PLANNING COMMISSION AGENDA

REGULAR MEETING

Date: March 10, 2011

Time: 6:30 P.M.

COMMISSION MEMBERS

Chris Elvert, Chair

William A. Muller, Vice Chair

Bill Jensen, Commissioner

Julie Jensen, Commissioner

Paul Russ, Commissioner

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

Dave Reno, Principal Planner

Jeff M. Malawy, Assistant City Attorney

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

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

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

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

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

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

MARCH 10, 2011

AGENDA
HESPERIA PLANNING COMMISSION

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

CALL TO ORDER 6:30 p.m.

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

Chair Chris Elvert
Vice Chair William Muller
Commissioner Bill Jensen
Commissioner Julie Jensen
Commissioner Paul Russ

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: February 10, 2011 Planning Commission Meeting Draft Minutes. -1-

PUBLIC HEARINGS

1. Consideration of Conditional Use Permit CUP11-10107 to construct a 7,040 square foot retail furniture, appliance, and electronics sales and rental business and a 1,700 square foot drive-thru restaurant on 1.9 gross acres within the Office Commercial (OC) District of the Main Street and Freeway Corridor Specific Plan located on the southwest corner of Main Street and Hickory Avenue. (Applicant: Aaron's Sales & Lease; APNs: 0408-182-08 & 09) (Staff Person: Stan Liudahl) 1-1

2. Consideration of Site Plan Review SPR09-10210 to establish an event center on a portion of 103 acres located on the south side of Lemon Street, 450 feet east of Choiceana Avenue. (Applicant: Jim and Gail Hasty; APN: 0411-191-69) (Staff Person: Daniel Alcayaga) 2-1

3. Consideration of the Final Revised Housing Element for the 2010 General Plan Update. (Applicant: City of Hesperia/Citywide) (Staff Person: Dave Reno) 3-1

4. Consideration of Development Code Amendment DCA11-10126 adopting California Environmental Quality Act (CEQA) Guidelines. (Applicant: City of Hesperia; Affected area: Citywide) (Staff Person: Daniel Alcayaga) 4-1

PRINCIPAL PLANNER'S REPORT

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

E. Capital Improvement Program Report by Scott Priester, Director of Development Services 5-1

F. Annual Report on Status of the General Plan

G. DRC Comments

PLANNING COMMISSION BUSINESS OR REPORTS

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

ADJOURNMENT

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

I, Kathy Stine, Planning Commission Secretary for City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, March 3, 2011 at 5:30 p.m. pursuant to California Government Code §54954.2.

Kathy Stine
Planning Commission Secretary

HESPERIA PLANNING COMMISSION MEETING
REGULAR MEETING
February 10, 2011
MINUTES

DRAFT

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

CALL TO ORDER 6:30 p.m.

A. Pledge of Allegiance to the Flag

B. Invocation

C. Roll Call:
Chair Chris Elvert
Vice Chair William Muller
Commissioner Bill Jensen
Commissioner Julie Jensen
Commissioner Paul Russ

Present: Chris Elvert
William Muller
Julie Jensen
Paul Russ

Absent: Bill Jensen

Motion by Paul Russ to excuse the absence of Bill Jensen. Seconded by William Muller and passed with the following roll call vote:

AYES: Chris Elvert, William Muller, Julie Jensen, and Paul Russ
NOES: None

JOINT PUBLIC COMMENTS

Joint Public Comments opened at 6:37 p.m.

No comments to consider.

Joint Public Comment closed at 6:38 p.m.

CONSENT CALENDAR

D. Approval of Minutes: January 13, 2011 Planning Commission Meeting Draft Minutes.

Motion by Paul Russ to approve Draft Minutes of January 13, 2011. Seconded by Julie Jensen and passed with the following roll call vote:

AYES: Chris Elvert, William Muller, Julie Jensen, and Paul Russ
NOES: None
absent: Bill Jensen

PUBLIC HEARING

1. Consideration of Conditional Use Permit CUP10-10247, to establish the sale of beer and wine for on-site consumption within a restaurant at 12719 Main Street (Applicant: Linda Tae Y. Kyoung Kim, Inc.; APN: 3064-611-21) (Staff Person: Lisette Sanchez-Mendoza)

Assistant Planner Lisette Sanchez-Mendoza gave a PowerPoint presentation. She stated that the project was before the Commission only to approve the alcohol use for the existing restaurant, Soya Sushi which was located on 11th Avenue and is now relocating to a new site.

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

No comments to consider.

Chair Elvert closed Public Hearing comments at 6:43 p.m.

Motion by Paul Russ to adopt Resolution No. PC-2011-03, as presented approving Conditional Use Permit CUP10-10247. Seconded by Chris Elvert and passed with the following roll call vote:

AYES: Chris Elvert, William Muller, Julie Jensen, and Paul Russ
NOES: None
absent: Bill Jensen

2. Consideration of Conditional Use Permit CUP10-10218, to construct a 6,389 square foot multi-tenant retail building with a drive-thru restaurant on one gross acre within the Regional Commercial (RC) District of the Main Street and Freeway Corridor Specific Plan located on the south side of Main Street, approximately 220 feet west of Escondido Avenue (Applicant: HCL Hesperia Vista, LLC; APN: 3057-011-19) (Staff Person: Stan Liudahl)

Senior Planner Stan Liudahl gave a PowerPoint Presentation. He stated that the largest of the four sites is planned for a Del Taco drive-thru.

Stan introduced a green sheet item which made minor changes to condition #2 and #15. The current retention area was adequate for the site and the developer didn't need to do anything more than to just connect to it. He stated that Staff recommended approval of the project.

Commissioner Muller had questions regarding the approach for the drive-thru. Chair Elvert and Commissioner Julie Jensen had questions regarding the bus stop access and driveways.

Stan responded by pointing to the driveway access on the slide and stated there was current access to the bus stop at the location.

Chair Elvert opened Public Hearing comments at 6:48 p.m.

Chris Fahey of the Hagan Company, managing partner with HCL, LLC, the developers of the project, came to answer any questions the Commission may have.

Chair Elvert closed Public Hearing comments at 6:50 p.m.

Motion by Julie Jensen to adopt Resolution No. PC-2011-02, as amended by Green Sheet item changes to condition #2 and # 15, approving Conditional Use Permit CUP10-10218. Seconded by Paul Russ and passed with the following roll call vote:

AYES: Chris Elvert, William Muller, Julie Jensen, and Paul Russ
NOES: None
absent: Bill Jensen

3. Consideration of Site Plan Review SPR10-10237 and Tentative Tract TNT10-10261 to construct a two-story, 164 unit condominium development in three phases on 15 gross acres zoned Medium Density Residential (MDR) located 600 feet north of Main Street between Topaz and Tamarisk Avenues (Applicant: Granite Springs, LLC; APN: 0405-247-32) (Staff Person: Daniel Alcayaga)

Senior Planner Daniel Alcayaga gave a PowerPoint presentation and stated that Staff recommended approval.

Chair Elvert asked questions regarding the Knox box for the Fire Department and wanted an additional box to be added for the Police Department. Discussion ensued.

Chair Elvert had a comment regarding allowed parking in front of the condos.

Discussion ensued regarding a parking statute and how it would be enforced.

Chair Elvert opened Public Hearing comments at 7:02 p.m.

