS OR REPORTS

The Commission Members may make comments of general interest or report on their activities as a representative of the Planning Commission.

ADJOURNMENT

The Chair will close the meeting after all business is conducted.

I, Kathy Stine, Planning Commission Secretary for City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, August 15, 2013 at 5:30 p.m. pursuant to California Government Code §54954.2.


Kathy Stine
Planning Commission Secretary

HESPERIA PLANNING COMMISSION MEETING
REGULAR MEETING
AUGUST 8, 2013
MINUTES

DRAFT

The Regular Meeting of the Planning Commission was called to order at 6:30 p.m. by Chair Elvert in the Council Chambers, 9700 Seventh Avenue, Hesperia, California.

CALL TO ORDER 6:30 p.m.

Pledge of Allegiance to the Flag

Invocation

Roll Call:

**Present: Chris Elvert
James Heywood
Tom Murphy
Tom Steeno**

Absent: William Muller

Motion by Chris Elvert to the excuse the absence of Commissioner Muller. Seconded by Tom Murphy and passed with the following roll call vote:

**AYES: Chris Elvert, James Heywood, Tom Murphy, and Tom Steeno
NOES: None
ABSENT: William Muller**

JOINT PUBLIC COMMENTS

Chair Elvert opened public comments at 6:33 p.m.

No comments.

Chair Elvert closed public comments at 6:34 p.m.

CONSENT CALENDAR

- D. Approval of Minutes: July 11, 2013 Planning Commission Meeting Draft Minutes.

Motion by Tom Murphy to approve the July 11, 2013 Planning Commission Meeting Draft Minutes. Seconded by James Heywood and passed with the following roll call vote:

**AYES: Chris Elvert, James Heywood, Tom Murphy, and Tom Steeno
NOES: None
ABSENT: William Muller**

PUBLIC HEARING

1. A Variance to reduce the interior side yard setback from 15-feet to 10-feet, 8-inches; and to allow a 2,392 square foot accessory building which exceeds the 7.5% accessory building area limitation at 17974 Cherry Street (Applicant: Daniel and Marie Meyer; APN: 0411-171-20)

Senior Planner Daniel Alcayaga gave a PowerPoint presentation and stated Staff recommended approval of the project.

Chair Elvert opened the Public Hearing at 6:43 p.m.

Applicant Daniel Meyer stated he had spoken to his neighbors and all were in favor of the variance.

Chair Elvert closed the Public Hearing at 6:45 p.m.

Motion by Tom Steeno to adopt Resolution No. PC-2013-09, approving Variance VAR13-0003. Seconded by James Heywood and passed with the following roll call vote:

AYES: Chris Elvert, James Heywood, Tom Murphy, and Tom Steeno
NOES: None
ABSENT: William Muller

2. Consideration of Conditional Use Permit CUP13-00001 to establish a recycling facility within an existing 8,000 square foot building on a portion of 3.1 gross acres within the Limited Industrial (I1) designation at 10741 'G' Street (Applicant: JR's Recycling; APN: 0415-171-08)

Assistant Planner Lisette Sanchez-Mendoza gave a PowerPoint presentation, introduced three green sheets and stated Staff recommended approval of the project.

Chair Elvert opened public hearing at 6:57 p.m.

Applicant Luz Quintero answered Commission questions and stated she was open to operating hours from 7:00 a.m. to 5:00 p.m. and confirmed that there will be no storage outside of the building.

Mobile home resident Peggy Runyan spoke in opposition to the project and stated she had concerns regarding noise and trucks using coming and going.

Mobile home resident Dawn Meyer spoke in opposition to the project.

Chair Elvert closed the Public Hearing at 7:11 p.m.

Commission discussion ensued.

Motion by Chris Elvert to adopt Resolution No. PC-2013-04, approving Conditional Use Permit CUP13-00001. Seconded by Tom Murphy and passed with the following roll call vote:

AYES: Chris Elvert, James Heywood, Tom Murphy, and Tom Steeno
NOES: None
ABSENT: William Muller

3. [Consideration of Development Code Amendment DCA13-00001 and Mitigated Negative Declaration ND-2013-01 pertaining to Freeway Pylon Signs. \(Applicant: City of Hesperia; Affected Area: Citywide\)](#)

Assistant Planner Lisette Sanchez-Mendoza gave a presentation.

Chair Elvert opened the Public Hearing at 7:23 p.m.

No comments.

Chair Elvert closed the Public Hearing at 7:23 p.m.

Commission discussion ensued regarding the wording of the proposed amendment.

Motion by Tom Murphy to approve Resolution No. PC-2013-08, as amended to read on D. 8 "...at the same rate or lower paid by other tenants..."; on D. 6 it shall read "but shall may allow other eligible..."; add a sentence at the end of D. 5 to read "When the sign is privately owned the sign operator shall maintain the waiting list and when the sign is owned by The City, then The City shall maintain the waiting list.", and include a provision to permit businesses 100 miles away to advertise on the sign, recommending that the City Council introduce and place on first reading an ordinance approving Development Code Amendment DCA13-00001, to establish the City's regulations regarding freeway pylon signs. Seconded by Chris Elvert and passed with the following roll call vote:

AYES: Chris Elvert, James Heywood, Tom Murphy, and Tom Steeno
NOES: None
ABSENT: William Muller

PRINCIPAL PLANNER'S REPORT

E. DRC Comments

Principal Planner Dave Reno, AICP, updated the Commission on the recent DRC meetings and stated that the Victor Valley Wastewater Reclamation Authority (VWVRA) was scheduled for the Planning Commission meeting on August 22, 2013

Lisette Sanchez-Mendoza - Planner

From: Dawn C. Meier <mtnsea@yahoo.com>
Sent: Thursday, August 08, 2013 3:31 PM
To: Lisette Sanchez-Mendoza - Planner
Subject: Public Hearing 8.8.13; Opposed to Proposed CUP to Establish a Recycling Facility adjacent to Joshua Mobile Home Park (JMHP) on Avenue G

Dear Mrs. Lisette Sanchez-Mendoza:

I am a current resident of JMHP, unit 13. I am in opposition to the proposed recycling project for the following reasons:

- 1) Currently, the neighborhood land uses adjacent to JMHP are multi-use. Why break up the harmony of the neighborhood by allowing intrusive and noisy recycling?
- 2) There is an abundance of recycling in the immediate area. I've seen recycling on I Avenue, two blocks down on G Avenue and a few blocks over on E Avenue. The City does not need more recycling.
- 3) The existing recycling on G Avenue that receives the recycled goods inside is not a model business or pleasant environment to recycle. Inside the building it is noisy, dusty, smelly fumes and dirty. What do we know about the current applicant and their history? Are they clean and care about the neighborhood that they serve?
- 4) We need to protect senior/disabled/affordable housing in the City. This proposed project threatens the adjacent housing, as the proposed project will most likely reduce the value of the JMHP units and eventually turn the JMHP into a barrio filled with tenants that make, buy and sell drugs and engage in other criminal activities.
- 5) Avenue G is a historical travel route used by the American Indians, Mormons and early settlers to commute to and from San Bernardino and Los Angeles Counties. Only land uses that preserve the City's heritage should be promoted.
- 6) Please describe the buffer in between JMHP and the Proposed Recycling Project. Detailed information wasn't provided. Currently, the JMHP residents enjoy a quiet and peaceful environment. Even single-family residential projects have set backs or buffers.
- 7) City Council Members, ask yourself, how would you like to live right next door to a recycling center? There could be loiters or homeless at night hanging around. If people are allowed to hangout, trash, debris, urine, etc. could develop, not to mention noisy drunken behaviors disturbing the JMHP tenants.
- 8) Even if only the front portion of the building is used for recycling and no access is allowed to approximately 2/3 rds of the proposed site, this new use will negatively affect the neighborhood in the following ways:
 - a) Increased traffic and accidents;
 - b) Increased noise during the operation and most likely before and after the proposed 7am to 7pm shift;
 - c) More people will be aware of JMHP and drive through. This could increase crime, noise and cause other disturbances. JMHP may be forced to purchase a privacy gate due to the increased ingress and egress of recycling patrons.

Thank you for the opportunity to voice my thoughts and concerns.

Sincerely,
Pamela Tongret, resident JMHP, #13

Lisette Sanchez-Mendoza - Planner

From: Dawn C. Meier <mtnsea@yahoo.com>
Sent: Thursday, August 08, 2013 3:23 PM
To: Lisette Sanchez-Mendoza - Planner
Subject: FW: Public Hearing 8.8.13; Opposed to Proposed CUP to Establish a Recycling Facility adjacent to Joshua Mobile Home Park (JMHP) on Avenue G

Dear Mrs. Lisette Sanchez-Mendoza:

I am a current resident of JMHP, unit 36. I enjoyed our telephone conversation today. Thank you for making me aware of the fact that the Park I live in and the land of the proposed project is zoned Limited Industrial (L1). You also stated that the building of additional residential units would not be permitted in the future on the JMHP property. The City's planning intent for this area is Limited Industrial use. There is zoning for multi-use projects in the City of Hesperia by Main Street.

I am in opposition to the proposed recycling project for the following reasons:

- 1) Currently, the neighborhood land uses adjacent to JMHP are multi-use. Why break up the harmony of the neighborhood by allowing intrusive and noisy recycling?
- 2) There is an abundance of recycling in the immediate area. I've seen recycling on I Avenue, two blocks down on G Avenue and a few blocks over on E Avenue. The City does not need more recycling.
- 3) The existing recycling on G Avenue that receives the recycled goods inside is not a model business or pleasant environment to recycle. Inside the building it is noisy, dusty, smelly fumes and dirty. What do we know about the current applicant and their history? Are they clean and care about the neighborhood that they serve?
- 4) We need to protect senior/disabled/affordable housing in the City. This proposed project threatens the adjacent housing, as the proposed project will most likely reduce the value of the JMHP units and eventually turn the JMHP into a barrio filled with tenants that make, buy and sell drugs and engage in other criminal activities.
- 5) Avenue G is a historical travel route used by the American Indians, Mormons and early settlers to commute to and from San Bernardino and Los Angeles Counties. Only land uses that preserve the City's heritage should be promoted.
- 6) Please describe the buffer in between JMHP and the Proposed Recycling Project. Detailed information wasn't provided. Currently, the JMHP residents enjoy a quiet and peaceful environment. Even single-family residential projects have set backs or buffers.
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c) More people will be aware of JMHP and drive through. This could increase crime, noise and cause other disturbances. JMHP may be forced to purchase a privacy gate due to the increased ingress and egress of recycling patrons.

Thank you for the opportunity to voice my thoughts and concerns.

Sincerely,

Dawn C Meier, resident JMHP, #36

JOSHUA SENIOR MOBILE HOME PARK
 10701 G Ave Hesperia, CA, 92345
 RECYCLING FACILITY
 (PETITION) - AGAINST IT

10701 G AVE
 10701 G AVE

- ~~Pete Redinger~~ (38) 10701 G AVE Hesperia Sp# 38
- ~~John Doe~~ (15) 10701 G AVE Hesperia Sp# 15
- ~~John Doe~~ (70) 10701 G AVE Hesperia Sp# 40
- Joe Chavez (13) 10701 G AVE Hesperia Sp# 13
- Shirley Vannatta (31) 10701 G AVE Hesperia Sp# 31
- James Vannatta (31) 10701 G AVE Hesperia Sp# 31
- Edward Burt (4) 10701 G AVE Hesperia Sp# 4
- Jose H. Garcia (8) 10701 G AVE Hesperia Sp# 8
- Mark Gungl (32) 10701 G AVE Hesperia Sp# 32
- Dawn Meier #36 10701 G AVE Hesperia Sp# 36
- Pamula Tongue (13) 10701 G AVE Hesperia Sp# 13
- Sharon R. Thomas (20) 10701 G AVE Hesperia Sp# 20
- Gene S. Mays (20) 10701 G AVE Hesperia Sp# 20
- ~~Donna Dawn~~
- Gloria Orr (25) 10701 G AVE Hesperia Sp# 25
- Jim Dyer (28) 10701 G AVE Hesperia Sp# 28
- Art Brown 10701 G AVE Hesperia Sp# 21
- Manuela Aguirre 10701 G AVE Hesperia CA Sp# 59231
- Bob & Wendy Chew 10701 G AVE HESPERIA CA Sp# 4
- Dixie Drake 10701 G AVE, Space 7, Hesperia, CA 92345
- Dora Baez 10701 G AVE Sp# 26 Hesperia
- Hilario Bauri 10701 G AVE Sp# 14 Hesperia CA
- D. J. M. 10701 G. AVE. SPACE 29 Hesperia CA
- Lee Young 10701 G. AVE. SPACE 29 Hesperia CA
- Marta Salas 10701 G AVE Sp# 33
- GRACIA HERNANDEZ 10701 G AVE Sp# 31 Hesperia CA
- W. Peterson 10730 G Ave Sp# 23
- Don Carter 10761 C " " " 18
- Laura Hays 10701 G Ave Space 18
- Juan Baula 10401 - E - AV. SP. 2
- ARNOLD AVILA 10701 G AVE # 19
- Robert Dacierza 10701 G AVE Sp 16

JOSHUA SENIOR MOBILE HOME PARK
10701 G AVE Hesperia.

RECYCLING (PETITION) AGAINST IT
FACILITY

| | |
|--------------------|-------------------------------|
| Maria C. McFarland | 10701 "G" AVE #27 Hesperia |
| Jacqueline Long | 10701 G Ave #10 - Hesperia |
| Bob Mc | 10701 G AVE SP-12H1 |
| Peggy Bryan | 10701 G AVE SP1 |
| Wayne Choquette | 10201 G Ave SP#30 |
| Sueann Ferrona | 10701 G AVE SP1 |
| Sylvia Martinez | 10701 G AVE SP22 |
| Johnnie Cuatle | 10701 G AVE #9 Hesperia Ca. |
| Margaret Cator | 10701 G Ave #17 Hesperia Ca |
| Brenda Jane | 10701 G Ave #17 Hesperia Ca |
| Wesley W. W. Jr. | 10701 G AVE SP 25 Hesperia Ca |
| Wayne Choquette | 10701 G AVE SP 30 HESPERIA |

Foley's Properties

Pete Alderete MANAGER
Pete Alderete
JOSHUA Mobile Home PARK

AGAINST IT.



DATE: August 22, 2013

TO: Planning Commission

FROM:  Dave Reno, AICP, Principal Planner

BY:  Stan Liudahl, AICP, Senior Planner

SUBJECT: Public Facility Review PFR13-00001; Applicant: Victor Valley Wastewater Reclamation Authority; APN: 0405-313-24 thru 30 & 45 and 0405-711-68 & 69

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2013-10, approving PFR13-00001.

BACKGROUND

Proposal: A public facility review to include outdoor percolation ponds and relocation of the lift station and force main as part of an approved 11-acre sub-regional wastewater reclamation plant (Attachment 1).

Location: The approved wastewater reclamation plant is located on the north side of Mojave Street between Appaloosa and Tamarisk Avenue. The lift station and force main are proposed on the north side of Fresno Street, east of Shahaptian Avenue (Attachment 2).

Current General Plan, Zoning and Land Uses: The approved site for the wastewater reclamation plant as well as the proposed percolation ponds, lift station, and force main site are vacant and are within the Low Density Residential (LDR) and Public Institutional Overlay (PIO) Zones of the Main Street and Freeway Corridor Specific Plan and the Single-family Residential (R-1) Zone District (Attachment 3). All properties surrounding the wastewater reclamation plant are vacant, except for three single-family residences located to the east. Only one residence is adjacent to the proposed lift station and force main site. The residence is on the south side of Fresno Street, just east of the proposed site.

The Victor Valley Wastewater Reclamation Authority (VWRA) is the lead agency for this project, with responsibilities to consider the individual and cumulative effects of all activities involved in project construction and operation. In its role as a responsible agency, the City has jurisdiction only with respect to those activities that it is required by law to carry out or approve. Therefore, the City's review is limited to the project's consistency with the General Plan, zoning, Capital Improvement Program, and off-site improvement regulations.

The wastewater reclamation plant was originally approved by the Development Review Committee (DRC) on September 14, 2011. The project was originally noticed to 321 property owners, of which only 7 attended the DRC meeting and commented on the project. Logan Olds, General Manager of the VWRA, described in detail the operation of the wastewater reclamation plant. Although the project did not contain outdoor percolation ponds at that time, the operational plan of the plant has not changed. In 2011, the VWRA circulated an Environmental Impact Report for the original project and conducted extensive outreach with the

nearby property owners. They also met with the Rotary and other service clubs as well as the Chamber of Commerce. As shown on Attachment 4, several meetings were held and presentations made to the public. Ultimately, the DRC approved the project, without the outdoor ponds. As the approval was never appealed, the Planning Commission does not have standing to revoke this portion of the project's approval, which is valid until September 27, 2014.

VWRA submitted this application on June 21, 2013 to allow the ponds adjacent to the wastewater reclamation plant. This proposed Public Facility Review application (PFR13-00001) is limited to approval of outdoor percolation ponds adjacent to the wastewater reclamation plant and relocation of the lift station and force main (Attachments 5 thru 7). On July 17, 2013, the DRC forwarded this application to the Planning Commission due to concerns from property owners in the area. Staff mailed notices to 292 nearby property owners prior to consideration of this action, of which 13 were returned undeliverable.

ISSUES/ANALYSIS

Land Use:

This proposed Public Facility Review application will allow the outdoor percolation ponds to be situated adjacent to the approved wastewater reclamation plant and a slight relocation of the lift station and forced main. The ponds were originally to be constructed on a vacant lot near the corner of Manzanita Street and I Avenue. Relocating the ponds adjacent to the wastewater reclamation plant will reduce the pipeline length by approximately 32,000 lineal feet. Additionally, the location of the wastewater reclamation plant was originally approved due to its proximity to residences and other uses already connected to sewer. The plant is also located proximate to where the reclaimed water is to be used. This location will afford a significant cost savings as compared to alternative sites west of the Interstate 15, which would necessitate boring beneath the freeway and pumping reclaimed water uphill. Similarly, the recycled water lift station was located near the southeast corner of Maple and Mojave. The proposed location is approximately 122 feet to the west, on the north side of Fresno Street. The revised location of the outdoor percolation ponds as well as the lift station and force main was approved by the Lahontan Regional Water Quality Control Board (Lahontan) at its January 17, 2013 meeting.

The City is required under state law and the Development Code to send notices of all projects requiring approval at a public hearing, to all persons that own property within 300 feet of the project site, using the County assessor's tax roll information. Staff sent notices to owners of properties well beyond the minimum 300-foot requirement. The people that filled out white cards and spoke at the DRC meeting were also notified of this meeting. As a result 290 notices were sent, ensuring that owners of property within the immediate area would be notified.

Staff received 21 written comments, including a petition against the project signed by 126 persons (Attachment 8). The concerns raised deal primarily with the potential odors that may be created by the project. Other concerns include land use compatibility, noise, safety, health, views, air and water quality, drainage, and property values. They claim that the proposed percolation ponds will potentially cause visual impacts and create odors in the surrounding area.

Unlike older full process treatment plants, solids will not be processed at this location. Liquids will be skimmed from the waste flow and treated to the highly restrictive Title 22 recycled water requirements. The biofiltration, screening, and ultraviolet processes that ensure that the water is safe for use in irrigation and groundwater recharge, will also ensure that the water will not

subject surrounding residents to unwanted odors. The lift station and force main is being relocated farther from existing residences, thereby reducing potential impacts.

Drainage: The proposed revisions to the project will not interfere with the current drainage flow of the site. Surface runoff from upstream shall be collected and discharged in a manner downstream of the site that does not increase downstream flood hazards. Onsite surface runoff shall be collected and retained for use onsite or detained and percolated into the ground on the site such that site development results in no net increase in offsite stormwater flows.

Street Improvements: The streets fronting the wastewater reclamation plant as well as the lift station and forced main will be fully improved with commercial driveways, curb, gutter and sidewalk in accordance with City standards. A significant amount of landscaping is also planned behind the sidewalk, within the public right-of-way.

Environmental: VVWRA certified an EIR in February of 2011, addressing all environmental issues for the original project. VVWRA prepared an addendum in October of 2012, which amends the project EIR, taking into account the project revisions (Attachment 9). The Final EIR had mitigated all environmental impacts to the level that no significant environmental impacts remained and a statement of overriding considerations was not needed. The analysis within the addendum states that the proposed changes to the project will not cause increased environmental impacts.

Conclusion: The project is consistent with the General Plan and zoning, as well as the City's plans for infrastructure to serve its residents and new development. Therefore, staff recommends approval.

FISCAL IMPACT

Relocation of the percolation ponds will reduce the required pipeline lengths by 32,000 lineal feet, affording a significant reduction in capital costs that would otherwise be borne by the City's customers.

