PLANNING COMMISSION AGENDA

SPECIAL MEETING

Date: August 27, 2015

Time: 6:30 P.M.

COMMISSION MEMBERS

Tom Murphy, Chair

William A. Muller, Vice Chair

Jim Heywood, Commissioner

Joline Bell- Hahn, Commissioner

Bob Rogers, Commissioner

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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 27, 2015

AGENDA
SPECIAL MEETING
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 Tom Murphy
   Vice Chair William Muller
   Commissioner James Heywood
   Commissioner Joline Bell-Hahn
   Commissioner Bob Rogers

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 13, 2015 Planning Commission Meeting Draft Minutes.

PUBLIC HEARINGS

1.

A. Certification of Tapestry Final EIR SCH# 2013111021 and adoption of Facts, Findings and Statement of Overriding Considerations and Approval of a Mitigation Monitoring and Reporting Program.

B. Consideration of Specific Plan SPL13-00001 to approve the Tapestry Specific Plan Project.

C.

i. Tentative Tract TT14-00004 (TT-18985) to create 15 lots for finance and conveyance purposes consistent with the phases of the Tapestry Specific Plan on 9,365 gross acres.

ii. Tentative Tract TT14-00005 (TT-18989), to create 39 lots for single family residences and Public Uses and street right-of-ways necessary to develop Phase 1 of the Tapestry project on 987 gross acres.

ii. Tentative Tract TT13-00001 (TT-18955) to create 1,941 single-family residential lots and 2 lots for 220 medium density residential units within Phase 1 of the Tapestry Specific Plan.

PRINCIPAL PLANNER'S REPORT

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

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, Andrea Ngalo, Planning Commission Secretary for City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, August 20, 2015 at 5:30 p.m. pursuant to California Government Code §54954.2.

_____
Andrea Ngalo
Planning Commission Secretary

HESPERIA PLANNING COMMISSION MEETING
REGULAR MEETING
August 13, 2015
MINUTES

The Regular Meeting of the Planning Commission was called to order at 6:30 p.m. by Chair Murphy 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: Tom Murphy
William Muller
James Heywood
Joline Bell-Hahn
Bob Rogers

JOINT PUBLIC COMMENTS

Chair Murphy opened Public Comments at 6:34 p.m.

Al Vogler spoke in opposition of Tapestry project.

Chair Murphy closed Public Comments at 6:37 p.m.

CONSENT CALENDAR

Approval of Minutes: July 9, 2015 Planning Commisalon Meeting Draft Minutes.

Motion by Joline Bell- Hahn to approve July 9, 2015 Planning Commission Meeting Draft Minutea, Seconded by William Muller, pasaed with the following roll call vote:

AYES: Bob Rogers, Jamee Heywood, Tom Murphy, William Muller, and Joline Bell-Hahn
NDES: None

PUBLIC HEARING

Consideration of Specific Plan Amendment SPLA15-00002 from General Industrial (GI) to Commercial/Industrial Business Park (CIBP) on 0.8 acres at 17014 Smoke Tree Street (Applicant: City of Hesperia: APN: 0410-112-21)

Senior Planner Daniel Alcayaga gave a presentation.

Chair Murphy opened Public Comments at 6:46 p.m.

Chair Murphy closed Public Comments at 6:47 p.m.

Motion by Joline Bell- Hahn to approve SPLA15-00002, Seconded by James Heywood, passed with the following roll call vote:

AYES: Bob Rogers, James Heywood, Tom Murphy, William Mullar, and Joline Bell-Hahn
NOES: None

Public comments relating to the Tapestry Specific Plan and Draft Environmental Impact Report

Chair Murphy opened Public Comments at 6:48 p.m.

Chair Murphy closed Public Comments at 6:49 p.m.

DRC Comments

Major Project Update

Dave Reno, Principal Planner, gave timeline for Tapestry proceedings.

ADJOURNMENT
Chair Murphy adjourned meeting at 6:51 p.m. until Thursday, August 27, 2015.

Tom Murphy
Chair

By: Andrea Ngalo
Commission Secretary

City of Hesperia
STAFF REPORT

DATE: August 27, 2015

TO: Planning Commission

FROM: Dave Reno, AICP, Principal Planner

BY: Daniel S. Alcayaga, AICP, Senior Planner
Stan Liudahl, AICP, Senior Planner

SUBJECT: Tapestry Specific Plan Project

RECOMMENDED ACTION

It is recommended thet the Planning Commission 1) adopt Resolution No. PC-2015-19, recommending that the City Council certify the environmental impact report as complete and final, adopt the statement of facts and findings and the statement of overriding considerations and adopt the mitigation monitoring and reporting progrem; 2) adopt Resolution No. PC-2015-20, recommending that the City Council adopt the Tapestry Specific Plan and 3) adopt Resolution No. PC-2015-21, recommending that the City Council approve tentative tract maps, TT-18985, TT-18989 and TT-18955.

BACKGROUND

The Tapestry Specific Plan encompassas approximately 9,365 acres and is located in the southeestern portion of the City of Hesperia (City), at the southern edge of the San Bernardino County High Desert aree. The site is approximately eight miles east of Interstate 15 along Stete Route (SR) 138. SR 173 generally serves es the project site's southern and eastern boundary. The northerly boundary is Ranchero Road. Mojave River Forks Regionel Park is located to the east of the site, and the San Bernardino National Forest is located to the south. Silverwood Lake, e recreational lake that is part of the State Water Project, is located approximately 0.25 mile south of the southern project boundary. The West Fork of the Mojave Rivar, along with Horsethief Creek and Grass Valley Creek, pass through the site and contain hebitat for several sensitive species, including arroyo toad, least Bell's vireo, and southwestern willow flycatcher. The topography varies from rolling hills to steep bluffs with canyons overlooking Silverwood Lake to the south (Attachment 1).

Several utility easements including gas lines, electrical transmission corridors, and others exist on the site. The property is crisscrossed with dirt trails that provide vehicle access to the various existing utilities, easements and facilities existing on the project site. The site also includes portions of the California Aqueduct, which delivers water from northern California and flows into Silverwood Lake and continues through the San Bernardino Mountains to other reservoirs.

The Tapestry Specific Plan area is located within the previously approved Rancho Las Flores (RLF) Specific Plan (SP-89-01) area. A Final Environmental Impact Report (FEIR) was certified for the original Rancho Las Flores Specific Plan in 1990. The previously approved specific plan was for a master-planned mixed-use community of up to 15,540 single and multi-family residential dwelling units, as well as commercial, town center, recreational, and community

uses, including two golf courses (Attachment 2). This project wil replace the RLF project approval.

The Tapestry Land Use Plan (Attachment 3) proposes a maximum of 19,277 residential units with a mix of densities ranging from very low density and equestrian to high density and mixed-use. The majority of the residential units would be low/medium density. Development would be separated into three distinctive villages: Mesa Village, Summit Valley Village, and Grass Valley Village. The latter would be primarily equestrian. In addition to residential uses, the Specific Plan also proposes the following:

- Two mixed-use town centers totaling approximately 94 ecres
- Approximately 387 acres of park land, including community and neighborhood parks, sports fields, passive recreetional open space arees, and water features
- An extensive treil system including trails and enhanced pethways adjacent to streets and off-street and equestrian trails totaling approximetely 59 miles (94 acres), and neighborhood entry and concrete sidewalk connections totaling approximately 107 miles (138 acres)
- Eight elementary schools, two middle schools, and two high schools totaling approximately 262 acres of school uses
- Public and civic facilities (e.g., post office, library branch, fire stations, etc.)
- A wastewater treatment facility and lift stations
- Roadways, drainage facilities, domestic and recycled water infrastructure, and other associated infrastructure
- Preservation of approximately 3,533 acres of open space, including en approximately 523-acre conservation easement and an approximately 81-ecre Serrano Heritage Preserve (with an approximately 72-acre overlap between these two categories), as well es approximately 58 acres of recycled weter storage ponds

Phase 1 is proposed to include 2,161 units in the Mesa Village and would occur in the northeast portion of the project site. An elementary school, community park and the wastewater treatment facility are proposed to be constructed as part of Phase 1. (Attachment 4)

ISSUES/ANALYSIS

The project actions involve three components. 1) The environmental analysis, including the Final EIR (FEIR), the statement of facts and findings, the statement of overriding considerations and the mitigation monitoring and reporting program; 2) The Specific Plan land use maps and text; and, 3) Three tentative tract maps to subdivide the property and to implement Phase 1.

1) <u>Environmental Analysis</u>

The FEIR consists of the Draft EIR (Attachment 5), which was prepared pursuant to the California Environmental Act (CEQA) and circulated for public comment late last year. It also includes a second volume (Attachment 6) containing the comments made on the Draft EIR, as well as responses to each comment, any revisions necessary from the comments as well as a mitigation monitoring and reporting program.

Comments on the draft EIR were accepted from December 3, 2014 to January 30, 2015. Comments were received from 11 public agencies, as well as 33 members of the general public. Two Native American tribes also submitted letters. Letters were also received from five

organizations. Finally, 23 members of the public commented at the workshop held at the Planning Commission meeting on January 8, 2015. Each letter is included in the FEIR and each comment within the letters are numbered. Responses to each numbered comment are presented alongside each letter. These responses were returned to the commenters at least 10 days prior to the Planning Commission's hearing.

As the Tapestry Specific Plan will take many years to build out, the EIR is written as a programmatic document to address impacts from development of the whole project. In addition, impacts from development of Phase 1 are described at the project level. The EIR analyzes 18 different topics. It describes existing conditions and the regulatory framework applicable to the subject matter. This establishes the baseline condition and regulatory environment for each topic, as well as environmental goals and objectives considered in the analysis. The EIR also discusses the thresholds of significance for a given environmental effect and the level at which the City finds the effect of the project to be significant. The City uses Appendix G of the CEQA Guidelines for impact criteria to determine if the effects for each impact can be found to be significant. The EIR includes mitigation measures to potentially reduce the impacts to below a level of significance. However, in some cases application of all feasible mitigation measures will still render the impact to be significant and unavoidable.

Pursuant to CEQA, the City must incorporate all feasible mitigation measures to reduce the project's impacts on the environment to a less than significant level. CEQA Guidelines Section 15093 requires the City to balance the benefits of the project against any significant and unavoidable environmental impacts that cannot be mitigated to a less than significant level. If the City finds that the benefits of the project outweigh the environmental impactsthe City may certify the EIR, and CEQA Section 15091 requires the City to adopt the Statement of Facts and Findings and Statement of Overriding Considerations and approve the Project.

The EIR contains mitigation measures, which reduce the project's impact to a less than significant leval for many environmantal considerations. CEQA Section 15091 requires the City to adopt a mitigation monitoring and reporting program, which is provided within the Final EIR. These mitigations must be fully enforceable through permits issued for the projact. Howevar, the project's impact on the areas of aesthetics, air quality, cultural rasources, land use/planning, noise, population/housing and traffic ara considered significant and unavoidable. This is because the thresholds of significance established for each area may be exceadad by the projact, even though all feasible mitigation measures will be applied. The sevan topics with significant and unavoidable impacts in each araa are:

Aesthetics: The proposed project would negatively affect the quality of the existing on-site natural resources by introducing built elements and graded slopes into currently undeveloped, scenic areas. It also would introduce a substantial new source of light that would adversely affect nighttime views. This would substantially alter the existing visual character and quality of the Specific Plan area, and is considered a significant and unavoidable impact.

To offset these impacts, the Project would retain approximately 3,533 acres of the site as open space, including bluffs, canyons, water courses and pastures containing native habitats and areas of visual interest. Preservation of these open space areas would maintain, to the extent feasible, views of natural significant topographical features as viewed from both within Tapestry and from outside of Tapestry. Within developed areas, the landscaping design is intended to reinforce the diverse character of the natural landforms and high desert plant communities present within the Specific Plan area. Landscaping within the Homeowners' Association-

maintained areas would be designed to blend with the surrounding natural environment, especially at the edge of open space areas and along the portions of the site that border State Routes 138 and 173.

The Specific Plan design guidelines, summarized in Section 3.1 and Section 2.6.6, *Design Guidelines*, of the EIR, are intended to guide the overall aesthetic quality of Tapestry and address various topics including architecture, landscape architecture, and community design. To address the visual effects of development along prominent ridgelines and canyons within the Tapestry Project area, the Specific Plan provides guidance for ridgeline development, including the use of architectural massing along the ridgelines to blend into the landform, varying setbacks and angles of homes along ridgelines to avoid the appearance of straight lines of homes, etc. (refer to Section 3.1.4 under the heading "Visual Character and Quality"). Roads, parks, trails and open space areas would be interspersed along bluff edges, where possible, to further reduce visual effects along ridgelines. Each phase of development would be subject to the design standards presented in the Specific Plan, including design considerations such as architectural diversity, building massing and scale, elevations and roofscapes, and architectural features, accents and colors. There are no additional measures that would be feasible to mitigate the identified visual impacts.

Air Quality: The project will produce emissions, both from construction and operation. The Mojave Desert Air Quality Management District (MDAQMD) sets limits on annual and daily emissions for both construction and operation. The project will require a number of design features and mitigation measures to limit emissions. Mitigation measures to be employed during construction include trackout gravel beds installed at every access point, chemical stabilizers applied to storage areas and paved roads and limitation of vehicle speeds within construction areas. Operationally, mitigation measuras include prewiring for electric vehicles within residences, electric vahicle charging stations located at commarcial land uses, installation of water heaters that produce low emissions of oxides of nitrogen, installation of gas outlets for barbecues to discourage the use of charcoal to reduce emissions of oxides of nitrogen, carbon monoxide and particulate matter less than or equal to 10 microns (PM10), and provision of educational material regarding the use of low-volatile organic compound paints. Although all feasible mitigation measures will be applied, project construction would exceed the daily thresholds for volatile organic compounds, oxides of nitrogen, carbon monoxide and PM10, as well as annual thrasholds for oxides of nitrogan and carbon monoxide. Operational emissions of volatile organic compounds, oxides of nitrogen, carbon monoxide and particulate matter (PM10 and PM2.5) would exceed the daily and annual MDAQMD thresholds. As the project will exceed the thresholds, project impacts for both construction and operation would be considered significant and unavoidable. Because the project would result in increases in population and residential dwellings compared to the assumptions in tha tha applicable air quality management plans, impacts related to consistency with those plans also would be significant.

Cultural/Paleontological: The site has been well documented for historic, paleontological and cultural resources. There are 10 historical built-environment cultural resources, 205 archaeological sites, 7 isolated prehistoric artifacts and 2 scientifically significant fossil localities within the project site. These include an Indian village located near the Mojave River, which is proposed for designation as an archaeological district. In addition, there are also likely unknown resources on the property. The mitigation measures include requirements to conduct additional surveys, evaluation and management, and to document anything uncovered or any human remains found during construction. Consultation with Native American tribes has also occurred and the Serrano Heritage Preserve is proposed as part of the project, adjacent to the Sports

Park. A final Cultural Resources Management Plan (CRMP) will also address any human remains found if they are proven to be Native American in accordance with state law. However, development of the site may include disturbance of historical resources and diminish the integrity of the resource setting. As such, this may cause a potentially significant impact to historical resources.

Land Use/Planning: With the exception of noise impacts to existing uses, the project meets all the City's applicable goals and policies concerning land use. The project will substantially urbanize about 5,500 acres of undeveloped land. The project is designed to be compatible where adjacent development exists. The northern portion of the project will be developed with lots ranging from 12,000 to 18,000 SF in size. In addition, all project perimeter lots will be a minimum of 12,000 SF.

The project will also be required to exhibit a variety of architectural styles consistent with the theme of the specific plan. All residential and commercial buildings would be required to be built with enhanced treatment to reflect consistent architectural authenticity. Identical front or rear elevations would not be placed side-by-side. Variety would be introduced by the use of details, such as trellises, covered entries and awnings, as well as courtyards and porches. The project also features two mixed-use town centers and will be designed to meet specific sustainability goals regarding access, mobility and pedestrian friendly architecture.

Landscaping will also be used to define the project. Each village will have its unique plant palette and be designed to create a sense of character in the community as well as to conserve water. Building design will also support sustainability adhering to green building standards similar to Leadership in Energy Efficient Design (LEED). Solar power would be required throughout the project, which is expected to produce 15 to 20% of the project's energy needs. In addition, Title 24 energy efficient standards will be exceeded through use of energy efficient lighting and appliances. Finally, the project will reduce potable water requirements a minimum of 20% by implementing water reduction measures such as drought tolerant landscaping and low flow water fixtures as well as extensive use of recycled water for irrigation.

However, the land use section notes that development of the project would increase noise to existing adjacent uses along major roadways. Although sound walls may be constructed along these roadways, some locations may unreasonably restrict access and could not be constructed as they would be considered infeasible. Since it is not certain thet exterior noise levels would be reduced below the threshold of significance, the potential impact remains significant and unavoidable.

Noise: Noise will be generated from the construction of the project, as well as its operation. Impacts from construction noise would not be significant, as construction activities and use of vibration or noise producing equipment are generally limited to daytime hours on weekdays.

Operational noise sources are primarily from traffic along major roadways, in particular Ranchero Road and Rancho Las Flores Parkway. Tracts located along the Parkway will have block walls that will limit exterior noise in backyards and homes will be designed to limit interior noise levels. However, additional traffic along Ranchero between Danbury Avenue and Arrowhead Lake Road, and along I Avenue from Danbury Avenue to Ranchero Road will increase exterior noise levels 3 DBA in an area that exceeds 65 CNEL. As these locations are outside the project and beyond the developer's control, the mitigation measures identified may

not be feasible. As such, ambient noise levels in the vicinity will be increased and the impacts are considered significant and unavoidable.

Other operational noise issues essociated with the project will be from air conditioning units as well as operation of the commercial uses, active recreational arees, wastewater treetment plant, booster stations and lift stations. Without detailed designs of these facilities, impacts could be potentially significant. However, the locations and designs of these units would be developed to mitigate the impacts to less than significant levels based on distance or locations behind sound barriers.

Population/Housing: The Tapestry Specific Plan would replace the previously approved 1990 Rancho Las Flores Specific Plan. The Rancho Las Flores Specific Plan was designed to accommodate up to 15,540 dwelling units with an estimated 41,074 residents. Therefore, the proposed project would result in an increase of 3,737 dwelling units and 15,514 residents over the previous specific plan. In addition, according to SCAG's 2012 Regional Transportation Plan, the City's population is forecasted to reach about 132,500 residents with 39,300 units by 2035. The proposed specific plan would increase projections by 6,277 dwelling units and 14,261 residents. This would represent approximately a 10% increase in overall city population relative to SCAG's 2035 projections. Since this increase in population would exceed SCAG's previously projected population increases for the City, this would result in significant unavoidable population related impacts relative to those projections. This increase in population would result in other environmental effects, such as air pollution and traffic congestion.

Traffic/Circulation: The project's Traffic Impact Analysis (TIA) identifies the study area that includes 29 intersections and eight potential future intersections within the project site's vicinity. The thresholds of significance for traffic are if the project would reduce the level of service at an intersection from an acceptable level of service (level of service E/F or better, depending on the location) to a deficient level of service, or contribute measurable delay to an intersection already operating at e deficient level of service. The study notes that in opening yeer 2018, five intersections would be operating at a F level of service as result of the project.

The environmental impact report includes several mitigation measures for Phase 1, as well as for full buildout of the Specific Plan. Improvements required for Phase 1 include new traffic signals at four locations along Ranchero Road, including Maple Avenue, Seventh Avenue, Danbury Avenue, and Farmdale Avenue. This is in addition to the new intersection at I Avenue. Also, the current intersection at Oxford Avenue and Ranchero Road should be closed due its proximity to I Avenue and the school related traffic that currently exists from Ranchero Middle School. These closures and access improvements to the middle school shall be done in coordination with Hesperia Unified School District.

Improvements required for the project's full buildout will occur as the project develops in phases. These include construction or contribution of payments toward improvements at five points along Ranchero Road to include Mariposa, Escondido, Maple, Seventh and Santa Fe Avenue, along with the associated widening of Ranchero road and widening and straightening of Highway 138. Additional improvements need to be constructed at Summit Valley Road and State Route 138, as well as at Rock Springs Road and Deep Creek Road.

The TIA concludes that based on the analysis and mitigation measures identified in the EIR, impacts of development of Phase 1 would be reduced to below a level of significance. However, full buildout of the Specific Plan will still leave two intersections on Ranchero Road operating at

unacceptable levels of service. These include Mariposa Road and Santa Fe Avenue. The project will be required to contribute towards improvements at these intersections. They are likely to continue to operate at a deficient level during peak hours and thus create an impact determined to be significant, adverse and unavoidable.
The EIR also examined eight other topics where impacts were not found to be significant and unavoidable:

Biological Resources: Development of the project would impact 1,173 acres of sensitive habitat for various plant and animal species. This includes five special status plant species and one locally protected species (the Joshua Tree). The project will also impact habitat for three endangered species (the Arroyo Toad, Least Bell's Vireo and Southwestern Willow Flycatcher). The project would also impact foraging habitat for the Bald Eagle and Golden Eagle. While no observances of the Burrowing Owl were detected during surveys, development of the project could impact potential habitat.

Required mitigetion will include preservation of approximately 2,346 acres of sensitive habitats. A substantial portion of the required mitigation will occur within the 3,533 acres designated as open space, including a 523-acre conservation easement primarily along the West Fork of the Mojave River, Horsethief Canyon and Gress Velley Creek. This consarvation easement and opan space will provide for wildlife corridors to facilitate continued movement of species through the project area. Roadway crossings of open spece would be along Rancho Las Floras Parkway within Phase 1 and across the drainage between Phases 6 and 7. Other direct impacts to wildlife corridors within Horsethief Cenyon and the West Fork of the Mojave River es e result of specific plan development would be limited to defined trail crossings. The 523-acre conservation easement will also preserve the riparian habitat for the Arroyo Toad, Least Bell's Vireo and Southwestarn Willow Flycatcher. Potential impacts to sensitive species would ba addressed through a combination of avoidence of impects to occupied habitat, where feasible, seasonal restrictions on development activity, construction monitoring, and preservation and management of eppropriate habitat. Based on implementation of the mitigation measures, the EIR concludes that potential impacts to biological resources will be less than significant.

Geology/Soils: A preliminary geotechnical assessment was performed in 2014 and incorporates previous assessments completed in 2008. The assessment describes geologic seismic settings, superficial and underlying geologic formations, seismic features and related geologic hazards. The project site's geologic structure is characterized by a series of generelly horizontal alluvial fan deposits. Along the southemmost portion of the site, these deposits have been modified by the active portion of the Summit Valley Fault. This fault was investigated in 2007, as well as in 2014 and included over 11,000 feet of trenching to determine whether the fault is active or inactive. The study concluded the western 1,300 foot segment of the feult within Phase 7 of the project site is likely active. No other portions of the Summit Valley fault are considered active.

The project site, like much of Southern California, is located within Seismic Zone 4. This is the highest risk category of four nationwide seismic zones. The California Building Code (CBC) incorporates specifications for engineering, construction activities and includes measures to address geologic and soil concerns. The standards are regularly updated to reflect current industry standards and practices. All structures within Tapestry will be built in the latest applicable CBC standards and structural design seismic and soil loading specifications.

In addition, two mitigation measures are also recommended in the EIR. The tentative tract map for Phase 7 requires that a habitable structure setback be identified along the approximately 1,300 foot long active trace of the Summit Valley fault. The setback shall extend 50 feet from the fault trace on each side and the placement of habitable structures shall be precluded within this setback area. In addition, monitoring logs from a qualified geologist shall be submitted to the City upon completion of grading activities for each phase. If any currently unknown active fault traces are identified during grading, habitable structure setbacks shall be implemented along the applicable portions of the fault. The City shall confirm that these requirements have been met prior to issuance of certificates of occupancy for any phase. Based on implementation of the mitigation measures, the EIR concludes that potential impacts resulting from fault rupture hazards during project implementation would be reduced below a level of significance.

Greenhouse Gas Emissions: As required by CEQA, the project's greenhouse gas emissions were estimated and evaluated compared to federal and state laws, as well as the City's Climate Action Plan (CAP). As the project site is virtually undeveloped, any emissions resulting from the project's operation or construction are considered new. While AB 32 (The Global Warming Solution Act of 2006) establishes that emissions are to be reduced to 1990 levels by 2020, the law allows the City to analyze and mitigate significant effects on a programmatic level, such as in the general plan or specific plan. The City's Climate Action Plan requires that a project shall reduce operational GHG emissions by at least 12%. The MDAQMD provides guidance for construction related GHG impacts. The annual threshold in the District being 100,000 tons per year. The daily threshold is 548,000 pounds per day.

The Tapestry Specific Plan would include features and construction requirements such as incorporating the green building code which exceeds Title 24 energy efficiency requirements, use of desert vegetation requiring low water consumption, low flow water fixtures, required solar power for both homes and pools and availablity of alternative transportation modes such as bicycle, pedestrian and bus routes. With the incorporation of these design features, Phase 1 would achieve a 13.8% reduction. The project as a whole would achieve a 12.4% reduction. Therefore, the project is consistent with the City's Climate Action Plan. The project will also fall below the MDAQMD's daily and annual construction thresholds. Consequently, impacts to greenhouse gas emissions are not considered significant and no additional mitigation measures are required.

Hazards and Hazardous materials: Hazards associated with the project include airport related hazards, emergency response and evacuation plans and wildland fires. Impacts also include the potential occurrence of hazardous materials during demolition of existing structures such as asbestos and lead-based paint. Mitigation includes construction of up to three fire stations to achieve required response times and construction setbacks from bluffs in conformance with the fire safety report. Demolition of any structures shall follows established protocols for removal of asbestos and lead-based paint.

Public Services - Police/Fire: The project would require at least two new fire stetions within the Specific Plan erea. This is in eddition to a station within the immediate vicinity of Phase 1 to establish adequete response times within the northern portion of the project. A second station may be esteblished in the town center, as well as e third station within the Summit Valley village in order to provide coverage as the project builds out. Depending on the Sheriff Department's operational policies, a police substation may also be included with one of the fire stations.

Schools: Based on current student generation rates, the project will need eight elementary schools, two middle schools and two high schools. A branch library could also be located within the town center. School fees and development impact fees will be used to pay for construction of the schools and library. An elementary school will be constructed within Phase 1. Capacity for middle and high school students exists at Ranchero Middle School and Sultana High School.

Tapestry and the School District have proposed a solution for access to Ranchero Middle School. Oxford Avenue will be closed to public treffic and a new entrance will be established on Renchero Road, west of I Avenue. Buses will be routed down Rancho Las Flores Perkway and enter on the east side of the school site for student pickup and drop-off. All traffic will then exit the school site at the former Oxford intersection and proceed eastward to the new signalized intersection at I Avenue and Ranchero Road. Additional parking will also be constructed in front of the school to accommodate staff and visitors. (Attachment 7)

Recreation: Based on the projected population, the project requires approximately 283 acres of improved park land. There are almost 306 acres planned for parks, ranging in size from 2 to 44 acres. In addition, off-street and equestrian trails totaling approximately 59 miles (94 acres), and neighborhood entry and concrete sidewalk connections totaling approximately 107 miles (138 acres) will be located throuout the project, linking the parks, schools and open space. The plan locates nodes of parks, schools and other destinations within a 5 to 10 minute walk to encourage the use of the trails for biking, walking and jogging.

Utilities: As Summit Valley is currently almost entirely undeveloped, the developer will be required to build a complete water and sewer system to include reservoirs, lift stations and a wastewater treatment plant. All uses will be required to connect to sewer. As such, reclaimed water for use of landscaping will be available from the treatment plant. This will account for almost 40% of the water needed by the project at buildout.

On July 15, 2014, the Hesperia Water District Board of Directors voted to approve the Water Supply Assessment (WSA) prepared for this project. The WSA is a requirement of Senate Bill 610. This requires that the water district serving a large project approve a study that demonstrates that there is sufficient water supply for at least 20 years. The study is primarily based on the City's Urban Water Management Plan and also includes the expected demands of the Spacific Plan, as well as its planned use of reclaimed water as mentioned above.

Alternatives Considered in the EIR: As required by CEQA, the EIR examined six alternatives, in addition to e no build alternative. These alternatives and their respective impacts compared to the original project are described below:

The **No Build Alternative** assumes that neither the Project nor the uses included in the approved Specific Plan would be constructed. This reflects a 'No Project' alternative consistent with CEQA requirements. Agricultural activities would continue, and unauthorized off-highway vehicle use would also be assumed to continue. Although this alternative would avoid any significant and unavoidable impacts, it would not attain any of the project objectives.

Under the **Existing Specific Plan Alternative**, development would occur in accordance with the existing Rancho Las Flores Specific Plan, which is also reflected in the City's General Plan and zoning designations for the site. The approximately 490-acre Las Flores Ranch (which was assigned 10 residential units) is now under separate ownership. The approved Specific Plan includes up to 15,540 residential units at a range of densities; a 423-acre mixed-use town

center; 87 acres of commercial uses (including a town center, as well as development adjacent to Ranchero Road, SR 138 and SR 173); and 5,238 acres of recreation (e.g., golf course, parks and lakes), historical preserves, ranch land and open space. Development in the southeastern portion of the site would be limited to pockets of Low and Very Low Density residential uses. Very Low Density residential development would extend into the northwestern-most portion of the site, which would be open space under the Project. Natural open space, excluding the Las Flores Ranch, would comprise about 2,560 acres.

The **Reduced Impact Footprint Alternative** would not include residential uses or a school in Phase 10. Similar to the Project, a recycled water storage pond would still be constructed in the southwestern portion of the Phase 10 area. A pipeline connecting that pond to recycled water infrastructure in Summit Valley Village would be constructed along SR 173. Trails would still connect to the Pacific Crest Trail and off-site trails in Mojave River Forks Regional Park to the east. The remainder of the Phase 10 area would be conserved as open space. Ranching could continue in this area, but fencing would be installed such that cattle would no longer have access to the West Fork Mojave River, Grass Valley Creek and Horsethief Canyon Creek. Development of Phases 1 through 9 would proceed as described for the Project. This alternative would result in the development of a maximum of 18,614 residential units compared to 19,277 units under the proposed project.

The **Reduced Density Alternative** would involve reductions of residential densities in portions of the site, within the same disturbance footprint as the Project. Densities in Phases 5, 9 and 10 would remain as described for the Project. Densities in the remaining phases, particularly adjacent to interfaces with existing development or natural open space, would be reduced. In particular, the densities around the perimeter of the two northward projections in Phase 1 would be reduced to 0.5-acre minimum lots. This alternative would result in the development of a maximum of 18,998 units.

The **Reduced Impact Footprint and Density Alternative** would reflect a combination of the Reduced Footprint Alternative and the Reduced Density Alternative. Development of Phase 10 would be avoided (with the exception of infrastructure elements) and development in Phases 1 through 4 and 6 through 8 would be reduced. This alternative would result in the development of a maximum of 18,301 units.

The **Half-acre Lots Alternative** would involve development of single-family residences on lots a minimum of 0.5 acre in size across the entire Specific Plan area. This alternative would include single-family residential development in place of the Project's Town Center and multi-family residential uses. Homes would be served by septic systems for wastewater disposal, and thus, construction of a WWRP, associated lift/pump stations, pipelines and storage facilities would not be required nor could recycled water be used. Rather than clustering development with higher density to provide substantial public open space, this alternative would provide increased private open space on larger lots. This alternative would result in the development of a maximum of 18,700 units.

The **Estate Density Alternative** would involve development of single-family residences on lots a minimum of 0.5 acre in size in the Mesa Village portion of the property, and lots a minimum of 5 acres in size in the Summit Valley and Grass Valley portions of the site. This alternative would not include Town Center development or multi-family residential uses. Development under this alternative would be served by septic systems, and would not require other wastewater or recycled water infrastructure. Rather than clustering development with higher

density to provide substantial public open space, this alternative would provide increased private open space on larger lots. This alternative would result in the development of a maximum of 11,000 units (approximately 800 of which would be within Grass Valley and Summit Valley.

The **Original Proposed Project** included a maximum of 19,311 residential units with a mix of densities ranging from very low density and estate to high density and mixed-use; 94 acres of mixed-use town centers; 367 acres of perk land; 90 miles (118 ecres) of trails end 71 miles (43 acres) of neighborhood entry and concrete sidewalk connections; 12 schools; and preservation of 3,526 acres of open space. The project wes modified based on public input and the ad hoc committee's recommendations to creete a refined project alternative (the proposed project). As only 34 more units would be created, this alternative hes similer impacts to the proposed project.

With the exception of the No Build alternative, significant, unavoidable impacts would still be realized from development of the other alternaitives. The **Existing Specific Plan** and **Estate Density** alternatives would fall below current population projections, so there would be less-than significant impacts to population and housing.

The Final EIR addressed four additional alternatives, including an **Off-site Alternative, Alternative Use (Recreetionel Reeource) Alternative, Very Low Dansity Alternetive, end Additional Commerciel Areas Alternative** in Section 6.3, *Alternatives Considered but Rejected*. The Off-site Alternetive would involve development of the Project at an alternetive location, in eccordance with State CEQA Guidelines Section 15126.6(f). The Alternetive Use (Recreational Resource) Alternative was identified during the public scoping process, and would involve use of the site as a regional park. The Very Low Density Alternetive elso was identified during the public scoping process, and would include development of 500 to 600 residential units. The Additional Commercial Areas Alternative was identified by the Ad Hoc Committee, and would replace some residentiel uses proposed by the Project with commercial uses.

2) Specific Plan Land Use Maps and Text

The Tapestry Specific Plan is an ordinance that proposes 19,277 dwelling units (**Refined Project Alternative**) that ere planned to occur in a variety of densities, from large single-femily lots to condominiums and live-work units. Two areas within phases six and nine ere planned for mixed-uses and will provide for commercial and civic services in a pedestrian sceled setting. Public uses, such as parks, schools, utility corridors and drainage basins, as well as the wastewater treatment plant are also illustrated on the map. The proposed project was slightly refined from the original proposal based on public input, and the Ad Hoc Committee's recommendetions. The primary difference is that a 12,000 SF minimum is established on the perimeter of the project and the treatment plant was moved to the eastern portion of the site. This will result in 34 fewer units being developed in the project. The numbers end types of units proposed are illustrated in the table below:

Land Use Summary

Land Uses	Minimum Lot Size****	Density Target (DU/AC)	Density Range (DU/AC)	Acres	Total Units
Residential					
Estate (E)	0.5 AC	0.7	0 - 2	887.76	677
Very Low (VL)	18,000 SF	2.3	1 - 2.5	0	0
Low (L)	7,200 SF*****	3.5	2 - 4.5	1,374.18	4,680
Low Medium (LM)	4,000 SF	5.0	4 - 8	1,828.34	9,587
Medium (M)	2,900 SF	10.0	7 - 15	287.67	3,093
High (H)	CONDOS/FLATS	17.0	14 - 25	47.96	815
Total				**4,423.91**	**18,852**
Mixed Use					
Mixed Use Residential (MU)	CONDOS/FLATS	18 (4.5*)	18 - 30	94.43	425
Mixed Use Commercial (MU) **			-	-	0
Total				**94.44**	**425**
Residential & Mixed Use Total				**4,518.35**	**19,277**
Schools					
Elementary				90.24	
Middle				53.04	
High				118.45	
Total				**261.73**	
Facilities					
Treatment Plant				**11.09**	
Roads					
Total				**606.53**	
Parks					
Parks				215.95	
Sport Park				43.85	
Community Parks				127.58	
Total		-	-	**387.38**	
Open Space		-	-	-	
Open Space				3,001.39	
Serrano Heritage Preserve (not within Conservation Easement)				8.40	
***Serrano Heritage Preserve/ Conservation Easement				72.30	
***Conservation Easement				450.71	
Landscape Lot (Arterial)				47.64	
Total				**3,580.44**	
Grand Total				**9,365.52**	**19,277**

* The Mixed Use density factors in the assumption that 25% of the Mixed Use area will have a density of 18 du/ac, therefore 4.5 du/ac is being used to establish the number of units.

** Commercial/retail area to be approximately 500,000 - 700,000 sf.

*** Total Conservation Easement = 523.01

****For Phase I no lot shall be less than the minimum lot size. For all other phases, the minimum lot size will apply to the average lot size calculation for a tract or planning area.

*****All lots located on the perimeter of the Tapestry project boundary will be 12,000 sf minimum lot sizes.

The Land Use Plan Map will be overlaid onto the City's land use plan and will establish zoning for the entire project (adoption of the Tapestry Specific Plan will also repeal and replace the Rancho Las Flores Specific Plan. The 490 acres that is no longer part of the project will revert to the RR/SD designation on the City's Land Use Plan, consistent with the rest of Summit Valley). The specific plan text will accompany the map and provides permitted land uses, as well as development standards for private development throughout the project.

The text is divided into four chapters as follows: 1) Introduction and Ovarview; 2) Development Standards; 3) Design Guidalines; and 4) Implementation and Administration. The text will ba adopted as an ordinance and will augment the City's Municipal Code to guide development of the projact. Any topic not addressed by the Specific Plan will ba handled under existing City standards and procedures (Attachmant 8).

Development of the project will be subject to requirements outlined in the Specific Plan text. These include a Development Agreement that addresses all aspects of the project development in accordance with state law, as well as the City's General Plan and Municipal Code. The project shall be subject to the approval of a Public Facilities and Financing Plan (PFFP) and include agreements with the Hesperia Unified School District and Hesperia Recreation and Park District for payment of fees or dedication of land to address the impacts of the project. The project will also be required to establish conservation easements for preservation of endangered species habitat, as well as the Serrano Heritage Preserve to address impacts to Native American resources. The project will also have to coordinate with the Victor Valley Transit Authorty (VVTA) for bus stops or turnouts and required facilities, as well as establish a contract with Advance Disposal for trash removal and waste reduction associated with the City's obligations to reduce impacts to the local landfill. Finally, off-road vehicle use will be prohibited within the project along with wood burning fireplaces and open burning of trash and debris.

Ad Hoc Committee Recommendetions: During the review of the Specific Plen, the City Council established an Ad Hoc Committee to provide an independent review of the land uses proposed in the plan. The Ad Hoc Committee chose Transtech/LSA as their consultent. Transtech provided a report on April 16, 2015 (Attechment 9). The report was forwarded to Tapestry for their review and opinions. Finally, the Ad Hoc Committee met on April 28, 2015 to discuss Tapestry's responses to the consultent's recommendations. The Committee accepted 32 of 35 items of the Consultants report (Attachment 10) and one topic is to be discussed by the Planning Commission:

The consultant recommended that the interior side yards and single-family setbacks vary in order to avoid a closed in perspective of a line of homes along the street. Tapestry requests that the minimum side yard setback remain at 5 feet. The City Council supports setbacks of 5 and 10 feet for lots above 7,200 SF. It was determined that this topic could be discussed at the Planning Commission and their preference can be included as part of the Commission's recommended action on the project. Tapestry has proposed a flexible setback of a combined 15 feet for both sideyards (see page II-3 of the Specific Plan).

3) <u>Three Tentative Tract Maps</u>

- Tentative Tract Map 1 (TTM 18985): The first TTM would subdivide the property into large parcels consistent with future phasing and large open spaces. These parcels would be greater than 40 acres and in some cases exceed 1,000 acres. It would result in 15 parcels (Attachment 11).

- Tentative Tract Map 2 (TTM 18989): The second layer of mapping would subdivide Phase 1 into the different tracts, parks, schools, open spaces, WWRP and other uses proposed as part of Phase 1, that would occur in the northeastern portion of the site, in the Mesa Village. These lots would range in size, generally making the residential tract lots approximately 20 or more acres, with some smaller sites for parks and other non-residential uses. It would subdivide Phase 1 into 39 lots (Attachment 12).

- Tentative Tract Map 3 (TTM 18955): The third layer of mapping would subdivide each residential lot on TTM 2 into single-family residential lots. These lots would range from 5,500 sf minimums to 10,000 sf minimums (12,000 on the perimeter of the project) as shown in the table below. The TTM is proposed to include 24 tracts, for a total of 1,941 single-family residential units. An additional two lots could be developed with up to 220 attached units. The total number of units authorized in Phase 1 is 2,161. The remaining 13 lots will be dedicated for open space, parks, water quality basins, the WWRP and other non-residential uses (Attachment 13).

Residential Lot Sizes in Phase 1

PHASING INDEX SUMMARY TABLE

PLANNING AREA	18989 Lot No.	18955 TR. No.	TOTAL ACRES	LAND USE	LOT COUNT	LOT S.F. (Min.)	Average Lot Size
A1	24	24	16.12 AC	L (3.5)	33	10,000 SF	11,908 SF
P1 PARK			2.47 AC	--	--	--	--
A2	1	1	38.99 AC	L (3.5)	68	10,000 SF	12,385 SF
P2 PARK			2.06 AC	--	--	--	--
A3	2	2	26.31 AC	L (3.5)	65	10,000 SF	12,008 SF
A4	3	3	29.10 AC	L (3.5)	72	10,000 SF	12,878 SF
A5	5	5	24.40 AC	LM (5.0)	72	6,500 SF	7,546 SF
A6	4	4	21.12 AC	LM (5.0)	58	6,000 SF	7,338 SF
A7	6	6	20.78 AC	LM (5.0)	72	7,000 SF	8,231 SF
A8	7	7	28.20 AC	L (3.5)	55	8,000 SF	10,074 SF
A9	9	9	40.85 AC	L (3.5)	78	10,000 SF	12,814 SF
A10	8	8	25.66 AC	L (3.5)	58	10,000 SF	13,006 SF
A11	10	10	30.23 AC	L (3.5)	77	7,200 SF	9,342 SF
A12	11	11	16.82 AC	LM (5.0)	81	5,500 SF	6,012 SF
A13	12	12	19.67 AC	LM (5.0)	87	6,000 SF	6,685 SF
A14	23	23	31.98 AC	L (3.5)	113	7,200 SF	8,254 SF
A15	22	22	28.68 AC	LM (5.0)	101	7,000 SF	8,165 SF
A16	21	21	28.08 AC	LM (5.0)	111	6,500 SF	7,704 SF
A17	26	26	20.13 AC	M (10)	152	--	--
A18	20	20	27.31 AC	LM (5.0)	79	6,500 SF	7,143 SF
A28	13	13	24.25 AC	LM (5.0)	106	5,000 SF	5,832 SF
A29	14	14	17.60 AC	LM (5.0)	72	6,000 SF	7,047 SF
A30	15	15	35.30 AC	L (3.5)	109	7,200 SF	8,916 SF
A37	16	16	17.13 AC	LM (5.0)	68	7,000 SF	7,900 SF
A38	17	17	21.00 AC	LM (5.0)	106	5,500 SF	6,090 SF
A41	25	25	9.71 AC	M (10)	68	--	--
A42	18	18	15.61 AC	LM (5.0)	65	6,000 SF	7,064 SF
A43	19	19	33.54 AC	LM (5.0)	135	6,000 SF	7,206 SF
Sub-Total Acreage			653.10 AC		2,161		
TREAT. PLANT	27	WWRP	11.09 AC				
OPEN SPACE	30	LOT B	71.32 AC				
OPEN SPACE	32	LOT D	43.68 AC				
OPEN SPACE	31	LOT C	74.87 AC				
OPEN SPACE	29	LOT A	31.08 AC				
PARK	39	LOT K	13.43 AC				
PARK	38	LOT J	5.71 AC				
PARK	36	LOT H	33.74 AC				
PARK	37	LOT I	7.68 AC				
PARK	35	LOT G	3.56 AC				
PARK	34	LOT F	9.37 AC				
PARK	33	LOT E	7.49 AC				
SCHOOL	28	SCHOOL	20.36 AC				
Sub-Total Acreage			333.38 AC				
TTM No. 18955 Total Acreage			986.48				

Tentative Tract Map 18955

Land Use Legend	
Low (L) - 7,200-18,000 SF (3.5 DU/Ac.)	728
* (78 OF 12,000 + S.F. PERIMETER LOTS)	
Low Medium (LM) - 4,000-7,200 SF (5.0 DU/Ac.)	1,213
Medium (M) - 2,900-4,000 SF (10.0 DU/Ac.)	220
Total:	2,161

DEVELOPMENT REQUIREMENTS/CONDITIONS OF APPROVAL

The Specific Plan will be adoptad by ordinance and serve as the regulatory framework for development of the project. In addition, development requirements will be appanded to the ordinance, requiring, among other things, approval of a developmant agreement, approval of a public facilities and financing plan, dedication of the conservation easement and Serrano heritage preserve and construction and supplemental funding for off-site roadway improvements to include widening of Ranchero Road and the widening and straightening of Highway 138. The development requirements will also raquire the implementation of resource and energy conservation measures, including solar power, connaction to sewer, use of reclaimed water and utilization of the City's franchised trash company. Finally, off-road vehicle use and wood burning fireplaces will be prohibited within the Tapestry Specific Plan.

Conditions of approval will also be appended to the thrae tentative maps. The overall map for the 9,365 acres will establish the 10 phases and enable conveyance of the conservation easements and the Serrano heritaga preserve. It will not authorize development. The backbona map (39 lots) will establish parcels for public uses, including the school, wastewater treatment plant, and parks. It will also dedicate the backbone road network to include RLF Parkway and the arterial street system. These will be required to be dedicated and improved pursuant to the public facilities and financing plan. The merchant map will permit development of individual tracts within Phase 1. These parcels are expected to be conveyed to merchant builders who must construct homes in accordance with tha development standards of the Specific Plan. Completion of backbone infrastructure, including the wastewater treatment plant, must be completed before davelopment on any of the 1,941 single family lots can occur.

FISCAL IMPACT

Once the Developer has a decision on the project's magititude, then the City will engage the fiscal impact consultant who will analyse elements for the Development Agreement and land based financing districts. This will cumulate in approval of the Development Agreement and the Public Faciltities and Financing Plan (PFFP). Development of the Specific Plan will be contingent on several conditions, including the City Council's adoption of the above-referenced Development Agreement and PFFP. The PFFP will address all the major components of infrastructure, including roads, drainage, water, sewer and public safety facilities, including the three fire stations. It will also account for required improvements of infrastructure off-site, including traffic signals and widening elong Ranchero Road and improvements to State Highway 138. Finally, the PFFP will address impacts to the Hesperia Unified School District as well as the Hesperia Recreation and Park District. While these districts have agreed in principle to the schools, parks and trails provided within the project, the obligations of the project to these entities against school and park fees otherwise due and payable shall be addressed in the financing plan.

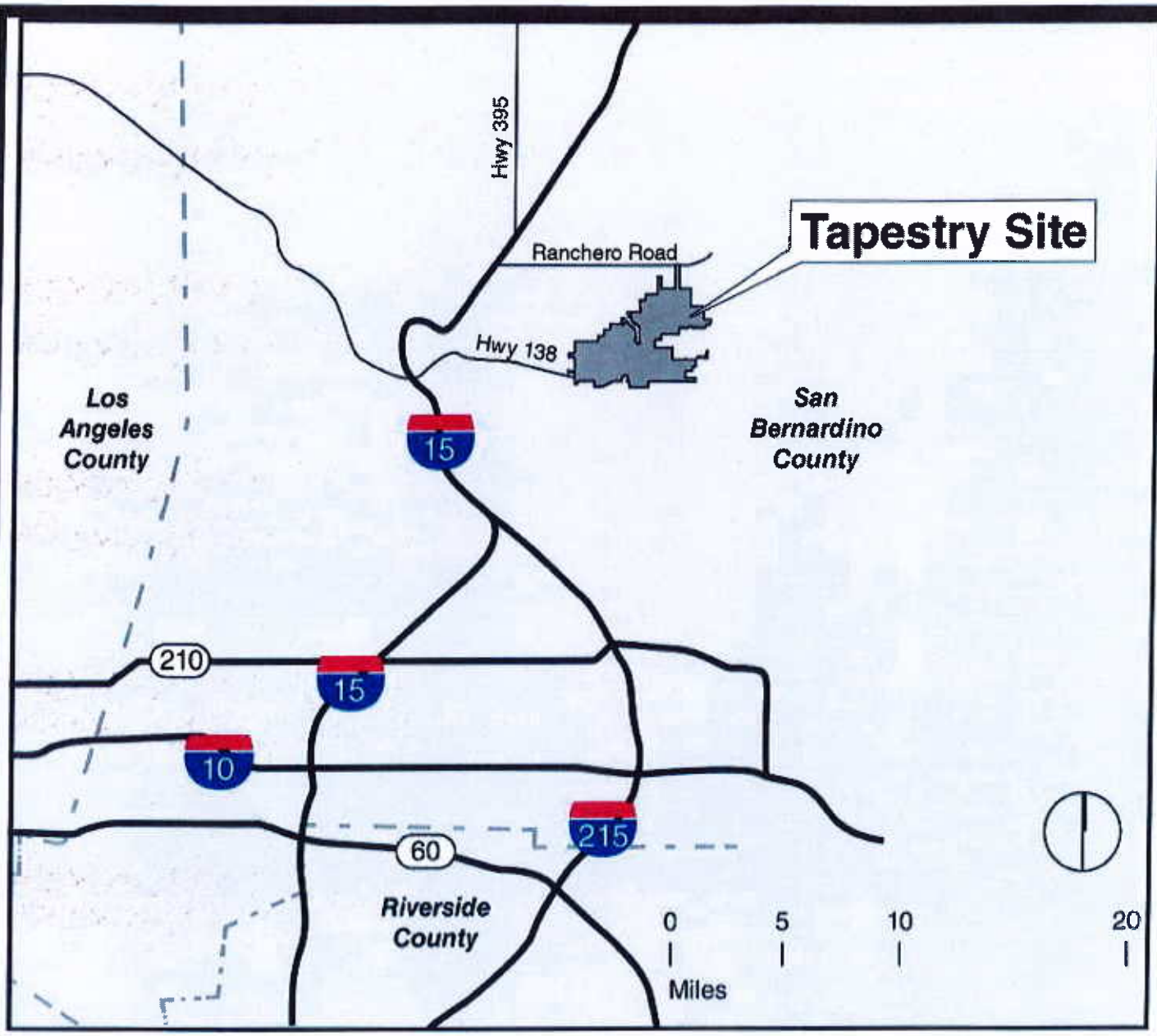
ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

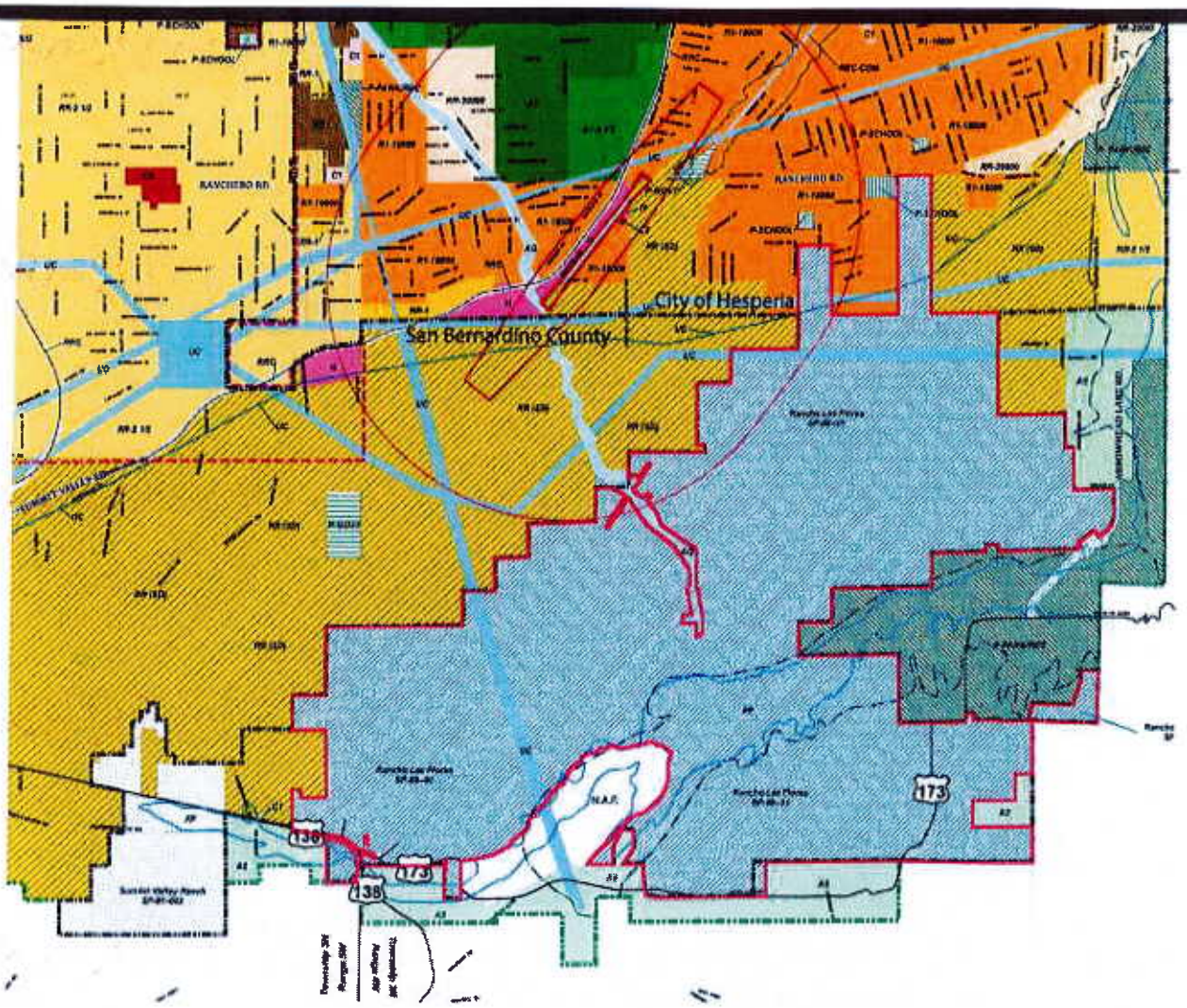
1. Vicinity Map
2. General Plan Map
3. Tapestry Land Use Plan
4. Tapestry Phase 1 Map
5. Draft EIR (provided under separate cover)
6. Final EIR, Statement of Facts & Findings, SOC end MMRP (provided under separate cover)
7. Access Diagram for Ranchero Middle School
8. Tapestry Specific Plan Text (provided under seperate cover)
9. Independent Review of the Tepestry Specific Plan, April 16, 2015
10. Ad Hoc Committee's responces to the Independent Review, April 28, 2015
11. Tentative Tract Map TT-18985 (also provided under separate cover)
12. Tentative Trect Map TT-18989 (also provided under separate cover)
13. Tentative Tract Map TT-18955 (also provided under separete cover)
14. Resolution No. PC-2015-19 (Certification of EIR/approval of the Findings, SOC end MMRP)
15. Resolution No. PC-2015-20 (Adoption of Specific Plan)
16. Resolution No. PC-2015-21 (Approval of the Tentative Tract Maps)

ATTACHMENT 1



APPLICANT: Hesperia Ventures I, LLC		
LOCATION: Summit Valley		**APN(S):** Various
PROPOSAL: Tapestry Specific Plan Project Standard Graphic.DOC		**N**

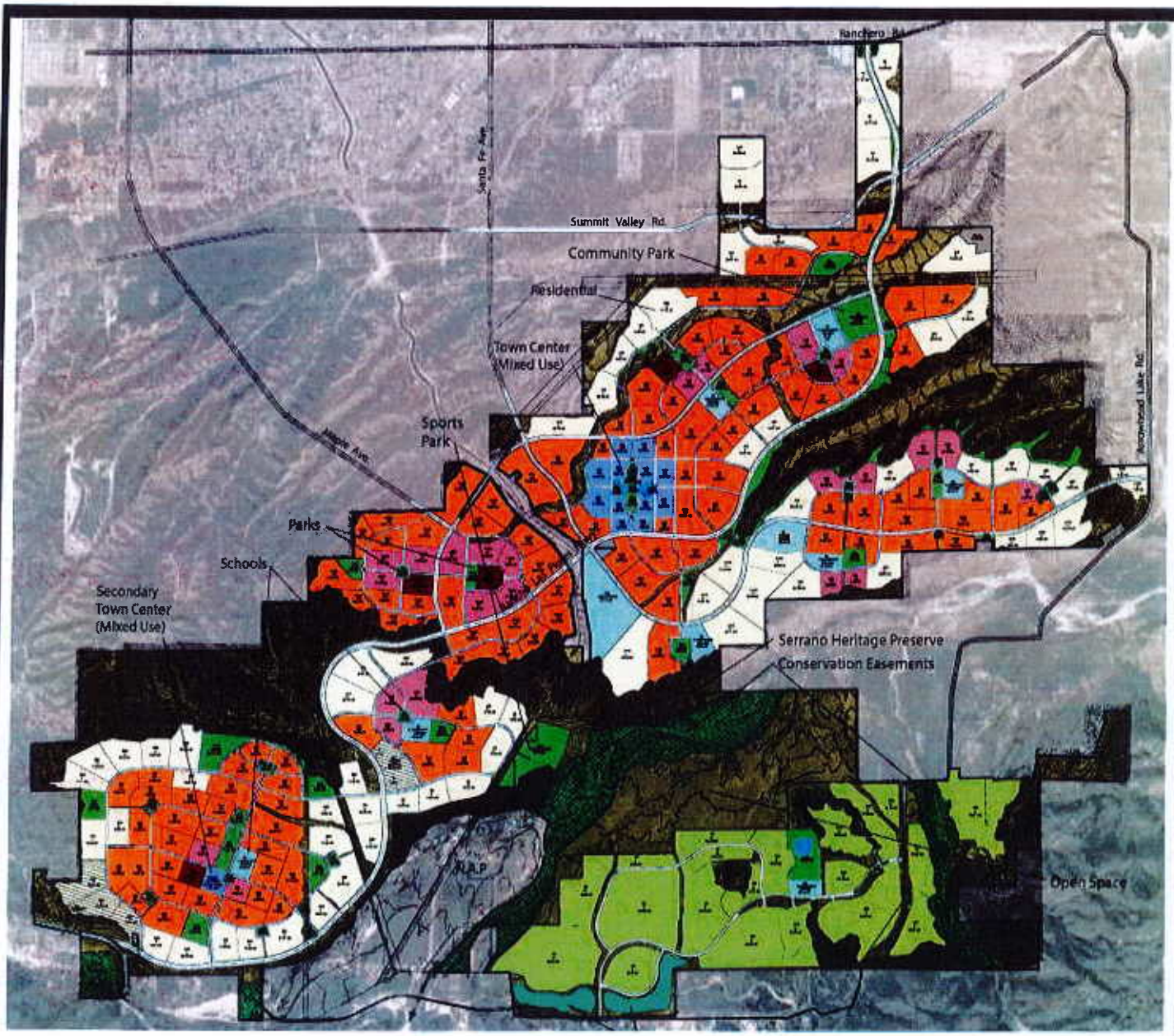
ATTACHMENT 2



APPLICANT: Hesperia Ventures I, LLC		
LOCATION: Summit Valley		**APN(S):** Various
PROPOSAL: Tapestry Specific Plan Project		**N**

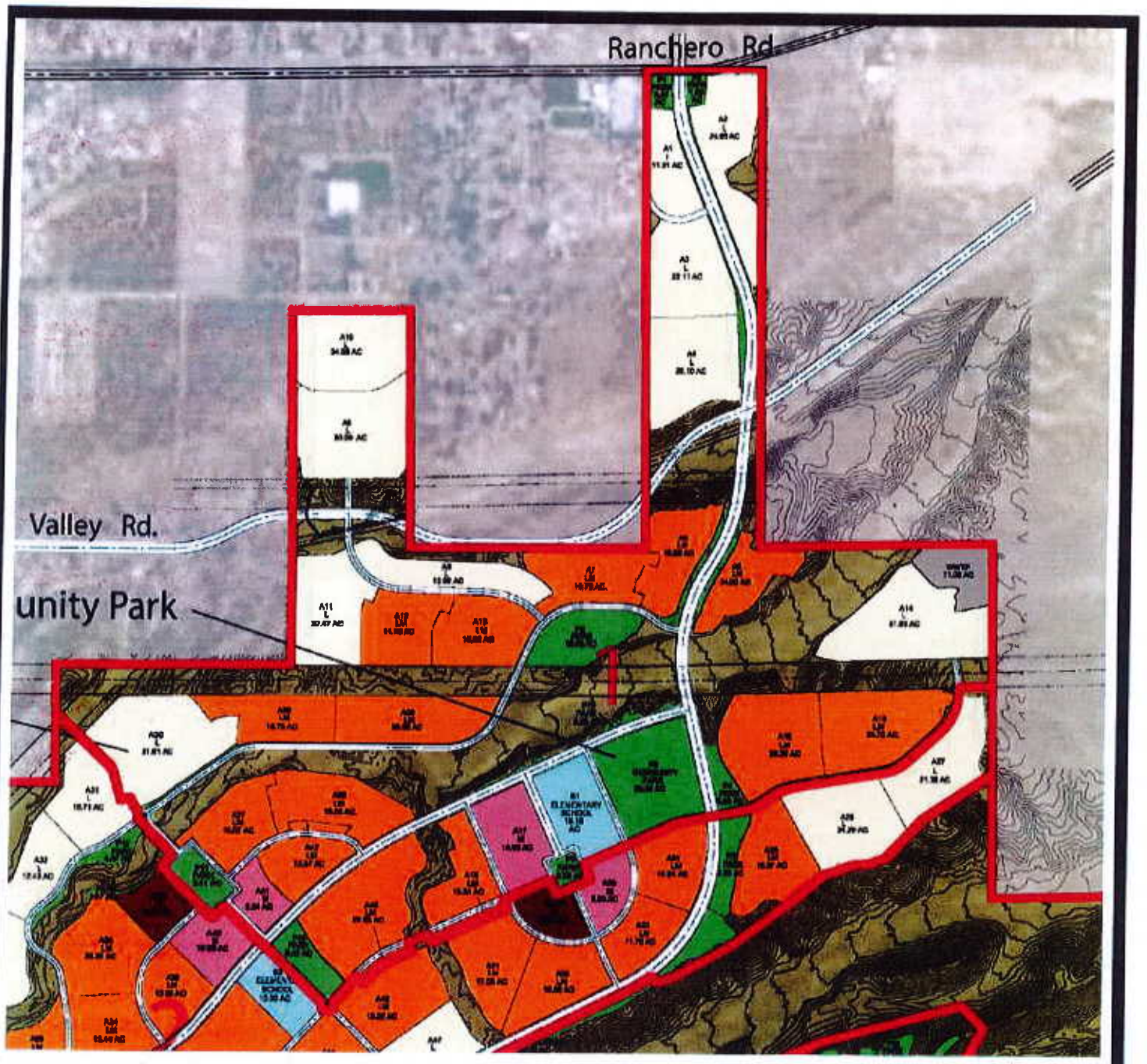
Standard Graphic.DOC

ATTACHMENT 3



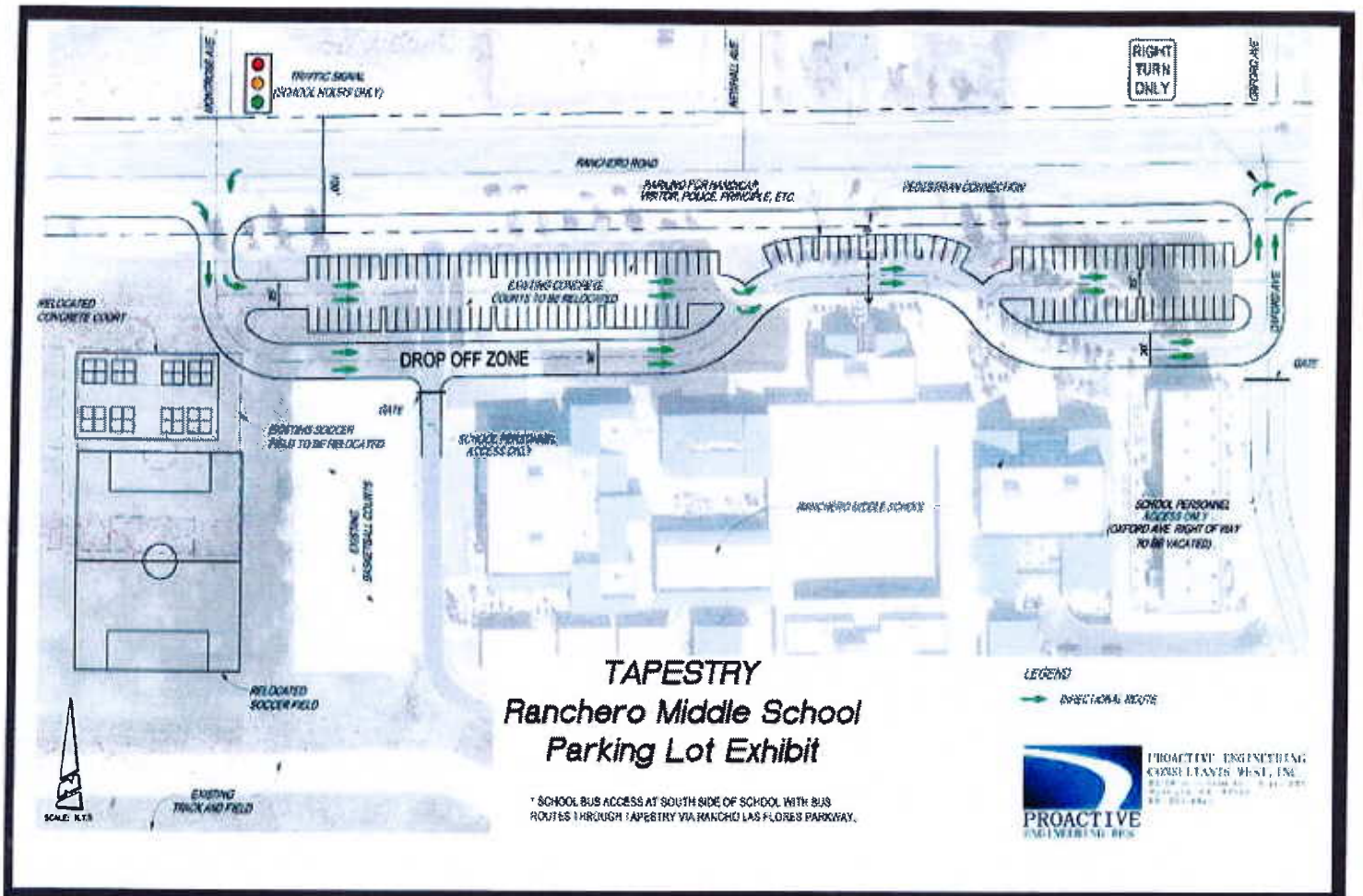
APPLICANT: Hesperia Ventures I, LLC		
LOCATION: Summit Valley		**APN(S):** Various
PROPOSAL: Tapestry Specific Plan Project Standard Graphic.DOC		**N**

ATTACHMENT 4



APPLICANT: Hesperia Ventures I, LLC		
LOCATION: Summit Valley		**APN(S):** Various
PROPOSAL: Tapestry Specific Plan Project		**N**

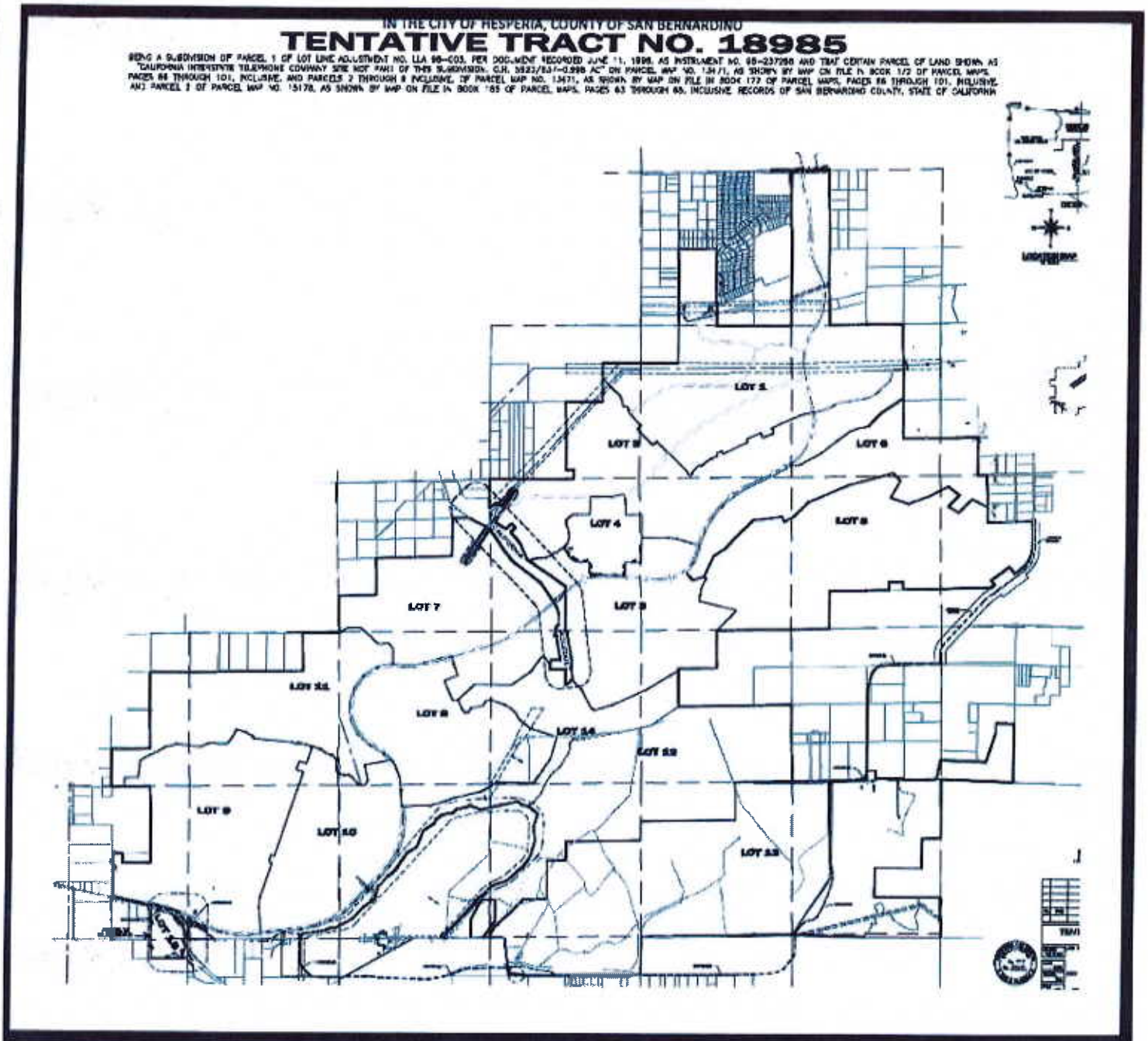
ATTACHMENT 7



APPLICANT: Hesperia Ventures I, LLC		
LOCATION: Summit Valley		**APN(S):** Various
PROPOSAL: Tapestry Specific Plan Project		**N**

Standard Graphic.DOC

ATTACHMENT 11



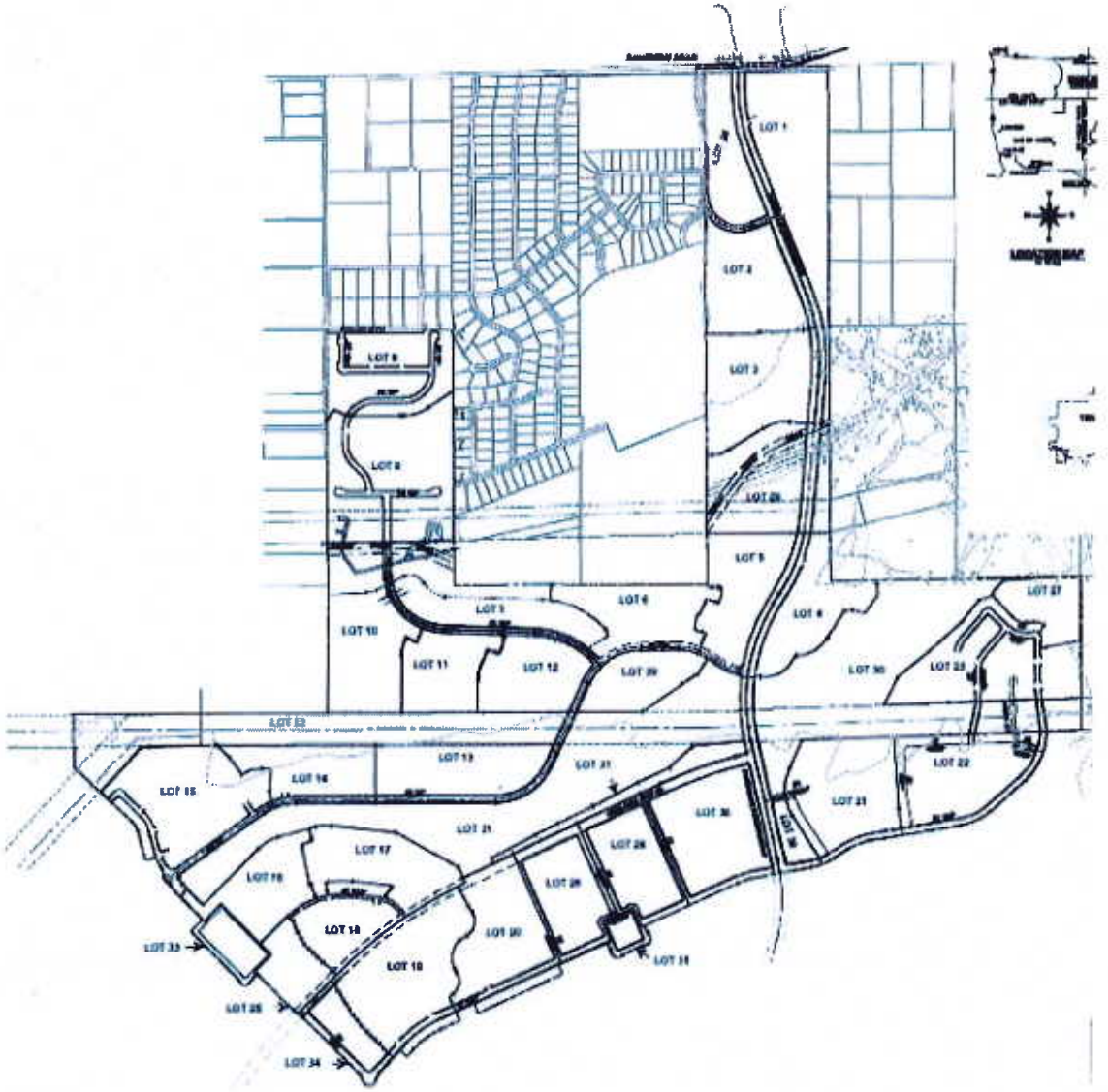
APPLICANT: Hesperia Ventures I, LLC		
LOCATION: Summit Valley		**APN(S):** Various
PROPOSAL: Tapestry Specific Plan Project Standard Graphic.DOC		**N**

ATTACHMENT 12

IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO

TENTATIVE TRACT NO. 18989

BEING A SUBDIVISION OF LOT 1 OF TRACT MAP NO. 16888, AS SHOWN BY MAP ON FILE RECORDED IN TRACT MAP BOOK _____, PAGES _____ THROUGH _____, INCLUSIVE, RECORDED ON _____ _____, 2015 IN RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

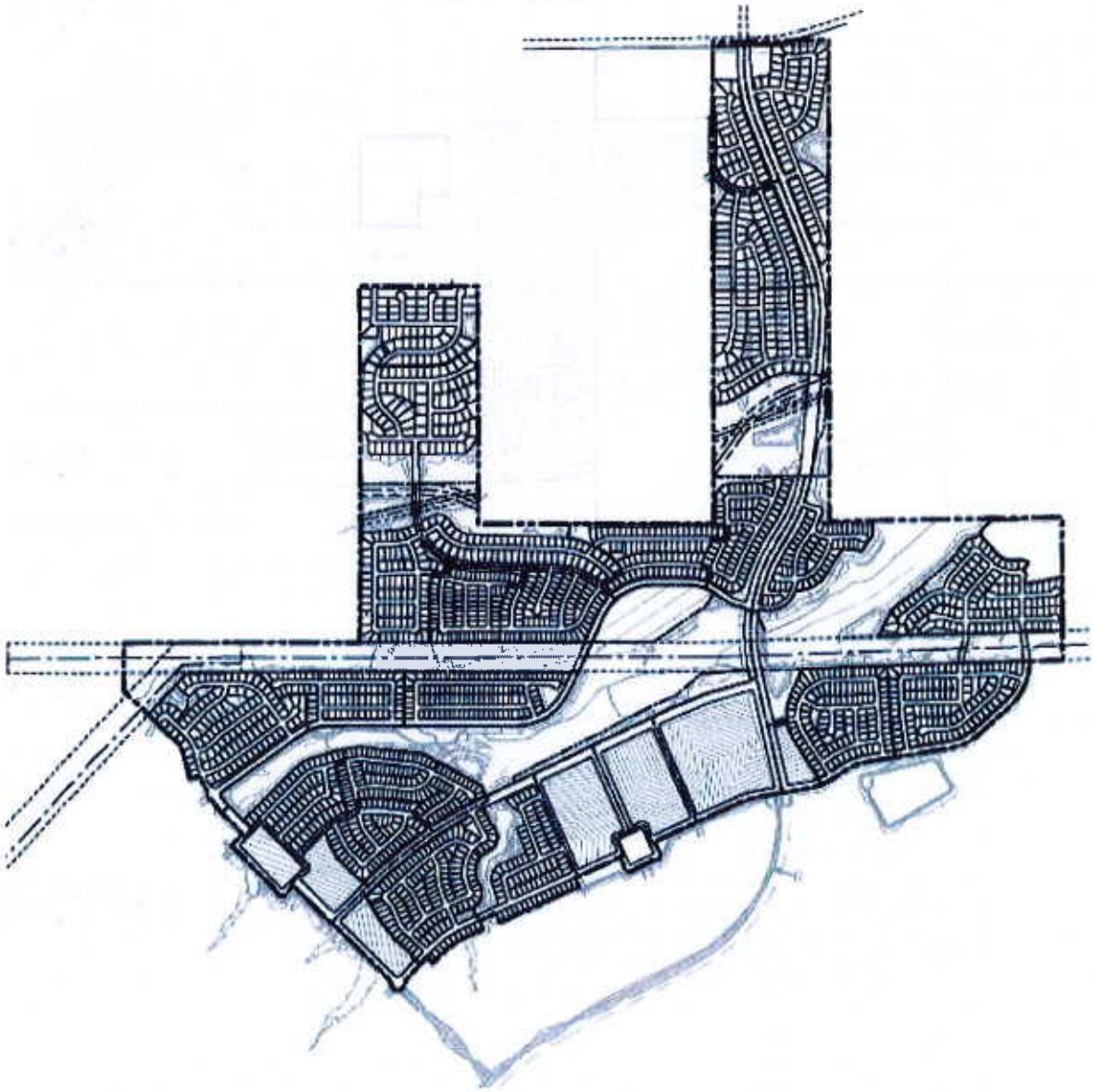


APPLICANT: Hesperia Ventures I, LLC		
LOCATION: Summit Valley		**APN(S):** Various
PROPOSAL: Tapestry Specific Plan Project Standard Graphic.DOC		**N**

ATTACHMENT 13

TENTATIVE TRACT NO. 18955

CITY OF HESPERIA



APPLICANT: Hesperia Ventures I, LLC		
LOCATION: Summit Valley		**APN(S):** Various
PROPOSAL: Tapestry Specific Plan Project Standard Graphic.DOC		**N**

EXHIBIT A

STATEMENT OF FACTS AND FINDINGS
AND
STATEMENT OF OVERRIDING CONSIDERATIONS
REGARDING THE ENVIRONMENTAL EFFECTS FOR THE TAPESTRY SPECIFIC PLAN PROJECT

August 2015

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SECTION 1.0 STATEMENT OF FACTS AND FINDINGS

1.1 INTRODUCTION

The California Environmental Quality Act requires that a Lead Agency issue two sets of findings prior to approving a project that will generate a significant impact on the environment. The Statement of Facts and Findings is the first set of findings where the Lead Agency identifies the significant environmental impacts as identified in the Environmental Impact Report (EIR), presents facts supporting the conclusions reached in the analysis, makes one or more of three findings for each impact, and explains the reasoning behind the agency's findings.