Applicant Robert Mahoney with Granite Springs stated that they had been working on this project for quite some time and was happy that they had addressed concerns of staff and the Planning Commission. Discussion ensued regarding CC&R's and how they would be managed. Mr. Mahoney also stated that he had no problem adding another Knox box.

Chair Elvert closed Public Hearing comments at 7:08 p.m.

Discussion ensued among Commissioners regarding the project.

Motion by William Muller to adopt Resolution No. PC-2011-04, as amended, revising condition 57 to read, "Approved Fire Department and Police Department dual key boxes required. The boxes will be provided with a tamper switch and will be monitored by a Fire Department and a Police Department central monitoring service", approving Site Plan Review SPR10-10237 and Resolution No. PC-2011-05, as

presented, approving Tentative Tract TNT10-10261. Seconded by Paul Russ and passed with the following roll call vote:

AYES: Chris Elvert, William Muller, Julie Jensen, and Paul Russ
NOES: None
absent: Bill Jensen

Commissioner Paul Russ recused himself from considering the next item, SPR09-10210, and moved to the audience stating that his house is on the property line and he is personally impacted.

4. Consideration of Site Plan Review SPR09-10210 to establish an event center on a portion of 103 acres located on the south side of Lemon Street, 450 feet east of Choiceana Avenue. (Applicant: Jim and Gail Hasty; APN: 0411-191-69) (Staff Person: Daniel Alcayaga)

Principal Planner Dave Reno, AICP introduced two Green Sheet items:

Item 1: A letter from the applicant requesting to continue this item for thirty days to the March 10, 2011 Planning Commission Meeting.

Item 2: A letter/email sent to Daniel Alcayaga expressing opposition to this project.

Chair Elvert opened Public Hearing comments at 7:14 p.m.

Ron Kidd from DGRK Inc., engineers on the project, stated he was there to answer any technical questions that may come up regarding the project.

Jason Hasty came to request a continuance and stated they had a family health emergency and appreciated it being continued to a later date.

Susan Hodson has lived in area since 1954 and owns property that sits on the south side of Hasty property. She stated that there has been a lot of traffic going to the facilities on the south and north of her property and it seems to have been working just fine. Her issue was that over the last four years they have had plans to develop their property as a place for wedding events. She stated that her husband spoke to the Planning Department and was told under no uncertain terms would they be allowed to have anything like that on their property. She requested that when the Hasty's receive their approval that they wanted the same privileges attached to their property.

Cliff Bandringa stated he will refrain from speaking at this meeting and will come back March 10, 2011. He stated that he will be speaking in favor of project.

Missy Brown spoke in favor of project. The ranch had held a fundraiser for her life threatening health condition so that she could attend a facility of her choice since her insurance did not cover the cost. She stated the facility and the Hasty Family raised enough funds at the event so that she could travel to Kansas. She would like the project to be approved so that others may have the same opportunity to have events like hers.

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

Motion by Julie Jensen to continue the proposal to March 10, 2011 at 6:30 p.m. Seconded by William Muller and passed with the following roll call vote:

AYES:	**Chris Elvert, William Muller, and Julie Jensen**
NOES:	**None**
recuse:	**Paul Russ**
absent:	**Bill Jensen**

PRINCIPAL PLANNER'S REPORT

Principal Planner Dave Reno updated the Commission on the Density Bonus Agreements from the neighboring cities. He stated that Victorville had a very short ordinance that outlines their procedure and they defer to state law, and Apple Valley recently did their General Plan in 2009 and subsequently they're doing the same that Hesperia's doing now.

E. DRC Comments

Dave Reno updated the Commission on Aaron's Sales and Lease, a 7,000 square foot store that has been recommended for approval in DRC to move forward to Planning Commission. He stated that DRC also had their first Site Plan Review for six roof mounted wind turbines last week and it was approved.

F. Major Project Update

PLANNING COMMISSION BUSINESS OR REPORTS

Vice Chair Muller stated that the Von's shopping center on Main Street had a charter school and there was a smoke shop next door. He requested that this issue be discussed at a later date.

Commissioner Paul Russ commented that he had the privilege to go on a tour of the Mojave Water Agency R-3 project which had impacted his property and feels the City and MWA did an excellent job.

ADJOURNMENT

Chair Elvert adjourned the meeting at 7:33 p.m. to the next Planning Commission Meeting, Thursday, March 10, 2011.

Chris Elvert
Commission Chair

By: Kathy Stine,
Commission Secretary

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City of Hesperia

STAFF REPORT

DATE: March 10, 2011

TO: Planning Commission

FROM: Dave Reno, AICP, Principal Planner

BY: SL Stan Liudahl, AICP, Senior Planner

SUBJECT: Conditional Use Permit CUP11-10107; Applicant: Aaron's Sales & Lease; APNs: 0408-182-08 & 09

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2011-07, approving Conditional Use Permit CUP11-10107.

BACKGROUND

Proposal: A Conditional Use Permit to construct a 7,040 square foot retail furniture, appliance, and electronics sales and rental business and a 1,700 square foot drive-thru restaurant on 1.9 gross acres (Attachment 1).

Location: The property is located on the southwest corner of Main Street and Hickory Avenue.

Current General Plan, Zoning and Land Uses: The site is within the Planned Mixed Use (PMU) General Plan Land Use designation and within the within the Office Commercial (OC) District of the Main Street and Freeway Corridor Specific Plan (Specific Plan). The surrounding land is designated and zoned as noted on Attachment 2. The site is currently vacant and was graded in as part of development of the adjacent regional drainage project. The site is bounded to the north and south by vacant properties. The property to the east is occupied by a retail center and the property to the west contains a regional drainage basin and underground storm drainage structures (Attachment 3).

ISSUES/ANALYSIS

This application will allow for construction of a 7,040 square foot retail furniture, appliance, and electronics sales and rental business and a 1,700 square foot drive-thru restaurant on 1.9 gross acres. It is the drive-thru which necessitates the approval of this application. The corporate building architecture of Aaron's as well as the proposed restaurant meets the standards of the Specific Plan, incorporating changes in wall and roof planes as well as architectural features. The building exteriors exhibit use of stucco with screed lines, split-face stone veneer, steel trellis and awnings, cornices, and decorative lighting (Attachment 4).

The project as proposed complies with most development regulations, including the minimum building setback and number of parking spaces required. In order to meet all applicable regulations, the site design shall require minor adjustments to meet the minimum eight-foot landscaping width requirement along the southern project boundary, where the site abuts residentially designated and zoned properties. This will be accomplished by allowing the parking

spaces to overhang the landscaped area by two feet and reducing the drive aisle to the minimum 26-foot width. The restaurant is to be built after the retail building. Its pad shall be landscaped or covered with rock or a dust palliative in accordance with the landscaping ordinance.

Drainage: Recordation of a lot line adjustment with the property to the west containing the regional drainage improvements is required prior to issuance of a permit to construct this retail development. Any increase in storm water runoff as a result of construction of this project will be handled within an approved retention facility.

Water and Sewer: The site is served by a 12-inch water line and a 10-inch sewer line along the project frontage of Main Street.

Street Improvements: Main Street is designated as a 120-foot wide Special Street Section standard, which provides six lanes within a 120-foot right-of-way. Hickory Avenue is a local street, which provides two lanes within its 60-foot width. Curb, gutter, and sidewalk improvements will be constructed along the project frontage of both streets.