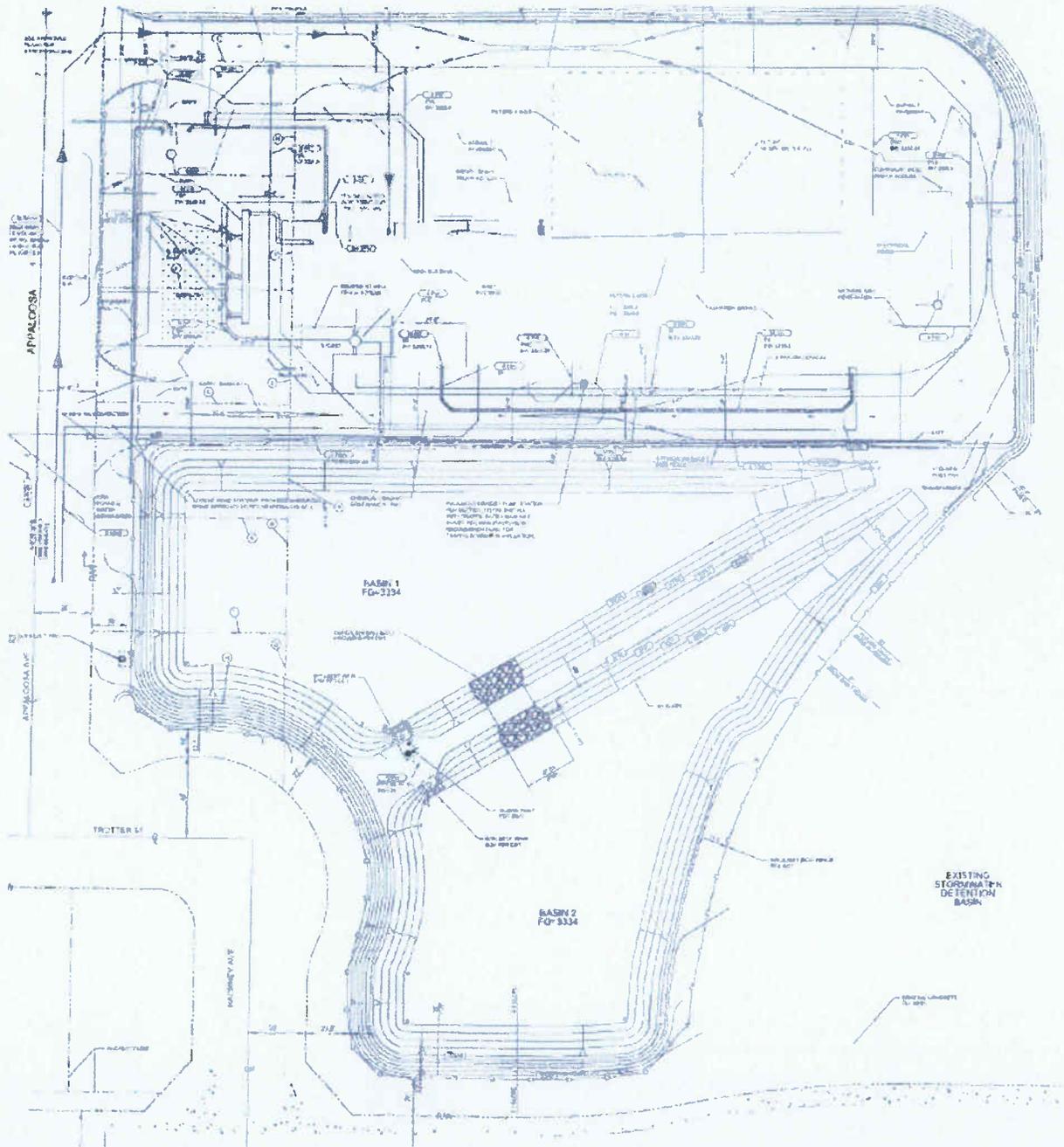
ALTERNATIVE(S)

1. The Commission could deny the proposed relocation of the percolation ponds. However, not relocating the ponds will result in a significant cost increase in both construction and operations. Therefore, this alternative is not supported.
2. Provide alternative direction to staff.

ATTACHMENT(S)

1. Site plan
2. Aerial photo
3. General Plan/Zoning Map
4. VVWRA Outreach Timeline
5. Exterior building elevations of the main building
6. Exterior building elevations of the lift station and force main building
7. Color renderings showing the streetscape adjacent to the percolation ponds
8. Written comments from the public concerning this project
9. Addendum to the EIR for this project
10. Resolution No. PC-2013-10, with list of conditions

ATTACHMENT 1



APPLICANT(S):
VICTOR VALLEY WASTEWATER RECLAMATION AUTHORITY

FILE NO(S):
PFR13-00001

LOCATION:
ON THE NORTH SIDE OF MOJAVE STREET BETWEEN APPALOOSA AND TAMARISK AVENUE; ON THE NORTH SIDE OF FRESNO STREET, EAST OF SHAAPTIAN AVENUE

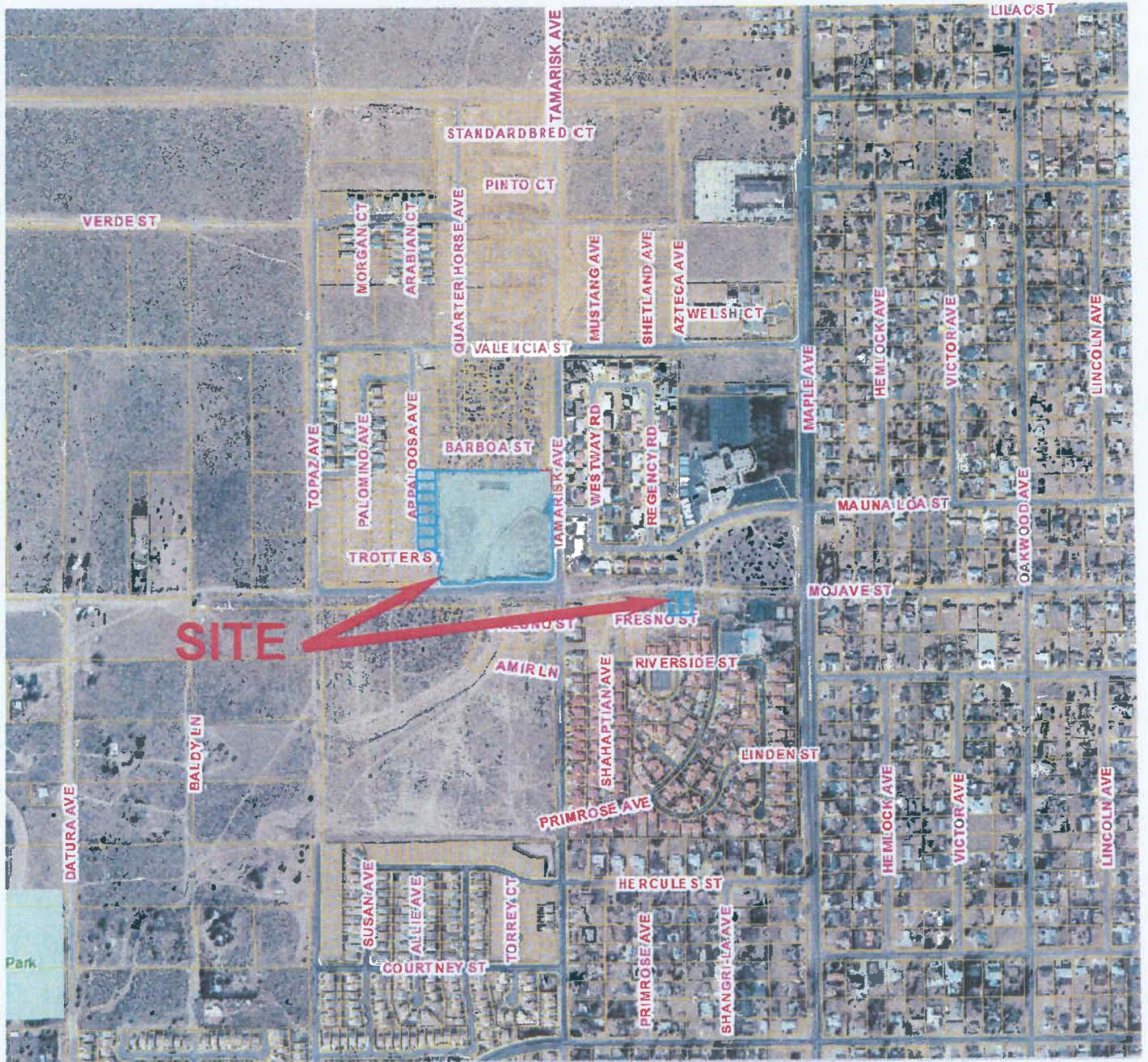
APNs:
0405-313-24 THRU 30 & 45 AND 0405-711-68 & 69

PROPOSAL:
CONSIDERATION OF A PUBLIC FACILITY REVIEW TO INCLUDE OUTDOOR PERCOLATION PONDS AS PART OF AN APPROVED 11-ACRE SUB-REGIONAL SEWAGE TREATMENT PLANT AND RELOCATION OF THE APPROVED LIFT STATION AND FORCE MAIN (PRESSURE PIPELINE)



SITE PLAN

ATTACHMENT 2



APPLICANT(S):
VICTOR VALLEY WASTEWATER RECLAMATION AUTHORITY

FILE NO(S):
PFR13-00001

LOCATION:
ON THE NORTH SIDE OF MOJAVE STREET BETWEEN APPALOOSA AND TAMARISK AVENUE; ON THE NORTH SIDE OF FRESNO STREET, EAST OF SHAHAPTIAN AVENUE

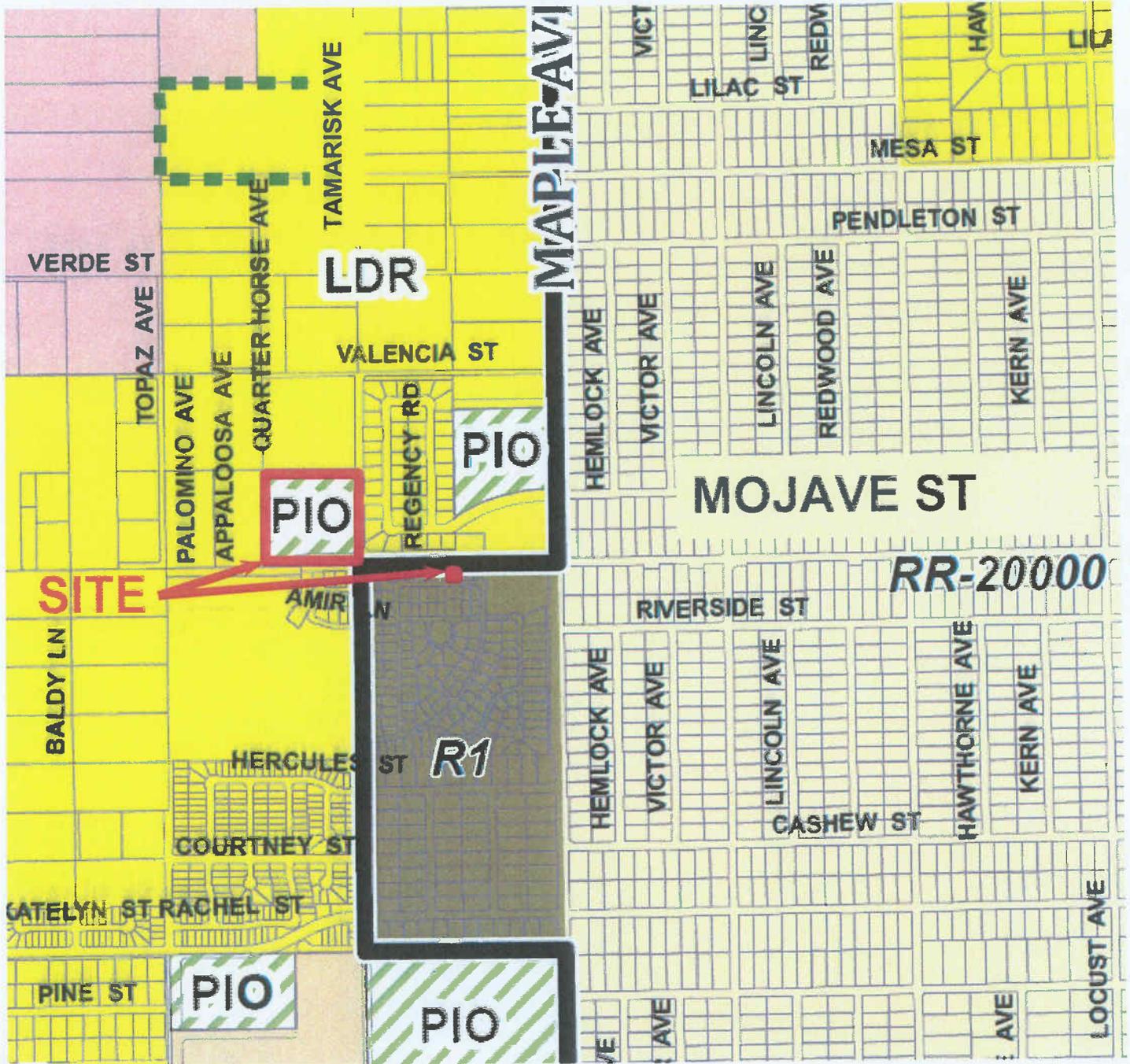
APNs:
0405-313-24 THRU 30 &
45 AND 0405-711-68 & 69

PROPOSAL:
CONSIDERATION OF A PUBLIC FACILITY REVIEW TO INCLUDE OUTDOOR PERCOLATION PONDS AS PART OF AN APPROVED 11-ACRE SUB-REGIONAL SEWAGE TREATMENT PLANT AND RELOCATION OF THE APPROVED LIFT STATION AND FORCE MAIN (PRESSURE PIPELINE)



AERIAL PHOTO

ATTACHMENT 3



APPLICANT(S):
VICTOR VALLEY WASTEWATER RECLAMATION AUTHORITY

FILE NO(S):
PFR13-00001

LOCATION:
ON THE NORTH SIDE OF MOJAVE STREET BETWEEN APPALOOSA AND TAMARISK AVENUE; ON THE NORTH SIDE OF FRESNO STREET, EAST OF SHAHAPTIAN AVENUE

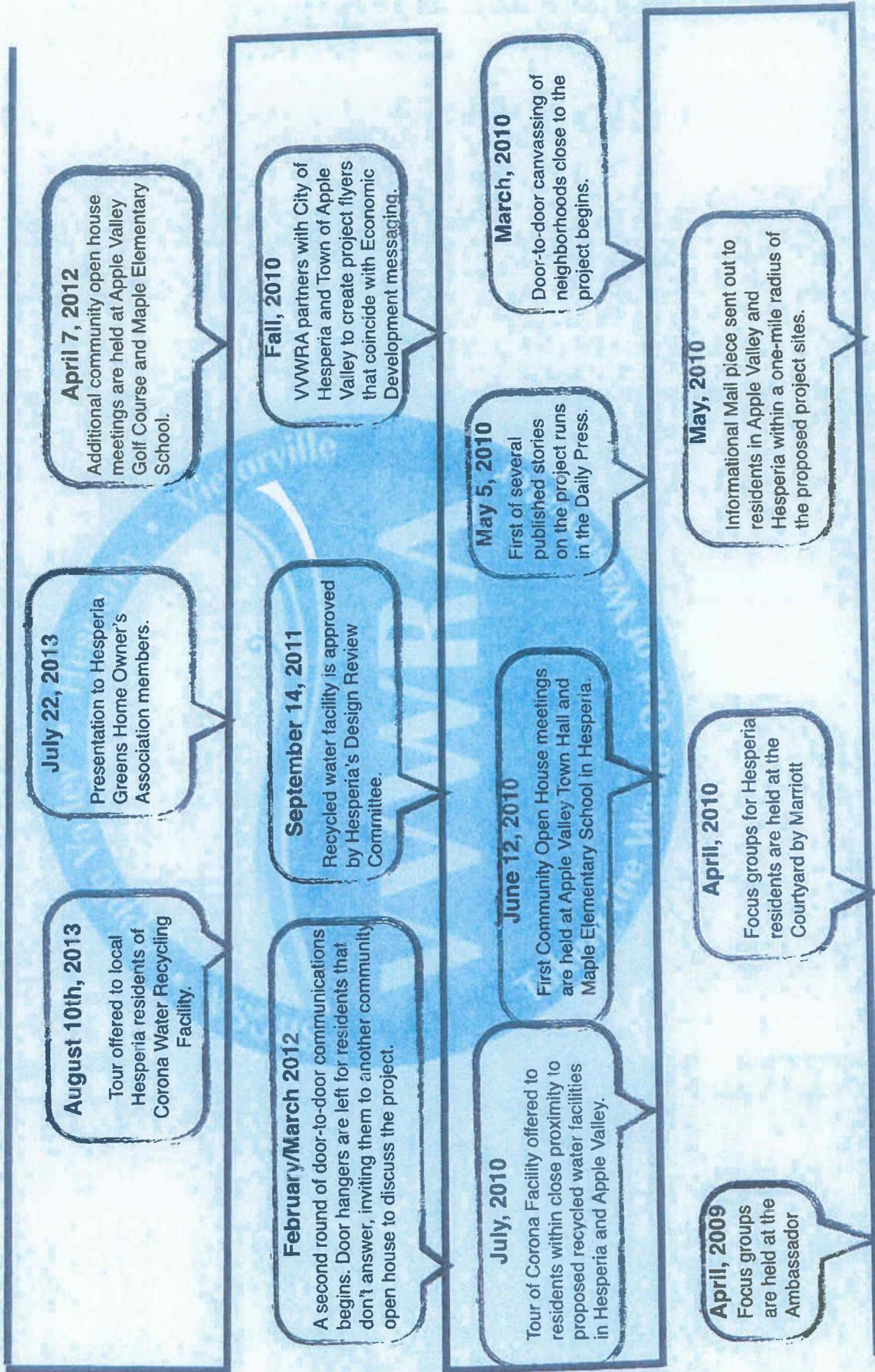
APNs:
0405-313-24 THRU 30 & 45 AND 0405-711-68 & 69

PROPOSAL:
CONSIDERATION OF A PUBLIC FACILITY REVIEW TO INCLUDE OUTDOOR PERCOLATION PONDS AS PART OF AN APPROVED 11-ACRE SUB-REGIONAL SEWAGE TREATMENT PLANT AND RELOCATION OF THE APPROVED LIFT STATION AND FORCE MAIN (PRESSURE PIPELINE)



GENERAL PLAN/ZONING MAP

Outreach Timeline



These items represent major milestones in the recycled water outreach program. The program also featured several public presentations to groups including the Hesperia Chamber of Commerce, Hesperia City Council, local Rotary clubs, Apple Valley Chamber of Commerce, High Desert Hispanic Chamber of Commerce and more. The project has also been featured in more than eight published articles, VWVRA's newsletter, website, and several other informational pieces.

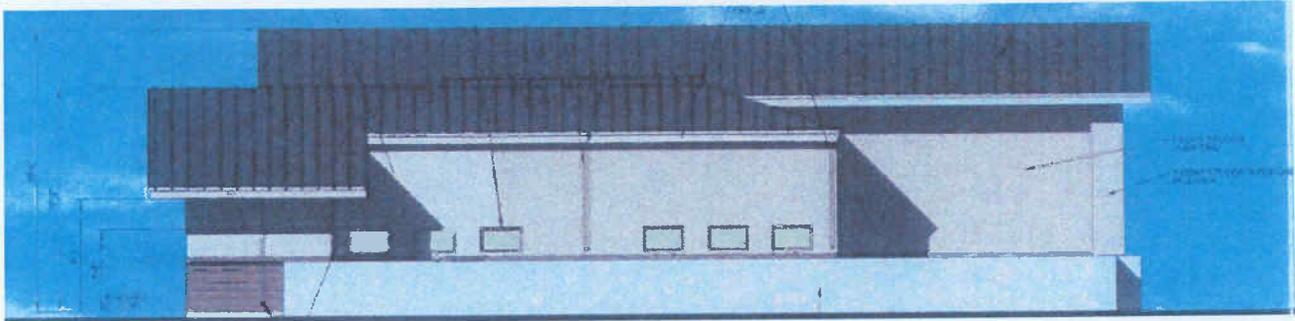
ATTACHMENT 5



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

APPLICANT(S):
VICTOR VALLEY WASTEWATER RECLAMATION AUTHORITY

FILE NO(S):
PFR13-00001

LOCATION:
ON THE NORTH SIDE OF MOJAVE STREET BETWEEN APPALOOSA AND TAMARISK AVENUE; ON THE NORTH SIDE OF FRESNO STREET, EAST OF SHAHAPTIAN AVENUE

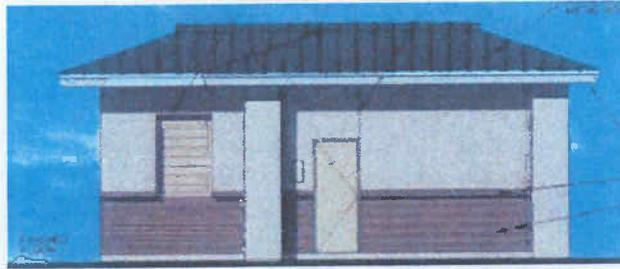
APNs:
0405-313-24 THRU 30 & 45 AND 0405-711-68 & 69

PROPOSAL:
CONSIDERATION OF A PUBLIC FACILITY REVIEW TO INCLUDE OUTDOOR PERCOLATION PONDS AS PART OF AN APPROVED 11-ACRE SUB-REGIONAL SEWAGE TREATMENT PLANT AND RELOCATION OF THE APPROVED LIFT STATION AND FORCE MAIN (PRESSURE PIPELINE)

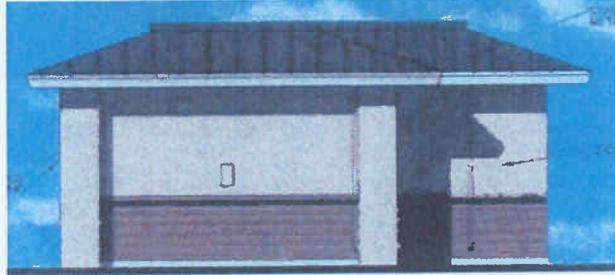


EXTERIOR ELEVATIONS OF THE MAIN BUILDING

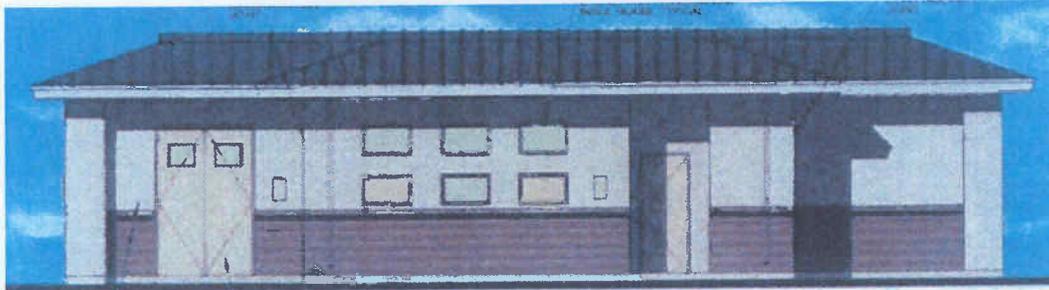
ATTACHMENT 6



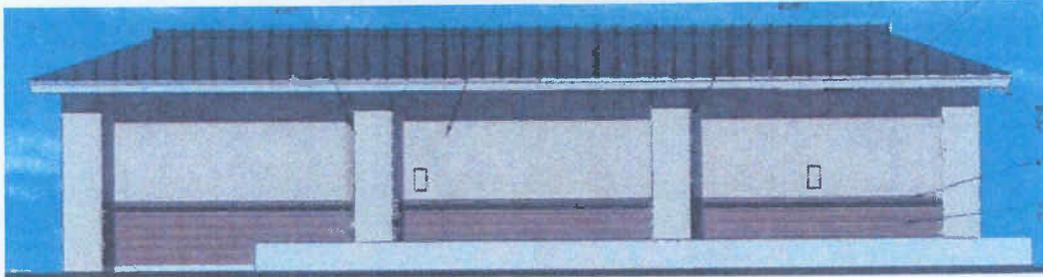
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

APPLICANT(S):
VICTOR VALLEY WASTEWATER RECLAMATION AUTHORITY

FILE NO(S):
PFR13-00001

LOCATION:
ON THE NORTH SIDE OF MOJAVE STREET BETWEEN APPALOOSA AND TAMARISK AVENUE; ON THE NORTH SIDE OF FRESNO STREET, EAST OF SHAHAPTIAN AVENUE

APNs:
0405-313-24 THRU 30 & 45 AND 0405-711-68 & 69

PROPOSAL:
CONSIDERATION OF A PUBLIC FACILITY REVIEW TO INCLUDE OUTDOOR PERCOLATION PONDS AS PART OF AN APPROVED 11-ACRE SUB-REGIONAL SEWAGE TREATMENT PLANT AND RELOCATION OF THE APPROVED LIFT STATION AND FORCE MAIN (PRESSURE PIPELINE)



EXTERIOR ELEVATIONS OF THE LIFT STATION AND FORCE MAIN BUILDING

ATTACHMENT 7



PLAN VIEW OF THE PONDS



NORTHEAST VIEW



NORTHWEST VIEW



SOUTHEAST VIEW



EAST VIEW

APPLICANT(S):
VICTOR VALLEY WASTEWATER RECLAMATION AUTHORITY

FILE NO(S):
PFR13-00001

LOCATION:
ON THE NORTH SIDE OF MOJAVE STREET BETWEEN APPALOOSA AND TAMARISK AVENUE; ON THE NORTH SIDE OF FRESNO STREET, EAST OF SHAHAPTIAN AVENUE

APNs:
0405-313-24 THRU 30 & 45 AND 0405-711-68 & 69

PROPOSAL:
CONSIDERATION OF A PUBLIC FACILITY REVIEW TO INCLUDE OUTDOOR PERCOLATION PONDS AS PART OF AN APPROVED 11-ACRE SUB-REGIONAL SEWAGE TREATMENT PLANT AND RELOCATION OF THE APPROVED LIFT STATION AND FORCE MAIN (PRESSURE PIPELINE)



COLOR RENDERINGS SHOWING THE STREETScape ADJACENT TO THE PERCOLATION PONDS

ATTACHMENT 8

Stan Liudahl - Senior Planner

From: Scott Miller <mrhsmillerusa@aim.com>
Sent: Monday, July 15, 2013 3:46 PM
To: Stan Liudahl - Senior Planner
Cc: Dave Reno - Principal Planner
Subject: Opposition to Sewage treatment plant
Attachments: Planning Division letter.pdf

Dear Mr. Liudahl:

I am writing to you concerning the proposed project known as Public Facility Review PFR13-00001 which is the sub-regional sewage treatment plant, including outdoor ponds and a lift station located on the north side of Mojave Street, between Appaloosa Avenue and Tamarisk Avenue on the north side of Fresno Street east of Shahaptian Avenue affecting APNs: 0405-313-24 thru 30 & 45 and 0405-711-68 & 69.