The following Statement of Facts and Findings has been prepared in accordance with the State CEQA Guidelines (14 California Code of Regulations, Section 15091), and *California Public Resources Code,* Section 21081 (collectively, CEQA). Section 15091 of the State CEQA Guidelines provides that:

(a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can or should be adopted by such other agency.
3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

(b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.

(c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.

(d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures

must be fully enforceable through permit conditions, agreements, or other measures.

(e) The public agency shall specify the location and custodian of the documents or other materials which constitute the record of the proceedings upon which its decision is based.

(f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

Section 15093 of the State CEQA Guidelines further provides:

(a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposal project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

(b) Where the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. This statement of overriding considerations shall be supported by substantial evidence in the record.

(c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

The Statement of Overriding Considerations is the second set of findings. Where a project will cause unavoidable significant environmental impacts, the Lead Agency may still approve a project where its benefits outweigh the adverse impacts. Further, as provided in the Statement of Overriding Considerations, the Lead Agency sets forth specific reasoning by which benefits are balanced against effects, and approves the project.

1.2 RECORD OF PROCEEDINGS

The City of Hesperia (City), the CEQA Lead Agency, finds and declares that the proposed Tapestry Specific Plan Program Environmental Impact Report (EIR) and Phase 1 Project EIR (State Clearinghouse [SCH] No. 2013111021) has been completed in compliance with CEQA and the State CEQA Guidelines. The City finds and certifies that the EIR was reviewed and that information contained in the EIR was considered prior to approving the proposed Tapestry Project, herein referred to as the "Project." For purposes of CEQA and the Findings and Facts in Support of Findings (Findings) and Statement of Overriding Considerations (SOC) set forth

below, the administrative record of the City Council decision on the environmental analysis of the Project shall consist of the following:

- The Notice of Preparation (NOP) and all other public notices issued by the City in conjunction with the Project;
- The Draft Environmental Impact Report (Draft EIR) and the Final Environmental Impact Report (Final EIR) for the Tapestry Project (SCH No. 2013111021, collectively, "the EIR"), including appendices and technical reports;
- All comments submitted by the agencies or members of the public during the public comment period on the Draft EIR;
- All reports, studies, memoranda, maps, staff reports, or other planning documents relating to the Project prepared by the City, consultants to the City or responsible or trustee agencies with respect to the City's compliance with the requirements of CEQA and the City's actions on the Project;
- All documents, materials, comments and correspondence submitted by the Project Applicant and members of the public and public agencies in conjunction with this Project, in addition to comments on the EIR for the Project;
- All documents submitted to the City by other public agencies or members of the public in connection with the EIR and the Project, through the close of the public hearing;
- All staff reports and analyses and legislative details prepared and provided in connection with the EIR and the Project;
- Minutes and some transcripts of the scoping meeting, other public meetings and public hearings held by the City;
- Matters of common knowledge to the City that the members of the City Council considered regarding this Project, including federal, state and local laws and regulations, and including but not limited to the following:
    - City of Hesperia General Plan 2010;
    - City of Hesperia General Plan Update EIR, May 2010, SCH No. 2010011011, including appendices and technical reports;
    - Relevant portions of the City's Municipal Code; and
    - Any other materials required to be in the record of proceedings by Public Resources Code Section 21167.6, subdivision (e).

The City Council has relied on all of the documents listed above in reaching its decision on the Project, as well as the CEQA Findings and SOC, even if every document was not formally presented to the City Council or City staff as part of the City files generated in connection with the Project. Having received, reviewed and considered the EIR, as well as all other information

in the record of proceedings on this matter, the Findings and SOC included in this document are hereby adopted by the City in its capacity as the CEQA Lead Agency.

Based upon its review of the EIR, the Lead Agency finds that the EIR is an adequate assessment of the potentially significant environmental impacts of the Project, represents the independent judgment of the City, and sets forth an adequate range of alternatives to this Project.

As further described in the Final EIR document, the Final EIR is composed of the following elements:

- Draft Tapestry Specific Plan Program EIR and Phase 1 Project EIR (SCH No. 2013111021, December 2014);
- Comment Letters Received and Responses to Comments;
- Corrections and Changes from the Draft EIR to the Final EIR; and
- Mitigation Monitoring and Reporting Program.

1.3 CUSTODIAN AND LOCATION OF RECORDS

The documents and other materials that constitute the administrative record for the City's approval of the Final EIR and actions related to the Project are located at the City of Hesperia Planning Department, 9700 Seventh Avenue, Hesperia, California, 92345. The City is the custodian of the Project's Administrative Record. Copies of the documents and other materials that constitute the record of proceedings are, at all relevant times have been, and will be available upon request directed to the City's Planning Department. These Findings provide this information in compliance with Section 21081.6(a)(2) of the *California Public Resources Code* and Section 15091(e) of the State CEQA Guidelines.

SECTION 2.0 PROJECT SUMMARY

2.1 INTRODUCTION

The Tapestry Specific Plan area is located on approximately 9,365 acres in the southeastern portion of the City in the County of San Bernardino (County). The Project includes a Specific Plan Amendment (SPL13-00001) and three Tentative Tract Maps (City TT13-00001, TT14-00004 and TT14-00005; TTMs 18955, 18985 and 18989)[1]. The Specific Plan Amendment would amend the existing Rancho Las Flores Specific Plan (SP-89-01) to exclude the approximately 490-acre Las Flores Ranch, and allow the proposed development in lieu of the previously approved Rancho Las Flores Specific Plan (SP 89-01). The Specific Plan sets forth the overall vision, objectives, land use plan, development standards, infrastructure and community services/facilities for the Tapestry Project. Land uses proposed for the Specific Plan area include residential uses ranging from estate and very low density to high density and mixed use, town centers, schools, parks and passive recreational areas, open space conservation and supporting infrastructure and utilities. The Specific Plan also establishes design guidelines and the administrative and implementation framework needed for development of the Tapestry Project. The Project is expected to be built out through 10 development phases, over the course of a number of years. TTM-2 and TTM-3 for subdivision of parks, schools, open spaces, the WWRP, multi-family development and single-family lots in Phase 1 are being concurrently processed with the Specific Plan. Future Phases 2 through 10 would be required to submit similar TTMs at the time of proposed development.

The EIR is a Program EIR for the Specific Plan as a whole and a Project-level EIR for Phase 1 of the development. Program EIRs address a series of actions that can be characterized as one large project, and provide for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action. For Phase 1 of the Project, this EIR also provides a project-level analysis. The preparation of TTM-2 and TTM-3 for this phase has enabled a more detailed analysis of the specific environmental impacts associated with its implementation.

2.2 DESCRIPTION OF PROJECT PROPOSED FOR APPROVAL AND SETTING

Subsequent to public review of the Draft EIR, based on comments received from public agencies and an Ad Hoc Committee created by the City Council, a Refined Project Alternative was developed and is included as Section 6.11, *Refined Project Alternative*, in the Final EIR. The Project Applicant is seeking approval of the Refined Project Alternative and the refinements are reflected in the updated Specific Plan as well as TTM-1, TTM-2 and TTM-3. For the Statement of Facts and Findings and Statement of Overriding Considerations Regarding the Environmental Effects for the Tapestry Specific Plan Project, the Project Applicant is seeking approval of the Refined Project Alternative as the project under CEQA (herein after "the Project"). It is similar to the original Proposed Project as analyzed in the Draft EIR, but includes several land use modifications, as detailed in Final EIR Section 6.11, *Refined Project Alternative*.

[1] For ease of reference, these tentative tract maps are hereinafter called TTM-1, TTM-2 and TTM-3.

Specific Plan

The Tapestry Specific Plan (Agora Planning + Design [Agora] 2015) describes the overall framework for the development of a variety of land uses, and specifies the appropriate location and intensity of development within the Specific Plan Area as well as design guidelines. Development would be phased over a number of years.

The Specific Plan proposes a maximum of 19,277 residential units with a mix of densities ranging from very low density and estate to high density and mixed-use. The majority of the residential units would be low/medium density. Development would be separated into three distinctive villages: Mesa Village, Summit Valley Village and Grass Valley Village. The latter would be primarily equestrian. In addition to residential uses, the Specific Plan also proposes the following:

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

The Specific Plan includes provisions that are intended to ensure the orderly provision of infrastructure to support new development as it occurs. The roadways included within the Project site would provide important connections from Ranchero Road to SR 138 and Arrowhead Lake Road. The Project would extend Santa Fe Avenue south from its current terminus to the Project site and would be required to contribute funding for roadway segment improvements, including widening of Ranchero Road and SR 138. The Project also would be required to implement modifications at 10 off-site intersections to improve traffic flow, as mitigation for identified impacts.

Phase 1

Concurrent with submittal of the Specific Plan, the applicant has submitted TTM-2 and TTM-3 for the first phase of development. Phase 1 would be within Mesa Village, in the northeastern

portion of the site. This phase is proposed to include 2,173 residential units, ranging from low to medium density, with the largest proportion designated as Low Medium. In addition to residential uses, Phase 1 also would include the following:

- Approximately 64 acres of park land, including two community parks totaling approximately 39 acres and seven other parks totaling approximately 25 acres
- An approximately 15-acre elementary school
- An approximately 11-acre WWRP
- Roadways, drainage facilities, domestic and recycled water infrastructure and other associated infrastructure
- Preservation of approximately 216 acres as open space

2.3 PROJECT OBJECTIVES

The overall objectives of the Specific Plan are to:

- Provide for uses generally consistent with the level of development envisioned in the adopted Specific Plan, General Plan and Zoning Ordinance.
- Provide a complementary and supportive array of land uses that will enable development of a community with homes, shopping, schools, recreation, community facilities, public services and open areas within a walkable/bikeable distance.
- Provide land use designations and development regulations that allow for a wide range of housing densities, types, styles and prices while ensuring a quality development.
- Conserve significant natural and cultural resources, significant landforms such as bluffs and canyons and open areas for recreational and habitat purposes.
- Create a unique identity for the Project that is compatible with surrounding development and the character of the Hesperia community, while also creating a distinctive identity and sense of place within each village.
- Incorporate sustainable design concepts into the community.
- Develop a logical multi-modal Project transportation network encouraging safe and efficient travel throughout the community and neighboring areas.
- Provide for orderly development that ensures appropriate phasing of development with infrastructure and public facilities, while also allowing for flexible adaptation to market trends and conditions.

Implementation of the Project would assist the City in achieving a number of planning, economic, legal, social and other objectives, including, but not limited to, the goals and objectives established by the Hesperia General Plan. The variety of residential densities proposed is consistent with the City's General Plan Housing Element (adopted 2014) goals of providing housing that meets the needs of all economic segments of the community and providing suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure. The proposed Project's broad range of housing densities would allow for different types, styles and prices of housing that would accommodate various economic and demographic

segments of the City's population and accommodate anticipated population growth. The proposed mixed-use development would assist the City in providing residents with services and supporting the local tax base. Uses within the proposed town centers are expected to range from neighborhood shopping to supermarkets, drug stores, restaurants and service-related retail businesses, as well as business, professional and administrative offices. These uses would be easily accessible to Project residents and also would provide services to the broader community. The businesses are expected to provide jobs for local residents and generate sales and property tax revenue, supporting the local tax base.

The Project would have a positive fiscal impact on the City of Hesperia throughout the life of the Project. The Project would contribute development fees (e.g., city fees, school fees, sewer and water fees, and permits) over the course of the approximately 30-year build-out period, which would produce a temporary economic stimulus as a result of construction and development of the Tapestry Specific Plan. In addition to the payment of fees, property taxes and indirect sales taxes would be collected during this time and paid to the City of Hesperia. Recurring revenues would include property taxes, property transfer tax, property tax in-lieu of vehicle license fee revenues, motor vehicle license fees, supplemental law enforcement funding, sales and land use taxes, investment income revenues, transient occupancy tax, business license revenues, franchise fees, community development revenues and other revenues. Considering these revenue sources and projected recurring costs, the Net Fiscal Impact of the Tapestry Project is estimated to be a surplus of $1,701,279 annually. This fiscal surplus would result primarily from property tax in-lieu of vehicle license fee revenues. The projected annual revenue/cost ratio for the Project is 1.12.

Construction jobs would be generated by the Project on a continual basis for the approximately 30-year build-out period, with additional, permanent jobs generated by Project operation. Construction and long-term operational jobs created by the Project would result in increased spending throughout the region, including in the City of Hesperia. It is anticipated that annual personal earnings through the generation of new jobs would ripple through the local and regional economy, creating a 30-year increase in output and earnings associated with construction jobs and an on-going increase in output and earnings associated with permanent jobs.

2.4 REQUIRED DISCRETIONARY ACTIONS AND PERMITS

The Project encompasses various land use entitlements being sought by the Project proponent from the Lead Agency, the City. In order to implement the Project, the following land use entitlement applications have been submitted to the City for approval:

- **Specific Plan Amendment**: The Rancho Las Flores Specific Plan would be amended to exclude the approximately 490-acre Las Flores Ranch, and allow the proposed Tapestry development in lieu of the originally proposed Specific Plan.

- **Tentative Tract Maps**: The Project site would be subdivided in three stages:

  - Tentative Tract Map 1 (TTM 18985; City TT14-00004): The first TTM would subdivide the property into large parcels consistent with future phasing and large open spaces. These parcels would be greater than 40 acres and in some cases exceed 1,000 acres. It would result in 15 parcels.

- Tentative Tract Map 2 (TTM 18989; City TT14-00005): The second layer of mapping would subdivide Phase 1, which would comprise a lot on TTM 1, into the different tracts, parks, schools, open spaces, WWRP and other uses proposed as part of Phase 1, which would occur in the northeastern portion of the site, in Mesa Village. These lots would range in size, generally making the residential tract lots approximately 20 or more acres, with some smaller sites for parks and other non-residential uses. It would subdivide the site into 39 lots.

- Tentative Tract Map 3 (TTM 18955; City TT13-00001): The third layer of mapping would subdivide each residential lot on TTM 2 into single-family residential lots. These lots would range from 5,500 sf minimums to 10,000 sf minimums (12,000 on the perimeter of the project). The TTM is proposed to include 26 tracts, for a total of 1,941 single-family residential units,[2] along with remaining 13 lots for open space, parks, water quality basins, the WWRP and other non-residential uses.

In addition to the actions that are currently proposed, a variety of subsequent actions would be required for future Project implementation. Specific Plan Section IV, Implementation and Administration, contains procedures and processes for subdivision maps, substantial conformance, TTM submittal requirements, amendments to tentative subdivision maps, conditional use permits (CUPs) and amendments to CUPs, variances, minor and major amendments, and transfer of developmental capacity between parcels/conversion. All of these actions would be required to follow the review process for consistency with and conformance to the Specific Plan. Grading plans, improvement plans and building permits also would be required.

Implementation of the Specific Plan may include formation of a Community Facilities District and/or Landscape, Lighting and Maintenance District, which would provide a mechanism for funding of public facilities construction and maintenance on the site. No development on the site may proceed until a Public Facilities and Financing Plan is approved by the City Council.

In addition to the City approvals described above, the Project also may be subject to approvals and/or permits from the following agencies:

- U.S. Army Corps of Engineers (USACE); pursuant to Section 404 of the Clean Water Act
- U.S. Fish and Wildlife Service (USFWS); pursuant to the federal Endangered Species Act (preparation of a Biological Opinion)
- California Department of Fish and Wildlife (CDFW); pursuant to Sections 1603 and 2080.1 of the California Fish and Game Code
- State Water Resources Control Board (SWRCB); General Waste Discharge Requirement (WDR) for Landscape Irrigation Uses of Municipal Recycled Water (General Permit)
- Lahontan Regional Water Quality Control Board (RWQCB); pursuant to Section 401 of the Clean Water Act (CWA), National Pollutant Discharge Elimination System (NPDES), SWPPP, Waste Discharge Permit and Recycled Water Use Permit requirements

[2] Two Phase 1 planning areas proposed to contain approximately 220 attached dwelling units are not included in the TTM-3, and would require additional City approval at the time of development. Thus, the total number of units proposed in Phase 1 is 2,161.

- Federal Emergency Management Agency (FEMA); Conditional Letter of Map Revision for development within a floodplain
- California Department of Water Resources (DWR); easement approvals for aqueduct crossings

2.5 OTHER CEQA DOCUMENTS REFERENCED

Under Section 15150 of the State CEQA Guidelines, an EIR may incorporate by reference all or portions of another document that are a matter of public record or are generally available to the public. The previously prepared EIRs and environmental analyses listed below were relied upon or consulted in the preparation of the Project's EIR and were incorporated by reference:

- City of Hesperia General Plan 2010, adopted September 7, 2010.
- Draft EIR for the City of Hesperia General Plan Update, City of Hesperia, May 2010. SCH No. 2010011011.
- Final EIR for the City of Hesperia General Plan Update, City of Hesperia, September 7, 2010. SCH No. 2010011011.
- City of Hesperia General Plan Update Technical Reports:
    - Land Use Technical Report, Hogle-Ireland, Inc., January 2009.
    - Open Space Technical Report, Hogle-Ireland, Inc., July 2009.
    - Draft Noise Technical Report, Kimley-Horn and Associates, Inc., April 2010.
    - Transportation Technical Report, Kimley-Horn and Associates, Inc., September 2009.
    - Technical Background Report to the Safety Element of the General Plan, February 2010.
    - Technical Background Report in Support of the Cultural Resources Element, Michael Brandman Associates, March 19, 2010.
    - Biological Resources Assessment, Michael Brandman Associates, February 25, 2010.
    - Water Supply Evaluation, Michael Brandman Associates, December 2009, as revised.
- City of Hesperia General Plan Amendment No. 2013-001 – Housing Element Update for 5th Cycle (2014-2021), Environmental Checklist Form, February 2014.
- Draft EIR for the Ranchero Road Widening Project, Parsons, December 2012. City of Hesperia and County of San Bernardino. SCH No. 2012061058.
- Final EIR for the Ranchero Road Widening Project, Parsons, June 2013. City of Hesperia and County of San Bernardino. SCH No. 2012061058.
- Final Mitigated Negative Declaration for State Route 138 Two-Lane Realignment. Caltrans. August 2004. SCH No. 2004041045.

SECTION 3.0 ENVIRONMENTAL REVIEW / PUBLIC PARTICIPATION

The City conducted an extensive review of this Project, which included a Draft EIR, a Final EIR, and technical reports, along with a public review and comment period. The following is a summary of the City's environmental review of this Project:

- Pursuant to the provision of Section 15082 of the State CEQA Guidelines, as amended, the City circulated a Notice of Preparation (NOP) to the State Clearinghouse, responsible agencies, and other interested parties for a 30-day period. The NOP was circulated on November 6, 2013. A public scoping meeting was held on December 2, 2013, pursuant to the requirements of Section 15082(c)(1) of the State CEQA Guidelines.
- The City circulated the Draft EIR for the Tapestry Project from December 4, 2014, to January 30, 2015. The Notice of Availability of the Draft EIR, along with a CD containing the Draft EIR and technical appendices, was circulated to SCH, responsible agencies, adjacent property owners, and other interested parties on December 4, 2014.
- The City received a total of 56 comment letters from various agencies and other interested parties, including a letter from the Governor's Office of Planning and Research, State Clearinghouse that documents compliance with CEQA review requirements. The City prepared responses to all written comments. The comments and responses are contained in the Final EIR.
- A public meeting was held before the City Planning Commission on January 8, 2015to receive comments on the Project during public review. A total of 23 individuals provided comments on the Project. The comments and responses are contained in Volume I of the Final EIR.
- In accordance with the provisions of Section 21092.5 of the *California Public Resources Code*, the City has provided a written proposed response to each public agency that submitted comments during the noticed public review period no less than 10 days prior to the proposed certification date of the Final EIR. Written responses have been provided to the Project file for agencies who did not meet code requirements for timely submittal of comments.

SECTION 4.0 INDEPENDENT JUDGMENT AND EINDING

The Project Applicant retained the independent consulting firm of HELIX Environmental Planning, Inc. (HELIX) to prepare the EIR for the Tapestry Project. HELIX prepared the EIR under the supervision, direction and review of the City. The City is the Lead Agency for the preparation of the EIR, as defined by CEQA (*California Public Resources Code,* Section 21067 as amended). The City Council has received and reviewed the EIR prior to its certification and prior to making any decision to approve or disapprove the Tapestry Project. All findings set forth herein are based on substantial evidence in the record as indicated with respect to each specific finding.

FINDING

The EIR for the Project reflects the independent judgment of the City of Hesperia. The City has exercised independent judgment in accordance with Section 21082.1(c)(3) of the *California Public Resources Code* in directing the consultant in the preparation of the EIR. The City has independently reviewed and analyzed the EIR and accompanying studies and finds that the report reflects the City's independent judgment.

The City Council has considered all the evidence presented in its consideration of the Project and the EIR, including, but not limited to, the Final EIR and its supporting studies; written and oral evidence presented at hearings on the Project; and written evidence submitted to the City by individuals, organizations, regulatory agencies and other entities. On the basis of such evidence, the City Council finds that, with respect to each environmental impact identified in the review process (except those described in the following paragraph), the impact (1) is less than significant and would not require mitigation; or (2) is potentially significant but would be avoided or reduced to a less than significant level by implementation of identified mitigation measures; or (3) would be significant and not able to be fully mitigated but would be, to the extent feasible, lessened by implementation of identified mitigation measures.

The EIR also identifies certain significant adverse environmental effects of the Project which cannot be avoided or substantially lessened. Prior to approving this Project, the City Council will also adopt a Statement of Overriding Considerations which finds, based on specific reasons and substantial evidence in the record (as specified in Section 7.0), that certain identified economic, social, or other benefits of the Project outweigh such unavoidable adverse environmental effects.

SECTION 5.0 ENVIRONMENTAL IMPACTS AND FINDINGS

5.1 EFFECTS DETERMINED TO BE LESS THAN SIGNIFICANT

Through the analysis conducted during preparation of the EIR, it was concluded that the Project would have no impact or result in a less than significant impact for a number of environmental topic areas, as identified below. An analysis of these topical issues is provided in the EIR. Impacts associated with the Specific Plan and Phase 1 are summarized, as applicable. In some cases, impacts may be less than significant for Phase 1, but significant for the Specific Plan as a whole, with Specific Plan impacts therefore addressed in Section 5.2 or 5.3. Cumulative impacts associated with Phase 1 would represent a subset of the cumulative impacts addressed for the Specific Plan as a whole; therefore, cumulative impacts associated with Phase 1 are not discussed separately.

- **Aesthetics**
  - Result in a substantial adverse effect on a scenic vista (Phase 1 only)
  - Substantially damage scenic resources within a State Scenic Highway (Phase 1)
  - Create a new source of substantial light or glare (Phase 1 only)
  - Result in a cumulatively considerable contribution to a cumulatively significant impact

- **Agricultural and Forestry Resources**
  - Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance
  - Conflict with agricultural zoning or a Williamson Act contract
  - Conflict with zoning for or cause rezoning of forest land or timberland
  - Result in loss or conversion of forest lands to non-forest use
  - Result in other changes in the environment that could result in conversion of farmland or forest land
  - Result in a cumulatively considerable contribution to a cumulatively significant impact

- **Biological Resources**
  - Conflict with regional conservation plans, local ordinances and policies
  - Obstruct wildlife corridors

- **Cultural and Paleontological Resources**
  - Substantial adverse change in the significance of a historical resource (Phase 1 only)

- **Energy**
  - Cause the use of large amounts of electricity and natural gas in a manner that is wasteful or otherwise inconsistent with adopted plans or policies
  - Result in a cumulatively considerable contribution to a cumulatively significant impact

- **Geology and Soils**
  - Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving strong seismic ground shaking, seismic related ground failure or landslides
  - Result in substantial soil erosion or loss of topsoil
  - Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse
  - Be located on expansive soil, creating substantial risks to life or property
  - Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater
  - Result in a cumulatively considerable contribution to a cumulatively significant impact

- **Greenhouse Gas Emissions**
  - Generate greenhouse gas [GHG] emissions that may have a significant impact on the environment
  - Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions
  - Result in a cumulatively considerable contribution to a cumulatively significant impact

- **Hazards and Hazardous Materials**
  - Result in hazards to the public through transport, use, disposal or release through upset and accident of hazardous materials (Phase 1 only)
  - Be located on a site which is included on a list of hazardous materials sites and, as a result, create a substantial hazard to the public or the environment
  - For a project within the vicinity of an airport land use plan or private airstrip, result in a safety hazard for people residing in the project area
  - Physically interfere with an adopted emergency response plan or emergency evacuation plan
  - Expose people to a significant risk of loss, injury or death involving wildland fires
  - Result in a cumulatively considerable contribution to a cumulatively significant impact

- **Hydrology and Water Quality**
  - Substantially alter existing drainage patterns in a manner that would result in substantial erosion or siltation, or increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site
  - Create or contribute runoff water exceeding the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff
  - Substantially deplete ground water supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table
  - Place housing or structures in a 100-year flood hazard area

- Expose people or structures to a significant risk of loss, injury or death involving flooding
- Expose people or structures to inundation by seiche, tsunami, or mudflow
- Violate water quality standards or waste discharge requirements
- Otherwise substantially degrade water quality
- Result in a cumulatively considerable contribution to a cumulatively significant impact

- **Land Use**
  - Physically divide an established community
  - Conflict with any applicable habitat conservation plan or natural community conservation plan
  - Result in a cumulatively considerable contribution to a cumulatively significant impact

- **Mineral Resources**
  - Result in loss of mineral resources with regional or statewide value
  - Result in loss of mineral resource recovery sites delineated on local plans
  - Result in a cumulatively considerable contribution to a cumulatively significant impact

- **Noise**
  - Temporarily or periodically increase in ambient noise levels
  - Expose people to excessive noise levels for a project located within an airport land use plan or in the vicinity of a private airstrip
  - Expose persons to or generate excessive ground-borne vibration or ground-borne noise

- **Population and Housing**
  - Displace substantial numbers of existing housing or people
  - Result in substantial population growth (Phase 1 only)

- **Recreation**
  - Impact existing recreational facilities
  - Result in impacts from construction or expansion of recreational facilities
  - Result in a cumulatively considerable contribution to a cumulatively significant impact

- **Transportation and Traffic**
  - Substantially increase hazards due to a design feature or incompatible uses
  - Result in inadequate emergency access
  - Conflict with public transit, bicycle or pedestrian facilities

- **Utilities**
  - Have insufficient water supplies available, or require new or expanded entitlements
  - Result in the construction of new water or wastewater treatment facilities or expansion of existing facilities that would cause significant environmental effects

- Exceed wastewater treatment requirements of the applicable regional water quality control board
- Exceed wastewater treatment capacity
- Result in the construction of new stormwater drainage facilities or expansion of existing facilities that would cause significant environmental effects
- Be served by a landfill with insufficient permitted capacity
- Conflict with solid waste regulations
- Result in a cumulatively considerable contribution to a cumulatively significant impact

Findings

The City Council finds that, based on substantial evidence in the record, the following impacts, to the extent they result from the Project, will be less than significant.

5.1.1 AESTHETICS

Specific Plan

Cumulative Impacts. As discussed in Section 4.3.1, *Aesthetics*, of the EIR, the General Plan EIR concluded that anticipated build-out of the City would not result in an adverse effect on scenic vistas or state scenic highways. Build-out of the General Plan is not anticipated to generate a substantial increase in urban uses throughout the Planning Area, and thus would not substantially degrade the existing visual character. Based on General Plan goals and implementation measures to protect scenic resources and limit light and glare, impacts from build-out of the General Plan were determined to be less than significant. The Project would substantially alter the existing visual character and quality of the Project area and increase light through development of the Specific Plan. The effects to visual character and quality as well as nighttime lighting would be significant on a Project-specific basis, but would not contribute to an identified cumulative impact.

Phase 1

Substantial Adverse Effect on a Scenic Vista. As discussed in Section 3.1, *Aesthetics*, of the EIR, Phase 1 is located on the Mesa portion of the Project site, not within the vicinity of Eligible State Scenic Highways (State Route) SR 138 or SR 173. With the possible exception of the water tank, Phase 1 development would generally not be visible from these roadways or from the San Bernardino National Forest, Silverwood Lake State Recreational Area, Mojave River Forks Regional Park or the Pacific Crest Trail (PCT). The tank and the western portion of Phase 1 would be visible from portions of the California Aqueduct Trail, but would not have a substantial adverse effect on scenic views from the trail. Viewers traveling along local area roadways within the vicinity of Phase 1 are in a developed environment and only a small portion of the site would be visible where proposed development borders the roadway. Phase 1 would represent a visual continuation of the single-family residential uses located immediately to the north, providing a similar suburban setting with a variety of colors, materials, massing, scale, and architectural details and appropriate landscaping. Therefore, implementation would result in less than significant impacts to scenic views.

Scenic Resources Within a State Scenic Highway. As described above in the discussion of scenic vistas, Phase 1 is not located within the vicinity of the scenic segments of SR 138 or SR 173 and would not be visible from either of these highways. While there is a potential for the proposed water tank to be visible from SR 173, it would be small in scale from a distance of approximately two miles away, and would be painted a natural color and screened by a berm and trees. Impacts from Phase 1 development to visual resources within a state scenic highway would be less than significant.

Light and Glare. Phase 1 of development would introduce new light sources onto a property with virtually no current night lighting. Existing sources of light and glare from the areas surrounding Phase 1 include street lights and exterior lighting from adjacent residential and school uses. Ambient nighttime lighting in the vicinity of the Phase 1 development area is characteristic of a semi-urban area and minor transportation corridor (i.e., Ranchero Road). Due to the proximity of Phase 1 to existing sources of nighttime lighting and the incorporation of appropriately designed and positioned exterior lighting in conformance with applicable regulatory standards, impacts associated with light and glare would be less than significant.

5.1.2 AGRICULTURAL AND FORESTRY RESOURCES

Specific Plan

Conversion of Farmland. As discussed in Section 3.2, *Agricultural and Forestry Resources*, of the EIR, the Project site does not contain areas that qualify as Farmland under the Farmland Mapping and Monitoring Program (FMMP) (i.e., Prime Farmland, Unique Farmland or Farmland of Statewide Importance) and implementation of the Specific Plan would not result in associated impacts.

Conflict with Agricultural Zoning or a Williamson Act Contract. The Project site does not contain areas with zoning (or land use) designations that are focused on or allow agricultural use. Additionally, the Specific Plan would not impact agriculturally zoned areas adjacent to the Project site. The Specific Plan area includes approximately 1,649 acres of active Williamson Act contract lands; however, the Specific Plan does not propose conflicts with active Williamson Act contracts. Most of this land is not planned for development. Approximately 332 acres of contracts within the Phase 10 development area terminated on December 31, 2014. Approximately 585 acres of existing contracts are present in the southeastern portion of the site, within the Phase 10 development area. Development in this area would not be allowed to commence until after the associated contracts have been terminated or cancelled. Therefore, the Specific Plan would not result in significant impacts related to conflicts with these contracts.

Conflict with Timberland or Timberland Production Zoning. The Project site does not contain areas zoned as Timberland or Timberland Production, and would not result in associated impacts.

Loss or Conversion of Forest Land to Non-Forest Uses. The Project site does not support forest land. The Specific Plan would, therefore, not result in the loss or conversion of forest lands to non-forest uses.

Other Changes Resulting in Conversion of Farmland or Forest Land. Based on the previous impact discussions, no other Project-related changes would result in conversion of Farmland or forest land, and no associated impacts would occur from Specific Plan implementation.

Cumulative Impacts. As discussed in Section 4.3.2, *Agricultural and Forestry Resources*, of the EIR, planned urban development in the City would not result in the conversion of substantial amounts of agricultural land to non-agricultural use and cumulatively significant impacts were not identified in the General Plan EIR. As described above, the Project site does not contain land that qualifies as FMMP Farmland or land that is zoned or designated for agricultural use. Project-related impacts would be less than significant and would not contribute to an identified cumulative impact.

Phase 1

Conversion of Farmland. The Phase 1 area does not contain areas that qualify as FMMP Farmland; implementation of Phase 1 would not result in associated impacts.

Conflict with an Agricultural Zoning or a Williamson Act Contract. The Phase 1 area does not contain areas with zoning (or land use) designations that are focused on or allow agricultural use. While several areas of agricultural or agriculturally compatible zoning designations are present to the east and west of the Phase 1 area boundaries, associated potential impacts from interface conflicts would be less than significant. Phase 1 does not include current Williamson Act contract lands and therefore would not result in associated impacts.

Conflict with Timberland or Timberland Production Zoning. The Phase 1 area does not contain areas zoned as Timberland or Timberland Production, and would not result in associated impacts.

Loss or Conversion of Forest Land to Non-Forest Uses. The Phase 1 area does not support forest land; therefore, no loss or conversion of forest lands to non-forest uses would occur with implementation of Phase 1.

Other Changes Resulting in Conversion of Farmland or Forest Land. Based on the previous impact discussions, no other Project-related changes would result in conversion of Farmland as a result of implementation of Phase 1.

5.1.3 BIOLOGICAL RESOURCES

Specific Plan

Compliance With Regional Conservation Plans, Local Ordinances and Policies. As identified in Section 3.4, *Biological Resources*, of the EIR, the Specific Plan area does not occur within the boundaries of any regional conservation plan and is, therefore, not subject to the conditions of any such plan. Development of the Specific Plan would comply with the City General Plan and Municipal Code by providing adequate open space and a conservation easement within the Specific Plan area. The Project would comply with regulations stipulated in the City Municipal Code for protected plants (Chapter 16.24) because no protected plants would be removed without first obtaining removal permits from the City. A Habitat Management Plan (HMP) would be implemented for the long-term, perpetual management of the conservation

easement and open space to mitigate for significant impacts to sensitive vegetation communities. Based on these considerations, the Project would not conflict with any local policies or ordinances protecting biological resources and impacts would be less than significant.

Wildlife Corridors. Regional and local wildlife corridors occur in the Specific Plan area. While regional movement in the Specific Plan area would not be directly impacted by implementation of the Specific Plan due to the protection of corridor habitats within the conservation easement and open space, local movement in the Specific Plan area would be directly impacted by habitat fragmentation and removal associated with development of the Project. Wildlife movement could also he adversely affected at night due to night lighting. Specific Plan design features such as preservation of an additional approximately 2,994 acres of habitat as open space, including the approximately 523-acre conservation easement along Horsethief Canyon, West Fork Mojave River and Grass Valley Creek, would reduce these impacts to less than significant levels. Open spaee maintained adjacent to the West Fork Mojave River, Horsethief Canyon and Grass Valley Creek would aid in buffering high quality riparian habitat from adjacent development. Fences and other barriers would not be placed across Horsethief Canyon or the West Fork Mojave River. Overall, the proposed open space network, as well as specific design features to promote continued wildlife movement, would continue to facilitate wildlife movement through and within the Specific Plan area and would preserve essential movement corridors and habitat linkages between the Specific Plan area and the San Bernardino Mountains. Additional measures would be implemented to minimize potential indirect roadkill and night lighting impacts. Therefore, impacts to local wildlife movement in the Specific Plan area would be adverse but less than significant.

Phase 1

Compliance With Regional Conservation Plans, Local Ordinances and Policies. For similar reasons as described above for the Specific Plan, Phase 1 would be consistent with adopted plans and policies governing biological resources and impacts would be less than significant.

Wildlife Corridors. Regional wildlife corridors occur in the southern portion of the Specific Plan area; none pass through Phase 1. Proposed roadways would constrain wildlife movement and could result in wildlife mortality from roadkill; however, design features would be incorporated into the design of these roadways to minimize potential roadkill and night lighting impacts. Phase 1 would include preservation of vegetation in approximately 135 acres of open space that would promote continued wildlife movement. Therefore, potential impacts related to wildlife corridors would be less than significant, for similar reasons as described above for the Specific Plan.

5.1.4 CULTURAL AND PALEONTOLOGICAL RESOURCES

Phase 1

Historical Resources. Two historical resources are located within the Phase 1 portion of the Project. These include a section of an unnamed dirt road and a water control feature ("quail guzzler"). Neither of these historical resources is considered eligible for California Register of Historic Resources (CRHR) listing. As such, development within the Phase 1 area would not result in significant impacts to known historical resources.

5.1.5 ENERGY

Specific Plan

Energy Consumption. As identified in Section 3.6, *Energy*, of the EIR, the Specific Plan incorporates on-site energy conservation, demand-side management features, and Project design features that would reduce the Project's construction and operational energy use. Therefore, implementation of the Specific Plan would not result in the use of large amounts of energy in a manner that is wasteful. Impacts would be less than significant.

Consistency with Adopted Plans and Policies. As identified in the EIR, through implementation of energy conservation measures and sustainable practices, the Specific Plan would not use large amounts of energy in a manner that is inconsistent with adopted plans or policies. Impacts would be less than significant.

Cumulative Impacts. As identified in Section 4.3.6, *Energy*, of the EIR, while the Project would increase the consumption of energy, the projected increases would be consistent with energy projections for the state and the region. As cumulative development would not cause the use of large amounts of electricity and natural gas in a manner that is wasteful or otherwise inconsistent with adopted plans or policies, cumulative energy impacts would be less than significant.

Phase 1

Energy Consumption. Potential impacts related to energy consumption would be less than significant, for similar reasons as described above for the Specific Plan.

Consistency with Adopted Plans and Policies. For similar reasons as described above for the Specific Plan, Phase 1 would be consistent with adopted plans or policies governing energy and impacts would be less than significant.

5.1.6 GEOLOGY AND SOILS

Specific Plan

Strong Seismic Ground Shaking, Seismic Related Ground Failure or Landslides. As discussed in Section 3.7, *Geology and Soils*, of the EIR, the Project has the potential to be impacted by seismically generated ground shaking, which is considered the most substantial hazard associated with earthquakes. Implementation of the Specific Plan, however, would incorporate appropriate design and construction measures to accommodate projected seismic loading, pursuant to applicable industry/regulatory standards, recommendations from the Geotechnical Assessment and pertinent updates from subsequent geotechnical analyses.

Implementation of the noted design measures and related efforts to ensure site-specific conformance with applicable industry/regulatory standards would be verified through City plan review and on-the-ground geotechnical observations and testing during Project excavation, grading and construction activities. Implementation of and conformance with such recommendations and standards would effectively avoid or reduce potential seismic ground

acceleration hazards, including associated liquefaction, dynamic settlement and landslides, to below a level of significance.

Erosion/Loss of Topsoil. Proposed excavation, grading and construction activities associated with Specific Plan implementation could potentially result in related erosion and off-site sediment/topsoil transport (sedimentation). Short-term (construction) Project-related erosion and sedimentation impacts would be addressed through conformance with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit and associated City storm water standards. Erosion and sedimentation are not considered to be significant long-term concerns for Specific Plan implementation because developed areas would be stabilized through installation of hardscape and/or landscaping. Project implementation would also incorporate long-term water quality controls pursuant to City and NPDES guidelines, including (among other efforts) measures to avoid or reduce erosion and off-site sediment transport such as the use of detention/water quality basins, energy dissipators, native and/or drought-tolerant landscaping, irrigation controls and drainage facility maintenance (i.e., to remove accumulated sediment). Based on these efforts, potential impacts from Specific Plan implementation related to erosion and sedimentation would be avoided or reduced below a level of significance.

Geologic and Soil Instability. In addition to potential issues such as seismically induced landslides and liquefaction/lateral spreading discussed above, implementation of the Specific Plan could potentially result in impacts associated with geologic and soil instability, including issues related to non-seismic natural and manufactured slope stability, compressible/collapsible soils, corrosive soils and excavation characteristics. Implementation of the Specific Plan would incorporate appropriate design and construction measures to address potential hazards related to slope stability and ensure appropriate factors of safety for on-site slopes, pursuant to applicable industry/regulatory standards, the Geotechnical Assessment and pertinent updates from subsequent geotechnical analyses. Site-specific conditions and remedial efforts associated with slope stability hazards would be verified through plan review and on-the-ground geotechnical observations and testing during Project excavation, grading and construction activities, as outlined in the Project Geotechnical Assessment (including completion of detailed geotechnical investigations). Based on these considerations, implementation of and conformance with such recommendations and standards would effectively avoid or reduce potential Specific Plan impacts from slope stability hazards to below a level of significance.

In addition to hazards associated with slope stability, the Project is subject to other geologic issues such as the presence of compressible/collapsible soils, corrosive soils and the presence of soils with unfavorable excavation characteristics. Implementation of the Specific Plan would incorporate appropriate design and construction measures to address potential hazards related to these soil conditions, pursuant to applicable industry/regulatory standards, the Geotechnical Assessment and pertinent updates from subsequent detailed geotechnical analyses. Through the described efforts, conformance with all applicable regulatory requirements and industry standards would be ensured and potential Specific Plan impacts related to geologic and soil instability would be avoided or reduced below a level of significance.

Expansive Soils. The Project Geotechnical Assessment notes that most on-site soils exhibit low expansion potential, although localized deposits may encompass higher expansion hazards, which can adversely affect the integrity of facilities such as pavement or structure foundations. Implementation of the Specific Plan would incorporate appropriate design and construction

measures to address potential hazards related to expansive soils, pursuant to applicable industry/regulatory standards (e.g., the International Building Code/California Building Code and/or Greenbook), the Geotechnical Assessment and pertinent updates from subsequent detailed geotechnical analyses. Site-specific recommendations would be implemented as necessary to ensure conformance with all applicable regulatory requirements and industry standards. Implementation of and conformance with such recommendations and standards would effectively avoid or reduce potential Specific Plan impacts from expansive soils to below a level of significance.

Wastewater Disposal. Implementation of the proposed Specific Plan would not involve the use of septic tanks or alternative wastewater disposal systems requiring percolation/infiltration; therefore, no associated impacts would occur. While the Project wastewater system would include a wet weather storage pond for tertiary treated effluent produced at the proposed WWRP (with this effluent to be used for purposes including seasonal irrigation of site landscaping), the pond liner would be designed to avoid leakage and/or infiltration, which would preclude potential issues related to soils and percolation capabilities. If this design were subsequently changed to include infiltration of tertiary effluent to provide (for example) groundwater recharge, site-specific evaluation would be required at the pond site(s) to verify appropriate soil and percolation conditions. Based on implementation of such investigation(s) and associated facility design conformance with applicable regulatory criteria for infiltration, associated potential impacts would be avoided or reduced below a level of significance.

Cumulative Impacts. As discussed in Section 4.3.7, *Geology/Soils*, of the EIR, buildout of the General Plan would result in increased exposure of people and property to geologic hazards, as addressed in the General Plan EIR. The General Plan EIR determined that these impacts would be less than significant because implementation of the General Plan would require all discretionary proposals to conduct (as a condition of approval) geotechnical and engineering geological investigations prepared by state-certified geotechnical engineers and engineering geologists following the most recent guidelines by the California Geological Survey and similar organizations, that address site-specific seismic and geologic hazards. These reports would assess the location and recent activity of nearby faults and provide mitigation measures (if required) to reduce geologic hazards to acceptable levels. As discussed in Tapestry EIR Section 3.7, the proposed Project also would be subject to these requirements and measures and less than significant Project impacts are identified; cumulative impacts related to geology and soils would be less than significant.

Phase 1

Strong Seismic Ground Shaking, Seismic Related Ground Failure or Landslides. The Phase 1 area has the potential to be impacted by seismically generated ground shaking. No areas potentially susceptible to liquefaction, earthquake-induced landslides or other related hazards are mapped in the General Plan Safety Element. Younger alluvial fan deposits that may be susceptible to liquefaction and dynamic settlement in unsaturated areas are, however, present in the northern portion of the site, including several larger drainages in the Phase 1 area. Potential impacts from geologic hazards associated with Phase 1 would be less than significant, for similar reasons as described above for the Specific Plan.

Erosion/Loss of Topsoil. Potential impacts related to erosion and sedimentation would be less than significant, for similar reasons as described above for the Specific Plan.

Geologic and Soil Instability. Potential impacts related to geologic and soil instability from Phase 1 implementation would be less than significant, for similar reasons as described above for the Specific Plan.

Expansive Soils. Potential impacts related to expansive soils from Phase 1 implementation would be less than significant, for similar reasons as described above for the Specific Plan.

Wastewater Disposal. Potential impacts related to the use of septic tanks or alternative wastewater disposal systems requiring percolation/infiltration from Phase 1 implementation would be less than significant, for similar reasons as described above for the Specific Plan.

5.1.7 GREENHOUSE GAS EMISSIONS

Specific Plan

Emissions of Greenhouse Gases. As discussed in Section 3.8, *Greenhouse Gas Emissions*, of the EIR, Project construction and operation would result in the generation of GHGs. As discussed in the EIR, construction emissions would not result in an exceedance of the Mojave Desert Air Quality Management District (MDAQMD) threshold, and operational emissions would have a greater percent reduction than as required by the City's Climate Action Plan (CAP). Therefore, GHG impacts would be less than significant.

Consistency with Local Plans Adopted for the Purpose of Reducing GHG Emissions. As analyzed in the EIR, the Specific Plan would be consistent with the applicable strategies and policies listed in the City's CAP and General Plan, respectively. Therefore, impacts would be less than significant.

Cumulative Impacts. As discussed in Section 4.3.8, *Greenhouse Gas Emissions*, of the EIR, the Project is tiering from the City's CAP, which sets targets for reduction of GHG emissions and identifies policies and implementation strategies associated with the reduction targets, to effectively address cumulative impacts related to GHG emissions. Project-specific reductions below Assembly Bill 32 guidelines by providing reductions greater than 12 percent below "business as usual" operations and compliance with statewide and City programs would ensure that the proposed Project's contribution to cumulative GHG emissions would be less than significant.

Phase 1

Emissions of Greenhouse Gases. Construction emissions would not result in an exceedance of the MDAQMD threshold, and operational emissions would have a greater percent reduction than required by the City's CAP. Therefore, GHG impacts related to Phase 1 would be less than significant.

Consistency with Local Plans Adopted for the Purpose of Reducing GHG Emissions. As analyzed in the EIR, Phase 1 would be consistent with the applicable strategies and General Plan policies listed in the City's CAP and General Plan, respectively. Therefore, impacts would be less than significant.

5.1.8 HAZARDS AND HAZARDOUS MATERIALS

Specific Plan

List of Hazardous Materials Sites. As discussed in Section 3.9, *Hazards and Hazardous Materials*, of the EIR, the Project site does not include any: (1) documented, known or suspected releases of petroleum or areas of contamination; (2) sites included on federal, state or local hazardous materials lists; or (3) permitted underground storage tank locations. As a result, Specific Plan implementation would not result in significant impacts related to substantial public or environmental hazards in association with known existing on- or off-site hazardous materials sites.

Airport-related Hazards. Based on the location of the Project site outside of the Hesperia Airport Safety (AS) and Airport Approach and Transition (ATT) zones, no associated significant hazard/safety impacts would result from Specific Plan implementation. While portions of the Phases 1, 2 and 5 development areas are located with the Airport Notification Area, this designation is associated primarily with potential noise effects and no associated safety hazard impacts would result from Specific Plan implementation.

Emergency Response/Evacuation Plans. Specific Plan development would comply with applicable City policies related to facility design and location, conformance with adopted City emergency response and evacuation plans, and preparation of facility-specific response and evacuation plans (if applicable). Implementation of the Project would not block, reduce or otherwise adversely affect the availability of potential emergency evacuation routes identified in the City General Plan Safety Element (including applicable segments of Summit Valley Road, Santa Fe Avenue East, Ranchero Road, Arrowhead Lake Road, SR 173 and SR 138). Therefore, implementation of the Specific Plan would not result in significant impacts related to interference with adopted emergency response or evacuation plans.

Fire-related Hazards. Fuel modification zones have been identified for the Specific Plan area based on the BehavePlus Fire Model results, and are included in the Project design. Proposed fuel modification would occur in four on-site zones, including Zones A, B and C, as well as Special Maintenance Areas, and would be designed and maintained in accordance with associated criteria identified in Appendix E of the Fire Protection Plan. Based on the Fire Protection Plan, including requirements for Project conformance with applicable regulatory standards, potential impacts related to wildland fire hazards from implementation of the proposed Specific Plan would be less than significant. The Project includes a number of additional design measures related to fire hazards and suppression, including elements related to fire-fighting facilities and staffing, water supplies and infrastructure, access, and installed/built-in systems and features.

Cumulative Impacts. As discussed in Section 4.3.9, *Hazards and Hazardous Materials*, of the EIR, the General Plan Safety Element includes a number of goals and implementation policies related to hazards and hazardous materials, including measures to provide safeguards for the use, transport and storage of hazardous materials, as well as for fire protection and response, in conformance with applicable regulatory requirements. The General Plan EIR concludes that potential impacts related to hazards and hazardous materials from implementation of the General Plan would not be cumulatively significant. The Phase I Environmental Site Assessment (ESA)

conducted for the Project site notes that potentially significant hazardous materials impacts associated with the proposed Project would be limited to the potential occurrence (and related removal/disposal requirements) of asbestos-containing materials (ACM), lead-based paint (LBP) and/or polychlorinated biphenyls (PCBs) in on-site structures. Potential impacts associated with such materials are typically localized and site-specific (i.e., they generally do not pose a risk to off-site properties or uses), and are limited to potential effects to construction and/or remediation personnel during site grading, excavation and removal/disposal activities. Project-specific mitigation is identified to address these potential impacts. Based on these conditions, as well as the fact that any future projects in the site vicinity would be required to implement similar site-specific measures where appropriate, no significant cumulative impacts are anticipated with respect to hazardous materials.

As described above, the Project would not contribute to impacts associated with airport-related hazards or emergency evacuation. While Project development would be subject to potentially significant risks related to wildfire hazards, the Project design would include appropriate measures to address these potential hazards based on the results of the Project Fire Protection Plan. Additionally, the Project and other projects within the General Plan area would be required to comply with the mitigation measures in the General Plan EIR, as well as General Plan implementation policies, to reduce the potential for impacts from wildfires. Based on these efforts, cumulative impacts related to wildfire hazards would be less than significant.

Phase 1

Hazardous Materials. No commercial uses (which could involve the use, storage and transport of hazardous materials as outlined above) are planned within Phase 1. Potential Phase 1 impacts associated with the routine transport, use, disposal, release or emission of hazardous materials are limited to operating the proposed WWRP and construction activities. Conformance with standard regulatory requirements would ensure that related impacts would be less than significant.

List of Hazardous Materials Sites. As described above for the Specific Plan, the Phase 1 area does not contain any sites included on a list of hazardous materials sites, and no associated impacts would occur.

Airport-related Hazards. The Phase 1 area is outside of the Hesperia Airport AS and ATT zones, and the occurrence of the Airport Notification Area in portions of the Phase 1 development would not result in related potential safety hazard impacts. Potential impacts related to airport safety hazards from implementation of Phase 1 would be less than significant, for similar reasons as those described above for Specific Plan development.

Emergency Response/Evacuation Plans. Potential impacts related to interference with adopted emergency response or evacuation plans from implementation of the proposed Phase 1 development would be less than significant, for similar reasons as described above for the Specific Plan.

Fire-related Hazards. Potential impacts related to wildland fire hazards from Phase 1 implementation would be less than significant, for similar reasons as described above for the Specific Plan.

5.1.9 HYDROLOGY AND WATER QUALITY

Specific Plan

Drainage Pattern Alteration. As discussed in Section 3.10, *Hydrology and Water Quality*, of the EIR, although implementation of the proposed Specific Plan would result in some modification of the on-site drainage patterns and directions through proposed grading and construction, these modifications would not substantially alter the overall on- and off-site drainage patterns. The proposed storm drain system would include the use of existing natural drainage courses wherever feasible, along with a series of facilities such as graded (unlined) channels, swales, catch basins, subsurface pipelines, and other components to capture and convey site runoff to the principal on-site drainages via similar outlet points as under existing conditions. As a result, the overall on- and off-site drainage patterns would be largely retained, and potential impacts related to drainage alteration and runoff from the proposed Specific Plan, including associated erosion/siltation and flooding effects, would be less than significant.

Capacity of Storm Water Drainage Systems. The Specific Plan area drainage system would be designed to convey increased runoff that would occur from the increase in impervious surfaces, and to minimize on-site flow generation and attenuate off-site flows to appropriate levels in conformance with applicable regulatory standards. This would include efforts such as on-site discharge into major drainage courses that would accommodate and infiltrate such flows. If potential issues to off-site storm drain capacity are identified through detailed drainage studies required with each development phase, they would be addressed through measures such as replacement of undersized facilities with adequate structures and/or use of detention/retention methods to provide appropriate flow control. Accordingly, potential impacts related to storm water management from the proposed Specific Plan would be less than significant.

Groundwater Supplies and Groundwater Recharge. The Project would receive its water from Hesperia Water District (HWD), which relies solely upon groundwater for its supply source. Thus, while the Project would not directly extract groundwater, it would result in the extraction of additional groundwater from the local aquifers. The Project would conform with applicable requirements related to groundwater adjudication and use. Specific Plan implementation would result in the construction of relatively large areas of impervious surfaces, which would reduce local infiltration and associated groundwater recharge capacity, and may involve dewatering efforts to accommodate construction in applicable locations. The Project would, however, preserve the principal on-site drainages and direct flows there for infiltration, and potential impacts associated with dewatering would be temporary and subject to natural infiltration/recharge. Potential discontinuation of treated effluent discharge by Crestline Sanitation District (CSD) in Phase 10 would result in a corresponding reduction of related groundwater recharge in the south-central portion of the site, unrelated to the Project. Impacts related to groundwater supplies and groundwater recharge would be less than significant.

Flood-related Effects. Zone A 100-year floodplains associated with the West Fork Mojave River and Horsethief Canyon Creek would be contained within proposed open space, a proposed park site, and/or proposed conservation easement. Due to the minor number and extent of such facilities and related grading/fill associated with the proposed park site, no associated impacts related to alteration of flood flow boundaries are anticipated, although associated Federal Emergency Management Agency (FEMA) coordination/approval would be required. With

regard to development in "Zone D" areas in which flood hazards are "undetermined but possible," detailed drainage studies would be conducted for each proposed development phase to determine the potential extent of additional 100-year floodplains (which are generally not anticipated) and, if present, incorporate applicable design and/or remedial measures. The mapped inundation area for failure of the Cedar Springs Dam is located primarily within areas proposed as open space and/or conservation easements under the Specific Plan, although a portion of the sports park associated with Phase 6 and minor portions of the Phase 10 residential development area also would be within this zone. In addition, a proposed equestrian trail would cross the inundation zone in Summit Valley. Structures such as the dam are subject to extensive design, construction, inspection and safety criteria through the California Division of Safety of Dams, with the probability for inundation from a catastrophic event (e.g., earthquake-induced failure) considered extremely low. Potential flood-related effects are, therefore, considered less than significant.

Inundation by Seiche, Tsunami, or Mudflow. The primary source of potential seiche impacts within the Specific Plan area is Silverwood Lake, located just south of the Project site. Potential on-site flows or flooding associated with a seiche in Silverwood Lake, however, would be contained within the mapped inundation area described above. As noted therein, this area would primarily be located within areas proposed as open space and/or conservation easements under the Specific Plan, with associated potential impacts therefore less than significant. Due to the inland location and elevation of the Project site, no impacts related to tsunami hazards would result from Specific Plan implementation. Proposed development areas under the Specific Plan are generally not considered susceptible to significant impacts from inundation by mudflow, based on the location of proposed facilities and incorporation of recommendations of required slope stability assessments. Therefore, impacts would be less than significant.

Water Quality Standards and Waste Discharge Requirements. Potential water quality impacts from Project implementation are associated with both short-term construction activities and long-term operation and maintenance. The Project would incorporate extensive short- and long-term water quality controls and best management practices pursuant to City and NPDES guidelines to address potential effects related to erosion, sedimentation, hazardous materials, debris generation, disposal of extracted groundwater (if necessary) and urban pollutants. Based on implementation of proposed Storm Water Pollution Prevention Plan (SWPPP), low impact development (LID)/site design, source control and LID/treatment control best management practices (BMPs) in conformance with City/Mojave River Watershed Group (MRWG) storm water standards and related NPDES storm water permit requirements (along with related monitoring/maintenance efforts), water quality impacts from implementation of the proposed Specific Plan would be less than significant.

Cumulative Impacts. As discussed in Section 4.3.10, *Hydrology and Water Quality*, of the Tapestry EIR, the General Plan EIR identifies potential cumulative impacts to hydrology and water quality from associated development, including increased runoff and pollutant generation, related effects to downstream aquatic environments (including biological resources and recreational opportunities) and drainage alteration. The EIR notes, however, that cumulative impacts related to development would be reduced to less than significant levels through compliance with associated federal, state and local requirements, including applicable standards of the Clean Water Act/NPDES, Porter-Cologne Water Quality Act, State Fish and Game Code and RWQCB Basin Plan. The Project includes a number of design and remedial measures to

ensure conformance with the noted requirements and reduce all identified Project-level hydrology and water quality impacts to below a level of significance. The described requirements also constitute a regional effort to implement hydrology and water quality protections through watershed-based programs designed to meet applicable criteria. Based on the described regional/watershed based approach required for hydrology and water quality issues in existing regulatory standards and legal requirements, as well as the fact that conformance with these standards would be required for all applicable development within the City (including the Project), cumulative hydrology/water quality impacts would be less than significant.

Phase 1

Drainage Pattern Alteration. Potential impacts related to drainage alteration, including associated erosion/siltation and flooding effects, would be less than significant for similar reasons as described for the Specific Plan.

Capacity of Storm Water Drainage Systems. Potential impacts related to runoff and storm water management from the proposed Phase 1 development would be less than significant for similar reasons as described for the Specific Plan.

Groundwater Supplies and Groundwater Recharge. Potential impacts related to groundwater supplies and groundwater recharge from Phase 1 development would be less than significant for similar reasons as described for the Specific Plan.

Flood-related Effects. The entire Phase 1 area is located within a FEMA Zone D designation, defined to include "undetermined but possible flood hazards." A detailed drainage study would be conducted for Phase 1 after completion of appropriate Project design efforts and, while 100-year floodplains are not anticipated in the Phase 1 area, if such floodplains or other flood-related hazards are subsequently identified, applicable design and/or remedial measures would be implemented to address associated effects. The Phase 1 site is not located within or adjacent to any mapped dam inundation zones. Potential flood-related effects are, therefore, considered less than significant.

Inundation by Seiche, Tsunami, or Mudflow. No seiche-related impacts would result from implementation of Phase 1 development, based on the fact that no upstream surface bodies are located in the vicinity of the Phase 1 area. No impacts would occur related to tsunamis, and mudflow hazards from implementation of the proposed Phase 1 development would be less than significant, for similar reasons as described above for the Specific Plan.

Water Quality Standards and Waste Discharge Requirements. Potential impacts related to water quality from Phase 1 development would be less than significant for similar reasons as described for the Specific Plan.

5.1.10 LAND USE

Specific Plan

Physically Divide an Established Community. As discussed in Section 3.11, *Land Use/Planning*, of the EIR, there is no established community within the Rancho Las Flores Specific Plan area. While there is existing development along portions of the site boundary, the

areas of development are separated from each other by the large expanse of the vacant Project site and do not comprise an established community. The Project would not affect the cohesiveness within these individual areas of development. Additionally, off-site roadway improvements would create new connections between the various areas of existing development and would not create new barriers or divisions in the adjoining communities. No community division impacts would occur.

Conflict with Applicable Conservation Plans. The City has not adopted a Habitat Conservation Plan or Natural Community Conservation Plan to date. In addition, the countywide San Bernardino Valley Multiple Species Habitat Conservation Program is still in development stages, and the Bureau of Land Management West Mojave Plan has not yet been implemented. Accordingly, there are no conservation plans applicable to the Specific Plan, and no conflicts would occur.

Cumulative Impacts. As discussed in Section 4.3.11, *Land Use/Planning*, of the EIR, the City's land use policies and regulations support and enable development projects within the City, including the Project. Future projects under review by the City would be individually evaluated to ensure conformance with the purpose and intent of the General Plan goals and implementation policies, and the City's zoning requirements; development projects would be required to identify and mitigate inconsistencies among the various land use plans. The planning and design review processes administered by the City would promote design compatibility among existing and new development, reducing cumulative land use compatibility impacts to less than significant levels. As discussed above, the Project would not divide an established community nor would it create new barriers or divisions in the adjoining communities. While implementation of the Project represents establishment of new land uses within the currently undeveloped Specific Plan area, the uses are generally consistent with those included in the previously approved Specific Plan for the site. As indicated by the land use consistency analysis, with the exception of the General Plan Noise Element goals and policies (described in further detail in Section 5.3.4, *Land Use and Planning*, below), the Project would not conflict with applicable plans, policies or regulations adopted for the purpose of avoiding or mitigating an environmental effect, including applicable conservation plans. While the Project would result in a significant and unmitigable impact related to inconsistency with the General Plan Noise Element, this land use inconsistency would be Project-specific and would not contribute to a cumulative land use impact.

Phase 1

Physically Divide an Established Community. No community division impacts would occur for similar reasons as described for the Specific Plan.

Conflict with Applicable Conservation Plans. No conflicts to conservation plans would occur for similar reasons as described for the Specific Plan.

5.1.11 MINERAL RESOURCES

Specific Plan

Loss of Mineral Resources with Regional or Statewide Value. As discussed in Section 3.12, *Mineral Resources*, of the EIR, the Specific Plan area includes known and/or inferred aggregate resources designated as mineral resource zones MRZ-2b and MRZ-3a, with the MRZ-2b areas

also mostly located within four associated Aggregate Resource Areas. Based on these designations, the noted aggregate minerals would likely "be of value to the region and the residents of the state." Associated potential impacts from implementation of the proposed Specific Plan would be less than significant, however, due to the fact that the majority of mineral resource areas are located in areas proposed as open space, conservation easements or other uses that would not result in the "loss" of the associated mineral resources. Moreover, the analysis and conclusions regarding mineral resources contained within the General Plan Conservation Element and General Plan EIR note that the on-site aggregate mineral resources "...are not considered to be significant due to the vast availability of similar deposits in the region." The Project Geotechnical Assessment concludes that the occurrence of metallic and industrial minerals within the Project site is "highly unlikely." Therefore, potential impacts related to the loss of minerals with regional or statewide value from implementation of the proposed Specific Plan would be less than significant.

Loss of Mineral Resource Recovery Sites Delineated on Local Plans. The Specific Plan area does not encompass any mineral resource recovery sites that are delineated on a local general plan, specific plan or other land use plan. Accordingly, no associated potential impacts would result from Specific Plan implementation.

Cumulative Impacts. As discussed in Section 4.3.12, *Mineral Resources*, of the EIR, mineral resources in the City have been identified as potentially containing concrete aggregate resources; however, these resources are not considered significant due to the vast availability of similar deposits in the region. The General Plan EIR also notes that aggregate resources, which have potential to be used for construction materials, have been identified along the West Fork Mojave River and the Grass Valley Creek floodplain, which occur within the Specific Plan area. Nonetheless, the General Plan EIR did not identify cumulative impacts to mineral resources. No known mineral resource production has occurred within the Project site, and no mines or mineral prospects are identified within or adjacent to the site on regional mapping. Moreover, the potential for regionally significant deposits to occur on site is considered low, based on the conclusions in the Project Geotechnical Assessment. Therefore, cumulative impacts to mineral resources would be less than significant.

Phase 1

Loss of Mineral Resources with Regional or Statewide Value. The Phase 1 area includes known aggregate resources designated as MRZ-3a. The Project Geotechnical Assessment concludes that the occurrence of metallic and industrial minerals within the Phase 1 area is "highly unlikely." Therefore, potential impacts related to the loss of minerals with regional or statewide value from implementation of Phase 1 would be less than significant for similar reasons as described for the Specific Plan.

Loss of Mineral Resource Recovery Sites Delineated on Local Plans. No associated potential impacts related to loss of mineral resource recovery sites would result from Phase 1 implementation, for similar reasons as described above for the Specific Plan.

5.1.12 NOISE

Specific Plan

Temporary or Periodic Increase in Ambient Noise Levels. As identified in Section 3.13, *Noise*, of the EIR, construction operations associated with the Specific Plan would result in short-term increases in ambient noise from heavy-duty equipment and materials movement that may affect both off-site and on-site uses (i.e., during periods where earlier phases of the Specific Plan are occupied while later phases are being constructed). Construction activity in and around residential areas would be limited to between 7 a.m. and 7 p.m. to reduce the intrusion of noise in the early morning and late evening hours, and on weekends and holidays, consistent with the City noise ordinance and Implementation Policy NS-1.10 of the General Plan. Project design features would be implemented to provide conformance with applicable polices related to construction noise, and machinery maintenance and staging areas would be separated from adjacent residential uses to help reduce potential construction noise impacts to nearby noise sensitive land uses. With the inclusion of Project design features to provide regulatory conformance and reduce potential construction noise effects, associated potential impacts would be less than significant.

Aircraft Noise. The closest airport to the Project site is Hesperia Airport, located approximately 1.3 miles northwest of the Project site (Phase 1) at its closest point. The Project is located outside of the 55 decibel (dB) community noise equivalent level (CNEL) noise contours identified in the Hesperia Airport Comprehensive Land Use Plan, outside of the locations where potential aircraft-related noise issues would occur. No private airstrips are located in the vicinity of the Project. Thus, aircraft-related noise impacts would be less than significant.

Generation of Excessive Ground-Bourne Vibration Levels. Ground-borne vibration impacts from sources such as trains, aircraft and traffic on rough roads would be negligible, given the distance of the Project site from the nearest rail line and airport as well as the fact that existing and planned roadways in the vicinity are predominantly smooth (paved) surfaces. Construction within the Specific Plan area would result in short-term increases in ground-borne vibration from heavy-duty equipment that may affect off-site as well as on-site uses. The greatest potential source of construction-generated vibration would be vibratory rollers, which may be used to achieve soil compaction as part of the foundation construction (and possibly for on-site driveways or roadways). As most construction equipment would be located at distances greater than 50 feet from residences, vibration impacts would be minimal; however, where the property lines of off-site residences are located closer than 50 feet to the Project boundary, temporary vibration effects may be experienced. Due to the limited need for this type of equipment, potential construction-related vibration that may be experienced at nearby residential uses would be minimal and short-term in duration, and associated impacts would be less than significant.

Phase 1

Temporary or Periodic Increase in Ambient Noise Levels. Potential impacts associated with temporary or periodic increases in ambient noise levels from construction noise for Phase 1 development would be similar to those described above for the Specific Plan, and would be less than significant.

Aircraft Noise. Potential impacts related to aircraft noise would be less than significant for similar reasons as described for the Specific Plan.