Environmental: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This applies to developments on sites no larger than five acres, which are consistent with the General Plan and the applicable zoning district and are substantially surrounded by urban uses. Prior to issuance of a grading permit, a pre-construction survey conducted by an approved biologist shall be performed to determine whether the site contains burrowing owls.

Conclusion: The project conforms to the policies of the City's General Plan as well as the Specific Plan.

FISCAL IMPACT

None.

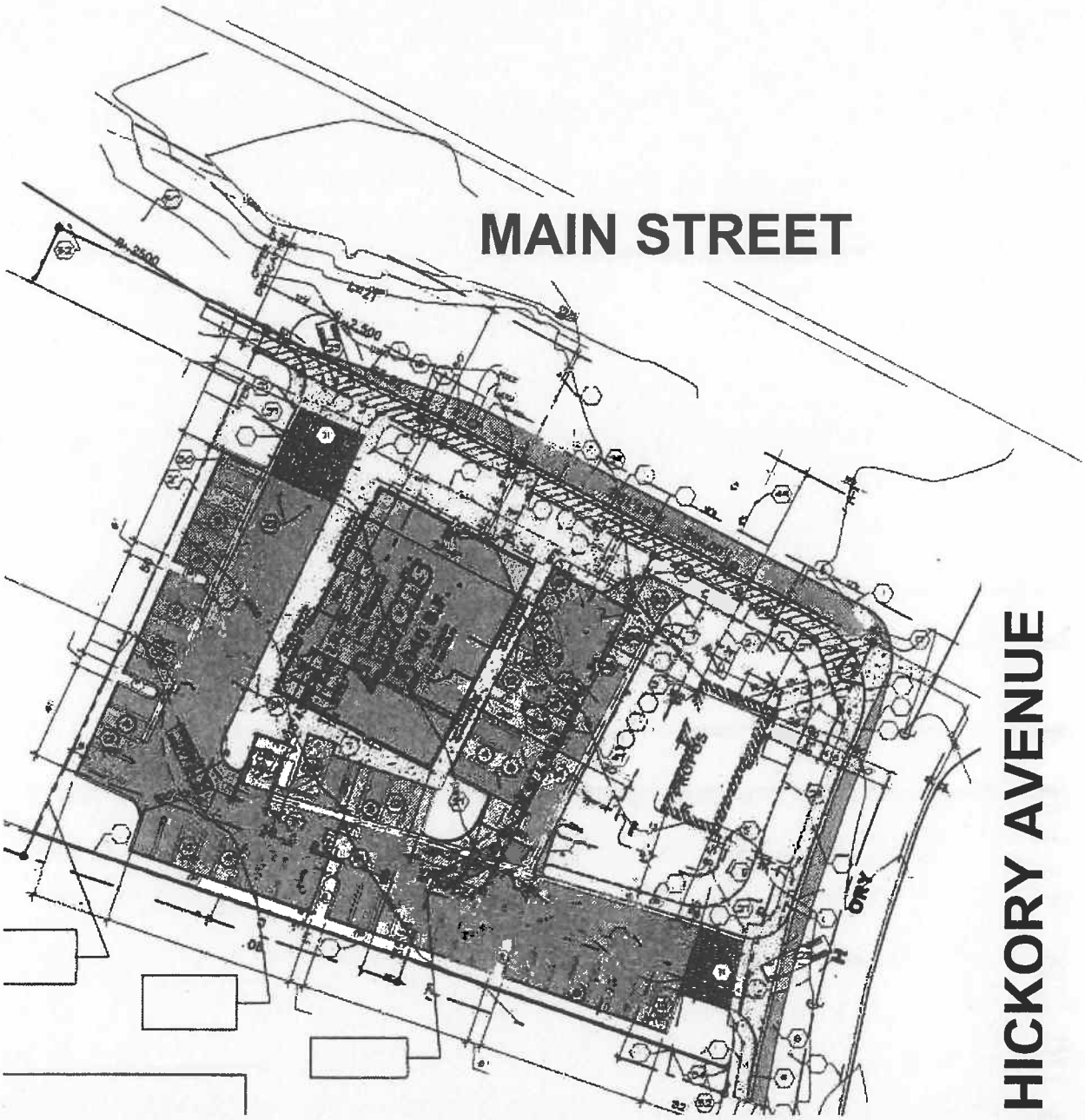
ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENTS

1. Site plan
2. General Plan land use and zoning map
3. Aerial photo
4. Building elevations
5. Resolution No. PC-2011-07, with list of conditions