I am a homeowner in Hesperia Green Estates and the treasurer of the HOA. While having my personal concerns for this project, I have also been requested to notify you, on behalf of the majority of the property owners in the 128-lot Hesperia Green Estates development, that we intend to oppose this sewage project for the following reasons:

1. The immediate area consists of a 128-lot high density residential development as well as the surrounding areas consist of developed residential tracts in addition to approved plat maps that have tracts already subdivided for future development. These areas are not conducive to having any type of industrial and/or commercial development. Most environmentalists argue that sewage developments should be a minimum of 1.5 miles away from any residential development and "green" buffered by recreational parks and/or retail developments.
2. The parcels under consideration are not zoned for industrial and/or commercial development, nor are they bordering on areas that would permit this type of development.
3. There is a proposal for a pump station that elicits loud noise on a 24-hour basis that will back up to the rear of our existing residential high density development. This could not be buffered sufficiently to allow the common vested property rights of quiet enjoyment for the homeowners and common area recreational area.
4. Due to the heavy winds that blow daily, primarily to the east, north, and southeast, and average 25 – 35 MPH, there is no way that the stench from this proposed development would not impact the residents and school children within a one mile radius.
5. This type of sewage development presents numerous health and safety issues. Besides the additional traffic that would be created on a residential street loaded with small children, the health issues of air stripping have shown that coliform bacteria and total organisms are more prevalent at night and they're highest when it's windy or the humidity is above 35%. These issues are particularly alarming during summer nights when most residents leave their windows open. If these particles are inhaled, they go through the lungs and then swallowed. This can cause respiratory and gastrointestinal exposure. Some of these organisms pass directly into the bloodstream. Other health issues involve houseflies and cockroaches. Raw sewage attracts flies which can carry millions of pathogens which are transferred to whatever the flies land on next.
6. This brings up the issues associated with secondary or backup contingency plans in the event of an emergency or pipeline break. To date, we have not been provided with how these issues would be mitigated. In the fly issue mentioned above, what happens when the drinking water and food becomes contaminated by flies as a result of landing on and spreading open sewage?

7. Studies have consistently shown that the impact to property values in the immediate area of a sewage plant causes significant depreciation of value. This value loss is attributed to foul odors, eyesores, pests, etc. In the surrounding tracts, there is a huge amount of residential development that, if impacted by falling property value, would severely impact property taxes being paid for which the County and City of Hesperia benefit from. This has been shown through the homeowners in the City of Eastvale in Riverside County who have been going through a class action lawsuit triggered by a sewage treatment facility and the impact of falling values on them.

There are large parcels of land to the north and to the west that are far more industrially desirable than the proposed parcels. We trust that the City of Hesperia will realize better planning and choose a location that is far more conducive to this type of development than the present proposal because we intend on doing whatever is necessary to stop this development from coming to our neighborhood. We will see you at the public meeting on the July 17th.

Sincerely,

Scott Miller
Treasurer, Hesperia Green Estates HOA

Stan Liudahl - Senior Planner

From: Dave Reno - Principal Planner
Sent: Thursday, July 18, 2013 11:12 AM
To: 'rchapman14@verizon.net'
Cc: Stan Liudahl - Senior Planner; Scott Priester - Director of Development Services
Subject: RE: Proposed reclamation center

Mr. Chapman:

Thanks you for your letter and attendance. We will add your letter to the record for the Planning Commission.

Dave Reno - Principal Planner

From: rchapman14@verizon.net [mailto:rchapman14@verizon.net]
Sent: Thursday, July 18, 2013 10:11 AM
To: Dave Reno - Principal Planner
Subject: Proposed reclamation center

Good Morning Mr. Reno

I attended Wednesday's proposed Reclamation Center and Percolation public meeting. I walked away with the following thoughts. The proposed "reclamation plant" is a modern prototype design which is to be tested in our neighborhood. Despite all wondrous claims made no current reclamation model similar to the proposed one exists. The model we were invited to tour is 10 years old and not located in a similar geographical area. If approved it appears residents will be living with a "newer" but still experimental reclamation / percolation basin. To place such a prototype model in a densely populated residential area is highly burdensome & worrisome to those living there.

Hesperia Green Estates in a community like many others is also recovering from an over all economic down turn. Since no assurance that property values would not suffer due to the implementation of the reclamation plant, residents of Hesperia Green Estates may be forced into another economic down for the cause of sanitation progress. And this down turn could lead to a deterioration of the local community

For these reasons, and due to yesterday's presentation I remain opposed to the construction of the Wastewater Reclamation plant and Percolation basin.

Sincerely

Ronn Chapman resident of Hesperia Green Estates.

Stan Liudahl - Senior Planner

From: Mariela Munoz <mariela2801@gmail.com>
Sent: Wednesday, July 17, 2013 8:38 AM
To: Stan Liudahl - Senior Planner
Subject: Sewer Plant

Good morning,

I was made aware that the city of Hesperia plans to build a sewer plant behind Maple elementary school. I have some concerns in regards to it since my kids attend Maple school.

The most important concern is the childrens health. Also wont the value of my house decrease with plant being built in that location? I would like to get more information or be able to express my concerns in an meeting held by the city since the city of Hesperia neglected to notified me of the proposition to build a sewer plant. They only mailed notifications to a selected group.

I look forward to hearing from you.

Thank you in advance,

Mariela Munoz

Stan Liudahl - Senior Planner

From: Shawnn Ege <rustynail22s@yahoo.com>
Sent: Tuesday, July 16, 2013 5:21 PM
To: Stan Liudahl - Senior Planner
Subject: sewer plant

My name is Shawnn Ege and I live in the area that they want to put the sewer plant in. I work hard and enjoy my time at home I don't want come home smelling sewer everyday after work. This cant be good for my health or any one else. I have kids and animals that play sports in this area, if this plant gets put im going to be forced to keep my family in side or have to move. I really don't want move I have lived here for 11 years. Why cant they put this in a area where there is no schools and houses we live in the desert there has to be a better area. Please keep this out off my block I don't want to walk out the front door everyday and see this.
Thank You
Shawnn Ege

Stan Liudahl - Senior Planner

From: Star Hancock <star1979012@aol.com>
Sent: Tuesday, July 16, 2013 4:54 PM
To: Stan Liudahl - Senior Planner
Subject: sewer plant in hesperia

Hi my name is Star Hancock and I live on the corner of Mauna Loa St. and Maple. I run a daycare in my home for the last 11 years. I do not like the idea of a sewer plant going in so close to my home. I take care of new born kids up. This cant be good for them to breath daily. I was not notify of this even going on until July 15th. Please keep this out of are neighborhood and school area. this cant be good for anyone.

Thank You

Star Hancock

star1979012@aol.com

Stan Liudahl - Senior Planner

From: jim medearis <drjim@drmedearis.com>
Sent: Tuesday, July 16, 2013 3:29 PM
To: Stan Liudahl - Senior Planner
Subject: Opposition to Sewage treatment plant

7-16-2013

Dear Mr. Liudahl,

After talking to you last Wednesday a couple times, I went back and put together these talking points so I could hand this information to key people.

I believe I have the tree shaken and you will get some responses. As I have talked to people, there is strong support for some very serious action. There has obviously been incompetence and a cover up of facts.

Mr Olds has not returned my phone calls.

We generally believe that there must be some type of investigation of this issue. It is yet to be seen what action will be taken.

Since there was not serious disclosure of the facts to the community some of the issues I bring up may not be of importance; sorry about any redundancy.

Talking points:

It should have been an alarm that so few showed up at the last hearing.
People not coming should not have been translated as approval of said project.

There are three schools in this zone: air pollution on developing children from chemical ingestion from air and water

High density area of housing

Health impact...autism, PTSD, OCD; these types of issues have increased 2000% in the last 5 years; some believe polluted air and water contribute

No one can, in most of our lifetimes, gauge the true environmental impact this issue will have on people until it is too late.

What health impact studies (evaluations) do you have on file?

Many families move here to get away from the very thing that you plan on releasing into the air from the settling ponds in the water and on the greenery in our community.

Anyone with a conscience cannot "kick the can" to the next generation.

What seismic level are the pipe, pumps and liner engineered for?

Since Maple Street cannot handle the storm water now because of no storm drainage system or curbs, nowhere in the future can this inner structure be paid for. This project should never have been considered.

There must be consideration of the possibility of the main sewer feeder line from Maple Street to the pump station, and from the pump station to the settlement ponds.

These lines could be fractured by an earthquake...which would leave Maple Street drainage issues unresolved.

How much money is set aside for litigation for compensation on property value loss?

No pun intended, but "this does not pass the smell test".

Sincerely,

Jim Medearis, ThD, PhD and VP of Hesperia Green Estate Board

PS: I will bring a signed copy for the record.

New Life Christian Academy

15975 Hercules St
Hesperia, Ca. 92345
Phone: 760.244.1283
Fax: 760.244.3403
nlcasoldiers@yahoo.com
www.nlcasoldiers.com

July 16, 2013

Dear Stan Liudahl:

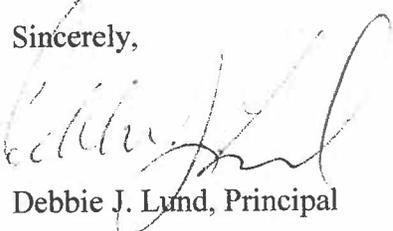
I am writing to ask you to reconsider the Public Facility Review PFR13-00001, to construct an 11-acre sub-regional sewage treatment plant, including outdoor ponds and a lift station located on the north side of Mojave Street in Hesperia.

New Life Christian Academy is a church-related private school located on the corner of Seventh & Hercules in Hesperia. My concern regarding the sewage treatment plant is the short/long term affect it will have on the students, families and staff here at the school. Do we know the health impact it will have? What about students with autism, ADHD and ADD – just to name a few? Are we sure this won't enhance the problems associated with learning and behavior?

The purpose of this treatment plant is understandable. I'm asking that you reconsider the location and find an area outside of the city limits.

Thank you for your time.

Sincerely,



Debbie J. Lund, Principal

RECEIVED

JUL 18 2013

CITY OF HESPERIA
COMMUNITY DEVELOPMENT

July 16, 2013

Mr Dave Reno.
Chief Planner.
Hesperia City

As a long time resident of Hesperia and home owner on Tamarisk Rd I wish to voice opposition to the pending regional sewer treatment plant on Tamarisk Rd. I am against the construction of this plant for the reasons listed below. I also wish to know how much research went into the placement of such a plant by Hesperia, and why the community affected was not educated about the pros /cons of plant operation?

I center my objections around concerns about residential zoning, environmental issues and residential safety.

First the treatment plant represents a professional/commercial operation. It would be located in the middle of a four tract single home district. There are currently three public school located with in a 5 mile area of the purposed sewage treatment plant. Tamarisk Rd, the street servicing these four residential tracts are already overburdened by the fact it is single lane at best and serves the needs of people going to work and transiting the area daily. The posted speed limit of 25 mph is constantly exceeded, especially on school days. Adding the plant will over stress an already single lane road and will negative affect residential living conditions.

Secondly I oppose the construction of this plant because originally this plant was to be an in door pool service type plant. Now it has been changed to the out door pool type. This adds to the negative environmental impact on the area, controlling smell and noise among them. This change in treatment pool type also indicates the local homeowners will have to deal with problems the operation of the plant may bring.

Thirdly, Tamarisk Rd is already well used. Adding to it's load will increase vehicular and foot traffic thus increasing safety concerns and noise pollution. Other safety concerns may include plant and residential security brought about by increasing traffic.

Finally I purchased property on Tamarisk Rd to enjoy high desert living. I oppose the construction of this plant because it will further decrease the enjoyment value of the property and surrounding area. And the local area has already been affected by various economic factors.

Sincerely



Ronn Chapman
A 21 year Hesperia resident.
10369 Tamarisk Rd.

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

July 16th, 2013

Planning Commission,

This in regards to the Waste Water Treatment plant planned for Tamarisk Avenue & Mojave Street, hereafter known as 'proposed site'. I would like to place on record my official protest, which is that the Environmental Impact Statement failed to identify adverse environmental impacts of sufficient magnitude, and several other issues addressed below. I strongly feel that new and reasonably available alternatives exist that are of such magnitude that they should have full public review and input, in accordance with both the CEQA and NEPA guidelines.

Under the California Environmental Quality Act, basic Environmental Checklist, I find the following issues:

- **Air Quality** – Proposed site will significantly impact sensitive receptors (asthma sufferers) and significantly impact a substantial number of people by creating objectionable odors.
- **Biological Resources** – Proposed site will have a significant impact and substantial adverse effect on the habitat and natural community. There is no mention of the near threatened Bell's Viero songbird, and Endangered San Bernardino Kangaroo Rat in the proposed site area.
- **Geology & Soils** - There is Significant Impact to potential substantial adverse effects of loss, injury, or death due to past, present and reasonable foreseeable future erosion issues at proposed site.
- **Hazards & Hazardous Materials** – Proposed site will create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, specifically Nitrate, Nitrite, Nitrogen Gas and Hydrogen Sulfide inherent in the wastewater treatment process. In addition, there are recognized hazards published in a Cornell University report (Health Hazard Manual: Wastewater Treatment Plant and Sewer Workers) indicating substantial risk of bacterial, funguses, parasites, viruses, protozoan and blood borne pathogens.
- **Hydrology and Water** - There is significant impact from runoff water which will exceed the capacity of existing storm water drainage systems.
- **Land Use and Planning** – Potential significant impact by dividing residential & established community walking paths in the project site area.
- **Noise** – Significant impact of excessive vibration and ambient noise levels above levels existing without the project. There are residents in the immediate area who are highly susceptible to vibration and noise.
- **Utilities & Services Systems** – Significant impact of environment due to the construction and future expansion of the treatment plant, connecting pumps, and future facilities.
- **Mandatory Findings of Significance** – Significant impact of rare or endangered species, specifically Bell's Viero songbird, and Endangered San Bernardino Kangaroo Rat which have been reported as sighted in the local area on conversation websites. In addition, this project will have significant impact upon human beings directly and indirectly due to environmental effects from noise pollution, air quality issues, and potential flooding/erosion which occurs annually at the site.

Under the Code of Federal Regulations, Title 40, Chapter V "National Environmental Policy Act"

- **Cumulative Impact** – Impact on the environment when added to past, present and reasonable foreseeable future actions. The proposed site is subjected frequently to flooding, and erosion to the

point of cross-contamination and significant roadway damage. This area is unsuitable for the addition of spreading ponds or chemical treatments subject to flooding & erosion damage that significantly impacts local residential housing & residents.

- **Effects** - Although the current 'studies' seem to indicate "no significant impact" this new, untested treatment facility in a High Desert Environment has the potential for direct & indirect effects which are reasonably foreseeable related to the induced changes in the pattern of land use, population density growth. PG&E told the residents of Hinckley there was "no significant impact" as well.
- **Environmental Assessment** - Although only 600 yards away from site, I have not been contacted regarding this project, and have only found out about it after it was nearly completed/finalized.
- **Human Environment** - It does not seem to me that with all the housing within yards of the proposed site that the natural and physical environment and the relationship of people within that environment was considered, and if so, only as a brief afterthought. Since economic, social, natural, and physical environmental effects are interrelated but it does not seem there was adequate discussion on these effects on the human environment within yards of the project.
- **Mitigation** - Although the first choice of mitigation is "avoiding the impact altogether by not taking certain action or parts of an action", it seems that the proposed site could have been anywhere in the city that is not mere feet from heavy residential areas.

In closing, I do not understand the rationale behind a city choosing to locate a potentially hazardous sewage treatment processing plant so close to so much current (and future) residential housing as well as (3) local schools. I would hope that the persons we elect to represent our best interests in decisions like this would have the capability of making good decisions for the people they are elected to serve for. Why not find a location for the treatment plant that is within 300 feet of your home, or the homes of your family members? You obviously would not do so, so why do so to us? Have you really considered all of the options, and found this the only place for this facility with all the available alternate sites around here?

There is POI zoned land north of Datura Park that would have far less impact on residential housing and residents, and could be easily used to water the existing park and even expand it! Some more trees and landscaping and we'd have a really nice park area watered with all the reclaimed water needed to keep it green and nice all year. There is even potential in the POI zoned area West of I-15 in the area between Main Street/Sultana/SR-395 and Mesa Linda. This would be nearer to potential commercial users and several city parks. That's two better areas already!

There are a few hundred residents that are just recently finding out that this 'project' will be in their backyard, and none of us are very happy with the current decisions on this project we have entrusted the planning commission to make on our behalf. You should know that we are all very angry about this, and are preparing to fight this every step of the way with every legal process available to us.

In short, we find this project location to be unacceptable. It is a danger to our homes and families, the environment and quality of life, and we will not sit idly by and allow this project to proceed. We will fight for our rights that you seem all too eager to ignore in this matter. Please reconsider this project location and plan for what is right for the residents who elected you to do so in the first place. A more suitable location seems a better choice than prolonged legal litigation and needless lawsuit expenses to the city.

Respectfully,



John Falone
10606 Regency Road
Hesperia, CA 92345

Stan Liudahl - Senior Planner

From: Christa Ereksen <caereksenms@hotmail.com>
Sent: Tuesday, July 16, 2013 7:47 PM
To: Stan Liudahl - Senior Planner
Cc: Christa Ereksen
Subject: Sewage Treatment letter
Attachments: swage plant letter.doc

Hello,

I want my voice to be considered in the new proposed sewage treatment plant for tomorrow.

Dr. Banton

I am writing to voice my concerns about the proposed sewage treatment plant planned to be built off of Tamarisk and Mojave Road in Hesperia. I live off of Verde Street just behind this proposed site and strongly oppose the building of this plan in this location for a few very specific reasons. In addition, I am prepared, along with many other residents, to go to court to fight against using this site.

1) Waste water carries many known carcinogens as well as ground water run off, everything from metabolites of nitroaromatics to breakdown products of nonylphenols have been found in waste water. The treatment of waste water does not clean the water of all toxic chemicals. In addition, the burning off or treatment of such water produces additional by-products which can be carried in air particles and thus contaminate the surrounding air, as this area is a residential area this plan will be contaminating the homes of the residents within that area. This plan in this location will destroy the air quality for the residents in the area, thus risking increased rates of cancers and other disease caused by waste water and sewage treatment. In addition, as they propose using open ponds the smell from the plant will further make it difficult to live close to this area.

2) I just moved into my home 14 months ago. My home at the time was severely under market value. The market price of my home is currently rebounding and allowing for increased equity for those who are under water due to the recession. This plan would destroy the equity in the surrounding neighborhood such that residents will move from this location to avoid contamination and smell from the plant.

3) The proposed location is behind Maple Elementary and Hesperia High School where children attend school. The air quality for these schools would also be impaired such that the health safety of children attending those schools would be compromised.

4) Parts of the land that is proposed to be used is open desert land where many animals such as coyotes, desert rabbits, tortoises, and snakes live. This plant would destroy animal habitat and lead to pushing these animals into the neighboring communities due to competition for land and resources. Thus compromising the safety for residents, children, and pets due to wild free range coyotes and other animals.

It is uncertain why the city of Hesperia would propose to build this plant in the middle of the city, in the middle of a residential community when the city has ample space in other locations to put such a plant. The increased risk of cancer, illness, and lawsuits alone should be cause enough to warrant a location outside of town and local residents. In addition, Hesperia should be encouraging economic growth and housing recovery instead of doing this to destroy what little recovery we have in the housing market. The city should value the health and safety of children and not put them in the way of contamination, harsh chemical smells, and air-borne pathogens. I have lived in Hesperia for 13 years and I have noticed lately that all the city management care about is money, what about the residents? What about the people who call this city home? Do we not matter to the city government? Does our health not matter to you? In conclusion, I strongly oppose putting this plan at this site and respectfully suggest that the city choose a different site outside of town or in a non-residential area.