Generation of Excessive Ground-Bourne Vibration Levels. Potential impacts related to excessive ground-borne vibration would be less than significant for similar reasons as described for the Specific Plan.

5.1.13 POPULATION AND HOUSING

Specific Plan

Displacement of Housing or People. As discussed in Section 3.14, *Population and Housing*, of the EIR, because the Project site currently includes only a single residential structure, no significant impacts related to the displacement of substantial numbers of existing housing or people would result from Specific Plan implementation.

Phase 1

Displacement of Housing or People. No existing housing is located within the Phase 1 area. Therefore, no displacement of housing or people would occur.

Population Growth. Phase 1 of the Tapestry Specific Plan is expected to be completed in 2018, and consists of 2,173 residential units that would house approximately 7,039 residents. According to the Southern California Association of Governments (SCAG's) 2012 Regional Transportation Plan (RTP), the City's population is forecasted to reach 98,200 residents with 28,900 dwelling units by 2020. This represents an increase of 8,027 residents and 2,600 dwelling units from 2010. Phase 1 of the Project could be accommodated within adopted population projections. Therefore, implementation of Phase 1 of the Project would be consistent with SCAG's previously projected population increases and impacts would be less than significant.

5.1.14 RECREATION

Specific Plan

Impacts to Existing Recreational Facilities. As identified in Section 3.16, *Recreation*, of the EIR, the Project would result in new parks and recreational facilities that would serve the Project residents as well as the public. Additionally, in compliance with City and Hesperia Recreation and Park District (HRPD) requirements, the Project would pay development impact fees and facility fees. It is anticipated that property tax revenues generated from the Project would offset the infrastructure improvement and maintenance costs associated with the parks. The City also is preparing a fiscal impact study for the Project, which would be used to determine if any additional funds would be required to supplement operating costs. The Tapestry Project applicant would be responsible for providing these supplemental funds, if needed. The proposed new parks and recreational facilities in combination with required payments, as well as facility fees collected at regional parks, would not result in an increase in the use of existing neighborhood parks, regional parks or other recreational facilities such that substantial deterioration of these facilities would occur or be accelerated.

Impacts from Construction or Expansion of Recreational Facilities. As stated above, the Project includes the development of new parks and recreational facilities. These new facilities are analyzed in the EIR as part of the Project. The Specific Plan would not have an adverse physical effect on the environment associated with the development of proposed recreational facilities, beyond those disclosed elsewhere in the EIR.

Cumulative Impacts. As discussed in Section 4.3.16, *Recreation*, of the Tapestry EIR, the General Plan EIR concludes that implementation of policies developed as part of the General Plan for provision of park and recreational facilities would adequately address the need for these facilities and ensure that potential cumulative impacts would be less than significant. While the Project would increase the demand for recreational facilities within the City, the Specific Plan would provide park and recreational facilities exceeding the requirements of the HRPD. Construction of new recreational facilities by the Project and surrounding projects would have to meet all applicable environmental standards. The Project and other future projects would be required to pay standard park and recreation fees for proposed development pursuant to City and HRPD requirements. These fees have been specifically developed in order to address cumulative impacts to recreational resources. The payment of these fees would reduce cumulative impacts to less than significant levels.

Phase 1

Impacts to Existing Recreational Facilities. Implementation of Phase 1 would result in new parks and recreational facilities that would serve the Project residents as well as the public. Additionally, in compliance with City and HRPD requirements, the Project would pay development impact fees and facility fees. Therefore, Phase 1 would not result in an increase in the use of existing neighborhood parks, regional parks or other recreational facilities such that substantial deterioration of these facilities would occur or be accelerated.

Impacts from Construction or Expansion of Recreational Facilities. As stated above, implementation of Phase 1 would include the development of new parks and recreational facilities. These new facilities are analyzed in the EIR as part of the Project. Phase 1 would not have an adverse physical effect on the environment associated with the development of proposed recreational facilities, beyond those disclosed elsewhere in the EIR.

5.1.15 TRANSPORTATION AND TRAFFIC

Specific Plan

Traffic Hazards. As discussed in Section 3.17, *Transportation and Traffic*, of the EIR, implementation of the Specific Plan would not entail additional hazards related to design features such as non-standard roadways, intersections or curves. All Project roadway and related features would comply with applicable design standards of the City and County. Accordingly, no significant impacts associated with transportation design hazards would result from implementation of the Project.

Emergency Access. Construction of the Specific Plan would largely occur in undeveloped areas within the Project site, with no associated effects on circulation. The Specific Plan includes a number of connections to existing roadways and/or intersections that may experience potential temporary effects from lane closures and the presence of construction activities, vehicles and

equipment. Project construction would comply with all applicable City and County traffic control and safety requirements, however, including measures to maintain access and ensure public/worker safety. Project-related roadway design also would comply with applicable City and County standards related to circulation network design. The Project would not block, reduce or otherwise adversely affect the availability of potential emergency evacuation routes identified in the General Plan Safety Element within the Project site and to which the Project would provide connections. Therefore, associated potential impacts to emergency access from Project-related construction and operation would be less than significant.

Public Transit, Bicycle and Pedestrian Facilities. Implementation of the Specific Plan would largely occur in undeveloped areas within the Project site (with no associated effects to transit, bicycle or pedestrian facilities). While Project construction would entail a number of connections to existing roadways and/or intersections (with associated potential effects to transit and bicycle/pedestrian facilities), Project design and construction would comply with City and County standards regarding the retention and/or replacement of such facilities. The Project design includes a number of design measures that would ensure conformance with applicable City and County standards related to the provision of public transit and bicycle/pedestrian facilities, including the installation of extensive paths, trails and bikeways, as well as implementation of applicable transportation demand measures and transit-related design features. Based on the described considerations, potential impacts to public transit, bicycle and pedestrian facilities would be less than significant.

Phase 1

Traffic Hazards. Potential impacts related to traffic hazards would be less than significant for similar reasons as described for the Specific Plan.

Emergency Access. Potential impacts related to emergency access would be less than significant for similar reasons as described for the Specific Plan.

Public Transit, Bicycle and Pedestrian Facilities. Potential impacts related to public transit, bicycle and pedestrian facilities would be less than significant for similar reasons as described for the Specific Plan.

5.1.16 UTILITIES

Specific Plan

Sufficient Water Supplies. As discussed in Section 3.18, *Utilities*, of the EIR, a Water Supply Assessment (WSA) was prepared to analyze Project water demand relative to available supplies. The Project would be designed to comply with all applicable requirements related to water supply and use, including General Plan and Municipal Code measures described in Section 3.18 of the EIR, as well as related statutes regarding WSAs and development. The Project would include a number of state-of-the-art features that would reduce its potable water demand relative to the potable water demand of typical developments. Recycled water generated at the Project's WWRP would be used to irrigate parks, streetscapes, some residential and commercial parcels, and other public and private (for approximately 9,371 residences) landscaping, representing approximately 40 percent of the Project's total water demand. The Project also would implement a water conservation plan (as described in the Specific Plan and discussed further in

Section 2.6.4, *Utilities*, and Section 3.18 of the EIR) to reduce potable water usage by a minimum of 20 percent compared to statewide averages. Based on the Project's anticipated demand for potable water with incorporation of these conservation measures, the WSA determined that adequate water supplies would be available to meet the water demands of the Project and the existing and other planned development projects within the HWD service area over a 25-year planning horizon. Impacts would be less than significant.

Water and Wastewater Facilities. The water supply system for the Project is proposed to connect into the City's existing system in two locations, one at the Zone 2 system and one at the Zone 3A system. This system is shown to have adequate capacity to serve the Project. Because the Project would draw from the City's water system, which does not require treatment, no construction or expansion of water treatment facilities would be required. The proposed on-site water supply facilities would be designed to accommodate projected flow volumes described in Section 3.18, including applicable peaking factors.

Recycled water would be generated at the proposed on-site WWRP in conformance with applicable Title 22 requirements. Recycled water would be available via pipelines, pump stations and storage tanks for irrigation of all common landscape areas, residential yard irrigation, medians, irrigated slopes, parks and schools.

The wastewater system for the Project would include a network of sewer trunk lines, gravity sewers, manholes, lift stations and force main systems, and other appurtenances that are required for the collection and conveyance of wastewater. As noted above, WWRP is proposed to treat all sewage generated by the Project. The WWRP also would contain solids handling and disposal facilities for biological solids produced by the process. It is anticipated that these solids would be stabilized and dewatered on site, prior to ultimate disposal or beneficial reuse off site. No off-site wastewater treatment would be required; thus, the Project would have no effect on existing wastewater treatment facilities and treatment capacity.

The proposed WWRP would treat all sewage generated by the Project to tertiary levels, per the State's Title 22 regulations that govern how treated and recycled water is discharged and used. The WWRP would be designed, constructed and operated in conformance with all applicable regulations, including requirements and permits from the Lahontan RWQCB. Process design and facility layouts would be in accordance with the City's Wastewater Master Plan. As a result, wastewater treatment requirements of the Lahontan RWQCB would not be exceeded by the Project facilities.

Environmental impacts of constructing new water and recycled water distribution and storage and wastewater treatment facilities have been incorporated into assessment of construction and operational effects of the entire Project and are addressed throughout the Project EIR, as applicable. Therefore, the Specific Plan would not have an adverse physical effect on the environment associated with the development of proposed water, recycled water and wastewater facilities, beyond those disclosed in the EIR.

Storm Drainage. The Project would include a drainage system to convey storm water through the site, control runoff rates and treat storm water pollutants such that erosion and downstream flooding would be prevented. The system would include storm drains, swales, detention/retention basins and treatment devices. As discussed in EIR Section 3.10, surface

water runoff would be managed by providing subsurface storm drain lines typically within the streets and graded conveyance channels within the development areas. These systems would be designed to convey storm water to existing channels throughout the site that are being left in their natural state so that the larger flows are conveyed in a similar fashion to the pre-developed site conditions. Under post-development conditions, watershed boundaries and storm runoff would follow the existing boundaries and runoff directions to the extent practicable. An extensive drainage system would be provided, incorporating large, natural open channels that would be able to convey higher flows. Water quality treatment (e.g., LID site design strategies) would be provided per regulatory requirements to comply with Municipal Storm Water Permits. Drainage design and proposed improvements would be in conformance with the City ordinances, San Bernardino County Flood Control District Manual, regulatory permits and good engineering practices. Accordingly, the Specific Plan would not have an adverse physical effect on the environment associated with construction of storm water drainage facilities or expansion of existing facilities, beyond those disclosed in the EIR.

Landfill Capacity. The Specific Plan development would participate in the City's recycling program administered by Advance Disposal, and the amount of waste diverted via recycling or composting programs is anticipated to be at least 75 percent. Currently, about 150 tons of solid waste generated by the City are sent from Advance Disposal to the Victorville Sanitary Landfill per day. As cited in the City's General Plan EIR, this is about the same amount of waste generated in 2009 (approximately 54,509 tons), which demonstrates that (1) although the City's population has grown over the last four years, the tonnage sent to the landfill has not increased, and (2) increased waste diversion is important in reducing the amount of solid waste deposited at the landfill. The Victorville Sanitary Landfill had remaining capacity of 98 percent in 2009. Based on these considerations, the landfill is equipped to meet the current and identified future waste disposal needs of the City, including the Project, and impacts would be less than significant.

Solid Waste Statutes and Regulations. The City currently achieves a 74 percent diversion rate for solid waste and is in compliance with the California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939), which requires that 50 percent of the solid waste within the City be recycled. AB 341, subsequent legislation adopted in October 2011 for waste diversion and recycling in California, identifies a new goal of 75 percent by the year 2020. To comply with the state requirements, the City has an exclusive franchise agreement with Advance Disposal to collect, process, recycle and dispose of solid waste from residential and commercial uses in the City. It is anticipated that the 75 percent requirement would likely be achieved by the City by the year 2020, based on the current (2012) diversion rate of 74 percent. The Specific Plan development would participate in the City's recycling program administered by Advance Disposal. Additionally, the Project would be required to comply with applicable practices enacted by the City under AB 939 and any other applicable local, state, and federal solid waste management regulations. Impacts related to compliance with applicable solid waste statutes and regulations would be less than significant.

Cumulative Impacts. As discussed in Section 4.3.18, *Utilities*, of the EIR, the WSA projections of water supply and demand incorporate estimated population and housing growth and associated development/water use in the City through the year 2035. As a result of these projections and the fact that conformance with the noted regulatory and statutory requirements would be required

for all future development in the City (including the Project), cumulative impacts to water supply and demand would be less than significant.

As with the Project, individual cumulative development projects would require the construction of necessary infrastructure (water and wastewater lines, reservoirs, pump stations, etc.) to serve the projects. Facilities would be required to comply with applicable regulatory standards and be compatible with existing and planned City facilities. The environmental impacts associated with the construction of these facilities for the Project are summarized above and have been addressed throughout the EIR. Therefore, the Project would not represent a considerable contribution to cumulative impacts associated with construction of water or wastewater infrastructure.

Also, cumulative development projects that would result in increased storm water runoff volumes would be required to address potential drainage system effects and to comply with existing regulations to ensure that project-specific storm drain facility improvements are provided to avoid adverse effects on the existing and planned regional storm water drainage system. The impact on drainage facilities would not be cumulatively considerable.

The General Plan EIR concludes that potential cumulative impacts related to solid waste would be less than significant based on contractual agreements that require the City's solid waste contractor to comply with applicable federal, state and local standards related to solid waste, as well as the fact that applicable disposal and material recovery sites have adequate identified capacity to accommodate the increased waste stream associated with the General Plan. Considering current diversion rates and landfill capacity, and the related requirements for statutory/regulatory conformance by all future development in the City (including the Project), cumulative impacts related to solid waste generation and landfill capacity would be less than significant.

Phase 1

Sufficient Water Supplies. Based on the Phase 1 water demand, projected water supplies under the normal, single-dry year and multiple-dry years scenarios described in the EIR, adequate water supplies would be available to meet Phase 1 requirements and no associated impacts would result from Phase 1 implementation.

Water and Wastewater Facilities. The water, wastewater and recycled water collection, treatment and distribution facilities required for Phase 1 would be constructed with this phase of development. The new facilities associated with Phase 1 would not have an adverse effect on the environment beyond those disclosed elsewhere in the EIR for reasons similar to those described above for the Specific Plan.

Storm Drainage. All storm water facilities needed for Phase 1 development would be constructed with this phase of the development. Phase 1 would not have an adverse physical effect on the environment associated with construction of storm water drainage facilities or expansion of existing facilities, beyond those disclosed in the EIR.

Landfill Capacity. Implementation of Phase 1 would result in less than significant impacts associated with the generation of solid waste or landfill capacity, for similar reasons as described above for the Specific Plan.

Comply with Federal, State and Local Statutes and Regulations Related to Solid Waste. Less than significant impacts related to compliance with applicable solid waste statutes and regulations would result from implementation of Phase 1, for similar reasons as described above for the Specific Plan.

5.2 EFFECTS DETERMINED TO BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS

The Tapestry Project EIR determined that the Project would result in less than significant impacts for certain impact categories based on (1) incorporation of design features into the Project to reduce potential environmental impacts (Project design features) and (2) implementation of additional project-level mitigation measures identified to reduce potentially significant Project impacts to a less than significant level.

Tapestry Project EIR mitigation measures will be implemented pursuant to the Mitigation Monitoring and Reporting Program (MMRP) prepared for the Project.

The City of Hesperia, having reviewed and considered the information contained in the Final EIR, the Technical Appendices and the administrative record, finds, pursuant to Section 21081(a)(1) of the *California Public Resources Code* and Section 15091(a)(1) of the State CEQA Guidelines that "changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR" for the following categories which are further discussed below. Impacts associated with the Specific Plan and Phase 1 are summarized, as applicable. In some cases, impacts may be mitigable for Phase 1, but significant and unmitigable for the Specific Plan as a whole, with Specific Plan impacts therefore addressed in Section 5.3. Cumulative impacts associated with Phase 1 would represent a subset of the cumulative impacts addressed for the Specific Plan as a whole; therefore, cumulative impacts associated with Phase 1 are not discussed separately.

- **Air Quality**
  - Exposure of sensitive receptors to substantial pollutant emissions
  - Generation of objectionable odors

- **Biological Resources**
  - Sensitive vegetation communities
  - Waters of the U.S. and State
  - Candidate, sensitive or special status species
  - Nesting birds
  - Cumulatively considerable contribution to a cumulatively significant impact

- **Cultural Resources**
  - Archaeological resources
  - Paleontological resources
  - Human remains
  - Cumulatively considerable contribution to a cumulatively significant impact

- **Geology and Soils**
  - Fault rupture hazard

- **Hazards and Hazardous Materials**
  - Hazards to the public through transport, use, disposal or release through upset and accident of hazardous materials

- **Noise**
  - Noise levels in excess of established standards along Project roadways
  - Permanent increase in noise levels related to on-site land uses

- **Public Services**
  - Need for new or physically altered governmental facilities
  - Cumulatively considerable contribution to a cumulatively significant impact

- **Transportation and Traffic**
  - Unacceptable delay at an intersection or contribution of measurable delay to an intersection already operating at unacceptable levels (Phase 1 only)

Findings

The City Council finds that, based on substantial evidence in the record, the following impacts, to the extent they result from the Project, can be mitigated to less than significant levels.

5.2.1 AIR QUALITY

Specific Plan

Exposure of Sensitive Receptors to Substantial Pollutant Emissions. As discussed in Section 3.3, *Air Quality*, of the EIR, the Project would result in less than significant impacts related to creation of carbon monoxide "hot spots," exposure to construction-related diesel particulates, and toxic air contaminants (TAC) emissions from Project retail uses and diesel truck operations. Emissions of TACs would be generated during treatment of influent at the WWRP. Given the MDAQMD requirement of a new source review permit with complete emission inventory and health risk assessment, the plant would be required to install a head works enclosure and best available emission control technology to meet applicable air quality standards. Impacts are nonetheless conservatively assessed as significant due to the lack of specific design information for the WWRP. Implementation of mitigation measure AIR-6 will ensure that on-site and off-site sensitive receptors would not be exposed to excessive levels of TAC emissions. Mitigation measure AIR-6 would reduce the impact to less than significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined to be less than significant.**

Facts in Support of Findings: The potential for the Project to expose sensitive receptors to substantial pollutant emissions has been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measure AIR-6 (Final EIR, page 3.3-31).

Mitigation Measures

AIR-6 Upon completion of the site plans and facility design for the proposed WWRP and sewer lift stations, a Health Risk Assessment shall be conducted to demonstrate that emissions would not expose sensitive receptors within 1,000 feet of the facility to substantial pollutant concentrations, including those resulting in a cancer risk greater than or equal to 10 in a million and/or a Hazard Index (non-cancerous) of greater than or equal to 1.

Generation of Objectionable Odors. Odors from construction equipment as well as operation of proposed residential and commercial uses would be less than significant. Sewage facilities and lift stations have the potential to generate substantial odors. The City General Plan EIR requires that an odor analysis be conducted for projects that include the placement of residential uses within two miles of a wastewater treatment facility or one mile of a wastewater pumping facility. Because the Specific Plan would place residential uses within these screening distances, impacts associated with odors would be potentially significant. Implementation of mitigation measure AIR-7 would reduce impacts related to odor to less than significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined to be less than significant.**

Facts in Support of Findings: The potential for the Project to generate objectionable odors has been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measure AIR-7 (Final EIR, page 3.3-31).

Mitigation Measures

AIR-7 Odor control measures shall be incorporated into the design of the WWRP and sewer lift stations to minimize odors. An odor analysis shall be conducted upon completion of facility design to ensure that odor emissions comply with MDAQMD Rule 42 and would not result in objectionable odors for residential uses within two miles of the WWRP and one mile of the sewer lift stations.

Phase 1

Exposure of Sensitive Receptors to Substantial Pollutant Emissions. Phase 1 would result in less than significant impacts related to creation of carbon monoxide "hot spots" or exposure to construction-related diesel particulates. Phase 1 development would consist primarily of residential land uses, which do not typically generate significant sources of TAC emissions. Emissions of TACs would be generated during treatment of influent at the WWRP and, as described above for the Specific Plan, impacts are conservatively assessed as significant due to the lack of specific design information for the WWRP. Implementation of mitigation measure AIR-6 will ensure that on-site and off-site sensitive receptors would not be exposed to excessive levels of TAC emissions. Mitigation measure AIR-6 would reduce the impact to less than significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined to be less than significant.**

Facts in Support of Findings: The potential for Phase 1 to expose sensitive receptors to substantial pollutant emissions has been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measure AIR-6 (Final EIR, page 3.3-31).

Mitigation Measures

Please refer to mitigation measure AIR-6, above.

Generation of Objectionable Odors. Impacts associated with odors from the WWRP and sewer lift station would be potentially significant for the reasons described above for the overall Specific Plan. Implementation of mitigation measure AIR-7 will reduce impacts related to odor to less than significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined to be less than significant.**

Facts in Support of Findings: Odors from construction equipment as well as operation of proposed residential uses would be less than significant, and no commercial uses are proposed in Phase 1. The potential for the Project to generate objectionable odors has been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measure AIR-7 (Final EIR, page 3.3-31).

Mitigation Measures

Please refer to mitigation measure AIR-7, above.

5.2.2 BIOLOGICAL RESOURCES

Specific Plan

Sensitive Vegetation Communities. Development of the Project would result in direct, permanent and temporary impacts to approximately 5,841 acres of upland vegetation communities, approximately 486 acres of wetland/riparian vegetation communities, and approximately 59 acres of other land covers (i.e., agricultural ponds, disturbed habitat, and developed lands). Total direct, permanent and temporary impacts would be to approximately 6,386 acres of the approximately 9,365 acres on site (Table 6-5, *Refined Project Alternative Impacts to Vegetation Communities/Land Covers*). Impacts to sensitive vegetation communities would be minimized by avoiding development within, and road crossings through, the West Fork Mojave River, Horsethief Canyon and Grass Valley Creek; by locating trails along existing dirt trails and disturbed areas as much as possible; by locating water storage ponds in Phase 10 to areas immediately adjacent to SR 173; and by preserving approximately 2,994 acres of existing communities in open space in the Specific Plan area. Impacts to non-sensitive vegetation communities and land covers would be less than significant. Impacts to sensitive vegetation communities (i.e., those that are ranked as S3 through S1) would be significant. Implementation of mitigation measures BIO-1, BIO-2 and BIO-4 will reduce impacts to sensitive vegetation communities to less than significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined to be less than significant.**

Facts in Support of Findings: The potential for the Project to adversely impact sensitive vegetation communities has been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measures BIO-1, BIO-2 and BIO-4 (Final EIR, page 3.4-52).

Mitigation Measures

BIO-1 The following measures shall be employed during all phases of construction to minimize the potential for construction-period impacts to sensitive biological resources beyond those that are authorized:

- Prior to the initiation of construction, all limits of the construction impact footprint shall be clearly delineated with staking, orange construction fencing and/or silt fencing, as appropriate, to avoid unauthorized impacts.

- Monitoring shall be provided by a qualified biologist approved by the City to ensure that all impacts occur within designated limits. The biologist shall attend a pre-construction meeting with the contractor and will explain the sensitive resources on the site and the protection and mitigation measures that apply during construction. Monitoring entails communicating with contractors, taking daily notes and ensuring that the requirements of the mitigation measures are being met. This requires that the biologist be present during construction activities including full-time monitoring of all grubbing and clearing of vegetation. The biologist will have the authority to halt construction activities in an area if unauthorized impacts to sensitive biological resources occur. In the event of such unauthorized impacts, the biologist will notify and consult with the applicable regulatory agency(ies).

- The qualified biologist shall perform periodic inspections of construction (after grubbing and clearing of vegetation) once or twice per week depending on the sensitivity of the adjacent biological resources. The qualified biologist shall send monthly monitoring reports to the City. At the end of construction of each phase, the biologist shall prepare a post-construction report for the City that documents the as-built impacts of construction so that mitigation requirements can be revised accordingly, if necessary.

- Contractors, subcontractors and their respective personnel shall refer all environmental issues including wildlife relocation, sick or dead wildlife, hazardous waste or questions about environmental impacts to the qualified biologist. Experts in wildlife handling may need to be brought in by the qualified biologist for assistance with wildlife relocations.

BIO-2 During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, the City shall determine the possible presence of, or confirm the extent of, potential impacts of the action on sensitive vegetation communities.

Mitigation for impacts to sensitive vegetation communities shall be provided prior to the issuance of grading permits for each phase of development, to the satisfaction of the City. Impacts to sensitive vegetation communities shall be mitigated through the following types of methods: on-site (i.e., inside the Specific Plan area) protection, enhancement, restoration, establishment (creation), or a combination thereof. Off-site (i.e., outside the Specific Plan area) mitigation shall only be considered if mitigation cannot be effectively accomplished within the Specific Plan area, as determined by the City.

For permanent impacts, up to a 2:1 ratio shall be required for upland communities and a minimum 2:1 ratio shall be required for oak woodlands and wetland/riparian communities (the latter of which are assumed to be waters of the U.S. (WUS) and/or waters of the State (WS). See Table 6-8, *Mitigation for Permanent Impacts to Sensitive Vegetation Communities – Refined Project Alternative* and BIO-6, below). For temporary impacts, a minimum 1:1 ratio shall be required for all sensitive vegetation communities (with riparian vegetation communities potentially subject to

higher ratios (e.g., 2:1), as presented in Table 6-9, *Mitigation for Temporary Impacts to Sensitive Vegetation Communities – Refined Project Alternative* and in BIO-6, below).

Mitigation for permanent and temporary impacts to sensitive vegetation communities shall occur as directed by a Mitigation Plan(s) that is prepared by a qualified biologist and approved by the City. Phase-specific impacts and mitigation shall be analyzed in conjunction with preparation of each TTM. Each phase-specific Mitigation Plan shall identify the type(s) of mitigation, location(s) and timing for mitigation, responsible parties, methods of implementation, maintenance and monitoring requirements, final success criteria and contingency measures. Each phase-specific Mitigation Plan shall be approved prior to issuance of grading permits for each phase.

Table 6-8 lists the currently anticipated permanent impacts to sensitive vegetation communities and the corresponding mitigation acreage for the whole Specific Plan. Impacts to sensitive vegetation communities shall not exceed the levels specified in this EIR without additional environmental review. If reduced impacts would occur, the amount of required mitigation also shall be reduced accordingly.

Table 6-9 lists the currently anticipated temporary impacts to sensitive vegetation communities and the corresponding mitigation acreage for the whole Specific Plan. Impacts to sensitive vegetation communities shall not exceed the levels specified in this EIR without additional environmental review. If reduced impacts would occur, the amount of required mitigation also shall be reduced accordingly.

BIO-4 An HMP shall be prepared and implemented for the 3,533 acres of conservation easement and open space in the Specific Plan area. The HMP shall outline the long-term, perpetual management of these areas in order to protect and monitor sensitive and special status biological resources. The HMP shall include, but not be limited to, measures to control invasive plant species, North American beavers and American bullfrogs; monitoring and maintenance of trails; installation, monitoring and maintenance of fencing to exclude cattle and humans from the conservation easement; monitoring and maintenance of implemented methods to protect bald eagle (BAEA) night roosts; monitoring and control (if necessary) of brown-headed cowbirds; and administration and funding mechanisms. The HMP shall be approved by the City and resources agencies prior to the issuance of grading permits for Phase 1.

Waters of the U.S. and State. A jurisdictional delineation was conducted for Phase 1, as noted below, but was not conducted for the whole Specific Plan area at this time because site conditions are expected to change somewhat through time, and the regulations under which jurisdiction is determined also are subject to change. A jurisdictional delineation would be conducted for each phase of development through the City's normal project-specific environmental review (Initial Study) process to determine the current status and amount of jurisdictional resources present at the time; that is, impacts to Waters of the U.S. (WUS) and

Waters of the State (WS) would be determined on a phase-by-phase basis. WUS and WS impacts for the entire Specific Plan can, however, be estimated using the vegetation community mapping completed in 2013. Approximately 926 acres of wetland/riparian vegetation communities occur in the Specific Plan area and approximately 486 acres would be impacted by the Project (Table 6-5), many of which are potential WUS and/or WS. It should also be noted that there would likely be additional impacts to WUS and WS that are unvegetated within each phase of development. Development of the Specific Plan would avoid primary drainages including the West Fork Mojave River, Horsethief Canyon and Grass Valley Creek, and would largely avoid sandy washes in the northern portion of the Specific Plan area, thereby minimizing impacts to WUS and WS. Impacts to WUS and WS that would occur, however, would be significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined to be less than significant.**

Facts in Support of Findings: The potential for the Project to adversely impact WUS and WS has been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measures BIO-5 and BIO-6 (Final EIR, page 3.4-52).

Mitigation Measures

BIO-5 During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, a qualified biologist sball conduct a jurisdictional delineation to identify WUS and WS. The results of the delineation shall be summarized in a Jurisdictional Delineation Report, subject to approval by the City, RWQCB, U.S. Army Corps of Engineers (USACE) and California Department of Fish and Wildlife (CDFW).

BIO-6 WUS and WS impacts shall first be avoided and then minimized to the maximum extent practicable by the Project design. Where avoidance of these areas is not feasible, mitigation shall be provided to the satisfaction of the City, USACE, CDFW, and/or RWQCB, as applicable. The types of mitigation required may include on-site protection, enhancement, restoration, establishment (creation) or a combination thereof. Mitigation shall be in-kind and in the same watershed as the impacts.

Mitigation ratios for WUS and WS impacts typically range from 1:1 (e.g., for non-wetland WUS and streambed WS) to 3:1 (for wetlands) and depend on the sensitivity of the resource and whether it is temporarily or permanently impacted. While the final types of mitigation and ratios shall be determined during the permitting of each phase of development, a minimum ratio of 2:1 for vegetated WUS/WS and a minimum ratio of 1:1 for unvegetated WUS/WS shall be provided. Mitigation for impacts to WUS and WS shall be addressed either in a phase-specific Mitigation Plan

for WUS and WS or as a section in the phase-specific Mitigation Plan for sensitive vegetation community impacts (see BIO-2). Each phase-specific Mitigation Plan for WUS and WS impacts shall, at a minimum, identify the type(s) of mitigation, location(s) and timing for mitigation, responsible parties, methods of implementation, maintenance and monitoring requirements, final success criteria and contingency measures. Evidence that the necessary permits have been obtained shall be provided to the City prior to the issuance of grading permits.

Candidate, Sensitive or Special Status Species. Development of the Specific Plan has the potential to result in direct impacts to individuals or populations of six special status plant species documented in the Specific Plan area. Impacts to four of these species (Palmer's mariposa lily, short-joint beavertail, golden violet and Joshua tree) would be considered significant based on their status. Although the location where Palmer's mariposa lily (10 individuals) was observed in the Specific Plan area would be preserved, the species has potential to occur in other locations. Additional special status plant species that were not observed nonetheless have high potential to occur in the Specific Plan area. Focused surveys for special status plants will be conducted within each phase prior to development, in accordance with the City's normal project-specific environmental review (Initial Study) process. Should any of these species, or any species that meets a significance criterion, be present and impacted by Specific Plan development, the impact would be significant.

Implementation of the Specific Plan also has the potential to cause direct, adverse effects to animal species. Eighteen special status animal species have been documented within or adjacent to the Specific Plan area. Of these species, impacts to least Bell's vireo and arroyo toad [and its designated critical habitat] would be considered significant. Additional surveys for special status animal species would be required through the City's normal project-specific environmental review (Initial Study) process for future, discretionary public improvement and private development projects beyond Phase 1. Designated critical habitat occurs in the Specific Plan area for southwestern willow flycatcher, although the species has not been observed; if present, impacts would be considered significant. Burrowing owl (BUOW) was not detected in the Specific Plan area, but has moderate potential to occur based on the BUOW habitat assessment conducted, and impacts would be considered significant. Impacts to the other special status animal species that have been observed or have high potential to occur would be less than significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined to be less than significant.**

Facts in Support of Findings: The potential for the Project to adversely impact candidate, sensitive or special status species has been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measures BIO-7 through BIO-17 (Final EIR, page 3.4-52).

Mitigation Measures

Special Status Plant Species

BIO-7 During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, a qualified biologist shall conduct surveys during the appropriate season(s) to identify special status plant species locations and numbers within the subject phase of development. The results of the surveys shall be summarized in a report, subject to approval by the City.

BIO-8 Impacts to federal or state listed plant species shall first be avoided where feasible, and where not feasible, impacts shall be compensated, for example, through salvage and on-site (i.e., within the Specific Plan area) relocation via a phase-specific Mitigation Plan and/or through on- or off-site protection of habitat containing the plant(s) at a 2:1 ratio. A qualified biologist shall prepare a phase-specific Mitigation Plan that indicates where and how mitigation would take place. The USFWS and/or CDFW (depending on whether the plants are federal and/or state listed) shall decide whether listed plants can be salvaged and relocated or if habitat supporting the plants shall be protected off site. Each phase-specific Mitigation Plan shall also identify, at a minimum, the goals of the mitigation, responsible parties, timing of mitigation, methods of mitigation implementation, maintenance and monitoring requirements, final success criteria and contingency measures. While the final types of mitigation and ratios would be determined during the approval process for each phase, the minimum requirement shall be 1:1 replacement. The Mitigation Plan shall be approved by the City, USFWS and/or CDFW, as applicable, prior to the issuance of grading permits for that phase.

BIO-9 Impacts to non-listed, special status plant species (i.e., California Native Plant Society [CNPS] Rare Plant Rank 1 and 2 species) shall first be avoided where feasible, and where not feasible, impacts shall be compensated, for example, through reseeding (with locally collected seed stock) of temporarily impacted areas and/or plant salvage and relocation to temporarily impacted areas, all within the Specific Plan area. A qualified biologist shall prepare a phase-specific Mitigation Plan for reseeding and/or salvaging and relocating non-listed, special status plant species. Each phase-specific Mitigation Plan shall indicate where and how mitigation would take place, the goals of the mitigation, responsible parties, timing of mitigation, methods of mitigation implementation, maintenance and monitoring requirements, final success criteria and contingency measures. While the final types of mitigation and ratios would be determined during the approval process for each phase, the minimum requirement shall be 1:1 replacement. The Mitigation Plan shall be approved by the City prior to the issuance of grading permits for that phase.

BIO-10 Grading shall avoid any unnecessary removal of plants protected by the City's Protected Plant Ordinance (City Ordinance Chapter 16.24). Removal of such plants requires a permit from the City. A Native Desert Plant Transplant Plan shall be prepared by a qualified biologist for review and approval by the City prior to the issuance of grading permits for each phase in which the species occurs.

BIO-11 All special status plants for which impacts are to be avoided shall be staked or flagged by a qualified biologist prior to commencement of construction. The qualified biologist shall ensure that all construction personnel working in the area understand that the plants are not to be impacted and shall conduct monitoring during construction in accordance with BIO-1.

Special Status Animal Species

During the City's no6rmal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, the City shall determine the possible presence of, and the potential impacts of the action on, special status animal species.

Burrowing Owl

BIO-12 In accordance with the Staff Report on Burrowing Owl Mitigation (CDFW 2012), breeding and non-breeding season surveys shall be conducted by a qualified biologist to determine the presence/absence of the BUOW for all phases of the development containing suitable BUOW habitat (potential suitable BUOW habitat is present throughout the Specific Plan area). The report shall be submitted to the City prior to issuance of the grading permit for each phase.

BIO-13 A pre-construction take avoidance survey shall be conducted by a qualified biologist in accordance with current guidelines (CDFW 2012 or subsequently adopted guidelines) when construction occurs in suitable BUOW habitat. If the BUOW is absent, then the survey report shall be submitted to the City and no further mitigation will be required. If present, the following mitigation shall be implemented.

- If BUOW and its habitat can be protected in place on or adjacent to a construction site, then disturbance impacts shall be minimized through the use of buffer zones, visual screens, or other measures (CDFW 2012).

- Occupied burrows shall be avoided during the breeding period from February 1 through August 31 (CDFW 2012). "Occupied" is defined as a burrow that shows sign of BUOW occupancy within the last three years.

- Occupied burrows shall also be avoided during the non-breeding season. Burrow exclusion is a technique of installing one-way doors in burrow openings during the non-breeding season to temporarily exclude BUOW, or permanently exclude BUOW and close burrows after verifying burrows are empty by site monitoring and scoping. Eviction of BUOW during the non-breeding season shall require CDFW approval of a Burrowing Owl Exclusion Plan (CDFW 2012).

- Mitigation for permanent impacts to nesting, occupied and satellite burrows and/or BUOW habitat is required such that the habitat acreage, number of burrows and BUOW impacted are replaced based on the BUOW life history information provided in Staff Report on Burrowing Owl Mitigation (CDFW 2012). A Burrowing Owl Mitigation Plan shall be prepared and submitted for

approval to the City and CDFW prior to issuance of grading permit(s) for each development phase that would result in impacts to BUOW and/or its habitat. The Burrowing Owl Mitigation Plan shall include provisions for passive relocation or eviction of BUOWs by a qualified biologist prior to initiation of grading activities.

Least Bell's Vireo and Southwestern Willow Flycatcher

BIO-14 In conjunction with preparation of the TTMs for development within 500 feet of suitable least Bell's vireo (LBVI) and/or southwestern willow flycatcher (SWFL) habitat (Phases 6, 7 and 10), a qualified biologist shall conduct surveys in accordance with then-current USFWS protocol. The results of the surveys shall be summarized in a report, subject to approval by the City, USFWS and CDFW.

BIO-15 Mitigation for permanent impacts to LVBI-occupied and/or SWFL-occupied habitat(s) shall include on- or off-site (i.e., inside or outside the Specific Plan area) habitat establishment (creation), habitat restoration and/or protection of occupied habitat at a 3:1 ratio. Mitigation for temporary impacts to LVBI-occupied and/or SWFL-occupied habitat(s) shall include on- or off-site habitat establishment (creation), habitat restoration and/or protection of occupied habitat at a 2:1 ratio. These mitigation requirements shall be incorporated into the Mitigation Plan (see **BIO-2**) to the satisfaction of the City, USFWS and CDFW.

BIO-16 All brushing and grading taking place within occupied habitats of the LBVI and/or SWFL shall be conducted from September 16 through March 14, which is outside the LBVI and SWFL breeding seasons. When conducting all other construction activities from March 15 through September 15 within 500 feet of habitat in which the LBVI and/or SWFL are known to occur or have potential to occur, a USFWS-permitted biologist shall survey for each species prior to initiating construction, as follows.

- Three site visits (10 days apart) shall be made to survey for the LBVI whenever construction (that would occur within 500 feet of habitat in which the LBVI is known to occur or has potential to occur) is planned during the period March 15 through September 15. The survey shall be initiated no earlier than April 10, which is the typical start date for LBVI surveys (USFWS 2001), and no more than 20 days prior to beginning construction. The results of the survey shall be submitted to the USFWS and CDFW for review and approval prior to initiating those construction activities.

- Three site visits (10 days apart) shall be made to survey for the SWFL whenever construction (that would occur within 500 feet of habitat in which the SWFL is known to occur or has potential to occur) is planned during the period May 15 through September 15. The survey shall be initiated no earlier than May 15 and no more than 20 days prior to beginning construction. The results of the survey shall be submitted to the USFWS and CDFW for review and approval prior to initiating those construction activities.

- If neither the LBVI nor the SWFL is present, construction activities shall be allowed to proceed. If the LBVI or SWFL is present, but no nesting activity is documented, nesting shall either be assumed to be occurring, or surveys shall be conducted by a USFWS-permitted biologist (i.e., permitted for nest monitoring) to determine nesting status. Surveys for nesting LBVI and SWFL shall be conducted once per week within 500 feet of the construction area for the duration of the construction activity in that area during the LBVI/SWFL breeding season or until LBVI/SWFL are not observed or detected for three consecutive weeks. If nesting activity is observed, a 300-foot no-construction buffer zone shall be established around each nest site (or habitat assumed to be occupied by the species if nest surveys are not conducted). If construction must take place within the buffer, a qualified acoustician shall monitor noise as construction approaches the edge of the occupied habitat as directed by the USFWS-permitted biologist to ensure construction-related noise does not exceed 60 dBA equivalent sound level (L_{eq}) (see BIO-19).

Arroyo Toad

BIO-17 A USFWS-approved arroyo toad (ARTO) biologist shall be present to monitor construction activities adjacent to, or within, Horsethief Canyon, West Fork Mojave River and Grass Valley Creek (i.e., ARTO habitat; within or adjacent to Phases 6, 7, 8 and 10). Monitoring shall include the following elements:

- Because ARTO may occur in various locations during different seasons of the year, prior to commencement of any phase of construction adjacent to, or within, ARTO habitat, the contractor shall meet on site with USFWS staff and a USFWS-approved, designated ARTO biologist. During this meeting, the contractor shall provide information about the general location of planned construction adjacent to, or within, ARTO habitat. The purpose of the meeting(s) is to determine when and where specific construction activities would have the fewest number of, and least adverse effects on, the species.

- All construction staging areas shall be located outside Horsethief Canyon, West Fork Mojave River and Grass Valley Creek on previously disturbed, upland areas that the ARTO biologist concurs would not need advance surveys for the ARTO. These staging areas shall be agreed upon by the contractor, ARTO biologist and USFWS during the on-site, pre-construction meeting(s).

- Where construction would occur within areas where ARTO may be concentrated (breeding pools or riparian habitats), the ARTO biologist shall determine if ARTO exclusion fencing is appropriate around the work area. This determination shall be made by the ARTO biologist by conducting at least one nighttime and one daytime survey for ARTO no more than seven days prior to the onset of ground disturbance in the area. ARTO exclusion fencing shall be at least 24 inches in height. The type of fencing used shall be approved by the ARTO biologist.

- If an ARTO is found within an area that has been fenced to exclude it, construction activities shall cease until the ARTO biologist moves the ARTO. ARTO that are moved out of work areas by the ARTO biologist shall be placed in nearby, suitable, undisturbed habitat. The ARTO biologist shall determine the best location for release based on condition of the vegetation and soil, among other habitat features, and proximity to human activities. If an ARTO is found where exclusion fencing was deemed unnecessary, work shall cease until the ARTO biologist moves the ARTO. The ARTO biologist shall determine whether exclusion fencing is needed (via at least one nighttime and one daytime survey). Construction may resume in the area after the ARTO is moved if it is deemed appropriate by the ARTO biologist.

- The ARTO biologist shall have the authority to stop all activities until appropriate corrective measures have been implemented.

- To ensure that diseases are not conveyed between work sites by the ARTO biologist (or any of his/her assistants), the Fieldwork Code of Practice developed by The Declining Amphibian Task Force (or other subsequently accepted guidance) shall be followed at all times.

Nesting Birds. Potential direct impacts to nesting birds protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code could result if clearing of vegetation or construction occurs during their breeding season (generally February through August and, for raptors, January through August). Clearing of vegetation or construction activities could cause destruction or abandonment of active nests or mortality of adults, young or eggs. Impacts to nesting birds would be significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined to be less than significant.**

Facts in Support of Findings: The potential for the Project to adversely impact nesting birds has been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measure BIO-18 (Final EIR, page 3.4-52).

Mitigation Measures

BIO-18 It is anticipated that vegetation clearing shall generally be scheduled to take place outside of the general avian breeding season (which generally occurs from February through August). Tree removal/trimming shall generally be scheduled to take place outside the raptor breeding season (which generally occurs from January through August). Each phase of development will be subject to the specific date restrictions in use by the City at the time grading permits for that phase are issued. If vegetation clearing and/or tree removal/trimming cannot occur outside the general avian and

raptor breeding seasons, then a pre-construction survey for avian nesting shall be conducted by a qualified biologist within seven calendar days prior to construction. A report summarizing the survey results shall be submitted to the City prior to the initiation of grading activities. If nests are not observed, vegetation clearing and/or tree removal/trimming may proceed. If nests are found, work may proceed provided that construction activity is: (1) located at least 500 feet from raptor nests; (2) located at least 300 feet from federal or state listed bird species' nests; and (3) located at least 100 feet from other bird species' nests. A qualified biologist shall conspicuously mark the buffer so that vegetation clearing does not encroach into the buffer until the nest is no longer active (i.e., the nestlings fledge, the nest fails, or the nest is abandoned, as determined by a qualified biologist).

Cumulative Impacts. Build-out of the General Plan would result in the loss of natural and/or sensitive habitats and associated biological resources. According to the General Plan EIR, implementation of the Conservation Element policies would ensure that build-out of the General Plan would not significantly impact biological resources, with the exception of sensitive species. The General Plan EIR concludes that, with implementation of applicable mitigation measures, cumulative impacts to biological resources associated with build-out of the City and Sphere of Influence (SOI) would be less than significant. The Project would permanently impact approximately 1,184 acres of sensitive wetland/riparian and upland habitats. In addition, the Project would impact WUS and WS, and special status plant and animal species. Project impacts to sensitive biological resources would be considered significant, as discussed in detail in Section 4.3.4, *Biological Resources*. The Project would be required to mitigate for such impacts. Mitigation would include the preservation of 2,994 acres of potential foraging habitat in the conservation easement and open space areas, including wetland/riparian and upland habitats. Similarly, potential impacts to special status plant and animal species would be mitigated as required by the City General Plan, USFWS and/or CDFW, as applicable. Successful implementation of the mitigation would reduce the potentially significant impacts from the Project to less than significant. Because the Project would be consistent with applicable elements of the General Plan and would implement mitigation measures as described in Section 4.3.4, the Project's contribution to cumulative impacts to biological resources would not be considerable and would be less than significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined to be less than significant.**

Facts in Support of Findings: The potential for the Project to make a considerable contribution to a cumulatively significant biological resource impact has been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measures BIO-1 through BIO-18 (Final EIR, page 4-6).

Mitigation Measures

Please refer to mitigation measures BIO-1 through BIO-18, above.

Phase 1

Sensitive Vegetation Communities. Development of Phase 1 would result in approximately 952 acres of direct, permanent and temporary impacts to vegetation communities/land covers (Table 6-6, *Refined Project Alternative Phase 1 Impacts to Vegetation Communities/Land Covers*). One sensitive vegetation community occurs in Phase 1 (Mojave mixed scrub, including Mojave mixed scrub-disturbed) and would be permanently and temporarily impacted. Impacts to Mojave mixed scrub (including disturbed) would be minimized through preservation of approximately 134 acres of vegetation in open space in Phase 1—most of which supports Mojave mixed scrub. Permanent and temporary impacts to Mojave mixed scrub (including disturbed; 49.0 acres and 1.3 acres, respectively) would be significant. Impacts to non-sensitive vegetation communities and land uses associated with development of Phase 1 would be less than significant. Implementation of mitigation measures BIO-1, BIO-3 and BIO-4 will reduce impacts to sensitive vegetation communities to less than significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined to be less than significant.**

Facts in Support of Findings: The potential for the Project to adversely impact sensitive vegetation communities has been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measures BIO-1, BIO-3 and BIO-4 (Final EIR, page 3.4-52).

Mitigation Measures

BIO-3 Mitigation for permanent and temporary impacts to Mojave mixed scrub in Phase 1 shall occur as directed by a Phase 1 Mitigation Plan (see BIO-2 for Mitigation Plan contents) that is approved by the City prior to issuance of grading permits for Phase 1. The 70.6 acres of Mojave mixed scrub that would be retained in Phase 1 open space may be used in partial fulfillment of the mitigation requirement for the permanent impacts (Table 6-10, *Mitigation for Permanent Impacts to Sensitive Vegetation Communities – Refined Project Alternative Phase 1*). The remainder of the mitigation for the permanent impacts would be fulfilled through either on-site or off-site restoration, preservation of additional Mojave mixed scrub in a future phase, or off-site acquisition and purchase of land containing this vegetation community.

Phase 1 trail construction would temporarily impact approximately 1.3 acres of Mojave mixed scrub. Mitigation for these impacts could include revegetation in place (where practical), on-site or off-site restoration or preservation of additional Mojave mixed scrub in a future phase, or off-site acquisition and purchase of land

containing this vegetation community. Since the impact is temporary, and the community is an upland, a 1:1 mitigation ratio is required. Therefore, 1.3 acres of mitigation shall be required.

Please also refer to mitigation measures BIO-1 and BIO-4, above.

Waters of the U.S. and State. Development of Phase 1 would result in direct permanent and temporary impacts to 4.30 acres of non-wetland WUS and 8.82 acres of WS (streambed; Table 6-7, *Refined Project Alternative Phase 1 Impacts to Waters of the U.S. and Waters of the State*), which would be considered significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined to be less than significant.**

Facts in Support of Findings: The potential for Phase 1 to adversely impact WUS and WS has been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measures BIO-5 and BIO-6 (Final EIR, page 3.4-52).

Mitigation Measures

Please refer to mitigation measures BIO-5 and BIO-6, above.

Candidate, Sensitive or Special Status Species. Based upon GPS point data, 1,012 Joshua trees would be impacted by development of Phase 1 (and the area outside of Phase 1 but that would be developed concurrent with Phase 1). All eight individuals of golden violet (two locations) would be impacted by development of Phase 1. Impacts to both of these special status plant species would be considered significant. Of the special status plant species that have been observed within the Specific Plan area, Palmer's mariposa lily and Plummer's mariposa lily have low potential to occur, Fremont barberry has moderate potential to occur and short-joint beavertail has moderate to high potential to occur within the Phase 1 area based on the habitat present. Eight other special status plant species not observed in the Specific Plan area but with high potential to occur in Phase 1 have been identified, for which impacts would be significant if present. However, none of these species was observed during the special status plant species surveys conducted for Phase 1 in 2014.

The Phase 1 area does not contain suitable habitat to support least Bell's vireo, southwestern willow flycatcher or arroyo toad. BUOW were not detected in the Phase 1 development area. If BUOW and/or occupied burrows are detected during the required pre-construction survey (see BIO-13), impacts to BUOW and its foraging habitat would be significant. Impacts to the other special status animal species that have been observed or have high potential to occur would be less than significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined to be less than significant.**

Facts in Support of Findings: The potential for Phase 1 to adversely impact candidate, sensitive or special status species has been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measure BIO-13 (Final EIR, page 3.4-52).

Mitigation Measures

Please refer to mitigation measure BIO-13, above.

Nesting Birds. Several nests were observed in Phase 1 during the 2013 and 2014 surveys, and it is expected that nesting would occur throughout the Phase 1 development area during the breeding season(s). Construction activities associated with Phase 1 development, therefore, could impact nesting birds as described above. Impacts to nesting birds would be significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined to be less than significant.**

Facts in Support of Findings: The potential for Phase 1 to adversely impact nesting birds has been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measure BIO-18 (Final EIR, page 3.4-52).

Mitigation Measures

Please refer to mitigation measure BIO-18, above.

5.2.3 CULTURAL RESOURCES

Specific Plan

Archaeological Resources. The Project area has a high sensitivity for archaeological resources. In total, 205 archaeological sites, 7 isolated artifacts and 1 proposed archaeological district have been identified within the Project area, many of which have been recommended or determined eligible for inclusion on the CRHR. Impacts to these resources would be considered significant. Impacts to the 18 archaeological sites and 7 isolated artifacts that have been determined not eligible for inclusion on the CRHR would not be significant. Archaeological resources may also exist within the Project boundary that have not yet been identified. These resources may include: (1) archaeological sites and isolates that are visible on the modern ground surface in portions of

the Project outside of the Phase 1 area and (2) unknown buried archaeological remains located throughout the Specific Plan area. Additional analysis will be required through the City's normal project-specific environmental review (Initial Study) process for future, discretionary, public improvement and private development projects beyond Phase 1 to identify these archaeological resources and to evaluate their significance.

The Project proponent would attempt to avoid or minimize impacts to significant cultural resources within the Specific Plan area. The Project proposes to establish a Serrano Heritage Preserve (Preserve) that would encompass an 81-acre area, of which 72 acres would overlap with a larger 523-acre conservation easement. Although the establishment of the Preserve would avoid or minimize impacts to several specific resources, the implementation of the Specific Plan may result in direct impacts to significant archaeological resources within the Project area. Given the number of known archaeological resources within the Specific Plan area, it is reasonable to conclude at this programmatic level of analysis that the development of the Project area could result in potentially significant impacts to both known and unknown archaeological resources.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: The potential impacts to archaeological resources have been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measures CUL-1 through CUL-4 and CUL-6 through CUL-9 into the Project (Final EIR, page 3.5-38).

Mitigation Measures

CUL-1 **Cultural Resources Inventory Survey**. During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, the City shall determine the possible presence of, and the potential impacts of the action on, cultural resources. The Project proponent shall be required to conduct cultural resources inventory surveys for Phases 2 through 10, including any off-site improvements. The inventory shall be conducted by a qualified cultural resources management professional and shall include a records search and literature review, Native American consultation, an intensive pedestrian survey and a buried site assessment. Field inspection may demonstrate the need for some form of additional subsurface testing (e.g., excavation by auger, shovel or backhoe unit). Identified cultural resources shall be recorded on the applicable DPR form. The findings of the cultural resources inventory shall be presented in a technical report. Such studies shall be submitted to CHRIS. A letter summarizing the cultural resources inventory shall also be sent to interested Native American tribes and individuals. The report shall assess whether the implementation of mitigation measures CUL-2 through CUL-9 and CUL-14

would either avoid impacts to cultural resources or substantially reduce the impacts of the land uses proposed in the TTM on cultural resources to below a level of significance based on the CEQA thresholds of significance for historic and archaeological resources. It is anticipated that one or a combination of these measures typically would be sufficient to reduce impacts to below a level of significance. However, in the event that these measures cannot either avoid the impacts to significant cultural resources or reduce those impacts to below the level of significance, then additional measures identified through consultation with Native American tribes and other interested parties required by the City shall be undertaken and/or the land uses in the TTM shall be redesigned prior to the City's consideration of the proposed TTM such that significant impacts would not occur.

CUL-2 **Preservation in Place and Avoidance of Cultural Resources.** Preservation in place is the preferred manner to mitigate impacts to historical and archaeological resources. All impacts to cultural resources that are eligible or potentially eligible for listing on the CRHR shall be avoided, to the greatest extent possible. Preservation in place may be accomplished by, but is not limited to, the following:

- Avoidance of significant or potentially significant cultural resources through project redesign and the relocation of project element;
- Incorporation of significant or potentially significant cultural resources within parks, greenspace and other open space;
- Covering of significant or potentially significant archaeological sites with a layer of chemically stable soil ("capping"); and/or
- Deeding the site into a permanent conservation easement.

Avoidance measures may also be implemented to ensure that significant or potentially significant cultural resources shall not be inadvertently impacted by construction activities. These avoidance measures include, but are not limited to:

- The establishment of protective measures (signage, exclusion fencing and flagging) around any significant or potentially significant archaeological sites that is located within 100 feet of planned ground-disturbing activities;
- A qualified archaeologist shall monitor all ground-disturbing activities in areas located within 100 feet of a significant or potentially significant archaeological site;
- A qualified archaeologist shall monitor all ground-disturbing activities in areas determined to have a high sensitivity of containing buried cultural resources.

CUL-3 **Cultural Resources Management Plan.** Prior to issuance of a grading permit for Phase 1, the Project proponent shall retain a qualified cultural resource management professional to finalize a Cultural Resources Management Plan (CRMP) for the entire Specific Plan Area that will detail how all known historical and archaeological resources within the Specific Plan area will be avoided or treated. In addition, the CRMP will also detail how unknown historical and archaeological resources will be

treated in the event of their discovery during construction activities. The CRMP shall be submitted to the City for review and approval. The CRMP shall include:

- A description of the natural and cultural setting of the Specific Plan area;
- Procedures for the comprehensive inventorying of cultural resources within the area covered by the TTM for a given phase of development;
- Protocols to evaluate the significance of historical and archaeological cultural resources for listing on the CRHR;
- A description of all avoidance measures and the time frames during which these measures would be required to protect cultural resources;
- Treatment protocols for significant historical and archaeological cultural resources that cannot be avoided;
- A cultural resource monitoring plan to be employed throughout each construction phase of the Project;
- Worker training aimed at recognizing cultural resources;
- Procedures for any unanticipated cultural resources that may be exposed during Project construction;
- Treatment of any discovered human remains in accordance with state law;
- A statement of policy for the collection, retention and disposal of cultural materials and archaeological records; and
- A summary of Native American and public outreach and interpretative programs to be implemented for the Project.

CUL-4 **Evaluation of Affected Cultural Resources.** Prior to issuance of grading permits for each Project phase beyond Phase 1, any historical or archaeological resource identified within the area covered by the TTM that cannot feasibly be preserved in place shall be evaluated for listing on the CRHR. To obtain sufficient data to assess the significance and integrity of the affected cultural resources, a cultural resources evaluation program shall be completed by a qualified cultural resources management professional. The evaluation program will include the development of an appropriate research design and methodological approach to evaluate all known historical and archaeological resources that have the potential to be impacted by development. The findings of the cultural resources evaluation program shall be presented in a technical report to be submitted to the City for review and approval.

CUL-6 **Treatment of Significant Archaeological Resources**. Archaeological resources that are found to be ineligible for listing on the CRHR shall not require mitigation. Similarly, a data recovery plan and data recovery shall not be required if the City determines that testing or studies already completed have adequately recovered the necessary data, provided that the data have already been documented in another EIR or are available for review at the regional California Historical Resources Information System (CHRIS) repository (State CEQA Guidelines Section 15126.4[b][3][D]). However, for those archaeological resources that are determined to be eligible for the

CRHR and for which adequate data recovery has not been previously completed, the adverse impacts to the resource must be avoided, or such impacts must be mitigated. Mitigation of impacts to significant archaeological resources can include, but is not necessarily limited to, Phase III data recovery excavations, detailed analytical studies and archival research. The Phase III work effort shall provide for the adequate recovery of scientifically consequential information contained in the site or impacted area of the site.

As stipulated in California Code of Regulations (CCR) Title 14 Section 15126.4 (b)(3)(C), a Phase III Data Recovery Plan shall be prepared by a qualified cultural resources management professional prior to the onset of excavations. The Plan shall detail the field, laboratory and archival methods that shall be used during the data recovery program; the curation of archaeological materials at an appropriate facility for future research; and provisions for a report detailing the findings and significance of the archaeological resources. The Plan shall be submitted to the City for review and approval prior to the commencement of data recovery investigations. Results of the Phase III Data Recovery Plan shall be presented in a technical report submitted to the City for review and approval prior to the issuances of grading permits for that TTM. A final version of the report shall be submitted to the regional CHRIS repository. A letter summarizing the data recovery efforts shall also be sent to interested Native American tribes and individuals.

CUL-7 **Treatment of Archaeological Discoveries During Construction.** The Project proponent shall minimize or avoid impacts to potentially significant archaeological resources discovered during construction by developing and implementing an Unanticipated Discovery Protocol as part of the CRMP. The Unanticipated Discovery Protocol shall include:

- Specific wording that if evidence of archaeological remains (e.g., flaked or ground stone artifacts, historical debris, building foundations or human bone) is identified during construction activities, all work within 60 feet of the discovery site shall stop until a qualified cultural resources management professional can assess the significance of the find;
- Notification requirements, including immediate notification by the applicant to the qualified cultural resources management professional and the City;
- Consultation with the City, the qualified cultural resources management professional, Native American tribes (if appropriate) and a representative of the Project applicant to determine whether the discovered resource can be avoided and, if impacts have not occurred, work can continue. If it is determined that the resource has been impacted and an assessment of its significance is required:
    - A qualified cultural resources management professional shall develop appropriate treatment measures for the discovered and impacted resource in consultation with the City, the Office of Historic Preservation, Native American tribes (if appropriate) and other appropriate agencies.
    - Work will not resume until permission is received from the City.

CUL-8 **Curation of Archaeological Resources.** Upon completion of archaeological investigations associated with an area covered by each TTM, all archaeological collections, final reports, field notes and other standard documentation collected shall be permanently curated at a facility that meets the California Office of Historic Preservation (OHP) Guidelines for the Curation of Archaeological Collections. The cultural resources management professional who oversees any monitoring, site evaluation and/or data recovery shall be required to secure a written agreement with a recognized museum repository regarding the final disposition and permanent storage and maintenance of archaeological resources recovered as a result of the archaeological monitoring, as well as provenience data that might result from the specified monitoring program and any Phase II and Phase III archaeological investigations conducted. The written agreement shall specify the level of treatment (preparation, identification, curation, cataloging) required before the collection would be accepted for storage. The cost of curation is assessed by the repository and is the responsibility of the Project proponent.

CUL-9 **Workers Environmental Awareness Program.** Prior to the onset of construction activities, a workshop shall be held to brief all construction workers and supervisors on the types of cultural and paleontological resources that could be found in the area; the procedures to be followed should cultural or paleontological resources be encountered during construction; penalties for unauthorized collection of artifacts or fossils and the need to temporally redirect work away from location of any unanticipated discovery of archaeological or paleontological resource until it is recorded and adequately documented and treated by a qualified professional. This training may also be videotaped or presented in an informational brochure for future use by field personnel not present at the start of the Project.

Paleontological Resources. Two known paleontological resources have been recorded within the Specific Plan area, in addition to at least 10 scientifically significant fossil localities within the general Project vicinity. There is a potential for encountering unique paleontological resources or localities during the ground-disturbing activities in all phases of the Specific Plan. Impacts to paleontological resources during construction would be potentially significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: The potential impacts to paleontological resources have been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measures CUL-10 through CUL-13 into the Project (Final EIR, page 3.5-38).

Mitigation Measures

CUL-10 **Paleontological Resources Field Survey**. Prior to issuance of grading permits for each project phase underlain by geologic units with high potential for fossil resources

(Figure 3.5-1), the Project proponent shall retain a qualified paleontologist to undertake a comprehensive paleontological field survey of the area covered by the TTM. The purpose of the field survey will be to visually inspect the ground surface for exposed fossils or traces thereof and to evaluate geologic exposures for their potential to contain preserved fossil material at the subsurface. All areas within the TTM that are underlain by geologic units determined to have a high paleontological resource potential will be intensively surveyed. Particular attention will be paid to rock outcrops both inside and in the vicinity of the Project area and any areas where geologic sediments are well exposed. Areas of low or no paleontological resource potential, areas that are characterized by a low to high potential that increases with depth and areas obscured by heavy vegetation will not require a field survey. The findings of the paleontological survey will be presented in a technical report that will submitted to the City for review and approval.

CUL-11 **Paleontological Resources Mitigation Plan**. Prior to issuance of grading permits for phases determined to be underlain by geologic units with moderate or high potential to contain fossil resources, the Project proponent shall retain a qualified paleontologist to prepare and implement a Paleontological Resource Mitigation Plan (PRMP) for the Project. The PRMP shall include a description of the geological setting and paleontology of the Project area, a discussion of the paleontological significance and sensitivity of the Project area, management recommendations and monitoring procedures and information about curation and reporting requirements. The PRMP shall also include verification that a signed curation agreement has been secured for the Project between the qualified paleontologist and a recognized curation facility. The PRMP shall be submitted to the City for review and approval.

CUL-12 **Curation of Paleontological Resources.** Upon completion of paleontological monitoring activities associated with an area covered by the TTM, all significant fossils collected will be prepared in a properly equipped paleontology laboratory to a point ready for curation. Preparation will include the careful removal of excess matrix from fossil materials and stabilizing and repairing specimens, as necessary. Following laboratory work, all fossil specimens will be identified to the lowest taxonomic level, cataloged, analyzed and delivered to an accredited museum repository for permanent curation and storage. The cost of curation is assessed by the repository and is the responsibility of the Project owner.

CUL-13 **Reporting of Paleontological Resources Mitigation Program.** At the conclusion of paleontological resources monitoring and mitigation activities in an area covered by the TTM, a report will be prepared describing the results of the paleontological mitigation monitoring efforts associated with the specific phase of development. The report will include a summary of the field and laboratory methods, an overview of the Project area geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report will be submitted to the City for review and approval. If the monitoring efforts produced fossils, then a copy of the report will also be submitted to the designated museum repository.

Human Remains. There are no known cemeteries documented within the Specific Plan area. However, human remains have been recovered from at least two prehistoric archaeological sites in the Specific Plan area. Therefore, there is a potential for ground-disturbing activities to impact buried human remains. Impacts associated with the disturbance of human remains from the implementation of the Specific Plan would be potentially significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: The potential impacts related to disturbance of human remains have been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measure CUL-14 into the Project (Final EIR, page 3.5-38).

Mitigation Measures

CUL-14 **Inadvertent Discovery of Human Remains.** In the event that human remains are encountered, work shall halt in the immediate vicinity of the discovery and the San Bernardino County coroner and a qualified cultural resources management professional will be contacted. If the human remains are determined to be those of a Native American, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of identification. The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD), who shall help determine what course of action should be taken in dealing with the human remains. Vehicles, equipment and unauthorized personnel will not be permitted within 60 feet of the discovery site until work is allowed to resume. Work may not resume until notification requirements and proper assessments have been completed.

According to the California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100) and willful disturbance of human remains is a felony (Section 7052).

Cumulative Impacts. As discussed in Section 4.3.5, *Cultural and Paleontological Resources*, of the Tapestry EIR, the General Plan EIR concludes that build-out of the General Plan may have cumulative impacts to cultural resources, but that such potential impacts would be reduced below a level of significance through implementation of required mitigation measures. Based on the inventories conducted on the Tapestry site, it is reasonable to conclude that development of the Specific Plan area has the potential to cause significant impacts to known and unknown historical resources, archaeological resources, paleontological resources and human remains. Demolition of a significant historical resource within the Project site may result in a significant and unavoidable impact. Although the proposed Project was determined to potentially result in significant and unavoidable impacts to significant historical resources, this would not contribute to an identified cumulatively significant impact. Because the Project and other projects within the General Plan area would be required to comply with the mitigation measures in the General

Plan EIR, cumulative impacts to archaeological and paleontological resources as well as human remains would not be significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: The Project's contribution to potential cumulative impacts to cultural resources, paleontological resources and human remains have been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measures CUL-1 through CUL-14 into the Project (Final EIR, page 4-7).

Phase 1

Archaeological Resources. A total of 98 archaeological sites and 4 isolated artifacts have been recorded within the Phase 1 portion of the Project area. Most of the prehistoric archaeological sites consist of low-density lithic scatters, with a relatively small number of temporary camps/seasonal residential locations. All of the isolated artifacts are prehistoric in origin and consist of isolated flaked stone artifacts. Historic period archaeological remains include refuse disposal sites, homestead sites and a cairn feature. Although a small portion of the Phase 1 area is located within the boundary of the proposed *Guapiabit*-Serrano Homeland Archaeological District, no cultural resources associated with the proposed district were identified in the Phase 1 portion of the Project area. Of these resources, 83 archaeological sites have been recommended as eligible for listing on the CRHR; 15 archaeological sites and 4 isolated artifacts were determined to be ineligible for listing on the CRHR. The buried site assessment of the Phase 1 area also suggests that portions of the Project site exhibit a moderate potential for containing unknown buried archaeological resources. Construction activities in the Phase 1 area would directly impact known archaeological resources and have the potential to impact unknown archaeological resources. As such, Phase 1 would result in potentially significant impacts to archaeological resources.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: The potential impacts to archaeological resources have been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measures CUL-2 through CUL-4 and CUL-6 through CUL-9 into the Project (Final EIR, page 3.5-38).

Mitigation Measures

Please refer to mitigation measures CUL-2 through CUL-4 and CUL-6 through CUL-9, above.

Paleontological Resources. There are no known paleontological resources within the Phase 1 area. However, the Middle Pleistocene very old alluvial fan deposits that characterize much of the Phase 1 area have been determined to have a high paleontological resource potential. Therefore, there is a potential for encountering unique paleontological resources during the ground-disturbing activities associated with Phase 1. Impacts to paleontological resources during construction would be potentially significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: The potential impacts to paleontological resources have been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measures CUL-10 through CUL-13 into the Project (Final EIR, page 3.5-38).

Mitigation Measures

Please refer to mitigation measures CUL-10 through CUL-13, above.

Human Remains. There are no known cemeteries documented within the Phase 1 area. However, human remains have been recovered from prehistoric archaeological sites within the larger Specific Plan area. Therefore, it may be concluded that there is a potential that ground-disturbing activities in the Phase 1 area may impact buried human remains. Impacts associated with the disturbance of human remains during the development of the Phase 1 area would be potentially significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: The potential impacts related to disturbance of human remains have been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measure CUL-14 into the Project (Final EIR, page 3.5-38).

Mitigation Measures

Please refer to mitigation measure CUL-14, above.

5.2.4 GEOLOGY AND SOILS

Specific Plan

Fault Rupture. There are no designated Alquist-Priolo Earthquake Fault Zones present within the Project site, with no associated impacts anticipated to result from implementation of the proposed Specific Plan. The Project Geotechnical Assessment indicated that an approximately 1,300-foot long segment of the Summit Valley Fault located in the southwestern portion of the site (Phase 7) is designated as "likely active," while no "other substantial evidence" is known that would indicate the potential occurrence of active faults or associated ground rupture hazards within the Project site. The Project Geotechnical Assessment also notes, "It is possible that other faults could be discovered during site grading." Based on the location of the presumed active Summit Valley Fault trace in the Phase 7 area, as well as the potential for other active faults to be present on site, fault rupture hazards related to implementation of the Specific Plan are considered a potentially significant impact.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: The potential impacts to structures due to fault rupture have been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measures GEO-1 and GEO-2 into the Project (Final EIR, page 3.7-19).

Mitigation Measures

GEO-1 Prior to approval of a TTM for Phase 7, the City shall verify that a habitable structure setback is identified along the approximately 1,300-foot long active trace of the Summit Valley Fault, as mapped in the Project Geotechnical Assessment (AGS 2014a). The noted setback shall extend 50 feet from the fault trace on each side (for a total setback width of 100 feet). The placement of habitable structures shall be precluded within the described 100-foot wide setback area.

GEO-2 Monitoring logs from a qualified geologist shall be submitted to the City upon completion of grading activities for each phase. If any currently unknown active fault traces are identified during site grading, construction or other activities, a habitable structure setback shall be implemented along the applicable portions of the fault, per recommendation by the Project geotechnical engineer. The noted setback(s) shall extend 50 feet from the fault trace on each side (for a total setback width of 100 feet), with the placement of habitable structures to be precluded within the described 100-foot wide setback area(s). The City shall confirm that these requirements have been met prior to issuance of certificates of occupancy for the subject phase.

Phase 1

Fault Rupture. There are no designated Alquist-Priolo Earthquake Fault Zones present within the Phase 1 area. While the Project Geotechnical Assessment indicated that no "other substantial evidence" is known that would indicate the potential occurrence of active faults or associated ground rupture hazards associated with Phase 1, it is possible that other faults could be discovered during site grading. Due to the potential for other active faults to be present on site, fault rupture hazards related to implementation of Phase 1 development would represent a potentially significant impact.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: The potential impacts to structures due fault rupture have been eliminated or substantially lessened to a level of less than significant by incorporation of EIR measure GEO-2 into the Project (Final EIR, page 3.7-19).

Mitigation Measure

Please refer to mitigation measure GEO-2, above.

5.2.5 HAZARDS AND HAZARDOUS MATERIALS

Specific Plan

Hazardous Materials. While Specific Plan implementation would likely require the removal and disposal of several small unauthorized trash deposits, these materials consist of municipal wastes, and are not anticipated to include commercial, industrial or potentially hazardous materials (with remedial efforts to consist of removal and disposal of these materials in an approved off-site location, such as a landfill). Additionally, while portions of the Specific Plan area have been used for agricultural purposes in the past, no associated impacts related to hazardous materials, such as the potential presence of chemical pesticide residues in soils, are anticipated. Implementation of the Specific Plan would require remediation of several potential hazardous materials issues, including the potential presence of ACMs and/or LBP at the "rock house" and abandoned fire station/telephone office sites, as well as the potential occurrence of PCBs in on-site power pole transformers. Based on required regulatory conformance, potential impacts associated with the temporary presence of hazardous materials on site during construction, potential to encounter currently unknown hazardous materials sites (considered low), as well as operation of Project land uses including the WWRP and uses such as service stations, automobile repair shops, dry cleaners and medical facilities would be reduced to below a level of significance. No current public health or safety concerns have been identified regarding the CSD discharge of secondary treated wastewater. Based on the suspected presence of the ACMs, LBP and PCBs and the related potential hazards from removal, handling and disposal efforts, however, hazardous materials impacts are considered potentially significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.**

2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: Potential impacts related to hazardous materials have been eliminated or substantially lessened to a level of less than significant through incorporation of mitigation measure HAZ-1 into the Project (Final EIR page 3.9-18).

Mitigation Measures

HAZ-1 Prior to implementing associated demolition operations, an evaluation of the potential occurrence of ACMs, LBP and/or PCBs shall be conducted for demolition/removal of pertinent on-site structures, including the abandoned fire station and telephone office, previously occupied structures in the "rock house" complex and applicable power pole transformers. Specifically, the following investigations shall be required:

- With respect to ACMs, a survey shall be performed prior to demolition to determine the presence or absence of ACMs at the applicable noted on-site structures proposed for demolition/removal. Suspect materials that will be disturbed by Project activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the California Labor Code, and who has taken and passed a USEPA-approved Building Inspector Course. Evidence of survey completion shall consist of a signed and stamped statement submitted to the City from the person certified to complete the facility survey, indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated ACMs are present, the statement shall describe the procedures that will be taken to remediate the hazard, including applicable regulations for demolition methods and dust suppression under MDAQMD Rule 403.2, and proper handling and disposal under CCR Title 22, Division 4.5. Verification that the specified procedures were followed shall be provided to the City.