ATTACHMENT 1

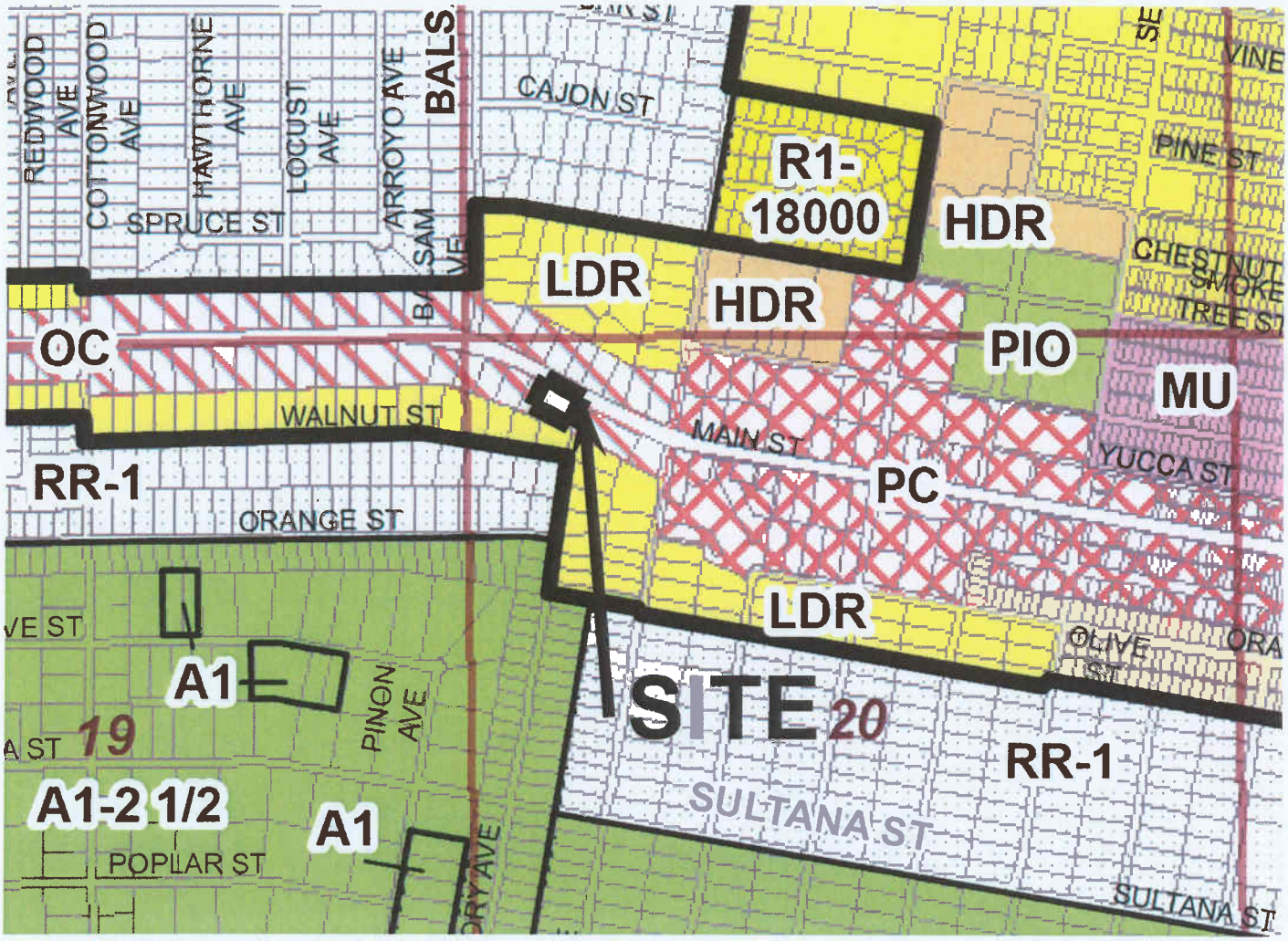


APPLICANT(S): AARON'S SALES & LEASE	**FILE NO(S):** CUP11-10107
LOCATION: ON THE SOUTHWEST CORNER OF MAIN STREET AND HICKORY AVENUE	**APN(S):** 0408-182-08 & 09
PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT TO CONSTRUCT A 7,040 SQUARE FOOT RETAIL FURNITURE, APPLIANCE, AND ELECTRONICS SALES AND RENTAL BUSINESS AND A 1,700 SQUARE FOOT DRIVE-THRU RESTAURANT	N ↑

SITE PLAN

CUP11-10107 Graphic.DOC

ATTACHMENT 2



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GENERAL PLAN LAND USE AND ZONING MAP

ATTACHMENT 3

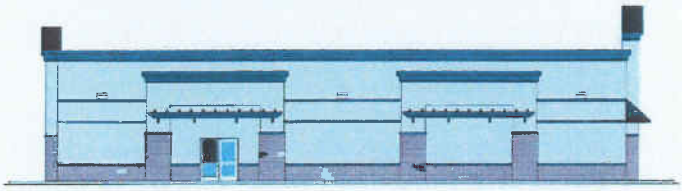
APPLICANT(S): AARON'S SALES & LEASE	**FILE NO(S):** CUP11-10107
LOCATION: ON THE SOUTHWEST CORNER OF MAIN STREET AND HICKORY AVENUE	**APN(S):** 0408-182-08 & 09
PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT TO CONSTRUCT A 7,040 SQUARE FOOT RETAIL FURNITURE, APPLIANCE, AND ELECTRONICS SALES AND RENTAL BUSINESS AND A 1,700 SQUARE FOOT DRIVE-THRU RESTAURANT	N ↑

AERIAL PHOTO

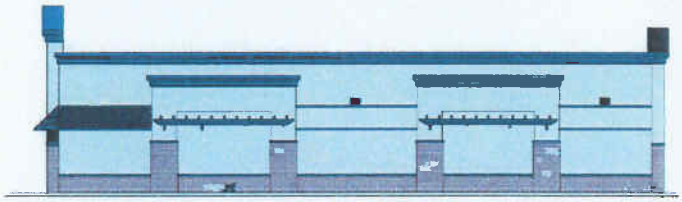
ATTACHMENT 4

North

South

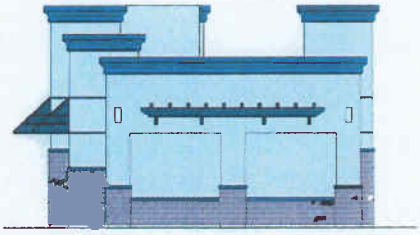


East



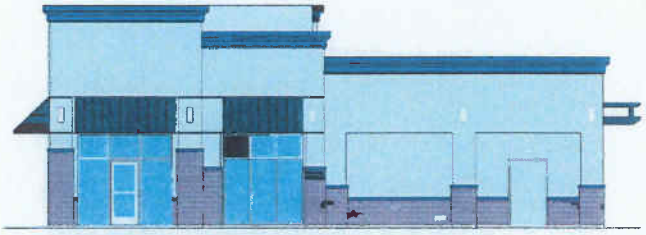
West

North



South

East



West

APPLICANT(S): AARON'S SALES & LEASE	**FILE NO(S):** CUP11-10107
LOCATION: ON THE SOUTHWEST CORNER OF MAIN STREET AND HICKORY AVENUE	**APN(S):** 0408-182-08 & 09
PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT TO CONSTRUCT A 7,040 SQUARE FOOT RETAIL FURNITURE, APPLIANCE, AND ELECTRONICS SALES AND RENTAL BUSINESS AND A 1,700 SQUARE FOOT DRIVE-THRU RESTAURANT	N ↑

BUILDING ELEVATIONS

CUP11-10107 Graphic.DOC

ATTACHMENT 5

RESOLUTION NO. PC-2011-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO CONSTRUCT A 7,040 SQUARE FOOT RETAIL FURNITURE, APPLIANCE, AND ELECTRONICS SALES AND RENTAL BUSINESS AND A 1,700 SQUARE FOOT DRIVE-THRU RESTAURANT ON 1.9 GROSS ACRES WITHIN THE OFFICE COMMERCIAL (OC) DISTRICT OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN LOCATED ON THE SOUTHWEST CORNER OF MAIN STREET AND HICKORY AVENUE (CUP11-10107)

WHEREAS, Aaron's Sales & Lease has filed an application requesting approval of Conditional Use Permit CUP11-10107 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to two lots within the Office Commercial (OC) District of the Main Street and Freeway Corridor Specific Plan, located on the southwest corner of Main Street and Hickory Avenue and consists of Assessor's Parcel Numbers 0408-182-08 & 09; and

WHEREAS, the Application, as contemplated, proposes to construct a 7,040 square foot retail furniture, appliance, and electronics sales and rental business and a 1,700 square foot drive-thru restaurant on 1.9 gross acres; and

WHEREAS, the subject site is vacant, but was graded when the retention basin and underground drainage structures were constructed to the west. The site is bounded to the north and south by vacant properties. The property to the east is occupied by a retail center and the property to the west contains a regional drainage structure; and

WHEREAS, the subject property and surrounding properties are currently designated Planned Mixed Use (PMU). The properties to the north, east, and west are within the Office Commercial (OC) District and the properties to the south are within the Low Density Residential (LDR) District of the Main Street and Freeway Corridor Specific Plan; and

WHEREAS, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This applies to developments on sites no larger than five acres, which are consistent with the General Plan and the applicable zoning district and are substantially surrounded by urban uses; and

WHEREAS, on March 10, 2011, the Planning Commission of the City of Hesperia conducted a hearing on the Application and concluded said hearing on that date; and

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

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

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

Section 2. Based upon substantial evidence presented to this Commission during the above-referenced March 10, 2011 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

(a) The site for the proposed use is adequate in size and shape to accommodate the proposed use because the site can accommodate all proposed improvements in conformance with the development code.