Dr. Christa Banton, MS, BCPC, EdD.
14130 Verde Street
Hesperia, CA 92345

Stan Liudahl - Senior Planner

From: ericjimenez7 <ericjimenez7@aol.com>
Sent: Tuesday, July 16, 2013 8:30 PM
To: Stan Liudahl - Senior Planner
Subject: Waste plant

To whom it may concern. My name is Eric Jimenez. I'm a resident that lives close to where the proposed site will be. I'm not in agreement to live close to this site. My daughter and I would prefer that this site be located at another location. I also coach soccer at Hesperia High school. I do not want our players or neighbors to have to deal with this issue. So my vote is NO! On proposed site near Hesperia high school or Maple elementary. Thank you for listening to my concern.
Eric Jimenez

Sent from my Galaxy S®III

Stan Liudahl - Senior Planner

From: jbecerra013 <jbecerra013@gmail.com>
Sent: Tuesday, July 16, 2013 8:53 PM
To: Stan Liudahl - Senior Planner
Subject: Letter of concern

To whom it may concern, it was recently brought to my attention that there has been plans to place a waste management site very near our home. I live @14172 Verde street, with my wife and three children I am very apposed to the idea of this happening so close to our residence our children play outside all of the time and very soon will be attending school near the area where this is taking place. I find it hard to believe that there would be no physical affects from the stench of these activities not to mention the severe flooding that takes place during the winter I'd say the chances are pretty good there would be run off risks involve lets think about the children here people the high desert is very big there is definitely a better place to put all of this stuff.

Sent from my Verizon Wireless 4G LTE Smartphone

Stan Liudahl - Senior Planner

From: Paul Steve Sannes <pssannes@verizon.net>
Sent: Tuesday, July 16, 2013 9:57 PM
To: Stan Liudahl - Senior Planner
Subject: PFR13-00001

My name is Paul Sannes and I live at 14138 Verde St, Hesperia, CA 92345 with my family. In regard to the proposed PFR13-00001. Installing a sewage treatment plant in the middle of our neighborhood in unreasonable. The plan to put the sewage treatment facility directly next to homes and a school does not show ANY consideration for the people in our neighborhood. A sewage treatment plant will create sewage smells caused by aeration or evaporation and noises from pumps, running water, trucks, personnel, silos, cranes, tractors, forklifts, elevators and a lift station that do not belong in any proximity to residential housing. There are also emissions from any equipment used for the treatment of sewage such as incineration, composting, aerobic digestion, anaerobic digestion, ect. I have seen sewage plants in Ontario CA and in Riverside CA and both SMELL like sewage and are noisy. There is also the threat of insects that come with standing water. With the threat of mosquito's that carry diseases such as the Avian Flu and many other diseases we do not need or want this in our community. Has there been an environmental impact study? What plants, animals, insects, humans, watershed or fowl will be affected? Where and how will the sludge be removed? I am sure that has issues with smells and other microorganisms that will affect our neighborhood. This plant should be placed on vacant land that is also zoned for business and away from housing. Our neighborhood is NOT zoned for business! Our property values will suffer from a sewage treatment plant in our neighborhood by creating an unwelcome environment. We did not purchase a home next to a sewage treatment plant and didn't expect to see anyone try to place one in the middle of our neighborhood. We are concerned about how chemicals that are used during sewage treatment will affect us. Hazardous chemicals like iodine, chlorine's, iron salts, peroxides, calcium nitrate, ferric chloride, aluminum's, lime etc. to manage hydrogen sulfide levels, phosphorus removal and disinfection will be introduced into our neighborhood. We eat, sleep, raise our families & pets and send our children to school here! Do not allow this facility next to our homes! Have some consideration for the families that purchased here, none of us expected to have to tolerate a sewage treatment plant next to our homes. Many of the residents with home directly next to the proposed site were not notified of this plan. Paul Steven Sannes, Mary Kathryn Sannes, 14138 Verde St, Hesperia, CA 92345 (909) 938-1593

Stan Liudahl - Senior Planner

From: Winette Haddock <winettehaddock@yahoo.com>
Sent: Tuesday, July 16, 2013 7:19 PM
To: Stan Liudahl - Senior Planner
Cc: winettehaddock@yahoo.com
Subject: RE: proposed sewage treatment plant
Attachments: sewage letter.pdf

Attached is a PDF of community concerns. Thank you for considering these

July 16, 2013

Stan Liudahl, AICP, Senior Planner
City of Hesperia
9700 Seventh Avenue
Hesperia, CA 92345

RE: Proposed 11-acre sub-regional sewage treatment plant
Mojave Street Hesperia, CA

To whom it may concern,

As home owners in the direct vicinity that the proposed development is to be built, we have several concerns. We live 0.25 miles from the proposed development and know that there are many reasons another location should be considered.

My first concern is in regards to the project site located within 0.25 miles of Maple Elementary school. This school operates a CAPA program for students with moderate to severe disabilities. As a special education teacher in the Hesperia Unified School District I know first-hand that some of the smells that may come from the new development can cause triggers in students. Certain smells can cause students to react in a manner that is not like those of normal functioning students. This might include running away from the smell, possibly into the street, acting out physically toward others, or even injuring themselves or others. It is far too close to the school where this program is.

Another concern is the street where the proposed treatment plant is to be located. Tamarisk, which runs along desert terrain, has been repaved three times in the six years I have lived in this home. In 2008 it rained so severely that the road was completely washed away. This caused the city to incur the cost of replacing and reinforcing the street. The water in that location flowed so strongly across the streets that the local community was unable to drive on and the new street which took almost a year to replace. If sewage was to spill into the streets the cost might be much more than finding another location, as well as posing a health risk to students and residents.

Of even more concerning is the value of the homes in the area. As purchasers in 2007 we paid over \$297,000.00 for our home. As a young couple it was devastating to have the economy crash so much further that our neighbors purchased our same model home for \$108,000.00. This new development will cripple us from selling our home to buy another away from the new development, as the value of our home is so much less. With that in mind, my mortgage recently increased due to new taxes in the city of Hesperia. I am now paying more to live next to a proposed water treatment plant.

As a member of the community, who purchases local, works local, and helps in the community on several levels, I feel this is the most outrageous location for the proposed development. It directly affects the students at the local elementary and high schools, brings down home value, and is setting the city and us residents, up for failure and more costs. This will hinder any other development in the

area, and also drive away tourists who frequent the In-N- Out, Bakers, and local restaurants and gas stations from stopping.

I truly hope another location further from any homes is considered. It is far too close to residential areas, and has caused my husband and I, as well as others, to consider walking away from our homes and this City.

Sincerely yours,

Winette Haddock, B.A., M.A.

Jeffrey Haddock

10799 Morgan Court.

Hesperia CA 94345

(760) 981-4333

Stan Liudahl - Senior Planner

From: Dave Reno - Principal Planner
Sent: Monday, July 15, 2013 10:03 AM
To: Scott Priester - Director of Development Services; John Leveillee - City Engineer; Mike Podegracz - City Manager; Daniel Alcayaga - Senior Planner; Kathy Stine - Senior Office Specialist; Lisette Sanchez-Mendoza - Planner; Stan Liudahl - Senior Planner; Tina Bulgarelli - Senior Office Assistant
Subject: FW: sub-regional sewage treatment plant

First of three I received about VVWRA...

From: Zondree Scott [<mailto:zondreescott@yahoo.com>]
Sent: Saturday, July 13, 2013 10:52 AM
To: Dave Reno - Principal Planner
Subject: Re: sub-regional sewage treatment plant

July 13, 2013

Dave Reno
Principal Planner
Hesperia City Hall
9700 Seventh Avenue
Hesperia, Ca. 92345

Dear Mr. Reno,

I am writing this letter regarding a request of plans for construction of an 11 acre sub-regional sewage treatment plant next door to my Homeowners Association, where I reside.

I bought my home on 10382 Shahaptain Avenue in 1989 and never even entertained the thought of a sewage treatment plant could be built right next door. If there was a sewage treatment plant already constructed here in 1989, I would not have purchased this home.

If this plant is built here, not only would I not want to continue living in this home but the value of my property would decrease. I would not knowingly buy near a sewage treatment plant and I believe future buyers of my property would not either.

We, in our community have experienced a severe downturn in the housing market as well as others in the High Desert. With the addition of a sewage treatment plant as a next door neighbor, it will be like another undeserving second blow to our community.

Over the years I have been very diligent in maintaining my property with the expectation of possibly selling my home as the market improved. But with this project it will be another set back for me and my family and possibly another long time period of being upside down in my property value.

In our immediate area, are other Homeowners Associations as well as an elementary school next door to where this plant would be built. Again, this is not an appropriate site so close to homes and a school.

As a homeowner, I am requesting you to decline this request for an 11 acre sub-regional sewage treatment plant. We, the Hesperia homeowners who are directly affected by this decision, should determine this decision. Since you represent us in our city, I am asking you to decline this sewage treatment plant.

Thank you, Mr. Reno for taking the time to address this issue and please rule in the favor of me and other homeowners to decline this sewage treatment plant.

Sincerely,

Zondree Scott
10382 Shahaptain Avenue
Hesperia, Ca. 92345
(760) 947-5070

Stan Liudahl - Senior Planner

From: Dave Reno - Principal Planner
Sent: Monday, July 15, 2013 10:04 AM
To: Scott Priester - Director of Development Services; John Leveillee - City Engineer; Mike Podegracz - City Manager; Daniel Alcayaga - Senior Planner; Kathy Stine - Senior Office Specialist; Lisette Sanchez-Mendoza - Planner; Stan Liudahl - Senior Planner; Tina Bulgarelli - Senior Office Assistant
Subject: FW: 11 Acre Sub-Regional Sewage Treatment Plant Issues and Concerns

No. 2...

From: Brandie Pishny [<mailto:bpishny@gmail.com>]
Sent: Sunday, July 14, 2013 5:15 PM
To: Dave Reno - Principal Planner
Subject: RE: 11 Acre Sub-Regional Sewage Treatment Plant Issues and Concerns

To Dave Reno, Principle Planner,

It has been documented in communities located near sewage treatment plants that there are environmental risks as well as a 20%-50% reduction in home values near treatment facilities. The approval of a sewage treatment plant so close to homes and schools would be detrimental to the city's environment and economy.

The environmental risks can include airborne hazards, increased infections in the outlying community, and an increase in pests. This poses a threat to our families, children, and pets. The airborne hazards include a release in the chemicals used in the water purification process. This can be caused by a disturbance in the facility caused by wind or splashing. The climate in Hesperia and the High Desert area does not provide an ideal environment for a waste treatment facility. A majority of the year the climate is windy and disruptive and this has been documented to be a potential risk for communities with waste treatment facilities. An increase in infections and health issues is another risk that is not beneficial for our families, children, and pets. We want to keep our community as healthy as possible. Many of us live in the high desert region because of the quality of the air and would like to maintain the current air quality. The increase in pests near the treatment facility would also incur unwanted costs for the homeowner's nearby in order to keep their homes and property free from disease carrying insects such as mosquito's, flies, and cockroaches.

In addition to the environmental risks, the value of homes in communities that are located near treatment facilities have a record of declining anywhere from 20% to 50%. The value of homes in Hesperia has already declined and many homeowners have not been able to sell their home for the value they invested. This would be detrimental to the real estate value in the surrounding area.

Please consider the many risks involved in constructing a waste treatment facility in our community. The environmental and economic risks are too harmful for our community.

Brandie Pishny, MHA

(760) 694-4723

Stan Liudahl - Senior Planner

From: Dave Reno - Principal Planner
Sent: Monday, July 15, 2013 10:05 AM
To: Scott Priester - Director of Development Services; John Leveillee - City Engineer; Mike Podegracz - City Manager; Daniel Alcayaga - Senior Planner; Kathy Stine - Senior Office Specialist; Lisette Sanchez-Mendoza - Planner; Stan Liudahl - Senior Planner; Tina Bulgarelli - Senior Office Assistant
Subject: FW: Treatment sewage plant

No. 3...

From: rchapman14@verizon.net [<mailto:rchapman14@verizon.net>]
Sent: Sunday, July 14, 2013 8:00 PM
To: Dave Reno - Principal Planner
Subject: Treatment sewage plant

Good Morning Mr. Reno
Principal Planner .

As a long time resident of Hesperia and home owner on Tamarisk Rd I wish to voice opposition to the pending regional sewer treatment plant on Tamarisk Rd. I do so for a number reasons. Chief among them are property devaluation such construction brings to our residential area and the various forms of permanent environmental pollution associated with sewer treatment plants. I base these reasons centered around the fact that the earlier purposed "in door pool" sanitation plant has been changed to an "out door pool" facility.

I and other homeowners feel such a change represents a bad faith decision by the city of Hesperia and indicates local affected home owners will be left to deal with problems associated with such a facility on their own. I will follow this email with a letter describing in detail my opposition to the purposed regional sewer treatment plant.

Sincerely

Ronn Chapman

A long time Hesperia resident and home owner on Tamarisk Rd.

July 15, 2013

Stan Liudahl, Senior Planner
City of Hesperia
Planning Department
9700 Seventh Ave.
Hesperia, CA 92345

RE: Opposition to the sewage treatment plant proposed on Mojave Street

Dear Mr. Liudahl:

I am writing to you concerning the proposed project known as Public Facility Review PFR13-00001 which is the sub-regional sewage treatment plant, including outdoor ponds and a lift station located on the north side of Mojave Street, between Appaloosa Avenue and Tamarisk Avenue on the north side of Fresno Street east of Shahaptian Avenue affecting APNs: 0405-313-24 thru 30 & 45 and 0405-711-68 & 69.

I am a homeowner in Hesperia Green Estates and the treasurer of the HOA. While having my personal concerns for this project, I have also been requested to notify you, on behalf of the majority of the property owners in the 128-lot Hesperia Green Estates development, that we intend to oppose this sewage project for the following reasons:

1. The immediate area consists of a 128-lot high density residential development as well as the surrounding areas consist of developed residential tracts in addition to approved plat maps that have tracts already subdivided for future development. These areas are not conducive to having any type of industrial and/or commercial development. Most environmentalists argue that sewage developments should be a minimum of 1.5 miles away from any residential development and "green" buffered by recreational parks and/or retail developments.
2. The parcels under consideration are not zoned for industrial and/or commercial development, nor are they bordering on areas that would permit this type of development.
3. There is a proposal for a pump station that elicits loud noise on a 24-hour basis that will back up to the rear of our existing residential high density development. This could not be buffered sufficiently to allow the common vested property rights of quiet enjoyment for the homeowners and common area recreational area.
4. Due to the heavy winds that blow daily, primarily to the east, north, and southeast, and average 25 – 35 MPH, there is no way that the stench from this proposed

development would not impact the residents and school children within a one mile radius.

5. This type of sewage development presents numerous health and safety issues. Besides the additional traffic that would be created on a residential street loaded with small children, the health issues of air stripping have shown that coliform bacteria and total organisms are more prevalent at night and they're highest when it's windy or the humidity is above 35%. These issues are particularly alarming during summer nights when most residents leave their windows open. If these particles are inhaled, they go through the lungs and then swallowed. This can cause respiratory and gastrointestinal exposure. Some of these organisms pass directly into the bloodstream. Other health issues involve houseflies and cockroaches. Raw sewage attracts flies which can carry millions of pathogens which are transferred to whatever the flies land on next.
6. This brings up the issues associated with secondary or backup contingency plans in the event of an emergency or pipeline break. To date, we have not been provided with how these issues would be mitigated. In the fly issue mentioned above, what happens when the drinking water and food becomes contaminated by flies as a result of landing on and spreading open sewage?
7. Studies have consistently shown that the impact to property values in the immediate area of a sewage plant causes significant depreciation of value. This value loss is attributed to foul odors, eyesores, pests, etc. In the surrounding tracts, there is a huge amount of residential development that, if impacted by falling property value, would severely impact property taxes being paid for which the County and City of Hesperia benefit from. This has been shown through the homeowners in the City of Eastvale in Riverside County who have been going through a class action lawsuit triggered by a sewage treatment facility and the impact of falling values on them.

There are large parcels of land to the north and to the west that are far more industrially desirable than the proposed parcels. We trust that the City of Hesperia will realize better planning and choose a location that is far more conducive to this type of development than the present proposal because we intend on doing whatever is necessary to stop this development from coming to our neighborhood. We will see you at the public meeting on the July 17th.

Sincerely,



Scott Miller
Treasurer, Hesperia Green Estates HOA

July 15, 2013

Stan Liudahl, Senior Planner
City of Hesperia
Planning Department
9700 Seventh Ave.
Hesperia, CA 92345

RE: Opposition to the sewage treatment plant proposed on Mojave Street

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2. The parcels under consideration are not zoned for industrial and/or commercial development, nor are they bordering on areas that would permit this type of development.
3. There is a proposal for a pump station that elicits loud noise on a 24-hour basis that will back up to the rear of our existing residential high density development. This could not be buffered sufficiently to allow the common vested property rights of quiet enjoyment for the homeowners and common area recreational area.
4. Due to the heavy winds that blow daily, primarily to the east, north, and southeast, and average 25 – 35 MPH, there is no way that the stench from this proposed

development would not impact the residents and school children within a one mile radius.

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There are large parcels of land to the north and to the west that are far more industrially desirable than the proposed parcels. We trust that the City of Hesperia will realize better planning and choose a location that is far more conducive to this type of development than the present proposal because we intend on doing whatever is necessary to stop this development from coming to our neighborhood. We will see you at the public meeting on the July 17th.

Sincerely,



Scott Miller
Treasurer, Hesperia Green Estates HOA

The following names, address and signatures, are opposed to the construction of treatment plant. Note: see copy of such on back of this page. Hearing date July 17, 2013.

Name: Steve Dick Signed Steve Dick

Address 14349 Primrose, Hesperia, Ca. 92345

Name: Edgar Karwardanya Signed Edgar

Address 14313 Primrose Ave, Hesperia CA, 92345

(5) Name: Alexa Murgu Signed Alexa Murgu

Address 10321 Tamarisk Ave Hesperia CA 92345

Name: Jacquelin Papaport Signed Jacquelin Papaport

Address 10351 Tamarisk Ave Hesperia CA 92345

Name: Aaron Rapporl Signed A Rapporl

Address 10357 Tamarisk Ave Hesperia, CA. 92345

Name: Maricela Rodri'quez Signed Maricela Rodri'quez

Address 10425 Tamarisk Ave Hesperia CA 92345

Name: Ivan Alvarez Signed Ivan

Address 10425 Tamarisk Ave Hesperia CA 92345

Name: 10485 Tamarisk Ave Signed [Signature]

Address Frank Lopez

(2) Name Christina Lopez Signed Christina

Address 10485 Tamarisk Ave, Hesperia, CA 92345

Name: [Signature] Signed [Signature]

Address 11609 Balsam Ave Hesperia Ca 92345

Name: Crystal Cuevas Signed Crystal Cuevas

10424 ~~Shah~~ Shahaptain st Hesperia ca

The following names, address and signatures, are opposed to the construction of treatment plant. Note: see copy of such on back of this page. Hearing date July 17, 2013.

Name: Lorena Garcia Signed [Signature]

Address 10355 Shangri-la

Name: Amos Rile Signed [Signature]

Address 10344 Shangri. La

Mrs. 8 15 yrs Name: Ciro Palich Signed [Signature]

Address 10343 Shangri La Ave

Name: Deena Orampo Signed [Signature]

2 Address 10315 Shangri-La Hesperia Ca 92345

Name: Salita de lao Signed [Signature]

4 Address 14453 Linden St.

1 Name: 14413 Linden St Signed [Signature]

1 Address 14399 Linden St

Name: Robin Wess Signed [Signature]

Address 14399 Linden St. Hesperia Ca. 92345

2 Name: WENDY CARLOS Signed [Signature]

Address 14373 PRIMROSE AVE

Name Stephen Trujillo Signed [Signature]

Address 10162 Basalt Ln Hesperia

Name: Rebecca McTaggart Signed [Signature]

Address 14337 Primrose Ave, Hsp. 92345

Name: Marissa McTaggart Signed [Signature]

The following names, address and signatures, are opposed to the construction of treatment plant. Note: see copy of such on back of this page. Hearing date July 17, 2013.

3 kids Name: Jillie Carnes Signed Jillie Carnes
Address 14409 Riverside St Hesperia CA 92345

3 kids Name: Terry Carnes Signed Terry Carnes
Address 14409 Riverside St Hesperia CA 92345

3 kids Name: Scarlett Diaz Signed Scarlett Diaz
Address 15092 Willow St Hesperia CA 92345 7/12/13

2 kids Name: Dominic Henderson Signed Dominic Henderson 7/12/13
Address 14475 Willow St Hesperia CA 92395

3 kids Name: Kendra Duran Signed Kendra Duran
Address 10393 Tamarisk Ave Hesperia CA 92345

Name: BRYAN MESSIER Signed Bryan Messier
Address 10393 TAMARISK AVE HESPERIA CA 92345

1 kid Name: MELISSA RAMOS Signed Melissa Ramos
Address 11592 PRIMROSE AVE HESPERIA CA 92345

4 kids Name: Elizabeth Thornton Signed Elizabeth Thornton
Address 10376 Shangri-La Ave Hesperia CA 92345

Name MERLE HANSEN Signed Merle Hansen
Address 10373 SHANGRI-LA AVE HESPERIA

Name: Margaret Hansen Signed Margaret H. Hansen
Address 10373 Shangri-La Hesperia, Ca. 92345

Name: Chad Spear Signed Chad Spear
10376 SHANGRI-LA
HESPERIA, CA 92345

The following names, address and signatures, are opposed to the construction of treatment plant. Note: see copy of such on back of this page. Hearing date July 17, 2013.



Name: Sheila Sager Signed [Signature]
Address 10346 Shangri La Ave Hesperia 92345

Name: Dawn Sager Signed [Signature]
Address 10346 Shangri La Ave Hesperia 92345

Name: Joseph Bauer Signed [Signature]
Address 12304 Shangri-La Ave 92345

(3) Name: Nikki Cazares Signed [Signature]
Address 14449 Linden St Hesperia CA 92345

Name: Jose Esquivel Signed [Signature]
Address 14449 Linden St Hesperia CA 92345

Name: E. CAZARES Signed [Signature]
Address 14449 LINDEN ST HESPERIA CA 92345

Name: Christina Giordano Signed [Signature]
Address 14426 Linden St Hesperia, Ca. 92345

(1) Name: Jason Lannon Signed [Signature]
Address 14426 Linden St Hesperia Ca. 92345

Name: 14385 Linden St Hesperia Signed [Signature]
Address Ca. 92345

Name: SPENCER WILT Signed [Signature]
Address 14385 LINDEN ST HESPERIA

(4) Name: TILWIN/KEENA ADESHINA Signed [Signature]
10312 Primrose Ave 92345

The following names, address and signatures, are opposed to the construction of treatment plant. Note: see copy of such on back of this page. Hearing date July 17, 2013.