- With respect to LBP, a survey shall be performed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence/absence of LBP at the applicable noted on-site structures proposed for demolition/removal. Evidence of survey completion shall consist of a signed and stamped statement submitted to the City from the person certified to complete the facility survey, indicating that the survey has been completed and that either regulated LBP is present or absent. If regulated LBP is present, all demolition/ removal of lead-containing materials shall comply with applicable regulations for demolition methods and dust suppression under MDAQMD Rule 403.2. Lead containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (CCR

Title 22, Division 4.5); and the State Lead Accreditation, Certification and Work Practice Requirements (CCR Title 17, Division 1, Chapter 8). Verification that the specified procedures were followed shall be provided to the City.

- For PCBs, a survey shall be conducted prior to demolition to determine the presence or absence of PCBs in applicable power pole transformers. These surveys shall be conducted by qualified/certified personnel, such as federal- and/or state-certified inspectors/assessors. Evidence of survey completion shall consist of a signed and stamped statement submitted to the City from the person certified to complete the facility survey, indicating that the survey has been completed and that either regulated PCBs are present or absent. If regulated PCBs are present, all related handling and disposal shall be conducted pursuant to applicable federal (e.g., 40 CFR Part 761), State (e.g., Title 22) and local (e.g., San Bernardino County Fire Department [SBCFD]) requirements. Verification that the specified procedures were followed shall be provided to the City.

5.2.6 NOISE

Specific Plan

Noise Levels in Excess of Established Standards along Project Roadways. Estimated noise levels would range from 66.5 to 72.7 CNEL at a distance of 50 feet from the centerline of the roadway for Rancho Las Flores Parkway; noise levels along Town Center Loop were estimated to be approximately 67.3 CNEL at a distance of 50 feet. A number of additional roads within the overall Specific Plan area may also have potential traffic noise impacts depending upon the number of lanes and speed limits for the roads. Residences built within the 65-CNEL contour distance would potentially exceed the City exterior noise standard, and residences within the 60-CNEL contour have the potential to exceed the 45-CNEL interior standard. These impacts are potentially significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project, which avoid or substantially lessen the significant environmental effects as identified in the EIR.**

2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: The potential impacts related to exterior and interior noise levels in excess of established standards have been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measures NOI-1 through NOI-3 and NOI-6 into the Project (Final EIR, page 3.13-36).

Mitigation Measures

NOI-1 **Site-Specific Interior Acoustic Analysis (Residential Development) – Specific Plan Area (including Phase 1).** Prior to the approval of building permits for residential development along Rancho Las Flores Parkway and all on-site four-lane

roads within the Specific Plan area (including Phase 1), a site-specific interior acoustic analysis shall be conducted using the Year 2036 Buildout Traffic volumes for all single- and multi-family residences proposed for development in areas where exterior sound levels are projected to exceed 60 CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below. Structural noise control may include the following features: dual-paned windows; windows with Sound Transmission Control (STC) ratings between STC 22 and STC 60; and walls with STC ratings between 34 and 60. If elevated exterior noise levels require that windows be in the closed position to provide interior noise control, building design shall include a forced air ventilation system to provide a habitable interior environment without reliance on an open window condition, as specified in the State Building Code and International Building Code. Exterior to interior noise analysis must be conducted by a qualified acoustical engineer to ensure that the enhanced building elements reduce interior noise levels to the 45 CNEL standard.

NOI-2 **Site-Specific Exterior Acoustic Analysis (Residential Development) – Phases 2 through 10.** Prior to the approval of building permits for residential development along Rancho Las Flores Parkway and all on-site four-lane roads with speed limits of 45 mph expected to have more than 5,000 average daily traffic (ADT; including Town Center Loop) or with speed limits of 35 mph expected to have more than 8,500 ADT for Phases 2 through 10 within the Specific Plan area, a site-specific exterior acoustic analysis shall be conducted using the Year 2036 Buildout Traffic volumes to identify single- and multi-family residences proposed for development in areas where exterior sound levels would exceed 65 CNEL. Noise levels at exterior residential outside use areas (private yards, patios, balconies) shall not exceed 65 CNEL. Should residential exterior use areas in Phases 2 through 10 be identified that would experience exceedances, barriers shall be installed (height and locations to be determined by further site-specific analysis) to reduce noise in the area to less than significant levels.

NOI-3 **Noise Barriers for Exterior Noise Level Reduction at NSLUs – Phase 1.** Prior to the approval for building permits for residential or park development along Rancho Las Flores Parkway, noise barriers shall be constructed that reduce exterior use area noise levels to City standards (below 65 CNEL). Noise barriers constructed at the locations shown in Figure 3.13-3, *Phase 1 Receiver and Noise Barrier Locations*, would reduce exterior noise levels to 65 CNEL. In some areas, a 5-foot noise wall (relative to final pad elevations) would be sufficient; in other areas, the wall will need to be 5.5 feet in height. The location of the walls, along with information related to the heights necessary for these walls, is presented in Figure 3.13-3.

NOI-6 **Site-Specific Acoustic Analysis (View Parks, Pocket Parks, Hospitals, Schools) – Phases 2 through 10.** Prior to the approval of plans for development of hospitals, schools, and passive parks (view and pocket parks) along Rancho Las Flores Parkway and all on-site four-lane roads for Phases 2 through 10 within the Specific Plan area, a site-specific exterior acoustic analysis shall be conducted to ensure that the noise levels for outdoor use areas (patios, picnic areas, playgrounds) would not exceed 65 CNEL. Should noise levels in excess of the 65 CNEL threshold be identified for

these uses, further analysis shall be conducted to determine appropriate noise reduction measures, such as noise barriers, that would reduce noise levels in these areas to below 65 CNEL.

Permanent Increase in Noise Levels Related to On-site Land Uses. Noise levels associated with ground-mounted heating, ventilation and air conditioning (HVAC) equipment in detached and attached single-family, multi-family and mixed use residential development; mechanical HVAC equipment located on the ground or on rooftops of commercial buildings; commercial land use activities such as truck deliveries and outdoor music; fire and sheriff station activities such as maintenance of vehicles and equipment, training activities and drills, use of speakers and two-way radios, and testing of sirens prior to the start of each shift; use of multi-purpose sports fields; school bells and loudspeaker announcements, as well as activities at playgrounds and athletic fields; wastewater treatment equipment; and water booster and sewer lift station pumps and generators have the potential to exceed noise standards. Impacts are considered significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project, which avoid or substantially lessen the significant environmental effects as identified in the EIR.**

2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: Potential impacts related to noise from operation of on-site land uses have been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measures NOI-4, NOI-5 and NOI-7 through NOI-9 into the Project (Final EIR page 3.13-36).

Mitigation Measures

NOI-4 **HVAC Condenser Noise Attenuation - Specific Plan Area (including Phase 1).** Prior to the issuance of Certificates of Occupancy for each development phase, attenuation of exterior HVAC noise to levels to 55 dBA L_{EQ} (for usable outdoor space) shall be ensured. For example, for single-family detached residential development with five-foot side yard setbacks or five-foot rear yard setbacks where an HVAC unit would be located within seven feet of a residential property, a five-foot-high noise control barrier located around HVAC equipment would reduce noise to acceptable levels at the property line and at the residential facade. Note that noise levels immediately adjacent to a barrier (in this case, at the property line) would be lower than noise levels slightly further from the barrier (in this case, at the building façade); however, the 5-foot-high proposed barrier would reduce noise to acceptable levels at both locations. Alternatively, a ground-mounted HVAC unit positioned more than 11 feet away from a residential receiver also would reduce noise to acceptable levels (54 dBA L_{EQ}).

For single-family attached, multi-family or mixed-use residential development, potential noise control measures to achieve the performance standard for outdoor usable space include, but are not limited to: noise control barriers around the HVAC

units and/or the outdoor usable space and/or providing adequate setbacks from other residential receivers.

Interior noise levels also must meet interior threshold of 45 dBA L_{EQ}. This could be ensured through the incorporation of noise control measures including, but not limited to, reducing exterior noise levels to 60 dBA L_{EQ} at residential façades through the measures above and/or including only inoperable windows (if any) on the side of the building facing the HVAC equipment.

NOI-5 **Site-Specific Acoustic Analysis (Commercial Development) – Phases 8 and 9.** Noise levels for commercial uses that are adjacent to noise sensitive land uses (NSLUs; such as residences, parks, hospitals and schools) shall not exceed 65 dBA L_{EQ} (7 a.m. to 10 p.m.) and 55 dBA L_{EQ} (10 p.m. to 7 a.m.). Should site-specific exterior analysis demonstrate that commercial development would generate noise levels in excess of thresholds at NSLUs, attenuation measures shall be incorporated into the design prior to the issuance of building permits to reduce noise to below significant levels. Attenuation could be achieved via site planning, design and construction of commercial, office and mixed-use structures. For example, planning for the commercial areas could include locating noise-generating areas such as loading docks, parking lots, trash enclosures and mechanical equipment (including HVAC) further away from adjacent NSLUs. After the incorporation of attenuation, further analysis shall be conducted to confirm that noise levels would be below 65 dBA L_{EQ} (7 a.m. to10 p.m.) and 55 dBA L_{EQ} (10 p.m. to 7 a.m.).

NOI-7 **Site-Specific Acoustic Analysis (Sports Parks, Neighborhood Parks, and School Athletic Fields) - Specific Plan Area (including Phase 1).** Noise levels generated from active uses or athletic fields at the proposed sports park, community park, neighborhood parks or schools shall not exceed the daytime one-hour 60 dBA L_{EQ} (55 dBA L_{EQ} nighttime) threshold. Site design measures to reduce noise levels may include, but are not necessarily limited to, siting of structures or buildings to provide setbacks between active areas and adjacent noise sensitive uses, controls on amplification levels and/or construction of a wall to provide noise attenuation. Final noise control measures (including wall heights and design, if applicable) necessary to achieve the applicable exterior noise standard shall be determined by a site-specific acoustic analysis conducted by a qualified acoustical engineer prior to the approval of the plans for the facility.

NOI-8 **Site-Specific Acoustic Analysis (WWRP) – Phase 1.** Prior to the approval of building permits for development of the WWRP facility, a site-specific acoustic analysis shall be conducted by a qualified acoustical engineer to ensure that exterior noise levels generated from all stationary equipment combined (including diesel generators) would not exceed the one-hour exterior noise level of 55 dBA L_{EQ} at the property line (i.e., the City nighttime threshold). Stationary equipment and diesel generator noise may be controlled by site design methods such as the following:

- Providing a tall exterior enclosure wall and gate to control off-site noise impacts for all process area equipment;

- Enclosing the control, operations and dewatering equipment inside a noise control structure, or specific design enclosures;
- Enclosing the diesel generator within a custom designed noise control structure (such as a steel enclosure); and/or
- Placing the diesel generator within a building that includes noise control features.

Final noise control measures (including wall heights and design, if applicable) necessary to achieve the applicable exterior noise standard shall be incorporated into building plans prior to City approval of the plans for the WWRP facility.

NOI-9 **Site-Specific Acoustic Analysis (Lift Stations and Water Booster Stations) – Specific Plan Area (including Phase 1).** Prior to the approval of building permits for development of the Project lift and booster stations, and once specific details are known about the types of pumps and backup generators being used for these facilities, further acoustic analysis shall be conducted to ensure that exterior noise levels generated from all stationary equipment combined (including the pumps and the diesel generators) do not exceed the one-hour exterior noise level of 55 dBA L_{EQ} at the property line.

As some of the stations are proposed in close proximity to residential uses (one lift station is as close as 16 feet from a residential property line in Phase 1), it is possible that this further analysis will demonstrate noise levels in excess of thresholds. If exceedances are found, stationary equipment and diesel generator noise may be controlled by enclosing the pump and diesel generator within a custom designed noise control structure (such as a steel enclosure) and/or placing the diesel generator within a CMU building that includes noise control features.

Phase 1

Noise Levels in Excess of Established Standards along Project Roadways. Of the 53 modeled receiver locations, 21 modeled receiver locations located along Rancho Las Flores Parkway are expected to exhibit exterior noise levels in excess of the 65-CNEL City standard. No exterior noise impacts are expected along Town Center Loop or other Phase 1 roadways. Residences within the 60-CNEL contour have the potential to exceed the 45-CNEL interior standard. These impacts are potentially significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project, which avoid or substantially lessen the significant environmental effects as identified in the EIR.**
2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: The potential impacts related to exterior and interior noise levels in excess of established standards have been eliminated or substantially lessened to a

level of less than significant by incorporation of mitigation measures NOI-1 and NOI-3 into the Project (Final EIR, page 3.13-36).

Mitigation Measures

Please refer to mitigation measures NOI-1 and NOI-3, above.

Permanent Increase in Noise Levels Related to On-site Land Uses. Phase1 is planned to include residential development, community and neighborhood parks, an elementary school, the WWRP, three sewer lift stations and potentially a fire station. For reasons similar to those described above for the Specific Plan, impacts from these uses would be potentially significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project, which avoid or substantially lessen the significant environmental effects as identified in the EIR.**

2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: Potential impacts related to noise from operation of on-site land uses have been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measures NOI-4 and NOI-7 through NOI-9 into the Project (Final EIR page 3.13-36).

Mitigation Measures

Please refer to mitigation measures NOI-4 and NOI-7 through NOI-9, above.

5.2.7 PUBLIC SERVICES

Specific Plan

Result in the Need for New or Physically Altered Governmental Facilities. The Project would not result in a significant deterioration in police response times or substantially affect existing police services, nor would it result in significant environmental effects relative to the need for new or altered police services. As the environmental impacts of constructing new school and library facilities have been incorporated into assessment of construction and operational effects of the entire Project, the Specific Plan would not have an adverse physical effect on the environment associated with the development of proposed school facilities, beyond those disclosed in the EIR. Development of the proposed Specific Plan would increase the demand for fire services, requiring the construction of additional fire stations to serve the community. A minimum of two new fire stations would need to be provided within the Specific Plan area, and a third fire station would be required near Ranchero Road, either at the planned Station 306 outside of the Specific Plan area near the northern edge of the Project site or a station within the northernmost portion of the Project. Because a determination has not yet been made by the City and the San Bernardino Fire Department regarding the selection of fire station locations analyzed for the Tapestry Project, fire service impacts are identified as potentially significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project, which avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: Potential impacts related to the need for additional fire stations have been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measure PUB-1 into the Project (Final EIR page 3.15-20).

Mitigation Measures

PUB-1 **Provision of Specific Plan Fire Stations.** Prior to issuance of Certificates of Occupancy for each development phase, the applicant shall demonstrate to the satisfaction of the City Fire Chief that fire service facilities existing at that time are adequate to enable the fire protection servers to achieve the City's response time goal of six minutes for the subject development phase and existing development.

Cumulative Impacts. As discussed in Section 4.3.15, *Public Services*, of the Tapestry EIR, the General Plan EIR concludes that cumulative development in the City would increase the demand for fire, police, school and library services by increasing the population in the area. The Project and other development projects within the City and SOI would be required to pay fees toward the development of new public safety facilities and demonstrate their compliance with the City's service goals. In addition, the Project would be required to provide fire stations. Therefore, cumulative impacts to public services would not be cumulatively significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project, which avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: Potential cumulative impacts related to the need for additional fire stations have been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measure PUB-1 into the Project (Final EIR page 4-15).

Mitigation Measures

Please refer to mitigation measure PUB-1, above.

Phase 1

Result in the Need for New or Physically Altered Governmental Facilities. Development of Phase 1 of the Specific Plan would increase the demand for fire services. A new station, either

on site or north of the site, as described for the Specific Plan, would be required to serve the Phase 1 residents. Because a determination has not yet been made regarding the fire station locations, fire service impacts are identified as potentially significant. Impacts related to other governmental facilities would be less than significant for similar reasons as described above for the Specific Plan.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project, which avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **The effects identified in the EIR have been determined not to be significant.**

Facts in Support of Findings: Potential impacts related to the need for an additional fire station have been eliminated or substantially lessened to a level of less than significant by incorporation of mitigation measure PUB-1 into the Project (Final EIR page 3.15-20).

Mitigation Measures

Please refer to mitigation measure PUB-1, above.

5.2.8 TRANSPORTATION AND TRAFFIC

Phase 1

Intersection Delays. As discussed in Section 3.17, *Transportation and Traffic*, of the EIR, the addition of the Phase 1 traffic to the peak hour turning movement volumes under the Existing Plus Project and Opening Year (2018) Without Project Development scenarios would result in several study intersections operating at an unacceptable level of service (LOS). Significant impacts to LOS were identified for Opening Year (2018) with Phase 1 Development for five intersections, which would experience a measurable increase in delays due to the addition of substantial peak hour traffic volumes to the through movements on Ranchero Road.

Potential direct impacts to the intersections of Maple, 7th, Danbury, Farmdale and Oxford Avenues with Ranchero Road would be reduced to a level of less than significant through incorporation of Phase 1 mitigation measure TRA-1, which requires that intersection improvements be implemented prior to the issuance of Certificates of Occupancy for the Phase 1 development (opening year), currently anticipated to be 2018 (Final EIR, page 3.17-36). Implementation of mitigation measure TRA-1 would result in acceptable LOS during the AM and PM peak periods at the impacted intersections, and would reduce related impacts from implementation of Phase 1 to below a level of significance.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. The effects identified in the EIR have been determined not to be significant.

Facts in Support of Findings: The improvements required in association with Phase 1 (mitigation measure TRA-1) would result in an acceptable LOS during the AM and PM peak periods at the associated intersections, and would reduce all related impacts from implementation of Phase 1 development to below a level of significance (Final EIR page 3.17-37).

Mitigation Measures

TRA-1: Phase 1 Intersection Improvements

The following intersection improvements shall be implemented prior to the issuance of Certificates of Occupancy for the Phase 1 development (opening year), currently anticipated to be 2018:

- 16. Maple Avenue and Ranchero Road – Add a traffic signal, and construct left-turn pockets on the eastbound and westbound approaches.
- 17. 7th Avenue and Ranchero Road – Add a traffic signal.
- 19. Danbury Avenue and Ranchero Road – Add a traffic signal, and convert the existing east- and westbound right-turn lanes to through lanes.
- 36. Farmdale Avenue and Ranchero Road – Add a traffic signal, and construct additional through lanes on the east- and westbound approaches, if approved by the City Engineer. Alternatively, this intersection may be removed if determined necessary by the City Engineer.
- 37. Oxford Avenue and Ranchero Road – Add a traffic signal, and construct additional through lanes on the east- and westbound approaches. Alternatively, the configuration of school circulation and/or Oxford Avenue may be revised (potentially including removal of this intersection) in a fashion that achieves acceptable levels of service, through consultation between the City and Hesperia Unified School District. Agreed-upon improvements shall be implemented to the satisfaction of the City Engineer.

5.3 ENVIRONMENTAL EFFECTS WHICH REMAIN SIGNIFICANT AND UNAVOIDABLE AFTER MITIGATION AND FINDINGS

The purpose of this section is to present the Findings and Facts in the Support of Findings relative to those Project impacts that cannot be reduced to a level considered less than significant with the incorporation of mitigation measures into the Project.

The City of Hesperia, having reviewed and considered the information contained in the Final EIR, Technical Appendices and the administrative record, finds, pursuant to California Public Resources Code 21081 and State CEQA Guidelines 15091, that:

- Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the EIR.

- Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can or should be adopted by such other agency.

- Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Therefore, the Project would cause significant and unavoidable impacts for the following categories. Impacts associated with the Specific Plan and Phase 1 are summarized. Cumulative impacts associated with Phase 1 would represent a subset of the cumulative impacts addressed for the Specific Plan as a whole; therefore, cumulative impacts associated with Phase 1 are not discussed separately. The City must adopt a Statement of Overriding Considerations as a condition of Project approval and identify overriding economic, legal, social, technological or other benefits of the Project that outweigh the significant effects of the Project (refer to Section 7.0 of this document).

- **Aesthetics**
  - Have a substantial adverse effect on a scenic vista (Specific Plan only)
  - Substantially damage scenic resources within a State Scenic Highway (Specific Plan only)
  - Substantially degrade existing visual character and quality
  - Create a new source of substantial light or glare (Specific Plan only)

- **Air Quality**
  - Conflict with or obstruct implementation of Air Quality Management Plans
  - Cause or contribute to the potential for air quality standard violation
  - Cumulatively considerable net increase of any criteria pollutant (cumulative regional impacts)

- **Cultural and Paleontological Resources**
  - Cause a substantial adverse change in the significance of a historical resource

- **Land Use and Planning**
  - Conflict with applicable land use plans, policies or ordinances

- **Noise**
  - Permanently increase in noise levels at off-site land uses
  - Result in a cumulatively considerable contribution to a cumulatively significant impact

- **Population and Housing**
  - Induce substantial population growth
  - Result in a cumulatively considerable contribution to a cumulatively significant impact

- **Transportation and Traffic**
  - Result in unacceptable delay at an intersection or contribute measurable delay to an intersection already operating at unacceptable levels (Specific Plan only)
  - Result in a cumulatively considerable contribution to a cumulatively significant impact

5.3.1 AESTHETICS

Specific Plan

Scenic Vistas. As discussed in Section 3.1, *Aesthetics*, approximately 3,533 acres, or 38 percent, of open space would be preserved on site. Many of the scenic features throughout the Project site, including the water courses, bluffs, canyons, pastures, Serrano Heritage Preserve and conservation easement, would remain in their present undeveloped state, which would maintain the scenic quality of new public views from within the Project site. Moreover, views of the mountains and other undeveloped areas that extend beyond the Specific Plan boundary would be maintained. The Project would, however, introduce built elements into scenic views that are currently almost entirely undeveloped and would obstruct existing views of currently undeveloped land and scenic areas beyond the Project site. These impacts are considered significant. There are no feasible mitigation measures that would reduce the Project's impacts to scenic vistas to a less than significant level. Therefore, impacts to scenic vistas would be significant and unavoidable.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.**

3. **Impacts to scenic vistas from implementation of the Project have been reduced to the extent feasible. However, the impacts would constitute a significant and unavoidable impact.**

Facts in Support of Findings: The Specific Plan has been designed to include a number of elements that would avoid or reduce adverse effects to visual resources, to the extent feasible. Design features such as preservation of open space, extensive landscaping, building setbacks and architectural details all would help to reduce the visual impacts from implementation of the Project. There are no additional measures that would be feasible to mitigate the loss of open space and unavoidable alteration in visual character and quality of the Specific Plan area (Final EIR, page 3.1-49).

Scenic Resources Within a State Scenic Highway. SR 138 and SR 173 are Eligible State Scenic Highways from which scenic resources within the Specific Plan area are visible. The historical resources present on the site are generally not considered to be scenic in and of

themselves and do not add to the scenic qualities of the Tapestry property. There are, however, several vegetation communities within the Specific Plan area that include trees that would be considered valuable scenic resources, including juniper woodland, interior live oak woodland and Joshua tree habitats, as well as alkali meadows. Despite design considerations to minimize impacts, the Project would negatively affect the quality of the existing on-site natural resources by introducing built elements and graded slopes into currently undeveloped, scenic areas within the viewsheds of two scenic highways. These impacts are considered significant. There are no feasible mitigation measures that would reduce the Project's impacts to scenic resources within Eligible State Scenic Highways to a less than significant level. Therefore, these impacts would be significant and unavoidable.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.**

3. **Impacts to scenic resources within a State Scenic Highway from implementation of the Project have been reduced to the extent feasible. However, the impacts would constitute a significant and unavoidable impact.**

Facts in Support of Findings: The Specific Plan has been designed to include a number of elements that would avoid or reduce adverse effects to scenic resources within Eligible State Scenic Highways, to the extent feasible. Design features such as preservation of open space, extensive landscaping, building setbacks, and architectural details all would help to reduce the visual impacts from implementation of the Project. There are no additional measures that would be feasible to mitigate the loss of open space and unavoidable alteration in visual character and quality of the State Scenic Highway (Final EIR, page 3.1-49).

Visual Character and Quality. Construction activities would disrupt the existing visual character of the Project site during the approximately 30-year build-out period, reducing the overall intactness and vividness of the site. Project construction would reduce the existing high level of unity of the site as well, because the contrasting elements would disrupt the existing on-site visual patterns. Visual effects during the Project construction period related to grading and ongoing development would be substantial until buildout occurs and all vegetation is installed. Installation of landscaping and hardscaping as part of each construction phase would help lessen adverse visual effects of grading activities and building construction, but would still alter the visual character and quality of the site from existing conditions. While temporary in nature and addressed through Project design over the long term, the time frame of construction-period visual impacts and their effect on overall visual character and quality would result in a significant impact. Over the long term, the Project would cluster diverse residential, commercial, public-institutional and recreational uses into three villages, allowing for the preservation of resource areas and open space. Although approximately 38 percent of the Project site would be preserved as open space, the introduction of built elements to the currently undeveloped site would create incompatible

visual patterns in terms of dominance and scale of the structures, and an increased diversity and reduced continuity of visual elements. These impacts are considered significant. There are no feasible mitigation measures that would reduce the Project's impacts to visual character and quality to a less than significant level. Therefore, these impacts would be significant and unavoidable.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.**

3. **Impacts to visual character and quality from implementation of the Project have been reduced to the extent feasible. However, the impacts would constitute a significant and unavoidable impact.**

Facts in Support of Findings: The Specific Plan has been designed to include a number of elements that would avoid or reduce adverse effects to visual character and quality, to the extent feasible. Design features such as preservation of open space, extensive landscaping, building setbacks and architectural details all would help to reduce the visual impacts from implementation of the Project. There are no additional measures that would be feasible to mitigate the loss of open space and unavoidable alteration in visual character and quality (Final EIR, page 3.1-49).

Light and Glare. Potential impacts related to glare would be less than significant due to the types of uses proposed and design guidelines incorporated into the Specific Plan. No sources of existing night lighting are present within the Specific Plan area, due to its open and primarily undeveloped setting, although lighting associated with existing residential uses and roadways exists off site. Development of the Specific Plan would introduce lighting sources into the area for safety and aesthetic reasons. The new sources of light within the Specific Plan area would contrast with existing on-site conditions and change the appearance of the nighttime sky over the long term with each phase of development. The Project also has the potential to result in light trespass and/or pollution effects to the neighboring areas in the vicinity. Lighting during construction and operation of the Project would comply with Municipal Code requirements as well as measures incorporated into the Specific Plan to limit potential adverse lighting impacts. The introduction of a substantial new source of light that would adversely affect nighttime views is considered a potentially significant impact. There are no feasible mitigation measures that would reduce the Project's impacts to lighting to a less than significant level. Therefore, these impacts would be significant and unavoidable.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.**

3. **Impacts to night lighting from implementation of the Project have been reduced to the extent feasible. However, the impacts would constitute a significant and unavoidable impact.**

   Facts in Support of Findings: The Specific Plan includes design guidelines that would avoid or reduce adverse effects to night lighting, to the extent feasible. Consistent with the Municipal Code, exterior lighting should be positioned and screened so that no direct light extends into neighboring properties, public right-of-way or skyward. In compliance with the City's lighting standards and the Municipal Code, where night lighting is necessary for both construction and operation of the Project, it would be of the lowest illumination possible while still ensuring safety and security of the site, and would be shielded and directed away from neighboring properties, roadways, and adjacent open space. Outdoor lighting would be energy-efficient (reducing energy consumption by 20 percent) and incorporate automatic timers to turn outdoor lights off during hours when they are not needed. On-site light fixtures exceeding 20 feet in height would be full cut-off type fixtures for glare control. Adjacent to open space areas and around the perimeter of commercial parking areas, cut-off fixtures would use low-sodium lighting and incorporate mounting arms with the capability for tilt adjustment. These arms would be tilted downward and would direct light to shine away from adjacent open space and neighboring properties. Wash lighting and accent uplighting would be restricted to the entries, and would be directed toward the Project and away from the roadways. Within parks with sporting facilities, enhanced and focused lighting would be used for ball fields, soccer fields and other activity areas such as community centers and restrooms. The maximum height of pole-mounted lighting in park and recreational areas would be 100 feet. Lighting would be considered on a case-by-case basis, according to the Specific Plan guidelines. Lighting for the Sports Park (Phase 6) would be set back a minimum of 200 feet from the edge of open space, including the conservation easement. Sports Park lighting would also be directed downward and away from the conservation easement and open space, and it would be turned off at night when the Sports Park is closed. There are no additional measures that would be feasible to mitigate the loss of open space and unavoidable alteration in visual character and quality (Final EIR, page 3.1-49).

Phase 1

Visual Character and Quality. Construction activities would disrupt the existing visual character of Phase 1 during the approximately three-year build-out period. Temporary visual effects during the Project construction period related to grading and development of Phase 1 would be substantial until buildout occurs and all vegetation is installed. As summarized above

for the Specific Plan, the introduction of built elements to the currently undeveloped site would contrast with the existing visual character of the site. These impacts are considered significant. There are no feasible mitigation measures that would reduce the Phase 1 impacts to visual character and quality to a less than significant level. Therefore, these impacts would be significant and unavoidable.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.**

3. **Impacts to visual character and quality from implementation of the Project have been reduced to the extent feasible. However, the impacts would constitute a significant and unavoidable impact.**

Facts in Support of Findings: The Specific Plan has been designed to include a number of elements that would avoid or reduce adverse effects to visual character and quality, to the extent feasible. Design features such as preservation of open space, extensive landscaping, building setbacks, and architectural details all would help to reduce the visual impacts from implementation of Phase 1. There are no additional measures that would be feasible to mitigate the loss of open space and unavoidable alteration in visual character and quality (Final EIR, page 3.1-49).

5.3.2 AIR QUALITY

Specific Plan

Conflict With or Obstruct Implementation of Air Quality Management Plans. As discussed in Section 3.3, *Air Quality*, of the EIR, the Project would result in an increase of 15,495 residents over the previously projected population of 41,074, based on the 1990 Rancho Las Flores Specific Plan. When comparing the difference in population upon build-out of the City according to the current 2012 Southern California Association of Governments' (SCAG) RTP and the build-out including the proposed Tapestry Specific Plan in place of the previously approved 1990 Rancho Las Flores Specific Plan, the development of the Project is anticipated to contribute to an approximately 10 percent increase in population for the City overall. Because it would result in increases in population and residential dwellings compared to the assumptions in the 2008 Ozone Attainment Plan (OAP), Project impacts related to consistency with the applicable air quality management plans (the OAP and PM_{10} Attainment Plan) would be significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.**

3. **Impacts related to conflict with an air quality management plan from implementation of the Project have been reduced to the extent feasible. However, the impacts would constitute a significant and unavoidable impact.**

Facts in Support of Findings: The Specific Plan includes a mix of uses as well as a number of design features that would reduce air pollutant emissions, such as traffic calming measures, transit stations and renewable energy systems. The traffic analysis estimates that up to 25 percent of vehicle trips generated by the proposed land uses would remain within the Specific Plan area, rather than going off site. Further, although the currently proposed Tapestry Specific Plan is more intensive than the original Rancho Las Flores Specific Plan in terms of units constructed, the amount of grading necessary for construction was reduced by approximately 15 to 20 percent, which would reduce emissions of particulate matter (less than or equal to 10 microns [PM_{10}] and 2.5 microns [$PM_{2.5}$]) compared to the previous plan. Implementation of mitigation measures AIR-1 through AIR-5 (addressed below) also would reduce resulting air quality impacts. Upon approval of the Specific Plan, the City would provide a revised housing forecast to SANBAG to ensure that any revisions to the population and housing projections used in updating the OAP would accurately reflect anticipated growth due to the Specific Plan. However, until the anticipated growth is included in the emission estimates of the OAP and PM_{10} Attainment Plan (which would address air quality impacts on a regional level) impacts would remain significant and unavoidable. No additional mitigation is available to reduce the identified impact with regard to the proposed increase in population (Final EIR, page 3.3-31).

Potential for Air Quality Standard Violation. Specific Plan construction would exceed the daily thresholds for volatile organic compounds (VOC), oxides of nitrogen (NO_X), carbon monoxide (CO) and PM_{10}, as well as annual thresholds for NO_X and CO. These emissions would result in a significant impact. Construction emissions of the remaining criteria pollutants would be below the thresholds and, therefore, less than significant.

Operational emissions of VOC, NO_X, CO, PM_{10} and $PM_{2.5}$ would exceed the daily and annual MDAQMD thresholds. The primary emission source for all pollutants, with the exception of VOCs, would be from mobile (vehicular) sources. VOC emissions during operation result from annual re-painting of 10 percent of the structures per year throughout the lifetime of the Specific Plan. Operation of the Specific Plan would result in a significant impact relative to these pollutants. Operational emissions of SO_2 would not exceed thresholds and would therefore be less than significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.**

3. **Impacts associated with air pollutant emissions from implementation of the Tapestry Project have been reduced to the extent feasible. However, after implementation of mitigation measures contained in the EIR, the impacts would constitute a significant and unavoidable impact.**

Facts in Support of Findings: The implementation of mitigation measures AIR-1 through AIR-5, along with the requirement to comply with MDAQMD Rule 403 regarding the emission of fugitive dust would reduce air pollutant emissions from construction, to the extent feasible. However, even with the incorporation of these measures, construction emissions would remain above the MDAQMD's significance thresholds. Other measures, such as limiting the number of construction equipment that would be operating on the site at any given time, would potentially reduce pollutant emissions further; however, this approach would delay the Specific Plan buildout from the current schedule by a minimum of 50 years in order to meet annual MDAQMD standards, which would not be feasible. Therefore, impacts would remain significant and unavoidable.

The Project design features listed in Chapter 2 of the EIR and mitigation measures AIR-1 through AIR-5 would help to reduce the levels of criteria pollutants during operation of the Specific Plan, including Phase 1, to the extent feasible. However, even with the incorporation of these measures, emissions of criteria pollutants during operation would remain above the MDAQMD thresholds. No other feasible measures are available for the Project. Therefore, operational impacts would remain significant and unavoidable (Final EIR, pages 3.3-31 and 3.3-32).

Mitigation Measures

In addition to the standard dust and emission control measures during grading operations, the following mitigation measures are required to minimize emissions of PM_{10}:

AIR-1 Prior to issuance of any Grading Permit, the Community Development Director and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that:

- A "trackout" gravel bed shall be installed at every access point used during construction or at every location off-road equipment transitions to paved surfaces. The gravel bed shall be 25 feet long and the width of the access point/roadway.

- Chemical stabilizers shall be applied annually to all unpaved storage/maintenance yards, parking areas, and unpaved roads.

- Vehicle speeds shall be limited to 15 mph or less and shall be randomly verified by radar enforcement.

The following mitigation measures would reduce criteria pollutant emissions during Phase 1 and Specific Plan operation:

AIR-2 Prior to issuance of each building permit, the Project proponent and its contractors shall provide plans and specifications to the City Building Department demonstrating that pre-wiring for conductive/inductive electric vehicle (EV) charging infrastructure shall be installed for all residence garages, as the use of EVs would reduce emissions of all criteria pollutants (NO_X, VOC, CO, sulfur dioxide [SO_2], PM_{10} and $PM_{2.5}$). A minimum of two electric vehicle charging stations shall be provided per commercial land use. Signage prohibiting parking for non-electric vehicles in the designated parking spaces shall be installed. Proof of compliance shall be provided to the City Building Department prior to the issuance of certificates of occupancy.

AIR-3 Prior to issuance of each building permit, the Project proponent and its contractors shall provide plans and specifications to the City Building Department demonstrating that installation of a gas outlet in the rear of residential buildings shall be required for the use of outdoor cooking appliances, such as gas burning barbeques; using gas barbeques instead of charcoal barbeques would reduce NO_X, CO and PM_{10} emissions. Proof of compliance shall be provided to the City Building Department prior to the issuance of certificates of occupancy.

AIR-4 Prior to issuance of each building permit, the Project proponent and its contractors shall provide plans and specifications to the City Building Department demonstrating that installation of low-NO_X hot water heaters shall be required for residential uses to reduce NO_X emissions. Proof of compliance shall be provided to the City Building Department prior to the issuance of certificates of occupancy.

AIR-5 Future HOAs shall provide educational material (such as a display case, kiosk or brochures) that provides information regarding the use of low-VOC paints and consumer products to individual homeowners and/or in a prominent area accessible to residents and employees.

Cumulatively Considerable Net Increase of any Criteria Pollutant (Cumulative Regional Impacts). As discussed in Section 4.3.3, *Air Quality*, of the EIR, the Mojave Desert Air Basin (MDAB), where the General Plan and Specific Plan are located, is designated as a federal and/or state non-attainment area for ozone, PM_{10} and $PM_{2.5}$. The General Plan EIR concluded that implementation of the General Plan would result in a cumulatively considerable net increase of criteria pollutants for which the region is in non-attainment, would not be consistent with the applicable AQMP, and may result in ozone concentrations that could result in adverse health effects. Although mitigation measures to reduce emissions were identified, the EIR concluded that those measures would not reduce cumulative impacts to below a level of significance. As described above, criteria pollutant emissions for construction and operation of the overall Specific Plan are estimated to exceed the MDAQMD's emission significance thresholds. Increases in emissions of these criteria pollutants beyond the MDAQMD emission significance thresholds resulting from the Specific Plan would result in a cumulatively considerable impact

on air quality. Note that although the Specific Plan would result in daily operational emissions of CO that would exceed the MDAQMD's significance threshold for CO, the MDAB is currently in attainment of the federal and state CO standards and impacts related to CO emissions would be less than cumulatively considerable. Consistent with the conclusion of the General Plan EIR, cumulative impacts to air quality would be significant and unavoidable even after Project mitigation is implemented. The Project's contribution to this impact would be cumulatively considerable.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or Project alternatives identified in the Final EIR.**

3. **Impacts associated with cumulative criteria pollutants and have been reduced to the extent feasible. However, after implementation of the mitigation measures contained in the EIR, the impacts would constitute a significant and unavoidable impact.**

Facts in Support of Findings: The implementation of mitigation measures AIR-1 through AIR-5, along with Project design features and the requirement to comply with MDAQMD Rule 403 regarding the emission of fugitive dust would reduce air pollutant emissions from construction and operation, to the extent feasible. However, even with the incorporation of these measures, emission of criteria pollutants would remain above the MDAQMD thresholds. No other feasible measures are available for the Project. Therefore, operational impacts would remain significant and unavoidable, consistent with the conclusions of the General Plan EIR (Final EIR, page 4-5).

Phase 1

Conflict With or Obstruct Implementation of Air Quality Management Plans. Phase 1 is a single component of the overall Tapestry Specific Plan. Population projections for Phase 1 at the regional level are therefore taken into account as part of the overall Specific Plan. As discussed above for the overall Specific Plan, impacts with regard to consistency with the applicable air quality management plans (the OAP and PM_{10} Attainment Plan) relative to Phase 1 would also be significant.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.**

3. **Impacts related to conflict with an air quality management plan from implementation of the Project have been reduced to the extent feasible. However, the impacts would constitute a significant and unavoidable impact.**

Facts in Support of Findings: As described above for the Specific Plan, the Project includes a mix of uses as well as a number of design features. Implementation of mitigation measures AIR-1 through AIR-5 also would reduce resulting air quality impacts. Upon approval of the Specific Plan, the City would provide a revised housing forecast to SANBAG to ensure that any revisions to the population and housing projections used in updating the OAP would accurately reflect anticipated growth due to the Specific Plan. However, until the anticipated growth is included in the emission estimates of the OAP and PM_{10} Attainment Plan (which would address air quality impacts on a regional level) impacts would remain significant and unavoidable. No additional mitigation is available to reduce the identified impact with regard to the proposed increase in population (Final EIR, page 3.3-31).

Potential for Air Quality Standard Violation. Phase 1 construction would exceed the daily and annual thresholds for NO_X in 2015 and 2016 and daily threshold for CO in 2015 and 2016. The remaining criteria pollutants would be below the thresholds and, therefore, less than significant during construction. Operational emissions of SO_2 and $PM_{2.5}$ would not exceed allowable limits, but VOC, NO_X, CO and PM_{10} levels would exceed the daily and annual thresholds. Therefore, operation of Phase 1 of the Specific Plan would result in a significant impact on air quality.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.**

3. **Impacts associated with air pollutant emissions from implementation of the Tapestry Project have been reduced to the extent feasible. However, after implementation of mitigation measures contained in the EIR, the impacts would constitute a significant and unavoidable impact.**

Facts in Support of Findings: The implementation of mitigation measures AIR-1 through AIR-5, along with the requirement to comply with MDAQMD Rule 403 regarding the emission of fugitive dust, would reduce air pollutant emissions from construction, to the extent feasible. However, even with the incorporation of these measures, construction emissions would remain above the MDAQMD's significance thresholds. Therefore, impacts would remain significant and unavoidable.

The Project design features listed in Chapter 2 of the EIR and mitigation measures AIR-1 through AIR-5 would help to reduce the levels of criteria pollutants during operation of the Specific Plan, including Phase 1, to the extent feasible. However, even with the incorporation of these measures, emissions of criteria pollutants during operation would

remain above the MDAQMD thresholds. No other feasible measures are available for the Project. Therefore, operational impacts would remain significant and unavoidable (Final EIR, pages 3.3-31 and 3.3-32).

Mitigation Measures

Please refer to mitigation measures AIR-1 through AIR-5, above.

5.3.3 CULTURAL RESOURCES

Specific Plan

Historical Resources. A total of 10 historical built-environment cultural resources have been identified within the Specific Plan area. Two of these known historical resources, the California Aqueduct and the Control-San Bernardino 140-kilovolt (kV) Tower Line, have been determined to be eligible for listing on the CRHR. Two other historical resources, which include an unnamed road (CA-SBR-17097H) and the water control feature (CA-SBR-12661H), have both been recommended as not eligible for listing on the CRHR. The CRHR eligibility status of the remaining six historical resources is not known. However, there is a potential for some of these historical resources to meet the criteria for listing on the CRHR. There is also the potential for unknown historical resources to be present within the Specific Plan area. Based on the inventories previously conducted on the site, it is reasonable to conclude that the development of the Specific Plan area may include impacts to known and unknown historical resources, or may include development near a historical resource that may diminish the integrity of the resource's setting so as to cause a potentially significant impact to the historical resource. This possibility represents a potentially significant impact.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or Project alternatives identified in the Final EIR.**

3. **Potential impacts to historical resources from implementation of the Tapestry Project have been reduced to the extent feasible. However, after implementation of mitigation measures contained in the EIR, the impacts would constitute a significant and unavoidable impact.**

   Facts in Support of Findings: Development in the Specific Plan Area could result in significant impacts to known and unknown historical resources. Implementation of mitigation measures CUL-1 through CUL-5 would avoid or substantially reduce such impacts. However, as defined in the CCR Title 14 Section 15126.4 (b)(2), in some circumstances, documentation of a historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the

environment would occur. As a result, demolition of a significant historical resource within the Specific Plan area may result in a significant and unavoidable impact (Final EIR, page 3.5-38).

Mitigation Measures

Please refer to mitigation measures CUL-1 through CUL-4, above.

CUL-5 **Treatment of Significant Historical Resources.** Historical resources that are found to be ineligible for listing on the CRHR shall not require mitigation. However, for those historical resources that are determined by the City to be eligible for the CRHR, the City shall determine through its normal project-specific environmental review (Initial Study) process for future, discretionary, public improvement and private development projects beyond Phase 1 whether the action may cause a "substantial adverse change" to the resource. If standing structures would be moved or destroyed, potential subsurface impacts and the presence/absence of below-ground features, such as buried foundations and filled-in privies and wells, shall be evaluated and addressed. The adverse impacts to the resource must be avoided, or such impacts must be mitigated.

Mitigation of impacts to significant historical resources shall include the development and implementation of a Historical Resources Treatment Plan for significant buildings, structures or objects prior to the issuance of grading or building permits for the applicable project. This Plan shall be submitted to the City for review and approval prior to its implementation. As part of the Plan, a qualified cultural resource management professional shall thoroughly document the historical resource and associated landscaping and setting to the standards of the Historic American Building Survey (HABS) or Historic American Engineering Record (HAER). As defined in the CCR Title 4(3) Section 15126.4 (b)(2), in some circumstances, documentation of a historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur.

In these cases, the Plan shall also evaluate the feasibility of retaining significant buildings or structures in the area of the TTM in original locations and rehabilitating them according to the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings (Weeks and Grimmer 1995).

For any future discretionary action that would result in the demolition of an identified historic resource, or otherwise cause the significance of the resource to be "materially impaired," the City shall determine through its normal project-specific environmental review (Initial Study) process that the resulting potential for a significant impact is unavoidable, thereby requiring a project-specific EIR (State CEQA Guidelines Section 15064.5[a] and [b]). In these instances, the City shall use information provided by a qualified architectural historian to formulate a mitigation plan to reduce impacts, which could include moving or restoring and adaptively reusing significant buildings or structures to a different location and/or donating some features or samples of artifacts to local historical guilds for public interpretation and permanent curation. The provisions of this measure shall be made enforceable by its

incorporation into the Specific Plan as a City-adopted requirement to be implemented through subsequent development-specific permits, conditions, agreements or other measures, pursuant to State CEQA Guidelines Section 15064.5(b)(3-5).

5.3.4 LAND USE AND PLANNING

Specific Plan

Conflict with Applicable Land Use Plans, Policies or Ordinances. As discussed in Section 3.11, *Land Use*, of the EIR, the Project would be consistent with the City General Plan with the exception of one goal and three implementation policies from the Noise Element. Loading of Project traffic onto the surrounding circulation system would result in traffic noise levels at noise-sensitive land uses along some off-site roadways exceeding exterior and interior standards. As described below in Section 5.3.5, the EIR incorporates mitigation measures NOI-10 through NOI-13 to address these impacts through construction of noise walls along off-site roadways and/or the installation of enhanced building elements to reduce exterior and interior noise. However, the Project applicant may not be allowed to conduct these activities on private or public property outside of the Project site, and implementation of barriers may not be feasible and effective in all cases. Because the applicant's ability to implement the mitigation measures is uncertain, impacts to existing off-site residences would potentially remain significant and unavoidable. If, as determined by the City Director of Development Services, acoustical improvements at any property would not feasibly reduce Project impacts below the identified significance threshold, the impact to that property would be considered to be unmitigated. Therefore, the Project would not be consistent with Goal NS-1 and Implementation Policies NS-1.1, NS-1.2 and NS-1.7 of the Noise Element of the City General Plan, and a significant land use/planning impact would occur.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or Project alternatives identified in the Final EIR.**

3. **Potential impacts related to consistency with the General Plan Noise Element from implementation of the Tapestry Project have been reduced to the extent feasible. However, after implementation of mitigation measures contained in the EIR, the impacts would constitute a significant and unavoidable impact.**

Facts in Support of Findings: The EIR incorporates mitigation measures to address potential noise impacts to off-site uses. However, because the applicant's ability to implement the mitigation measures is uncertain, impacts to existing off-site residences (and associated inconsistency with the General Plan Noise Element) would potentially remain significant and unavoidable (Final EIR, page 3.5-38).

Mitigation Measures

Please refer to mitigation measures NOI-10 through NOI-13, below.

Phase 1

Conflict with Applicable Land Use Plans, Policies or Ordinances. As discussed above with regard to the Specific Plan, Phase 1 would be consistent with the City General Plan with the exception of one goal and three implementation policies from the Noise Element. Loading of Project traffic onto the surrounding circulation system would result in traffic noise levels at noise-sensitive land uses along some off-site roadways exceeding exterior and interior standards. As described below in Section 5.3.5, the EIR incorporates mitigation measures NOI-12 and NOI-13 to address these impacts through construction of noise walls along off-site roadways and/or the installation of enhanced building elements to reduce exterior and interior noise. Because the applicant's ability to implement the mitigation measures is uncertain (for the same reasons as described above for the Specific Plan), impacts to existing off-site residences would potentially remain significant and unavoidable. Therefore, Phase 1 would not be consistent with Goal NS-1 and Implementation Policies NS-1.1, NS-1.2 and NS-1.7 of the Noise Element of the City General Plan, and a significant land use/planning impact would occur.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or Project alternatives identified in the Final EIR.**

3. **Potential impacts related to consistency with the General Plan Noise Element from implementation of the Tapestry Project have been reduced to the extent feasible. However, after implementation of mitigation measures contained in the EIR, the impacts would constitute a significant and unavoidable impact.**

Facts in Support of Findings: The EIR incorporates mitigation measures to address potential noise impacts to off-site uses. However, because the applicant's ability to implement the mitigation measures is uncertain, impacts to existing off-site residences (and associated inconsistency with the General Plan Noise Element) would potentially remain significant and unavoidable (Final EIR, page 3.5-38).

Mitigation Measures

Please refer to mitigation measures NOI-12 and NOI-13, below.

5.3.5 NOISE

Specific Plan

Permanent Increase in Noise Levels at Off-site Land Uses. As discussed in Section 3.13, *Noise*, of the EIR, loading of Project traffic on surrounding roadways would result in ambient noise levels at noise-sensitive land uses that exceed the noise limits established in the City Noise Element or result in a 3 dBA or greater increase in noise levels at NSLUs where the outdoor use area noise level already exceeds 65 CNEL exterior or 60 CNEL interior. For the Existing Plus Project scenario, exterior noise impacts would be significant for a total of 8 analyzed off-site roadway segments and interior noise impacts would be significant for 7 of these 8 segments. Under the Specific Plan Buildout scenario, three segments would experience significant exterior and interior impacts.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or Project alternatives identified in the Final EIR.**

3. **Potential impacts related to permanent increases in noise levels at off-site land uses from implementation of the Tapestry Project have been reduced to the extent feasible. However, after implementation of mitigation measures contained in the EIR, the impacts would constitute a significant and unavoidable impact.**

Facts in Support of Findings: Implementation of mitigation measures NOI-10 through NOI-13 would require the construction of noise walls along off-site roadways and/or the installation of enhanced building elements to reduce interior noise. The Project applicant may not be allowed to conduct these activities on private or public property outside of the Project site. Furthermore, implementation of barriers may not be feasible and effective in all cases (e.g., where the necessary break in the direct line-of-sight would preclude access to the property).[3]

Because the applicant's ability to implement the mitigation measures is uncertain, impacts to existing off-site residences would potentially remain significant and unavoidable. If, as determined by the City Planning Director, acoustical improvements at any property would

[3] Because a roadway is a linear noise source, as a vehicle travels down a roadway the noise is typically audible from some distance as the vehicle approaches the residence, through the direct pass-by and then as the vehicle continues away into the distance. The use of a barrier for a short linear distance only immediately adjacent to a residence provides noise control only for the portion of the noise where it is providing a direct line-of-sight break (limited reduction of the noise for the duration of the barrier). Therefore, the overall effectiveness is significantly limited when the length of the barrier is limited (e.g., if neighbors opt not to have their portion of the barrier installed), unless it surrounds the residence on the majority of the three sides to provide the continuation of the break in the line-of-sight.

not feasibly reduce Project impacts below the identified significance threshold, the impact to that property will be considered to be unmitigated (Final EIR, pages 3.13-36 and 3.13-37). This is consistent with the General Plan EIR conclusion that there is no feasible mitigation to reduce noise impacts to existing residences and sensitive receptors in some areas to a level of less than significant, and that noise impacts to existing residences upon General Plan build-out will therefore remain significant and unavoidable (General Plan Update Draft EIR, page 3.11-48).

Mitigation Measures

Specific Plan Buildout (2036)

NOI-10 **Exterior Noise Attenuation for NSLUs Along Off-site Roadways.** Prior to the issuance of Certificates of Occupancy for the Phase 1 area, the Project applicant shall, with the permission of the land owner or City (as applicable), install a noise wall along portions of Ranchero Road from "I" Avenue to Peach Avenue and from Peach Avenue to Arrowhead Lake Road, and along "I" Avenue from Danbury Avenue to Ranchero Road/Rancho Las Flores Parkway. The noise wall's height, location, and material will be determined through a site-specific acoustical analysis performed by a City-approved acoustical engineer or equivalent. The noise wall shall be of sufficient height and length to ensure that the exterior noise levels at residential outdoor use spaces do not exceed 65 CNEL.

NOI-11 **Interior Noise Attenuation for Residences Along Off-site Roadways.** A site-specific acoustic analysis shall be conducted with the permission of the land owner (as applicable) to ensure that the exterior noise attenuation and/or building design limits the interior noise environment to 45 CNEL or below; this would be necessary for residences along portions of Ranchero Road from "I" Avenue to Peach Avenue and from Peach Avenue to Arrowhead Lake Road, and along "I" Avenue from Danbury Avenue to Ranchero Road/Rancho Las Flores Parkway. Noise attenuation, such as double-paned windows, shall be installed where necessary to achieve interior noise levels that do not exceed 45 CNEL. The site-specific analysis shall be conducted by a City-approved acoustical engineer or equivalent.

Phase 1 (2018)

NOI-12 **Exterior Noise Attenuation for NSLUs Along Off-site Roadways.** Prior to the issuance of Certificates of Occupancy for the Phase 1 area, the Project applicant shall, with the permission of the land owner or City (as applicable), install a noise wall along the portions of Ranchero Road (between Danbury Avenue and "I" Avenue) where Project-added traffic would increase exterior noise levels by 3 dBA in an area that already exceeds 65 CNEL. The noise wall height, location, and material will be determined through a site-specific acoustical analysis performed by a City-approved acoustical engineer or equivalent. The noise wall shall be of sufficient height and length to ensure that exterior noise levels at residential outdoor use spaces do not exceed 65 CNEL.

NOI-13 **Interior Noise Attenuation for Residences Along Off-site Roadways.** Prior to the issuance of Certificates of Occupancy for the Phase 1 area, analysis shall be conducted with the permission of the land owner (as applicable) to ensure that the exterior noise attenuation and/or building design limits the interior noise environment to 45 CNEL or below; this would be necessary for residences along Ranchero Road from Danbury Avenue to "I" Avenue and along "I" Avenue from Danbury Avenue to Ranchero Road/Rancho Las Flores Parkway. Noise attenuation, such as double-paned windows, shall be installed where necessary to achieve interior noise levels that do not exceed 45 CNEL.

Cumulative Impacts. As described in Section 4.3.13, *Noise*, of the Tapestry EIR, the General Plan EIR concludes that short-term noise and short- and long-term vibration impacts would not be cumulatively considerable, although cumulatively considerable long-term noise impacts are identified in relation to increased ambient noise levels for existing residences and sensitive receptors that would be subject to high levels of traffic noise. Project-related impacts related to construction noise, aircraft noise and ground-borne vibration for the proposed Project also would be less than significant. Potentially significant operational noise impacts were identified for the Project in relation to traffic noise (exterior and interior both on and off site), as well as stationary noise sources including HVAC units, commercial uses, sheriff's and fire stations, sports and neighborhood parks, schools, the WWRP, sewer lift stations and water booster stations. A number of mitigation measures are identified that would reduce potential operational noise impacts to below a level of significance for all of the noted concerns except interior and exterior noise impacts along applicable roadway segments. Operational off-site noise impacts associated with traffic, however, would potentially be significant and unmitigated, and under such conditions would represent a considerable contribution to significant cumulative noise impacts.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or Project alternatives identified in the Final EIR.**

3. **Potential impacts related to permanent increases in noise levels at off-site land uses from implementation of the Tapestry Project have been reduced to the extent feasible. However, after implementation of mitigation measures contained in the EIR, the impacts would represent a considerable contribution to a significant cumulative impact.**

Facts in Support of Findings: Mitigation measures are identified to address the noted interior and exterior traffic noise impacts, although they would require the construction of noise walls along off-site roadways and/or the installation of enhanced building elements to reduce interior noise. The Project applicant may not be allowed to conduct these activities on private or public property outside of the Project site, and such barriers may not be feasible and effective in all cases (e.g., where the necessary break in the direct line-of-sight would

preclude access to the property). Because the applicant's ability to implement the mitigation measures is uncertain, traffic noise impacts to existing off-site residences would potentially remain significant and unavoidable. If, as determined by the City Director of Development Services, acoustical improvements at any property would not feasibly reduce Project impacts below the identified significance threshold, the impact to that property would be considered unmitigated. This would be consistent with the significant cumulative impact identified in the General Plan EIR (Tapestry Final EIR, pages 4-13 and 4-14).

Mitigation Measures

Please refer to mitigation measures NOI-10 through NOI-13, above.

Phase 1

Permanent Increase in Noise Levels at Off-site Land Uses. Loading of Phase 1 traffic on surrounding roadways would result in significant exterior noise impacts along one roadway segment and significant interior noise impacts along two segments.

Findings

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project that avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or Project alternatives identified in the Final EIR.**

3. **Potential impacts related to permanent increases in noise levels at off-site land uses from implementation of the Tapestry Project have been reduced to the extent feasible. However, after implementation of mitigation measures contained in the EIR, the impacts would constitute a significant and unavoidable impact.**

Facts in Support of Findings: Implementation of mitigation measures NOI-12 and NOI-13 would require the construction of noise walls along off-site roadways and/or the installation of enhanced building elements to reduce interior noise. The Project applicant may not be allowed to conduct these activities on private or public property outside of the Project site. Furthermore, implementation of barriers may not be feasible and effective in all cases, as noted above for the Specific Plan.

Because the applicant's ability to implement the mitigation measures is uncertain, impacts to existing off-site residences would potentially remain significant and unavoidable. If, as determined by the City Planning Director, acoustical improvements at any property would not feasibly reduce Project impacts below the identified significance threshold, the impact to that property will be considered to be unmitigated (Final EIR, pages 3.13-36 and 3.13-37). This is consistent with the General Plan EIR conclusion that there is no feasible mitigation to reduce noise impacts to existing residences and sensitive receptors in some areas to a level of less than significant, and that noise impacts to existing residences upon General Plan build-

out will therefore remain significant and unavoidable (General Plan Update Draft EIR, page 3.11-48).

Mitigation Measures

Please refer to mitigation measures NOI-12 and NOI-13, above.

5.3.6 POPULATION AND HOUSING

Specific Plan

Population Growth. As discussed in Section 3.14, *Population and Housing*, of the EIR, implementation of the Tapestry Specific Plan would result in the addition of 19,277 housing units and approximately 56,588 residents. The Project would result in an increase of 3,737 dwelling units and 15,514 residents over the previous Rancho Las Flores Specific Plan and would exceed SCAG's 2012 RTP projections for 2035 by 6,277 dwelling units and 14,261 residents. This increase would bring the City's projected 2035 population to roughly 146,761 residents and would represent an approximate 10 percent increase in overall City population relative to 2035 projections. The anticipated increase in population that would result from implementation of the Project would be inconsistent with SCAG's previously projected population increases for the City and would result in significant and unavoidable population-related impacts relative to these projections. The increase in population would result in other environmental effects, such as increases in air pollution and traffic congestion.

Findings

1. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or Project alternatives identified in the Final EIR.**

2. **Potential impacts related to population increases from implementation of the Tapestry Project have been reduced to the extent feasible. However, the impacts would constitute a significant and unavoidable impact.**

Facts in Support of Findings: Impacts related to population growth in the City would be significant upon implementation of the Specific Plan as a whole, due to exceedance of SCAG population projections for Year 2035 forecast. These impacts would be less than significant on a regional level. The City does not have the ability to restrict population growth, such as by restricting the number of people who reside in a residence (other than for health and safety reasons) or preventing residents from having additional children; therefore, no feasible mitigation measures exist to reduce population growth impacts. Impacts to population and housing would be significant and unavoidable (Final EIR page 3.14-9).

Cumulative Impacts. As discussed in Section 4.3.14, *Population and Housing*, of the Tapestry EIR, the General Plan EIR concluded that implementation of the General Plan would not have a cumulatively considerable impact related to population and housing. As described above, however, the anticipated increase in population that would result from implementation of the Project would be inconsistent with SCAG's previously projected population increases for the

City. This increase would result in significant and unavoidable cumulative impacts relative to population growth.

Findings

1. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or Project alternatives identified in the Final EIR.**

2. **Potential impacts related to population increases from implementation of the Tapestry Project have been reduced to the extent feasible. However, the impacts would constitute a significant and unavoidable impact.**

Facts in Support of Findings: Impacts related to population growth in the City would be significant upon implementation of the Specific Plan as a whole, due to exceedance of SCAG population projections for Year 2035 forecast. These impacts would be less than significant on a regional level. The City does not have the ability to restrict population growth, such as by restricting the number of people who reside in a residence (other than for health and safety reasons) or preventing residents from having additional children; therefore, no feasible mitigation measures exist to reduce population growth impacts. Impacts to population and housing would be significant and unavoidable (Final EIR page 4-14).

5.3.7 TRANSPORTATION AND TRAFFIC

Specific Plan

Intersection Delays. As discussed in Section 3.17, *Transportation and Traffic*, of the EIR, the addition of Project traffic to the peak hour turning movement volumes under the Existing Plus Project, Opening Year (2018) Without Project Development and General Plan Build-out conditions would result in several study intersections operating at an unacceptable LOS (with impacts arising at various times over the course of Project development). As a result, Project traffic impacts under these scenarios would be significant at the noted intersections. Feasible improvements to mitigate some or all of the identified Project impacts are identified in Section 3.17.5 of the EIR, and outlined below in mitigation measure TRA-2 (as well as TRA-1 provided in Section 5.2.8, above). Where feasible, these recommended improvements would be consistent with the build-out intersection configurations identified in the traffic analysis for the City General Plan. The Project also includes several measures to minimize the number of trips generated by associated development (refer to Section 2.6.3, *Circulation*, of the EIR).

The General Plan traffic analysis recommends that the US 395 and Phelan Road/Main Street intersection be grade-separated for the buildout condition, which would eliminate the intersection and all associated deficiencies and impacts. In addition to the impacts identified at Project buildout, a temporary significant impact has been identified at the Summit Valley Road/SR 138 intersection during the PM peak hour. Because the impact would be eliminated upon completion of the full roadway network, no mitigation for this temporary impact is proposed. The interim impact would, therefore, be significant and unmitigated.

Findings:

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project, which avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.**

3. **Traffic impacts from implementation of the Tapestry Project have been reduced to the extent feasible. However, the impacts would constitute a significant and unavoidable impact.**

   Facts in Support of Findings: Potential impacts related to study area intersection operations would be reduced to less than significant levels through implementation of the intersection improvements required in association with Specific Plan buildout (mitigation measure TRA-2), with the exception of two intersections. The proposed Project would implement measures to minimize trip generation and would make a "fair share" contribution to improvements at two intersections; however, no other feasible measures are available for the Project. The General Plan modeling for these intersections concluded that they would likely operate at a deficient LOS during peak hours as a result of full buildout of the City, and the associated impacts were determined to be significant, adverse and unavoidable. Therefore, operational impacts would remain significant and unavoidable, consistent with the conclusions of the General Plan EIR (Final EIR page 3.17-37).

Mitigation Measures

Please refer to mitigation measure TRA-1, in Section 5.2.8 of this document.

TRA-2: Specific Plan Build-out (Full Project) Intersection Improvements

The following intersection improvements shall be implemented prior to completion of the Specific Plan Build-out (Full Project) development, currently anticipated to be 2036. The specific timing of improvements necessary to mitigate significant impacts associated with each phase, in consideration of the proposed Project development and traffic conditions existing at that time, shall be determined by the City Engineer for all "A" Tentative Tract Maps beyond Phase 1. This would require the evaluation and validation of the entire phase and the impact of all land uses therein.

- 14. Mariposa Road and Ranchero Road – Contribute a "fair share" payment toward the cost of intersection improvements.

- 15. Escondido Avenue and Ranchero Road – Add an additional through lane on all four approaches, and add a dedicated northbound left-turn lane.

- 16. Maple Avenue and Ranchero Road – Add an additional through lane on the east-, west- and southbound approaches; add dual northbound left-turn lanes; and add an additional northbound through lane.

- 17. 7th Avenue and Ranchero Road – Add a second southbound left-turn lane; add a dedicated westbound right-turn lane; and add an additional eastbound through lane.

- 18. Santa Fe Avenue and Ranchero Road – Contribute a "fair share" payment toward the cost of intersection improvements.

- 24. Summit Valley Road and SR 138 – Convert the existing southbound right-turn lanes to a single "channelized" (i.e., separated from the rest of the intersection by painted lines or raised barriers) or "free" right-turn lane. This could be accomplished through construction of a roundabout at this intersection, subject to approval by the City Engineer.

- 27. Rock Springs Road at Deep Creek Road – Change the north-south signal phasing to permitted phasing.

Cumulative Impacts. As discussed in Section 4.3.17, *Transportation and Traffic*, and analyzed in greater detail in Section 3.17, of the EIR, the Opening Year (2018), General Plan Build-out and Interim Year (2022 and 2028) scenarios comprise the basis of cumulative traffic impact determinations in the EIR analysis. Future traffic forecasts were developed by adding traffic from ambient growth and "reasonably foreseeable" cumulative projects to existing peak hour traffic volumes, as described above in Section 4.2. The proposed Project would significantly contribute to cumulatively considerable intersection impacts during the following Project development scenarios: (1) Opening Year (2018) with Phase 1 Development; (2) General Plan Build-out With Full Project Development; (3) Interim Year 2022 Conditions (Interim Scenario 1), with or without the Santa Fe Avenue Extension; and (4) Interim Year 2028 Conditions (Interim Scenario 2), with any of the three potential network options involving the extensions of Maple Avenue and Las Flores Parkway.

Implementation of the mitigation measures provided in Section 3.17.5 would result in acceptable LOS during the AM and PM peak periods at the impacted intersections, and would reduce related impacts from implementation of Phase 1 and Specific Plan development to below a level of significance, except for two intersections: Mariposa Road at Ranchero Road and Santa Fe Avenue at Ranchero Road. These intersections would continue to operate at unacceptable LOS after implementation of recommended mitigation measures. The General Plan modeling for these intersections concluded that they would likely operate at a deficient LOS during peak hours as a result of full build-out of the City, and the associated impacts were determined to be significant, adverse and unavoidable. The proposed Project would result in a considerable contribution to this significant and unmitigable cumulative impact.

Findings:

1. **Changes or alterations have been required in, or incorporated into, the Tapestry Project, which avoid or substantially lessen the significant environmental effect as identified in the EIR.**

2. **Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can or should be adopted by such other agency.**

3. **Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.**

4. **Cumulative traffic impacts from implementation of the Tapestry Project have been reduced to the extent feasible. However, the impacts would constitute a significant and unavoidable impact.**

   Facts in Support of Findings: The implementation of mitigation measures TRA-1 and TRA-2 would reduce impacts from Project build-out to below a level of significance for all study area intersections, except for the following two intersections: Mariposa Road and Ranchero Road (PM LOS E) and Santa Fe Avenue and Ranchero Road (AM LOS F, PM LOS F). No other feasible measures are available for the Project. Therefore, operational impacts would remain significant and unavoidable, consistent with the conclusions of the General Plan EIR (Final EIR, page 4-5).

Mitigation Measures

Please refer to mitigation measure TRA-1, in Section 5.2.8 of this document, and mitigation measure TRA-2, above.

5.4 ALTERNATIVES TO THE PROJECT

The Final EIR addresses the environmental effects of the Project and alternatives. Subsequent to public review of the Draft EIR, a Refined Project Alternative was developed, and is the Project proposed for approval. A description of the identified alternatives, a comparison of their environmental impacts to the Project, and the City's findings are listed below. These alternatives are compared against the Project relative to the identified Project impacts summarized in Section 5.2 and Section 5.3 and to the Project objectives, as stated in Section 2.3 of this document.

Because the Project would cause one or more unavoidable significant environmental effects, the City must make findings with respect to the alternatives considered in the Final EIR, evaluating whether these alternatives could feasibly avoid or substantially lessen the Project's unavoidable significant environmental effects while achieving most of its objectives (listed in Section 2.3 above). "Feasible" is defined in Section 15364 of the CEQA Guidelines to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." The CEQA statute (Section 21081) and Guidelines (Section 15019(a)(3)) also provide that "other" considerations may form the basis for a finding of infeasibility. Case law makes clear that an alternative can be

deemed infeasible on the basis of its failure to meet project objectives or on related public policy grounds.

In making the following alternatives findings, the City of Hesperia certifies that it has independently reviewed and considered the information on alternatives provided in the Final EIR, including the information provided in the comments on the Draft EIR and the responses thereto.

5.4.1 NO BUILD ALTERNATIVE

The No Build Alternative assumes that neither the Project nor the uses included in the approved Specific Plan would be constructed. This reflects a 'No Project' alternative consistent with CEQA requirements. Agricultural activities would continue, and unauthorized off-highway vehicle use would also be assumed to continue (Final EIR, page 6-4).

Findings:

1. **The City, having reviewed and considered the information contained in the Final EIR and the Record of Proceedings, and pursuant to Public Resource Code Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3), finds that this alternative would fail to meet the majority of the Project objectives and would not be consistent with the level of site development anticipated in the City General Plan and the previously adopted Specific Plan and associated zoning designations, and is therefore determined to be infeasible and eliminated from further consideration.**

Facts in Support of Findings: The No Build Alternative is addressed in the Final EIR (pages 6-4 through 6-6 and Table 6-11, *Comparison of Project Alternative Impacts to Proposed Project Impacts*). As identified, the No Build Alternative would avoid significant and unmitigable impacts related to aesthetics, air quality, historical resources, noise, population and housing, and transportation and traffic, which would occur with implementation of the Project. Additionally, because no development would occur under the No Build Alternative, the alternative would avoid significant but mitigable impacts related to biological resources, cultural resources, geology and soils, hazardous materials and public services, which would occur with implementation of the Project.

This alternative would not be consistent with the level of site development anticipated in the City General Plan and the previously approved Specific Plan and associated zoning designations. Therefore, land use impacts from the No Build Alternative would be greater than the Project related to consistency with planning programs.

The No Build Alternative would not involve any development within the Project site. This alternative would meet the Project objective of retaining significant natural and cultural resources, significant landforms and open areas. However, these resources would not be subject to management activities to ensure protection (and in some cases, enhancement) of their existing values. This alternative would not attain any of the other Project objectives identified above in Section 2.3 of this document.

5.4.2 EXISTING SPECIFIC PLAN ALTERNATIVE

Under the Existing Specific Plan Alternative, development would occur in accordance with the existing Rancho Las Flores Specific Plan, which is also reflected in the City's General Plan and zoning designations for the site. The approximately 490-acre Las Flores Ranch (which was assigned 10 residential units) is now under separate ownership. The approved Specific Plan includes 15,540 residential units at a range of densities; a 423-acre mixed-use town center; 87 acres of commercial uses (including a town center, as well as development adjacent to Ranchero Road, SR 138 and SR 173); and 5,238 acres of recreation (e.g., golf course, parks and lakes), historical preserves, ranch land and open space. Development in the southeastern portion of the site would be limited to pockets of Low and Very Low Density residential uses. Very Low Density residential development would extend into the northwestern-most portion of the site, which would be open space under the Project. Natural open space, excluding the Las Flores Ranch, would comprise about 2,560 acres.

Findings:

1. **The City, having reviewed and considered the information contained in the Final EIR and the Record of Proceedings, and pursuant to Public Resource Code Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3), finds that while this alternative would achieve the majority of the Project objectives, it would substantially reduce the amount of natural resources conserved and would fail to implement sustainability and water conservation principles to the same extent as the Project. This alternative is therefore determined to be infeasible and eliminated from further consideration.**

Facts in Support of Findings: The Existing Specific Plan Alternative is addressed in the Final EIR (pages 6-6 through 6-10 and Table 6-11, *Comparison of Project Alternative Impacts to Proposed Project Impacts*). As identified, the Existing Specific Plan Alternative would avoid significant and unmitigable impacts related to population and housing, which would occur with implementation of the Project. It would reduce significant and unmitigable impacts to air quality, land use, noise, and transportation and traffic, which would occur with implementation of the Project, but not to below a level of significance. Additionally, the alternative would further reduce significant but mitigable impacts related to biological resources, geology and soils, and public services, which would occur with implementation of the Project. Other impacts would be similar in overall magnitude to those identified for the Project.

This alternative would generally achieve the overall Project objectives. The amount of conservation under this alternative would be substantially less than that included in the Project. The placement of commercial development at the northern and southwestern boundaries of the property would not be considered compatible with the character of the adjacent areas, and would therefore conflict with the Project objective to provide development that is compatible with the surrounding development and character of the Hesperia community. This alternative also would not encompass sustainability principles to the same degree as the Project. For example, the golf course and two lakes would result in substantial water use in this desert environment.

5.4.3 REDUCED IMPACT FOOTPRINT ALTERNATIVE

The Reduced Impact Footprint Alternative would not include residential uses or a school in Phase 10. Similar to the Project, a recycled water storage pond would still be constructed in the southwestern portion of the Phase 10 area. A pipeline connecting that pond to recycled water infrastructure in Summit Valley Village would be constructed along SR 173. A trail would connect the Tapestry trails system through this area to the PCT and off-site trails in Mojave River Forks Regional Park to the east. The remainder of the Phase 10 area would be conserved as open space. Ranching could continue in this area, but fencing would be installed such that cattle would no longer have access to the West Fork Mojave River, Grass Valley Creek and Horsethief Canyon Creek. Development of Phases 1 through 9 would proceed as described for the Project. This alternative would result in the development of a maximum of 18,614 residential units.