(b) The proposed use will not have a substantial adverse effect on abutting properties or the permitted use thereof because the proposed project is consistent with the City's Planned Mixed Use (PMU) General Plan Land Use designation and the Office Commercial (OC) District of the Main Street and Freeway Corridor Specific Plan. All properties surrounding this project are also within the PMU designation. In addition, the property to the east is developed with similar uses.

(c) The proposed project is consistent with the goals, policies, standards and maps of the adopted Zoning, Specific Plan, Development Code and all applicable codes and ordinances adopted by the City of Hesperia because the project is consistent with the regulations allowing retail uses with drive-thru facilities within the OC District of the Main Street and Freeway Corridor Specific Plan. In addition, the development complies with standards for landscaping, driveway aisles, parking stall dimensions, building heights, fire lanes and turn-around, trash enclosures, and loading areas. The development complies with the Americans with Disability Act (ADA) by providing the required accessible parking spaces and path of travel. The development will also be constructed pursuant to the California Building and Fire Codes and adopted amendments.

(d) The site for the proposed use will have adequate access based upon the site's access from Main Street and Hickory Avenue, which will be constructed to City standards.

(e) The proposed project is consistent with the adopted General Plan of the City of Hesperia. The project site is within the PMU General Plan Land Use designation and the OC District of the Main Street and Freeway Corridor Specific Plan. A drive-thru restaurant is an allowable use with approval of a conditional use permit.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Conditional Use Permit CUP11-10107 subject to the conditions of approval as shown in Attachment "A".

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

ADOPTED AND APPROVED this 10th day of March 2011.

Chris Elvert, Chair, Planning Commission

ATTEST:

Kathy Stein, Secretary, Planning Commission

ATTACHMENT 'A'

List of Conditions for Conditional Use Permit CUP11-10107

Approval Date: March 10, 2011
Effective Date: March 22, 2011
Expiration Date: March 22, 2014

This list of conditions apply to a conditional use permit to construct a 7,040 square foot retail furniture, appliance, and electronics sales and rental business and a 1,700 square foot drive-thru restaurant on 1.9 gross acres within the Office Commercial (OC) District of the Main Street and Freeway Corridor Specific Plan located on the southwest corner of Main Street and Hickory Avenue. Any change of use or expansion of area may require approval of a revised conditional use permit application (Applicant: Aaron's Sales & Lease; APNs: 0408-182-08 & 09).

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

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

SUBMITTAL OF PUBLIC IMPROVEMENT PLANS SHALL INCLUDE THE FOLLOWING:

___ _____ 1. **Drainage Study.** The Developer shall submit a Final Hydrology / Hydraulic study identifying the method of collection and conveyance of tributary flows from off-site as well as the method of control for increased run-off generated on-site. (E)

___ _____ 2. **Geotechnical Report.** The Developer shall provide two copies of the soils report with the grading plan. The soils report shall substantiate with all grading, building, and public improvement plans. In addition, a percolation report shall be performed to substantiate the percolation of the on-site drainage retention areas. Include "R" value testing and pavement recommendations for public streets (E, B)

___ _____ 3. **Title Report.** The Developer shall provide a complete title report 90-days or newer from the date of submittal. (E)

___ _____ 4. **NPDES.** The Developer shall apply for the required NPDES (National Pollutant Discharge Elimination System) permit with the Regional Water Quality Control Board and pay applicable fees. (E)

___ _____ 5. **Storm Water Pollution Prevention Plan.** The Developer shall provide a Storm Water Pollution Prevention Plan (SWPPP), which addresses the method of storm water run-off control during construction. (E)

___ _____ 6. **Utility Non-interference / Quitclaim Document(s).** The Developer shall provide non-interference and or quitclaim letter(s) from *any* applicable utility agencies for *any* utility easements that affect the proposed project. All documents shall be subject to review and approval by the Engineering Department and the affected utility agencies. **The improvement plans will not be accepted without the required documents and approval from the affected agencies.** (E)

___ _____ 7. **Plan Check Fees.** Along with improvement plan submittal, the Developer shall pay applicable plan-checking fees. **Improvement Plans and requested studies shall be submitted as a package. (E)**

___ _____ 8. **Irrevocable Offer of Dedication.** The Developer shall submit an "Offer of Dedication" to the City's Engineering Department for review and approval. At time of submittal the developer shall complete the City's "application for document review" and pay all applicable fees. (E)

___ _____ 9. **Specialty Plans.** The following additional plans/reports shall be required for businesses with special environmental concerns: (B)

A. Restaurants and food handling facilities shall submit plans to the San Bernardino County Department of Environmental Health Services. One set of the approved plans shall be submitted to the Building Division with the required application fees.

___ _____ 10. **Building Construction Plans.** Five complete sets of construction plans, prepared and wet stamped by a California licensed Civil or Structural Engineer or Architect, shall be submitted to the Building Division with the required application fees for review. (B)

___ _____ 11. **Indemnification.** As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether by the City Council, the Planning Commission, or other City reviewing authority), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing the approval or otherwise carrying out and performing work on Applicant's project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers, employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The City's election to defend itself, whether at the cost of the Applicant or at the City's own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)

CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY:

___ _____ 12. **Approval of Improvement Plans.** All required improvement plans shall be prepared by a registered Civil Engineer per City standards and per the City's improvement plan checklist to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Development Services Department and Engineering Department for plan review with the required plan checking fees. All Public Works plans shall be submitted as a complete set. (E)

___ _____ 13. **Dedication(s).** The Developer shall grant to the City an Irrevocable Offer of Dedication for Main Street. The right-of-way full-width for Main Street shall be one hundred twenty (120) feet. The Developer shall also grant to the City an Irrevocable Offer of Dedication for any part of the Path of Travel located behind any commercial drive approaches that encroach onto private property. It is the Developer's responsibility to obtain any additional Right-of-Way dedication needed to satisfy the 26' minimum paving requirement at no cost to the City. **Corner cut-off right of way dedication per City standards is required at all intersections, including interior roadways.** (E)

___ _____ 14. **Utility Non-interference / Quitclaim Document(s).** The Developer shall provide non-interference and or quitclaim letter(s) from *any* applicable utility agencies for *any* utility easements that affect the proposed project. All documents shall be subject to review and approval by the Engineering Department and the affected utility agencies. **Grading permits will not be issued until the required documents are reviewed and approved by all applicable agencies. Any fees associated with the required documents are the Developer's responsibility.** (E)

___ _____ 15. **NPDES.** The Developer shall provide a copy of the approved original NPDES (National Pollutant Discharge Elimination System) permit from the Regional Water Quality Control Board and provide a copy of fees paid. The copies shall be provided to the City's Engineering Department. (E)

___ _____ 16. **Storm Water Pollution Prevention Plan.** All of the requirements of the Storm Water Pollution Prevention Plan shall be incorporated and be in place prior to issuance of a grading permit. (E)

___ _____ 17. **Grading Plan.** The Developer shall design a Grading Plan with existing contours tied to an acceptable City of Hesperia benchmark. The grading plan shall indicate building "footprints" and proposed development of the retention basins, as a minimum. The site grading and building pad preparation shall include the recommendations provided by the Preliminary Soils Investigation. All proposed walls shall be indicated on the grading plans showing top of wall (tw), top of footing (tf), and the finish grade (fg) elevations. (E)