Name: Lakesha Bryant Signed Lakesha Bryant

Address 10400 Shahaptian Ave, Hesperia, CA 92345

Name: ERNESTO DAVIS JR Signed E. Davis

Address 10400 SHAHAPTIAN AVE, HESPERIA, CA, 92345

Name: Jose Hernandez Signed [Signature]

Address 10371 Shahaptian Ave Hesperia CA 92345

Name: Alice Bjorklund Signed Alice Bjorklund

Address 10359 Shahaptian Ave

Name: Bryan Bernal Signed [Signature]

Address _____

x Name: Elis Lopez Signed Elis Lopez

x Address 10313 Primrose Hesp

Name: Andres Toscano Signed [Signature]

Address 10320 Primrose

Name: Bertha Toscano Signed Bertha Toscano

Address _____

Name Shanna Barga Signed Shanna Barga

Address 10390 Primrose Ave Hesperia CA 92345

Name: James Barga Signed James Barga

Address 10390 Primrose Ave Hesperia CA 92345

Name: CINDY RONQUILLO Signed Cindy Ronquillo

10411 Primrose Ave. Hesperia Ca. 92345

The following names, address and signatures, are opposed to the construction of treatment plant. Note: see copy of such on back of this page. Hearing date July 17, 2013.

Name: Noah Ronquillo Signed Noah J. Ronquillo
Address 1041 PRIMROSE AVE. HESPERIA CA. 92345

Name: 14410 Riverside St Signed Richard Juan
Richard Juan
Address _____

Name: Joseph Vargas Signed J. Vargas
Address 14380 Riverside St Hesperia CA.

Name: Amanda Greve Signed Amanda Greve
Address 8522C Ave Apt 104 Hesperia CA

Name: Ofelia Ornelas Signed Ofelia Ornelas
Address 14380 Riverside St

Name: Diana Lemus Signed Diana Lemus
Address 10361 Primrose Ave

Name: Juan Galván Signed Juan Galván
Address 14437 RIVERSIDE ST Hesperia CA. 92345

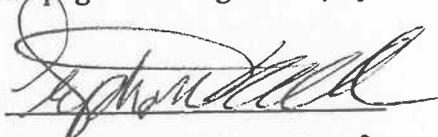
Name: Rhonda Augur Signed Rhonda Augur
Address 14459 Riverside St.

Name Ryan Burger Signed Ryan Burger
Address 14459 Riverside st.

Name: Carol Augur Signed Carol Augur
Address 14459 Riverside st.

Name: IRVIN TREVENA Signed Irvin Trevena
10421 Shangri-La Ave., Hesperia, CA 92345

The following names, address and signatures, are opposed to the construction of treatment plant. Note: see copy of such on back of this page. Hearing date July 17, 2013.

Name: Stephonie blech Signed 

Address 14419 Fresno St Hesperia CA 92345

Name: Herman Weathers Signed Herman A Weathers

Address 14419 Fresno St Hesperia CA 92345

Name: Mary Kuko Signed Mary Kuko

Address 14373 Primrose Ave Hesperia CA 92392

Name: Tracy Yott Signed Tracy Yott

Address 14373 Primrose Ave Hesp. CA 92345

Name: HANS G OBERDING Signed 

Address 10334 SHANGRE-LA AVE HESPERIA CA 92345

Name: Kalla Mcghee Signed 

Address 14257 Shafiane ave

Name: Nicole Hixson Signed 

Address 14418 RiversideST Hesperia CA 92345

Name: Misty Sander Signed 

Address 12935 Corsair CT Victorville, CA 92392

Name: Nathan Murray Signed Nathan Murray

Address 12935 Corsair Victorville, CA

Name: Ryan Burger Signed Ryan Burger

Address 14459 Riverside st Hesperia CA, 92345

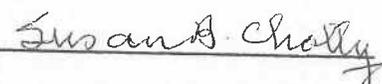
Name: CJ MEDERIS Signed 

14396 RIVERSIDE ST HESPERIA, 92345

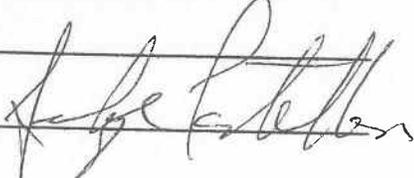
The following names, address and signatures, are opposed to the construction of treatment plant. Note: see copy of such on back of this page. Hearing date July 17, 2013.

Name: Tim Gaeta Signed 
Address 10368 Primrose Ct. Hesperia, CA 92345

Name: Renee Gaeta Signed 
Address 10368 Primrose Ct. Hesperia, CA 92345

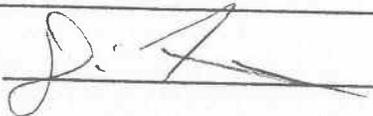
Name: Susan Acholly Signed 
Address 10368 Primrose Ct. Hesperia, CA 92345

Name: Roberto AYVA Signed 
Address 10382 PRIMROSE

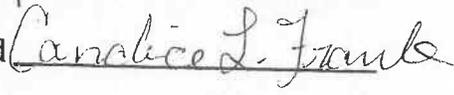
Name: Felipe Castellon Signed 
Address 10398 Primrose Ave.

Name: Nanika Anderson Signed 
Address 11397 Primrose Ave

Name: Alberto Campos Signed 
Address 10414 Primrose Ave.

Name: DIRK W. FRANK Signed 
Address 10423 Primrose Ave. Hesperia, CA 92345

Name Carrie Frank Signed 
Address 10423 Primrose Ave Hesperia CA 92345 (1)

Name: Candice Frank Signed 
Address 10423 Primrose Ave Hesperia, CA 92345

Name: Catrina Frank Signed 
10423 Primrose Ave. Hesperia CA. 92345

The following names, address and signatures, are opposed to the construction of treatment plant. Note: see copy of such on back of this page. Hearing date July 17, 2013.

3) Name: Cristian Lee Signed Cristian

Address 14301 Primrose Ave

Name: Jesus Aguilar Signed J.A.

Address 1437 Tamarick Ave

Name: Russel Altamirano Signed Russel

Address 10471 Tamarisk Avenue

Name: Gayle Scott Signed Gayle Scott

Address 10493 Tamarisk Ave.

Name: Zondree Scott Signed Zondree Scott

Address 10382 Shahaptain Avenue, Hesperia, Ca. 92345

Name: Jerris Gual Gula Signed J.G.

Address 10346 SHAHAPTAIN AVE H.C.

2 kids

Name: NICODRMO J. CALUOTI Signed Nicodromo J. Caluoti

2 KIDS

Address 10322 SHAHAPTAIN AVE. HESPERIA CA 92345

Name: Patricia Toomey Signed

Address 10310 Shahaptain Ave Hesp.

2 Kids

Name Joseph Moralez Signed Joseph Moralez

Address 10325 Primrose Ave

Name: DAVID VIODES Signed David Viodes

Address 10337 PRIMROSE AV

Name: Eddiemay Viodes Signed Eddiemay Viodes

The following names, address and signatures, are opposed to the construction of treatment plant. Note: see copy of such on back of this page. Hearing date July 17, 2013.

Name: Michael Romero Signed [Signature]

Address 14418 Riverside Hesperia

Name: Mary Francis Hixson Signed [Signature]

Address 14418 Riverside st. 92345

Name: Marie Hixson Signed Marie Hixson

Address 14418 riverside st. Hesperia CA 92345

Name: Frank Binnic Signed [Signature]

Address 14418 riverside st. Hesperia ca 92345

Name: Cynthia Chavez Signed [Signature]

Address 10437 Shapton '44' Hesperia, Ca. 92345

Name: Adam Coleman Signed Adam Coleman

Address 11810 white Ave Adelanto CA 92301

Name: John Phelps Signed John Phelps

Address 10424 Shangri-la

Name: Fanhine Leonard Signed Fanhine M Leonard

Address 10436 Shapton Ave.

Name Brian Finley Signed Brian Finley

Address 10325 Primrose

Name: 10331 SHANGRI-LA Signed Melania Hernandez

Address [Signature]

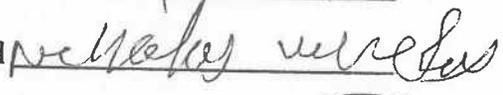
Name: Tabitha Jwooten Signed [Signature]

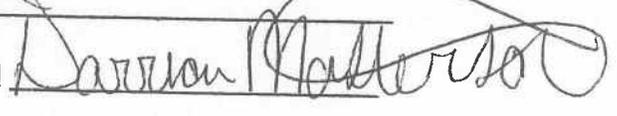
14041 Katelyn st
address

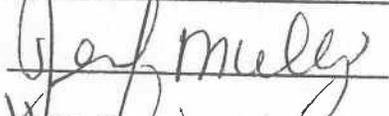
The following names, address and signatures, are opposed to the construction of treatment plant. Note: see copy of such on back of this page. Hearing date July 17, 2013.

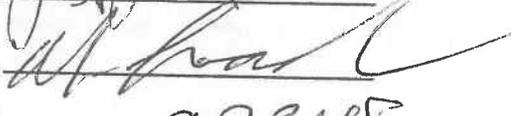
(3) Name: Brianna Garrett Signed 
Address: 14378 Riverside Cir. Hesperia

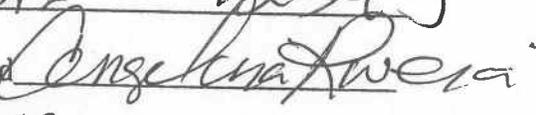
Name: DeLeon Dove Signed 
Address: 10415 Shangri-La Ave Hesperia CA 92345

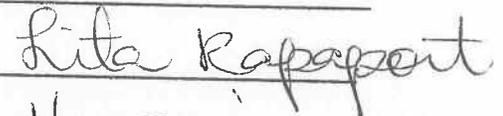
(7) Name: Nicholas Viveros Signed 
Address: 10408 Shangri-La Ave

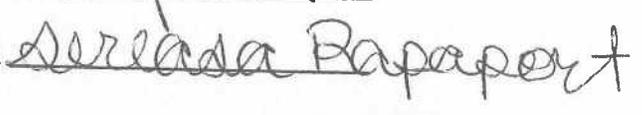
Name: Darrian Masterson Signed 
Address: 10408 Shangri-La Ave

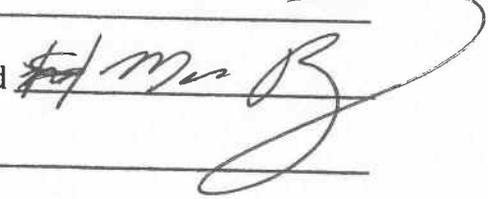
(3) Name: Jennifer Mulligan Signed 
Address: 10397 Shangri-La Hesperia

Name: Mike Loach Signed 
Address: 13890 Spruce St. 92345

Name: Angelina Rivera Signed 
Address: 10325 Primrose Ave.

Name: Lita Rapaport Signed 
Address: 10357 Kaminski Ave Hesperia

Name: Sereasa Rapaport Signed 
Address: _____

Name: MARIO RODRIGUEZ Signed 
Address: 10408 Shangri-La

Name: _____ Signed _____

address

The following names, address and signatures, are opposed to the construction of treatment plant. Note: see copy of such on back of this page. Hearing date July 17, 2013.

Name: LORRAINE TREVENA Signed Lorraine Trevena
Address 10421 Shangri-la Ave, Hesperia, CA 92345

Name: Annette Carney Signed [Signature]
Address 10415 Shangri-la Ave Hesperia CA 92345

Name: _____ Signed _____

Address _____

Name _____ Signed _____

Address _____

Name: _____ Signed _____

Address _____

Name: _____ Signed _____

address

11 each page

The following names, address and signatures, are opposed to the construction of treatment plant. Note: see copy of such on back of this page. Hearing date July 17, 2013.

Name: TED HALEY Signed Ted Haley

Address 14747 WALNUT ST HESPERIA CA 92531

Name: RANDY SWENSON Signed Randy Swenson

Address 17152 POPLAR HESPERIA

Name: SCOTT MILLER Signed Scott Miller

Address 10345 TAMARISK AVE.

Name: SUSIE ELLIOTT Signed Susie Elliott

Address 10403 TAMARISK ^{ave} Hesp.

Name: _____ Signed _____

Address _____

Name: _____ Signed _____

address

July 13, 2013

Dave Reno
Principal Planner
Hesperia City Hall
9700 Seventh Avenue
Hesperia, Ca. 92345

Dear Mr. Reno,

I am writing this letter regarding a request of plans for construction of an 11 acre sub-regional sewage treatment plant next door to my Homeowners Association, where I reside.

I bought my home on 10382 Shahaptain Avenue in 1989 and never even entertained the thought of a sewage treatment plant could be built right next door. If there was a sewage treatment plant already constructed here in 1989, I would not have purchased this home.

If this plant is built here, not only would I not want to continue living in this home but the value of my property would decrease. I would not knowingly buy near a sewage treatment plant and I believe future buyers of my property would not either.

We, in our community have experienced a severe downturn in the housing market as well as others in the High Desert. With the addition of a sewage treatment plant as a next door neighbor, it will be like another undeserving second blow to our community.

Over the years I have been very diligent in maintaining my property with the expectation of possibly selling my home as the market improved. But with this project it will be another set back for me and my family and possibly another long time period of being upside down in my property value.

In our immediate area, are other Homeowners Associations as well as an elementary school next door to where this plant would be built. Again, this is not an

appropriate site so close to homes and a school.

As a homeowner, I am requesting you to decline this request for an 11 acre sub-regional sewage treatment plant. We, the Hesperia homeowners who are directly affected by this decision, should determine this decision. Since you represent us in our city, I am asking you to decline this sewage treatment plant.

Thank you, Mr. Reno for taking the time to address this issue and please rule in the favor of me and other homeowners to decline this sewage treatment plant.

Sincerely,



Zondree Scott
10382 Shahaptain Avenue
Hesperia, Ca. 92345
(760) 947-5070

Stan Liudahl - Senior Planner

From: Luice Yang <elite1720@hotmail.com>
Sent: Friday, August 02, 2013 3:10 PM
To: alice yang; Stan Liudahl - Senior Planner
Subject: RE: Response to comments re VVWRA's project

Stan,

My concerns stay the same, the environmental issues and health impact are unknown and can not be marginalized. My vote is still a big no.

Luice Yang

Date: Fri, 2 Aug 2013 14:54:10 -0700
Subject: Re: Response to comments re VVWRA's project
From: mimocherry@gmail.com
To: sliudahl@cityofhesperia.us
CC: elite1720@hotmail.com

Stan

Thanks for keeping us updated on this issue. Our concerns are still the same. We are really worried about the environmental and health issues.

We still vote NO for this proposal!

Alice

On Tue, Jul 30, 2013 at 5:05 PM, Stan Liudahl - Senior Planner <sliudahl@cityofhesperia.us> wrote:
Good afternoon, Alice and Luice. I am writing to let you both know that the Development Review Committee (DRC) forwarded the Public Facility Review application (PFR13-00001) to the Planning Commission's August 22, 2013 meeting. The meeting will be held in the Council Chambers at 6:30pm. You may provide additional written comments regarding this project prior to the meeting and can also speak during the public hearing for this item on August 22, 2013. If you have any questions, feel free to contact me at (760) 947-1231.

Sincerely,

Stan Liudahl, AICP
Senior Planner

From: Stan Liudahl - Senior Planner
Sent: Friday, July 05, 2013 8:19 AM
To: 'mimocherry@gmail.com'; 'elite1720@hotmail.com'
Cc: Dave Reno - Principal Planner; Daniel Alcayaga - Senior Planner; Lisette Sanchez-Mendoza - Planner; Kathy Stine - Senior Office Specialist

Subject: Response to comments re VVWRA's project
Importance: High

Good morning, Alice and Luice. I hope you both had a great Independence Day celebration! Thank you for your e-mails conveying your concerns regarding the proposed Victor Valley Wastewater Reclamation Authority (VVWRA) sewage treatment plant and lift station. While your comments are directly applicable to the Public Facility Review (PFR13-00001), which will be considered on July 17, 2013 and not the tentative parcel map, staff offers the following responses to your concerns:

- 1) The environmental impacts of the proposed VVWRA treatment facility has been adequately addressed under the Final Environmental Impact Report (FEIR). Specifically, the project will utilize an in-ground membrane biofiltration system composed of microorganisms, screens, wood chips and ultraviolet disinfection to control odors. The biofilter will be housed within the lower floor of the main treatment building, which provides the greatest method to reduce odors beyond the facility. The treatment facility will separate the solids, which will be conveyed to the sewer line, allowing the residual water to be treated so that it can be reused for irrigation;
- 2) The project will treat the wastewater to be safe enough even if someone were to be in contact with the water within the two outdoor basins;
- 3) Trash will be picked up between two and four times per month, due to the limited amount of trash to be generated at the site;
- 4) VVWRA has mitigated the view of the facility by building below the finished grade to reduce the visual impact of the buildings. The architecture of the buildings has been upgraded to appear quasi-residential and the roof height will be similar to that of typical residential structures. A color rendering has been submitted, which shows that the use of landscaping and decorative walls will provide an aesthetically pleasing facility as seen from surrounding properties;

After reviewing all the information pertaining to the tentative parcel map, including verbal and written comments, it was the decision of the DRC to approve Tentative Parcel Map (TPM13-00001/PM-19462) on July 3, 2013. This parcel map serves only to merge the existing eight lots into two parcels. Approval of the tentative parcel map does not approve the project. PFR13-00001 will be presented to the Development Review Committee (DRC) on July 17, 2013.

The Victor Valley wastewater Reclamation Authority has held many outreach meetings over the last two years concerning this project, which was approved by the City on September 14, 2011 under SPR11-10120. This Public facility Review application (PFR13-00001) is being considered to reconfigure the treatment facility to include two outdoor basins. State law and the City's Municipal Code require that public notices be sent to all persons who own property within 300 feet of the site boundary not less than 10 days before the meeting date. This tentative parcel map was handled in accordance with this requirement. In fact, staff exceeded the minimum requirements by sending notices to property owners whose properties were more than 300 feet from the project site.

Unless TPM13-00001/PM-19462 is formally appealed before 5:30 pm on July 15, 2013, the tentative parcel map will stand effective as of July 16, 2013. If you have any questions or desire the appeal application form and associated information, please do not hesitate to contact me at (760) 947-1231.

Sincerely,

Stan Liudahl, AICP
Senior Planner

To Whom It May Concern,

I am also one of the 4 lots owners and I am strongly against the sewage treatment plant due to the same reasons as below, moreover I believe the city did not give sufficient time to allow people to attend the meeting and the scheduled meeting is in the morning which is not fit most of residents working schedule.

I believe this meeting is designed as such to discourage people from voice their opinion, it is totally against spirit of democracy.

Regards,

Luice Yang

Date: Mon, 1 Jul 2013 13:30:16 -0700

Subject: objection to sewage treatment plant

From: mimocherry@gmail.com

To: sliudahl@cityofhesperia.us

CC: elite1720@hotmail.com; mimocherry@gmail.com

To whom it may concern,

My family owns 4 lots in the area near the proposed sewage treatment plant. We strongly object the construction of the sewage treatment plant for the following reasons:

1. environment concerns: odor, trash, sewage will ruin the serene and clean environment of the area
2. health concerns: again, the odor, water, trash, sewage will cause health concerns to people who have breathing issues, skin issues, or other health concerns.

4 strong votes against it!

Alice

Stan Liudahl - Senior Planner

From: Mimosa <mimocherry@gmail.com>
Sent: Friday, August 02, 2013 2:54 PM
To: Stan Liudahl - Senior Planner
Cc: elite1720@hotmail.com
Subject: Re: Response to comments re VVWRA's project

Stan

Thanks for keeping us updated on this issue. Our concerns are still the same. We are really worried about the environmental and health issues.

We still vote NO for this proposal!

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Senior Planner

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Sincerely,

Stan Liudahl, AICP

Senior Planner

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Luice Yang

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To: sliudahl@cityofhesperia.us
CC: elite1720@hotmail.com; mimocherry@gmail.com

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2. health concerns: again, the odor, water, trash, sewage will cause health concerns to people who have breathing issues, skin issues, or other health concerns.

4 strong votes against it!

Alice

Stan Liudahl - Senior Planner

From: Dave Reno - Principal Planner
Sent: Wednesday, August 07, 2013 5:25 PM
To: 'caerksenms@hotmail.com'
Cc: Stan Liudahl - Senior Planner; Kathy Stine - Senior Office Specialist
Subject: Upcoming Planning Meeting

Dear Dr. Banton:

The staff report is still under preparation. When it is completed and approved for distribution, it will be available on the City's Website, www.cityofhesperia.us. This will occur about a week before the Planning Commission hearing. You will be able to download and print the staff report, as well as all of the attachments, at no charge. We will keep your request on file and let you know when it is available. We will also post on our website the original EIR for the VVWRA wastewater treatment plants that was prepared for both the Hesperia and Apple Valley facilities.

(You can, of course, purchase a paper copy for .25 a page.)

Please contact either Stan or myself if you have any further questions.

Sincerely,

Dave Reno, AICP
Principal Planner
760-947-1253

Stan Liudahl - Senior Planner

From: Christa Erekson <caereksenms@hotmail.com>
Sent: Wednesday, August 07, 2013 8:35 AM
To: Stan Liudahl - Senior Planner
Subject: RE: Sewage Treatment letter

Where can I find the minutes for the planning meeting, the agenda for that meeting, and the land use documents w/ environment study reports? I want to forward to my attorney for action on this issue. These are public documents and under the public records act should be available for my review as a resident of Hesperia. Can I pick up copies, how much do you charge for the copies of these records or is there a formal form I must fill out to get access? and where would I pick them up?

I oppose and cite the fact I just bought my house in this area if I had known that Hesperia intended to pollute my children's living space, school, and local community I would never have bought that home or chose to remain in Hesperia as a resident, I know that neither you nor your members care much about a singular resident, but ask yourself if you want to live next door to this plant? Do you want your children playing in the lot next to this plant? Do you want to go to bed every night smelling this plant? I am surprised that any committee thought this was a good idea; however, either I or my attorney will be present, please address the above questions so I can review these documents.

Thank you
Dr. Banton

From: sliudahl@cityofhesperia.us
To: caereksenms@hotmail.com
Subject: RE: Sewage Treatment letter
Date: Wed, 7 Aug 2013 14:40:38 +0000

Good morning, Dr. Banton:

The Victor Valley Wastewater Reclamation Authority (VWRA) project was forwarded by the Development Review Committee to the Planning Commission and will be before that body during its August 22, 2013 meeting at 6:30 PM. You are welcome to submit any additional comments in writing that you wish and can also speak during the meeting. If you have any questions, feel free to contact me at (760) 947-1231.