Findings:

1. **The City, having reviewed and considered the information contained in the Final EIR and the Record of Proceedings, and pursuant to Public Resource Code Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3), finds that this alternative would not adequately meet the Project objective to provide a wide range of housing densities, types, styles and prices due to the elimination of Estate density residential uses that are equestrian-oriented; moreover, elimination of development in Phase 10 would increase the infrastructure costs for the remaining units and adversely impact their affordability. This alternative is therefore determined to be infeasible and eliminated from further consideration.**

Facts in Support of Findings: The Reduced Impact Footprint Alternative is addressed in the Final EIR (pages 6-10 through 6-13 and Table 6-11, *Comparison of Project Alternative Impacts to Proposed Project Impacts*). As identified, the Reduced Impact Footprint Alternative would reduce significant and unmitigable impacts to aesthetics, air quality, cultural resources, land use, noise, population and housing, and transportation and traffic, which would occur with implementation of the Project, but not to below a level of significance. Additionally, the alternative would further reduce significant but mitigable impacts related to biological resources, geology and soils, hazards and hazardous materials, and public services, which would occur with implementation of the Project. Other impacts would be similar in overall magnitude to those identified for the Project.

This alternative would generally achieve the overall Project objectives. The conservation of significant natural resources would be increased as the majority of the Phase 10 area would be placed in open space. This alternative would, however, entirely eliminate Estate residential, equestrian-oriented development from the full palette of residential products planned for the Specific Plan. . Inclusion of estate, equestrian-oriented homes is consistent with the existing surrounding residential development and creates the potential for executive housing to complement the other housing types proposed for the balance of the Project. Elimination of this residential type from the Specific Plan would adversely impact the ability to meet the Project objective of providing a wide range of housing densities, types and prices. By eliminating the Grass Valley Village, the objective of creating several villages each with a distinctive identity and sense of place would not be as fully met. Moreover, the elimination of development within

Phase 10 would eliminate the equestrian trails planned to be incorporated as an important recreational element for the community. The loss of the Phase 10 development would reduce the number of units planned for the Project without a corresponding reduction in infrastructure costs, resulting in a heavier cost burden for the remaining units, which would adversely impact housing affordability.

5.4.4 REDUCED DENSITY ALTERNATIVE

The Reduced Density Alternative would involve reductions of residential densities in portions of the site, within the same disturbance footprint as the Project. Densities in Phases 5, 9 and 10 would remain as described for the Project. Densities in the remaining phases, particularly adjacent to interfaces with existing development or natural open space, would be reduced. In particular, the densities around the perimeter of the two northward projections in Phase 1 would be reduced to 0.5-acre minimum lots. This alternative would result in the development of a maximum of 18,998 units.

Findings:

1. **The City, having reviewed and considered the information contained in the Final EIR and the Record of Proceedings, and pursuant to Public Resource Code Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3), finds that this alternative would not adequately meet the Project objective to provide a wide range of housing densities, types, styles and prices due to the reduction in the number of units at various densities; moreover, the reduction in density and associated reduction in units would increase the infrastructure costs for the remaining units and adversely impact their affordability. This alternative is therefore determined to be infeasible. It also would not avoid or substantially lessen significant environmental effects relative to the Project and is eliminated from further consideration.**

Facts in Support of Findings: The Reduced Density Alternative is addressed in the Final EIR (pages 6-13 through 6-16 and Table 6-11, *Comparison of Project Alternative Impacts to Proposed Project Impacts*). As identified, the Reduced Density Alternative would reduce significant and unmitigable impacts to aesthetics, air quality, land use, noise, population and housing, and transportation and traffic, which would occur with implementation of the Project, but not to below a level of significance. Additionally, the alternative would further reduce significant but mitigable impacts related to geology and soils, and public services, which would occur with implementation of the Project. The reduction in these impacts would be negligible in relation to the overall level of anticipated impact, with an incremental reduction already achieved through selection of the Project over the Original Proposed Project. Other impacts would be similar to those identified for the Project.

The Reduced Density Alternative would achieve many, but not all, of the overall Project objectives. The reduction in residential units would not allow for a full range of housing product types to be provided. The Project objectives include the provision of a wide range of housing densities, types and prices. The various housing types included in the Project are intended to meet the needs of all price points and lifestyles, to appeal to a broad segment of the population. Not only would the Reduced Density Alternative not achieve this objective, but it would add

costs to the remaining units planned for the Project. The reduction in density would not be offset by a corresponding reduction in infrastructure; the major infrastructure items on the Project would remain the same. This would result in the cost of infrastructure being spread over a smaller number of units and increase the price point of the remaining units. The resulting higher price point would not be suitable for the community, and would not achieve the goal of creating housing that is affordable and responsive to the needs of first-time homebuyers.

5.4.5 REDUCED IMPACT FOOTPRINT AND DENSITY ALTERNATIVE

The Reduced Impact Footprint and Density Alternative would reflect a combination of the Reduced Footprint Alternative and the Reduced Density Alternative. Development of Phase 10 would be avoided (with the exception of infrastructure elements) and development in Phases 1 through 4 and 6 through 8 would be reduced. This alternative would result in the development of a maximum of 18,301 units.

Findings:

1. **The City, having reviewed and considered the information contained in the Final EIR and the Record of Proceedings, and pursuant to Public Resource Code Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3), finds that this alternative would not adequately meet the Project objective to provide a wide range of housing densities, types, styles and prices due to the elimination of equestrian-oriented, Estate density residential uses and reduction in the number of units at various densities; moreover, elimination of development in Phase 10 and reduction in units would increase the infrastructure costs for the remaining units and adversely impact their affordability. This alternative is therefore determined to be infeasible and is eliminated from further consideration.**

Facts in Support of Findings: The Reduced Impact Footprint and Density Alternative is addressed in the Final EIR (pages 6-16 through 6-19 and Table 6-11, *Comparison of Project Alternative Impacts to Proposed Project Impacts*). As identified, the Reduced Impact Footprint and Density Alternative would reduce significant and unmitigable impacts to aesthetics, air quality, cultural resources, land use, noise, population and housing, and transportation and traffic, which would occur with implementation of the Project, but not to below a level of significance. Additionally, the alternative would further reduce significant but mitigable impacts related to biological resources, geology and soils, hazards and hazardous materials, and public services, which would occur with implementation of the Project. Other impacts would be similar to those identified for the Project. This alternative would achieve many, but not all, aspects of the overall Project objectives. The conservation of significant natural resources would be increased as the majority of the Phase 10 area would be placed in open space. This alternative would, however, entirely eliminate Estate residential, equestrian-oriented development from the full palette of residential products planned for the Specific Plan, and reduce the overall number of residential product types that could be provided in the remaining land use designations. The various housing types included in the Project are intended to meet the needs of all price points and lifestyles, to appeal to a broad segment of the population. Inclusion of equestrian-oriented homes is consistent with the existing surrounding residential development and creates the potential for executive housing to complement the other housing types proposed for the balance of the Project. Elimination of this residential type from the Specific Plan and reduction of the

number of residential units provided would adversely impact the ability to meet the Project objective of providing a wide range of housing densities, types and prices. By eliminating the Grass Valley Village, the objective of creating several villages each with a distinctive identity and sense of place would not be as fully met. Moreover, the elimination of development within Phase 10 would eliminate the equestrian trails planned to be incorporated as an important recreational element for the community. The loss of the Phase 10 development and reduction in density elsewhere in the Project would reduce the number of units planned for the Project without a corresponding reduction in infrastructure costs. This would result in a heavier cost burden for the remaining units, which would adversely impact housing affordability.

5.4.6 HALF-ACRE LOTS ALTERNATIVE

The Half-acre Lots Alternative would involve development of single-family residences on lots a minimum of 0.5 acre in size across the entire Specific Plan area. This alternative would include single-family residential development in place of the Project's Town Center and multi-family residential uses. Homes would be served by septic systems for wastewater disposal, and thus, construction of a WWRP, associated lift/pump stations, pipelines and storage facilities would not be required nor could recycled water be used. Rather than clustering development with higher density to provide substantial public open space, this alternative would provide increased private open space on larger lots. This alternative would result in the development of a maximum of 18,700 units.

Findings:

1. **The City, having reviewed and considered the information contained in the Final EIR and the Record of Proceedings, and pursuant to Public Resource Code Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3), finds that this alternative would fail to meet the majority of the Project objectives and would not be consistent with the level of site development anticipated in the City General Plan and the previously adopted Specific Plan and associated zoning designations. This alternative is therefore determined to be infeasible. It also would increase the severity of several environmental impacts and is eliminated from further consideration.**

Facts in Support of Findings: The Half-acre Lots Alternative is addressed in the Final EIR (pages 6-19 through 6-24 and Table 6-11, *Comparison of Project Alternative Impacts to Proposed Project Impacts*). As identified, the Half-acre Lots Alternative would reduce significant and unmitigable impacts to air quality, land use, noise, and transportation and traffic, which would occur with implementation of the Project, but not to below a level of significance.

Under this alternative, houses would be located over a larger area and more extensive grading would be necessary to accommodate them, although some open space would be retained where required for regulatory compliance. Development of a larger proportion of the site would increase the significant and unmitigable aesthetic and cultural resource impacts as well as the significant but mitigable biological resource impacts that would result from the Project. Although this alternative would reduce the number of residential units, the average household size for low-density residential uses is higher, and therefore this alternative would result in a greater total population than the Project, thus increasing the significant and unmitigable

population and housing impacts that would occur with implementation of the Project. This would also incrementally increase the corresponding demand on public services and fire service response times, thus increasing the significant but mitigable public services impacts that would occur with implementation of the Project. Other impacts would be similar in overall magnitude to those identified for the Project.

This alternative would achieve some, but not most, of the basic Project objectives. It would include residences, schools, recreation and open space areas. This would provide a limited variety of land uses, which would not provide the full complementary and supportive array of land uses for the new community envisioned for the Project, and would result in a lack of walkable opportunities for shopping, community facilities and public services. This alternative would conserve some significant natural and cultural resources, although not to the same extent as the Project since more extensive grading would be required. Additionally, this alternative could incorporate some sustainable design principles and would be compatible with the surrounding development and character of the Hesperia community. However, it would not be consistent with the overall level of development described in the Project objectives or envisioned in the approved Specific Plan and General Plan. Because only half-acre lots would be provided, this alternative would not provide for a wide range of housing densities, types, styles and prices to suit the needs of residents and the market or provide flexible adaptation to market trends and conditions. This alternative would be unable to create a unique identity for the Project and distinctive identity within distinct villages due to the lack of variety of residential density types. Under this alternative, highly sensitive biological and cultural resource areas would be protected to the extent required by law and/or the applicable regulatory entities. It is likely that this approach would result in more fragmented open space, with conserved resources being more isolated. Large contiguous blocks of open space would not be conserved in a comprehensive fashion (including the Serrano Heritage Preserve in the context of a substantial adjacent biological open space) as would occur with the Project, and grading of significant landforms would likely occur. The low-density single-family residential development that would occur under this alternative also would not be conducive to creating a multi-modal transportation network, with its associated sustainability benefits.

5.4.7 ESTATE DENSITY ALTERNATIVE

The Estate Density Alternative would involve development of single-family residences on lots a minimum of 0.5 acre in size in the Mesa Village portion of the property, and lots a minimum of 5 acres in size in the Summit Valley and Grass Valley portions of the site. This alternative would not include Town Center development or multi-family residential uses. Development under this alternative would be served by septic systems, and would not require other wastewater or recycled water infrastructure. Rather than clustering development with higher density to provide substantial public open space, this alternative would provide increased private open space on larger lots. This alternative would result in the development of a maximum of 11,000 units (approximately 800 of which would be within Grass Valley and Summit Valley).

Findings:

1. **The City, having reviewed and considered the information contained in the Final EIR and the Record of Proceedings, and pursuant to Public Resource Code Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3) finds that this**

alternative would fail to meet the majority of the Project objectives and would not be consistent with the level of site development anticipated in the City General Plan and the previously adopted Specific Plan and associated zoning designations. This alternative is therefore determined to be infeasible. It also would increase the severity of several environmental impacts and is eliminated from further consideration.

Facts in Support of Findings: The Estate Density Alternative is addressed in the Final EIR (pages 6-24 through 6-28 and Table 6-11, *Comparison of Project Alternative Impacts to Proposed Project Impacts*). As identified, the population of the Estate Density Alternative would be within the City's forecast population, and significant and unmitigable population and housing impacts that would occur with the Project would be avoided under this alternative. The Estate Density Alternative also would reduce significant and unmitigable impacts to aesthetics, air quality, land use, noise, and transportation and traffic, which would occur with implementation of the Project, but not to below a level of significance.

This alternative would eliminate potential hazards associated with handling of chemicals for the WWRP and commercial uses, but could potentially incrementally increase fire hazards due to larger lot residential development over a larger portion of the site, with overall hazards and hazardous materials impacts considered to be less than the significant and mitigable impacts that would occur with implementation of the Project. The reduced population under this alternative would incrementally reduce the demand for public services, but fire response times could be incrementally increased, with overall public services impacts considered to be less than the significant and mitigable impacts that would occur with implementation of the Project.

Development of a larger proportion of the site would increase the significant and unmitigable cultural resource impacts as well as the significant but mitigable biological resource impacts that would result from the Project. Although this alternative would reduce the number of residential units, the average household size for low-density residential uses is higher, and therefore this alternative would result in a greater total population than the Project, thus increasing the significant and unmitigable population and housing impacts that would occur with implementation of the Project. This would also incrementally increase the corresponding demand on public services and fire service response times, thus increasing the significant but mitigable public services impacts that would occur with implementation of the Project. Other impacts would be similar in overall magnitude to those identified for the Project.

This alternative would achieve some, but not most, of the basic Project objectives. It would include residences, schools, recreation and open space areas. This would provide a limited variety of land uses, which would not provide the full complementary and supportive array of land uses for the new community envisioned for the Project, and would result in a lack of walkable opportunities for shopping, community facilities and public services. This alternative would conserve some significant natural and cultural resources, although not to the same extent as the Project since more extensive grading would be required. Additionally, this alternative could incorporate some sustainable design principles and would be compatible with the surrounding development and character of the Hesperia community. However, it would not be consistent with the overall level of development described in the Project objectives or envisioned in the approved Specific Plan and General Plan. Because only estate density lots would be provided, this alternative would not provide for a wide range of housing densities, types, styles

and prices to suit the needs of residents and the market or provide flexible adaptation to market trends and conditions. This alternative would be unable to create a unique identity for the Project and distinctive identity within distinct villages due to the lack of variety of residential density types. While key resources would be preserved, large contiguous blocks of open space would not be provided and grading of significant landforms would likely occur. The low-density single-family residential development that would occur under this alternative also would not be conducive to creating a multi-modal transportation network, with its associated sustainability benefits.

5.4.8 ORIGINAL PROPOSED PROJECT

The Original Proposed Project included a maximum of 19,311 residential units with a mix of densities ranging from very low density and estate to high density and mixed-use; 94 acres of mixed-use town centers; 367 acres of park land; 90 miles (118 acres) of trails and 71 miles (43 acres) of neighborhood entry and concrete sidewalk connections; 12 schools; and preservation of 3,526 acres of open space.

Findings:

1. **The City, having reviewed and considered the information contained in the Final EIR and the Record of Proceedings, and pursuant to Public Resource Code Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3), finds that this alternative would less adequately fulfill the Project objective of providing development that is compatible with the surrounding development and character of the Hesperia community than the proposed Project because it would not provide the minimum 12,000-square-foot sized lots around the perimeter of the Specific Plan area. This alternative is therefore determined to be infeasible. It also would increase the severity of several environmental impacts and is eliminated from further consideration.**

Facts in Support of Findings: The Original Proposed Project is addressed in Chapters 2 through 5 of the Final EIR. A comparison between the Original Proposed Project and the Project is contained in Table 6-11, *Comparison of Project Alternative Impacts to Proposed Project Impacts*.

Due to the relatively minor nature of the refinements between the Original Proposed Project and the Project, the significance conclusions would be the same. Because the Original Proposed Project would have involved development of 34 more units than the Project and would not include the restriction that lots adjacent to the site's exterior boundary be a minimum of 12,000 square feet, the Original Proposed Project would result in incrementally greater significant and unmitigable impacts related to aesthetics, air quality, noise, population and housing, and transportation and traffic, as well as incrementally greater significant but mitigable impacts to public services. Due primarily to smaller trail widths through open space and a smaller Phase 10 park, the Original Proposed Project would result in incrementally lesser significant but mitigable impacts to biological resources. Other impacts would be similar in overall magnitude to those identified for the Project.

The Original Proposed Project would achieve the overall Project objectives to the same degree as the Project, although it would less adequately fulfill the Project objective of providing development that is compatible with the surrounding development and character of the Hesperia community than the Project because it would not provide the minimum 12,000-square-foot sized lots at the exterior boundaries of the Specific Plan area.

5.4.9 OTHER ALTERNATIVES

The Final EIR addressed four additional alternatives, including an Off-site Alternative, Alternative Use (Recreational Resource) Alternative, Very Low Density Alternative, and Additional Commercial Areas Alternative in Section 6.3, *Alternatives Considered but Rejected.* The Off-site Alternative would involve development of the Project at an alternative location, in accordance with State CEQA Guidelines Section 15126.6(f). The Alternative Use (Recreational Resource) Alternative was identified during the public scoping process, and would involve use of the site as a regional park. The Very Low Density Alternative also was identified during the public scoping process, and would include development of 500 to 600 residential units. The Additional Commercial Areas Alternative was identified by the Ad Hoc Committee, and would replace some residential uses proposed by the Project with commercial uses.

Findings:

1. **The City, having reviewed and considered the information contained in the Final EIR and the Record of Proceedings, and pursuant to Public Resource Code Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3), finds that these alternatives would fail to meet the majority of the Project objectives. These alternatives are therefore determined to be infeasible. In addition, the Additional Commercial Areas Alternative would increase the severity of several environmental impacts. As a result, these alternatives were eliminated from further consideration.**

Facts in Support of Findings: The four noted alternatives are addressed in the Final EIR (pages 6-2 through 6-4).

Because the property was purchased with the intention of developing the site with a footprint and intensity generally similar to that allowed under the existing approved Rancho Las Flores Specific Plan, and there are no similar parcels in the vicinity suitable for this type and scale of development, additional evaluation of an off-site alternative was rejected from further consideration.

The Alternative Use (Recreational Resource) alternative also would not be consistent with the City General Plan and zoning designation of the site as a Specific Plan area. Furthermore, the City recently has identified that it already has an excess amount of designated Open Space. Because it would not feasibly attain most of the basic objectives of the Project, the Recreational Resource Alternative was rejected from further consideration.

The Very Low Density Alternative would not be consistent with the overall level of development anticipated in the City General Plan and the previously approved Specific Plan. Because it would not feasibly attain most of the basic objectives of the Project, the Very Low Density Alternative was rejected from further consideration.

The Additional Commercial Areas Alternative would increase the intensity of development on portions of the site, thus increasing impacts such as traffic, noise, air quality, GHGs and biological edge effects. In addition, the level of commercial development included in the Project is based on what the market is expected to absorb; it is not expected that there will be demand for additional commercial areas on the site. Therefore, this alternative was rejected from further consideration.

SECTION 6.0 CERTIFICATION OF THE FINAL EIR

The City Council declares that no new significant information as defined by the State CEQA Guidelines, Section 15088.5, has been received by the City Council after circulation of the Draft EIR that would require recirculation. The City Council certifies the Final EIR based on the findings and conclusions discussed below.

6.1 FINDINGS

The Project would have the potential for creating significant adverse impacts. These significant adverse environmental impacts have been identified in the EIR and will require mitigation as set forth in the Findings. As described in Section 5.3 of this document, significant adverse impacts which cannot be mitigated to a level of insignificance after mitigation include aesthetics impacts (scenic vistas, State Scenic Highways, visual character and quality, light), air quality (conflict with implementation of an Air Quality Management Plan, potential for air quality standard violation, cumulative regional impacts), historical resources, land use and planning (conflict with the General Plan Noise Element), noise (direct and cumulative permanent increases in noise levels at off-site land uses), population and housing (direct and cumulative substantial population growth inducement), transportation and traffic (direct and cumulative impacts to intersection delays).

6.2 CONCLUSIONS

1. Except as to those impacts stated above relating to aesthetics, air quality, historical resources, land use and planning, noise, population and housing, and transportation/traffic, all other significant environmental impacts from the implementation of the Project have been identified in the EIR and, with implementation of the Project design features and mitigation measures identified, will be mitigated to a level considered less than significant.

2. Alternatives to the Project, which could potentially achieve the basic objectives of the Project, have been considered and rejected in favor of the Project.

3. Environmental, economic, social, and other considerations and benefits derived from the development of the Project override and make infeasible any alternatives to the Project or further mitigation measures beyond those incorporated into the Project.

SECTION 7.0 STATEMENT OF OVERRIDING CONSIDERATIONS

7.1 INTRODUCTION

The California Environmental Quality Act (CEQA) and the State CEQA Guidelines provide in part the following:

a) CEQA requires that the decision maker balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. If the benefits of the proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

b) Where the decision of the public agency allows the occurrence of significant effects that are identified in the Final EIR but are not mitigated, the agency must state in writing the reasons to support its action based on the Final EIR and/or other information in the record. This statement may be necessary if the agency also makes the finding under Section 15091(a)(2) or 15091(a)(3) of the State CEQA Guidelines.

c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the Notice of Determination (Section 15093 of the State CEQA Guidelines).

The City Council, having reviewed and considered the information contained in the Final EIR for the Project, Responses to Comments and the public record, adopts the following Statement of Overriding Considerations that have been balanced against the unavoidable adverse impacts in reaching a decision on this Project.

7.2 SIGNIFICANT UNAVOIDABLE IMPACTS

Although all Project impacts have been substantially avoided or mitigated as described in the preceding findings, there is no complete mitigation for the following impacts. These impacts are considered significant and unavoidable.

- **Scenic Vistas** (Specific Plan only). The Project would introduce built elements into scenic views that are currently almost entirely undeveloped and would obstruct existing views of currently undeveloped land and scenic areas beyond the Project site, resulting in a significant and unavoidable impact.

- **State Scenic Highway** (Specific Plan only). The Project would negatively affect the quality of the existing on-site natural resources by introducing built elements and graded slopes into currently undeveloped, scenic areas within the viewsheds of Eligible State Scenic Highways SR 138 and SR 173, resulting in a significant and unavoidable impact.

- **Visual Character and Quality.** Project construction activities would disrupt the existing visual character of the site and the introduction of built elements to the currently undeveloped site would contrast with the existing visual character of the site, resulting in a significant and unavoidable impact.

- **Light or Glare** (Specific Plan only). The Project would introduce a substantial new source of light that would adversely affect nighttime views, resulting in a significant and unavoidable impact.

- **Air Quality Management Plan.** The Project would result in increases in population and residential dwellings compared to the assumptions in the 2008 OAP, which would be inconsistent with the applicable air quality management plans (the OAP and PM_{10} Attainment Plan), resulting in a significant and unavoidable impact.

- **Potential Air Quality Standard Violation.** Specific Plan construction would exceed VOC, NO_X, CO and PM_{10} daily thresholds, as well as annual thresholds for NO_X and CO, and operational emissions of VOC, NO_X, CO, PM_{10} and $PM_{2.5}$ would exceed the daily and annual thresholds, resulting in a significant and unavoidable impact.

- **Cumulative Regional Air Quality.** Increases in emissions of ozone, PM_{10} and $PM_{2.5}$ during construction and operation would exceed MDAQMD emission significance thresholds, resulting in a cumulatively considerable and unavoidable impact.

- **Historical Resources.** Based on the inventories previously conducted on the site, it is reasonable to conclude that the development of the Project may include impacts to known and unknown historical resources, or may include development near a historical resource that may diminish the integrity of the resource's setting so as to cause a potentially significant impact to the historical resource. Such impacts may not be mitigable to below a level of significance, resulting in a potentially significant and unavoidable impact.

- **Conflict with General Plan Noise Element.** Loading of Project traffic onto the surrounding circulation system would result in traffic noise levels at noise-sensitive land uses along some off-site roadways exceeding exterior and interior standards. Such impacts may not be mitigable to below a level of significance, resulting in a potentially significant and unavoidable impact related to consistency with one General Plan Noise Element goal and three implementation policies.

- **Permanent Increase in Noise Levels at Off-site Land Uses.** Loading of Project traffic on surrounding roadways would result in ambient noise levels at noise-sensitive land uses that exceed the noise limits established in the City Noise Element or result in a 3 dBA or greater increase in noise levels at NSLUs where the outdoor use area noise level already exceeds 65 CNEL exterior or 60 CNEL interior. Such impacts may not be mitigable to below a level of significance, resulting in a potentially significant and unavoidable impact.

- **Cumulative Noise.** Operational off-site noise impacts associated with traffic could potentially be significant and unmitigated (as described above), and under such conditions would represent a considerable contribution to significant and unavoidable cumulative noise impacts.

- **Population Growth.** The anticipated increase in population that would result from implementation of the Project would be inconsistent with SCAG's previously projected population increases for the City, resulting in a significant and unavoidable impact.

- **Cumulative Population Growth.** The anticipated increase in population that would result from implementation of the Project would be inconsistent with SCAG's previously projected population increases for the City, resulting in significant and unavoidable cumulative impacts.

- **Traffic Impacts** (Specific Plan only). The proposed project would result in significant and unavoidable impacts at the following intersections:

  - Mariposa Road and Ranchero Road (PM LOS E), and

  - Santa Fe Avenue and Ranchero Road (AM LOS F, PM LOS F).

  Additional widening along Ranchero Road to achieve an acceptable LOS is not considered feasible due to right-of-way impacts to residences and businesses. The Project would make a "fair share" contribution to improvements for both described intersections; however, impacts would remain significant, adverse and unavoidable.

- **Cumulative Traffic Impacts.** The Project would result in significant and unavoidable cumulative impacts at the following intersections:

  - Mariposa Road and Ranchero Road (PM LOS E), and

  - Santa Fe Avenue and Ranchero Road (AM LOS F, PM LOS F).

  Additional widening along Ranchero Road to achieve an acceptable LOS is not considered feasible due to right-of-way impacts to residences and businesses. The General Plan modeling for these intersections concluded that they would likely operate at a deficient LOS during peak hours as a result of full build-out of the City, and the associated impacts were determined to be significant, adverse and unavoidable. Although Project would make a "fair share" contribution to improvements for both described intersections, implementation of the Project would result in a considerable contribution to this significant and unmitigable cumulative impact.

Details of these significant unavoidable adverse impacts were discussed in the EIR and are summarized, or were otherwise provided in Section 5.3, Environmental Effects Which Remain Significant and Unavoidable after Mitigation and Findings, in this document.

7.3 OVERRIDING CONSIDERATIONS

To the extent that the significant effects of the Project are not avoided or substantially lessened to below a level of significance, the City of Hesperia City Council, having reviewed and considered the information contained in the Tapestry Specific Plan Program EIR and Phase 1 Project EIR as well as the public record, and having balanced the benefits of the Project against the unavoidable effects which remain, finds such unmitigated effects to be acceptable in view of the following overriding considerations. The City Council finds that any one of these Project benefits standing alone would be sufficient to sustain the Statement of Overriding Considerations.

1. **The City of Hesperia finds tbat all feasible mitigation measures have been imposed to lessen Project impacts to less than significant levels. Furthermore, the City of Hesperia finds tbat alternatives to the Project are infeasible because, while they**

bave similar or fewer environmcntal impacts, they do not provide tbe benefits of the Project, or they are otherwise socially or economically infeasible when compared to the Project, as described in the Statement of Facts and Findings.

With the exception of aesthetics, air quality, historical resources, land use/planning, noise, population and housing, and transportation and traffic, based on the analysis presented in the EIR, potential Project impacts are adequately reduced to less than significant levels through implementation of the identified Project design features and mitigation measures. The Project would result in significant and unavoidable Project-specific impacts related to aesthetics, air quality, historical resources, land use/planning, noise, population and housing, and transportation and traffic, as well as a cumulatively considerable contribution to cumulatively significant impacts related to air quality, noise and traffic. For those impacts found to be significant and unavoidable, mitigation is identified to the extent feasible. The following sections of the Draft EIR identify why each impact cannot be fully mitigated to a less than significant level: Sections 3.1, *Aesthetics*; 3.3, *Air Quality*; 3.5, *Cultural and Paleontological Resources*; 3.11, *Land Use/Planning*; 3.13, *Noise*; 3.14, *Population and Housing*; 3.17, *Traffic and Circulation*; 4.3, *Cumulative Effects Analysis*; and 5.1, *Unavoidable Adverse Impacts*.

The significant and unavoidable impacts to scenic vistas resulting from the Project (Specific Plan only) are associated with introduction of built elements into scenic views that are currently almost entirely undeveloped and obstruction of existing views of currently undeveloped land and scenic areas beyond the Project site. The Specific Plan includes a number of elements that would avoid or reduce adverse effects to visual resources, to the extent feasible. Design features such as preservation of open space, extensive landscaping, building setbacks, and architectural details all would help to reduce the visual impacts from implementation of the Project. There are no additional measures that would be feasible to mitigate the loss of open space and unavoidable alteration in visual character and quality of the Specific Plan area. As discussed in Chapter 6.0, *Alternatives to the Proposed Project,* of the Final EIR, although several alternatives would reduce this impact, only the No Build Alternative, which would not meet the Project objectives, would reduce it to less than significant levels.

The significant and unavoidable impacts to State Scenic Highways resulting from the Project (Specific Plan only) would result from introducing built elements and graded slopes into currently undeveloped, scenic areas within the viewsheds of Eligible State Scenic Highways SR 138 and SR 173. The Specific Plan includes a number of elements that would avoid or reduce adverse effects to scenic resources within Eligible State Scenic Highways, to the extent feasible. Design features such as preservation of open space, extensive landscaping, building setbacks and architectural details all would help to reduce the visual impacts from implementation of the Project. There are no additional measures that would be feasible to mitigate the loss of open space and unavoidable alteration in visual character and quality of the State Scenic Highway. As discussed in Chapter 6.0 of the Final EIR, although several alternatives would reduce this impact, only the No Build Alternative, which would not meet the Project objectives, would reduce it to less than significant levels.

The significant and unavoidable impacts to visual character and quality resulting from the Project (Specific Plan only) would result from construction activities that would disrupt

the existing visual character of the site as well as the introduction of built elements to the currently undeveloped site that would contrast with the existing visual character of the site. The Specific Plan includes a number of elements that would avoid or reduce adverse effects to visual character and quality, to the extent feasible. Design features such as preservation of open space, extensive landscaping, building setbacks, and architectural details all would help to reduce the visual impacts from implementation of the Project. There are no additional measures that would be feasible to mitigate the loss of open space and unavoidable alteration in visual character and quality. As discussed in Chapter 6.0 of the Final EIR, although several alternatives would reduce this impact, only the No Build Alternative, which would not meet the Project objectives, would reduce it to less than significant levels.

The significant and unavoidable impacts to visual character and quality resulting from the Project would result from introduction of a substantial new source of light that would adversely affect nighttime views. The Specific Plan includes design guidelines that would avoid or reduce adverse effects to night lighting, to the extent feasible. There are no additional measures that would be feasible to mitigate the loss of open space and unavoidable alteration in visual character and quality. As discussed in Chapter 6.0 of the Final EIR, although several alternatives would reduce this impact, only the No Build Alternative, which would not meet the Project objectives, would reduce it to less than significant levels.

The significant and unavoidable impacts related to conflict with Air Quality Management Plans would result from increases in population and residential dwellings compared to the assumptions in the 2008 OAP, which would be inconsistent with the applicable air quality management plans (the OAP and PM_{10} Attainment Plan). The Specific Plan includes a mix of uses as well as a number of design features that would reduce air pollutant emissions, such as traffic calming measures, transit stations and renewable energy systems. Further, although the currently proposed Tapestry Specific Plan is more intensive than the original Rancho Las Flores Specific Plan in terms of units constructed, the amount of grading necessary for construction was reduced by approximately 15 to 20 percent, which would reduce emissions of PM_{10} and $PM_{2.5}$ compared to the previous plan. Implementation of mitigation measures AIR-1 through AIR-5 also would reduce resulting air quality impacts. Upon approval of the Specific Plan, the City would provide a revised housing forecast to SANBAG to ensure that any revisions to the population and housing projections used in updating the OAP would accurately reflect anticipated growth due to the Specific Plan. However, until the anticipated growth is included in the emission estimates of the OAP and PM_{10} Attainment Plan (which would address air quality impacts on a regional level) impacts would remain significant and unavoidable. No additional mitigation is available to reduce the identified impact with regard to the proposed increase in population. Because they would reduce projected population to within previously anticipated levels as discussed in Chapter 6.0 of the Final EIR, the No Build Alternative, Existing Specific Plan Alternative and Estate Density Alternative would reduce this impact to less than significant levels. The No Build and Estate Density Alternatives would not meet most of the basic objectives of the Project. The Existing Specific Plan Alternative would generally achieve the overall Project objectives. However, the amount of conservation would be substantially less than under the Project, placement of commercial development and the northern and southwestern boundaries of the property would not be compatible with the character of adjacent areas, and

sustainability principles would not be encompassed to the same degree as under the Project.

The significant and unavoidable impacts related to potential air quality standard violations would result from Specific Plan construction exceeding VOC, NO_X, carbon monoxide CO and PM_{10} daily thresholds, and annual thresholds for NO_X and CO, as well as operational emissions of VOC, NO_X, CO, PM_{10} and $PM_{2.5}$ exceeding the daily and annual thresholds. The implementation of Project design features listed in Chapter 2 of the EIR, mitigation measures AIR-1 through AIR-5, and the requirement to comply with MDAQMD Rule 403 regarding the emission of fugitive dust would reduce air pollutant emissions from construction and operation to the extent feasible. However, even with the incorporation of these measures, construction emissions would remain above the MDAQMD's significance thresholds. Other measures, such as limiting the number of construction equipment that would be operating on the site at any given time, would potentially reduce pollutant emissions further; however, this approach would delay the Specific Plan buildout from the current schedule by a minimum of 50 years in order to meet annual MDAQMD standards, which would not be feasible. No other feasible measures are available for the Project. As discussed in Chapter 6.0, although several alternatives would reduce this impact, only the No Build Alternative, which would not meet the Project objectives, would reduce it to less than significant levels.

The significant and unavoidable direct and cumulative air quality impacts resulting from the Project are associated with increases in emissions of ozone, PM_{10} and $PM_{2.5}$ during construction and operation would exceed MDAQMD emission significance thresholds, resulting in a cumulatively considerable and unavoidable impact. Even with the implementation of mitigation measures AIR-1 through AIR-5, applicable Project design features and compliance with MDAQMD Rule 403, emissions of criteria pollutants would remain above the MDAQMD thresholds. No other feasible measures are available to reduce these impacts to a less than significant level. As discussed in Chapter 6.0 of the Final EIR, although several alternatives would reduce this impact, only the No Build Alternative, which would not meet the Project objectives, would reduce it to less than significant levels.

Implementation of the Specific Plan could result in potentially significant and unavoidable impacts to known and unknown historical resources. Development near a historical resource has the potential to diminish the integrity of the resource's setting so as to cause a potentially significant impact to the historical resource that may not be mitigable to below a level of significance; therefore, the Project would result in a potentially significant and unavoidable impact. Implementation of mitigation measures CUL-1 through CUL-5 would avoid or substantially reduce such impacts. However, as defined in the CCR Title 14 Section 15126.4 (b)(2), in some circumstances, documentation of a historical resource as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur. As a result, demolition of a significant historical resource within the Specific Plan area may result in a significant and unavoidable impact for which no other feasible mitigation is possible. Elimination of potentially significant impacts to historical resources would require that the Project not be implemented, which would not meet the Project objectives. As discussed in Chapter 6.0 of the Final EIR, although several

alternatives would reduce this impact, only the No Build Alternative would reduce it to less than significant levels.

The significant and unavoidable land use/planning impact resulting from the Project is associated with Project traffic noise levels exceeding exterior and interior standards at noise-sensitive land uses along some off-site roadways. Traffic noise impacts would result in the Project being potentially inconsistent with Goal NS-1 and Implementation Policies NS-1.1, NS-1.2 and NS-1.7 of the Noise Element of the City General Plan. While the EIR incorporates mitigation measures to address potential noise impacts to off-site uses, because the applicant's ability to implement the mitigation measures is uncertain, impacts to existing off-site residences (and associated inconsistency with the General Plan Noise Element) would potentially remain significant and unavoidable. As discussed in Chapter 6.0 of the Final EIR, although several alternatives would reduce this impact, only the No Build Alternative, which would not meet the Project objectives, would reduce it to less than significant levels.

The significant and unavoidable direct and cumulative noise impacts resulting from the Project are associated with the increase in ambient noise levels beyond the established noise limits for noise-sensitive land uses, due to the introduction of Project traffic on surrounding roadways. Implementation of mitigation measures NOI-10 through NOI-13 would require the construction of noise walls along off-site roadways and/or the installation of enhanced building elements to reduce interior noise. Implementation of barriers may not be feasible and effective in all cases (e.g., where the necessary break in the direct line-of-sight would preclude access to the property). Because the applicant's ability to implement the mitigation on private or public property outside of the Project site is uncertain, impacts to existing off-site residences would potentially remain significant and unavoidable. If proposed acoustical improvements at any property would not feasibly reduce Project impacts below the identified significance threshold, the impact to that property will be considered to be significant and unmitigated. As discussed in Chapter 6.0 of the Final EIR, although several alternatives would reduce this impact, only the No Build Alternative, which would not meet the Project objectives, would reduce it to less than significant levels.

The Project's significant and unavoidable direct and cumulative population and housing impacts are associated with the anticipated increase in population that would result from implementation of the Project, which would be inconsistent with SCAG's previously projected population increases for the City. The City does not have the ability to restrict population growth, such as by restricting the number of people who reside in a residence (other than for health and safety reasons) or preventing residents from having additional children; therefore, no feasible mitigation measures exist to reduce population growth impacts. As discussed in Chapter 6.0 of the Final EIR, the No Build Alternative, Existing Specific Plan Alternative and Estate Density Alternative would reduce this impact to less than significant levels. The No Build and Estate Density Alternatives would not meet most of the basic objectives of the Project. The Existing Specific Plan Alternative would generally achieve the overall Project objectives. However, the amount of conservation would be substantially less than under the Project, placement of commercial development and the northern and southwestern boundaries of the property would not be compatible with the character of adjacent areas, and sustainability principles would not be encompassed to the same degree as under the Project.

The Project would result in significant and unavoidable direct and cumulative impacts related to study area intersections operating at unacceptable LOS. Implementation of the intersection improvements proposed in mitigation measures TRA-1 and TRA-2 would reduce intersection traffic impacts to less than significant levels, with the exception of two intersections: Mariposa Road and Ranchero Road (PM LOS E) and Santa Fe Avenue and Ranchero Road (AM LOS F, PM LOS F). The General Plan modeling for these intersections concluded that these intersections would likely operate at a deficient LOS during peak hours as a result of full buildout of the City, resulting in significant, adverse and unavoidable impacts. The Project includes several measures to minimize the number of trips generated by associated development and would make a "fair share" contribution to improvements for both described intersections; however, no other feasible measures are available for the Project. As discussed in Chapter 6.0 of the Final EIR, although several alternatives would incrementally reduce impacts to the two intersections, only the No Build Alternative, which would not meet the Project objectives, would reduce impacts to less than significant levels.

2. **The Tapestry Specific Plan is consistent with and will contribute to achieving the goals and objectives established by the Hesperia General Plan. Implementing the City's General Plan as a policy is a legal and social prerogative of the City.**

As described in Section 2.4, *Project Background*, of the EIR, the proposed Tapestry Specific Plan is located within the previously approved Rancho Las Flores Specific Plan (SP-89-01) area. Approval of this existing Specific Plan also included zoning the Project area as 'Specific Plan.' The Project includes an amendment to the previously approved Specific Plan, with an objective to "Provide for uses generally consistent with the level of development envisioned in the adopted Specific Plan, General Plan and Zoning Ordinance." Therefore, the Project would be consistent with the General Plan land use designation (Specific Plan) for the Project site. The Project would be consistent with the intent of the General Plan to, for example, "[f]acilitate a self-contained community with a well-designed and maintained community with a full range of densities and uses within the capacity of infrastructure and services."

Detailed analysis of the consistency of the Project with the City's General Plan is provided in Table 3.11-1, *Land Use Goals and Policies Consistency Evaluation*, of the EIR. As demonstrated therein, the Project has the potential to be inconsistent with one General Plan goal and three related implementation policies related to exposure of existing residences to excessive transportation noise. This potential noise impact was identified as significant and unmitigable in the General Plan EIR and would be reduced to the maximum extent feasible as described in Section 5.3. In all other respects, the Project is consistent with and will contribute to achieving the goals and objectives of the General Plan.

3. **The Tapestry Project will provide new development that will assist the City in meeting its housing needs.**

The City's General Plan Housing Element (adopted 2014) contains goals including assisting in the provision of housing that meets the needs of all economic segments of the community and providing suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure. The Project

proposes a mixture of residential uses ranging from very low density and estate residential to high density and mixed-use (including residential uses). The broad range of housing densities would allow for different types, styles and prices of housing that would accommodate various economic and demographic segments of the City's population and accommodate anticipated population growth.

4. **The Tapestry Project will provide new mixed-use development that will assist the City in providing residents with services and supporting the local tax hase.**

   The Tapestry Specific Plan includes two mixed-use town centers totaling approximately 500,000 to 700,000 square feet of commercial and retail uses. Uses within these town centers are expected to range from neighborhood shopping to supermarkets, drug stores, restaurants and service-related retail businesses, as well as business, professional and administrative offices. These uses will be easily accessible to Project residents and also provide services to the broader community. These businesses will provide jobs for local residents and will generate sales and property tax revenue, supporting the local tax base.

5. **Tbe Tapestry Project will provide new development that will assist the City in obtaining fiscal balancc in thc years and decadcs ahead. Once construction is completed, the Project will annually generate additional City revenue. This increased revenue from the development will be driven by sources such as indirect sales tax, property tax and business license fees.**

   The construction and development of the Tapestry Specific Plan would produce a temporary economic stimulus as a result of construction-related spending in the form of one-time development fees over the course of the approximately 30-year build-out period. These fees include city fees, school fees, sewer and water fees, and permits. In addition to the payment of fees, property taxes and indirect sales taxes would be collected during this time and paid to the City of Hesperia.

   Consistent with the findings of the Fiscal Impact Report prepared for the proposed Tapestry Project and included as Attachment A to this document, the Project also would have a positive fiscal impact on the City of Hesperia throughout the life of the Project. Recurring revenues would include property taxes, property transfer tax, property tax in-lieu of vehicle license fee revenues, motor vehicle license fees, supplemental law enforcement funding, sales and land use taxes, investment income revenues, transient occupancy tax, business license revenues, franchise fees, community development revenues and other revenues. Considering these revenue sources and projected recurring costs, the Net Fiscal Impact of the Tapestry Project is estimated to be a surplus of $1,701,279 annually. This fiscal surplus would result primarily from property tax in-lieu of vehicle license fee revenues. The projected annual revenue/cost ratio for the Project is 1.12.

6. **Development and construction of the Tapestry Project will create on-site jobs and will indirectly support local and regional jobs. Additionally, construction spending will create a stimulus to the local and regional economies. Once the Tapestry Specific Plan is completed, the facility will ultimately spur the creation of both local and regional jobs, and there would be additional output and earnings to the local and regional economies.**

Construction jobs would be generated by the Project on a continual basis for the approximately 30-year build-out period, with additional, permanent jobs generated by Project operation. Construction and long-term operational jobs created by the Project would result in increased spending throughout the region, including in the City of Hesperia. It is anticipated that annual personal earnings through the generation of new jobs would ripple through the local and regional economy, creating a 30-year increase in output and earnings associated with construction jobs and an on-going increase in output and earnings associated with permanent jobs.

7. **The Tapestry Project will provide infrastructure improvements required to meet Project and vicinity needs in an efficient and cost-effective manner.**

   The Tapestry Specific Plan includes provisions that are intended to ensure the orderly provision of infrastructure to support new development as it occurs. The Project will include on-site amenities including approximately 387 acres of parkland linked by an extensive trail system; eight elementary schools, two middle schools and two high schools; two to three fire stations; a police substation; roadways, bikeways and transit facilities; and public utility infrastructure.

   The roadways included within the Project site will provide important connections from Ranchero Road to SR 138 and Arrowhead Lake Road. The Project also will extend Santa Fe Avenue south from its current terminus to the Project site and will be required to contribute funding for roadway segment improvements, including widening of Ranchero Road and SR 138. The Project also will be required to implement modifications at 10 off-site intersections to improve traffic flow.

Although significant impacts will remain, the City of Hesperia will mitigate any significant adverse impacts to aesthetics, air quality, historical resources, land use/planning, noise, population and housing, and transportation and traffic to the maximum extent practicable. In its decision to approve the Project, the City of Hesperia City Council has considered the Project benefits to outweigh the environmental impacts.

Table 1
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Air Quality						
Implementation of the Specific Plan and Phase 1 would result in significant impacts related to potential for air quality standard violations during construction.	**AIR-1** Prior to issuance of any Grading Permit, the Community Development Director and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that: • A "trackout" gravel bed shall be installed at every access point used during construction or at every location off-road equipment transitions to paved surfaces. The gravel bed shall be 25 feet long and the width of the access point/roadway. • Chemical stabilizers shall be applied annually to all unpaved storage/maintenance yards, parking areas, and unpaved roads. • Vehicle speeds shall be limited to 15 mph or less and shall be randomly verified by radar enforcement.	Community Development Director and Building Official	During construction of each phase	Verify inclusion on plans prior to issuance of each grading permit; Project Managers/ Inspectors shall periodically conduct physical monitoring at Project site during construction period and document results in Project file		
Implementation of the Specific Plan and Phase 1 would result in significant impacts related to potential for air quality standard violations during operation.	**AIR-2** Prior to issuance of each building permit, the Project proponent and its contractors shall provide plans and specifications to the City Building Department demonstrating that pre-wiring for conductive/inductive electric vehicle (EV) charging infrastructure shall be installed for all residence garages, as the use of EVs would reduce emissions of all criteria pollutants (oxides of nitrogen [NO_X], volatile organic compounds [VOC], carbon monoxide [CO], sulfur dioxide [SO_2], particulate matter less than or equal to 10 microns in diameter [PM_{10}] and particulate matter less than or equal to 2.5 microns in diameter [$PM_{2.5}$]). A minimum of two electric vehicle charging stations shall be provided per commercial land use. Signage prohibiting parking for non-electric vehicles in the designated parking spaces shall be installed. Proof of compliance shall be provided to the City Building Department prior to the issuance of certificates of occupancy.	City Building Department	During design and construction of each phase	Verify inclusion on plans prior to issuance of each building permit; verify proof of compliance prior to issuance of certificates of occupancy		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Air Quality (cont.)						
	AIR-3 Prior to issuance of each building permit, the Project proponent and its contractors shall provide plans and specifications to the City Building Department demonstrating that installation of a gas outlet in the rear of residential buildings shall be required for the use of outdoor cooking appliances, such as gas burning barbeques; using gas barbeques instead of charcoal barbeques would reduce NO_X, CO and PM_{10} emissions. Proof of compliance shall be provided to the City Building Department prior to the issuance of certificates of occupancy.	City Building Department	During design and construction of each phase	Verify inclusion on plans prior to issuance of each building permit; verify proof of compliance prior to issuance of certificates of occupancy		
	AIR-4 Prior to issuance of each building permit, the Project proponent and its contractors shall provide plans and specifications to the City Building Department demonstrating that installation of low-NO_X hot water heaters shall be required for residential uses to reduce NO_X emissions. Proof of compliance shall be provided to the City Building Department prior to the issuance of certificates of occupancy.	City Building Department	During design and construction of each phase	Verify inclusion on plans prior to issuance of each building permit; verify proof of compliance prior to issuance of certificates of occupancy		
	AIR-5 Future homeowners' associations (HOAs) shall provide educational material (such as a display case, kiosk or brochures) that provides information regarding the use of low-VOC paints and consumer products to individual homeowners and/or in a prominent area accessible to residents and employees.	City Building Department	At completion of construction of each phase	Prior to issuance of certificates of occupancy		
Implementation of the Specific Plan and Phase 1 would result in significant impacts related to emissions of toxic air contaminants from the WWRP.	**AIR-6** Upon completion of the site plans and facility design for the proposed WWRP and sewer lift stations, a Health Risk Assessment shall be conducted to demonstrate that emissions would not expose sensitive receptors within 1,000 feet of the facility to substantial pollutant concentrations, including those resulting in a cancer risk greater than or equal to 10 in a million and/or a Hazard Index (non-cancerous) of greater than or equal to 1.	City Building Department / Applicant shall engage a qualified Health Risk Assessment preparer	During design of WWRP (including each expansion) and each lift station	Prior to issuance of each building permit for the WWRP or lift station		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Air Quality (cont.)						
Implementation of the Specific Plan and Phase 1 would result in significant impacts related to generation of odors from the WWRP and sewer lift stations.	**AIR-7** Odor control measures shall be incorporated into the design of the WWRP and sewer lift stations to minimize odors. An odor analysis shall be conducted upon completion of facility design to ensure that odor emissions comply with MDAQMD Rule 42 and would not result in objectionable odors for residential uses within two miles of the WWRP and one mile of the sewer lift stations.	City Building Department / Applicant shall engage a qualified air quality consultant	During design of WWRP (including each expansion) and each lift station	Prior to issuance of each building permit for the WWRP or lift station		
Biological Resources						
Construction activities would have the potential to result in impacts to sensitive biological resources beyond those that are authorized.	**BIO-1** The following measures shall be employed during all phases of construction to minimize the potential for construction-period impacts to sensitive biological resources beyond those that are authorized: • Prior to the initiation of construction, all limits of the construction impact footprint shall be clearly delineated with staking, orange construction fencing and/or silt fencing, as appropriate, to avoid unauthorized impacts. • Monitoring shall be provided by a qualified biologist approved by the City to ensure that all impacts occur within designated limits. The biologist shall attend a pre-construction meeting with the contractor and will explain the sensitive resources on the site and the protection and mitigation measures that apply during construction. Monitoring entails communicating with contractors, taking daily notes and ensuring that the requirements of the mitigation measures are being met. This requires that the biologist be present during construction activities including full-time monitoring of all grubbing and clearing of vegetation. The biologist will have the authority to	Planning Department / Applicant shall engage a qualified biologist and shall follow the biologist's recommendations	Prior to and during construction of each phase	Verify inclusion on plans prior to issuance of each grading permit; monitoring biologist shall send monthly reports to the City during construction and a post-construction report upon completion of each phase		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Biological Resources (cont.)						
	halt construction activities in an area if unauthorized impacts to sensitive biological resources occur. In the event of such unauthorized impacts, the biologist will notify and consult with the applicable regulatory agency(ies). • The qualified biologist shall perform periodic inspections of construction (after grubbing and clearing of vegetation) once or twice per week depending on the sensitivity of the adjacent biological resources. The qualified biologist shall send monthly monitoring reports to the City. At the end of construction of each phase, the biologist shall prepare a post-construction report for the City that documents the as-built impacts of construction so that mitigation requirements can be revised accordingly, if necessary. Contractors, subcontractors and their respective personnel shall refer all environmental issues including wildlife relocation, sick or dead wildlife, hazardous waste or questions about environmental impacts to the qualified biologist. Experts in wildlife handling may need to be brought in by the qualified biologist for assistance with wildlife relocations.					
Implementation of the proposed Project would result in significant impacts to sensitive vegetation communities.	**BIO-2** During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, the City shall determine the possible presence of, or confirm the extent of, potential impacts of the action on sensitive vegetation communities. Mitigation for impacts to sensitive vegetation communities shall be provided prior to the issuance of grading permits for each phase of development, to the	Planning Department / Applicant shall engage a qualified biologist to prepare a Biological Technical Report and Mitigation Plan for each phase	During design of each phase	Review Biological Technical Reports and Mitigation Plans upon submittal; verify compliance prior to issuance of each grading permit		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Biological Resources (cont.)						
	satisfaction of the City. Impacts to sensitive vegetation communities shall be mitigated through the following types of methods: on-site (i.e., inside the Specific Plan area) protection, enhancement, restoration, establishment (creation), or a combination thereof. Off-site (i.e., outside the Specific Plan area) mitigation shall only be considered if mitigation cannot be effectively accomplished within the Specific Plan area, as determined by the City. For permanent impacts, up to a 2:1 ratio shall be required for upland communities and a minimum 2:1 ratio shall be required for oak woodlands and wetland/riparian communities (the latter of which are assumed to be waters of the U.S. (WUS) and/or waters of the State (WS). See Table 6-8, *Mitigation for Permanent Impacts to Sensitive Vegetation Communities – Refined Project Alternative* and **BIO-6**, below). For temporary impacts, a minimum 1:1 ratio shall be required for all sensitive vegetation communities (with riparian vegetation communities potentially subject to higher ratios (e.g., 2:1), as presented in Table 6-9, *Mitigation for Temporary Impacts to Sensitive Vegetation Communities – Refined Project Alternative* and in **BIO-6**, below). Mitigation for permanent and temporary impacts to sensitive vegetation communities shall occur as directed by a Mitigation Plan(s) that is prepared by a qualified biologist and approved by the City. Phase-specific impacts and mitigation shall be analyzed in conjunction with preparation of each TTM. Each phase-specific Mitigation Plan shall identify the type(s) of mitigation, location(s) and timing for mitigation, responsible parties, methods of implementation, maintenance and monitoring requirements, final success criteria and contingency					

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Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Biological Resources (cont.)						
	measures. Each phase-specific Mitigation Plan shall be approved prior to issuance of grading permits for each phase. Table 6-8, *Mitigation for Permanent Impacts to Sensitive Vegetation Communities – Refined Project Alternative*, lists the currently anticipated permanent impacts to sensitive vegetation communities and the corresponding mitigation acreage for the whole Specific Plan. Impacts to sensitive vegetation communities shall not exceed the levels specified in this EIR without additional environmental review. If reduced impacts would occur, the amount of required mitigation also shall be reduced accordingly. Table 6-9, *Mitigation for Temporary Impacts to Sensitive Vegetation Communities – Refined Project Alternative*, lists the currently anticipated temporary impacts to sensitive vegetation communities and the corresponding mitigation acreage for the whole Specific Plan. Impacts to sensitive vegetation communities shall not exceed the levels specified in this EIR without additional environmental review. If reduced impacts would occur, the amount of required mitigation also shall be reduced accordingly.					
	BIO-3 Mitigation for permanent and temporary impacts to Mojave mixed scrub in Phase 1 shall occur as directed by a Phase 1 Mitigation Plan (see **BIO-2** for Mitigation Plan contents) that is approved by the City prior to issuance of grading permits for Phase 1. The 70.6 acres of Mojave mixed scrub that would be retained in Phase 1 open space may be used in partial fulfillment of the mitigation requirement for the permanent impacts (Table 6-10, *Mitigation for Permanent Impacts to*	Planning Department / Applicant shall engage a qualified biologist to prepare a Mitigation Plan	Prior to issuance of each grading permit in Phase 1	Review Mitigation Plan upon submittal; verify compliance prior to issuance of each grading permit		

PLANNING COMMISSION 157

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Biological Resources (cont.)						
	Sensitive Vegetation Communities – Refined Project Alternative Phase 1). The remainder of the mitigation for the permanent impacts would be fulfilled through either on-site or off-site restoration, preservation of additional Mojave mixed scrub in a future phase, or off-site acquisition and purchase of land containing this vegetation community. Phase 1 trail construction would temporarily impact approximately 1.3 acres of Mojave mixed scrub. Mitigation for these impacts could include revegetation in place (where practical), on-site or off-site restoration or preservation of additional Mojave mixed scrub in a future phase, or off-site acquisition and purchase of land containing this vegetation community. Since the impact is temporary, and the community is an upland, a 1:1 mitigation ratio is required. Therefore, 1.3 acres of mitigation shall be required.					
	BIO-4 A Habitat Management Plan (HMP) shall be prepared and implemented for the 3,533 acres of conservation easement and open space in the Specific Plan area. The HMP shall outline the long-term, perpetual management of these areas in order to protect and monitor sensitive and special status biological resources. The HMP shall include, but not be limited to, measures to control invasive plant species, North American beavers and American bullfrogs; monitoring and maintenance of trails; installation, monitoring and maintenance of fencing to exclude cattle and humans from the conservation easement; monitoring and maintenance of implemented methods to protect bald eagle (*Haliaeetus leucocephalus*; BAEA) night roosts; monitoring and control (if necessary) of brown-headed cowbirds; and administration and	Planning Department, USFWS, CDFW / Applicant shall engage a qualified biologist to prepare a Habitat Management Plan	Prior to issuance of first grading permit	Review HMP upon submittal; verify resource agency approval prior to issuance of first grading permit		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Biological Resources (cont.)						
	funding mechanisms. The HMP shall be approved by the City and resources agencies prior to the issuance of grading permits for Phase 1.					
Implementation of the proposed Project would result in significant impacts to waters of the U.S. and State.	**BIO-5** During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, a qualified biologist shall conduct a jurisdictional delineation to identify WUS and WS. The results of the delineation shall be summarized in a Jurisdictional Delineation Report, subject to approval by the City, RWQCB, U.S. Army Corps of Engineers (USACE) and California Department of Fish and Wildlife (CDFW).	Planning Department, RWQCB, USACE, CDFW / Applicant shall engage a qualified biologist to conduct jurisdictional delineation	During design for each TTM beyond Phase 1	Review jurisdictional delineation upon submittal; verify resource agency approval prior to issuance of each grading permit		
	BIO-6 WUS and WS impacts shall first be avoided and then minimized to the maximum extent practicable by the Project design. Where avoidance of these areas is not feasible, mitigation shall be provided to the satisfaction of the City, USACE, CDFW, and/or RWQCB, as applicable. The types of mitigation required may include on-site protection, enhancement, restoration, establishment (creation) or a combination thereof. Mitigation shall be in-kind and in the same watershed as the impacts. Mitigation ratios for WUS and WS impacts typically range from 1:1 (e.g., for non-wetland WUS and streambed WS) to 3:1 (for wetlands) and depend on the sensitivity of the resource and whether it is temporarily or permanently impacted. While the final types of mitigation and ratios shall be determined during the permitting of each phase of development, a minimum ratio of 2:1 for vegetated WUS/WS and a minimum ratio of 1:1 for unvegetated WUS/WS shall be provided. Mitigation for impacts to WUS and WS shall be addressed either in a phase-specific	Planning Department, RWQCB, USACE, CDFW / Applicant shall engage a qualified biologist to provide avoidance and mitigation recommendations	During design for each TTM beyond Phase 1/Prior to issuance of each grading permit (including Phase 1)	Verify evidence of necessary permits prior to the issuance of each grading permit		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Biological Resources (cont.)						
	Mitigation Plan for WUS and WS or as a section in the phase-specific Mitigation Plan for sensitive vegetation community impacts (see **BIO-2**). Each phase-specific Mitigation Plan for WUS and WS impacts shall, at a minimum, identify the type(s) of mitigation, location(s) and timing for mitigation, responsible parties, methods of implementation, maintenance and monitoring requirements, final success criteria and contingency measures. Evidence that the necessary permits have been obtained shall be provided to the City prior to the issuance of grading permits.					
Implementation of the proposed Project would result in significant impacts to special status plant species.	**BIO-7** During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, a qualified biologist shall conduct surveys during the appropriate season(s) to identify special status plant species locations and numbers within the subject phase of development. The results of the surveys shall be summarized in a report, subject to approval by the City.	Planning Department / Applicant shall engage a qualified biologist to conduct surveys and prepare report	During design for each TTM beyond Phase 1	Prior to approval of each TTM beyond Phase 1		
	BIO-8 Impacts to federal or state listed plant species shall first be avoided where feasible, and where not feasible, impacts shall be compensated, for example, through salvage and on-site (i.e., within the Specific Plan area) relocation via a phase-specific Mitigation Plan and/or through on- or off-site protection of habitat containing the plant(s) at a 2:1 ratio. A qualified biologist shall prepare a phase-specific Mitigation Plan that indicates where and how mitigation would take place. The USFWS and/or CDFW (depending on whether the plants are federal and/or state listed) shall decide whether listed plants can be salvaged and relocated or if habitat supporting the plants shall be protected off site. Each phase-specific Mitigation Plan shall also identify, at a	Planning Department, USFWS, CDFW / Applicant shall engage a qualified biologist to prepare phase-specific Mitigation Plan	During design for each TTM / prior to issuance of each grading permit	Review Mitigation Plan upon submittal; verify resource agency approval prior to issuance of each grading permit		

PLANNING COMMISSION 160

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Biological Resources (cont.)						
	minimum, the goals of the mitigation, responsible parties, timing of mitigation, methods of mitigation implementation, maintenance and monitoring requirements, final success criteria and contingency measures. While the final types of mitigation and ratios would be determined during the approval process for each phase, the minimum requirement shall be 1:1 replacement. The Mitigation Plan shall be approved by the City, USFWS and/or CDFW, as applicable, prior to the issuance of grading permits for that phase.					
	BIO-9 Impacts to non-listed, special status plant species (i.e., California Native Plant Society [CNPS] Rare Plant Rank 1 and 2 species) shall first be avoided where feasible, and where not feasible, impacts shall be compensated, for example, through reseeding (with locally collected seed stock) of temporarily impacted areas and/or plant salvage and relocation to temporarily impacted areas, all within the Specific Plan area. A qualified biologist shall prepare a phase-specific Mitigation Plan for reseeding and/or salvaging and relocating non-listed, special status plant species. Each phase-specific Mitigation Plan shall indicate where and how mitigation would take place, the goals of the mitigation, responsible parties, timing of mitigation, methods of mitigation implementation, maintenance and monitoring requirements, final success criteria and contingency measures. While the final types of mitigation and ratios would be determined during the approval process for each phase, the minimum requirement shall be 1:1 replacement. The Mitigation Plan shall be approved by the City prior to the issuance of grading permits for that phase.	Planning Department / Applicant shall engage a qualified biologist to prepare a phase-specific Mitigation Plan	During design for each TTM / prior to issuance of each grading permit	Review Mitigation Plan upon submittal; verify compliance prior to the issuance of each grading permit		

PLANNING COMMISSION 161

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Biological Resources (cont.)						
	BIO-10 Grading shall avoid any unnecessary removal of plants protected by the City's Protected Plant Ordinance (City Ordinance Chapter 16.24). Removal of such plants requires a permit from the City. A Native Desert Plant Transplant Plan shall be prepared by a qualified biologist for review and approval by the City prior to the issuance of grading permits for each phase in which the species occurs.	Planning Department / Applicant shall engage a qualified biologist to prepare a Native Desert Transplant Plan	During design for each TTM / prior to issuance of each grading permit	Prior to the issuance of each grading permit		
	BIO-11 All special status plants for which impacts are to be avoided shall be staked or flagged by a qualified biologist prior to commencement of construction. The qualified biologist shall ensure that all construction personnel working in the area understand that the plants are not to be impacted and shall conduct monitoring during construction in accordance with **BIO-1**.	Planning Department / Applicant shall engage a qualified biologist to stake or flag special status plants	Prior to and during construction of each phase	Verify inclusion on plans prior to issuance of each grading permit; monitoring biologist shall document completion of staking or flagging in first monthly monitoring report for each area		
Implementation of the proposed Project could result in significant impacts to special status animal species, including burrowing owl (BUOW), least Bell's vireo (LBVI), southwestern willow flycatcher (SWFL) and arroyo toad (ARTO).	During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, the City shall determine the possible presence of, and the potential impacts of the action on, special status animal species. <u>Burrowing Owl</u>					
	BIO-12 In accordance with the Staff Report on Burrowing Owl Mitigation (CDFW 2012), breeding and non-breeding season surveys shall be conducted by a qualified biologist to determine the presence/absence of the burrowing owl (*Athene cunicularia*; BUOW) for all phases of the development containing suitable BUOW habitat (potential suitable BUOW habitat is present throughout the Specific Plan area). The report shall be	Planning Department / Applicant shall engage a qualified biologist to conduct breeding and non-breeding season surveys	Prior to issuance of each grading permit	Prior to the issuance of each grading permit		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Biological Resources (cont.)						
	submitted to the City prior to issuance of the grading permit for each phase.					
	BIO-13 A pre-construction take avoidance survey shall be conducted by a qualified biologist in accordance with current guidelines (CDFW 2012 or subsequently adopted guidelines) when construction occurs in suitable BUOW habitat. If the BUOW is absent, then the survey report shall be submitted to the City and no further mitigation will be required. If present, the following mitigation shall be implemented. • If BUOW and its habitat can be protected in place on or adjacent to a construction site, then disturbance impacts shall be minimized through the use of buffer zones, visual screens, or other measures (CDFW 2012). • Occupied burrows shall be avoided during the breeding period from February 1 through August 31 (CDFW 2012). "Occupied" is defined as a burrow that shows sign of BUOW occupancy within the last three years. • Occupied burrows shall also be avoided during the non-breeding season. Burrow exclusion is a technique of installing one-way doors in burrow openings during the non-breeding season to temporarily exclude BUOW, or permanently exclude BUOW and close burrows after verifying burrows are empty by site monitoring and scoping. Eviction of BUOW during the non-breeding season shall require CDFW approval of a Burrowing Owl Exclusion Plan (CDFW 2012).	Planning Department, CDFW / Applicant shall engage a qualified biologist to conduct pre-construction take avoidance survey(s) and subsequent requirements	Prior to construction of each phase	Verify inclusion on plans prior to issuance of each grading permit; verify compliance prior to initiation of grading activities		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Biological Resources (cont.)						
	• Mitigation for permanent impacts to nesting, occupied and satellite burrows and/or BUOW habitat is required such that the habitat acreage, number of burrows and BUOW impacted are replaced based on the BUOW life history information provided in Staff Report on Burrowing Owl Mitigation (CDFW 2012). A Burrowing Owl Mitigation Plan shall be prepared and submitted for approval to the City and CDFW prior to issuance of grading permit(s) for each development phase that would result in impacts to BUOW and/or its habitat. The Burrowing Owl Mitigation Plan shall include provisions for passive relocation or eviction of BUOWs by a qualified biologist prior to initiation of grading activities.					
	Least Bell's Vireo and Southwestern Willow Flycatcher					
	BIO-14 In conjunction with preparation of the TTMs for development within 500 feet of suitable least Bell's vireo (*Vireo bellii pusillus*; LBVI) and/or southwestern willow flycatcher (*Empidonax traillii extimus*; SWFL) habitat (Phases 6, 7 and 10), a qualified biologist shall conduct surveys in accordance with then-current USFWS protocol. The results of the surveys shall be summarized in a report, subject to approval by the City, USFWS and CDFW.	Planning Department, USFWS, CDFW / Applicant shall engage a qualified biologist to conduct USFWS protocol survey(s)	During design for each TTM in Phases 6, 7 and 10	Prior to approval of each TTM in Phases 6, 7 and 10		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Biological Resources (cont.)						
	BIO-15 Mitigation for permanent impacts to LVBI-occupied and/or SWFL-occupied habitat(s) shall include on- or off-site (i.e., inside or outside the Specific Plan area) habitat establishment (creation), habitat restoration and/or protection of occupied habitat at a 3:1 ratio. Mitigation for temporary impacts to LVBI-occupied and/or SWFL-occupied habitat(s) shall include on- or off-site habitat establishment (creation), habitat restoration and/or protection of occupied habitat at a 2:1 ratio. These mitigation requirements shall be incorporated into the Mitigation Plan (see BIO-2) to the satisfaction of the City, USFWS and CDFW.	Planning Department, USFWS, CDFW / Applicant shall engage a qualified biologist to conduct USFWS protocol survey(s)	During design for each TTM in Phases 6, 7 and 10	Review Mitigation Plans upon submittal; verify compliance prior to issuance of each grading permit for Phases 6, 7 and 10		
	BIO-16 All brushing and grading taking place within occupied habitats of the LBVI and/or SWFL shall be conducted from September 16 through March 14, which is outside the LBVI and SWFL breeding seasons. When conducting all other construction activities from March 15 through September 15 within 500 feet of habitat in which the LBVI and/or SWFL are known to occur or have potential to occur, a USFWS-permitted biologist shall survey for each species prior to initiating construction, as follows. • Three site visits (10 days apart) shall be made to survey for the LBVI whenever construction (that would occur within 500 feet of habitat in which the LBVI is known to occur or has potential to occur) is planned during the period March 15 through September 15. The survey shall be initiated no earlier than April 10, which is the typical start date for LBVI surveys (USFWS 2001), and no more than 20 days prior to beginning construction. The results of the survey shall be submitted to the USFWS and CDFW for review and approval prior to initiating those construction activities.	Planning Department, USFWS, CDFW / Applicant shall engage a USFWS-permitted biologist to conduct LBVI and SWFL surveys	Prior to construction of Phases 6, 7 and 10	Verify inclusion on plans prior to issuance of each grading permit; verify compliance prior to initiation of grading activities in Phases 6, 7 and 10		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Biological Resources (cont.)						
	• Three site visits (10 days apart) shall be made to survey for the SWFL whenever construction (that would occur within 500 feet of habitat in which the SWFL is known to occur or has potential to occur) is planned during the period May 15 through September 15. The survey shall be initiated no earlier than May 15 and no more than 20 days prior to beginning construction. The results of the survey shall be submitted to the USFWS and CDFW for review and approval prior to initiating those construction activities. • If neither the LBVI nor the SWFL is present, construction activities shall be allowed to proceed. If the LBVI or SWFL is present, but no nesting activity is documented, nesting shall either be assumed to be occurring, or surveys shall be conducted by a USFWS-permitted biologist (i.e., permitted for nest monitoring) to determine nesting status. Surveys for nesting LBVI and SWFL shall be conducted once per week within 500 feet of the construction area for the duration of the construction activity in that area during the LBVI/SWFL breeding season or until LBVI/SWFL are not observed or detected for three consecutive weeks. If nesting activity is observed, a 300-foot no-construction buffer zone shall be established around each nest site (or habitat assumed to be occupied by the species if nest surveys are not conducted). If construction must take place within the buffer, a qualified acoustician shall monitor noise as construction approaches the edge of the occupied habitat as directed by the USFWS-permitted biologist to ensure construction-related noise does not exceed 60 dB(A) equivalent sound level (L_{EQ}) (see **BIO-19**).					

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Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Biological Resources (cont.)						
	Arroyo Toad **BIO-17** A USFWS-approved arroyo toad (*Anaxyrus californicus*; ARTO) biologist shall be present to monitor construction activities adjacent to, or within, Horsethief Canyon, West Fork Mojave River and Grass Valley Creek (i.e., ARTO habitat; within or adjacent to Phases 6, 7, 8 and 10). Monitoring shall include the following elements: • Because ARTO may occur in various locations during different seasons of the year, prior to commencement of any phase of construction adjacent to, or within, ARTO habitat, the contractor shall meet on site with USFWS staff and a USFWS-approved, designated ARTO biologist. During this meeting, the contractor shall provide information about the general location of planned construction adjacent to, or within, ARTO habitat. The purpose of the meeting(s) is to determine when and where specific construction activities would have the fewest number of, and least adverse effects on, the species. • All construction staging areas shall be located outside Horsethief Canyon, West Fork Mojave River and Grass Valley Creek on previously disturbed, upland areas that the ARTO biologist concurs would not need advance surveys for the ARTO. These staging areas shall be agreed upon by the contractor, ARTO biologist and USFWS during the on-site, pre-construction meeting(s). • Where construction would occur within areas where ARTO may be concentrated (breeding pools or riparian habitats), the ARTO biologist shall determine if ARTO exclusion fencing is	Planning Department / Applicant shall engage a USFWS-approved biologist to conduct ARTO surveys	Prior to and during construction of Phases 6, 7, 8 and 10	Verify inclusion on plans prior to issuance of each grading permit; verify compliance prior to initiation of (as applicable) and during grading activities in Phases 6, 7, 8 and 10 through submittal of monitoring reports		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Biological Resources (cont.)						
	appropriate around the work area. This determination shall be made by the ARTO biologist by conducting at least one nighttime and one daytime survey for ARTO no more than seven days prior to the onset of ground disturbance in the area. ARTO exclusion fencing shall be at least 24 inches in height. The type of fencing used shall be approved by the ARTO biologist. • If an ARTO is found within an area that has been fenced to exclude it, construction activities shall cease until the ARTO biologist moves the ARTO. ARTO that are moved out of work areas by the ARTO biologist shall be placed in nearby, suitable, undisturbed habitat. The ARTO biologist shall determine the best location for release based on condition of the vegetation and soil, among other habitat features, and proximity to human activities. If an ARTO is found where exclusion fencing was deemed unnecessary, work shall cease until the ARTO biologist moves the ARTO. The ARTO biologist shall determine whether exclusion fencing is needed (via at least one nighttime and one daytime survey). Construction may resume in the area after the ARTO is moved if it is deemed appropriate by the ARTO biologist. • The ARTO biologist shall have the authority to stop all activities until appropriate corrective measures have been implemented. • To ensure that diseases are not conveyed between work sites by the ARTO biologist (or any of his/her assistants), the Fieldwork Code of Practice developed by The Declining Amphibian Task Force (or other subsequently accepted guidance) shall be followed at all times.					