___ _____ 18. **Off-Site Grading Letter(s).** It is the Developer's 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, along with the latest grant deed, must be submitted to the City's Engineering Department for plan check approval. (E)

___ _____ 19. **Drainage Acceptance Letter(s).** It is the Developer's responsibility to obtain signed Drainage Acceptance Letters from *any* adjacent property owner's 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 City's Engineering Department for plan check approval. (E)

___ _____ 20. **On-site Retention.** The Developer shall design / construct on-site retention facilities, which have minimum impact to ground water quality. This shall include maximizing the use of horizontal retention systems and minimizing the application of dry wells / injection wells. All dry wells / injection wells shall be 2-phase systems with debris shields and filter elements. All dry wells / injection wells shall have a minimum depth of 30' with a max depth to be determined by soils engineer at time of boring test. Per Resolution 89-16 the Developer shall provide on-site retention at a rate of 13.5 Cu. Ft per every 100 Sq. Ft. of impervious materials. Each new parcel shall have a separate drainage system. **Any proposed facilities, other than a City approved facility that is designed for underground storage for on-site retention will need to be reviewed by the City Engineer. The proposed design shall meet City Standards and design criteria established by the City Engineer. A soils percolation test will be required for alternate underground storage retention systems.** (E)

___ _____ 21. **Street Improvement Plan.** The Developer shall design street improvements in accordance with City standards and as indicated below. (E)

___ _____ 22. **Main Street.** Saw-cut (2-foot min.) and match-up asphalt pavement on Main Street across the project frontage, based on City's original 120-foot Primary Arterial Roadway Standard. The curb face is to be located at 52' from the approved centerline. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of:

A. 8" Curb and Gutter per City standards.
B. Sidewalk (width = 6 feet) per City standards.
C. Roadway drainage device(s).
D. Streetlights per City standards.
E. Intersection improvements including handicapped ramps per City standards.
F. Commercial driveway approaches per City standards.
G. Pavement transitions per City Standards.

H. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 12 and per the soils report.
I. Cross sections every 50 feet per City standards.
J. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
K. Provide a signage and striping plan per City standards.
L. It is the Developer's responsibility to obtain any off-site dedications for transition tapers including acceleration / deceleration tapers per City standards. It is also the Developer's responsibility to obtain any additional Right-of-Way dedication needed to satisfy the 26' minimum paving requirement at no cost to the City.
M. Relocate existing overhead utilities to underground. The Developer shall coordinate with affected utility companies.
N. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.
O. Provide signage and striping for a Class 2 bike trail, per City's adopted non-motorized transportation plan.

___ _____ 23. **Hickory Avenue.** Saw-cut (2-foot min.) and match-up asphalt pavement on Hickory Avenue across the project frontage, based on City's 60-foot Roadway Standard. The curb face is to be located at 20' from the approved centerline. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of:

A. 8" Curb and Gutter per City standards.
B. Sidewalk (width = 6 feet) per City standards.
C. Roadway drainage device(s).
D. Streetlights per City standards.
E. Intersection improvements including handicapped ramps per City standards.
F. Commercial driveway approaches per City standards.
G. Pavement transitions per City Standards.
H. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index to be determined by the City Engineer and per the soils report.
I. Cross sections every 50 feet per City standards.
J. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
K. Provide a signage and striping plan per City standards.
L. It is the Developer's responsibility to obtain any off-site dedications for transition tapers including acceleration / deceleration tapers per City standards. It is also the Developer's responsibility to obtain any additional Right-of-Way dedication needed to satisfy the 26' minimum paving requirement at no cost to the City.
M. Relocate existing overhead utilities to underground. The Developer shall coordinate with affected utility companies.
N. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

___ _____ 24. **Utility Plan.** The Developer shall design a Utility Plan for service connections and / or private hydrant and sewer connections. **Any existing water, sewer, or storm drain infrastructures that are affected by the proposed development shall be removed / replaced or relocated and shall be constructed per City standards at the Developer's expense.** (E)

A. A remote read automatic meter reader shall be added on all meter connections as approved by the City Engineer.
B. The Developer shall design a Utility Plan for service connections and / or private water and sewer connections. Domestic and fire connections shall be made from the existing 12" AC water line in Main Street per City Standards.
C. It is the Developer's responsibility to connect to sewer and pay the appropriate fees. The Developer will be required to connect to the existing 10" PVC sewer main in Main Street per City standards.
D. Complete V.V.W.R.A.'s "Wastewater Questionnaire for Commercial / Industrial Establishments" and submit to the Engineering Department. Complete the "Certification Statement for Photographic and X-ray Processing Facilities" as required. **The Wastewater Questionnaire is only required if the project is required to connect to sewer.**

___ _____ 25. **Pre-construction Survey.** A pre-construction survey for the burrowing owl shall be conducted by a City approved and licensed biologist, no more than 30 days prior to ground disturbance. (P)

___ _____ 26. **Pre-construction Meetings.** Pre-construction meetings shall be held between the City, the Developer, grading contractors, and special inspectors to discuss permit requirements, monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B, P)

___ _____ 27. **Design for Required Improvements.** Improvement plans for off-site and on-site improvements shall be consistent with the plans approved as part of this site plan review application with the following revisions made to the improvement plans: (E, P)

A. The trash enclosures shall be six feet from the drive aisle. The exact location of the trash enclosures shall be subject to approval by Planning staff;
B. The proposed loading zone serving the drive-thru restaurant shall be a minimum of 10 feet wide and 20 feet long;
C. The drive-thru lane shall be a minimum of 12 feet wide, with a minimum 13-foot width on each curve between curb faces;
D. A minimum eight-foot wide landscape buffer shall be provided along the southern boundary of the development as approved by Planning staff;
E. Rock and other non-living landscaping materials (no boulders) shall be placed within the 10-foot Public Utility Easement (PUE) along the south property line as approved by Planning staff;

F. The area surrounding the proposed drive-thru restaurant part of a future phase shall be seeded and irrigated or treated with an appropriate inorganic ground cover for dust and soil erosion control, consistent with Section 16.20.610 (A) of the Development Code;

G. The on-site lighting shall be designed to provide minimum 0.1 foot-candle illumination within the entire parking lot while not exceeding 0.5 foot-candle illumination at the property lines abutting the streets and the residential properties to the south. A revised photometric plan shall be submitted evidencing compliance with the minimum and maximum illumination standard;

H. Wheel stops or additional two feet of raised concrete sidewalk shall be installed along the east side of the Aaron's building to protect the minimum four-foot wide handicapped accessible path of travel from vehicular encroachment.