Sincerely,

Stan Liudahl, AICP
Senior Planner

From: Christa Erekson [<mailto:caereksenms@hotmail.com>]
Sent: Tuesday, August 06, 2013 6:08 PM
To: Stan Liudahl - Senior Planner
Subject: RE: Sewage Treatment letter

Hello,

I sent a letter to be considered at the last meeting on the sewage treatment facility proposed to be built close to my home. Can you please advise on outcome or provide me a link to the agenda as well as minutes of this meeting.

Thank you
Dr. C. Banton

From: caereksenms@hotmail.com
To: sliudahl@cityofhesperia.us
CC: caereksenms@hotmail.com
Subject: Sewage Treatment letter
Date: Tue, 16 Jul 2013 19:46:58 -0700
Hello,

I want my voice to be considered in the new proposed sewage treatment plant for tomorrow.

Dr. Banton

**ADDENDUM TO THE
VICTOR VALLEY WASTEWATER
RECLAMATION AUTHORITY,
TOWN OF APPLE VALLEY WRP,
CITY OF HESPERIA WRP, AND
RELATED FACILITIES PROJECT
(SCH#2010051087)**

Prepared for:

Victor Valley Wastewater Reclamation Authority
15776 Main Street, Suite 3
Hesperia, California 92345

Prepared by:

Tom Dodson & Associates
2150 North Arrowhead Avenue
San Bernardino, California 92405

October 2012

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**ADDENDUM TO THE
VICTOR VALLEY WASTEWATER RECLAMATION AUTHORITY,
TOWN OF APPLE VALLEY WRP, CITY OF HESPERIA WRP,
AND RELATED FACILITIES PROJECT**

I. PROJECT INFORMATION

Project Title: Relocation of Recycled Water Delivery Pipeline and Irrigation Storage Basins in the Town of Apple Valley and City of Hesperia

Lead Agency Name: Victor Valley Wastewater Reclamation Authority
and Address: 15776 Main Street, Suite 3
Hesperia, CA 92345

Contact: Mr. Logan Olds, General Manager
Phone: (760) 948-9849

Project Location:

The Town of Apple Valley Water Reclamation Plant (WRP) is to be installed at the southwest corner of Brewster Park in the northern portion of the Town. This site was selected because it is adjacent to the Otoe Road Lift Station. Figure 1 shows the location of the WRP. The original recycled water pipeline was envisioned as proceeding north, along either of two routes, to a pond located southeast of the Apple Valley Airport. Figure 1 also shows the location of the two alternative recycled water pipelines and the proposed Irrigation Storage Basin. The Apple Valley WRP remains in the same location, but after extensive discussions with the Town, the recycled water pipeline has been relocated and the two irrigation storage basins have also been relocated. The new recycled water pipeline alignment travels south within the alignment of Blackfoot Road to Standing Rock Road. Refer to Figure 2. The initial segment of Blackfoot Road (from Otoe Road to Zuni Road) goes cross country. From Zuni Road south the alignment is within paved road right-of-way. From the intersection of Blackfoot Road and Standing Rock Road (refer to Figure 3), the recycled water flow will enter into an existing main which will deliver water to State Highway 18 (at Standing Rock intersection) where it will flow to the intersection of State Highway 18 and Rancherias Road. A new recycled water line will be installed south on Rancherias Road to its intersection with Tomahawk Road. The pipeline will then be installed west on Tomahawk Road to Tigertail Road where it will turn south for approximately 235 feet on Tigertail. At this point the pipeline alignment leaves the paved road right-of-way and traverses southwest behind (at the rear) existing homes on Tigertail Road. One of the irrigation storage basins is located along the pipeline alignment as shown on Figure 4. The pipeline extends back to the east to the primary irrigation storage basin, which is also shown on Figure 4. Figure 5 shows the location of the whole route on the USGS Apple Valley 7.5' USGS Topographic Map.

The City of Hesperia WRP site is located on the north side of Mojave Street, just west of Tamarisk Avenue, approximately one-half mile west of Maple Avenue in the City of Hesperia. The Hesperia WRP site is shown on Figure 6. The original recycled water pipeline (force main) went to the east until it reached Santa Fe Avenue and then north on Santa Fe to the proposed irrigation storage basin near the intersection of Manzanita Street and I Avenue. Figure 7 shows the locations of all these facilities on an aerial photograph. Working with the City of Hesperia,

VVWRA has identified an alternative location for the irrigation storage basins and an alternative location for the lift station. Figure 8 shows that the irrigation storage basins are now proposed to be located adjacent to the proposed Hesperia WRP. This eliminates the miles of pipeline shown on Figure 7. The original recycled water lift station was located near the southeast corner of Maple and Mojave. Refer to Figure 9. Due to difficulty in acquiring this property, the proposed location of the lift station has been shifted west a few hundred feet to two parcels of land (APNs 0405-711-68 and 69) as shown on Figure 9.

II. PROJECT DESCRIPTION

A. Background

The Victor Valley Wastewater Reclamation Authority (Authority or VVWRA) was formed in 1977 to help meet the requirements of the federal Clean Water Act and provide wastewater treatment for the Victor Valley, including the cities of Victorville and Hesperia (and Adelanto at that time), the Town of Apple Valley and the surrounding unincorporated areas. Figure 3-1 shows the location of the Authority within southern California and Figure 3-2 shows the Authority's service area boundary. Please refer to the Final EIR for copies of these two figures. The VVWRA is a joint powers authority and public agency of the State of California. Member Agencies include the Town of Apple Valley, including the Apple Valley Rancho Water District, the City of Hesperia, including the Hesperia Water District, the County of San Bernardino, and the City of Victorville.

The original wastewater treatment plant (now termed the Westside Water Reclamation Plant), with associated infrastructure, began operating in 1981, providing tertiary level treatment for up to 4.5 million gallons per day (MGD) average flow. VVWRA currently treats an average flow of approximately 12 MGD of wastewater generated by the communities of Hesperia, Victorville, Apple Valley, Oro Grande, and Spring Valley Lake. The Westside Water Reclamation Plant (WRP) treats a portion of the flow to a tertiary level and the remaining flow to a secondary level. A majority of the tertiary treated wastewater effluent is discharged to the Mojave River (adjacent to the Westside WRP) and a smaller amount is currently used as recycled water to irrigate landscaping at the treatment plant and the nearby Westwinds Golf Course.

The Authority in collaboration with its member agencies, the City of Hesperia and the Town of Apple Valley, developed a strategic goal of locating subregional Water Reclamation Plants (WRPs) to augment reclaimed water treatment and reuse capabilities of the Authority's overall wastewater management system. The proposed subregional facilities are proposed to be located in Hesperia and Apple Valley. The proposed project consists of installing and operating two WRPs (initially 1 MGD average flow expandable in the future to 4 MGD) and related infrastructure. Related infrastructure includes a gravity sewer, a lift station and force mains for the Hesperia WRP and modifications to an existing lift station and force mains to support the Apple Valley WRP. Recycled water lines connecting to direct recycled water users and to percolation ponds are also proposed as part of the overall project.

The proposed WRPs would be installed as Phase 1 and Phase 2 wastewater reclamation facilities designed for an initial 1.0 MGD of mechanical treatment capacity, with the ability to install additional mechanical elements to treat an additional 1.0 MGD without additional construction. Phase 2 would consist of subsequent expansion to 2.0 MGD treatment capacity at each WRP location. The WRPs would operate as scalping plants taking wastewater from the existing wastewater collection system located in the immediate vicinity of the two proposed

WRPs and treating it to Title 22 standards for use as recycled water. The proposed project also includes recycled water lines to serve potential recycled water users and that can deliver excess recycled water to irrigation storage basins for large municipal and private landscaped areas that currently require large volumes of potable water to sustain the landscaping, such as golf courses. These improvements are essential to protect and enhance water supply and water reuse within the VVWRA's service area.

When the Subregional WRP project EIR was certified by VVWRA acting as the CEQA Lead Agency, the Town of Apple Valley recycled water pipelines and disposal ponds were proposed to extend north of the Subregional WRP at Brewster Park as shown on Figure 1. Similarly, the recycled water pipeline and disposal ponds for the Hesperia WRP were proposed to be extended several miles to the northeast as shown on Figure 7. Also, the lift station was proposed to be located just west of the intersection of Mojave and Maple.

Subsequent to certification and approval of the proposed facility sites and alignments, the three agencies re-evaluated the best location for these facilities, and new locations have been selected for the disposal ponds, the pipeline alignments and lift station in both communities. The new recycled water pipeline alignment for the Town of Apple Valley and the location of the new disposal ponds are shown on Figures 4 and 5. The new locations for the disposal ponds and the lift station for the City of Hesperia are shown on Figures 7 and Figure 9. The textual description of the new facilities locations are provided in the Project Location discussion presented above. The focus of this Addendum document is on the potential environmental effects of these new facility locations described above relative to the approved facility locations in the Final EIR certified by VVWRA on February 17, 2011 (SCH#2010051087). A conformed copy of the Notice of Determination is provided as Appendix 1 of this document.

B. Revised Subregional Project

As described in the introduction, the Subregional Project is proposed to be modified by reducing the overall length of new pipeline, totally eliminating the Hesperia recycled water pipeline alignment, which was approximately 32,000 lineal feet in length. The Apple Valley recycled water pipeline will be realigned from the north to the south. The existing recycled water pipeline ranges between 11,000 and 16,500 feet in length. The proposed recycled water pipeline alignment from the Apple Valley WRP to the irrigation storage basins, south of the Apple Valley Country Club, is approximately 9,000 feet in length. Thus, the proposed recycled water pipeline revisions will be reduced by approximately 35,000 linear feet, which will result in a substantial reduction in short-term construction activities, air emissions, and roadway disturbance relative to the existing approved project.

The Apple Valley disposal pond(s) were originally designed to encompass approximately 16 acres of area. The two proposed new Apple Valley ponds shown on Figure 4 encompass an area of approximately four acres. Thus, there is a net reduction in pond area of approximately 12 acres for the Apple Valley system. The original pond area for Hesperia encompassed approximately 12 acres. The two new proposed Hesperia ponds encompass approximately four acres, for a net reduction in Hesperia of 8 acres. Total reduction in pond size is estimated to be 20 acres, which will result in a substantial reduction in short-term construction activities, air emissions, and roadway disturbance relative to the existing approved project.

The final modification to the original project is the relocation of the Hesperia lift station. As noted above, the lift station will be shifted a few hundred feet to the west and it will remain

located just south of Mojave Street, west of Maple Street. The new location is shown on Figure 9. The lift station will encompass the same general area, approximately 10,000 square feet, as described on page 3-20 of the certified EIR. Construction activities will remain approximately the same at the proposed new site for the lift station. Overall piping will, of course, be substantially reduced under the modified project in the City of Hesperia, but the piping from existing sewer through the lift station to the Hesperia WRP will remain approximately the same.

C. Compliance with the California Environmental Quality Act (CEQA)

In terms of compliance with the California Environmental Quality Act (CEQA), the VVWRA completed the environmental review for the Subregional Project when it certified the Final EIR for this project in February 2011. As a part of proposed activities under the Subregional Project, all of the facilities proposed for implementation (as described above) have been subjected to a detailed environmental review in the MND. The physical impacts of the Subregional facilities were the subject of extensive evaluation in the certified EIR.

Under the Subregional Project EIR, future site specific development actions (second-tier projects) are reviewed in the context of the EIR adopted for the specific WRP facilities and WRP operation. Where activities or facilities being implemented in the future fall within the scope of impacts identified for the Project EIR, later environmental studies can be minimized through elimination of specific environmental issues deemed to be fully addressed in the earlier stage of environmental review or through finding that the environmental impact analysis in the EIR was sufficient to fully address Subregional Project environmental impacts.

To elaborate this review process, the EIR provides a baseline and cumulative environmental evaluation and determination for the activities permitted under the Subregional Project. Later activities are then reviewed for consistency with the Project EIR which allows "tiering" of any future environmental review as provided in Sections 15152 and 15385 of the State CEQA Guidelines. If subsequent environmental review is required, the procedures in Sections 15162 and 15168, CEQA Guidelines, must be followed. Existing conditions used to make impact forecasts in this document are assumed to be comparable to those in the certified EIR because the environmental characteristics of the region have changed minimally since the EIR was certified in February 2011.

D. Project Characteristics

A general construction scenario was presented in the EIR for the recycled water pipelines; the disposal ponds; and the Hesperia lift station. The construction scenario was presented in Subsection 3.4.4 on pages 3-21 and 3-22 of the EIR. The construction scenario will not be altered for the proposed project modifications. Future operations of the Subregional Project facilities will also be implemented as outlined in Chapter 3 of the certified EIR pages 3-1 through 3-22. In summary, the modified project being considered in this Addendum is the relocation of the recycled water pipelines for both Apple Valley and Hesperia; the relocation of the disposal ponds in both Apple Valley and Hesperia; and the relocation of the Hesperia wastewater lift station. The issue to be addressed is whether relocating these activities to the new alignments or sites will cause a change in the significance of identified impacts for the original facilities identified and evaluated in the 2011 EIR. This will be the focus of the following analysis.

III. PROCEDURAL CONSIDERATIONS

As previously stated, the VVWRA certified an EIR and approved the Subregional Project in February 2011. This EIR addressed the facilities and operational parameters that would allow the Subregionals to initially treat up to 1,000,000 gallons of wastewater per day and generate recycled water that could be used to support landscape irrigation and industrial uses. The impacts of all potential facilities and likely locations thereof were addressed at a detailed level as part of the EIR's baseline and cumulative environmental evaluation. The VVWRA in conjunction with the Town of Apple Valley and City of Hesperia have identified project modifications, including relocation of facilities and elimination of facilities that they believe will make the proposed Subregional WRPs more efficient and effective. Therefore, VVWRA functioning as a CEQA Lead Agency for this specific project, must now determine whether the proposed project modifications (outlined above) result in changes in the significance of impacts or new impacts that were not evaluated in the EIR. Depending on the scope of changes in the impact analysis, the proposed project modification could trigger the need for an additional CEQA document. Based on the evaluation of the proposed project modifications, VVWRA must decide what CEQA environmental determination to make if it chooses to approve the proposed project modifications.

A programmatic analysis is used when a project consists of a program that will entail a series of future actions or specific construction projects which can be characterized as a large project, such as the Subregional Project. A programmatic analysis describes the broad program objectives and facilities and evaluates the cumulative impact of implementing the total project over a period of time with all its elements. Under this programmatic concept, future individual actions are reviewed in the context of the program environmental document findings. These future individual actions may include specific pipeline and pond other infrastructure projects analyzed as part of a whole multifaceted program in the program environmental document, in this case the Subregional Project EIR. Where activities or facilities being implemented in the future fall within the scope of impacts identified for the program EIR, later environmental studies can be minimized through finding that the environmental impact analysis in the original environmental document was sufficient to fully address program environmental impacts, including potentially significant impacts and cumulative impacts.

The EIR provides a baseline and cumulative environmental evaluation and determination for the activities permitted under the Subregional Project, which includes a variety of new wastewater management systems within the VVWRA service area. Later activities are then reviewed for consistency with the plans evaluated in the EIR, which allows "tiering" of any future environmental review as provided in Sections 15152 and 15385 of the State CEQA Guidelines, if subsequent environmental review is required (Section 15162, CEQA Guidelines).

In summary, this Addendum serves as the basis for a revision to the Subregional Project EIR. The proposed project is the modification of specific components of the Subregional Project, recycled water pipelines, disposal ponds and the Hesperia lift station to support the Subregional Project. Because the new proposed facilities are not located at the original locations evaluated in the certified EIR, an Addendum was selected as the appropriate environmental document for compliance with CEQA for this second-tier project. The proposed new Subregional facilities will be located to better serve the potential recycled water users in both communities. As noted above, the method of installing the new Subregional system components will be the same as outlined in the construction scenario abstracted from the EIR and summarized above.

This Addendum modifies the Subregional Project certified by VVWRA in 2011 as its CEQA environmental determination for the implementation of certain Subregional facilities in the Town of Apple Valley and the City of Hesperia. Pursuant to the provisions of CEQA and State and local CEQA Guidelines, VVWRA is the Lead Agency for this second-tier project, and is charged with the responsibility of deciding whether or not to approve the proposed modifications to the project as described above. As part of its decision making process, the VVWRA is required to review and consider the potential environmental effects that could result from modifying the original project relative to the previously approved project. The VVWRA has compiled this Addendum as the basis for making a new CEQA environmental determination for the proposed project to ensure that the impacts originally identified will not be significantly altered or increased.

Pursuant to CEQA and the State CEQA Guidelines, this Addendum has been prepared in order to determine whether the project modifications relative to the Subregional Project EIR, summarized above and in the following analysis, would result in conditions that would require a new environmental documentation to be prepared because of new or additional substantial adverse environmental impacts. This Addendum also reviews any new information of substantial importance that was not known and could not have been known with exercise of reasonable diligence at the time the EIR was adopted in 2011. This examination includes an analysis in accordance with the provisions of Sections 15164 and 15162 of the State CEQA Guidelines, which outline the criteria and procedures for preparing an Addendum to a previously certified EIR.

Pursuant to CEQA and the State CEQA Guidelines, VVWRA's environmental review of the proposed project modifications is limited to examining the environmental effects associated with the physical changes in the environment from implementing the Subregional Project facilities described in detail above in comparison to the facilities originally identified in the certified EIR. The effect of installing the facilities, the implementation of the referenced components of the Subregional system and operation as outlined in the EIR remains the same as analyzed under that document.

IV. CEQA REQUIREMENTS FOR AN ADDENDUM

This Addendum has been prepared in accordance with the current CEQA Statutes and Guidelines for implementing CEQA (January 2012). CEQA Section 15164 includes the following procedures for the preparation and use of an Addendum:

- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review, but can be included in or attached to the Final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the Final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

If changes to a project or its circumstances occur or new information becomes available after adoption of an environmental impact report, the Lead Agency may: (1) prepare a subsequent EIR if the criteria of State CEQA Guidelines Section 15162(a) are met, (2) prepare a subsequent negative declaration, (3) prepare an addendum, or (4) prepare no further documentation. (State CEQA Guidelines Section 15162(b)) When only minor technical changes or additions to an EIR are necessary and none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred, CEQA allows the lead agency to prepare and adopt an Addendum. (State CEQA Guidelines, Section 15164(b))

Under Section 15162, a subsequent EIR or a Negative Declaration is required only when:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the negative declaration due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative."

V. ENVIRONMENTAL ANALYSIS OF THE PROJECT MODIFICATION

When VVWRA, Apple Valley and Hesperia chose to modify the recycled water pipelines, disposal ponds and Hesperia lift station to implement the Subregional Project, a decision was made to prepare an Addendum to provide an evaluation of potential project changes that could result from approving these project modifications to the project described in the certified EIR and to assess the related potential environmental impacts that would result from these project changes, in comparison to the impact forecast contained in the EIR. The following evaluation provides an analysis of potential environmental impacts in relation to the facts and findings contained in the original EIR documentation. The following conclusions were developed regarding potential impacts from approval and implementation of the proposed project modifications.

As previously indicated, VVWRA prepared a comprehensive review of the Subregional project using 2011 Final EIR and this Addendum, along with technical studies to update site-specific environmental issues such as biology resources and cultural resources (see Appendix 2 and Appendix 3), represents an update of this document as required by Section 15164 of the State CEQA Guidelines. The Authority considers the 2011 EIR and Addendum are considered adequate compliance with CEQA to proceed with the whole of the modified project as funds are made available for construction in the near future. Thus, the purpose of this Addendum is to assess the related potential environmental impacts that would result from implementing the proposed modified Project, in comparison to the impact forecast contained in the 2011 EIR. The following evaluation provides an analysis of potential environmental impacts in relation to the facts and findings contained in the 2011 EIR referenced and incorporated by reference in this document. The following conclusions were developed regarding potential impacts from approval and implementation of the proposed Relocation of Recycled Water Delivery Pipeline and Irrigation Storage Basins in the Town of Apple Valley and City of Hesperia.

Note that a review of changes in environmental circumstances over the past few years since the 2011 EIR was certified indicates that the only major change has been a general reduction in overall economic activity due to the current recession. No changes in general land use have occurred in the vicinity of the project areas. Ambient air quality is better now than in the 2011 time frame due to fewer vehicle miles traveled (VMT), more stringent regulations, and less overall economic activity (shipping and stationary source emissions). Also, overall demand for public services and utilities has generally not grown since the 2011 EIR was certified as the population of area has also not increased substantially since 2011. This is due to the national recession.

Biological / Cultural Resources

- a) *POTENTIAL TO DEGRADE: Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?*

Less than Significant Impact/No Changes or No New Information Requiring Preparation of an additional environmental document. The 2011 EIR analyzes the biology resource impacts of the Subregional Water Reclamation Plants Project on pages 4.34 through 4.53. The 2011 EIR concluded that with mitigation, all biology resource impacts could be controlled to a less than significant level. Twelve mitigation measures were identified (Measures 4.3-1 through 4.3-12) for implementation and to the extent applicable to the modified project, these measures will be implemented as discussed below. The biology resource evaluation is comprehensive and addresses all direct and indirect biology resource impacts related to construction of the original treatment facilities, distribution and water recycling operations in the future.

The potential impacts of most concern related to the original project were potential impacts on sensitive species and impacts on jurisdictional waters of the U.S. and State of California. No sensitive species were identified within the project footprint, but the habitat was deemed adequate to support the desert tortoise (none were found) and other sensitive desert plants. The original surveys encompassed the whole of the distribution pipelines and disposal ponds.

These surveys indicated that construction of the original project would not adversely impact any sensitive species with implementation of the identified mitigation.

The modified project relocates the distribution pipelines in both Apple Valley and Hesperia, substantially reducing their overall length. The disposal ponds have also been relocated with an overall reduction in size as defined in the modified project description. Appendix 2 provides the new biological resource surveys for these new pipeline and disposal pond locations. For Apple Valley the majority of the distribution pipelines follow existing roadways, except at two locations. Immediately south of Brewster Park, where the water reclamation plant is located, the pipeline traverses about 2,600 feet of highly disturbed *Atriplex* scrub. This habitat is surrounded by suburban development, but it does have a potential to support the State-listed as threatened Mohave ground squirrel (MGS). In order to avoid potential impact to MGS, VVWRA has agreed to install the pipeline within the existing alignment of a dirt road that traverses this habitat.