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Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Biological Resources (cont.)						
Potential direct impacts to nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code could result if clearing of vegetation or construction occurs during their breeding season.	**BIO-18** It is anticipated that vegetation clearing shall generally be scheduled to take place outside of the general avian breeding season (which generally occurs from February through August). Tree removal/trimming shall generally be scheduled to take place outside the raptor breeding season (which generally occurs from January through August). Each phase of development will be subject to the specific date restrictions in use by the City at the time grading permits for that phase are issued. If vegetation clearing and/or tree removal/trimming cannot occur outside the general avian and raptor breeding seasons, then a pre-construction survey for avian nesting shall be conducted by a qualified biologist within seven calendar days prior to construction. A report summarizing the survey results shall be submitted to the City prior to the initiation of grading activities. If nests are not observed, vegetation clearing and/or tree removal/trimming may proceed. If nests are found, work may proceed provided that construction activity is: (1) located at least 500 feet from raptor nests; (2) located at least 300 feet from federal or state listed bird species' nests; and (3) located at least 100 feet from other bird species' nests. A qualified biologist shall conspicuously mark the buffer so that vegetation clearing does not encroach into the buffer until the nest is no longer active (i.e., the nestlings fledge, the nest fails, or the nest is abandoned, as determined by a qualified biologist).	Planning Department / Applicant shall engage a qualified biologist to conduct avian nesting survey(s)	Prior to and during construction of each phase	Verify inclusion on plans prior to issuance of each grading permit; Nesting Bird Clearance Survey report submitted to the City for review and approval prior to initiating clearing and grubbing during the breeding season		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Biological Resources (cont.)						
Project construction activities have the potential to result in noise disturbance to nesting least Bell's vireo and/or southwestern willow flycatcher	**BIO-19** If construction must take place within the 300-foot buffer required for LBVI and/or SWFL nests, a qualified acoustician shall monitor noise as construction approaches the edge of the occupied habitat as directed by the USFWS-permitted biologist (see **BIO-16**). If the noise meets or exceeds the hourly average threshold of 60 "A"-weighted decibels (dBA) L_{EQ}, or if the biologist determines that the activities, in general, are disturbing the nesting activities, the biologist shall have the authority to halt construction and shall consult with the USFWS and CDFW to devise methods to reduce the noise and/or disturbance, such as installing a protective noise barrier between the nesting birds and the activities. If construction activities occur within 300 feet of a nest, the USFWS-permitted biologist shall monitor the nest daily until the activities are complete or the fledglings become independent of their nest.	Planning Department, USFWS, CDFW / Applicant shall engage a qualified acoustician and USFWS-approved biologist to monitor occupied LBVI and/or SWFL nests	During construction of Phases 6, 7 and 10	Verify inclusion on plans prior to issuance of each grading permit; verify compliance during construction activities in Phases 6, 7, and 10 through submittal of monitoring reports		
Cultural and Paleontological Resources						
Implementation of the development and infrastructure improvements proposed in the Specific Plan would result in potentially significant impacts to historical resources and archaeological resources.	**CUL-1 Cultural Resources Inventory Survey** During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, the City shall determine the possible presence of, and the potential impacts of the action on, cultural resources. The Project proponent shall be required to conduct cultural resources inventory surveys for Phases 2 through 10, including any off-site improvements. The inventory shall be conducted by a qualified cultural resources management professional and shall include a records search and literature review, Native American consultation, an intensive pedestrian survey and a buried site assessment. Field inspection may demonstrate the need for some form of additional subsurface testing (e.g., excavation by auger, shovel or backhoe unit). Identified cultural resources shall be	Planning Department / Applicant shall engage a qualified cultural resources management professional to conduct surveys	During design of each TTM beyond Phase 1	Prior to the approval of each TTM beyond Phase 1		

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Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Cultural and Paleontological Resources (cont.)						
	recorded on the applicable California Department of Parks and Recreation (DPR) form. The findings of the cultural resources inventory shall be presented in a technical report. Such studies shall be submitted to California Historical Resources Information System (CHRIS). A letter summarizing the cultural resources inventory shall also be sent to interested Native American tribes and individuals. The report shall assess whether the implementation of mitigation measures **CUL-2** through **CUL-9** and **CUL-14** would either avoid impacts to cultural resources or substantially reduce the impacts of the land uses proposed in the TTM on cultural resources to below a level of significance based on the CEQA thresholds of significance for historic and archaeological resources. It is anticipated that one or a combination of these measures typically would be sufficient to reduce impacts to below a level of significance. However, in the event that these measures cannot either avoid the impacts to significant cultural resources or reduce those impacts to below the level of significance, then additional measures identified through consultation with Native American tribes and other interested parties required by the City shall be undertaken and/or the land uses in the TTM shall be redesigned prior to the City's consideration of the proposed TTM such that significant impacts would not occur.					
	CUL-2 Preservation in Place and Avoidance of Cultural Resources Preservation in place is the preferred manner to mitigate impacts to historical and archaeological resources. All impacts to cultural resources that are eligible or potentially eligible for listing on the California Register of Historic Resources (CRHR) shall be avoided, to the greatest extent possible. Preservation in place may be accomplished by, but is not limited to, the following:	Planning Department / Applicant shall engage a qualified cultural resources management professional to provide recommendations	During design and construction of each phase	Verify avoidance through design and inclusion on plans prior to issuance of each grading permit; verify compliance during construction activities through submittal of monitoring reports		

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Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Cultural and Paleontological Resources (cont.)						
	• Avoidance of significant or potentially significant cultural resources through project redesign and the relocation of project element; • Incorporation of significant or potentially significant cultural resources within parks, greenspace and other open space; • Covering of significant or potentially significant archaeological sites with a layer of chemically stable soil ("capping"); and/or • Deeding the site into a permanent conservation easement. Avoidance measures may also be implemented to ensure that significant or potentially significant cultural resources shall not be inadvertently impacted by construction activities. These avoidance measures include, but are not limited to: • The establishment of protective measures (signage, exclusion fencing and flagging) around any significant or potentially significant archaeological sites that is located within 100 feet of planned ground-disturbing activities; • A qualified archaeologist shall monitor all ground-disturbing activities in areas located within 100 feet of a significant or potentially significant archaeological site; • A qualified archaeologist shall monitor all ground-disturbing activities in areas determined to have a high sensitivity of containing buried cultural resources.					

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Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Cultural and Paleontological Resources (cont.)						
	CUL-3 Cultural Resources Management Plan Prior to issuance of a grading permit for Phase 1, the Project proponent shall retain a qualified cultural resource management professional to finalize a Cultural Resources Management Plan (CRMP) for the entire Specific Plan Area that will detail how all known historical and archaeological resources within the Specific Plan area will be avoided or treated. In addition, the CRMP will also detail how unknown historical and archaeological resources will be treated in the event of their discovery during construction activities. The CRMP shall be submitted to the City for review and approval. The CRMP shall include: • A description of the natural and cultural setting of the Specific Plan area; • Procedures for the comprehensive inventorying of cultural resources within the area covered by the TTM for a given phase of development; • Protocols to evaluate the significance of historical and archaeological cultural resources for listing on the CRHR; • A description of all avoidance measures and the time frames during which these measures would be required to protect cultural resources; • Treatment protocols for significant historical and archaeological cultural resources that cannot be avoided; • A cultural resource monitoring plan to be employed throughout each construction phase of the Project;	Planning Department / Applicant shall engage a qualified cultural resources management professional to prepare the Cultural Resources Management Plan	Prior to issuance of first grading permit	Prior to issuance of first grading permit		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Cultural and Paleontological Resources (cont.)						
	• Worker training aimed at recognizing cultural resources; • Procedures for any unanticipated cultural resources that may be exposed during Project construction; • Treatment of any discovered human remains in accordance with state law; • A statement of policy for the collection, retention and disposal of cultural materials and archaeological records; and • A summary of Native American and public outreach and interpretative programs to be implemented for the Project.					
	CUL-4 Evaluation of Affected Cultural Resources Prior to issuance of grading permits for each Project phase beyond Phase 1, any historical or archaeological resource identified within the area covered by the TTM that cannot feasibly be preserved in place shall be evaluated for listing on the CRHR. To obtain sufficient data to assess the significance and integrity of the affected cultural resources, a cultural resources evaluation program shall be completed by a qualified cultural resources management professional. The evaluation program will include the development of an appropriate research design and methodological approach to evaluate all known historical and archaeological resources that have the potential to be impacted by development. The findings of the cultural resources evaluation program shall be presented in a technical report to be submitted to the City for review and approval.	Planning Department / Applicant shall engage a qualified cultural resources management professional to conduct cultural resources evaluation program	During design of each TTM beyond Phase 1	Prior to the issuance of each grading permit beyond Phase 1		

PLANNING COMMISSION 174

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Cultural and Paleontological Resources (cont.)						
	CUL-5 Treatment of Significant Historical Resources Historical resources that are found to be ineligible for listing on the CRHR shall not require mitigation. However, for those historical resources that are determined by the City to be eligible for the CRHR, the City shall determine through its normal project-specific environmental review (Initial Study) process for future, discretionary, public improvement and private development projects beyond Phase 1 whether the action may cause a "substantial adverse change" to the resource. If standing structures would be moved or destroyed, potential subsurface impacts and the presence/absence of below-ground features, such as buried foundations and filled-in privies and wells, shall be evaluated and addressed. The adverse impacts to the resource must be avoided, or such impacts must be mitigated. Mitigation of impacts to significant historical resources shall include the development and implementation of a Historical Resources Treatment Plan for significant buildings, structures or objects prior to the issuance of grading or building permits for the applicable project. This Plan shall be submitted to the City for review and approval prior to its implementation. As part of the Plan, a qualified cultural resource management professional shall thoroughly document the historical resource and associated landscaping and setting to the standards of the Historic American Building Survey (HABS) or Historic American Engineering Record (HAER). As defined in the California Code of Regulations (CCR) Title 4(3) Section 15126.4 (b)(2), in some circumstances, documentation of a historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate	Planning Department / Applicant shall engage a qualified cultural resources management professional to prepare Historical Resources Treatment Plan	During design of each TTM beyond Phase 1/ prior to issuance of each grading permit beyond Phase 1	Prior to the issuance of each grading permit beyond Phase 1		

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Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Cultural and Paleontological Resources (cont.)						
	the effects to a point where clearly no significant effect on the environment would occur. In these cases, the Plan shall also evaluate the feasibility of retaining significant buildings or structures in the area of the TTM in original locations and rehabilitating them according to the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings (Weeks and Grimmer 1995). For any future discretionary action that would result in the demolition of an identified historic resource, or otherwise cause the significance of the resource to be "materially impaired," the City shall determine through its normal project-specific environmental review (Initial Study) process that the resulting potential for a significant impact is unavoidable, thereby requiring a project-specific EIR (CEQA Guidelines Section 15064.5[a] and [b]). In these instances, the City shall use information provided by a qualified architectural historian to formulate a mitigation plan to reduce impacts, which could include moving or restoring and adaptively reusing significant buildings or structures to a different location and/or donating some features or samples of artifacts to local historical guilds for public interpretation and permanent curation. The provisions of this measure shall be made enforceable by its incorporation into the Specific Plan as a City-adopted requirement to be implemented through subsequent development-specific permits, conditions, agreements or other measures, pursuant to CEQA Guidelines Section 15064.5(b)(3-5).					

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Cultural and Paleontological Resources (cont.)						
Implementation of the development and infrastructure improvements proposed in the Specific Plan would result in potentially significant impacts to archaeological resources.	**CUL-6 Treatment of Significant Archaeological Resources** Archaeological resources that are found to be ineligible for listing on the CRHR shall not require mitigation. Similarly, a data recovery plan and data recovery shall not be required if the City determines that testing or studies already completed have adequately recovered the necessary data, provided that the data have already been documented in another EIR or are available for review at the regional CHRIS repository (CEQA Guidelines Section 15126.4[b][3][D]). However, for those archaeological resources that are determined to be eligible for the CRHR and for which adequate data recovery has not been previously completed, the adverse impacts to the resource must be avoided, or such impacts must be mitigated. Mitigation of impacts to significant archaeological resources can include, but is not necessarily limited to, Phase III data recovery excavations, detailed analytical studies and archival research. The Phase III work effort shall provide for the adequate recovery of scientifically consequential information contained in the site or impacted area of the site. As stipulated in CCR Title 14 Section 15126.4 (b)(3)(C), a Phase III Data Recovery Plan shall be prepared by a qualified cultural resources management professional prior to the onset of excavations. The Plan shall detail the field, laboratory and archival methods that shall be used during the data recovery program; the curation of archaeological materials at an appropriate facility for future research; and provisions for a report detailing the findings and significance of the archaeological resources. The Plan shall be submitted to the City for review and approval prior to the commencement of data recovery investigations. Results of the Phase III Data Recovery	Planning Department / Applicant shall engage a qualified cultural resources management professional to prepare and implement a Phase III Data Recovery Plan	Prior to the issuance of each grading permit	Prior to the issuance of each grading permit		

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Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Cultural and Paleontological Resources (cont.)						
	Plan shall be presented in a technical report submitted to the City for review and approval prior to the issuances of grading permits for that TTM. A final version of the report shall be submitted to the regional CHRIS repository. A letter summarizing the data recovery efforts shall also be sent to interested Native American tribes and individuals.					
	CUL-7 Treatment of Archaeological Discoveries During Construction The Project proponent shall minimize or avoid impacts to potentially significant archaeological resources discovered during construction by developing and implementing an Unanticipated Discovery Protocol as part of the CRMP. The Unanticipated Discovery Protocol shall include: • Specific wording that if evidence of archaeological remains (e.g., flaked or ground stone artifacts, historical debris, building foundations or human bone) is identified during construction activities, all work within 60 feet of the discovery site shall stop until a qualified cultural resources management professional can assess the significance of the find; • Notification requirements, including immediate notification by the applicant to the qualified cultural resources management professional and the City; • Consultation with the City, the qualified cultural resources management professional, Native American tribes (if appropriate) and a representative of the Project applicant to determine whether the discovered resource can be avoided and, if impacts have not occurred, work can continue. If it is determined that the resource has	Planning Department / Applicant shall engage a qualified cultural resources management professional to develop and implement an Unanticipated Discovery Protocol	Prior to and during construction of each phase	Verify inclusion on plans prior to issuance of each grading permit; verify compliance during construction activities through submittal of monitoring reports		

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Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Cultural and Paleontological Resources (cont.)						
	been impacted and an assessment of its significance is required: o A qualified cultural resources management professional shall develop appropriate treatment measures for the discovered and impacted resource in consultation with the City, the Office of Historic Preservation, Native American tribes (if appropriate) and other appropriate agencies. o Work will not resume until permission is received from the City.					
	CUL-8 Curation of Archaeological Resources Upon completion of archaeological investigations associated with an area covered by each TTM, all archaeological collections, final reports, field notes and other standard documentation collected shall be permanently curated at a facility that meets the California OHP's Guidelines for the Curation of Archaeological Collections. The cultural resources management professional who oversees any monitoring, site evaluation and/or data recovery shall be required to secure a written agreement with a recognized museum repository regarding the final disposition and permanent storage and maintenance of archaeological resources recovered as a result of the archaeological monitoring, as well as provenience data that might result from the specified monitoring program and any Phase II and Phase III archaeological investigations conducted. The written agreement shall specify the level of treatment (preparation, identification, curation, cataloging) required before the collection would be accepted for storage. The cost of curation is assessed by the repository and is the responsibility of the Project proponent.	Planning Department / Applicant shall engage a qualified cultural resources management professional to prepare all applicable materials for curation	At completion of construction for each phase	Verify inclusion on plans prior to issuance of each grading permit; verify compliance upon completion of construction for each phase		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Cultural and Paleontological Resources (cont.)						
	CUL-9 Workers Environmental Awareness Program Prior to the onset of construction activities, a workshop shall be held to brief all construction workers and supervisors on the types of cultural and paleontological resources that could be found in the area; the procedures to be followed should cultural or paleontological resources be encountered during construction; penalties for unauthorized collection of artifacts or fossils and the need to temporally redirect work away from location of any unanticipated discovery of archaeological or paleontological resource until it is recorded and adequately documented and treated by a qualified professional. This training may also be videotaped or presented in an informational brochure for future use by field personnel not present at the start of the Project.	Planning Department / Applicant shall engage a qualified cultural resources management professional to conduct workshop	Prior to and during construction of each phase	Verify inclusion on plans prior to issuance of each grading permit; verify compliance during construction activities through submittal of monitoring reports		
Implementation of the development and infrastructure improvements proposed in the Specific Plan would result in potentially significant impacts to paleontological resources.	**CUL-10 Paleontological Resources Field Survey** Prior to issuance of grading permits for each project phase underlain by geologic units with high potential for fossil resources (Figure 3.5-1), the Project proponent shall retain a qualified paleontologist to undertake a comprehensive paleontological field survey of the area covered by the TTM. The purpose of the field survey will be to visually inspect the ground surface for exposed fossils or traces thereof and to evaluate geologic exposures for their potential to contain preserved fossil material at the subsurface. All areas within the TTM that are underlain by geologic units determined to have a high paleontological resource potential will be intensively surveyed. Particular attention will be paid to rock outcrops both inside and in the vicinity of the Project area and any areas where geologic sediments are well exposed. Areas of low or no paleontological resource potential, areas that are characterized by a low to high potential that increases with depth and areas obscured by heavy vegetation will not require a field survey. The findings of	Planning Department / Applicant shall engage a qualified paleontologist to conduct a paleontological survey	Prior to issuance of each grading permit	Prior to issuance of each grading permit		

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Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Cultural and Paleontological Resources (cont.)						
	the paleontological survey will be presented in a technical report that will submitted to the City for review and approval.					
	CUL-11 Paleontological Resources Mitigation Plan Prior to issuance of grading permits for phases determined to be underlain by geologic units with moderate or high potential to contain fossil resources, the Project proponent shall retain a qualified paleontologist to prepare and implement a Paleontological Resource Mitigation Plan (PRMP) for the Project. The PRMP shall include a description of the geological setting and paleontology of the Project area, a discussion of the paleontological significance and sensitivity of the Project area, management recommendations and monitoring procedures and information about curation and reporting requirements. The PRMP shall also include verification that a signed curation agreement has been secured for the Project between the qualified paleontologist and a recognized curation facility. The PRMP shall be submitted to the City for review and approval.	Planning Department / Applicant shall engage a qualified paleontologist to prepare and implement a Paleontological Resource Mitigation Plan	Prior to issuance of each grading permit and during construction of each phase	Verify submittal of Mitigation Plan and inclusion on plans prior to issuance of each grading permit; verify compliance during construction activities through submittal of monitoring reports		
	CUL-12 Curation of Paleontological Resources Upon completion of paleontological monitoring activities associated with an area covered by the TTM, all significant fossils collected will be prepared in a properly equipped paleontology laboratory to a point ready for curation. Preparation will include the careful removal of excess matrix from fossil materials and stabilizing and repairing specimens, as necessary. Following laboratory work, all fossil specimens will be identified to the lowest taxonomic level, cataloged, analyzed and delivered to an accredited museum repository for permanent curation and storage. The cost of curation is assessed by the repository and is the responsibility of the Project owner.	Planning Department / Applicant shall engage a qualified paleontologist to prepare all applicable materials for curation	At completion of each construction phase	Verify inclusion on plans prior to issuance of each grading permit; verify compliance upon completion of construction for each phase		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Cultural and Paleontological Resources (cont.)						
	CUL-13 Reporting of Paleontological Resources Mitigation Program At the conclusion of paleontological resources monitoring and mitigation activities in an area covered by the TTM, a report will be prepared describing the results of the paleontological mitigation monitoring efforts associated with the specific phase of development. The report will include a summary of the field and laboratory methods, an overview of the Project area geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report will be submitted to the City for review and approval. If the monitoring efforts produced fossils, then a copy of the report will also be submitted to the designated museum repository.	Planning Department / Applicant shall engage a qualified paleontologist to prepare monitoring report	At completion of each construction phase	Verify inclusion on plans prior to issuance of each grading permit; verify compliance upon completion of construction for each phase		
Implementation of the development and infrastructure improvements proposed in the Specific Plan has the potential to result in significant impacts related to inadvertent discovery of human remains.	**CUL-14 Inadvertent Discovery of Human Remains** In the event that human remains are encountered, work shall halt in the immediate vicinity of the discovery and the San Bernardino County coroner and a qualified cultural resources management professional will be contacted. If the human remains are determined to be those of a Native American, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of identification. The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD), who shall help determine what course of action should be taken in dealing with the human remains. Vehicles, equipment and unauthorized personnel will not be permitted within 60 feet of the discovery site until work is allowed to resume. Work may not resume until notification requirements and proper assessments have been completed.	Planning Department / Construction Manager shall contact the Coroner, if applicable	During construction of each phase	Verify inclusion on plans prior to issuance of each grading permit; considered complete upon City Inspector acceptance of grading		

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Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Cultural and Paleontological Resources (cont.)						
	According to the California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100) and willful disturbance of human remains is a felony (Section 7052).					
Geology and Soils						
Implementation of the proposed Project could result in potentially significant impacts related to fault rupture hazard in Phase 7.	**GEO-1** Prior to approval of a TTM for Phase 7, the City shall verify that a habitable structure setback is identified along the approximately 1,300-foot long active trace of the Summit Valley Fault, as mapped in the Project Geotechnical Assessment (AGS 2014a). The noted setback shall extend 50 feet from the fault trace on each side (for a total setback width of 100 feet). The placement of habitable structures shall be precluded within the described 100-foot wide setback area.	Planning Department	During design of Phase 7 TTM	Prior to approval of Phase 7 TTM		
Implementation of the proposed Project could result in potentially significant impacts related to currently unknown faults, which could be identified during grading.	**GEO-2** Monitoring logs from a qualified geologist shall be submitted to the City upon completion of grading activities for each phase. If any currently unknown active fault traces are identified during site grading, construction or other activities, a habitable structure setback shall be implemented along the applicable portions of the fault, per recommendation by the Project geotechnical engineer. The noted setback(s) shall extend 50 feet from the fault trace on each side (for a total setback width of 100 feet), with the placement of habitable structures to be precluded within the described 100-foot wide setback area(s). The City shall confirm that these requirements have been met prior to issuance of certificates of occupancy for the subject phase.	Planning Department / Applicant shall engage a qualified geologist to conduct monitoring	During construction of each phase	Verify inclusion on plans prior to issuance of each grading permit; verify compliance prior to issuance of certificates of occupancy for each phase		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Hazards and Hazardous Materials						
Impacts related to the potential disturbance of hazardous materials during demolition of existing structures on site would be potentially significant.	**HAZ-1** Prior to implementing associated demolition operations, an evaluation of the potential occurrence of asbestos-containing materials (ACMs), lead-based paint (LBP) and/or polychlorinated biphenyls (PCBs) shall be conducted for demolition/removal of pertinent on-site structures, including the abandoned fire station and telephone office, previously occupied structures in the "rock house" complex and applicable power pole transformers. Specifically, the following investigations shall be required: • With respect to ACMs, a survey shall be performed prior to demolition to determine the presence or absence of ACMs at the applicable noted on-site structures proposed for demolition/removal. Suspect materials that will be disturbed by Project activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the California Labor Code, and who has taken and passed a U.S. Environmental Protection Agency (USEPA)-approved Building Inspector Course. Evidence of survey completion shall consist of a signed and stamped statement submitted to the City from the person certified to complete the facility survey, indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated ACMs are present, the statement shall describe the procedures that will be taken to remediate the hazard, including applicable regulations for demolition methods and dust suppression under	Planning Department / Applicant shall engage a qualified hazardous materials specialist to conduct applicable investigations	Prior to demolition of applicable structures and power pole transformers	Verify inclusion on plans prior to issuance of each demolition permit; verify compliance upon completion of each demolition		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Hazards and Hazardous Materials (cont.)						
	MDAQMD Rule 403.2, and proper handling and disposal under CCR Title 22, Division 4.5. Verification that the specified procedures were followed shall be provided to the City. • With respect to LBP, a survey shall be performed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence/absence of LBP at the applicable noted on-site structures proposed for demolition/removal. Evidence of survey completion shall consist of a signed and stamped statement submitted to the City from the person certified to complete the facility survey, indicating that the survey has been completed and that either regulated LBP is present or absent. If regulated LBP is present, all demolition/ removal of lead-containing materials shall comply with applicable regulations for demolition methods and dust suppression under MDAQMD Rule 403.2. Lead containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (CCR Title 22, Division 4.5); and the State Lead Accreditation, Certification and Work Practice Requirements (CCR Title 17, Division 1, Chapter 8). Verification that the specified procedures were followed shall be provided to the City. • For PCBs, a survey shall be conducted prior to demolition to determine the presence or absence of PCBs in applicable power pole transformers. These surveys shall be conducted by qualified/certified personnel, such as federal- and/or state-certified inspectors/assessors.					

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Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Hazards and Hazardous Materials (cont.)						
	Evidence of survey completion shall consist of a signed and stamped statement submitted to the City from the person certified to complete the facility survey, indicating that the survey has been completed and that either regulated PCBs are present or absent. If regulated PCBs are present, all related handling and disposal shall be conducted pursuant to applicable federal (e.g., 40 CFR Part 761), State (e.g., Title 22) and local (e.g., San Bernardino County Fire Department [SBCFD]) requirements. Verification that the specified procedures were followed shall be provided to the City.					
Land Use and Planning						
The Project may not be consistent with Goal NS-1 and Implementation Policies NS-1.1, NS-1.2 and NS-1.7 of the Noise Element of the City General Plan; therefore, a significant land use/planning impact could occur.	Refer to mitigation measures NOI-10 through NOI-13 (described below under Noise).					

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Noise						
Traffic noise along Specific Plan roadways would result in potentially significant impacts related to elevated interior residential noise levels.	**NOI-1 Site-Specific Interior Acoustic Analysis (Residential Development) – Specific Plan Area (including Phase 1)** Prior to the approval of building permits for residential development along Rancho Las Flores Parkway and all on-site four-lane roads within the Specific Plan area (including Phase 1), a site-specific interior acoustic analysis shall be conducted using the Year 2036 Buildout Traffic volumes for all single- and multi-family residences proposed for development in areas where exterior sound levels are projected to exceed 60 Community Noise Equivalent Level (CNEL). The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below. Structural noise control may include the following features: dual-paned windows; windows with Sound Transmission Control (STC) ratings between STC 22 and STC 60; and walls with STC ratings between 34 and 60. If elevated exterior noise levels require that windows be in the closed position to provide interior noise control, building design shall include a forced air ventilation system to provide a habitable interior environment without reliance on an open window condition, as specified in the State Building Code and International Building Code. Exterior to interior noise analysis must be conducted by a qualified acoustical engineer to ensure that the enhanced building elements reduce interior noise levels to the 45 CNEL standard.	Planning Department / Applicant shall engage a qualified acoustical specialist to prepare interior acoustic analyses	During final design of each phase	Verify preparation of report and inclusion of recommended features on plans prior to issuance of each applicable building permit; verify compliance during building inspections, prior to issuance of certificates of occupancy		

PLANNING COMMISSION 187

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Noise (cont.)						
Traffic noise along Specific Plan roadways would result in potentially significant impacts related to elevated noise levels in exterior residential use areas.	**NOI-2 Site-Specific Exterior Acoustic Analysis (Residential Development) – Phases 2 through 10** Prior to the approval of building permits for residential development along Rancho Las Flores Parkway and all on-site four-lane roads with speed limits of 45 mph expected to have more than 5,000 average daily trips (ADT; including Town Center Loop) or with speed limits of 35 mph expected to have more than 8,500 ADT for Phases 2 through 10 within the Specific Plan area, a site-specific exterior acoustic analysis shall be conducted using the Year 2036 Buildout Traffic volumes to identify single- and multi-family residences proposed for development in areas where exterior sound levels would exceed 65 CNEL. Noise levels at exterior residential outside use areas (private yards, patios, balconies) shall not exceed 65 CNEL. Should residential exterior use areas in Phases 2 through 10 be identified that would experience exceedances, barriers shall be installed (height and locations to be determined by further site-specific analysis) to reduce noise in the area to less than significant levels.	Planning Department / Applicant shall engage a qualified acoustical specialist to prepare exterior acoustic analyses	During final design of each phase beyond Phase 1	Verify preparation of report and inclusion of recommended features on plans prior to issuance of each applicable building permit; verify compliance during building inspections, prior to issuance of certificates of occupancy		
	NOI-3 Noise Barriers for Exterior Noise Level Reduction at NSLUs – Phase 1 Prior to the approval for building permits for residential or park development along Rancho Las Flores Parkway, noise barriers shall be constructed that reduce exterior use area noise levels to City standards (below 65 CNEL). Noise barriers constructed at the locations shown in Figure 3.13-3, *Phase I Receiver and Noise Barrier Locations*, would reduce exterior noise levels to 65 CNEL. In some areas, a 5-foot noise wall (relative to final pad elevations) would be sufficient; in other areas, the wall will need to be 5.5 feet in height. The location of the walls, along with information related to the heights necessary for these walls, is presented in Figure 3.13-3.	Planning Department	During construction of Phase 1	Prior to approval of applicable Phase 1 building permits		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Noise (cont.)						
Noise generated by Project HVAC units would result in potentially significant impacts related to elevated noise levels in residential exterior and interior use areas.	**NOI-4 HVAC Condenser Noise Attenuation – Specific Plan Area (including Phase 1)** Prior to the issuance of Certificates of Occupancy for each development phase, attenuation of exterior heating, ventilation and air conditioning (HVAC) noise to levels to 55 dBA L_{EQ} (for usable outdoor space) shall be ensured. For example, for single-family detached residential development with five-foot side yard setbacks or five-foot rear yard setbacks where an HVAC unit would be located within seven feet of a residential property, a five-foot-high noise control barrier located around HVAC equipment would reduce noise to acceptable levels at the property line and at the residential facade. Note that noise levels immediately adjacent to a barrier (in this case, at the property line) would be lower than noise levels slightly further from the barrier (in this case, at the building façade); however, the five-foot-high proposed barrier would reduce noise to acceptable levels at both locations. Alternatively, a ground-mounted HVAC unit positioned more than 11 feet away from a residential receiver also would reduce noise to acceptable levels (54 dBA L_{EQ}). For single-family attached, multi-family or mixed-use residential development, potential noise control measures to achieve the performance standard for outdoor usable space include, but are not limited to: noise control barriers around the HVAC units and/or the outdoor usable space, and/or providing adequate setbacks from other residential receivers. Interior noise levels also must meet interior threshold of 45 dBA L_{EQ}. This could be ensured through the incorporation of noise control measures including, but not limited to, reducing exterior noise levels to 60 dBA L_{EQ} at	Planning Department / Applicant shall engage a qualified acoustical specialist to prepare acoustic analyses	During final design of each phase	Verify preparation of report and inclusion of recommended features on plans prior to issuance of each building permit; verify compliance during building inspections, prior to issuance of certificates of occupancy		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Noise (cont.)						
	residential façades through the measures above and/or including only inoperable windows (if any) on the side of the building facing the HVAC equipment.					
Commercial development in Specific Plan Phases 8 and 9 has the potential to result in elevated noise levels at adjacent noise-sensitive land uses.	**NOI-5 Site-Specific Acoustic Analysis (Commercial Development) – Phases 8 and 9** Noise levels for commercial uses that are adjacent to noise sensitive land uses (NSLUs; such as residences, parks, hospitals and schools) shall not exceed 65 dBA L_{EQ} (7 a.m. to 10 p.m.) and 55 dBA L_{EQ} (10 p.m. to 7 a.m.). Should site-specific exterior analysis demonstrate that commercial development would generate noise levels in excess of thresholds at NSLUs, attenuation measures shall be incorporated into the design prior to the issuance of building permits to reduce noise to below significant levels. Attenuation could be achieved via site planning, design and construction of commercial, office and mixed-use structures. For example, planning for the commercial areas could include locating noise-generating areas such as loading docks, parking lots, trash enclosures and mechanical equipment (including HVAC) further away from adjacent NSLUs. After the incorporation of attenuation, further analysis shall be conducted to confirm that noise levels would be below 65 dBA L_{EQ} (7 a.m. to10 p.m.) and 55 dBA L_{EQ} (10 p.m. to 7 a.m.).	Planning Department / Applicant shall engage a qualified acoustical specialist to prepare acoustic analyses	During final design of Phases 8 and 9	Verify preparation of report and inclusion of recommended features on plans prior to issuance of each building permit; verify compliance during building inspections, prior to issuance of certificates of occupancy		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Noise (Cont.)						
Traffic noise along Specific Plan roadways would result in potentially significant impacts related to elevated noise levels at non-residential noise-sensitive land uses.	**NOI-6 Site-Specific Acoustic Analysis (View Parks, Pocket Parks, Hospitals, Schools) – Phases 2 through 10** Prior to the approval of plans for development of hospitals, schools, and passive parks (view and pocket parks) along Rancho Las Flores Parkway and all on-site four-lane roads for Phases 2 through 10 within the Specific Plan area, a site-specific exterior acoustic analysis shall be conducted to ensure that the noise levels for outdoor use areas (patios, picnic areas, playgrounds) would not exceed 65 CNEL. Should noise levels in excess of the 65 CNEL threshold be identified for these uses, further analysis shall be conducted to determine appropriate noise reduction measures, such as noise barriers, that would reduce noise levels in these areas to below 65 CNEL.	Planning Department / Applicant shall engage a qualified acoustical specialist to prepare acoustic analyses	During design of hospitals, schools and passive parks of each phase beyond Phase 1	Verify preparation of report and inclusion of recommended features on plans prior to issuance of each applicable grading/building permit (as applicable); verify compliance during building inspections, prior to issuance of certificates of occupancy		
Active parks and athletic fields would result in potentially significant impacts related to elevated noise levels at adjacent noise-sensitive land uses.	**NOI-7 Site-Specific Acoustic Analysis (Sports Parks, Neighborhood Parks, and School Athletic Fields) - Specific Plan Area (including Phase 1)** Noise levels generated from active uses or athletic fields at the proposed sports park, community park, neighborhood parks or schools shall not exceed the daytime one-hour 60 dBA L_{EQ} (55 dBA L_{EQ} nighttime) threshold. Site design measures to reduce noise levels may include, but are not necessarily limited to, siting of structures or buildings to provide setbacks between active areas and adjacent noise sensitive uses, controls on amplification levels and/or construction of a wall to provide noise attenuation. Final noise control measures (including wall heights and design, if applicable) necessary to achieve the applicable exterior noise standard shall be determined by a site-specific acoustic analysis conducted by a qualified acoustical engineer prior to the approval of the plans for the facility.	Planning Department / Applicant shall engage a qualified acoustical specialist to prepare acoustic analyses	During final design of active park/ recreational use areas for each phase	Verify preparation of report and inclusion of recommended features on plans prior to approval of plans for each applicable facility		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Noise (cont.)						
Proposed sewer lift stations and water booster stations would result in potentially significant impacts related to elevated noise levels at adjacent noise-sensitive land uses.	**NOI-9 Site-Specific Acoustic Analysis (Lift Stations and Water Booster Stations) – Specific Plan Area (including Phase 1)** Prior to the approval of building permits for development of the Project lift and booster stations, and once specific details are known about the types of pumps and backup generators being used for these facilities, further acoustic analysis shall be conducted to ensure that exterior noise levels generated from all stationary equipment combined (including the pumps and the diesel generators) do not exceed the one-hour exterior noise level of 55 dBA L_{EQ} at the property line. As some of the stations are proposed in close proximity to residential uses (one lift station is as close as 16 feet from a residential property line in Phase 1), it is possible that this further analysis will demonstrate noise levels in excess of thresholds. If exceedances are found, stationary equipment and diesel generator noise may be controlled by enclosing the pump and diesel generator within a custom designed noise control structure (such as a steel enclosure) and/or placing the diesel generator within a CMU building that includes noise control features.	Planning Department / Applicant shall engage a qualified acoustical specialist to prepare acoustic analyses	During design of each lift or booster station	Verify preparation of report and inclusion of recommended features on plans prior to issuance of each lift station or water booster station building permit; verify compliance during building inspections, prior to issuance of certificates of occupancy		
Implementation of the Specific Plan buildout would result in potentially significant impacts related to an increase in noise levels at off-site residences.	**NOI-10 Exterior Noise Attenuation for NSLUs Along Off-site Roadways** Prior to the issuance of Certificates of Occupancy for the Phase 1 area, the Project applicant shall, with the permission of the land owner or City (as applicable), install a noise wall along portions of Ranchero Road from "T" Avenue to Peach Avenue and from Peach Avenue to Arrowhead Lake Road, and along "T" Avenue from Danbury Avenue to Ranchero Road/ Rancho Las Flores Parkway. The noise wall's height, location, and material will be determined through a site-specific acoustical	Planning Department / Applicant shall engage a qualified acoustical specialist to prepare acoustic analyses	Prior to the issuance of certificates of occupancy for Phase 1	Verify inclusion on plans prior to issuance of Phase 1 grading permits; verify preparation of report and compliance prior to the issuance of certificates of occupancy for Phase 1		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Noise (cont.)						
	analysis performed by City approved acoustical engineer or equivalent. The noise wall shall be of sufficient height and length to ensure that the exterior noise levels at residential outdoor use spaces does not exceed 65 CNEL.					
	NOI-11 Interior Noise Attenuation for Residences Along Off-site Roadways A site-specific acoustic analysis shall be conducted with the permission of the land owner (as applicable) to ensure that the exterior noise attenuation and/or building design limits the interior noise environment to 45 CNEL or below; this would be necessary for residences along portions of Ranchero Road from "I" Avenue to Peach Avenue and from Peach Avenue to Arrowhead Lake Road, and along "I" Avenue from Danbury Avenue to Ranchero Road/ Rancho Las Flores Parkway. Noise attenuation, such as double-paned windows, shall be installed where necessary to achieve interior noise levels that do not exceed 45 CNEL. The site-specific analysis shall be conducted by a City-approved acoustical engineer or equivalent.	Planning Department / Applicant shall engage a qualified acoustical specialist to prepare acoustic analyses	Prior to the issuance of certificates of occupancy for Phase 1	Verify inclusion on plans prior to issuance of Phase 1 grading permits; verify preparation of report and compliance prior to the issuance of certificates of occupancy for Phase 1		
Implementation of Phase 1 would result in potentially significant impacts related to an increase in noise levels at off-site residences.	**NOI-12 Exterior Noise Attenuation for NSLUs Along Off-site Roadways** Prior to the issuance of Certificates of Occupancy for the Phase 1 area, the Project applicant shall, with the permission of the land owner or City (as applicable), install a noise wall along the portions of Ranchero Road (between Danbury Avenue and "I" Avenue) where Project-added traffic would increase exterior noise levels by 3 dBA in an area that already exceeds 65 CNEL. The noise wall height, location, and material will be determined through a site-specific acoustical analysis performed by a City-approved acoustical engineer or equivalent. The noise wall shall be of sufficient height	Planning Department / Applicant shall engage a qualified acoustical specialist to prepare acoustic analyses	Prior to the issuance of certificates of occupancy for Phase 1	Verify inclusion on plans prior to issuance of Phase 1 grading permits; verify preparation of report and compliance prior to the issuance of certificates of occupancy for Phase 1		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Noise (cont.)						
	and length to ensure that exterior noise levels at residential outdoor use spaces do not exceed 65 CNEL. **NOI-13 Interior Noise Attenuation for Residences Along Off-site Roadways** Prior to the issuance of Certificates of Occupancy for the Phase 1 area, analysis shall be conducted with the permission of the land owner (as applicable) to ensure that the exterior noise attenuation and/or building design limits the interior noise environment to 45 CNEL or below; this would be necessary for residences along Ranchero Road from Danbury Avenue to "I" Avenue and along "I" Avenue from Danbury Avenue to Ranchero Road/ Rancho Las Flores Parkway. Noise attenuation, such as double-paned windows, shall be installed where necessary to achieve interior noise levels that do not exceed 45 CNEL.	Planning Department / Applicant shall engage a qualified acoustical specialist to prepare acoustic analyses	Prior to the issuance of certificates of occupancy for Phase 1	Verify inclusion on plans prior to issuance of Phase 1 grading permits; verify preparation of report and compliance prior to the issuance of certificates of occupancy for Phase 1		
Public Services						
Implementation of the proposed Project would result in potentially significant impacts related to the ability to provide fire services within the six- minute response time goal.	**PUB-1 Provision of Specific Plan Fire Stations** Prior to issuance of Certificates of Occupancy for each development phase, the applicant shall demonstrate to the satisfaction of the City Fire Chief that fire service facilities existing at that time are adequate to enable the fire protection servers to achieve the City's response time goal of six minutes for the subject development phase and existing development.	Planning Department, City Fire Chief	Prior to issuance of certificates of occupancy for each phase	Verify inclusion on plans prior to issuance of building permits; verify compliance prior to issuance of certificates of occupancy for each phase		
Transportation and Traffic						
Significant impacts to level of service were identified for Opening Year (2018) with Phase 1 Development to five intersections.	**TRA-1 Phase 1 Intersection Improvements** The following intersection improvements shall be implemented prior to the issuance of Certificates of Occupancy for the Phase 1 development (Opening Year), currently anticipated to be 2018:	Planning Department, City Engineer	Prior to the issuance of certificates of occupancy for Phase 1	Verify inclusion on plans prior to issuance of building permits; verify compliance prior to issuance of certificates of occupancy for Phase 1		

Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Transportation and Traffic (cont.)						
	• Maple Avenue and Ranchero Road – Add a traffic signal, and construct left-turn pockets on the eastbound and westbound approaches. • 7th Avenue and Ranchero Road – Add a traffic signal. • Danbury Avenue and Ranchero Road – Add a traffic signal, and convert the existing east- and westbound right-turn lanes to through lanes. • Farmdale Avenue and Ranchero Road – Add a traffic signal, and construct additional through lanes on the east- and westbound approaches, if approved by the City Engineer. Alternatively, this intersection may be removed if determined necessary by the City Engineer. • Oxford Avenue and Ranchero Road – Add a traffic signal, and construct additional through lanes on the east- and westbound approaches. Alternatively, the configuration of school circulation and/or Oxford Avenue may be revised (potentially including removal of this intersection) in a fashion that achieves acceptable levels of service, through consultation between the City and HUSD. Agreed-upon improvements shall be implemented to the satisfaction of the City Engineer.					
Significant impacts to level of service were identified for the General Plan Build-out with Full Project Development condition (with impacts arising at various times over	**TRA-2 Specific Plan Build-out Intersection Improvements** The following intersection improvements shall be implemented prior to completion of the Specific Plan Build-out (Full Project) development, currently anticipated to be 2036. The specific timing of improvements necessary to mitigate significant impacts associated with each phase, in consideration of the proposed Project development and traffic conditions existing at that time, shall be determined by the City	Planning Department, City Engineer / Applicant shall engage a qualified traffic consultant to prepare traffic studies	Design of each phase beyond Phase 1	Determine applicable improvement requirements prior to approval of each "A" TTM beyond Phase 1; verify compliance prior to issuance of certificates of occupancy for each phase		

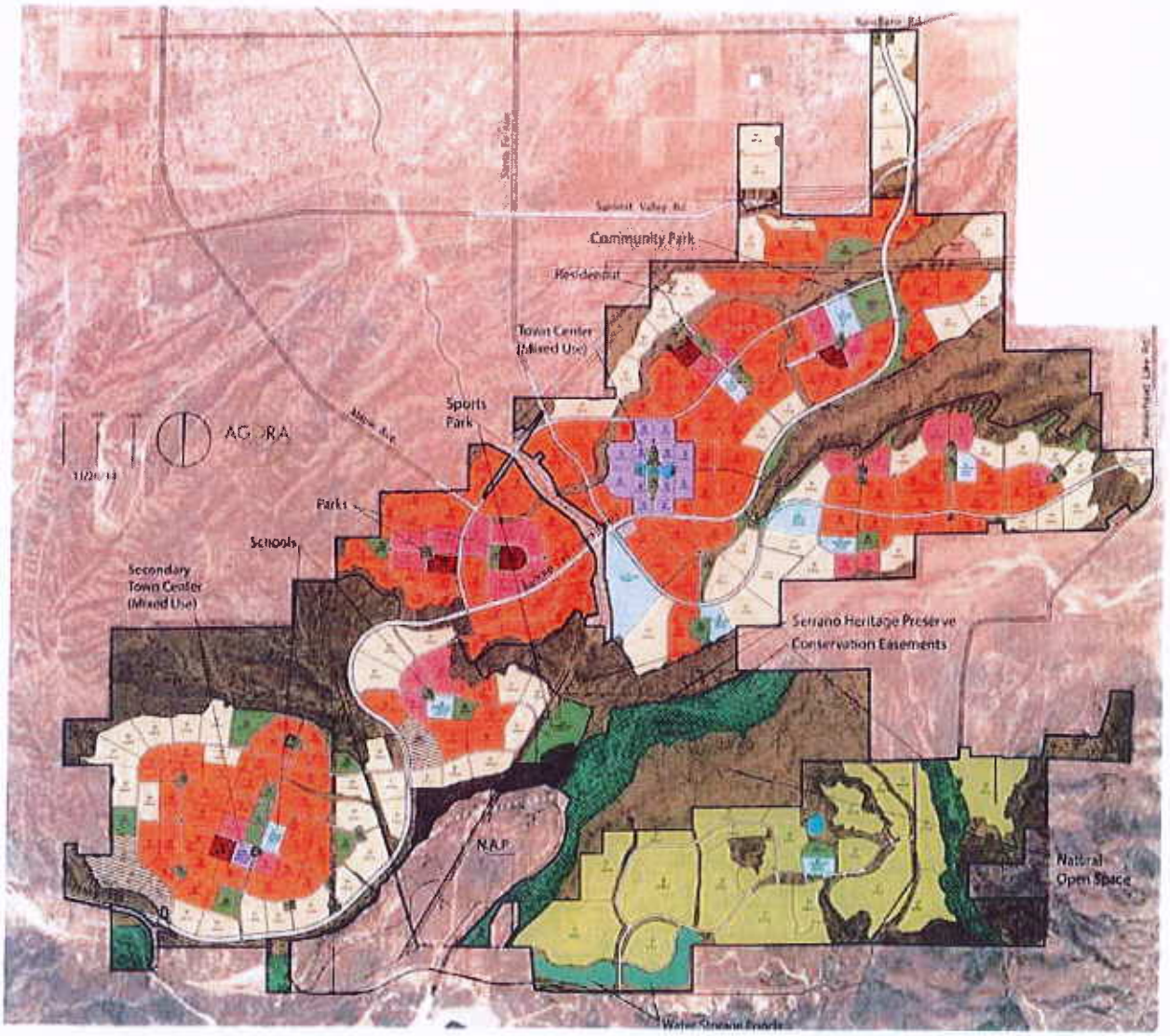
Table 1 (cont.)
TAPESTRY PROJECT MITIGATION MONITORING AND REPORTING PROGRAM

Potentially Significant Impact	Mitigation Measure	Monitoring Responsibility Party / Action Notes	Mitigation Timing	Monitoring Schedule / Reporting Procedure	Mitigation Measure Implemented? Y/N & Date	Record Document Location
Transportation and Traffic (cont.)						
the course of Project development) at eight intersections. The General Plan traffic analysis recommends that one of these, the US 395 and Phelan Road/Main Street intersection, be grade-separated for the buildout condition, which would eliminate the intersection and all associated deficiencies and impacts.	Engineer for all "A" Tentative Tract Maps beyond Phase 1. This would require the evaluation of the entire phase and the impact of all land uses therein. • Mariposa Road and Ranchero Road – Contribute a "fair share" payment toward the cost of intersection improvements. • Escondido Avenue and Ranchero Road – Add an additional through lane on all four approaches, and add a dedicated northbound left-turn lane. • Maple Avenue and Ranchero Road – Add an additional through lane on the east-, west- and southbound approaches; add dual northbound left-turn lanes; and add an additional northbound through lane. • 7th Avenue and Ranchero Road – Add a second southbound left-turn lane; add a dedicated westbound right-turn lane; and add an additional eastbound through lane. • Santa Fe Avenue and Ranchero Road – Contribute a "fair share" payment toward the cost of intersection improvements. • Summit Valley Road and SR 138 – Convert the existing southbound right-turn lanes to a single "channelized" (i.e., separated from the rest of the intersection by painted lines or raised barriers) or "free" right-turn lane. This could be accomplished through construction of a roundabout at this intersection, subject to approval by the City Engineer. • Rock Springs Road at Deep Creek Road – Change the north-south signal phasing to permitted phasing.					

PLANNING COMMISSION 196

ATTACHMENT 9

Independent Review
Tapestry Specific Plan
April 2015



Prepared by: Transtech Engineers Inc.,
in conjunction with
LSA Associates, Inc.

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Tapestry

I. INTRODUCTION

The City of Hesperia has been contemplating the development of the area contained within the Tapestry Specific Plan and surrounding properties for approximately 30 years. Originally the site of the Tapestry Specific Plan was approved in 1990 as the Rancho Las Flores Specific Plan (RLFSP). Subsequent to the approval of the RLFSP, the project site has been the subject of numerous land use reiterations. These changes to the Specific Plan were reviewed by the City but never acted upon by the Planning Commission or City Council. The project went into bankruptcy and was acquired. The current owners have repackaged the RLFSP into the Tapestry Specific Plan, which is currently under review by the City.

During the last 30 years there have been numerous issues identified relating to the many aspects of undertaking a development of the size and magnitude proposed by the current Master Developer. The City has an incredible opportunity to create a unique community focused on providing a range of housing, educational and economic opportunities, recreational amenities, and commercial services while capitalizing on providing a high quality development. However, further study was needed to consider certain aspects of the project relating to proposed land uses, zoning, circulation and infrastructure.

As a result, the City of Hesperia assembled an "ad hoc committee" comprised of professional city staff and two elected officials. The "ad hoc committee" was then charged with selecting a consulting firm to review certain documents prepared by the project developer, the primary focus being proposed land uses, residential product types, lot sizes, densities and their relationship with commercial and public uses with emphasis on Phase 1.

With the completion of the selection process by the 'ad hoc committee' the Consulting team, comprised of Transtech Engineers Inc. and LSA Associates, Inc. the project review 'task force' was convened on February 25, 2015. At this meeting and the subsequent task force meetings held weekly thereafter, in addition to breakout sessions with city staff and the Project developer's professional consulting team members, activities and discussions focused on those elements of the project's proposed land uses, residential product types, lot sizes, densities and their relationship with commercial and public uses.

The purpose of this report is to discuss the proposed land uses, including residential product types, as well as lot sizes, densities and their relationship with commercial and public uses and surrounding communities and existing development. A Tentative Tract Map for the first phase of the project has been prepared and submitted to the City for review, in addition to a 'master tentative tract map' for the entire project area. Although we have reviewed the overall project Specific Plan (SP) and certain elements of the Environmental Impact Report (EIR), the primary focus of this report is a more detailed review of the land use plan and issues relating to the development of the first phase.

The results of the preliminary review process is contained in the following pages of this report.

II. PROJECT DESCRIPTION

The Tapestry Specific Plan proposes the development of a mix of land uses, ranging from typical single family residential lots and homes, through a combination of residential densities and product types. Commercial land uses would include mixed use town centers, retail and restaurant establishments, entertainment and other community supportive commercial development. The project proposes K-12 educational facilities, community and neighborhood parks, sports fields and passive recreational open space areas. Public and civic facilities including, post office, library branch, fire station, police service and medical facilities are proposed for community support.

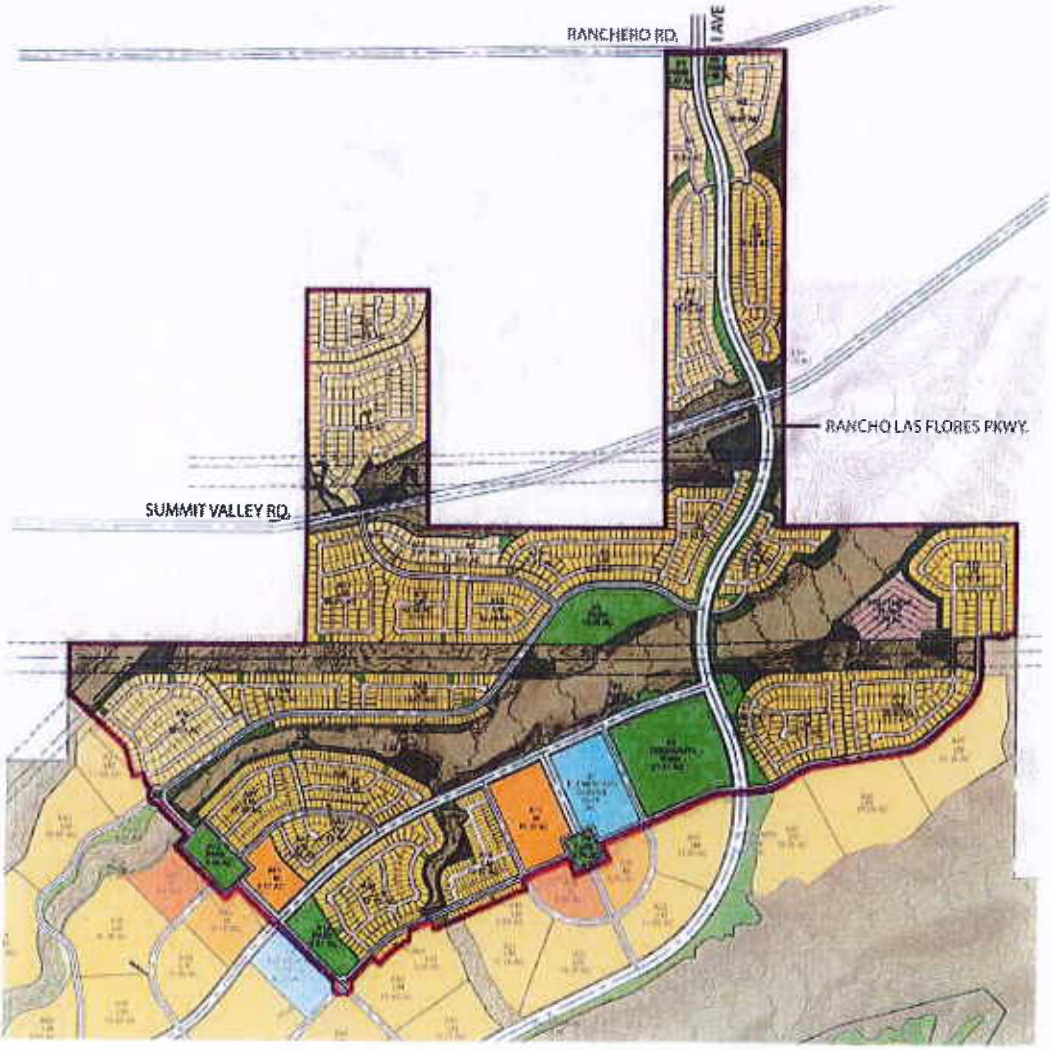

Figure 1. Tapestry Specific Plan Phase 1

Phase 1 development would be within Mesa Village, in the northeastern portion of the site. This phase is proposed to include 2,173 residential units, ranging from low to medium density, with the largest proportion designated as Low Medium. In addition to residential uses, Phase 1 also would include the following:

- Approximately 66 acres of park land, including a 26-acre community park and eight neighborhood parks totaling approximately 40 acres.
- An approximately 15-acre elementary school.
- An approximately 13-acre Waste Water Reclamation Facility.
- Roadways, drainage facilities, domestic and recycled water infrastructure and other associated infrastructure.
- Preservation of approximately 222 acres as open space.

The project would include the development and implementation of supportive infrastructure including streets, drainage and sewerage facilities, domestic and recycled water, and the public and private utilities.

A complete project description can be reviewed within the Executive Summary of the Draft EIR.

III. DOCUMENT REVIEW and STUDY

Our review of the land uses and the basis of our findings and recommendations are based upon the following documents and events:

- Tapestry Specific Plan dated December 15, 2014, prepared by Agora Planning and Design.
- Tentative Tract Map No. 18955 dated December 16, 2014, prepared by Proactive Engineering Consultants West.
- Tapestry Specific Plan, Draft Environmental Impact Report.
- City of Hesperia General Plan, dated 2010.
- Task Force meeting sessions: February 25, March 4, March 11, March 18, March 23, March 31, April 8.
- Working sessions with Master Developer and city staff.

IV. SPECIFIC PLAN OVERVIEW

The City's General Plan was originally adopted in 1991 and was comprehensively updated in 2010. It includes land use development policies and land use maps to guide the future development of the City. The Project site is located within the Rancho Las Flores Specific Plan area of Summit Valley. According to the General Plan, this Specific Plan area is designated to

include single-family dwellings, attached dwellings, neighborhood and community-serving commercial, open space areas, drainage features, and community facilities. At build out, the previously approved Specific Plan would allow for up to 15,540 new dwelling units on 9,365 acres.

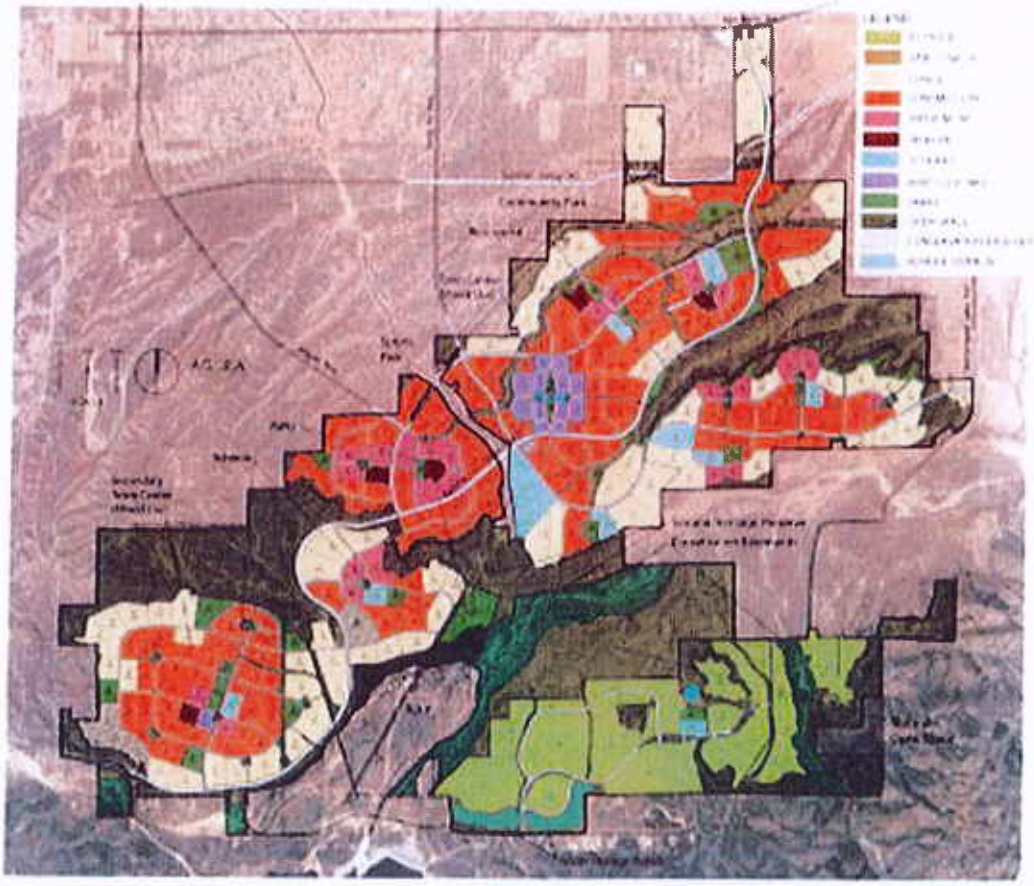

Figure 2. Tapestry Specific pal Land Use Plan

The proposed Tapestry project is intended to redistribute certain land uses contained within the approved Rancho Las Flores Specific Plan area, remove other land uses due to evolving market conditions within planned communities, e.g. golf course and recreational amenities, and introduce innovative and interactive land use components in "village like settings and walkable community design characteristics."

Our team is aware of some of the key issues facing the development of the proposed 'master planned community' including massive infrastructure demands, development of neighborhood and commercial linkages, demand for public services and implementation of design standards to ensure that the area is developed with a unique character and identity that complements the surrounding area and City.

In addition to the proposed Land Use Plan there are many elements affecting a range of topics that will ultimately shape the future of this region within the City and impact existing and future

residents. The undertaking of assisting the city staff in the review and analysis of the Specific Plan (SP), Environmental Impact Report (EIR) and other related information should consider the primary goals and policies of the community that currently exist and provide a solid foundation by which to assure that any proposed development is well conceived and financially feasible as well as sustainable.

The process moving forward will provide an opportunity for dialogue with the project proponents, the community at large, both public and private stakeholders, service providers and the policy makers acting in the capacity of the Mayor and City Council. We clearly understand that the consulting team working in conjunction with city staff is to be focused on results that produce clarity and a high degree of certainty for the success of the proposed development. This being stated, the ultimate risk analysis for such an undertaking is to be borne by the Developer and their understanding of the dynamics of the impacts that are inherent to market conditions throughout the region now and into the future.

We value the process of working with community stakeholders, elected officials, other professionals and specialist, and associated governmental agencies to build consensus of ideas and encourage collaborative solutions. We are confident we can work with the City, and the Master Developer to accomplish an impactful Specific Plan.

V. LAND USE DISTRIBUTION

The proposed Tapestry project is intended to redistribute certain land uses contained within the approved Rancho Las Flores Specific Plan area, remove other land uses due to evolving market conditions within planned communities, e.g. golf course and recreational amenities, and introduce innovative and interactive land use components in 'village like settings and walkable community design characteristics.

In general, the land uses proposed by the project are consistent with the surrounding community and incorporate the appropriate land uses within Phase 1 as an introduction into the new community and would set the stage for the continued development of the Tapestry Specific Plan Community. Upon initial review of the Phase 1 Tentative Map, we have noted a few items regarding the proposed land uses and offer the following comments.

General

The following is a list of general comments applicable to the overall Specific Plan and in particular the Phase 1 Development Plan. Detailed and specific examples are provided in the following sections:

- The low (L) Density residential housing range from 7,200 – 18,000 square foot lots is too broad a range within a given district. Larger estate size lots of 18,000 square feet and associated home sizes, costs and values would preclude development of large lots in this land use designation. We recommend adding and/or amending the range to reflect a

secondary range for lot sizes, e.g. 7200 to 12,000 and 12,000 to 18,000 square feet. This will create a range of potential housing products needed to maintain an active market condition as market conditions fluctuate. Furthermore lifestyle choices would occur within each community accordingly. Table 10.A on Page II-3 of the Tapestry Specific Plan provides development standards for residential uses. The 'variance in lot sizes recommended above can be accomplished by developing a 'cap' on the Low (L) land use designation of 12,000 sq.ft. The Very Low (VL) land use designation will have a base line of 12,000 sq. ft. with a cap of 18,000 sq. ft.

Lot width for the Very Low (VL) designation are recommended to be not less than 125 feet vs. the 110 feet contained in Table 10.A. Other refinements to these development standards should be considered by the Developer to eliminate long narrow lots within the single family land use designations, in particular in the Estate and Very Low categories. To accomplish this in physical design of the proposed neighborhoods may require adjustment in internal street patterns, reduction is the number of lots and creation of additional open space/landscape areas.

- Need to examine the "transitional land use buffer" adjacent to existing neighborhoods. Lots sizes should complement existing life styles. The planning and design of areas adjacent to large-lot residential developments is important in providing an orderly and appropriate transition to higher density developments and differing lot sizes. Transitional development designs should achieve a character and appearance comparable to the large-lot subdivision. Extra sensitivity must be used when locating a subdivision with urban densities adjacent to existing, platted, large-lot residential subdivisions. The proposed lots along the northerly perimeter of the Tapestry should be designed to create a seamless visual transition. The land uses next to the existing neighborhoods should generally compare in lot size, width and depth. This will provide a visualization consistent with the adjacent land uses and allow the transition to higher densities within the project to occur without creating a feeling of urbanization in the existing developments.

- Most of the proposed development tracts in Phase 1 range in minimum lot sizes from 5,500 square feet to 10,000 square feet. The 10,000 square foot lots are along the perimeter of the development in an effort to provide a large lot interface with the adjacent existing land uses. The core development area lot sizes range from 5,000 square feet to 8,000 square feet. Although there is variation in lot sizes, the dimensions being used do not vary a great deal. The minimum lot depth for pad size in all size classifications is 100 feet. The lot depths and widths (pad size) should be varied more to provide a greater variety in architectural styling and uniqueness including varying setbacks.

- Integrate the parks to the surrounding neighborhoods. Have the units open onto the park, or face the park even if on the other side of a street. This could include the elimination of a row of lots adjacent to certain subdivision and park interfacing as marked up on the Phase I Tentative Tract Map.

Figure 3. Park Exhibit Showing Residences Opening onto a Park

VI. DEVELOPMENT PHASE 1

The following is a summary of our evaluation of the Phase 1 portion of the project.

Project Entry

Recognizing that the project theming and entry is an integral element of the overall development, its importance should not be underestimated. The project entry area should be re-evaluated in light of the proposed land uses entering into the project and adjacent to the existing middle school along Rancho Road. The following should be considered to integrate the proposed park site with the school and develop an entry statement for a significant sense or arrival.

- Increase the size of the park on the west side of Rancho Las Flores Parkway and integrate the park site with the existing middle school.

- If Oxford Road is to be abandoned or portions vacated, access from the south would be re-routed along the southerly portion of the park, easterly to an intersection with Rancho Las Flores Parkway.
- This intersection would also allow access to the easterly development parcels.
- Land uses on the easterly parcels should be re-considered. These areas along a major arterial and the intersection of Ranchero Road are more conducive of commercial, higher density residential and/or mixed use. This area is in essence an island where residents would have to negotiate a six lane roadway.
- Southerly of this intersection, residential development could begin along with the development of the major project themed entry. As the road continues southerly across the open space arroyo and incorporate into the sense of arrival.

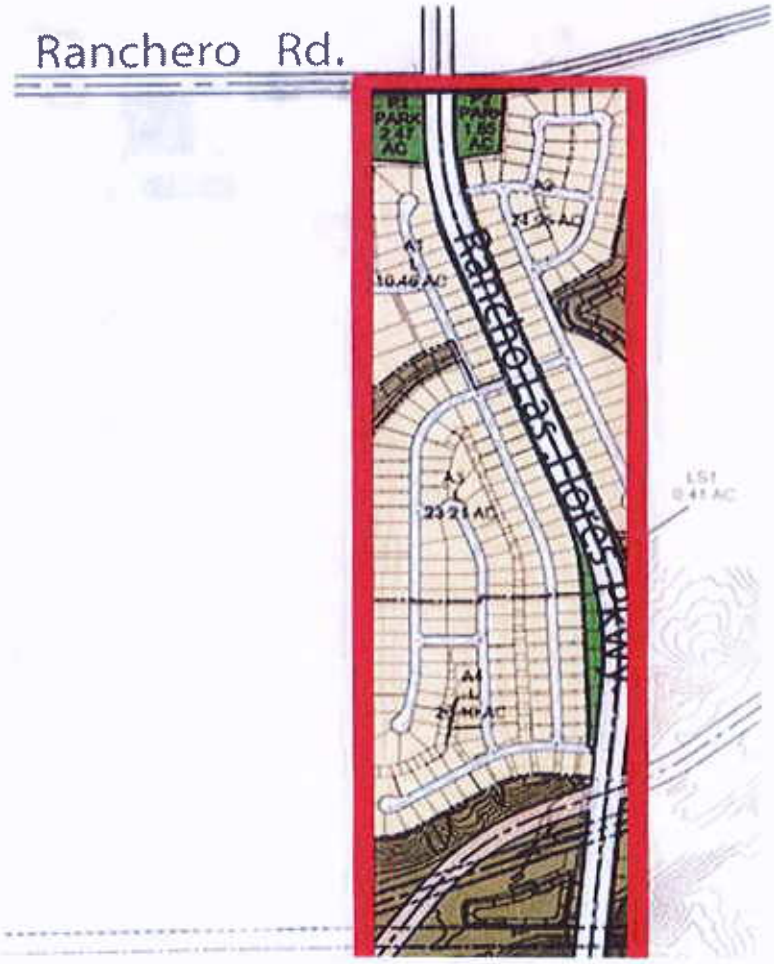

Figure 4. Project Entry Location

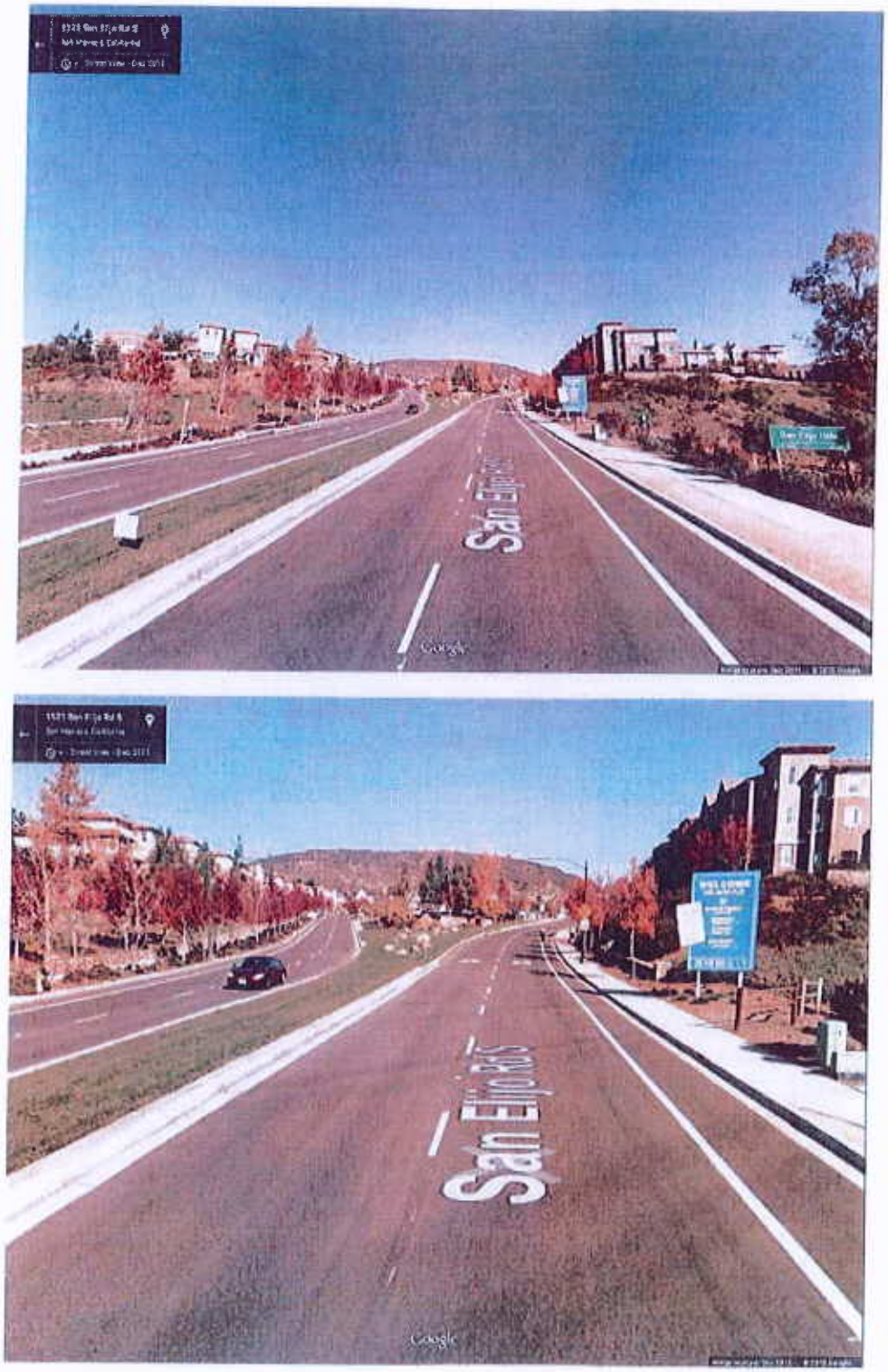

Figure 5. Example Project Entry – Divided Roadway Section

First Phase Development Core Area Planning Node.

- Suggest adding commercial/support services in this node.
- Redistribute the land uses in the core area. For example, provide commercial where the park is at a primary intersection.
- Reduce walling off parks and provide an open view. Move the park to a location along the paseo, thus integrating it with the open space and opening the park to the surrounding residential neighborhoods. It would then be more centrally located for walkability.
- Relocate school site to remain adjacent to the park.
- Consider providing special uses and public safety, e.g. faith based facilities, community facilities.