___ _____ 28. **Lot Line Adjustment.** A lot line adjustment shall be submitted, approved, and recorded to include all improvements upon Assessor's Parcel Number APN: 0408-182-09. The lot line adjustment and the required application and fees shall be submitted to the Planning Division prior to review and approval by the City for recordation. (P)

___ _____ 29. **Survey.** The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)

___ _____ 30. **Certificate of Correction.** A Certificate of Correction shall be submitted for review and approval by the City in order to reduce the existing 50-foot front yard Building Setback Line (BSL) along Main Street to 20 feet as well as to reduce the existing 50-foot street side yard BSL along Hickory Avenue to 20 feet, consistent with the setbacks within the Main Street and Freeway Corridor Specific Plan. 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)

___ _____ 31. **Jurisdiction.** Prior to any construction occurring on any parcel, the applicant shall contact the San Bernardino County Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. **[F-1]**

___ _____ 32. **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-5]**

___ _____ 33. **Combustible Protection.** Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy. [**F-44**]

___ _____ 34. **Water System Commercial.** A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. The applicant is required to provide a minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than one hundred fifty (150) feet from any portion of a structure. [**F-54**]

CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE:

___ _____ 35. **Construction Waste.** The developer or builder shall contract with the City's franchised solid waste hauler to provide bins and haul waste from the proposed development. At any time during construction, should services be discontinued, the franchise will notify the City and all building permits will be suspended until service is reestablished. The construction site shall be maintained and all trash and debris contained in a method consistent with the requirements specified in Hesperia Municipal Code Chapter 15.12. All construction debris, including green waste, shall be recycled at Advance Disposal and receipts for solid waste disposal shall be provided prior to final approval of any permit. (B)

___ _____ 36. **Landscape Plans.** The Developer shall submit three sets of landscape and irrigation plans including water budget calculations, required application fees, and completed landscape packet to the Building Division. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number, size, type and configuration of plants approved by the City shall be maintained in accordance with the Development Code. (P)

___ _____ 37. **Solid Masonry Wall/Fencing.** The Developer shall submit four sets of masonry wall plans to the Building Division with the required application fees for all proposed and required walls. A solid six-foot high split-face masonry wall or other approved decorative wall shall be provided along the southern project boundary, north of the 10-foot PUE adjacent to residentially designated properties. The wall shall be reduced to three feet in height within 20 feet of Hickory Avenue. In addition, as part of development of the restaurant, a three-foot high split-face wall shall be installed four feet east of the drive-thru lane along its entire eastern boundary from the southern portion of the drive-thru lane to its northern extent, wrapping along a portion of the drive-thru lane oriented east and west both north and south of the restaurant, to prevent headlight glare from impacting traffic in Main Street and Hickory Avenue. An alternative decorative wall or a landscaped hedge may be substituted for the split-face wall if permitted by the Development Services Director. (P)

___ _____ 38. **Development Fees.** The Developer shall pay required development fees as follows:

A. School Fees (B)

___ _____ 39. **AQMD Approval.** The Developer shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)

___ _____ 40. **Light and Landscape District Annexation.** Developer shall annex property into the lighting and landscape district administered by the Hesperia Recreation and Parks District. The required forms are available from the Building Division and once completed, shall be submitted to the Building Division. (RPD)

___ _____ 41. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required for the 7,040 square foot building. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Building and Safety Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacturer's specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. **[F-59]**

___ _____ 42. **Fire Alarm.** An automatic fire sprinkler monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for 20 heads or more. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. **[F-62]**

CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY:

___ _____ 43. **As-Built Plans.** The Developer shall provide as-built plans in AutoCAD 2007 format. (E)

___ _____ 44. **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)

___ _____ 45. **Development Fees.** The Developer shall pay required development fees as follows:

A. Development Impact Fees (B)
B. Utility Fees (P)

___ _____ 46. **Utility Clearance(s)/Certificate of Occupancy.** The Building Division will provide utility clearances on individual buildings after required permits and inspections and after the issuance of a Certificate of Occupancy on each building. Utility meters shall be permanently labeled. Uses in existing buildings currently served by utilities shall require issuance of a Certificate of Occupancy prior to establishment of the use. (B)

___ _____ 47. **On-Site Improvements.** All on-site improvements as recorded in these conditions, and as shown on the approved site plan shall be completed in accordance with all applicable Title 16 requirements. The building shall be designed consistent with the design shown upon the approved materials board and color exterior building elevations identified as Exhibit "A." Any exceptions shall be approved by the Director of Development Services. (P)

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

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

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

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

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

City of Hesperia

STAFF REPORT

DATE: March 10, 2011

TO: Planning Commission

FROM: Dave Reno, AICP, Principal Planner

BY: Daniel S. Alcayaga, AICP, Senior Planner

SUBJECT: SPR09-10210; Applicant: Jim & Gail Hasty; APN: 0411-191-69

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2011-06, approving Site Plan Review SPR09-10210.

BACKGROUND

Proposal: A Site Plan Review to establish an event center within a portion of 103 acres zoned A-2.

Location: 300 feet east of Choiceana Avenue on the south side of Lemon Street (Attachment 1).

Current General Plan, Zoning and Land Uses: General Agricultural (A-2) General Plan Land Use (Attachment 2). Single-family homes exist to the north, south, and west of the property. The Mojave River exists to the east (Attachment 3).

The existing equestrian and agricultural activities are permitted in the A-2 zone (Attachment 4). The equestrian portion of the property includes boarding stables, barns, and pipe corrals. The agricultural portion of the property includes 12-acres of pastures, barns, chicken coops, feeding bins, an orchard and a vineyard. The site includes a playground area with tennis, basketball, and volleyball courts. The property also contains two caretaker's quarters, storage bins, and a 2-acre pond.

ISSUES/ANALYSIS:

Land Use: The site plan review is to establish an event center that caters to the public, which includes a 7,000 square foot pavilion (covered patio), a 3,600 square foot tent, and an outdoor stage for concerts adjacent to an existing 2-acre water pond (Attachments 5, 6, & 7). The event center will be used to hold weddings, banquets, and parties. The temporary tent, which is currently operating under a temporary special event (TSE) permit, is located where the 2,650 square foot lodge used to be. The lodge was destroyed in a fire in 2009. The TSE permit for the tent was issued to allow events to occur while the site plan review is being processed. While the pavilion has been used for events, the building permits issued for the structure have expired. As part of this site plan review, plan check, permits and inspections have to be completed. This site plan review will also permit the stage to be used for concerts.

The total number of parking spaces required is 266, including 7 handicap accessible parking spaces. The site plan shows a total of 388 parking spaces, including 7 accessible parking spaces. The parking lots are not required to be paved provided they are watered as needed to reduce dust on the days of the events. Two fully paved handicap parking spaces exist west of the tent. Three accessible parking spaces are proposed east of the pavilion and two accessible spaces near the equestrian area.

During the Development Review Committee (DRC) meeting of January 5, 2011, staff recommended approval of the event center subject to the conditions of approval.

Street Improvements: A primary and secondary access is required for the event center. Lemon Street, which bounds the northern boundary of the site, is the primary access. Lemon Street is currently a dirt road. Per City policy, at least one access road is required to be paved. The conditions of approval require Lemon Street to be paved a minimum of 26-foot wide from the existing pavement on Choiceana Avenue and Lemon Street to the first driveway entrance located 600 feet to the east. Where topographic constraints exist, the minimum width may be twenty (20') feet. The remaining 700 feet to the second driveway can be constructed with alternate material, such as compacted gravel, provided the slope does not exceed 10%.

Lemon Street is planned to be 120-wide major arterial road by the City's Traffic Circulation Plan. The half-width of Lemon Street is required to be dedicated, consistent with the Circulation Element. The proposed site plan shows a dedication of 50 feet. As a condition of approval, Lemon Street is required to be increased to 60 feet. The General Plan Update increased the width of Lemon Street from 50 feet to 60 feet when it was adopted in September 2010.