Similarly, at the terminus of the distribution pipeline adjacent to the Apple Valley Country Club golf course. The degree of development around the golf course has eliminated most of the creosote bush scrub habitat at this location, but there are still a few native Joshua trees along the pipeline alignment and the disposal ponds at this location. Mitigation measure 4.3-8 will be implemented to offset impacts to any Joshua trees that cannot be avoided during field implementation of the project facilities.

All of the new area of disturbance with Apple Valley was surveyed for desert tortoise and burrowing owl. No sign of these species was encountered during the current survey. Thus, no adverse impact to these species is forecast to occur from implementing the modified project. However, to ensure that the project area of potential impact is not occupied by these species when actual construction is implemented, preconstruction surveys are required as a contingency to ensure that individuals of these species will not be impacted by the proposed project.

The length of the Hesperia WRP distribution pipeline has been substantially reduced and the disposal pond has been relocated adjacent to this WRP as described in the modified project description above. The modified Hesperia project area of potential impact was evaluated and determined to be too disturbed to support any of the species of special concern. No tortoise or any ground squirrel burrows were encountered at the disposal pond site. As in the case of the Apple Valley sites, all biology mitigation measures in the 2011 EIR will be implemented as necessary to support the modified project.

Based on the commitment to avoid MGS habitat along the alignment from Otoe Road to Zuni Road, the potential biology impacts of the modified project are comparable to that identified for the original project and no new mitigation measures are required. With mitigation the biology resource impacts of the modified Project can be considered a less than significant impact.

The 2011 EIR examined cultural resources within the area of potential effect of the proposed facilities. An evaluation of the modified project concluded that there are no surface resources of significance within the modified project areas. Refer to the cultural resources report in Appendix 3. Appendix 3 does identify the need to implement contingency mitigation measures to ensure any accidentally exposed potentially significant cultural resource impacts would be less than significant impacts. These requirements are the same as identified in the 2011 EIR, specifically mitigation measures 4.4-1 through 4.4-4.

In conclusion, relative to the biological and cultural impacts forecast in the 2011 EIR for the approved project, no significant adverse change or effect is forecast to occur in approving and implementing the modified project addressed in this Addendum. No additional mitigation is required to support implementation of the proposed modified project.

- b) *CUMULATIVE IMPACTS: Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future project.)*

Less than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR. Those Project-related environmental resources or issues subject to cumulative effects include the following: aesthetics, agricultural resources, air quality, hydrology/water quality, hazards, land use and planning, mineral resources, noise, public services/recreation, transportation/traffic, and utilities/service systems. The 2011 EIR concluded that all of the above environmental issues would not experience any significant project-specific or cumulatively considerable adverse environmental impact, in most cases with the implementation of identified mitigation measures. Substantiation for this conclusion is provided in the following text.

Aesthetics: The 2011 EIR analyzes the general aesthetic impacts of the Subregional Project in the Initial Study and concluded that aesthetic impacts would be less than significant. This evaluation is provided on pages 26 and 27 of the Initial Study, which is presented in Appendix 8.1 of the 2011 EIR. The modified project substantially reduces the overall footprint relative to the originally approved project. In the area of the original project, the 2011 EIR concluded that no part of the project area is in the vicinity of a scenic highway or highly visible from other sensitive public viewpoints. The new pipelines to be located in the project area would be installed underground and pre-existing surface conditions would be restored, to the maximum extent possible after construction activities are complete. Minimal above ground facilities will be affected by the modified project. Therefore, short term impacts during construction would contribute to only minor changes in the visible, physical environment and such changes are in character with the project locations for the modified facilities. Therefore, the modified project would not have an adverse effect on a scenic vista, substantially damage scenic resources, or substantially degrade the existing visual character or quality of the site and its surroundings.

There have been no changes in circumstances that would make the aesthetic impacts worse than originally forecast. Thus, the modified project has no potential to significantly increase the aesthetic impacts forecast in the 2011 EIR and in fact will reduce to amount of area disturbed by construction. No additional significant adverse direct or cumulative aesthetic effects will result from implementing the modified project. No mitigation measures were identified for implementation, but the disturbed areas of the project site (except existing roadways) will be revegetated in accordance with mitigation required in the biology section of the 2011 EIR.

Agricultural Resources: The 2011 EIR analyzes the general agricultural resources impacts on pages 28 and 29 of the Initial Study, which is presented in Appendix 8.1 of the EIR. The EIR concluded that agriculture resources impacts would be less than significant as a result of original project implementation because there are no agricultural resources located within the whole project area. No changes in the circumstances regarding agricultural resources have occurred since the original EIR was certified. The proposed modified project facilities also do not

occur within any agricultural areas and therefore, will not adversely impact any agricultural resources and this finding is consistent with that contained in the 2011 EIR.

Air Quality: Due to the current recession and incrementally more stringent controls over air emissions, ambient air quality has not deteriorated since 2011, and in most cases has improved, since the original EIR was certified. The 2011 EIR analyzes the project specific air quality impacts on pages 4-5 through 4-32 of the EIR. Construction impacts from project implementation would be short-term and would not obstruct the long-term planning goals of the applicable air quality plan. Construction would require the use of heavy equipment that would produce combustive and fugitive dust emissions. Construction activities associated with the project were determined to be below significance thresholds. The proposed modified project will eliminate approximately 35,000 linear feet of pipeline and the size of the disposal basins will be reduced by about 50 percent. Thus, the modified project will substantially reduce pipeline and basin construction emissions quantified in the 2011 EIR by more than 50 percent. No additional significant adverse direct or cumulative air quality effects will result from implementing the modified Project. Identified mitigation measures will be carried forward and must be implemented for the modified project.

Hazards and Hazardous Materials: It is unusual for hazards to pose a cumulatively considerable impact on the environment and that is the case for this project. The Hazards and Hazardous Materials issues are discussed in the 2011 EIR on pages 36 through 38 in the Initial Study, which is presented in Appendix 8.1 of the EIR. There are no new potential hazards associated with the proposed modified Project. The pipeline realignment substantially reduces pipeline and basin construction activity within the project area and any related potential for accidental release of hazardous materials during construction. No known changes in circumstances regarding hazards or hazardous materials have occurred since the original EIR was certified. No significant adverse direct or cumulative hazardous or hazardous material effects will result from implementing the proposed Project.

Hydrology / Water Quality:

The general surface water and groundwater hydrology and water quality impacts of the Subregional Project are analyzed on pages 4-64 through 4-129 of the 2011 EIR. The EIR concluded that construction impacts to surface water would be less than significant with mitigation incorporated. Further, long-term operations and maintenance of the Project would not have significant effects on regional groundwater quality and would have beneficial effects on water resources of the Upper Mojave River Basin due to reductions in demand for groundwater to irrigate landscaped areas in both Apple Valley and Hesperia. All groundwater quality impacts were determined to be less than significant. A number of mitigation measures (4.5-1 through 4.5-8) were identified for implementation by the original project and the relocation of pipelines and disposal basins will not alter any of these conclusions. No known changes in surface or groundwater circumstances have changed over the past year. Based on the specific objectives of the proposed project, implementation will have no potential to substantially alter the cumulative impact findings in the 2011 EIR regarding specific or cumulative hydrology or water quality.

Land Use and Planning: The 2011 EIR analyzes the general Land Use and Planning impacts of the Subregional Project on page 40 of the Initial Study, which is presented in Appendix 8.1 of the EIR. The potential for land use impact was also evaluated in the biology section of the EIR, pages 4-33 to 4-52. The 2011 EIR concluded that there would be no adverse land use impacts

from implementing the proposed project. No changes in land use have occurred since 2011 and no new significant adverse land use impacts will result from implementing the modified project. Overall potential land use conflicts will be reduced due to the reduction in pipeline construction. The disposal ponds have been relocated to better serve landscape irrigation needs in both communities, but the same management measures will be implemented to control potential land use conflicts. No cumulative changes in land use or effects on planned land uses will result from implementing the modified project.

Mineral Resources: The 2011 EIR analyzes the general Mineral Resources impacts and Geology and Mineral Resources impacts of the Subregional Project are described on page 41 of the Initial Study, which is presented in Appendix 8.1 of the EIR. The EIR concluded that there would no impact to mineral resources and the modified project will have the same impact. Thus, the modified project will not contribute to cumulative significant impacts and no changes in circumstances have occurred that would alter this conclusion.

Noise: The 2011 EIR analyzes the general noise impacts of the Subregional Project on pages 4-140 through 4-153 of the EIR. The EIR concluded that minimization measures identified in the noise evaluation (measures 4.6-1 through 4.6-8) would reduce noise impacts to a less than significant impact as a result of implementing the original project. The modified project will substantially reduce the overall population exposed to construction noise. With implementation of mitigation measures, the noise impact would remain a less than significant impact.

Population and Housing: The 2011 EIR concluded that the original project would not displace people or housing and it would not have any impact on future population growth. Population and housing impacts were analyzed in the EIR on pages 4-154 through 4-158. No substantial changes in the area population have occurred since the original EIR was certified. The modified project will have less overall effect on adjacent housing and residences. Therefore, the proposed modified project's impact to population and housing is not forecast to cause a cumulatively considerable population and housing impact.

Public Services/Recreation: The 2011 EIR analyzes the general public services and recreation impacts of the Subregional Project on page 44 of the Initial Study, Appendix 8.1 of the EIR. The EIR concluded that public services impacts to fire protection, police, schools, recreation/parks and other public facilities would be less than significant or no impact as a result of project implementation. The modified project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. No substantial changes in public service circumstances have occurred over the past year, and no new cumulatively considerable or significant demand for public services is forecast to result from implementing proposed modified project.

Transportation/Traffic: The 2011 EIR analyzes the general traffic impacts of the Subregional Project on pages 46 through and 48 of the Initial Study, Appendix 8.1 of the EIR. The EIR concluded that transportation/traffic impacts to the local circulation system would be less than significant or no impact as a result of project implementation. The original project traffic impacts would be substantially reduced due to the reduction in pipeline installation within existing roadways. The vast majority of the original project traffic generation will occur during construction and would have occurred within major roadways within the community. The

background circumstances have not changed since the original EIR was certified in 2011. No new cumulative significant adverse traffic or circulation impacts would result from implementing the proposed modified project, and construction traffic impacts will be reduced overall under the proposed modifications.

Utilities / Service Systems: The 2011 EIR analyzes the general utilities impacts of the Sub-regional Project on pages 49 through 51 of the Initial Study, Appendix 8.1 of the EIR. Issues related to treatment of wastewater and construction of new wastewater facilities were evaluated in Subchapter 4.5 of the EIR. No significant cumulative impacts on utility and service systems were identified in the EIR evaluation of these issues. The EIR concluded that without mitigation, utilities impacts would result in no impact or less than significant impact as a result of project implementation. No other known changes in circumstances have occurred to existing utility systems that would affect the proposed modified project and the overall project potential to impact existing utilities has been reduced due to reduction in pipeline length and location of the basins. Thus, no new cumulative considerable or significant demand for utilities and service systems is forecast to result from implementing modified project relative to the original project.

Based on the above analysis, the implementation of the modified project is not forecast to cause any significant new direct or cumulatively considerable environmental impacts. No unavoidable significant adverse direct or cumulative impacts will result from implementing the proposed modified Project, and these issues have been fully described in the previously certified 2011 EIR.

c. *ADVERSE IMPACTS ON HUMANS: Does the project have environmental effects on human beings, either directly or indirectly?*

Less than Significant Impact/No Changes or No New Information Requiring Preparation of an EIR. Those project-related environmental resources or issues that pose a potential to have direct or indirect adverse effects on humans include the following: aesthetics, air quality, geology and soils, hazards and hazardous materials, hydrology/water quality, and noise. The 2011 EIR concluded that all of the above environmental issues would not experience significant project specific or cumulative adverse environmental impact, with the implementation of identified mitigation measures. Based on the analyses in support of this Addendum, implementation of the proposed modified project relative to the project defined in the 2011 EIR will result in substantially less direct effects on humans than that identified in the EIR. This is because the scope of the development envisioned by the modified project has less overall disturbance for pipeline and basin construction. Substantiation for these findings is provided in the following text.

Aesthetics: Please refer to the evaluation under cumulative impacts, issue "b" above. The potential effects on the modified Project area will modify the less area than the original project's visual setting. The 2011 EIR concluded these impacts would be at or below ground level and would not constitute a significant adverse visual or aesthetic impact. Revegetation required by biology mitigation measures will ensure that the modified project-related disturbed areas will be revegetated to resemble the existing natural visual setting

Air Quality: Please refer to the Air Quality under cumulative impacts, issue "b" above. An evaluation of local and regional air quality effects in the 2011 EIR, such as fugitive dust and combustion emissions, indicated that emissions would be controlled to a less than significant impact level. The proposed modified project will result in substantially reduced emissions and

could be constructed without causing any local or regional public health impacts. Thus, implementation of the proposed modified project is not forecast to cause any air quality impacts with direct harm to humans. No additional significant adverse air quality direct effect on humans will result from implementing the proposed modified project. Identified mitigation measures will be carried forward and must be implemented for the proposed modified project.

Geology and Soils: Geology and soil issues were addressed on pages 33 through 35 of the 2011 EIR in Appendix 8.1. The general project area is not located near any known local faults and is subject to significant fault hazards and the proposed recharge has a potential to cause greater liquefaction potential downstream of the recharge area. The modified project facilities will not expose humans to greater seismic hazards. Implementation of the proposed modified project does not alter the geology and soil impact conclusions presented in the 2011 EIR. The circumstances have not changed since 2011 and the reduction in pipeline length and basin area will result in less overall impact on soils and an overall reduction in best management practices required to control erosion and sedimentation. Identified mitigation measures (measures VI-1 through VI-5) will be carried forward and must be implemented for the proposed modified project.

Hazards and Hazardous Materials: The only potentially significant hazards associated with the proposed project are summarized under issue "b" above. All hazards or use of hazardous materials associated with the proposed project can be fully managed by the Authority and its construction contractor. This potential significant impact is direct because the construction activities can cause an accidental spill of hazardous materials. Standard management requirements can control potential hazards to a less than significant impact level. The proposed modified project does not increase this hazard potential and the impact remains less than significant.

Hydrology and Water Quality: Please refer to the hydrology and water quality discussion presented under issue "b" above. An evaluation of local hydrology and water quality effects in the 2011 EIR indicated that the proposed modified project will not cause a significant exposure to flood hazards or degradation of water quality that could affect humans with implementation of mitigation measures. Overall, the EIR concludes that the groundwater quality will benefit from the proposed project and implementation of the relocated basins and reduced pipeline length will actually reduce potential surface runoff impacts. The proposed modified project has no potential to change the scope of or increase impacts to hydrology and water quality issues related to human health.

Noise: Please refer to the noise discussion presented under issue "b" above. An evaluation of on- and off-site noise effects in the 2011 during construction indicated that noise sensitive uses adjacent to pipeline and basin construction areas will experience noise levels that could be intrusive. However, by reducing the overall size of basins and pipeline that must be installed, the potential noise impacts will be reduced relative to the approved project. Thus, the modified project has no potential to significantly reduce the construction noise impacts on humans. No additional significant adverse direct noise effect on humans will result from implementing the modified project. Identified noise minimization measures will be carried forward and must be implemented for the proposed modified project.

Based on the above analysis, the implementation of the modified project is **not** forecast to cause significant direct and indirect impacts on humans, which is consistent with the findings in the 2011 EIR.

V. CONCLUSION

The earlier analyses presented in the 2011 EIR were used as a basis for analysis in this Addendum, updated with current information from sources cited, referenced and attached. Upon review of the 2011 EIR, the information contained in this Addendum and all of the supporting evidence, it is the conclusion of this Addendum that the potential adverse environmental impacts from implementation of the proposed modified project, as defined in Section II of this document, will not be significantly greater than that identified within the 2011 EIR. In fact, the potential adverse environmental impacts will be less for air quality resources hydrology and water quality and other issues including noise. There are no new significant impacts that result from implementing the proposed modified project, based on implementing the previous mitigation and minimization commitments in the 2011 EIR. This Addendum provides an update of the specific facilities and operational scenarios of the Subregional Project and identifies the continued need to implement the measures required in the original environmental document to control potential project impacts to a less than significant impact level.

This Addendum provides the VVWRA with the information substantiating the conclusion that the installation and operation of the modified Subregional Project in the Town of Apple Valley and City of Hesperia will not cause substantial additional physical changes in the environment which would require preparation and processing of a new negative declaration or an updated environmental impact report. Such documentation would only be required due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects on the original project. The facts and findings cited above and provided in this Addendum allow the VVWRA to use an Addendum in accordance with Section 15164(a) of the State CEQA Guidelines for this modified project.

Pursuant to CEQA Section 15164, the certified 2011 Subregional Project EIR, as updated with this Addendum, can be relied upon for documentation of the effects of the modified project on the environment. Because the changes in the project do not exceed the thresholds outlined in Sections 15162 and 15164 of the State CEQA Guidelines, no further analysis of the environmental impacts of the project is required in a Supplemental/Subsequent EIR or MND. The proposed Subregional Project modifications do not alter the conclusions contained in the referenced EIR as previously certified. The analysis presented above of the changes and additions to the approved Subregional Project components justify the issuance of an Addendum to the 2011 EIR.

This Addendum to the 2011 Subregional Project EIR for the modified project incorporates the changes or additions necessary to make the certified environmental document adequate under CEQA for the proposed modified project. This Addendum includes the previously certified 2011 EIR, this document and all staff reports and information submitted to the decision-makers regarding environmental issues affected by the proposed future implementation of the Subregional Project. This Addendum is intended as an additional information document to provide decision-makers and others, as appropriate, with an objective assessment of potential environmental impacts associated with the modified Subregional Project.

VI. REVIEW AUTHORITY

The Victor Valley Wastewater Reclamation Authority serves as the CEQA lead agency for the Subregional Project. It is recommended that an Addendum be adopted as the appropriate

CEQA environmental determination for this modified Project if the VVWRA decides to proceed with this project to implementation.

VII. CERTIFICATION

Logan Olds, General Manager
Victor Valley Wastewater Reclamation Authority

FIGURES

FIGURE 6
Hesperia WRF Facility Sites



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 www.delorme.com

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 MN (0.0° W)

0 600 1600 2400 3200 4000 ft
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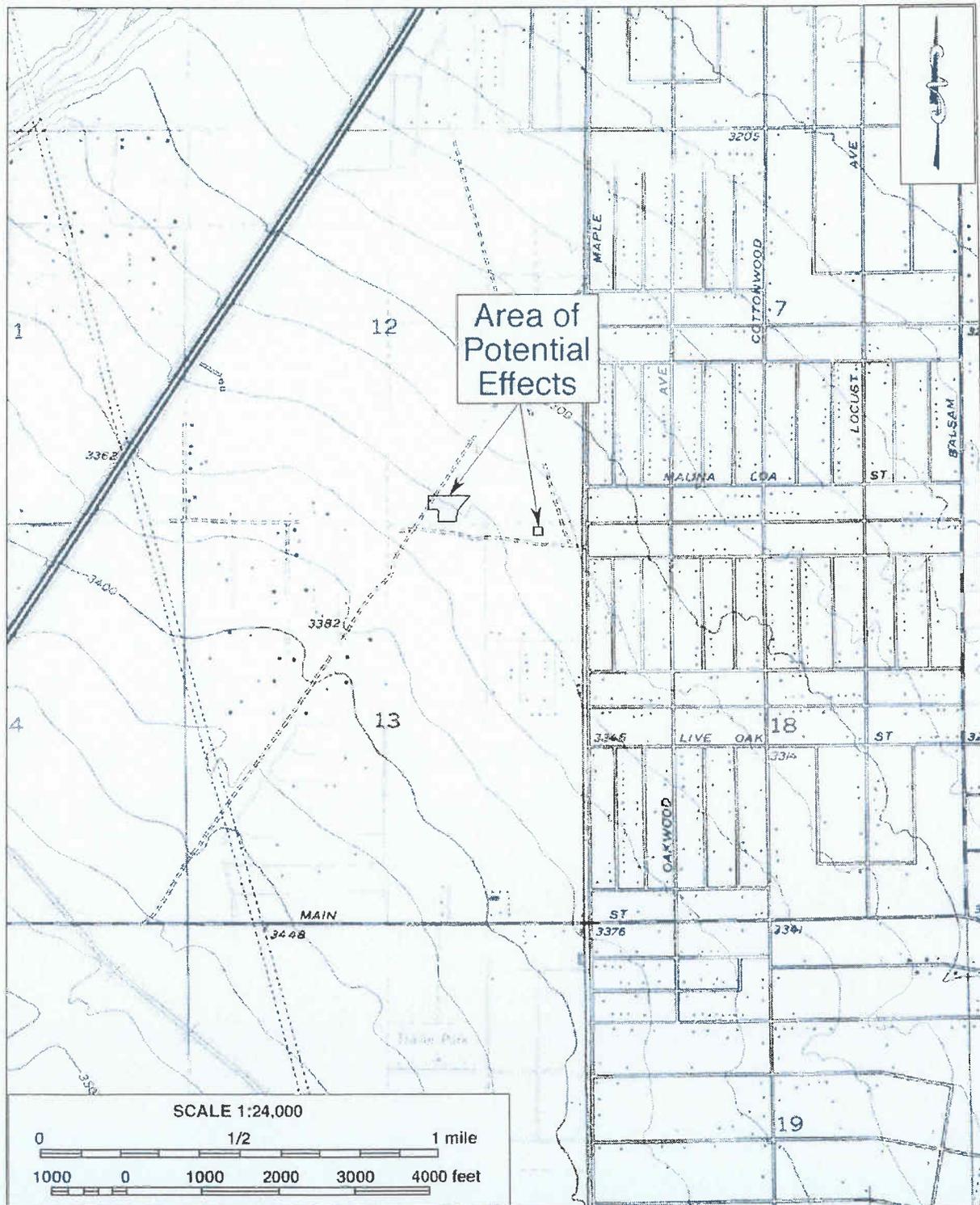
FIGURE 7
Overall Site Plan



Source: Carollo / HDR, City of Hesperia Lift Station and Force Main PDR, December 2009