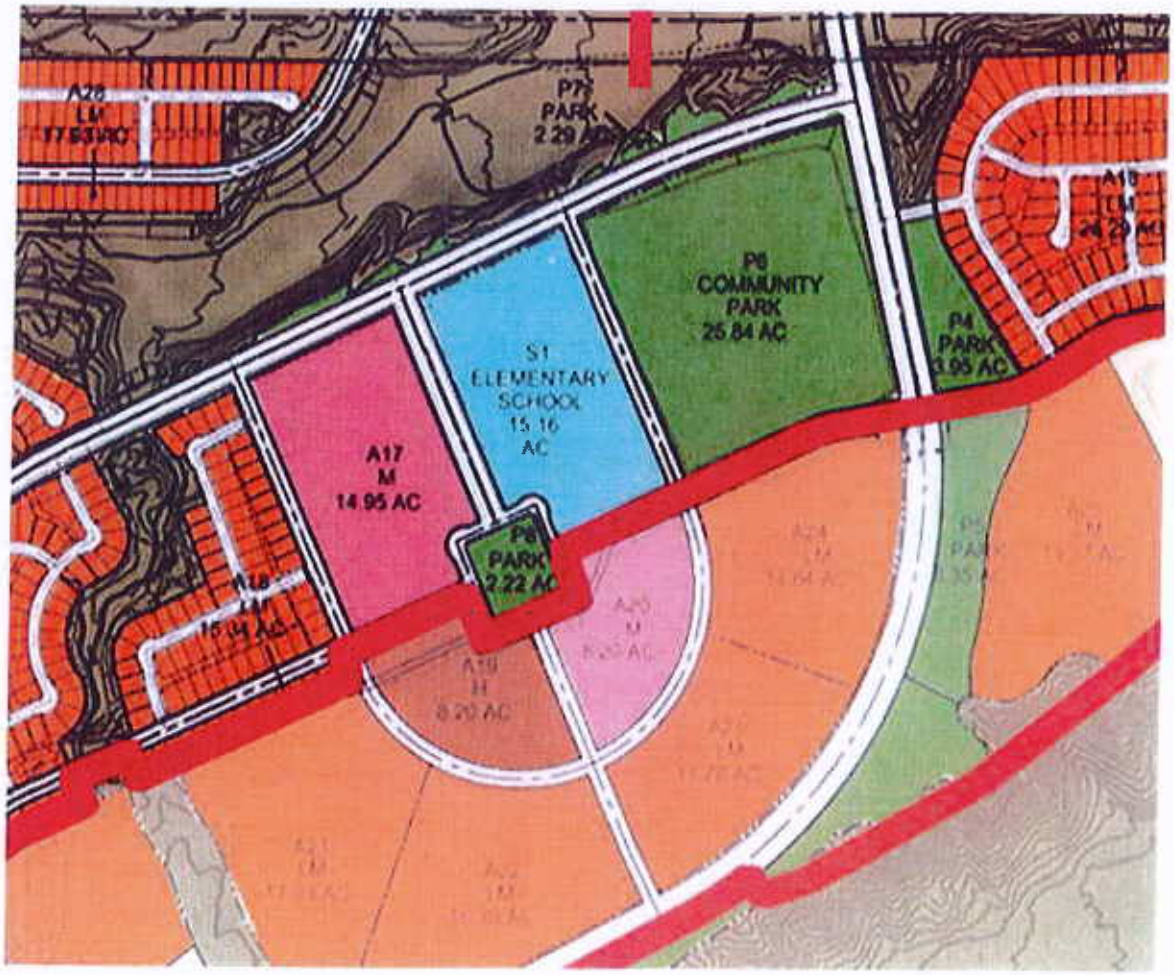

Figure 6. First Phase Development Core Area Planning Node

- Consider proximity to major intersections and create an internal focal point / mixed use node.
- Eliminate isolation of "pocket amenities."

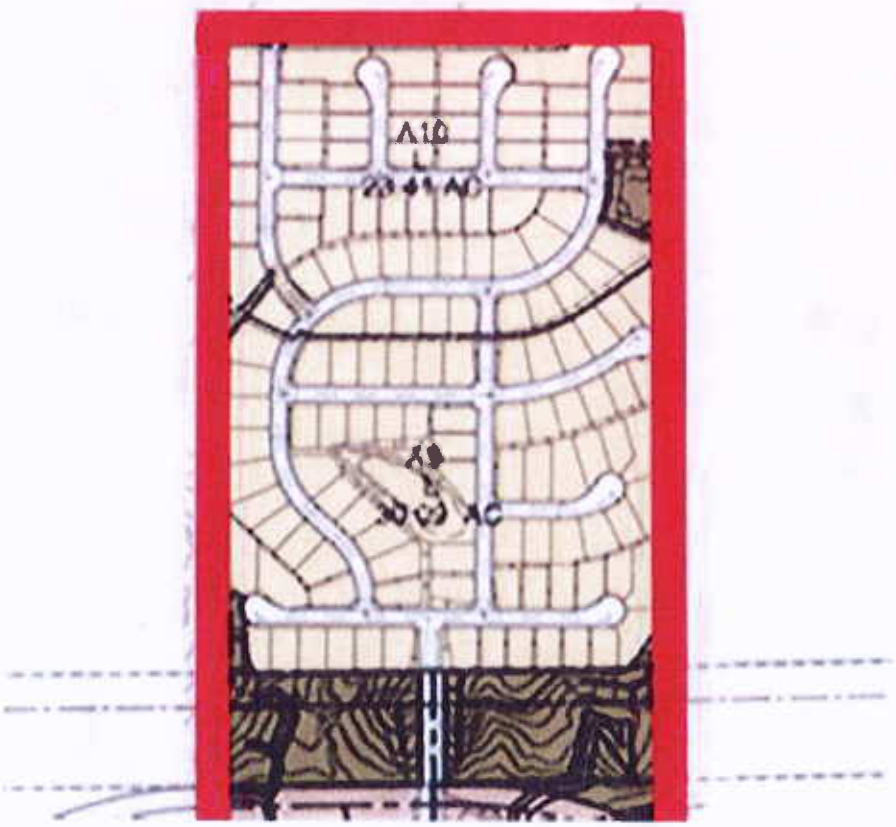

Figure 7. Pocket Amenity

Park/open Space in tract 18599-9. The sensitive nature of this area makes this a difficult constraint to incorporate into the design of the project. The current design as a small pocket park surrounded by the back of lots and minimal street frontage could create future problems in the future with both usage by inadequate visibility and the intent of archeological preservation. Other options should be explored, such as incorporating the artifacts into the Serrano Heritage Preserve or removing lots to open the park up the neighborhood.

Circulation / Bike Lanes

- Local collector streets feeding off of Summit Valley Road for Streets 'BB' and 'Q' affecting TTM's 18599-11 & 12; and 18955-14 & 15 should consider eliminating stacking of lots with driveway access onto these streets. Perhaps even consider an alternate housing product for this segment. (Alley loaded, detached or attached street facing condominiums) This would provide for lot averaging, adjustment in roadway alignments, integration of open space features. The concern in this area is safety along the roadways.

- 10 foot traffic lanes should be increased to 11 or 12 foot minimums for residential collectors with through traffic. Restrict on-street parking.

- The specific plan notes particular attention be focused on the grading of slopes along Rancho Las Flores Parkway. This would include undulating slopes and other techniques to create attractive and natural transformations. The tentative map is not clear with the design of the grading along Rancho Las Flores Parkway.

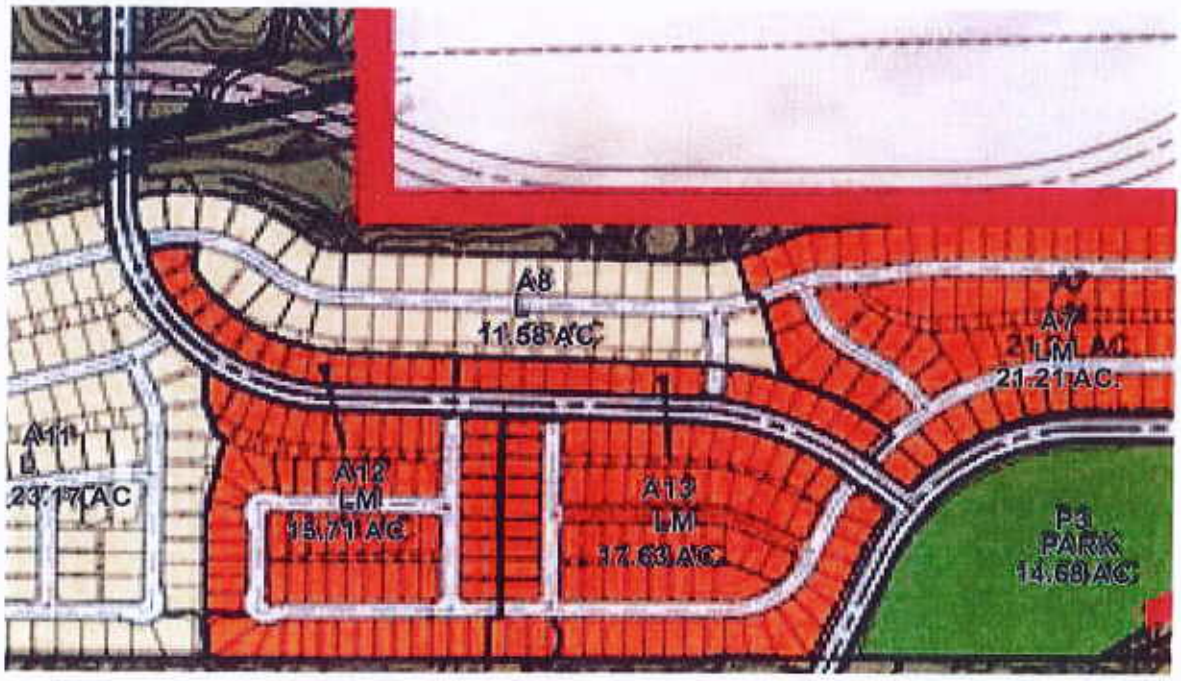

Figure 8. Exhibit Showing Double Loaded Lots and Through Street

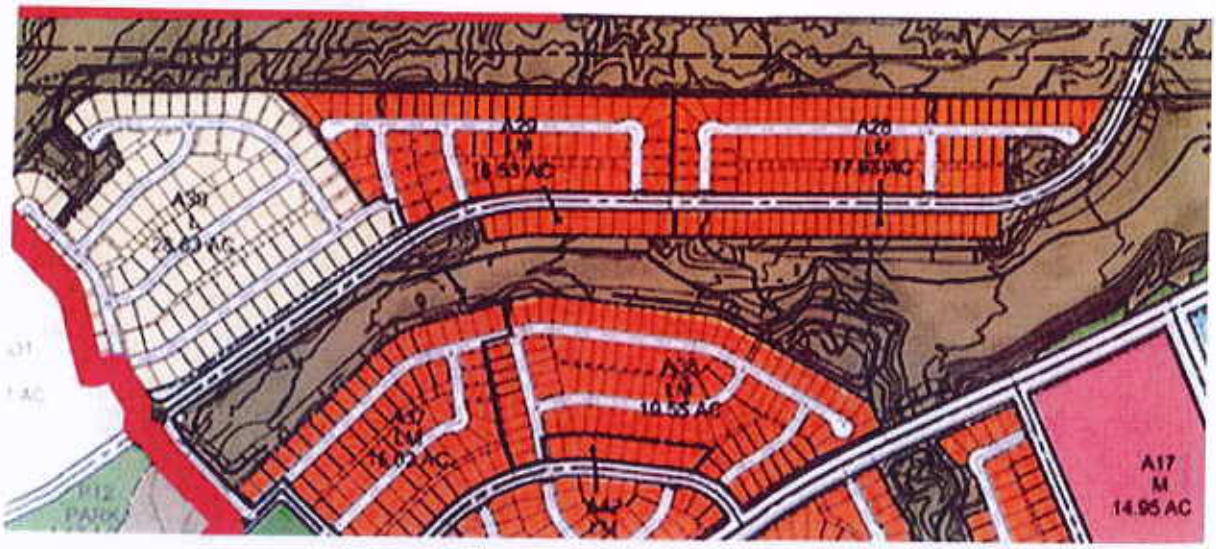

Figure 9. Double-loaded Lots on local collectors

Figure 10. Typical Alley Loaded Product

Rancha Las Flares Parkway:

1. Reconsider location and size of entry parks at Ranchero Road.
2. Study need for services to connect existing community into new community.
3. Utilizing 2:1 slope design in open spaces adjacent to roadway section should be carefully considered when selecting planting pallets and hard scape features.
4. Remove Class I bike lane from meandering sidewalk section and replace with Class II bike lane in street section. Mixing pedestrians and bikes is not recommended because of safety.
5. Increase street sections incorporating bike lanes into street section; 6 foot bike lane section needed.

Transition from Existing to Project

In general, transition from existing land use and development is fairly instantaneous. There are few natural or artificial buffers (e.g. power line easements) separating the project from adjacent homes, schools and undeveloped lands. The existing lots and homes adjacent to the project are primarily approximately one half acre in size (21,780 square feet). The proposed specific plan land use designation in the northerly portion of Phase 1 is primarily Residential Low (L) 7,200 – 18,000 square foot lot sizes. The six tentative tracts in this area all indicate a proposed minimum lot size of 10,000 square feet with an average lot size of about 12,500 square feet. The tentative map does have larger lost on the actual perimeter ranging from about 17,000 square feet up to 40,000 square feet. In general this should provide an adequate transitional lot size for the project. One issue of concern is the Tract 18955-2 and the lots along its west boundary. Although they are about 17,000 square feet, they are deep narrow lots 80 feet in width.

Senior Village

The proposed senior village area is not contained within Phase I of the proposed development. This product type is primarily market driven and should be considered for a blend of housing types, support services, amenities and lifestyles catering to the senior community. It is easy to predict that this area of the master planned community will be developed in phases and likely require an amendment to the approved Specific Planning document. As such, there is flexibility and enabling language incorporated into the specific plan to allow for amendments and adjustments to the land use plan and other components of the development standards.

Waste Treatment Plan Area

The Phase 1 sewer treatment plant is located adjacent to a single family subdivision off of a local collector street. These are not compatible land uses. The subdivision is isolated with limited access. Activities and operations at the waste treatment facility are disruptive to residential uses.

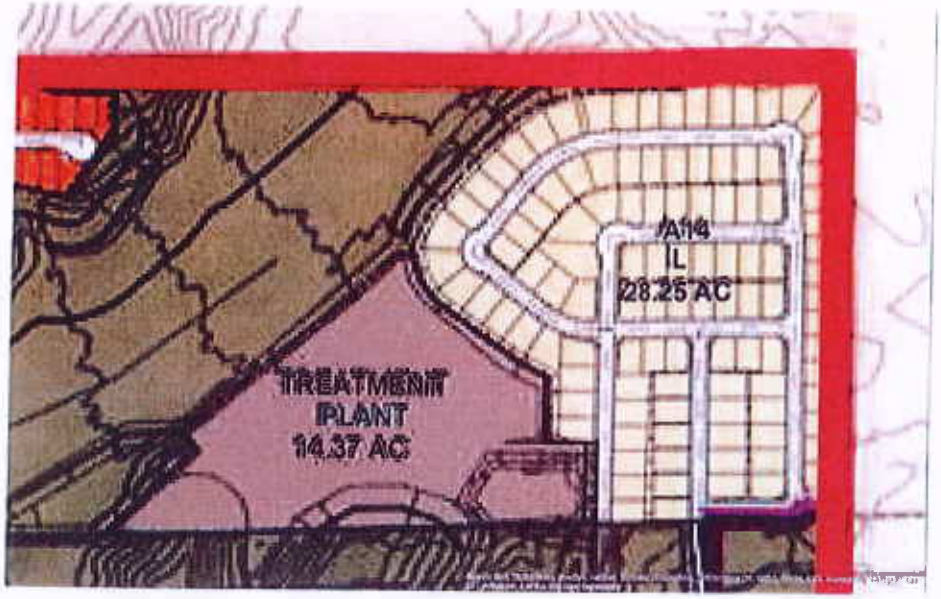

Figure 11. Treatment plan Adjacent to Residential Uses.

This area should be considered for redesign and or change in the recommended land use adjacent to the water reclamation facility. If possible, redesign the grading to create the low point for the reclamation facility to the east. Re-designate the land use adjacent to the reclamation site to something more compatible and less objectionable to being adjacent to a wastewater treatment facility. We suggest a light industrial/office flex land use or mini storage, boat and RV storage facilities for the community. These land uses would function well in this remote location and adjacent to the wastewater facility.

Development Standards

As indicted previously, the development and implementation of the project's design and development standards are the physical mechanism for assuring the area is developed with the unique character and identity that complements the surrounding area and the City. The development standards and regulations are the most important aspect of a specific plan since it is through these standards that the goals and policies of the General Plan are implemented. Unlike the citywide zoning ordinance, specific plans are targeted to specific planning areas. This allows for greater flexibility and provides an opportunity to focus regulations and standards on the goals of a specific geographic area.

It will be equally important that each tentative map, site plan, building plan, landscape plan and materials boards be carefully reviewed with respect to the development standards.

The rear elevations of building facing circulation corridors and areas where homes are visible from outside the development tracts should have accent features designed with the units and include landscape buffering whenever possible.

The minimum side yard setback for the residential land uses except estate, ranges from 3 to 5 feet on the interior property line, with the minimum width between structures of 10 feet. The interior property line side yard setback for estate is 10 feet. In order to avoid a closed in perspective of a line of homes, consideration should be given to varying the side yard setback based upon the number of stories or building height. For example, buildings that are next to each other that have adjacent two-story elements may require additional building separation.

Figure 12. Typical Design without Rear Elevation Accent

Figure 13. Typical Design with Rear Elevation Accent

VII. AREAS OF FURTHER STUDY

Specific Plan Land Use

The Tapestry Specific Plan proposes approximately 19,000 residential dwelling units of various mixes and product types. There is an approximate 3,500 dwelling unit's anticipated for senior and/or age restricted living. The total specific plan area includes approximately 700,000 square

feet of commercial in the two mixed use town centers. The plan discusses the town center's role as a business district, and the provision of public services such as police, fire, post office, etc. However, the plan appears to have a void between the housing component and the ability to provide jobs other than those created by the commercial, retail or service portions of the project.

Considering that the project build out timeframe for the Tapestry Master Plan extends beyond 20 years there appears to be a lack of consideration within the distribution of residential land uses for executive housing product or an "exclusive" residential village(s). As the Inland Empire continues to generate new employment and industries this growth will eventually emerge in the 'high desert'. With this growth will come the need or demand for housing accessible to employers and their executive work force. Consideration of setting aside a portion of the community for this future housing demand warrants consideration during the early planning stages.

The financing programs and implementation strategy for the Tapestry Master Plan community should provide a 'tool box' of potential implementation strategies and financing mechanisms, to encourage private investment in the Plan area to complement the proposed subdivisions for homebuilders, in order to achieve other short and long-term goals of the Specific Plan. Specifically the development of community centers, employment based businesses, public safety facilities, retail sales tax generators and desired support services.

Also needed to ensure the success of this community is the development of recommended marketing approaches to attract desired development, e.g. the senior village and town village cores, and/or to expand consumer awareness of the Plan area. This can be accomplished through community branding, connecting the community to historic aspects of the high desert, in particular the Hesperia and Summit Valley heritage and encouraging partnering with local and regional civic organizations.

Absent from the materials reviewed by our study group was a comprehensive marketing and financing pro forma for the prototypical densities comprising the range of residential and non-residential product types. This level of information should be carefully studied to demonstrate the feasibility and timing of different mixes and densities of development.

ATTACHMENT 10

AD HDC COMMITTEE RESPONSES TO INDEPENDENT REVIEW COMMENTS - 4/28/15

This report is a summary of the independent review provided by Transtech/LSA Associates, dated April 16, 2015. This independent review has been broken down into 35 separate comments and representatives of the Tapestry Specific Plan have provided responses (shown in red type below each comment). On April 28, 2015, the Ad Hoc Committee met with representatives of Tapestry to discuss their responses. (shown in blue type below each response). The Committee accepted 32 of 35 items and one item (No. 30) will be discussed during the public hearing process before the Planning Commission and City Council.

Land Use Distribution

1. The low (L) Density residential housing range from 7,200 – 18,000 square foot lots is too broad a range within a given district. Larger estate size lots of 18,000 square feet and associated home sizes, costs and values would preclude development of large lots in this land use designation. We recommend adding and/or amending the range to reflect a secondary range for lot sizes, e.g. 7200 to 12,000 and 12,000 to 18,000 square feet. This will create a range of potential housing products needed to maintain an active market condition as market conditions fluctuate. Furthermore lifestyle choices would occur within each community accordingly. Table 10.A on Page II-3 of the Tapestry Specific Plan provides development standards for residential uses. The 'variance in lot sizes recommended above can be accomplished by developing a 'cap' on the Low (L) land use designation of 12,000 sq.ft. The Very Low (VL) land use designation will have a base line of 12,000 sq. ft. with a cap of 18,000 sq. ft.
Adding narrower ranges of lot sizes will not provide greater flexibility to respond to market fluctuations. In fact it will do just the opposite. Having the ability to provide a broad range of lot sizes also creates more diversity in neighborhoods to avoid a "cookie cutter" look. For example in PA 8, the TTM shows lots that range from 10,800 sf to 26,860 sf. This gives the ability to provide lot sizes that are comparable or larger than adjacent existing lots around the perimeter. Also, for steeper areas, larger lots will be needed to absorb slopes.

   If an additional category is added, I suggest having a minimum lot size, but not a cap for the reasons described above.

   1. The Committee supports retaining the land use classifications as proposed by Tapestry. The Committee also supports that a minimum lot size of 12,000 SF be required wherever the low density designation is adjacent to existing homes or property outside the Specific Plan boundaries.

2. Lot width for the Very Low (VL) designation are recommended to be not less than 125 feet vs. the 110 feet contained in Table 10.A. Other refinements to these development standards should be considered by the Developer to eliminate long narrow lots within the single family land use designations, in particular in the Estate and Very Low categories. To accomplish this in physical design of the proposed neighborhoods may require adjustment in internal street patterns, reduction is the number of lots and creation of additional open space/landscape areas.
A 110 foot lot width for the Very Low designation is adequate for 18,000 sf (110x164) to 21,780 sf (110x198) lots. A good rule of thumb for lot size proportions is to provide a depth to width ratio of no more than 2:1. This is consistent with existing lot dimensions in the existing neighborhoods adjacent to Phase 1. Many similar size lots in these areas have 100 foot widths.

2. The Committee supports retaining the 110-foot minimum lot width within the very low land use designation. This will be adequate to providing an appropriate width to depth ratio of 2:1. Most half-acre lots within the City are a minimum of 100 feet wide.

3. Need to examine the "transitional land use buffer" adjacent to existing neighborhoods. Lots sizes should complement existing life styles. The planning and design of areas adjacent to large-lot residential developments is important in providing an orderly and appropriate transition to higher density developments and differing lot sizes. Transitional development designs should achieve a character and appearance comparable to the large-lot subdivision. Extra sensitivity must be used when locating a subdivision with urban densities adjacent to existing, platted, large-lot residential subdivisions. The proposed lots along the northerly perimeter of the Tapestry should be designed to create a seamless visual transition. The land uses next to the existing neighborhoods should generally compare in lot size, width and depth. This will provide a visualization consistent with the adjacent land uses and allow the transition to higher densities within the project to occur without creating a feeling of urbanization in the existing developments.

   We agree with the concept of transitioning densities. This concept is the basis for the entire Tapestry master plan with regard to land use types and distribution. Town centers and higher density nodes are located internal to the community with larger lots located around the perimeter and adjacent to existing lots. We don't believe we have any "urban densities" adjacent to existing neighborhoods and have made efforts to locate larger lots at the perimeter. In some instances, proposed lots are larger than adjacent existing lots.

   3. The Committee agrees with the transition of land uses and densities. This concept is evident throughout the Specific Plan.

4. Most of the proposed development tracts in Phase 1 range in minimum lot sizes from 5,500 square feet to 10,000 square feet. The 10,000 square foot lots are along the perimeter of the development in an effort to provide a large lot interface with the adjacent existing land uses. The core development area lot sizes range from 5,000 square feet to 8,000 square feet. Although there is variation in lot sizes, the dimensions being used do not vary a great deal. The minimum lot depth for pad size in all size classifications is 100 feet. The lot depths and widths (pad size) should be varied more to provide a greater variety in architectural styling and uniqueness including varying setbacks.

   The interface lots in the northern fingers are actually mostly in the range of 15,000 sf to 17,000 sf with several lots that are over 20,000 sf.

   Though the minimum lot depth may be 100 feet for some lot designations, the actual lot depth varies due to topography and site configuration. For instance as shown in PA 8 on the TTM, lots range in depth from 107 feet to 140 feet (roughly half at 107 feet and half at 140 feet). There are also Planning Areas at the nodes that will have higher density product types including cluster, alley, row house townhomes and condos to help with diversity.

   Varying pad sizes creates problems for most builders. If a particular plan is selling much better than others, there needs to be flexibility with the interchangeability of plan types. Having varying pad sizes could preclude responding to the market demand for more popular plans. This could result in sluggish sales and neighborhoods with vacant homes for extended periods of time.

4. As discussed in comment number 1, the Committee supports a 12,000 SF minimum lot size, where the project is adjacent to existing homes or land outside Tapestry. The proposed tentative tract for Phase 1 shows lots in these areas within the range of 15,000 to 17,000 SF.

5. Integrate the parks to the surrounding neighborhoods. Have the units open onto the park, or face the park even if on the other side of a street. This could include the elimination of a row of lots adjacent to certain subdivision and park interfacing as marked up on the Phase I Tentative Tract Map.

I don't believe we received a marked up Phase I TTM. We agree with this comment and will orient front doors to parks whenever possible, however, it will be difficult to do this in all cases. Many of the Planning Areas located around focal nodes and parks will be site planned at a later date and would be good candidates for this. The integration of parks into neighborhoods is an important part of the Tapestry master plan concept. There is a conscious effort to provide a hierarchy of parks and locate them within a 5-10 minute walking distance from homes.

5. The Committee supports the concept that where parks are adjacent to neighborhoods, that a street separate the park from the neighborhood or that front yards or porches face towards the park. Where the overall design or topography requires that a park is adjacent to the rear yards of neighborhoods, a wrought-iron or other open type of fencing should be required.

Project Entry

6. Increase the size of the park on the west side of Rancho Las Flores Parkway and integrate the park site with the existing middle school.

We have discussed this park with the Hesperia Unified School District. This will be considered as we continue to work with them toward a solution to the traffic and drop-off issue at Ranchero Middle School. There is an existing hardscape play area between the proposed park and Oxford Road that could be integrated with the park although HUSD has expressed interest in using this area for additional parking depending on the redesign of this area.

7. If Oxford Road is to be abandoned or portions vacated, access from the south would be re-routed along the southerly portion of the park, easterly to an intersection with Rancho Las Flores Parkway. This intersection would also allow access to the easterly development parcels.

We will consider this in the design of improvements to this area. One alternative is to have an access from Oxford Road to Rancho Las Flores Pkwy. further south from the park as suggested in order to allow required intersection spacing to provide left turns onto RLF Pkwy. and provide access back to Ranchero Road. An access road along the southerly portion of the park would be too close to the intersection of Ranchero Road and Rancho Las Flores Parkway. It would not allow left turns and would create an unsafe distance between intersections.

6, 7. The City, the Hesperia Unified School District (HUSD) and Tapestry reviewed options for access to the Ranchero Middle School in relation to the new intersection at I Avenue, Rancho Las Flores Parkway and Ranchero Road. The Committee agrees that this issue must be resolved and reflected on the proposed tentative tract maps that will accompany the Specific Plan through the public hearing process. (Update: A conceptual solution has been developed and agreed to by HUSD.)

8. Land uses on the easterly parcels should be re-considered. These areas along a major arterial and the intersection of Ranchero Road are more conducive of commercial, higher density residential and/or mixed use. This area is in essence an island where residents would have to negotiate a six lane roadway.

We respectfully disagree. The existing uses in the surrounding area are large lot single family detached homes and the proposed uses are compatible with those existing uses. The City General Plan and Zoning Land Use map show single family detached residential uses in this area as well. Commercial, higher density residential and mixed use are located in the proposed town center areas in later phases. Commercial and mixed-use needs surrounding higher density residential to be successful. That is why they are located as proposed so that in later phases, there will be enough residential to support the businesses that will be located there. The primary Town Center is located along Rancho Las Flores Pkwy. (a primary arterial) which will eventually have traffic coming from both Ranchero Road from the north and Hwy. 138 from the south.

8. The Committee had no consensus on this issue. Tapestry believes that the Specific Plan will only support a limited amount of commerciel uses on-site that is planned to be located in Phase 9 (the Town Center). These uses will ultimately be supported by the additional homes within Tapestry, es well es traffic along Rancho Las Flores Parkway when it is connected to Highway 138.

9. Southerly of this intersection, residential development could begin along with the development of the major project themed entry. As the road continues southerly across the open space arroyo and incorporate into the sense of arrival.
Please clarify. It is unclear where the "major project themed entry" mentioned is located. There have been several comments from public workshops that Tapestry will become a separate community that is not connected to the rest of Hesperia. By locating the entry further south, this creates more separation. With the new interchange at I-15 and Ranchero Road, it makes sense to travel down Ranchero Road and create the primary entry at Ranchero Road and Rancho Las Flores Parkway.

9. The Committee supports maintaining the entry statements along Ranchero Road as proposed. While the residential uses will be consistent with existing development, Tapestry proposes a range of housing and amenities that will be different from the existing City. The intent of the entry statements is to make this clear to potential buyers as they arrive at the project.

First Phase Development Core Area Planning Node

10. Suggest adding commercial/support services in this node. Redistribute the land uses in the core area. For example, provide commercial where the park is at a primary intersection.
Commercial uses in the nodes would be very risky. Most tenants will want a residential population base within a certain radius of where they locate their business. These nodes will not have those characteristics that businesses are seeking and could therefore end up being vacant storefronts which lower real estate values in the area.

10. As discussed in comment 8, the Committee had no consensus on this issue. Tapestry believes that commercial uses will be supported as additional residents and traffic along the Parkway occur. A small commercial node established at this time may go undeveloped for many years.

11. Reduce walling off parks and provide an open view. Move the park to a location along the paseo, thus integrating it with the open space and opening the park to the surrounding residential neighborhoods. It would then be more centrally located for walkability. Relocate school site to remain adjacent to the park.

We agree with the concept of not walling off parks and providing open space views. That is why several roads within Tapestry are located along view parks, parks and natural open space areas. Many parks are surrounded by roads. An important sense of arrival in Phase 1 is provided at the community park with open views of the park from Rancho Las Flores Pkwy. and a large natural open space arroyo. With regard to walkability, the location of the parks and nodes are based on a distribution pattern that provides convenient walking distances to all residents (see walkability plan). Moving the park as suggested will create an uneven distribution of parks in this area and will reduce the sense of arrival as described above.

11. As discussed in comment 5, parks will not be walled off but rather face roads or front yards. The Committee supports the location of parks within each node as this is part of the design concept of Tapestry to provide walkable destinations at convenient distances throughout the project.

12. Consider providing special uses and public safety, e.g. faith based facilities, community facilities.

Faith based facilities or places of assembly for religious purposes are allowed with a conditional use permit as indicated in Section 11.1.2 of the Specific Plan. Other special uses and public safety uses such as police and fire stations are encouraged to be located within the Town Center. However, additional fire stations could also be allowed with a conditional use permit.

12. Faith-based, assembly or public uses can be reviewed and approved using the City's existing procedures as outlined in the Specific Plan. There is no need to pre-planned these within the Town Center, except to establish coverage for fire response times as discussed in the fire protection plan.

13. Consider proximity to major intersections and create an internal focal point / mixed use node.

The design of the master plan is based on having internal focal nodes and mixed use nodes or Town Centers. The primary Town Center is located between a major and minor arterial with high visibility and accessibility. We feel the current plan implements this concept.

13. The Town Center is already located along the major arterial and secondary arterial roads within Tapestry Specific Plan. This gives it its best opportunity for visibility and access.

14. Eliminate isolation of "pocket amenities."

It is unclear what is meant by "pocket amenities". An important aspect to creating healthy, walkable communities is to have parks, schools and other destination points for people to walk to and a trail and bike system that allows people to access these destination points within close proximity and with relative ease. This is the basic foundation for the master plan design of Tapestry.

14. The Committee agrees with the concept and the Tapestry Specific Plan includes destination points including schools and parks within walkable distances as outlined in comment 5.

15. Park/open Space in tract 18599-9. The sensitive nature of this area makes this a difficult constraint to incorporate into the design of the project. The current design as a small pocket park surrounded by the back of lots and minimal street frontage could create future problems in the future with both usage by inadequate visibility and the intent of archeological preservation. Other options should be explored, such as incorporating the artifacts into the Serrano Heritage Preserve or removing lots to open the park up the neighborhood.

We agree with this comment and after consulting with our archaeologist, artifacts found in this area will likely be moved to the cultural interpretive center adjacent to the Serrano Heritage Preserve. The internal park will either be eliminated or redesigned.

15. The park in question wes designed to preserve in place the archaeological artifacts at this location. The Committee agrees with this comment and the tract will be redesigned to eliminate this park. The artifacts may be relocated to the Serreno Heritage Preserve.

Circulation / Bike Lanes

16. Local collector streets feeding off of Summit Valley Road for Streets 'BB' and 'Q' affecting TTM's 18599-11 & 12; and 18955-14 & 15 should consider eliminating stacking of lots with driveway access onto these streets. Perhaps even consider an alternate housing product for this segment. (Alley loaded, detached or attached street facing condominiums) This would provide for lot averaging, adjustment in roadway alignments, integration of open space features. The concern in this area is safety along the roadways.

    We are looking into traffic counts on these roads and consulting with our traffic engineer. Street 'BB' will have low traffic volumes and don't believe having lots loaded here will be a problem. Street 'Q' will have higher volumes and will consider eliminating driveways on this street. The intent is to minimize the look of a "walled" community. Connectivity is an important aspect to creating successful communities and walls along streets deter from achieving this goal. Alley loaded products are a possibility, however, on-street parking would need to be provided for guest access to front doors.

    16. The Committee supports Tapestry's decision to review the product types for the lots fronting on Streets "BB" and "Q". An alley loaded product may be a solution to eliminating additional driveweys along these collector streets. (Update: The Phase 1 map has been revised to remove driveways fronting on these streets).

17. 10 foot traffic lanes should be increased to 11 or 12 foot minimums for residential collectors with through traffic. Restrict on-street parking.

    These streets are called "Connector" streets as opposed to "Collector" streets. The circulation concept for Tapestry provides a framework of streets that are evenly distributed and interconnected. The intent is to avoid having walled in neighborhoods feeding into bottleneck "collector" streets that are walled in and are not conducive to creating desirable, walkable streets. Wider lanes create higher speeds and further increase the undesirability of these streets.

    17. The Committee will support 10 foot wide traffic lanes. Wider traffic lanes will lead to higher traffic speeds along these residential streets. Narrow lanes and on-street parking have the effect of reducing vehicle speeds and increasing their walkability within the project.

18. The specific plan notes particular attention be focused on the grading of slopes along Rancho Las Flores Parkway. This would include undulating slopes and other techniques to create attractive and natural transformations. The tentative map is not clear with the design of the grading along Rancho Las Flores Parkway.

    There are a variety of grading conditions along Rancho Las Flores Parkway. Aesthetically, the experience of driving along RLF Pkwy. will be very attractive with a variety of slope conditions and significant viewing opportunities where transitions occur between graded slopes and natural open space.

    18. The Committee agrees with this comment. The terrain of the site will demand that undulating and attractive slopes will be created along the Parkway.

Rancho Las Flores Parkway:

19. Reconsider location and size of entry parks at Ranchero Road.
    This has already been addressed in comments and responses for items #6 through #9 above.

20. Study need for services to connect existing community into new community.
    This has already been addressed in comments and responses for items #8 and #10 above.
21. Utilizing 2:1 slope design in open spaces adjacent to roadway section should be carefully considered when selecting planting pallets and hard scape features.
    Agree with this comment.
    19, 20, 21. These items have already been addressed in comments for 6, 7, 8, 9, 10 and 18.

22. Remove Class I bike lane from meandering sidewalk section and replace with Class II bike lane in street section. Mixing pedestrians and bikes is not recommended because of safety.
    A significant amount of time and effort has been spent on the pedestrian and bicycle circulation system with an emphasis on creating a healthy walkable (and "cycleable") community. Class I bike trails are located on multi-use trails adjacent to arterial roads. These are in addition to Class III bike trails for more serious cyclists. The Class I bike trail affords cyclists such as children, families and elderly people a safe place to ride bikes within Tapestry. The standards for widths are based on the Caltrans Design Manual and are considered to be wide enough and safe enough for both pedestrians and cyclists. The current design also includes refinements based on the City Engineer's comments and comments from the Inland Empire Cycling Alliance.
23. Increase street sections incorporating bike lanes into street section; 6 foot bike lane section needed.
    Street sections are being modified based on comments from the Inland Empire Cycling Alliance. The trend to increase safety for Class II bike lanes is to provide widths for both vehicular travel lanes and bicycles with the use of "Sharrows". Rather than have 6 foot marked bicycle lanes, enough room is provided for bicycles and marked "Sharrows" indicate to drivers and cyclists that cars and bicycles must share the use of these areas.
    22, 23. Tha Committee understands that a significant amount of tima was spent devaloping a comprehensive bike trail system. Ultimataly, the adopted plan will have to address the Caltrans Highway Design Manual and concerns raisad by the City Enginaer and tha Inland Empire Cycling Alliance.

Transition from Existing to Project

24. In general, transition from existing land use and development is fairly instantaneous. There are few natural or artificial buffers (e.g. power line easements) separating the project from adjacent homes, schools and undeveloped lands. The existing lots and homes adjacent to the project are primarily approximately one half acre in size (21,780 square feet). The proposed specific plan land use designation in the northerly portion of Phase 1 is primarily Residential Low (L) 7,200 – 18,000 square foot lot sizes. The six tentative tracts in this area all indicate a proposed minimum lot size of 10,000 square feet with an average lot size of about 12,500 square feet. The tentative map does have larger lost on the actual perimeter ranging from about 17,000 square feet up to 40,000 square feet. In general this should provide an adequate transitional lot size for the project. One issue of concern is the Tract 18955-2 and the lots along its west boundary. Although they are about 17,000 square feet, they are deep narrow lots 80 feet in width.
    Yes, there has been a conscious effort to locate larger lots along the perimeter in these areas and several discussions with staff and Committee members regarding this issue. We feel that these

deeper lots mentioned will provide more privacy, provide fuel modification and an increased buffer with adjacent homes by having the extra depth. The depth is more important than the width to accomplish this.

24. As discussed in comments 1 and 4, the Committee agrees that a 12,000 SF minimum along the perimeter of the project adjacent to existing development will be acceptable. It is understood that beceuse of topography and required fuel modification, that there will be a clear difference between the existing development in the City and the Tapestry Specific Plan.

Senior Village

25. The proposed senior village area is not contained within Phase I of the proposed development. This product type is primarily market driven and should be considered for a blend of housing types, support services, amenities and lifestyles catering to the senior community. It is easy to predict that this area of the master planned community will be developed in phases and likely require an amendment to the approved Specific Planning document. As such, there is flexibility and enabling language incorporated into the specific plan to allow for amendments and adjustments to the land use plan and other components of the development standards.

    Phase 5 is targeted as a senior's community. There is agreement that the approximately 3,850 units in Phase 5 will be deed restricted to be senior's residences. It is anticipated that a large senior's community developer may develop this community. Depending on final plans for this area, there may or may not be a need for a Specific Plan Amendment. However, it is correct that provisions are described in the Specific Plan if one is needed.

    25. The Committee agrees that the proposed senior housing does not have to be within Phase 1 of the Specific Plan. This phase may be purchased by a specialized senior community developer who may make significant changes to the design based on market demands and timing of development within the balance of the project. Depending on the extent of any proposed changes, the requested revisions to the senior portion of the project may or may not require a Specific Plan Amendment.

Waste Treatment Plan Area

26. The Phase 1 sewer treatment plant is located adjacent to a single family subdivision off of a local collector street. These are not compatible land uses. The subdivision is isolated with limited access. Activities and operations at the waste treatment facility are disruptive to residential uses. This area should be considered for redesign and or change in the recommended land use adjacent to the water reclamation facility. If possible, redesign the grading to create the low point for the reclamation facility to the east. Re-designate the land use adjacent to the reclamation site to something more compatible and less objectionable to being adjacent to a wastewater treatment facility. We suggest a light industrial/office flex land use or mini storage, boat and RV storage facilities for the community. These land uses would function well in this remote location and adjacent to the wastewater facility.

    We agree with relocating the water reclamation facility to the eastern Planning Area. However, we do not agree that the light industrial/office/storage uses suggested are appropriate for this area and would create undesirable increased traffic and be disruptive to these residential neighborhoods. The water reclamation facility and adjacent residential use will be flipped.

    26. The Committee appreciates thet Tapestry hes agreed to the relocation of the water reclemetion facility to the eastern boundary of the project. Tapestry will also consider e lower density land-use adjecent to the treatment plant to minimize impects of potential odors to the residents.

Development Standards

27. As indicted previously, the development and implementation of the project's design and development standards are the physical mechanism for assuring the area is developed with the unique character and identity that complements the surrounding area and the City. The development standards and regulations are the most important aspect of a specific plan since it is through these standards that the goals and policies of the General Plan are implemented. Unlike the citywide zoning ordinance, specific plans are targeted to specific planning areas. This allows for greater flexibility and provides an opportunity to focus regulations and standards on the goals of a specific geographic area.
Agree with this statement.
28. It will be equally important that each tentative map, site plan, building plan, landscape plan and materials boards be carefully reviewed with respect to the development standards.
Agree with this statement.

29. The rear elevations of building facing circulation corridors and areas where homes are visible from outside the development tracts should have accent features designed with the units and include landscape buffering whenever possible.
Agree with this comment.

27, 28, 29. The Committee and Tapestry agree with the comments. The Specific Plan text will be adopted as an ordinance and will be the regulatory document to govern development of the project.

30. The minimum side yard setback for the residential land uses except estate, ranges from 3 to 5 feet on the interior property line, with the minimum width between structures of 10 feet. The interior property line side yard setback for estate is 10 feet. In order to avoid a closed in perspective of a line of homes, consideration should be given to varying the side yard setback based upon the number of stories or building height. For example, buildings that are next to each other that have adjacent two-story elements may require additional building separation.
This could be added to the design guidelines.

30. Tapestry requests that the side yard setback distance remain at 5 feet in order to provide for design flexibility based on various product types expected to be developed within the Specific Plan. The Committee supports setbacks of 5 and 10 feet for single-family subdivisions above 7200 SF. It was decided that this item will be a subject of discussion at the Planning Commission and City Council hearings. (Update: Tapestry has proposed a flexible setback of a combined 15 feet for both side yards. See Page II-3 of the Specific Plan.)

AREAS OF FURTHER STUDY

Specific Plan Land Use

31. The Tapestry Specific Plan proposes approximately 19,000 residential dwelling units of various mixes and product types. There is an approximate 3,500 dwelling unit's anticipated for senior and/or age restricted living. The total specific plan area includes approximately 700,000 square feet of commercial in the two mixed use town centers. The plan discusses the town center's role as a business district, and the provision of public services such as police, fire, post office, etc. However, the plan appears to have a void between the housing component and the ability to

provide jobs other than those created by the commercial, retail or service portions of the project.

The mix of non-residential uses is adequate based on our market demand analysis.

31. The Committee and Tapestry believe that the approximately 500,000 to 700,000 SF of mixed-use and commercial development within the project will be adequate to support the future residants and commuter traffic. The town centar will also have a role in supporting civic uses, such as a fira station, post office and other institutional uses.

32. Considering that the project build out timeframe for the Tapestry Master Plan extends beyond 20 years there appears to be a lack of consideration within the distribution of residential land uses for executive housing product or an "exclusive" residential village(s). As the Inland Empire continues to generate new employment and industries this growth will eventually emerge in the 'high desert'. With this growth will come the need or demand for housing accessible to employers and their executive work force. Consideration of setting aside a portion of the community for this future housing demand warrants consideration during the early planning stages.

Grass Valley Village would be a good location for this type of buyer profile. There are also opportunities where larger lots are located along the edge of canyons and arroyos with dramatic views to open space and the San Bernardino Mountains.

32. The Committee and Tapestry and agree that locations for executive housing will be proposed as development occurs and market forces will dictate where specialized gated portions of the community may be developed, but it is impossible to pre-determine these locations at this time.

33. The financing programs and implementation strategy for the Tapestry Master Plan community should provide a 'tool box' of potential implementation strategies and financing mechanisms, to encourage private investment in the Plan area to complement the proposed subdivisions for homebuilders, in order to achieve other short and long-term goals of the Specific Plan. Specifically the development of community centers, employment based businesses, public safety facilities, retail sales tax generators and desired support services.

Financial and fiscal analysis reports are being prepared and could include these potential implementation strategies and mechanisms.

33. The Committee agrees with this comment. A master plan for financing must be reviewed and approved by the City Council prior to any development of the site.

34. Also needed to ensure the success of this community is the development of recommended marketing approaches to attract desired development, e.g. the senior village and town village cores, and/or to expand consumer awareness of the Plan area. This can be accomplished through community branding, connecting the community to historic aspects of the high desert, in particular the Hesperia and Summit Valley heritage and encouraging partnering with local and regional civic organizations.

We agree with this point. Some preliminary branding work has been done early in the planning process. Additional work will be done at the appropriate time.

35. Absent from the materials reviewed by our study group was a comprehensive marketing and financing pro forma for the prototypical densities comprising the range of residential and non-

residential product types. This level of information should be carefully studied to demonstrate the feasibility and timing of different mixes and densities of development.

The Concord Group has prepared a market demand analysis which was used in determining the product types and are reflected in the land use summary and Specific Plan.

34, 35. The Committee and Tapestry and agree with these comments.

ATTACHMENT 14

RESOLUTION NO. PC-2015-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA RECOMMENDING THAT THE CITY COUNCIL ADOPT ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 2013111021), AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, the Tapestry Specific Plan project consists of development of a maximum of 19,277 residential units; two mixed-use town centers with approximately 500,000 to 700,000 SF of commercial and retail space, 387 acres of parkland; trails totaling 59 miles; eight elementary schools, two middle schools and two high schools totaling approximately 263 acres; public and civic facilities, a wastewater reclamation plant; drainage facilities, domestic and recycled water infrastructure and preservation of approximately 3,533 acres of open space. The project would also repeal and replace the existing Rancho Las Flores Specific Plan. The project includes three tentative maps, including a tentative map for Phase 1 to include 2,161 dwelling units.

WHEREAS, the Project would be accessible to both Interstate 15 and State Highway 138, via Ranchero Road and Rancho Las Flores Parkway, providing the accessibility that will support a large specific plan; and,

WHEREAS, The overall objectives of the Specific Plan are to:

- Provide a complementary and supportive array of land uses that will enable development of a community with homes, shopping, schools, recreation, community facilities, public services, and open areas within a walkable/bikeable distance.
- Provide land use designations end development regulations thet allow for a wide renge of housing densities, types, styles, and prices while ensuring a quality development.
- Conserve significant natural and cultural resources, significant landforms such as bluffs, canyons and open space for recreational and habitat purposes.
- Create a unique identity for the Project that is compatible with surrounding development and the character of the Hesperia community, while also creating a distinctive identity and sense of place within each village.
- Incorporate sustainable design concepts into the community.
- Develop a logical multi-modal project transportation network encouraging safe and efficient travel throughout the community and neighboring areas.
- Provide for ordarly development that ensures appropriate phasing of development with infrastructure and public facilities, while also allowing for flaxible adaptation to market trends and conditions; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") (*Public Resources Code* § 21000 et. seq.) and the State CEQA Guidelines (14 CCR § 15000 et. seq.), the City of

Hesperia is the lead agency for the Project as the public agency with general governmental powers; and

WHEREAS, a Notice of Preparation ("NOP") identifying the scope of environmental issues were distributed to numerous state, federal, and local agencies and organizations on November 6, 2013, for a period of 30 days, pursuant to State CEQA Guidelines sections 15082(a), 15103, and 15375. Relevant comments received in response to the NOP were incorporated into the Draft EIR ("DEIR"); and

WHEREAS, a scoping meeting was held at City Hall on December 2, 2013; and

WHEREAS, the City completed the DEIR and circulated it with the Notice of Completion ("NOC") to affected public agencies and interested members of the public for an extended 56 day public comment period, from December 4, 2014 through January 30, 2015; and

WHEREAS, the Planning Commission duly noticed and conducted a public workshop on January 8, 2015, at which time all interested parties were provided the opportunity to comment on the Draft Environmental Impact Report; and

WHEREAS, the Planning Commission duly noticed and conducted a public hearing on August 27, 2015, at which time all interested parties were provided the opportunity to give testimony for or against the issue; and

WHEREAS, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

WHEREAS, the EIR for the Project reflects the City's independent judgment. The City has exercised independent judgment in accordance with *Public Resources Code* Section 21082.1(c)(3) in directing the consultant in the preparation of the EIR. The City has independently reviewed and analyzed the EIR and accompanying studies and finds that the report reflects the independent judgment of the City for the purposes of making decisions on the merits of the project.

WHEREAS, ell the requirements of CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines have been satisfied in the EIR, which is sufficiently detailed so that all of the significant environmental effects of the Project have been adequately evaluated; and

WHEREAS, the EIR prepared in connection with the Project sufficiently analyzes both the feasible mitigation measures necessary to avoid or substantially lessen the Project's environmental impacts and a range of feasible alternatives capable of eliminating or reducing these effects in accordance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines.

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 the Planning Commission during the above referenced August 27, 2015 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

1) The Planning Commission has independently reviewed, analyzed and considered the Final EIR and all written documentation and public comments prior to making recommendations on the proposed Project; and
2) The Final EIR was prepared and completed in compliance with the provisions of CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines; and
3) The information and analysis contained in the Final EIR reflects the City's independent judgment as to the environmental consequences of the proposed Project; and
4) The documents and other materials, including without limitation, staff reports, memoranda, maps, letters and minutes of all relevant meetings, which constitute the administrative record of proceedings upon which the Planning Commission's decision is based are located at the City of Hesperia, Planning Division, 9700 Seventh Avenue, Hesperia, CA 92345. The custodian of the records is the Principal Planner.

Section 3. That on the basis of the evidence contained in the administrative record of the Final EIR, the Planning Commission finds based on the information submitted the following conclusion of the public comment period on the Draft EIR, following the consultant's responses thereto, there is no significant new information concerning the Project's environmental effects, feasible mitigetion measures, or feasible project alternatives; therefore there is no need or requirement to recirculate the EIR for additional public comment.

Section 4. That the Planning Commission of the City of Hesperia hereby recommends that the City Council certify the Final EIR.

Section 5. **Exhibit A** (Facts, Findings and Statement of Overriding Considerations) and **Exhibit B** (Mitigation Monitoring and Reporting Program) of this Resolution provide findings required under Section 15091 of the State CEQA Guidelines for significant effects of the Project. **Exhibit A** of this Resolution provides the findings required under Section 15093 of the State CEQA Guidelines relating to the acceptable adverse impacts of the Project due to overriding considerations. The City has balanced the economic, legal, social, technological, and other benefits of the Project against the unavoidable environmental risks that may result, and finds that the specific economic, legal, social, technological, and other benefits outweigh the unavoidable adverse environmental effects. Therefore, the Planning Commission hereby recommends that the City Council adopt the Facts, Findings and Statement of Overriding Considerations attached hereto as **Exhibit A**.

Section 6. Pursuant to *Public Resources Code* Section 21081.6, the Planning Commission hereby recommends approval of the Mitigation Monitoring and Reporting Program attached as **Exhibit B** to this Resolution and recommends the Council require the Project to comply with the mitigation measures contained therein. The Planning Commission finds that these mitigation measures are fully enforceable on the Project and shall be binding upon the City and affected parties.

Section 7. The Secretary shall certify to the adoption of this Resolution.

_____
Tom Murphy, Chair, Planning Commission

ATTEST:

_____
Andrea Ngalo, Planning Commission Secretary

ATTACHMENT 15

RESOLUTION NO. PC-2015-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE TAPESTRY SPECIFIC PLAN

WHEREAS, on February 15, 1990, the City Council of the City of Hesperia adopted the Rancho Las Flores Specific Plan, currently applicable in regards to development on the property; and

WHEREAS, Hesperia Venture I, LLC, has proposed the Tapestry Specific Plan project consisting of development of a maximum of 19,277 residential units; two mixed-use town centers with approximately 500,000 to 700,000 SF of commercial and retail space, 387 acres of parkland; trails totaling 59 miles; eight elementary schools, two middle schools and two high schools totaling approximately 263 acres; public and civic facilities, a wastewater reclamation plant; drainage facilities, domestic and recycled water infrastructure and preservation of approximately 3,533 acres of open space. The project would also repeal and replace the existing Rancho Las Flores Specific Plan. The project includes three tentative maps, including a tentative map for Phase 1 to include 2,161 dwelling units; and,

WHEREAS, the Project would be accessible to both Interstate 15 and State Highway 138, via Ranchero Road and Rancho Las Flores Parkway, providing the accessibility that will support a large specific plan; and

WHEREAS, The overall objectives of the Specific Plan are to:

- Provide a complementary and supportive array of land uses that will enable development of a community with homes, shopping, schools, recreation, community facilities, public services, and open areas within a walkable/bikeable distance.
- Provide land use designations and development regulations that allow for a wide range of housing densities, types, styles, and prices while ensuring a quality development.
- Conserve significant natural and cultural resources, significant landforms such as bluffs, canyons and open space for recreational and habitat purposes.
- Create a unique identity for the Project that is compatible with surrounding development and the character of the Hesperia community, while also creating a distinctive identity and sense of place within each village.
- Incorporate sustainable design concepts into the community.
- Develop a logical multi-modal project transportation network encouraging safe and efficient travel throughout the community and neighboring areas.

- Provide for orderly development that ensures appropriate phasing of development with infrastructure and public facilities, while also allowing for flexible adaptation to market trends and conditions; and

WHEREAS, the Specific Plan proposes to amend the existing Rancho Las Flores Specific Plan on the subject property to the Specific Plan Zone Designations as identified by Exhibit "A;" and

WHEREAS, the Specific Plan proposes a wide variety of land uses, including, residential, mixed-use, institutional, and retail. The Specific Plan area is undeveloped; and

WHEREAS, the City of Hesperia, as lead agency, determined that an Environmental Impact Report ("EIR") should be prepared pursuant to CEQA in order to analyze all adverse environmental impacts of the Project; and

WHEREAS, on August 27, 2015, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Specific Plan, 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 27, 2015 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

(a) Based upon the EIR and the findings contained herein, the Tapestry Specific Plan will have a significant effect on the environment. Facts, findings and a Statement of Overriding Considerations have been prepared in accordance with CEQA.

(b) The site of the proposed Specific Plan is suitable for the land uses permitted within the proposed Lend Use designations because the Specific Plan establishes the best mix of land uses and development stendards to essure that the area achieves its land use potential for residential uses, retail growth and establishment of local jobs.

(c) The proposed Specific Plan is consistent with the goals, policies, standards and maps of the adopted Zoning, Development Code and all applicable codes and ordinances adopted by the City of Hesperia because the plan extends and enhances development standards already in place within the current Development Code.

(d) The proposed Specific Plan is consistent with the Land Use Element, which provides for a mix of residential, commercial and in, mixed-use and institutional land uses capable of supporting the development of

necessary infrastructure and municipal services, as directed by the City's adopted General Plan.

(e) Adoption of the Specific Plan is consistent with the General Plan, including the following goals and policies:

L.G.3 Adopt land use strategies which will facilitate development of a self-contained community, with a full range of residential densities and housing types, commercial, educational, institutional, and recreational services, and job opportunities. *The plan contains the full range of land uses and locates them to take full advantage of the site's opportunities and constraints, including establishment of schools, parks and trails, as well as creation of open space and cultural resource preservation areas.*

L.G.7 Davelop a fiscally sound and balanced land use mix and distribution, recognizing long-term commitments to both rural and urban lifestyles, to managad growth, and to a balance of jobs and housing. *The plan enhances the City's residential density range, to provide to urban lifestyles in proximity to services in conformance with a public facilities and financing plan, and adds opportunities for local job growth in the High Desert.*

L.G.8 Provide for a visually pleasing environment through adoption of design standards which will enhance the natural desert environment, conserve natural resources, and minimize visual clutter and blight. *The plan contains development standards and architectural guidelines to provide a unique anvironment in which to live work and play, as well as establish an appropriate transition between the new developments within the Specific Plan and adjacent residential areas.*

C.G.1 Develop a safe, efficient, convenient, and attractive transportation system throughout the community, providing links within the City and with neighboring regions, and accommodating automobile, truck, pedestrian, recreational, equestrian, rail, air, and public transit needs, which will meet current and future devalopment requirements within the planning area. *The Specific Plan's Design standards for the three villages (Mesa, Summit Valley, Grass Valley) contains design elements for community gateways, open space areas, the City's Civic Plaza as well as pedestrian facilities. In addition, the plan includes recommendations for streetscape design of the Specific Plan's principal thoroughfares.*

H.G. 15 Establish mixed-use zoning and development standards to enhance the availability of sites and facilitate the location of affordable and special needs housing near commercial and civic services. *Higher density residential zones are planned near destination notes located throughout the Specific Plan area. The plan also includes a mixad use zone in the town Center and allows for civic and recreational uses, as well as live-work units to permit the development of vertical or horizontal mixed-use for small business purposes.*

H.G. 17 Maintain the City's General Plan land use map and zoning ordinance to permit the full range of residential densities within the City boundaries. *The plan includes residential densities that facilitate the full range of housing types available on the*

market. These include mixed-use, live work and pedestrian scaled institutional uses in the town center.

Section 3. The Planning Commission hereby finds that the proposed Tapestry Specific Plan will have a significant effect on the environment, recommending that the City Council certify the EIR and adopt the facts, findings and a statement of overriding considerations, as well as a mitigation monitoring and reporting program pursuant to Resolution No. PC-2015-19.

Section 4. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends approval of the Tapestry Specific Plan Development Requirements attached hereto as Exhibit "A", and the Tapestry Specific Plan (Refined Project Alternative), attached hereto as Exhibit "B" and said exhibits are incorporated herein by this reference.

Section 5. The Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 27th day of August 2015

Tom Murphy, Chair, Planning Commission

ATTEST:

Andrea Ngalo, Secretary, Planning Commission

Exhibit "A"

Tapestry Specific Plan - Development Requirements

1. **Development Agreement;** Prior to the issuance of any permits, the City and the developer shall enter into a development agreement to address all aspects of the project's development in accordance with state law, as well as the City of Hesperia's General Plan, Municipal Code and the adopted Tapestry Specific Plan. Prior to development within each phase, the required water and sewer facilities shall be evaluated to account for existing and proposed development as well as any Specific Plan Amendments or density transfers approved in accordance with the Specific Plan.
2. **Public Facilities and Financing Plan;** Development shall occur in conformance with an adopted Public Facilities and Financing Plan (PFFP) to be submitted to and approved by the City prior to issuance of any permits. The PFFP shall comprehensively address all required public infrastructure, and if necessary, include agreements with the Hesperia Unified School District and the Hesperia Recreation and Park District for payment of fees or dedication of land to address the impacts of the project on school and park facilities.
3. **Concurrency Plan;** Prior to recordation of a tentative map for any phase, a concurrency plan shall be submitted to the City illustrating improvements outlined in the PFFP required to be constructed with that phase. The concurrency plan must be approved by the reviewing authority prior to issuance of permits for development within the associated phase.
4. **Conservation Areas;** The Conservation areas identified on the Tapestry Land Use Plan for preservation of endangered species habitat shall be set aside and managed as open space in accordance with the mitigation monitoring and reporting program, Habitat Management Plan and federal and state Department of Fish and Wildlife standards.
5. **Serrano Heritage Preserve;** The Serrano Heritage Preserve identified on the Tapestry Land Use Plan shall be set aside and managed in accordance with state law, the final Cultural Resources Management Plan and the Mitigation Monitoring and Reporting Program. Said mitigations shall prescribe procedures for access and reburial of any Native American remains found on the property in the course of development.
6. **Senior Community;** The 3,841 units planned in Phase 5 shall be restricted to senior or an active adult community for persons of at least 55 years of age.
7. **Williamson Act Cancellations;** Prior to development within Phase 10, the Developer shall initiate cancellation of the agricultural preserve for 585 acres within Phase 10.
8. **Dam Inundation Zone;** Construction of residential, commercial, or other enclosed buildings within the inundation zone below the Cedar Springs Dam is prohibited unless adequate protection from inundation effects can be demonstrated to the satisfaction of the City Engineer.
9. **Street and Highway Funding and Improvements;** The number of units that may be permitted at any given time shall be conditioned on the construction of the required improvements to the Hesperia Street network including Ranchero Road, State Highway 138 or other alternative routes which are determined by the City to be needed to accommodate the increased volume of

circulation to be generated by the development and to the construction of other required infrastructure and public or community facilities needed to support the proposed units. These required improvements shall be substantiated by the traffic impact analysis and any subsequent validations as the project is developed.

10. **Validation of Traffic Impact Analysis;** The Traffic Impact Analysis (TIA) shall be reviewed and validated prior to issuance of building permits for the first unit within Phase 1 and the project conditions of approval shall be adjusted accordingly. The TIA shall be revalidated for each additional 10% of the units within Phase 1 in order to prioritize and require construction of infrastructure improvements, including but not limited to, the four off-site traffic signals to be constructed along Ranchero Road (Maple Avenue, Seventh Avenue, Farmdale Avenue and Danbury Avenue, along with the associated widening of street segments and intersections). Prior to development within subsequent phases, the TIA shall be validated to account for existing and proposed development as well as any Specific Plan Amendments or density transfers approved in accordance with the Specific Plan.
11. **Funding of off-site improvements;** In addition to the foregoing, the developer shall:
    a. Construct off-site improvements including widening of Ranchero Road from Mariposa Road to Seventh Avenue, and then from Danbury Avenue to I Avenue per the approved Traffic Impact Analysis (TIA). Improvements shall include a multi-lane bridge over the Southern California Aqueduct and expansion of the Railroad at-grade crossing.
    b. Pay to the City a pro rata share to construct off-site improvements to State Highway 138 in western Summit Valley.
12. **Qualified Paleontologist;** Prior to issuance of grading permits, the Developer shall submit a final Paleontological Resources Management Plan (PRMP) for the City's approval. The developer shall also provide evidence to the City that a qualified paleontologist has been retained to observe grading activities and to salvage and catalog fossils. The paleontologist shall be present at the pre-construction meeting, shall establish procedures for paleontological resource surveillance and shall also establish procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of fossils in accordance with the approved PRMP.
13. **Resource and Energy Conservation;** Water conserving appliances and energy-saving devices, including solar panels, shall be installed at all residences, as well as commercial, industrial and other related structures to minimize energy and water use in the project and shall be a condition of issuance of building permits. Architectural standards shall be considered, but shall not be used to preclude the deployment of solar panels on buildings or structures within the Tapestry Specific Plan.
14. **Sewer Connection Required;** All residential, commercial, and institutional uses shall connect to sewer. The Developer is responsible for the construction of a wastewater treatment plant with solids handling capacity for the project and capacity for additional projects; producing recycled water suitable for irrigation of landscaped areas. All available recycled water shall be utilized within the project to irrigate schools, parks, parkways and other landscaped areas. The last 9,371 homes built within the later phases must also be dual plumbed to permit use of recycled water in private outdoor irrigated areas. Design and operation of the wastewater treatment plant shall be coordinated with the City.

15. **Groundwater Recharge;** Storm drains and detention or retention measures shall be designed to assist groundwater recharge, and to minimize impact to downstream properties. All storm water facilities shall meet National Pollution Discharge Elimination Standards (NPOES) and local standards for the treatment of storm water prior to discharge into any natural wash or any storm drain system.
16. **Dedication to City for Public Facilities;** All tentative maps shall provide that roads, water, sewer, storm drain facilities and associated easements shall be dedicated to the City of Hesperia. Properties intended for police, fire, schools and other public facilities must be dedicated to the City of Hesperia, the Hesperia Recreation and Park District or Hesperia Unified School District.
17. **Erosion Control**; Prior to issuance of the grading permit, the developer and all contractors shall comply with the State's Construction General Permit for grading and shall have all Best Management Practices (BMPs) in place. BMPs shall remain in place until all post-construction BMPs are in place and operational and the Notice of Termination (NOT) is filed and accepted by the State.
18. **Recreation Facilities;** Parks, as well as pedestrian, equestrian, and bicycle trails shall be designed and developed in accordance with the Specific Plan and constructed in accordance with the concurrency plan approved by the City of Hesperia and dedicated to the City or the City's designee.
19. **Homeowners Association;** A homeowners association shall be developed and maintained for the operational lifetime of the project. The association shall operate and maintain all properties, buildings, trails and other amenities in accordance with the Specific Plan.
20. **Bus Stops and Turnouts;** The Specific Plan shall include facilities to promote circulation efficiency, such as bus stops and turnouts. A comprehensive operational analysis shall be completed in cooperation with the Victor Valley Transit Authority to determine service capabilities and associated costs. The timing and implementation of the required transit facilities and equipment shall be included in the PFFP and said facilities shall be incorporated into the approved plans for each development phase and tentative map.
21. **Trash and Waste Reduction;** Transfer stations associated with waste reduction facilities and programs shall be implemented to help meet countywide and statewide waste reduction and recycling objectives. The project shall implement procedures regarding construction debris in accordance with the City's Municipal Code, and shall utilize the City's franchised trash company.
22. **Underground Utility District;** An underground utility district shall be established for the entire Specific Plan. Installation of dry utilities shall be in accordance with the City, the Specific Plan, and utility providers.
23. **Noise;** All residential lots shall be attenuated against present and projected noise in accordance with the Mitigation Monitoring and Reporting Program (MMRP) and the City's Noise Element.
24. **Aggregate Resources;** If necessary, the development of aggregate (natural) resources within the project shall be subject to the following conditions:
    1. Plans shall be submitted to the City to be reviewed and approved in accordance with the Surface Mining and Reclamation Act, the City's Municipal Code and applicable California building codes.

2. Geotechnical investigations shall be conducted and findings implemented. If necessary, the design of pits shall properly ensure the stability of slopes.
3. Water or other dust palliatives shall be applied as necessary to minimize generation of fugitive dust during mining, processing and transport.
4. The main plant access road shall be paved with asphaltic concrete within 150 feet to a public road. Other access roads within 100 feet of the main plan access road shall be surfaced with 3 to 4 inches of crushed rock.
5. Appropriate measures to control runoff from runoff onto the processing sites shall be developed to avoid rapid erosion and downstream siltation.
6. Any disturbance of native vegetation shall be minimized.
7. Following completion of construction, disturbed areas which are undeveloped shall be revegetated with indigenous or other drought resistant species.
8. Any aggregate mining shall be restricted to the development period of the project.
9. Alternative truck routes shall be designed to reduce traffic congestion on existing and planned roadways.
10. When needed, earthen berms and other visual setbacks shall be required from surrounding land uses.

25. **Off-road Vehicle Use Prohibited;** Recreational all-terrain vehicle use shall be prohibited throughout the project area.
26. **Wood Burning Fireplaces/Open Burning;** Open burning will be restricted or prohibited within the project area. Fireplaces shall not be designed to burn wood. Fireplaces using natural gas or pellet stoves are permitted.
27. **State and Federal Approvals;** The Developer shall obtain all necessary state and federal permits, approvals and other entitlements, where applicable, prior to each phase of the development of the project.

ATTACHMENT 16

RESOLUTION NO. PC-2015-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE THREE TENTATIVE TRACTS TO FACILITATE DEVELOPMENT OF THE TAPESTRY SPECIFIC PLAN (TT-18985, TT-18989, TT-18955)

WHEREAS, on February 15, 1990, the City Council of the City of Hesperia adopted the Rancho Las Flores Specific Plan, currently applicable in regards to development on the property; and

WHEREAS, Hesperia Venture I, LLC, has proposed the Tapestry Specific Plan project consisting of development of a maximum of 19,277 residential units; two mixed-use town centers with approximately 500,000 to 700,000 SF of commercial and retail space, 387 acres of parkland; trails totaling 59 miles; eight elementary schools, two middle schools and two high schools totaling approximately 263 acres; public and civic facilities, a wastewater reclamation plant; drainage facilities, domestic and recycled water infrastructure and preservation of approximately 3,533 acres of open space. The project would also repeal and replace the existing Rancho Las Flores Specific Plan; and

WHEREAS, the project includes three tentative maps. The first Tentative Tract Map (TT-18985) would subdivide the property into large parcels consistent with future phasing and large open spaces. It would result in 15 parcels; The second layer of mapping (TT-18989) would subdivide Phase 1 into the different tracts, parks, schools, open spaces, Wastewater Treatment Plant and other uses proposed as part of Phase 1, that would occur in the northeastern portion of the site, in the Mesa Village. It would subdivide Phase 1 into 39 lots; The third layer of mapping (TT-18955) would subdivide each residential lot on TT-18989 into single-family residential lots. These lots would range from 5,500 sf minimum to 10,000 sf minimum (12,000 sf on the perimeter of the project). This Tentative Tract is proposed to include 24 tracts, for a total of 1,941 single-family residential units. An additional two lots could be developed with up to 220 attached units. The total number of units authorized in Phase 1 is 2,161. The remaining 13 lots will be dedicated for open space, parks, water quality basins, the WWRP and other non-residential uses; and

WHEREAS, the Specific Plan area is currently vacant. Adjacent land uses consist of occupied single-family residences to the north and west. Land to the east is vacant. The properties on the west also include a middle school; and

WHEREAS, the City of Hesperia, as lead agency, determined that an Environmental Impact Report ("EIR") should be prepared pursuant to CEQA in order to analyze all adverse environmental impacts of the Project; and

WHEREAS, on August 27, 2015, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Specific Plan, 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 27, 2015 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

(a) Based upon the EIR and the findings contained herein, the Tapestry Specific Plan will have a significant effect on the environment. Facts, findings and a Statement of Overriding Considerations have been prepared in accordance with CEQA.

(b) The site of the proposed Specific Plan is suitable for the land uses permitted within the proposed Land Use designation because the Specific Plan establishes the best mix of land uses and development standards to assure that the area achieves its land use potential for residential uses, retail growth and establishment of local jobs.

(c) The site is physically suitable for the proposed density of development, because the Specific Plan contains the full range of land uses and locates them to take full advantage of the site's opportunities and constraints, including establishment of schools, parks and trails, as well as creation of open space and cultural resource preservation.

(d) The design of the subdivisions and any related types of proposed improvements are not likely to cause serious public health problems, because the requirements to develop the Specific Plan and related subdivisions will physically improve and extend public utilities and infrastructure to ensure adequate public services to the site.

(e) The proposed subdivisions, its design, density, and type of development and improvements conform to the regulations of the proposed Specific Plan, Development Code, and all applicable City Ordinances.

(f) The proposed subdivision is not deemed to be a land project.

(g) The design of the subdivision provides, to the extent feasible, passive or natural heating/cooling opportunities to each of the proposed lots as solar power will be accommodated on all residential, commercial and institutional buildings.

Section 3. The Planning Commission hereby finds that the proposed Tapestry Specific Plan will have a significant effect on the environment, recommending that the City Council certify the EIR and adopt the facts, findings and a statement of overriding considerations, as well as a mitigation monitoring and reporting program pursuant to Resolution No. PC-2015-19.

Section 4. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends that the City Council approve Tentative Tracts TT-18985, TT-18989 and TT-18955 in accordance with the Conditions of Approval as shown in Attachments "A", "B" and "C".

Section 5. The Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 27th day of August 2015

Tom Murphy, Chair, Planning Commission

ATTEST:

Andrea Ngalo, Secretary, Planning Commission

ATTACHMENT "A"
List of Conditions for TT14-00004

Approval Date:
Effective Date:
Expiration Date:

This list of conditions applies to the overall map for the Tapestry Specific Plan Tentative Tract TT14-00004 (TT-18985), to create 15 lots for finance and conveyance purposes consistent with the planning areas of the Specific Plan (Hesperia Venture I, LLC; APNs:)

The use shall not be esteblished until all conditions of this lend use approval application heve been met. This approved land use shell become null and void if all conditions heve not been by the expiration dete noted above. Extensions of time mey be grented upon submittel of the required applicetion and fee prior to the expiration dete.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

FINAL MAP: A Final Map shall be prepared by or under the direction of a registered civil engineer or licensed land surveyor based upon a survey and shall conform to all provisions as outlined in Article 66433 of the Subdivision Map Act as well as the San Bernardino County Surveyor's Office Final Map Standards. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

TITLE REPORT. The Developer shall provide an updated title report 90 days or newer from the date of submittal. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PLAN CHECK FEES. Plan checking fees must be paid in conjunction with the Final map submittal. The Final Map, title report and fees must be submitted as a package. The developer shall coordinate with the City's Engineering Department for any additional fees. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INDEMNIFICATION. As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether by the City Council, the Planning Commission, or other City reviewing authority), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing the approval or otherwise carrying out and performing work on Applicants project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers, employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The Citys election to defend itself, whether at the cost of the Applicant or at the Citys own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

SPECIFIC PLAN. These conditions are concurrent with Ordinance No. 2015-10 (Tapestry Specific Plan) becoming effective. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

CONSISTENCY WITH APPROVED GRAPHICS. The final map shall be consistent with the tentative map approved as part of this tentative tract application and shall also comply with all applicable Title 16 and Engineering Division requirements. (E, P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

TAPESTRY SPECIFIC PLAN DEVELOPMENT REQUIREMENTS. Recordation or development within this tentative map is contingent upon compliance with all development requirements of the Tapestry Specific

Plan, including but not limited to approval of the Development Agreement and a Public Facilities and Financing Plan. (E, P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

CONSERVATION EASEMENTS. The open space identified within the adopted Tapestry Specific Plan shall be established as open space in accordance with the provisions of the Specific Plan; managed in accordance with a Habitat Management Plan approved by the City, U.S. Fish and Wildlife Service, and California Department of Fish and Wildlife; and subject to the adopted Mitigation Monitoring and Reporting Program and the requirements of applicable federal and state permits. As portions of the open space become necessary to mitigate phase-specific biological impacts, they shall be subject to additional conservation instruments, which may include, but are not necessarily limited to, dedication in fee, easement or deed restriction. Open space shall be maintained by a Homeowners' Association established by the Conditions Covenants and Restrictions (CC&Rs) and/or by an approved conservation entity. Trails shall be dedicated to the Homeowner's Association for construction and maintenance. (P)

CONDITIONS REQUIRED PRIOR TO RECORDATION OF ANY PHASE OF THE FINAL MAP

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

RECORDATION OF FINAL MAP. Final Map shall be approved by City Council and Recorded with the County of San Bernardino. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

UTILITIES. (Underground) The Developer shall establish an Underground Utility District to cover the entire map for the purpose of future undergrounding of utilities for electric, communications or similar associated service. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

FISH AND GAME FEE. The applicant shall submit a check to the City in the amount of $3,119.75 payable to the Clerk of the Board of Supervisors of San Bernardino County to enable the filing of a Notice of Determination. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DEVELOPMENT AGREEMENT. The applicant shall execute a development agreement with the City of Hesperia to implement the Tapestry Specific Plan. The agreement shall be subject to review and approval by the City prior to its execution. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

CFD ANNEXATION. The applicant shall establish a Community Facilities District concurrent with recordation of the final map pursuant to the Public Facilities and Financing Plan. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DAM INUNDATION ZONE. Construction of residential, commercial, or other enclosed buildings within the inundation zone below the Cedar Springs Dam is prohibited unless adequate protection from inundation effects can be demonstrated to the satisfaction of the City Engineer. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

SERRANO HERITAGE PRESERVE. The Serrano Heritage Preserve identified on the Tapestry Land Use Plan shall be set aside and managed in accordance with state law, the final Cultural Resources Management Plan, and the Mitigation Monitoring and Reporting Program. Said mitigations shall prescribe procedures for access and reburial of any Native American remains found on the property in the course of development. (P)

NOTICE TO DEVELDPER: THIS CONCLUDES THE REQUIREMENTS FOR RECORDATION DF THE TENTATIVE TRACT MAP. IF YOU NEED ADDITIONAL INFORMATIDN OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONACT THE APPROPRIATE DIVISION LISTED BELDW:

(B) Building Division	**947-1300**
(E) Engineering Division	**947-1476**
(F) Fire Prevention Division	**947-1603**
(P) Planning Division	**947-1200**
(RPD) Hesperia Recreation and Park District	**244-5488**

ATTACHMENT B

List of Conditions for TT14-00005

Approval Date:
Effective Date:
Expiration Date:

This list of conditione applies to the backbone map for the Tapestry Specific Plan Tentative Tract TT14-00005 (TT-18989), to create 39 lots and right-of-ways necessary to develop the 987-scre project (Hesperia Venture I, LLC; APNe:)

The use shall not be established until all conditions of this land usa approval application have been met. This approvad lend use shall become null and void if all conditions have not been by tha expiration date noted above. Extensions of time may be granted upon submittal of the required application and fea prior to the expiration date.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS

COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	STREET NAME APPROVAL. The developer shall submit a request for street names for all of the backbone streets for review and approval by the Building Division. The final map shall incorporate all approved street names as well as the street names in proximity to the subdivision. (B)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	FINAL MAP. A Final Map shall be prepared by or under the direction of a registered Civil Engineer or licensed Land Surveyor based upon a survey and shall conform to all provisions as outlined in Article 66433 of the Subdivision Map Act as well as the San Bernardino County Surveyor's Office Final Map Standards. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	PLANS. All required plans shall be prepared by a registered Civil Engineer per City standards to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Development Services Department and Engineering Department for plan review along with required checking fees. The Final Map, CDP Improvement Plans, requested studies and CFD annexation must be submitted as a package. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	TITLE REPORT. The Developer shall provide an updated title report 90 days or newer from the date of submittal. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E B)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	N.P.D.E.S. The Developer shall apply for the required NPDES (National Pollutant Discharge Elimination System) permit with the Regional Water Quality Control Board and pay applicable fees. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	STORM WATER POLLUTION PREVENTION PLAN. The Developer shall provide a Storm Water Pollution Prevention Plan (S.W.P.P.P.) which addresses the method of storm water run-off control during construction. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	PLAN CHECK FEES. Plan checking fees must be paid in conjunction with the improvement plan submittal. The Final Map, CDP improvement plans, requested studies and CFD annexation must be submitted as a package. The developer shall coordinate with the City's Engineering Department for any additional fees. Any outstanding fees must be paid before final inspection and the release of bonds. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	SPECIFIC PLAN. These conditions are concurrent with Ordinance No. 2015-10 becoming effective (Tapestry Specific Plan). (P)

COMPLETED	COMPLIED BY	
NOT IN COMPLIANCE		INDEMNIFICATION. As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether by the City Council, the Planning Commission, or other City reviewing authority), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing the approval or otherwise carrying out and performing work on Applicants project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers, employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The Citys election to defend itself, whether at the cost of the Applicant or at the Citys own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)
COMPLETED	COMPLIED BY	
NOT IN COMPLIANCE		SOLID MASONRY WALLS AND FENCES. The Developer shall submit four sets of masonry wall and/or wrought iron fencing plans to the Building Division with the required application fees for all required walls. A six-foot high split face masonry wall with a decorative cap or other approved decorative wall shall be provided along the arterial streets within the backbone map in accordance with the Specific Plan. (P)
COMPLETED	COMPLIED BY	
NOT IN COMPLIANCE		TAPESTRY SPECIFIC PLAN DEVELOPMENT REQUIREMENTS. Recordation or development within this tentative map is contingent upon compliance with all development requirements of the Tapestry Specific Plan, including but not limited to approval of the Development Agreement and a Public Facilities and Financing Plan. (E, P)

CONDITIONS REQUIRED PRIOR TO RECORDATION OF ANY PHASE OF THE FINAL MAP

COMPLETED	COMPLIED BY	
NOT IN COMPLIANCE		IMPROVEMENT AGREEMENT/SURETY. The Developer shall execute Improvement and Grading Agreements and post surety for all public improvements. The amounts will be approved by the City Engineer. (E)
COMPLETED	COMPLIED BY	
NOT IN COMPLIANCE		NON-VEHICULAR ACCESS. Vehicular access rights across the project frontage on Rancho Las Flores Parkway, Ranchero Road, Ryeland Road, Summit Valley Road, Upper Loop Street from Street "BBBB" to approximately Street "QQQ," Street "F," Street "Q," Street "BB," and Street "SSS" east of Las Flores Parkway; shall be dedicated to the City of Hesperia and labeled as N.V.A. on the Final map along the areas where all lots back up to the street. An exception is made for the lots that are to be developed as parks, open space, and the school site. (E)
COMPLETED	COMPLIED BY	
NOT IN COMPLIANCE		OFF-SITE OFFER OF DEDICATION AND EASEMENT. Should off-site offers of dedication or easements be required for off-site improvements, it shall be the responsibility of the Developer to obtain such dedications or easements at no cost to the City pursuant to section 66462.5 of the Subdivision Map Act. (E)
COMPLETED	COMPLIED BY	
NOT IN COMPLIANCE		DEDICATIONS. The Developer shall grant to the City of Hesperia an Irrevocable Offer of Dedication for roadways and Grant of Easement(s) for storm drain and utility purposes as shown on the approved tentative map and as described below. (E)
COMPLETED	COMPLIED BY	
NOT IN COMPLIANCE		INTERIOR STREETS-("QQ", "PP" and "LL"). The Developer shall grant to the City an Irrevocable Offer of Dedication for the interior streets. Streets shall be a minimum of (56) feet wide per the Local Road Standard in the Tapestry Specific Plan. Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways except at knuckles. (E)
COMPLETED	COMPLIED BY	
NOT IN COMPLIANCE		INTERIOR STREETS-("BB", "Q", "LLL", "SSS", "UU", "IIII", "BBBB" and "F" to Oxford Road). The Developer shall grant to the City an Irrevocable Offer of Dedication for the interior streets. Streets shall be a minimum of

(70) feet wide per the Local Connector Road in the Tapestry Specific Plan. Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways, except at knuckles. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INTERIOR STREETS-(Upper Loop Road). The Developer shall grant to the City an Irrevocable Offer of Dedication for Upper Loop Road. The Street shall be a minimum of 106' feet wide per the Tapestry Specific Plan for a Minor Arterial. Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways, except at knuckles. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INTERIOR STREETS-("GGGG", and "UU"). The Developer shall grant to the City an Irrevocable Offer of Dedication for the interior streets. Streets shall be a minimum of 108' feet wide per the Neighborhood Entry Road in the Tapestry Specific Plan. Street "UU" is from Upper Loop Road to the park (lot 33) and from the park (lot 33) to street "Q". Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways, except at knuckles. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INTERIOR STREETS-(Road Surrounding Park). The Developer shall grant to the City an Irrevocable Offer of Dedication for the interior streets. Streets shall be a minimum of 64' feet wide per the Tapestry Specific Plan for a Road Surrounding Park. Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways, except at knuckles. The Developer shall dedicate an additional temporary easement for a knuckle at Lot 33, where street "HHH" is intended to continue through to the west as a future extension of the street. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INTERIOR STREETS-(Traffic Circles) The Developer shall grant to the City an Irrevocable Offer of Dedication for the interior streets. Streets shall be a minimum of 150' diameter ROW per the Tapestry Specific Plan. Traffic Circles are located at streets "SSS and "UU", and streets "Q" and "UU". (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INTERIOR STREETS-(Rancho Las Flores Parkway). The Developer shall grant to the City an Irrevocable Offer of Dedication for Rancho Las Flores Parkway. The Street shall be a minimum of 144' feet wide per the standards for a Major Arterial in the Tapestry Specific Plan. Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways, except at knuckles. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INTERIOR STREETS-(Summit Valley Road). The Developer shall grant to the City an Irrevocable Offer of Dedication for Summit Valley Road. The Street shall be a minimum of 120' feet wide per City standards for a Major Arterial. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PERIMETER STREETS-(Ranchero Road). The Developer shall obtain an Irrevocable Offer of Dedication for Ranchero Road. The dedication shall be at a 50-foot half-width per the City standards for an Arterial Roadway Standard west of I Avenue and 40-foot half-width for a Secondary Arterial Standard east of I Avenue. Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways, except at knuckles. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PERIMETER STREETS-(Ryeland Road). The Developer shall grant to the City an Irrevocable Offer of Dedication for Ryeland Road (between Farmdale Ave. and Glider Ave.) The dedication shall be at a (30-foot half-width - south side only) per the City standards for a Local Road. Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways, except at knuckles. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

COST ESTIMATE AND MATERIALS LIST. The Developer shall submit a cost estimate and materials list to the City's Engineering Department for all on-site and off-site public improvements per City standards and the Tapestry Specific Plan. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

GRADING PLAN. The Developer shall submit a Grading Plan with existing contours tied to an acceptable City of Hesperia benchmark. The grading plan shall indicate proposed development of streets, the building footprint for the sewer treatment plant, and proposed development of the regional retention basin(s) at a minimum. Site grading and building pad preparation

shall include recommendations provided per the Preliminary Soils Investigation. All proposed walls shall be indicated on the grading plans showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 10 feet in height. Grading Plans are subject to a full review by the City of Hesperia and the City Engineer upon submittal of the Improvement Plans. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

ON-SITE RETENTION. The Developer shall dedicate in fee title and quitclaim after map recordation, the Water Quality basins that are to be located in lots 29, 30 and 31 (lots that will not further subdivide in Tract 18955) and shall construct on-site retention facilities which have minimum impact to ground water quality. All retention basins shall be designed to effectively handle both nuisance and storm water flows without accumulating standing water for a period longer than 72 hours. All dry wells in retention basins shall be Two-Stage Systems per C.O.H Standard SP-1 with a minimum depth of 30 feet and a maximum depth to be determined by soils engineer at time of boring test. Retention basins over 18 inches in depth shall be fenced on all sides and shall have a paved 14-foot wide (min.) 12 percent (max.) access with a 20' x 20' concrete parking apron at the bottom of the ramp. The maximum depth of any on-site retention basin shall be 6 feet. Side slopes in excess of 3:1 shall provide erosion control per City requirements. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

OFF-SITE GRADING LETTER(S). It is the Developers responsibility to obtain signed Off-Site Grading Letters from any adjacent property owner(s) who are affected by any Off-Site Grading that is needed to make site work. The Off-Site Grading letter(s) along with the latest grant deed(s) must be submitted and appropriate fees paid to the Citys Engineering Department for plan check approval. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DRAINAGE ACCEPTANCE LETTERS. It is the Developer's responsibility to obtain signed Drainage Acceptance Letters from any adjacent property owners outside the Specific Plan boundaries who are affected by concentrated off-site storm water discharge from any on-site retention basins and storm water runoff. The Acceptance letter, along with the latest grant deed, must be submitted to the Citys Engineering Department for plan check approval. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

STREET IMPROVEMENTS. The Developer shall design street improvements in accordance with the Tapestry Specific Plan and these conditions. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INTERIOR STREETS ("QQ", "PP", and "LL" STREETS). Shall be designed for a 56-foot wide Local Road per the Tapestry Specific Plan street sections, as indicated below. Curb face is to be at 18 feet from centerline: (E)

A. 6" Curb and Gutter per City standards.
B. Handicapped ramps at all intersections per City standards.
C. Concrete residential driveway per City standards.
D. Full paved roadway section (minimum section 3 A.C. over 4" aggregate base).
E. Roadway drainage device(s).
F. Streetlights per City standards.
G. Traffic control signs and devices as required by the traffic study and/or the City Engineer.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INTERIOR STREETS ("SSS", "UU", "Q", "BB", "LLL", "IIII", "BBBB" and "F to Oxford Rd.) shall be designed for a 70-foot wide Local Connector Road per the Tapestry Specific Plan street sections, as indicated below. Curb face is to be at 22 feet from centerline: (E)

A. 8" Curb and Gutter per City standards.
B. Separated sidewalk (width = 5 feet) per City standards. Sidewalks on Streets "BB" and "SSS," where future lots will be fronting will not require construction of the sidewalk until the associated tract creating said lots records.

C. Handicapped ramps at all intersections per City standards.
D. Concrete residential driveway per City standards.
E. Full paved roadway section (minimum section 3 A.C. over 4" aggregate base).
F. Roadway drainage device(s).
G. Streetlights per City standards.
H. Traffic control signs and devices as required by the traffic study and/or the City Engineer.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INTERIOR STREETS ("GGGG" and "UU" from Upper Loop Road to Park, Lot 33, and from Park to Street "Q") shall be designed for a 108-foot wide Neighborhood Entry Road per the Tapestry Specific Plan street sections, as indicated below. Curb face is to be at 30 feet from centerline and a raised median 20 feet wide: (E)

A. 8" Curb and Gutter per City standards.
B. Separated meandering sidewalk, (width = 10 feet) per City Standard.
C. Handicapped ramps at all intersections per City standards.
D. Concrete residential driveway per City standards.
E. Full paved roadway section (minimum section 3" A.C. **over 4"** aggregate base).
F. Roadway drainage device(s).
G. Streetlights per City standards.
H. Traffic control signs and devices as required by the traffic study and/or the City Engineer.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INTERIOR STREETS (Roads surrounding parks, Lots 33 and 35) shall be designed for a 64-foot wide Surrounding Park Road per the Tapestry Specific Plan street sections, as indicated below. Curb face is to be at 18 feet from centerline: (E)

A. 8" Curb and Gutter per City standards.
B. Separated sidewalk (width = 5 feet) per City standards on the opposite side of the street from the park site and a 12 foot wide sidewalk section (an additional 4-foot sidewalk within the park site must be added to the 8-foot sidewalk) adjacent to the curb on the park side.
C. Handicapped ramps at all intersections per City standards.
D. Concrete residential driveway per City standards.
E. Full paved roadway section (minimum section 3 A.C. over 4" aggregate base).
F. Roadway drainage device(s).
G. Streetlights per City standards.
H. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
I. A temporary knuckle shall be designed and constructed at the northwest corner of lot 33 until such time when street "HHH" becomes a through street to the west.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INTERIOR STREETS (Upper Loop Road). Shall be designed for a 106-foot wide Minor Arterial Road per the Tapestry Specific Plan street sections, as indicated below. Curb face is to be at 33 feet from centerline and a 14-foot wide median: (E)

A. 8" Curb and Gutter per City standards.
B. Separated meandering sidewalk (width = 10 feet) per City standards.
C. Handicapped ramps at all intersections per City standards.
D. Concrete residential driveway per City standards.
E. Full paved roadway section (minimum section 3 A.C. **over 4"** aggregate base)
F. Roadway drainage device(s).
G. Streetlights per City standards.
H. Traffic control signs and devices as required by the traffic study and/or the City Engineer.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INTERIOR STREETS (Rancho Las Flores Parkway). Shall be designed for a 144-foot wide Major Arterial Road per the Tapestry Specific Plan street sections, as indicated below. Curb face is to be at 48 feet from centerline: (E)

A. 8" Curb and Gutter per City standards.
B. Separated meandering sidewalk (width = 10 feet) per City standards.
C. Handicapped ramps at all intersections per City standards.
D. Concrete residential driveway per City standards.
E. Full paved roadway section (minimum section 3 A.C. over 4" aggregate base).
F. Roadway drainage device(s).
G. Streetlights per City standards.
H. Traffic control signs and devices as required by the traffic study and/or the City Engineer.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INTERIOR STREETS (Traffic circles). Shall be designed for a 150-foot diameter Circular Roadway per the Tapestry Specific Plan street sections, as indicated below. (E)

A. 8" Curb and Gutter per City standards.
B. Sidewalk (width = 12 feet) per City standards.
C. Handicapped ramps at all intersections per City standards.
D. The central portion of the circle shall have a 6' wide concrete apron.
E. Full paved roadway section (minimum section 3 A.C. over 4" aggregate base).
F. Roadway drainage device(s).
G. Streetlights per City standards.
H. Traffic control signs and devices as required by the traffic study and/or the City Engineer.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

RANCHERO ROAD. Saw-cut (2-foot min.) and match-up asphalt pavement on Ranchero Road across the project frontage based on the City's Arterial (100-foot) and Secondary Arterial (80-foot) Roadway Standard. The curb face is to be at 36 feet west of I Avenue and 25 feet east of I Avenue from the approved centerline. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of:
A. 8" Curb and Gutter per City standards.
B. Sidewalk (width = 8 feet) per City standards.
C. Roadway drainage device(s).
D. Streetlights per City standards.
E. Intersection improvements including handicapped ramps per City standards.
F. Pavement transitions per City Standards.
G. Design roadway sections per existing approved street sections and per R value testing with a traffic index of 10 and per the soils report.
H. Cross sections every 50 feet per City standards.
I. Traffic signal at Rancho Las Flores Parkway.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

SECONDARY ACCESS. The Developer is responsible to construct Secondary Access. The street improvement (26-foot min. paved section) is required for secondary access per City standards. The Developer shall pave Ryeland Road from Glider Avenue to Farmdale Avenue and pave Farmdale Avenue from Ryeland Road to existing improvements at Krystal Drive. It is the Developers responsibility to obtain off-site roadway dedications prior to City Council approval of the Final Map. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of: (E)
A. Pavement sections shall be designed per R value testing using a T.I. of 8. The minimum pavement section shall be 3 A.C. over 4 Class II aggregate base.
B. Pavement transitions per City standards.
C. Roadway drainage device(s).
D. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
E. Provide a signage and striping plan per City standards.

COMPLETED **COMPLIED BY**

UTILITY PLAN. The Developer shall design a Utility Plan for service

NOT IN COMPLIANCE	connections, private hydrant locations and sewer connections. The Utility plan shall provide for construction of all utilities necessary for full build out of Subdivision under the streets required to be constructed in this Tract and provide stub out for future extension. The Developer shall adjust any existing fire hydrants to grade that are affected by the construction of the proposed project improvements. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	UTILITY EASEMENTS. The Developer shall grant to the City Utility Easements as required to install required water sewer and storm drain facilities as conditioned below. Said easements shall be indicated on the appropriate final map per the Subdivision Map Act. Off-site easements may be required to complete the infrastructure. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	UTILITIES. Utility plans shall be in accordance with City standards as described below. (E) A. During construction, the entire tract shall have a Master Water Meter per City standards. The Master Meter shall remain in place until all lots are occupied, at which time the individual meters shall be set and activated per City standards. B. Automatic meter reader to be added on all meter connections.
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	WATER IMPROVEMENTS. The Developer shall design water improvements in accordance with City standards and as indicated below. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	WATER MODELING STUDY. The Developer is required to conform to a modeling study by Infrastructure Engineering for water service consistent with the City's existing water standards and required flows. The Developer is required to adhere to and address the requirements as outlined in the study. The study shall identify the need for any offsite improvements or upsizing of existing water lines or appurtanances. The cost of the study is the Developer's responsibility. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	INTERIOR STREETS (Rancho Las Flores Parkway, Upper Loop Road, Streets "IIII", "BBBB", "GGG", "HHHH", "SSS", "UU", "Q", "F", "BB" "LLL", "GGGG", "LL", "PP", and "QQ") WATER. Interior water service shall be a looped system of 8" minimum P.V.C. water lines with hydrants at 660 foot intervals, including loops through the cul de sacs utilizing utility easements. Water mains in easements shall be ductile iron pipe. All utility easements shall be 15 feet minimum in width on one lot unless it is shared with another utility, in which case 20 feet is required on one lot per City standards. It is the Developers responsibility to obtain any dedication(s) or easement(s) needed to construct water lines. The Developer shall provide plan and profile per City standards. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	PERIMETER STREETS (Rancho Road) WATER. Install an 8" (min.) P.V.C. water main from the intersection of I Avenue south into the subdivision, sized per the Master Plan or water modeling study by Infrastruture Engineering and per City standards and City approval. It is the Developer's responsibility to obtain any dedication(s) or easement(s) needed to construct water lines should thera be any additional offsite water lines or upsizing. The Developer shall provide plan and profile for connections to existing water mains per City standards. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	OFF-SITE (Rancho Las Flores Parkway) Water. The Developer shall provide easements and paved access for the tank site and water lines from the tank site to the subdivision. Its size and capacity shall be as per the Master plan of water as well as the modeling study by Infrastructure Engineering. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	SEWER IMPROVEMENTS. The Developer shall dedicate Lot 27 for the Waste Water Reclaimation Plant in fee title to the appropriate owning agency and contruct the sewer treatment plant in accordance with State and Federal regulations. The Developer shall design sewer improvements in accordance with City standards, and as indicated below. (E)
COMPLETED **COMPLIED BY**	INTERIOR STREETS (Rancho Las Flores Parkway, Upper Loop Road,

NOT IN COMPLIANCE	Streets "IIII", "BBBB", "GGG", "HHHH", "SSS", "UU", "Q", "F", "BB" "LLL", "GGGG", "LL", "PP", and "QQ") SEWER. The Developer shall provide the appropriate on-site sewer lines, force mains, Waste Water treatment plant, and lift stations necessary to serve the project per the City Engineer. The Developer is required to provide a minimum diameter of 8 S.D.R. 35 P.V.C. sewer lines within the tract. Any sewer easements that are required will be a minimum of 15 feet in width on one lot unless it is shared with another utility, in which case 20 feet on one lot is required. It is the Developer's responsibility to obtain any dedication(s) or easement(s) needed to construct the sewer lines. The Developer shall provide plans and profiles per City standards. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	STORM DRAIN IMPROVEMENTS. The Developer shall design storm drain improvements in accordance with City standards as indicated below. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	STORM DRAIN WITHIN INTERIOR STREETS. The Developer shall design and construct the backbone storm drain lines that will be under the backbone streets required to be constructed with this map, TT14-00005,Tract 18989. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	ELECTRONIC COPIES. The Developer shall provide electronic copies of the approved project in AutoCAD format Version 2007 to the City's Engineering Department. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	RECLAIMED WATER IMPROVEMENTS. The Developer shall design reclaimed water improvements in accordance with City standards and as indicated below. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	INTERIOR STREETS (Rancho Las Flores Parkway, Upper Loop Road, Streets "IIII", "BBBB", "GGG", "HHHH", "SSS", "UU", "Q", "F", "BB" "LLL", "GGGG", "LL", "PP", and "QQ") RECLAIMED WATER. Interior reclaimed water service shall be designed per City and State Standards and per the Tapestery Specific Plan for reclaimed water pipelines. The Developer shall provide plans and profiles per City standards. Installation of the reclaimed water pipe locations shall coordinate with the dry utilities(E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	UTILITIES. NON-INTERFERENCE. The developer shall provide a letter of non-interference from Edison and permissions to grade, construct trails, street crossings and recreational uses within their existing easements.
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	DEDICATION TO CITY FOR PUBLIC FACILITIES. All tentative maps shall provide that roads, water, sewer, storm drain facilities and associated easements shall be dedicated to the City of Hesperia. Properties intended for parks, police, fire, schools and other public facilities must be dedicated to the City of Hesperia, the Hesperia Recreation and Park District or Hesperia Unified School District. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	PERIMETER STREETS (Ryeland Road). Shall be designed to the City standard for a 60-foot wide local Roadway per City standards, as indicated below. Curb face is to be at 30' from centerline: (E) A. 6" Curb and Gutter per City standards on the south side and a 6" mountable dike on the north side. B. Separated sidewalk (width = 5 feet) per City standards on the south side. C. Handicapped ramps at all intersections per City standards. D. Concrete residential driveway per City standards. E. Full paved roadway section (minimum section 3 A.C. over 4 aggregate base) F. Roadway drainage device(s). G. Streetlights per City standards. H. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	OFF-SITE GRADING. All off-Site Grading, debris basins, slopes and temporary recycled water storage ponds shown on Tentative Tract Map 18955 (TT13-00001) that is needed to make site work shall remain with

the developer and shall be maintained in good working order until the property is developed. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

EMERGENCY ACCESS REQUIREMENTS. A minimum of two points of access shall be provided to each lot on the backbone map in accordance with City of Hesperia and San Bernardino County Fire Standards and the Fire Protection Plan dated July 7, 2014. Primary access shall be from Ranchero Rd and I Avenue and continuing south along Rancho Los Flores Parkway. Secondary access shall be from Ranchero and Farmdale Rd., entering the project at Ryeland Rd. and Street "QQ" continuing south and east along Street "O" until it connects with Rancho Las Flores Parkway. All access roads shall be constructed prior to any combustible construction. (F)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

FIRE SURFACE. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus in accordance with the Fire Protection Plan dated July 7, 2014. (F)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

FIRE TURNAROUND. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sacs shall not provide access for more than 22 lots. Roadways shall not exceed a 12% grade and shall have a minimum forty (40) foot turning radius. (F)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

WATER SYSTEM-RESIDENTIAL. A water system approved by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Fire hydrants shall be spaced no more than six hundred feet (600') apart, as measured along vehicular travel ways. Hydrants shall be installed concurrently with public street improvements. Temporary fire water systems are not permitted. (F)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

WATER SYSTEM. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. (F)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

EMERGENCY ACCESS REQUIREMENTS. Minimum 26-foot wide all-weather emergency/evacuation access shall be provided as approved by the San Bernardino County Fire Department connecting Lots 21 and 22. (F)

CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City, the Developer, grading contractors and special inspectors to discuss permit requirements, monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DUST CONTROL. Dust control shall be maintained before, during, and after all grading operations. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

CONSTRUCTION WASTE. The developer or builder shall contract with the Citys franchised solid waste hauler to provide bins and haul waste from the proposed development. At any time during construction, should services be discontinued, the franchise will notify the City and all building permits will be suspended until service is reestablished. The construction site shall be maintained and all trash and debris contained in a method consistent with the requirements specified in Hesperia Municipal Code Chapter 15.12. All construction debris, including green waste, shall be recycled at Advance Disposal and receipts for solid waste disposal shall be provided prior to final approval of any permit. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

AGGREGATE RESOURCES. If necessary, the development of aggregate (natural) resources within the project shall be subject to the following conditions:

A. Plans shall be submitted to the City to be reviewed and approved in

accordance with the Surface Mining and Reclamation Act, the City's Municipal Code and applicable California building codes.
B. Geotechnical investigations shall be conducted and findings implemented. If necessary, the design of pits shall properly ensure the stability of slopes.
C. Water or other dust palliatives shall be applied as necessary to minimize generation of fugitive dust during mining, processing and transport.
D. The main plant access road shall be paved with asphaltic concrete within 150 feet of a public road. Other access roads within 100 feet of the main plant access road shall be surfaced with 3 to 4 inches of crushed rock.
E. Appropriate measures to control runoff from runoff onto the processing sites shall be developed to avoid rapid erosion and downstream siltation.
F. Any disturbance of native vegetation shall be minimized.
G. Following completion of construction, disturbed areas which are undeveloped shall be revegetated with indigenous or other drought resistant species.
H. Any aggregate mining shall be restricted to the development period of the project.
I. Alternative truck routes shall be designed to reduce traffic congestion on existing and planned roadways.
J. When needed, earthen berms and other visual setbacks shall be required from surrounding land uses. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

S.W.P.P.P IMPLEMENTATION. The Developer shall implement the approved Storm Water Pollution Prevention Plan (S.W.P.P.P), which addresses the method of storm water run off control during construction prior to the grading permit being issued. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

RECORDATION OF FINAL MAP. The Final Map shall be approved by the City Council and Recorded with the County of San Bernardino. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

APPROVAL OF IMPROVEMENT PLANS. All improvement plans shall be prepared by a registered Civil Engineer per City standards and shall be approved and signed by the City Engineer. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

GROUNDWATER RECHARGE. Storm drains and detention or retention measures shall be designed to assist groundwater recharge and to minimize impact to downstream properties. All storm water facilities shall meet National Pollution Discharge Elimination Standards (NPDES) and local standards for the treatment of storm water prior to discharge into any natural wash or any storm drain system. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

EROSION CONTROL. Prior to issuance of any grading permit, the developer and all contractors shall comply with the State's Construction General Permit for grading and shall have all Best Management Practices (BMPs) in place. BMPs shall remain in place until all post-construction BMPs are in place and operational and the Notice of Termination (NOT) is filed and accepted by the State. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

FIRE STATION. A Fire Station shall be constructed prior to any residential construction commencing within the project. The location shall be in or near Phase 1, to provide six minute response time, and shall be approved by the San Bernardino County Fire Department, per the Fire Protection Plan dated July 7, 2014. The developer shall contribute "fair share" cost as determined by the Public Facilities and Financing Plan (PFFP). (F)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PUBLIC FACILITY REVIEW. The applicant shall obtain approval of a Public Facility Review (PFR) application for the required wastewater treatment plant and lift stations. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

BIOLOGICAL REPORTS (Mitigation Measure BIO-1). Monitoring shall be provided by a qualified biologist approved by the City to ensure that construction does not have an impact upon listed species. The biologist shall attend a pre-construction meeting with the contractor and shall be

present during construction, including full-time monitoring of all grubbing and clearing of vegetation. The biologist will have the authority to halt construction activities in an area if unauthorized impacts to sensitive biological resources occur. The qualified biologist shall also perform periodic inspections of construction (after grubbing and clearing of vegetation) once or twice per week, depending on the sensitivity of the adjacent biological resources. The qualified biologist shall send monthly monitoring reports to the City. At the end of construction of each phase, the biologist shall prepare a post-construction report for the City that documents the as-built impacts of construction so that mitigation requirements can be revised accordingly, if necessary. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PROTECTED PLANTS PHASE I (Mitigation Measure BIO-3). Mitigation for permanent and temporary impacts to Mojave mixed scrub in Phase 1 shall occur as directed by a Phase 1 Mitigation Plan (see BIO-2 for Mitigation Plan contents) that is approved by the City prior to issuance of grading permits for Phase 1. The 70.6 acres of Mojave mixed scrub that would be retained in Phase 1 open space may be used in partial fulfillment of the mitigation requirement for the permanent impacts (Table 6-10, Mitigation for Permanent Impacts to Sensitive Vegetation Communities – Refined Project Alternative Phase 1). The remainder of the mitigation for the permanent impacts would be fulfilled through either on-site or off-site restoration, preservation of additional Mojave mixed scrub in a future phase, or off-site acquisition and purchase of land containing this vegetation community.

Phase 1 trail construction would temporarily impact approximately 1.3 acres of Mojave mixed scrub. Mitigation for these impacts could include revegetation in place (where practical), on-site or off-site restoration or preservation of additional Mojave mixed scrub in a future phase, or off-site acquisition and purchase of land containing this vegetation community. Since the impact is temporary, and the community is an upland, a 1:1 mitigation ratio is required. Therefore, 1.3 acres of mitigation shall be required.
(P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

HABITAT MANAGEMENT PLAN (Mitigation BIO-4). A Habitat Management Plan (HMP) shall be prepared and implemented for the 3,533 acres of conservation easement and open space in the Specific Plan area. The HMP shall outline the long-term, perpetual management of these areas in order to protect and monitor sensitive and special status biological resources in conformance with Mitigation Measure BIO-4. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

LISTED PROTECTED PLANTS (Mitigation Measures BIO-8 thru 11). Impacts to federal or state listed plant species shall first be avoided where feasible, and where not feasible, impacts shall be handled in accordance with a phase-specific Mitigation Plan and/or through on-site or off-site protection of habitat containing the plant(s) in accordance with Mitigation Measures BIO-8 thru 11. A qualified biologist shall prepare a phase-specific Mitigation Plan that indicates where and how mitigation would take place. The USFWS and/or CDFW (depending on whether the plants are federal and/or state listed) shall decide whether listed plants can be salvaged and relocated or if habitat supporting the plants shall be protected off-site. Each phase-specific Mitigation Plan shall also identify, at a minimum, the goals of the mitigation, responsible parties, timing of mitigation, methods of mitigation implementation, maintenance and monitoring requirements, final success criteria and contingency measures. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

NONLISTED PROTECTED PLANTS (Mitigation Measure BIO-9). Impacts to non-listed, special status plant species shall first be avoided where feasible, and where not feasible, impacts shall be compensated, for example, through reseeding (with locally collected seed stock) of temporarily impacted areas and/or plant salvage and relocation to temporarily impacted areas, all within the Specific Plan area. A qualified biologist shall prepare a phase-specific Mitigation Plan in accordance with Mitigation Measure BIO-9. The Mitigation Plan shall be approved by the City prior to the issuance of grading permits for that phase. (P)

COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	PRE-CONSTRUCTION SURVEY (Mitigation Measures BIO-12 and 13). A pre-construction survey for the burrowing owl shall be conducted by a City-approved and licensed biologist, no more than 30 days prior to ground disturbance, consistent with Mitigation Measures BIO-12 and 13. Further, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFW 2012), breeding and non-breeding season surveys shall be conducted by a qualified biologist to determine the presence/absence of the burrowing owl (Athene cunicularia; BUOW) for all phases of the development containing suitable BUOW habitat (potential suitable BUOW habitat is present throughout the Specific Plan area). The report shall be submitted to the City prior to issuance of the grading permit for each phase. (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	CULTURAL RESOURCES MANAGEMENT PLAN (Mitigation Measures CUL-1 thru 8). A Cultural Resources Management Plan shall be submitted prior to issuance of a grading permit for Phase 1. The Project proponent shall retain a qualified cultural resource management professional to finalize a Cultural Resources Management Plan (CRMP) for the entire Specific Plan Area that will detail how all known historical and archaeological resources within the Specific Plan area will be avoided or treated, consistent with Mitigtion Measures CUL-1 thru 8. In addition, the CRMP will also detail how unknown historical and archaeological resources will be treated in the event of their discovery during construction activities. The CRMP shall be submitted to the City for review and approval. (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	CULTURAL RESOURCES UNANTICIPATED DISCOVERY PROTOCOL (Mitigation Measure CUL-7). The Project proponent shall minimize or avoid impacts to potentially significant archaeological resources discovered during construction by developing and implementing an Unanticipated Discovery Protocol as part of the CRMP in accordance with Mitigation Measure CUL-7. (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	CULTURAL RESOURCES TRAINING (Mitigation Measure CUL-9). Prior to onset of construction activities, a workshop shall be held to brief all construction workers and supervisors on the types of cultural and paleontological resources that could be found in the area, in accordance with Mitigation Measure CUL-9. The training shall identify the procedures to be followed should cultural or paleontological resources be encountered during construction as well as the penalties for unauthorized collection of artifacts or fossils and the need to temporarily redirect work away from the location of any unanticipated discovery of archaeological or paleontological resources until it is recorded and adequately documented and treated by a qualified professional. (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	PALEONTOLOGICAL RESOURCES FIELD SURVEY (Mitigation Measure CUL-10). Prior to issuance of grading permits for each project phase underlain by geologic units with high potential for fossil resources (Figure 3.5-1), the Project proponent shall retain a qualified paleontologist to undertake a comprehensive paleontological field survey of the area covered by the phase. (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	PALEONTOLOGICAL RESOURCES MANAGEMENT PLAN (Mitigation Measures CUL-11 thru 13). Prior to issuance of grading permits for phases determined to be underlain by geologic units with moderate or high potential to contain fossil resources, the Project proponent shall retain a qualified paleontologist to prepare and implement a Paleontological Resource Mitigation Plan (PRMP) in accordance with Mitigation Measures CUL-11 thru 13. The developer shall also provide evidence to the City that a qualified paleontologist has been retained to observe grading activities and to salvage and catalog fossils. The paleontologist shall be present at the pre-construction meeting, shall establish procedures for paleontological resource surveillance and shall also establish procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of fossils. (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	DISCOVERY OF HUMAN REMAINS (Mitigation Measure CUL-14). In the event that human remains are encountered, work shall halt in the

immediate vicinity of the discovery and the San Bernardino County coroner and a qualified cultural resources management professional will be contacted in accordance with Mitigation Measure CUL-14. If the human remains are determined to be those of a Native American, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of identification. The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD), who shall help determine what course of action should be taken in dealing with the human remains. Vehicles, equipment and unauthorized personnel will not be permitted within 60 feet of the discovery site until work is allowed to resume. Work may not resume until notification requirements and proper assessments have been completed. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

LAND USE APPROVAL. Prior to nonresidential development, including the wastewater treatment plant, lift stations, and other required nonresidential improvements, a Land Use Application shall be filed with the Planning Division for review and approval. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DEVELOPMENT AGREEMENT. Prior to the issuance of any permits, the City and the developer shall enter into a development agreement to address all aspects of the project's development in accordance with state law, as well as the City of Hesperia's General Plan, Municipal Code and the adopted Tapestry Specific Plan. Prior to development within each phase, the required water and sewer facilities shall be evaluated to account for existing and proposed development as well as any Specific Plan Amendments or density transfers approved in accordance with the Specific Plan. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PUBLIC FACILITIES AND FINANCING PLAN. Development shall occur in conformance with an adopted Public Facilities and Financing Plan (PFFP) to be submitted to and approved by the City prior to issuance of any permits. The PFFP shall comprehensively address all required public infrastructure, and if necessary, include agreements with the Hesperia Unified School District and the Hesperia Recreation and Park District for payment of fees or dedication of land to address the impacts of the project on school and park facilities. (E, P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

STATE AND FEDERAL APPROVALS. The Developer shall obtain all necessary state and federal permits, approvals and other entitlements, where applicable, prior to each phase of the development of the project. (P)

CONDITIONS REQUIRED PRIOR TO OCCUPANCY OF ANY UNIT

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

HEALTH RISK ASSESSMENT (mitigation measure AIR-6). Upon completion of the plans and facility design for the proposed WWRP and sewer lift stations, a Health Risk Assessment shall be conducted to demonstrate that emissions would not expose sensitive receptors within 1,000 feet of the facility to substantial pollutant concentrations. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

ODOR CONTROL MEASURES (Mitigation Measure AIR-7). Odor control measures shall be incorporated into the design of the WWRP and sewer lift stations to minimize odors. An odor analysis shall be conducted upon completion of facility design to ensure that odor emissions comply with MDAQMD Rule 42 and would not result in objectionable odors for residential uses within two miles of the WWRP and one mile of the sewer lift stations. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

UTILITY RELOCATION/UNDERGROUNDING. The developer is required to install water, sewer, or construct street improvements, or when required utilities shall be placed underground, it shall be the responsibility of the developer to relocate/underground any existing utilities at his/hers own expense. Relocation/under grounding of utilities shall be identified upon submittal of the construction plans. (P, E, W/S)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	PUBLIC IMPROVEMENTS. All public improvements shall be completed by the Developer and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	SEWER CONNECTION REQUIRED. All residential, commercial, and institutional uses shall connect to sewer. The Developer is responsible for the construction of a wastewater treatment plant with solids handling capacity for the project and capacity for additional projects; producing recycled water suitable for irrigation of landscaped areas. Recycled water shall be utilized within the project to irrigate schools, parks, parkways and other landscaped areas. Design and operation of the wastewater treatment plant shall be coordinated with the City. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	FUEL MODIFICATION ZONE. The project shall comply with the Fuel Modification Design Criteria report dated July 7, 2014.
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	OFF-SITE SOUND WALL (Mitigation Measures NOI-10 and NOI-12). Prior to issuance of a Certificate of Occupancy for the Phase 1 area, the Project applicant shall, with the permission of the land owner or City (as applicable), install a sound wall along portions of Ranchero Road and "I" Avenue. The noise wall's height, location, and material will be determined through a site-specific acoustical analysis performed by a City-approved acoustical engineer or equivalent. The noise wall shall be of sufficient height and length to ensure that the exterior noise levels at residential outdoor use spaces does not exceed 65 CNEL in accordance with Mitigation Measures NOI-10 and NOI-12. (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	MASONRY WALLS AND FENCING. The required split-face masonry walls and wrought iron fencing shall be completed in accordance with City standards. (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	INTERIOR NOISE ATTENUATION (Mitigation Measures NOI-11 and 13). A site-specific acoustic analysis shall be conducted with the permission of the land owner (as applicable) to ensure that the exterior noise attenuation and/or building design limits the interior noise environment to 45 CNEL or below; this would be necessary for residences along portions of Ranchero Road and along "I" Avenue. Noise attenuation, such as double-paned windows, shall be installed where necessary to achieve interior noise levels that do not exceed 45 CNEL in accordance with Mitigation Measures NOI-11 and 13. The site-specific analysis shall be conducted by a City-approved acoustical engineer or equivalent. (P)

ONGOING CONDITIONS

COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	HYDRANT MARKING. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. (F)

NOTICE TO DEVELOPER: THIS CONCLUDES THE REQUIREMENTS FOR RECORDATION OF THE TENTATIVE TRACT MAP. IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONACT THE APPROPRIATE DIVISION LISTED BELOW:

(B) Building Division	**947-1300**
(E) Engineering Division	**947-1476**
(F) Fire Prevention Division	**947-1603**
(P) Planning Division	**947-1200**
(RPD) Hesperia Recreation and Park District	**244-5488**

ATTACHMENT C

List of Conditions for TT13-00001

Approval Date:
Effective Date:
Expiration Date:

This list of conditions applies to the merchant map for the Tapestry Specific Plan Tentative Tract TT13-00001 (TT-18955), to create 1,941 single-family residential lots on approximately 987 gross acres within Phase 1 of the Specific Plan located within northern portion of the project identified as the Mesa Village (Hesperia Venture I, LLC; APNs:)

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been by the expiration date noted above. Extensions of time may be granted upon submittal of the required application and fee prior to the expiration date.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

STREET NAME APPROVAL. The developer shall submit a request for street names for all of the interior streets for review and approval by the Building Division. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

LIGHT AND LANDSCAPE DISTRICT ANNEXATION. Developer shall annex property into the lighting and landscape district administered by the Hesperia Recreation and Parks District for all parks two acres and larger (except view parks). The required forms are available from the Building Division and once completed, shall be submitted to the Building Division. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

FINAL MAP. A Final Map shall be prepared by or under the direction of a registered Civil Engineer or licensed Land Surveyor based upon a survey and shall conform to all provisions as outlined in Article 66433 of the Subdivision Map Act as well as the San Bernardino County Surveyor's Office Final Map Standards. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PLANS. All required plans shall be prepared by a registered Civil Engineer per City standards and 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 along with required checking fees. The Final Map, CDP Improvement Plans, requested studies and CFD annexation must be submitted as a package. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DRAINAGE STUDY. The Developer shall submit the Final Hydrology Hydraulic study identifying the method of collection and conveyance of any tributary flows from off-site as well as the method of control for increased run-off generated on-site and any revisions caused by street/lot changes in the Map. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

TITLE REPORT. The Developer shall provide a complete title report 90 days or newer from the date of submittal. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading, building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E, B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

N.P.D.E.S. The Developer shall apply for the required NPDES (National Pollutant Discharge Elimination System) permit with the Regional Water Quality Control Board and pay applicable fees. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

STORM WATER POLLUTION PREVENTION PLAN. The Developer shall provide a Storm Water Pollution Prevention Plan (S.W.P.P.P.) which

addresses the method of storm water run-off control during construction. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PLAN CHECK FEES. Plan checking fees must be paid in conjunction with the improvement plan submittal. The Final Map, CDP improvement plans, requested studies and CFD annexation must be submitted as a package. The developer shall coordinate with the City's Engineering Department for any additional fees. Any outstanding fees must be paid before final inspection and the release of bonds. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

CONDITIONS, COVENANTS AND RESTRICTIONS. Conditions, Covenants and Restrictions (CC&Rs) shall be submitted for review and approval by the City prior to recordation. The CC&Rs shall contain the following provisions at a minimum:

A. Establishment of a homeowners association, including membership requirements, members and association rights (powers and obligations), selection of officers, and meetings, which shall occur at least once per quarter with special meetings to occur on an as needed basis, due to special circumstances. The association shall be developed and maintained for the operational lifetime of the project. The association shall operate and maintain all properties, buildings and amenities in accordance with the Specific Plan.

B. Maintenance provisions for parks less than 2 acres in size, view parks, common areas, open space, conservation easements, and trails shall be created to ensure that the project is maintained satisfactorily. The provisions shall include, but need not be limited to the trail systems; retention/detention and other drainage facilities; recreational facilities, including open areas and landscaped areas; walls, gates, fences and signage; and maintenance of buildings within parks and the heritage preserve.

C. Provisions for architectural controls and variances shall be included. Only an architectural review board composed of members of the association shall exercise judgments in these matters.

D. The CC&Rs shall be enforced by the association. Should the CC&Rs be deemed invalid in part by court action, the provisions required as part of this condition shall remain in full force and effect.

E. The CC&Rs or the common amenities addressed therein shall not be terminated, amended, or removed without the prior written authorization of the City of Hesperia.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

COMPOSITE DEVELOPMENT PLAN (CDP). Four copies of a CDP shall be submitted in accordance with Chapter 17.20 of the Municipal Code. CDP notes to be delineated are referenced in Section 17.20.020(C). A minimum of three different floor plans shall be provided, each with a minimum of three different elevations. At least one single story plan shall be provided.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INDEMNIFICATION. As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether by the City Council, the Planning Commission, or other City reviewing authority), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing the approval or otherwise carrying out and performing work on Applicants project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers, employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The Citys election to defend itself, whether at the cost of the Applicant or at the Citys own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)

COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	SPECIFIC PLAN. These conditions are concurrent with Ordinance No. 2015-10 becoming effective (Tapestry Specific Plan). (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	TAPESTRY SPECIFIC PLAN DEVELOPMENT REQUIREMENTS. Recordation or development within this tentative map is contingent upon compliance with all development requirements of the Tapestry Specific Plan, including but not limited to approval of the Development Agreement and a Public Facilities and Financing Plan. (E, P)

CONDITIONS REQUIRED PRIOR TO RECORDATION OF ANY PHASE OF THE FINAL MAP

COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	DEDICATION TO CITY FOR PUBLIC FACILITIES. All tentative maps shall provide that all roads, water, sewer, storm drain facilities and associated easements shall be dedicated to the City of Hesperia. Properties intended for parks, police, fire, schools and other public facilities must be dedicated to the City of Hesperia, the Hesperia Recreation and Park District or Hesperia Unified School District. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	LETTERED LOTS. Lettered lots shall be dedicated to the City of Hesperia for drainage storm drain, retention basin, slope maintenance, and open space purposes. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	IMPROVEMENT AGREEMENT/SURETY. The Developer shall execute Improvement and Grading Agreements and post surety for all public improvements. The amounts will be approved by the City Engineer. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	DEDICATIONS. The Developer shall grant to the City of Hesperia an Irrevocable Offer of Dedication for roadways and Grant of Easement(s) for storm drain and utility purposes as shown on the approved tentative map and as described below. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	INTERIOR STREETS-IOD. The Developer shall grant to the City an Irrevocable Offer of Dedication for the interior streets. Streets shall be a minimum of 56 feet wide for Local Roads per the Tapestry Specific Plan. Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways, except at knuckles. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	COST ESTIMATE AND MATERIALS LIST. The Developer shall submit a cost estimate and materials list to the City's Engineering Department for all on-site and off-site public improvements per City standards. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	GRADING PLAN. The Developer shall submit a Grading Plan with existing contours tied to an acceptable City of Hesperia benchmark. The grading plan shall indicate building footprints and proposed development of the retention basin(s) as a minimum. Site grading and building pad preparation shall include recommendations provided per the Preliminary Soils Investigation. All proposed walls shall be indicated on the grading plans showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 10 feet in height. Grading Plans are subject to a full review by the City of Hesperia and the City Engineer upon submittal of the Improvement Plans. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	ON-SITE RETENTION. The Developer shall construct on-site retention facilities which have minimum impact to ground water quality. All retention basins shall be designed to effectively handle both nuisance and storm water flows without accumulating standing water for a period longer than 72 hours. All dry wells in retention basins shall be Two-Stage Systems per C.O.H Standard SP-1 with a minimum depth of 30 feet and a maximum depth to be determined by soils engineer at the time of the boring test. Retention basins over 18 inches in depth shall be fenced on all sides and shall have a paved 14-foot wide (min.) 12 percent (max.) access with a 20' x 20' concrete parking apron at the bottom of the ramp. The maximum depth of any on-site retention basin shall be 6 feet. Side slopes in excess of 3:1 shall provide erosion control per City requirements. (E)
COMPLETED **COMPLIED BY**	STREET IMPROVEMENTS. The Developer shall design street

NOT IN COMPLIANCE

improvements in accordance with City standards and these conditions. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INTERIOR STREETS. Shall be designed to the City standard for a 56-foot wide Local Road per the Tapestry Specific Plan, as indicated below. Curb face is to be at 18 feet from centerline: (E)

A. 6" Curb and Gutter per City standards.
B. Separated sidewalk (width = 5 feet) per City standards.
C. Handicapped ramps at all intersections per City standards.
D. Concrete residential driveway per City standards.
E. Full paved roadway section (minimum section 3 A.C. over 4 aggregate base).
F. Roadway drainage device(s).
G. Streetlights per City standards.
H. Traffic control signs and devices as required by the traffic study and/or the City Engineer.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

SECONDARY ACCESS. The Developer is responsible to provide and construct Secondary Access for each phase of the tract. The street improvement (26-foot Min paved section) is required for secondary access per City standards. The Developer shall provide the City with a circulation plan that identifies the best connection points to existing paved street frontages. It is the Developer's responsibility to obtain off-site roadway dedications prior to City Council approval of the Final Map. These improvements shall consist of: (E)
A. Pavement sections shall be designed per R value testing using a T.I. of 6. The minimum pavement section shall be 3 A.C. over 4 Class II aggregate base.
B. Pavement transitions per City standards.
C. Roadway drainage device(s).
D. Traffic control signs and devices as required by the City Engineer.
E. Provide a signage and striping plan per City standards.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

UTILITY PLAN. The Developer shall design a Utility Plan for service connections, private hydrant locations and sewer connections. The Developer shall adjust any existing fire hydrants to grade that are affected by the construction of the proposed project improvements. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

UTILITY EASEMENTS. The Developer shall grant to the City Utility Easements as required to install required water, sewer and storm drain facilities as conditioned below. Said easements shall be indicated on the appropriate final map per the Subdivision Map Act. Off-site easements may be required to complete the infrastructure. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

UTILITIES. Utility plans shall be in accordance with City standards as described below. (E)
A. During construction the entire tract shall have a Master Water Meter per City standards. The Master Meter shall remain in place until all lots are occupied, at which time the individual meters shall be set and activated per City standards.
B. Fire Fly automatic meter reader to be added on all meter connections.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

WATER IMPROVEMENTS. The Developer shall design water improvements in accordance with City standards and as indicated below. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

INTERIOR STREETS- WATER. Interior water service shall be a looped system of 8" minimum P.V.C. water lines with hydrants at 660 foot intervals, including loops through the cul de sacs utilizing utility easements. Water mains in easements shall be ductile iron pipe. All utility easements shall be 15 feet minimum in width on one lot unless it is shared with another utility, in which case 20 feet is required on one lot per City standards. It is the Developer's responsibility to obtain any dedication(s) or easement(s) needed to construct water line. The Developer shall provide plan and profile per City standards. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

SEWER IMPROVEMENTS. The Developer shall design sewer improvements in accordance with City standards, and as indicated below.

(E)

COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	INTERIOR STREETS- SEWER. The Developer shall provide the appropriate sewer lines necessary to serve the project per the City Engineer. The Developer is required to provide a minimum diameter of 8" S.D.R. 35 P.V.C. sewer lines within the tract. Any sewer easements that are required will be a minimum of 15 feet in width on one lot unless it is shared with another utility, in which case 20 feet on one lot is required. It is the Developer's responsibility to obtain any dedication(s) or easement(s) needed to construct sewer line. The Developer shall provide plans and profiles per City standards. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	STORM DRAIN IMPROVEMENTS. The Developer shall design storm drain improvements in accordance with City standards as indicated below. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	INTERIOR STREETS- Storm Drain. The Developer shall provide the apropriate storm drains necessary to serve the project per the Master Drainage Study for the Tapestry Specific Plan and the City Engineer. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	ELECTRONIC COPIES. The Developer shall provide electronic copies of the approved project in AutoCAD format Version 2007 to the City's Engineering Department. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	FIRE ACCESS. The development shall have a minimum of TWO points of vehicular access. These are for fire emergency equipment access and for evacuation routes. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions. Multi Story Road Access Width. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. All Fire access shall comply with the Fire Protection Plan dated July 7, 2014. (F)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	WATER SYSTEM. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. (F)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	WATER SYSTEM-RESIDENTIAL. A water system approved by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Fire hydrants shall be spaced no more than six hundred (600) feet apart (as measured along vehicular travel ways) and no more than three hundred (300) feet from any portion of a structure. Temporary fire water systems are not permitted. (F)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	FIRE TURNAROUND. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sacs shall not provide access for more than 22 lots. Roadways shall not exceed a 12% grade and shall have a minimum forty (40) foot turning radius. (F)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	EMERGENCY ACCESS. A minimum 26-foot wide all-weather emergency/evacuation access with gates and knox boxes at each end shall be developed within Lots "UUU" and "ZZZ." This will provide a necessary connection between Streets "JJJJ" and "RRRR" in accordance with San Bernardino County Fire Department standards. (F)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	AVIGATION EASEMENT. A portion of the project site is located within Safety Area C for Hesperia Airport as identified in the City's adopted Comprehensive Airport Land Use Plan. The developer shall record an Avigation Easement to Hesperia Airport as approved by the City Attorney. The easement and the required application and fees shall be submitted to the Planning Division prior to review and approval by the City for recordation. (P)
COMPLETED **COMPLIED BY**	CONCURRENCY PLAN. Prior to recordation of a final map for any phase,

NOT IN COMPLIANCE	a concurrency plan shall be submitted to the City illustrating improvements outlined in the PFFP required to be constructed with that phase. The concurrency plan must be approved by the reviewing authority prior to issuance of permits for development within the associated phase. (P)

CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY

COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	DEMOLITION OF ON-SITE STRUCTURES (Mitigation Measure HAZ-1). Prior to implementing associated demolition operations, an evaluation of the potential occurrence of asbestos-containing materials (ACMs), lead-based paint (LBP) and/or polychlorinated biphenyls (PCBs) shall be conducted for demolition/removal of pertinent on-site structures, including the abandoned fire station and telephone office, previously occupied structures in the "rock house" complex and applicable power pole transformers in accordance with Mitigation Measure HAZ-1. (B)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	ACOUSTIC STUDY (Mitigation Measure NOI-1). Prior to approval of building permits for residential development along Rancho Las Flores Parkway and all on-site four lane roads within the Specific Plan area (including Phase 1), a site-specific interior acoustic analysis shall be conducted using the Year 2036 Buildout Traffic volumes for all single- and multi-family residences proposed for development in areas where exterior sound levels are projected to exceed 60 Community Noise Equivalent Level (CNEL). The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below in accordance with Mitigation Measure NOI-1. (B)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	NOISE BARRIERS (Mitigation Measure NOI-3). Prior to approval of building permits for residential or park development along Rancho Las Flores Parkway, noise barriers shall be constructed that reduce exterior use area noise levels to City standards (below 65 CNEL) in accordance with Mitigation Measure NOI-3. (B)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City the Developer grading contractors and special inspectors to discuss permit requirements, monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	DUST CONTROL. Dust control shall be maintained before, during, and after all grading operations. (B)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	CONSTRUCTION WASTE. The developer or builder shall contract with the City's franchised solid waste hauler to provide bins and haul waste from the proposed development. At any time during construction, should services be discontinued, the franchise will notify the City and all building permits will be suspended until service is reestablished. The construction site shall be maintained and all trash and debris contained in a method consistent with the requirements specified in Hesperia Municipal Code Chapter 15.12. All construction debris, including green waste, shall be recycled at Advance Disposal and receipts for solid waste disposal shall be provided prior to final approval of any permit. (B)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	RETENTION AND DRAINAGE FACILITIES. The required retention basin(s) and other drainage facilities for each phase shall be designed and completed in accordance with City standards. (E, P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	EROSION CONTROL. Prior to issuance of a grading permit, the developer and all contractors shall comply with the State's Construction General Permit for grading and shall have all Best Management Practices (BMPs) in place. BMPs shall remain in place until all post-construction BMPs are in place and operational and the Notice of Termination (NOT) is filed and accepted by the State. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	STORM WATER POLLUTION PREVENTION PLAN. The Developer shall provide a Storm Water Pollution Prevention Plan (S.W.P.P.P.) which addresses the method of storm water run-off control during construction.

(E)

COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	RECORDATION OF FINAL MAP. Final Map shall be approved by City Council and Recorded with the County of San Bernardino. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	APPROVAL OF IMPROVEMENT PLANS. All improvement plans shall be prepared by a registered Civil Engineer per City standards and shall be approved and signed by the City Engineer. (E)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	MEDIUM DENSITY RESIDENTIAL LOTS. The Developer shall provide a site plan for review and approval for the development of any portion of Lots 25 and 26 of Tract 18989. (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	COMBUSTIBLE PROTECTION. Prior to combustibles being placed on the project site, an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. (F)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	FIRE SPRINKLER NFPA#13/13D/13R. Automatic fire sprinkler systems complying with NFPA Pamphlet #13/13D/13R and the Fire Department standards are required. The fire sprinkler contractor shall submit three (3) sets of plans (minimum 1/8" scale) and shall include hydraulic calculations and manufacturer's specification sheets. The required fees shall be paid at the time of plan submittal. (F)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	FUEL MODIFICATION ZONE. The project shall comply with the Fuel Modification Design Criteria report dated July 7, 2014. (F)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	SENSITIVE PLANT COMMUNITIES (Mitigation Measure BIO-2). During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, the City shall determine the possible presence of, or confirm the extent of, potential impacts of the action on sensitive vegetation communities. Mitigation for impacts to sensitive vegetation communities shall be provided in accordance with Mitigation Measure BIO-2, prior to the issuance of grading permits for each phase of development. (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	JURISDICTIONAL DELINEATION (Mitigation Measure BIO-5). During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects beyond Phase 1, a qualified biologist shall conduct a jurisdictional delineation to identify Waters of the US (WUS) and Waters of the State (WS) in accordance with Mitigation Measure BIO-5. The results of the delineation shall be summarized in a Jurisdictional Delineation Report, subject to approval by the City, RWQCB, U.S. Army Corps of Engineers (USACE) and California Department of Fish and Wildlife (CDFW). (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	IMPACT MITIGATIONS FOR WATERS OF THE US AND WATERS OF THE STATE (Mitigation Measure BIO-6). Impacts upon Waters of the US and Waters of the State shall first be avoided and then minimized to the maximum extent practicable by the Project design. Where avoidance of these areas is not feasible, mitigation shall be provided in accordance with Mitigation Measure BIO-6 to the satisfaction of the City, USACE, CDFW, and/or RWQCB, as applicable. The types of mitigation required may include on-site protection, enhancement, restoration, establishment (creation) or a combination thereof. Mitigation shall be in-kind and in the same watershed as the impacts. (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	LISTED PROTECTED PLANTS (Mitigation Measures BIO-8 thru 11). During the City's normal project-specific environmental review (Initial Study) process for all future, discretionary, public improvement and private development projects, a qualified biologist shall conduct surveys during the appropriate season(s) to identify special status plant species locations and numbers within the subject phase of development in accordance with Mitigation Measures BIO-8 thru 11. The results of the surveys shall be summarized in a report, subject to approval by the City. (P)

COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	NONLISTED PROTECTED PLANTS (Mitigation Measure BIO-9). Impacts to non-listed, special status plant species shall first be avoided where feasible, and where not feasible, impacts shall be compensated, for example, through reseeding (with locally collected seed stock) of temporarily impacted areas and/or plant salvage and relocation to temporarily impacted areas, all within the Specific Plan area. A qualified biologist shall prepare a phase-specific Mitigation Plan in accordance with Mitigation Measure BIO-9. The Mitigation Plan shall be approved by the City prior to the issuance of grading permits for that phase. (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	PRE-CONSTRUCTION SURVEY (Mitigation Measures BIO-12 and 13). A pre-construction survey for the burrowing owl shall be conducted by a City-approved and licensed biologist, no more than 30 days prior to ground disturbance, consistent with Mitigation Measures BIO-12 and 13. Further, in accordance with the Staff Report on Burrowing Owl Mitigation (CDFW 2012), breeding and non-breeding season surveys shall be conducted by a qualified biologist to determine the presence/absence of the burrowing owl (Athene cunicularia; BUOW) for all phases of the development containing suitable BUOW habitat (potential suitable BUOW habitat is present throughout the Specific Plan area). The report shall be submitted to the City prior to issuance of the grading permit for each phase. (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	AVIAN BREEDING SURVEY (Mitigation Measure BIO-18). It is anticipated that vegetation clearing shall generally be scheduled to take place outside of the general avian breeding season (which generally occurs from February through August). Tree removal/trimming shall generally be scheduled to take place outside the raptor breeding season (which generally occurs from January through August). Each phase of development will be subject to the specific date restrictions in use by the City at the time grading permits for that phase are issued. If vegetation clearing and/or tree removal/trimming cannot occur outside the general avian and raptor breeding seasons, then a pre-construction survey for avian nesting shall be conducted by a qualified biologist within seven calendar days prior to construction. A report summarizing the survey results shall be submitted to the City prior to the initiation of grading activities. (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	CULTURAL RESOURCES MANAGEMENT PLAN (Mitigation Measures CUL-1 thru 8). Prior to issuance of grading permits for each Project phase beyond Phase 1, any historical or archaeological resources identified within the area covered by the TTM that cannot feasibly be preserved in place shall be evaluated for listing on the CRHR in accordance with Mitigation Measures 1 thru 8. To obtain sufficient data to assess the significance and integrity of the affected cultural resources, a cultural resources evaluation program shall be completed by a qualified cultural resources management professional. The evaluation program will include the development of an appropriate research design and methodological approach to evaluate all known historical and archaeological resources that have the potential to be impacted by development. The findings of the cultural resources evaluation program shall be presented in a technical report to be submitted to the City for review and approval. (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	CULTURAL RESOURCES UNANTICIPATED DISCOVERY PROTOCOL (Mitigation Measure CUL-7). The Project proponent shall minimize or avoid impacts to potentially significant archaeological resources discovered during construction by developing and implementing an Unanticipated Discovery Protocol as part of the CRMP in accordance with Mitigation Measure CUL-7. (P)
COMPLETED **COMPLIED BY** NOT IN COMPLIANCE	CULTURAL RESOURCES TRAINING (Mitigation Measure CUL-9). Prior to the onset of construction activities, a workshop shall be held to brief all construction workers and supervisors on the types of cultural and paleontological resources that could be found in the area in accordance with Mitigation Measure CUL-9. The training shall identify the procedures to be followed should cultural or paleontological resources be encountered during construction as well as the penalties for unauthorized collection of

artifacts or fossils and the need to temporarily redirect work away from the location of any unanticipated discovery of archaeological or paleontological resource until it is recorded and adequately documented and treated by a qualified professional. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PALEONTOLOGICAL RESOURCES FIELD SURVEY (Mitigation Measure CUL-10). Prior to issuance of grading permits for each project phase underlain by geologic units with high potential for fossil resources (Figure 3.5-1), the Project proponent shall retain a qualified paleontologist to undertake a comprehensive paleontological field survey of the area covered by the TTM. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PALEONTOLOGICAL RESOURCES MANAGEMENT PLAN (Mitigation Measures CUL-11 thru 13). Prior to issuance of grading permits for phases determined to be underlain by geologic units with moderate or high potential to contain fossil resources, the Project proponent shall retain a qualified paleontologist to prepare and implement a Paleontological Resource Mitigation Plan (PRMP) in accordance with Mitigation Measures CUL-11 thru 13. The developer shall also provide evidence to the City that a qualified paleontologist has been retained to observe grading activities and to salvage and catalog fossils. The paleontologist shall be present at the pre-construction meeting, shall establish procedures for paleontological resource surveillance and shall also establish procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of fossils. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

OISCOVERY OF HUMAN REMAINS (Mitigation Measure CUL-14). In the event that human remains are encountered, work shall halt in the immediate vicinity of the discovery and the San Bernardino County coroner and a qualified cultural resources management professional will be contacted in accordance with Mitigation Measure CUL-14. If the human remains are determined to be those of a Native American, the coroner will notify the Native American Heritage Commission (NAHC) within 24 hours of identification. The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD), who shall help determine what course of action should be taken in dealing with the human remains. Vehicles, equipment and unauthorized personnel will not be permitted within 60 feet of the discovery site until work is allowed to resume. Work may not resume until notification requirements and proper assessments have been completed. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

LAND USE APPROVAL. Prior to nonresidential development, a Land Use Application shall be filed with the Planning Division for review and approval. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

LANDSCAPE AND IRRIGATION PLANS. The Developer shall submit three sets of landscape and irrigation plans including water budget calculations, required application fees and completed landscape packet to the Building Division with the required application fees. The landscaping plans shall be for the required landscaping along arterial streets, landscaping area along the street side yard and front yards of numbered lots, and within retention areas as required by the Planning Division. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number size type and configuration of plants approved by the City shall be maintained in accordance with the Development Code. (P, RPD)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

STATE AND FEDERAL APPROVALS. The Developer shall obtain all necessary state and federal permits, approvals and other entitlements, where applicable, prior to each phase of the development of the project. (P)

CONDITIONS REQUIRED PRIOR TO OCCUPANCY OF ANY UNIT

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

HVAC CONDENSER NOISE ATTENUATION (Mitigation Measure NOI-4). Prior to issuance of Certificates of Occupancy for each development phase, attenuation of exterior heating, ventilation and air conditioning (HVAC) noise to levels to 55 dBA LEQ (for usable outdoor space) shall be

ensured in accordance with Mitigation Measure NOI-4. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

MODEL HOME COMPLEXES. Model homes and sales trailers require approval of a Temporary Occupancy Permit. Building permits for the garage conversion to an office; signage etc. shall be submitted and approved prior to their establishment. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

RESOURCE AND ENERGY CONSERVATION. Water conserving appliances and energy-saving devices, including solar panels, shall be installed at all residences, as well as commercial, industrial and other related structures to minimize energy and water use in the project and shall be a condition of issuance of building permits in accordance with Section 7 of the Tapestry Specific Plan. Architectural standards shall be considered, but shall not be used to preclude the deployment of solar panels on buildings or structures within the Tapestry Specific Plan. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

GROUNDWATER RECHARGE. Storm drains and detention or retention measures shall be designed to assist groundwater recharge, and to minimize impact to downstream properties. All storm water facilities shall meet National Pollution Discharge Elimination Standards (NPDES) and local standards for the treatment of storm water prior to discharge into any natural wash or any storm drain system. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

UTILITY RELOCATION/UNDERGROUND. The developer is required to install water, sewer or construct street improvements or when required utilities shall be placed underground, it shall be the responsibility of the developer to relocate/underground any existing utilities at his/hers own expense. Relocation/under grounding of utilities shall be identified upon submittal of the construction plans. (P, E, W/S)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PUBLIC IMPROVEMENTS. All public improvements shall be completed by the Developer and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

UTILITY RELOCATION/UNDERGROUND. The developer is required to install water, sewer or construct street improvements or when required utilities shall be placed underground, it shall be the responsibility of the developer to relocate/underground any existing utilities at his/hers own expense. Relocation/under grounding of utilities shall be identified upon submittal of the construction plans. (P, E, W/S)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

FIRE STATIONS (Mitigation Measure PUB-1). Prior to issuance of Certificates of Occupancy for each development phase, the applicant shall demonstrate to the satisfaction of the Fire Chief that fire service facilities existing at that time are adequate to enable the fire protection servers to achieve the City's response time goal of six minutes for the subject development phase and existing development in accordance with Mitigation Measure PUB-1. (F)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

HYDRANT MARKING. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. (F)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

Landscaping/irrigation. The Developer shall install the landscaping and irrigation as required by the Planning Division. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PARKS AND TRAILS. Parks as well as pedestrian, equestrian, and bicycle trails shall be designed and developed in accordance with the Specific Plan and constructed in accordance with the concurrency plan approved by the City of Hesperia and dedicated to the City or the City's designee. (P, RPD)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

FENCING PLANS. A Low Masonry Wall with W.I. Fencing shall be constructed on private property along the boundary of the retention basins

in accordance with Section 16.4.6 of the Tapestry Specific Plan (except along the boundary of the basin abutting private lots, where a six foot high split face masonry wall with decorative cap is required). Two complete sets of engineered construction plans for the required fencing shall be submitted to the Building and Safety counter. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

MASONRY WALLS AND FENCING. The required masonry walls and wrought iron fencing shall be completed in accordance with City standards. (P)

ONGOING CONDITIONS

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

TRASH AND WASTE REDUCTION. Transfer stations associated with waste reduction facilities and programs shall be implemented to help meet countywide and statewide waste reduction and recycling objectives. The project shall implement procedures regarding construction debris in accordance with the City's Municipal Code, and shall utilize the City's franchised trash company. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

VALIDATION OF TRAFFIC IMPACT ANALYSIS. The Traffic Impact Analysis (TIA) shall be reviewed and validated prior to issuance of building permits for the 1st unit within Phase 1 and the project conditions of approval shall be adjusted accordingly. The TIA shall be revalidated for each additional 10% of the units within Phase 1 in order to prioritize and require construction of infrastructure improvements, including but not limited to, the four off-site traffic signals to be constructed along Ranchero Road (Maple Avenue, Seventh Avenue, Farmdale Avenue and Danbury Avenue, along with the associated widening of street segments and intersections). Prior to development within subsequent phases, the TIA shall be validated to account for existing and proposed development as well as any Specific Plan Amendments or density transfers approved in accordance with the Specific Plan. In addition to the foregoing, the developer shall:

a. Construct off-site improvements including widening of Ranchero Road from Mariposa Road to Seventh Avenue, and then from Danbury Avenue to I Avenue per the approved Traffic Impact Analysis (TIA). Improvements shall include a multi-lane bridge over the Southern California Aqueduct and expansion of the Railroad at-grade crossing. (E, P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

BUS STOPS AND TURNOUTS. The Specific Plan shall include facilities to promote circulation efficiency, such as bus stops and turnouts. A comprehensive operational analysis shall be completed in cooperation with the Victor Valley Transit Authority to determine service capabilities and associated costs. The timing and implementation of the required transit facilities and equipment shall be included in the PFFP and said facilities shall be incorporated into the approved plans for each development phase and tentative map. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

STREET AND HIGHWAY FUNDING AND IMPROVEMENTS. The number of units that may be permitted at any given time shall be conditioned on the construction of the required improvements to the Hesperia Street network, including Ranchero Road or other alternative routes which are determined by the City to be needed to accommodate the increased volume of circulation to be generated by the development and to the construction of other required infrastructure and public or community facilities needed to support the proposed units. These required improvements shall be substantiated by the traffic impact analysis and any subsequent validations as the project is developed. (E, P)

COMPLETED **COMPLIED BY**
IN COMPLIANCE

OFF-ROAD VEHICLE USE PROHIBITED. Recreational all-terrain vehicle use shall be prohibited throughout the project area. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

WOOD BURNING FIREPLACES/OPEN BURNING. Open burning will be restricted or prohibited within the project area. Fireplaces shall not be designed to burn wood. Fireplaces using natural gas or pellet stoves are permitted. (P)

NOTICE TO DEVELOPER: THIS CONCLUDES THE REQUIREMENTS FOR RECORDATION OF THE TENTATIVE TRACT MAP. IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONACT THE APPROPRIATE DIVISION LISTED BELOW:

(B) Building Division	**947-1300**
(E) Engineering Division	**947-1476**
(F) Fire Prevention Diviaion	**947-1603**
(P) Planning Division	**947-1200**
(RPD) Hesperia Recreation and Park District	**244-5488**