Tom Dodson & Associates
Environmental Consultants

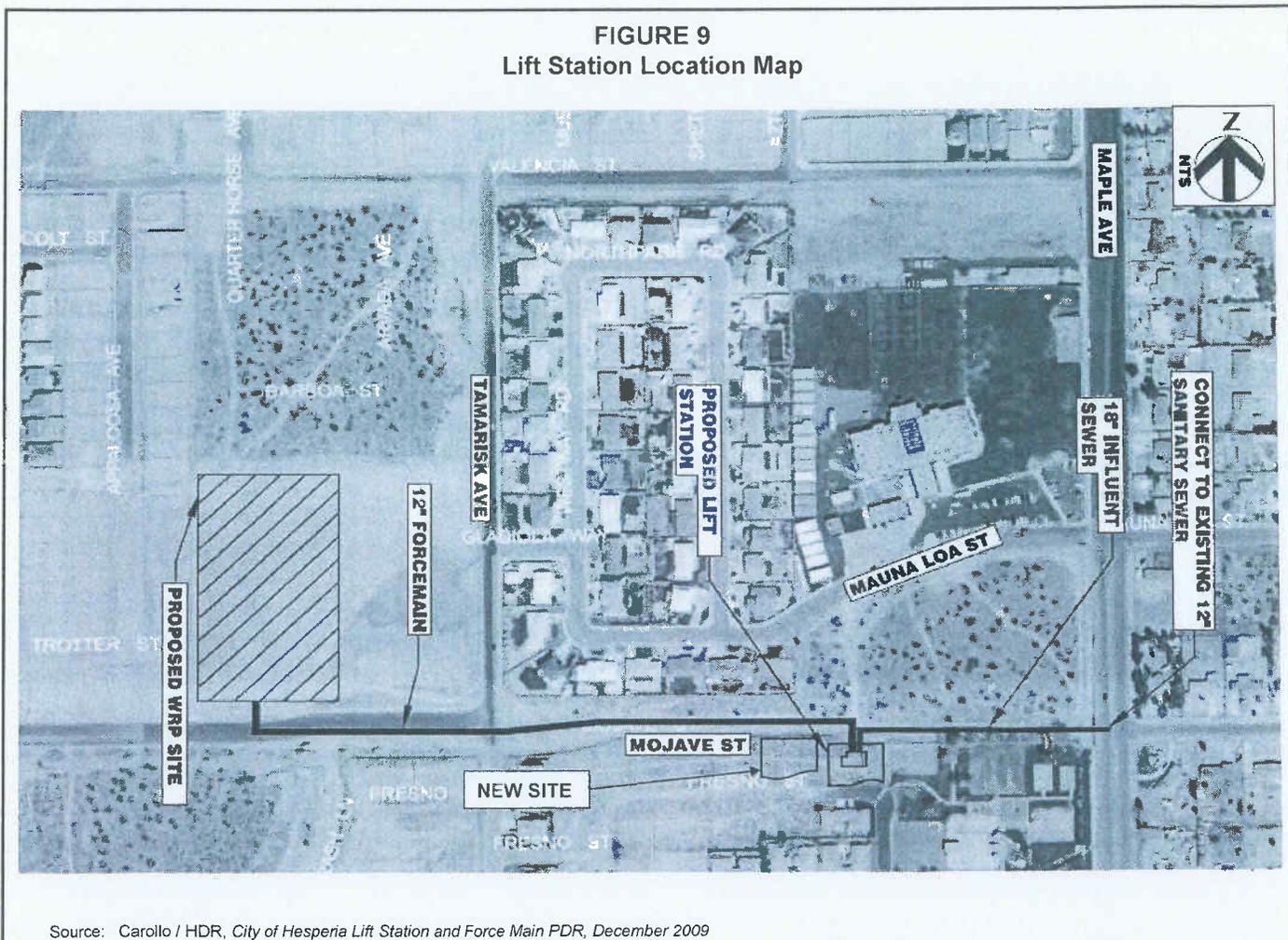
FIGURE 8
Map Showing Pond Locations and Lift Station



Source: Based on the USGS – Hesperia, California, 1:24,000 quadrangle

Tom Dodson & Associates
 Environmental Consultants

FIGURE 9
Lift Station Location Map



Tom Dodson & Associates
Environmental Consultants

ATTACHMENT 10

RESOLUTION NO. PC-2013-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A PUBLIC FACILITY REVIEW TO INCLUDE OUTDOOR PERCOLATION PONDS AS PART OF AN APPROVED 11-ACRE SUB-REGIONAL SEWAGE TREATMENT PLANT (WASTEWATER RECLAMATION PLANT) LOCATED ON THE NORTH SIDE OF MOJAVE STREET BETWEEN APPALOOSA AND TAMARISK AVENUE; AND RELOCATION OF THE APPROVED LIFT STATION AND FORCE MAIN (PRESSURE PIPELINE) LOCATED ON THE NORTH SIDE OF FRESNO STREET EAST OF SHAHAPTIAN AVENUE (PFR13-00001)

WHEREAS, Victor Valley Wastewater Reclamation Authority (VWVRA) has filed an application requesting approval of Public Facility Review PFR13-00001, described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to a vacant 11-acre site located on the north side of Mojave Street between Appaloosa and Tamarisk Avenue; and two vacant 0.17-acre lots located on the north side of Fresno Street east of Shahaptian Avenue and consists of Assessor's Parcel Numbers 0405-313-24 thru 30 & 45 and 0405-711-68 & 69; and

WHEREAS, the Application, as contemplated, proposes to include outdoor percolation ponds as part of an approved 11-acre sub-regional sewage treatment plant (wastewater reclamation plant) and relocation of the approved lift station and force main (pressure pipeline); and

WHEREAS, both sites are vacant. All properties surrounding the treatment plant are vacant, except for three single-family residences located east of the wastewater reclamation plant. Only one residence is adjacent to the proposed lift station and force main site. The residence is on the south side of Fresno Street, just east of the proposed site; and

WHEREAS, the subject properties composing the approved wastewater treatment plant are within the Low Density Residential (LDR) and Public Institutional Overlay (PIO) Zones of the Main Street and Freeway Corridor Specific Plan and the lift station and forced main are within the Single-family Residential (R-1) Zone District. All properties surrounding the project are zoned LDR and R-1; and

WHEREAS, VWVRA certified an EIR in February of 2011, addressing all environmental impacts for the original project. VWVRA prepared an addendum in October of 2012, which amends the project EIR, taking into account the project revisions. The Final EIR had mitigated all environmental impacts to the level that no significant environmental impacts remained and a statement of overriding considerations was not needed. The analysis within the addendum states that the proposed changes to the project will not cause increased environmental impacts; and

WHEREAS, on August 22, 2013, the Planning Commission of the City of Hesperia conducted a hearing on the Application and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to this Commission during the above-referenced August 22, 2013 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

- (a) The site for the proposed use is adequate in size and shape to include outdoor percolation ponds as part of an approved 11-acre sub-regional sewage treatment plant (wastewater reclamation plant) and the proposed relocation of the approved lift station and force main (pressure pipeline) is possible on the two subject lots. The proposed amendment to the approved facility is consistent with the goals and objectives of the General Plan and the Specific Plan.
- (b) The proposed use would not create significant noise or traffic or cause other conditions or situations that may be objectionable or detrimental to other uses allowed in the vicinity or be adverse to the public convenience, health, safety or general welfare, based upon the mitigation measures within the Certified EIR. The addendum to the EIR states that the changes to the project will not cause increased environmental impacts.
- (c) The proposed project is consistent with the goals, policies, standards and maps of the adopted Zoning, Specific Plan, Development Code and all applicable codes and ordinances adopted by the City of Hesperia because the project does not process sewage, but will capture wastewater from the sewer line, which will be processed and used for irrigation.
- (d) The site for the proposed use will have adequate access based upon its access from Appaloosa Avenue, Mojave Street and Fresno Street. This project will enable use of wastewater for irrigation and groundwater recharge. Therefore, it will enhance public utilities and general services within the City, ensuring the public convenience, health, safety and general welfare of its residents.
- (e) The proposed outdoor percolation ponds as part of the approved 11-acre sub-regional sewage treatment plant (wastewater reclamation plant) are within the Low Density Residential (LDR) and Public Institutional Overlay (PIO) Zones of the Main Street and Freeway Corridor Specific Plan and the lift station and forced main is within the Single-family Residential (R-1) Zone District. The approved wastewater reclamation plant and lift station/force main are consistent with the adopted General Plan and Specific Plan with approval of this Public Facility Review application.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Public Facility Review PFR13-00001, subject to the conditions of approval as shown in Attachment "A".

Section 4. The Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 22nd day of August 2013.

Chris Elvert, Chair, Planning Commission

ATTEST:

Kathy Stine, Secretary, Planning Commission

ATTACHMENT 'A'

List of Conditions for Public Facility Review PFR13-00001

Approval Date: August 22, 2013
Effective Date: September 4, 2013
Expiration Date: September 4, 2016

This list of conditions apply to a Public Facility Review to construct an 11-acre sub-regional sewage treatment plant, including outdoor ponds located on the north side of Mojave Street, between Appaloosa Avenue and Tamarisk Avenue and a lift station located on the north side of Fresno Street, east of Shahaptian Avenue. Any change of use or expansion of area may require approval of another Public Facility Review application (Applicant: Victor Valley Wastewater Reclamation Authority; APNS: 0405-313-24 thru 30 & 45 and 0405-711-68 & 69).

The use shall not be established until all conditions of this Public Facility Review application have been met. This approved Public Facility Review shall become null and void if all conditions have not been completed within three (3) years of the effective date. Extensions of time of up to twelve (12) months may be granted upon submittal of the required application prior to the expiration date.

(Note: The "Init" and "Date" spaces are for internal city use only).
Init Date

SUBMITTAL OF PUBLIC IMPROVEMENT PLANS SHALL INCLUDE THE FOLLOWING:

- _____ 1. **NPDES.** 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)
- _____ 2. **Storm Water Pollution Prevention Plan.** The Developer shall provide a Storm Water Pollution Prevention Plan (SWPPP), which addresses the method of storm water run-off control during construction. (E)
- _____ 3. **Plan Check Fees to Be Waived.** V.V.W.R.A. is working with the City and plan check fees are to be waived. **Improvement Plans and requested studies shall be submitted as a package.** (E)
- _____ 4. **Building 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 for review, as applicable. (B)
- _____ 5. **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 Applicant's 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)

CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY:

- _____ 6. **Mitigation Monitoring and Reporting Program.** The applicant shall comply with the mitigation measures that are required prior to grading permit issuance or ground disturbing activities as identified in the Mitigation Monitoring and Reporting Program (MMRP) and the Certified Environmental Impact Report (EIR). (P)
- _____ 7. **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. All Public Works plans shall be submitted as a complete set. (E)
- _____ 8. **NPDES.** The Developer shall provide a copy of the approved original NPDES (National Pollutant Discharge Elimination System) permit from the Regional Water Quality Control Board and provide a copy of fees paid. The copies shall be provided to the City's Engineering Department. (E)
- _____ 9. **Storm Water Pollution Prevention Plan.** All of the requirements of the Storm Water Pollution Prevention Plan shall be incorporated and be in place prior to issuance of a grading permit. (E)
- _____ 10. **Grading Plan.** The Developer shall design 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 basins, as a minimum. The site grading and building pad preparation shall include the recommendations provided by the Preliminary Soils Investigation. All proposed walls shall be indicated on the grading plans showing top of wall (tw), top of footing (tf), and the finish grade (fg) elevations. (E)

- _____ 11. **On-site Retention.** The Developer shall design on-site retention facilities, which have minimum impact to ground water quality. This shall include maximizing the use of horizontal retention systems and minimizing the application of dry wells / injection wells. All dry wells / injection wells shall be 2-phase systems with debris shields and filter elements. All dry wells / injection wells shall have a minimum depth of 30' with a max depth to be determined by soils engineer at time of boring test. Per Resolution 89-16 the Developer shall provide on-site retention at a rate of 13.5 Cu. Ft per every 100 Sq. Ft. of impervious materials. **Any proposed facilities, other than a City approved facility that is designed for underground storage for on-site retention will need to be reviewed by the City Engineer. The proposed design shall meet City Standards and design criteria established by the City Engineer. A soils percolation test will be required for alternate underground storage retention systems.** (E)
- _____ 12. **Street Improvement Plan.** The Developer may use the approved street plans per Tract No. 17291 or the Developer can design street improvements in accordance with City standards and as indicated below. (E)
- _____ 13. **Appaloosa Avenue.** Construct 30-foot (min.) of paving on Appaloosa Avenue from existing improvements, at the north project boundary, across the project frontage to Trotter Street, (approximately 450 feet). Street section based on City's 60-foot Suburban Major Collector Roadway Standard. The curb face is to be located at 20' 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. (East side only).
 - B. Separated sidewalk (width = 5 feet) per City standards. (East side only).
 - C. Roadway drainage device(s).
 - D. Intersection improvements including handicapped ramps per City standards.
 - E. Commercial drive approach per City standards.
 - F. Pavement transitions per City Standards.
 - G. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index per City Engineer and per the soils report.
 - H. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
 - I. Provide a signage and striping plan per City standards.
 - J. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

14. **Trotter Street.** Construct full width improvements on Trotter Street from Appaloosa Avenue to Hackney Avenue. Street section based on City's 54-foot Suburban Local Roadway Standard. The curb face is to be located at 16' 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. (North and south sides).
- B. Separated sidewalk (width = 5 feet) per City standards. (North side only).
- C. Roadway drainage device(s).
- D. Intersection improvements including handicapped ramps per City standards.
- E. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 6 and per the soils report.
- F. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
- G. Provide a signage and striping plan per City standards.
- H. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

15. **Hackney Avenue.** Construct full width improvements on Hackney Avenue from Trotter Street to Mojave Street and tie into existing. Street section based on City's 60-foot Suburban Major Collector Roadway Standard. The curb face is to be located at 20' 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. (East and west sides).
- B. Separated sidewalk (width = 5 feet) per City standards. (East side only).
- C. Roadway drainage device(s).
- D. Intersection improvements including handicapped ramps per City standards.
- E. Pavement transitions per City Standards.
- F. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index per City Engineer and per the soils report.
- G. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
- H. Provide a signage and striping plan per City standards.
- I. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

- _____ 16. **Mojave Street.** Construct improvements, along project frontage, on Mojave Street. These improvements shall consist of:
- A. Sidewalk (width = 6 feet) per City standards.
 - B. Intersection improvements including handicapped ramps per City standards.
- _____ 17. **Fresno Street.** Construct full width improvements on Fresno Street across project frontage and tie into existing. These improvements shall consist of:
- A. Curb and Gutter per existing (North side only).
 - B. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index per City Engineer and per the soils report.
- _____ 18. **Utility Plan.** The Developer shall design a Utility Plan for service connections and / or private hydrant and sewer connections. **Any existing water, sewer, or storm drain infrastructures that are affected by the proposed development shall be removed / replaced or relocated and shall be constructed per City standards at the Developer's expense. (E)**
- A. A remote read automatic meter reader shall be added on all meter connections as approved by the City Engineer.
 - B. The Developer shall design a Utility Plan for service connections and / or private water and sewer connections. Domestic and fire connections shall be made from the proposed 8" PVC water line in Appaloosa Avenue per City Standards.
 - C. Complete V.V.W.R.A.'s "Wastewater Questionnaire for Commercial / Industrial Establishments" and submit to the Engineering Department. Complete the "Certification Statement for Photographic and X-ray Processing Facilities" as required. **The Wastewater Questionnaire is only required if the project is required to connect to sewer.**
- _____ 19. **Water/Sewer Improvement Plan.** The Developer may use the approved water / sewer plans per Tract No. 17291 or the Developer can design water and sewer improvements in accordance with City standards, and as indicated below. (E)
- _____ 20. **Water Improvement Plan.** The Developer shall construct an 8" PVC water main in Appaloosa Avenue from existing improvements at the north boundary of the project to Trotter Street; in Trotter Street from Appaloosa Avenue to Hackney Avenue; in Hackney Avenue from Trotter Street to Mojave Street and then connect to existing water main line in Mojave Street. Design shall consist of plan and profile per City standards. (E)

- _____ 21. **Sewer Improvement Plan.** The Developer shall construct an 8" PVC sewer main in Appaloosa Avenue from existing improvements at the north boundary of the project to Trotter Street; in Trotter Street from Appaloosa Avenue to Hackney Avenue; and in Hackney Avenue from Trotter Street to Mojave Street. Design shall consist of plan and profile per City standards. (E)
- _____ 22. **Fire Protection.** Plans for fire protection requirements shall be submitted to the Building Division as follows: (F)
- A. Applicant shall annex the site into Community Facilities District CFD 94-01 and insure the reapportionment of all existing obligations affecting the property.
- _____ 23. **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)
- _____ 24. **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)
- _____ 25. **Design for Required Improvements.** Improvement plans for off-site and on-site improvements shall be consistent with the plans approved as part of this public facility review application with the following revisions made to the improvement plans: (E, P)
- A. All proposed fencing shall comply with the height limitations within the Development Code. The proposed gates for the reclamation plant shall provide a minimum 26-foot unobstructed entry width and shall be located a minimum of 20 feet behind the face of curb of the street;
- B. Both sites shall contain landscaping a minimum of eight feet in depth across the property frontage between the public sidewalk in the street and the perimeter fencing as approved by the Planning Division.
- _____ 26. **Pre-construction Meetings.** 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, P)
- _____ 27. **Parcel Map.** The final map for Parcel Map 19462 (TPM13-00001) shall be submitted, approved, and recorded. The parcel map and the required application shall be submitted to the Engineering Division prior to review and approval by the City for recordation. (P)

- _____ 28. **Jurisdiction.** Prior to any construction occurring on any parcel, the applicant shall contact the San Bernardino County Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. [F-1]
- _____ 29. **Water System.** 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 the California Fire Code.
- The Fire Flow for this project shall be: 3,000 GPM for a 3 hour duration at 20 psi residual operating pressure. Fire Flow is based on a 12,594 sq.ft. structure. [F-5]**
- _____ 30. **Access.** The development shall have a minimum of 1 point of vehicular access. This is for fire/emergency equipment access and for evacuation routes.
- A. **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.
- B. **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. [F-41]
- _____ 31. **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-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty (40) foot radius for residential turns and forty five (45) foot radius for non-residential turns. [F-43]
- _____ 32. **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. The topcoat of asphalt does not have to be installed until final inspection and occupancy. [F-44]
- _____ 33. **Access – 150+ feet.** Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. [F-45]
- _____ 34. **Water System Commercial.** A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet. All fire

hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred (300) feet from any portion of a structure. [F-54]

CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE:

- _____ 35. **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)
- _____ 36. **Landscape Plans.** The Developer shall submit three sets of landscape and irrigation plans including water budget calculations, and completed landscape packet to the Building Division for all landscaping within the public right-of-ways. 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. The on-site landscaping shall be irrigated using the treated reclamation water removed from the sewer lines by this facility. (P)
- _____ 37. **Solid Masonry Wall/Fencing.** The Developer shall submit four sets of decorative masonry wall/wrought iron fencing plans to the Building Division for all required perimeter walls and wall/fencing. A decorative six-foot high wall with decorative cap shall be installed along the perimeter of both the wastewater treatment plant site and the lift station / force main site, provided its height is in accordance with the Development Code. Six-foot high wrought iron fencing or a combination two-foot high split-face masonry wall with a four-foot high wrought iron fence shall be provided around the perimeter of the percolation ponds as approved by the Planning Division. (P)
- _____ 38. **Lot Merger.** A lot merger shall be submitted, approved, and recorded, merging the lots to be used for construction of the lift station and force main on Fresno Street. The lot merger and the required application shall be submitted to the Planning Division prior to review and approval by the City for recordation. (P)
- _____ 39. **AQMD Approval.** The Developer shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)
- _____ 40. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler

contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Building and Safety Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacturer's specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. [F-59]

_____ 41. **Fire Alarm.** An automatic fire sprinkler **monitoring** fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for 20 heads or more. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. [F-62]

_____ 42. **Haz-Mat Approval.** The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8401 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials. [F94]

_____ 43. **Mitigation Monitoring and Reporting Program.** The applicant shall comply with the mitigation measures that are required prior to building permit issuance as identified in the Mitigation Monitoring and Reporting Program (MMRP) and the Certified Environmental Impact Report (EIR). (P)

CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY:

_____ 44. **As-Built Plans.** The Developer shall provide as-built plans. (E)

_____ 45. **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)

_____ 46. **Utility Clearance(s)/Certificate of Occupancy.** 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, when applicable. 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)

_____ 47. **On-Site Improvements.** All off-site improvements as recorded in these conditions, and as shown on the approved site plan shall be completed in accordance with all applicable requirements. The buildings 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.

- _____ 48. **Hydrant Marking.** Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. [F80]

- _____ 49. **KNOX Box[®].** An approved Fire Department key box is required. The KNOX Box[®] shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. [F85]

- _____ 50. **Fire Extinguishers.** Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88]

- _____ 51. **Mitigation Monitoring and Reporting Program.** The applicant shall comply with the mitigation measures that are required prior to obtaining a Certificate of Occupancy (C of O) and during sewage treatment operations as identified in the Mitigation Monitoring and Reporting Program (MMRP) and the Certified Environmental Impact Report (EIR).

IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CALL THE APPROPRIATE DIVISION LISTED BELOW:

| | | |
|-------|---------------------------------------|----------|
| (P) | Planning Division | 947-1200 |
| (B) | Building Division | 947-1300 |
| (E) | Engineering Division | 947-1414 |
| (F) | Fire Prevention Division | 947-1012 |
| (RPD) | Hesperia Recreation and Park District | 244-5488 |

**CITY OF HESPERIA
DEVELOPMENT REVIEW COMMITTEE**

**City Hall Joshua Room
9700 Seventh Avenue
Hesperia, CA 92345
BEGINNING AT 10:00 A.M.
WEDNESDAY, AUGUST 14, 2013**



A. PROPOSALS:

1. RICARDO ESPARZA (SPRR13-00009)

- Proposal:** Consideration of a revised site plan review to establish a 2,000 square foot personal training facility within an existing industrial complex zoned CIBP.
- Location:** 17508 Hercules Street (APN: 0410-062-19)
- Planner:** Lisette Sanchez-Mendoza
- Action:** Administrative approval

2. ARCHITECTURAL CONSTRUCTION SERVICES (CUPR13-00005)

- Proposal:** Consideration of a revised conditional use permit to establish a car rental facility within an existing building.
- Location:** 10180 'E' Avenue (APN: 0410-041-26)
- Planner:** Daniel Alcayaga
- Action:** Administrative approval

3. HESPERIA GATEWAY MARKETPLACE, LLC (SPRE13-00006)

- Proposal:** Consideration of a second extension of time for SPR-2008-01 and VAR-2008-03 to construct a 246,217 square foot commercial shopping center on 31.0 gross acres within the Regional Commercial (RC) designation of the Main Street and Freeway Corridor Specific Plan.
- Location:** North side of Main Street between Mariposa Road and Escondido Avenue (APN: 0405-062-74 thru 85)
- Planner:** Lisette Sanchez-Mendoza
- Action:** Administrative approval