The applicant is proposing a secondary access on the site plan from the east side of the property through a 20-foot wide access road. The road must be compacted a minimum of 85% and cannot exceed a slope of 12%. Due to the fact that the access road is on-private property, the road will need to be offered as an easement.

Handicap Accessibility: According to the California Building Code, all public accommodations, or accommodations that are open to the public, are required to be handicap accessible. The event center, which will be rented out to the public for weddings, banquets, and parties, must comply with accessibility requirements. After consulting with accessibility codes, it has been determined that any hardship exemption only applies to alterations of existing buildings and structures constructed prior to January 26, 1993. Since permits and inspections have not been completed for the pavilion and stage and the tent is permitted through a temporary special event permit, the facility must comply with accessibility standards.

An accessible path of travel is being proposed on the site plan from Lemon Street to the pavilion. The conditions of approval require the path of travel to be extended, and inter-connected to, the tent, stage, pavilion, equestrian area, and all accessible parking spaces. The path of travel can be compacted dirt or decomposed granite. The conditions of approval require the path of travel to be three feet wide, compacted a minimum of 85%, and bounded on the sides by a 2" by 4" redwood header.

Water and Sewer: The event center includes portable restrooms, which are required to be regularly maintained. The applicant plans on connecting to water wells currently being constructed by the Mojave Water Agency (MWA). The applicant will use MWA water for all on-site hydrants. The San Bernardino County Fire Department has stated that this is acceptable provided the fire flow is uninterruptable at all times. A condition of approval requires a letter

from MWA stating that the water source will be uninterruptable. Otherwise, the applicant will be required to connect to City water. There is a 12-inch City water line in Choiceana Street.

Drainage: A drainage study is required as a condition of approval. The drainage study should address if any earth disturbance that has been done in the past or will be done in the future interfere with historical drainage patterns. There is currently a local drainage facility on the southwest portion of the property. The applicant is also working with Lahonton Regional Water Quality Board in obtaining an agricultural exception from storm water run-off requirements.

Traffic/Circulation: The number of vehicle trips generated by the project will change weekly due to a variety of scheduled events. Based on the parking analysis, the site is required a total of 260 parking spaces if the tent, pavilion, and stage area are operating simultaneously. The site plan shows 388 parking spaces. Any event that involves 500 or more attendees are required to have a temporary special event (TSE) permit and must provide adequate traffic control measures.

Environmental: Approval of this site plan review requires adoption of a mitigated negative declaration pursuant to the California Environmental Quality Act (CEQA). The mitigated negative declaration and initial study (Attachment 8) prepared for the project concluded that there are no significant adverse impacts resulting from the project. A pre-construction survey for the burrowing owl is required prior to any ground disturbing activities. There are no protected plants on the property. Because the site is within a high sensitivity area for cultural resources, any excavation which occurs five feet below the ground level requires an archeologist monitor to be available.

Conclusion: The project conforms to the policies of the City's General Plan; and development of the site will comply with municipal codes, standards, and policies.

FISCAL IMPACT

Any buildings associated with the event center will be subject to payment of development impact fees.

ALTERNATIVE

1. Provide alternative direction to staff.

ATTACHMENTS

1. Site Plan
2. General Plan Land Use Map
3. Aerial Photo
4. Birds Eye View of Boulder Creek Ranch
5. Picture of Tent
6. Picture of Stage
7. Picture of Pavillion
8. Negative Declaration ND-2009-07, with Initial Study
9. Resolution No. PC-2011-06, with conditions of approval (Site Plan Review)

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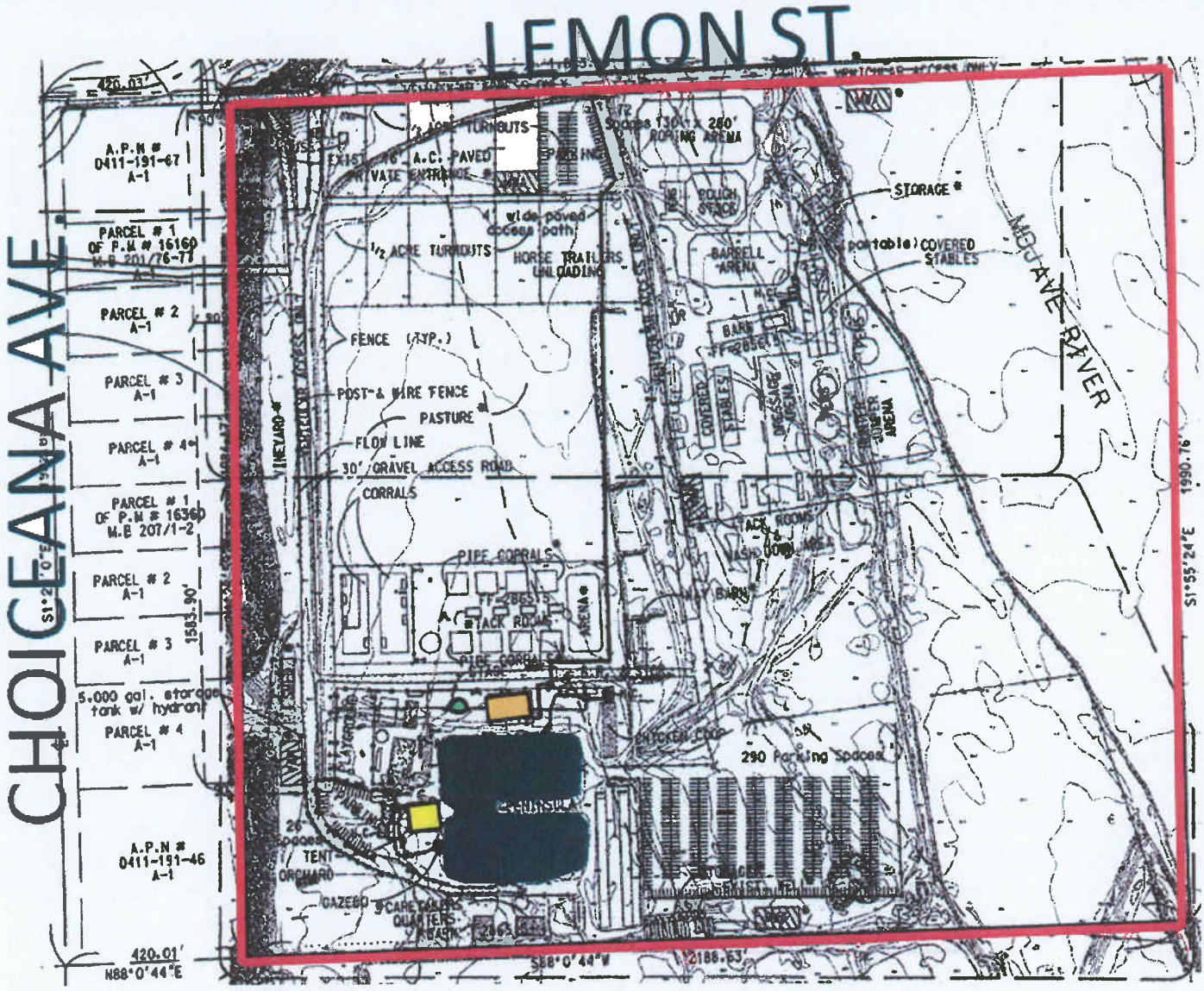
ATTACHMENT 1



PAVILLION

TENT

STAGE

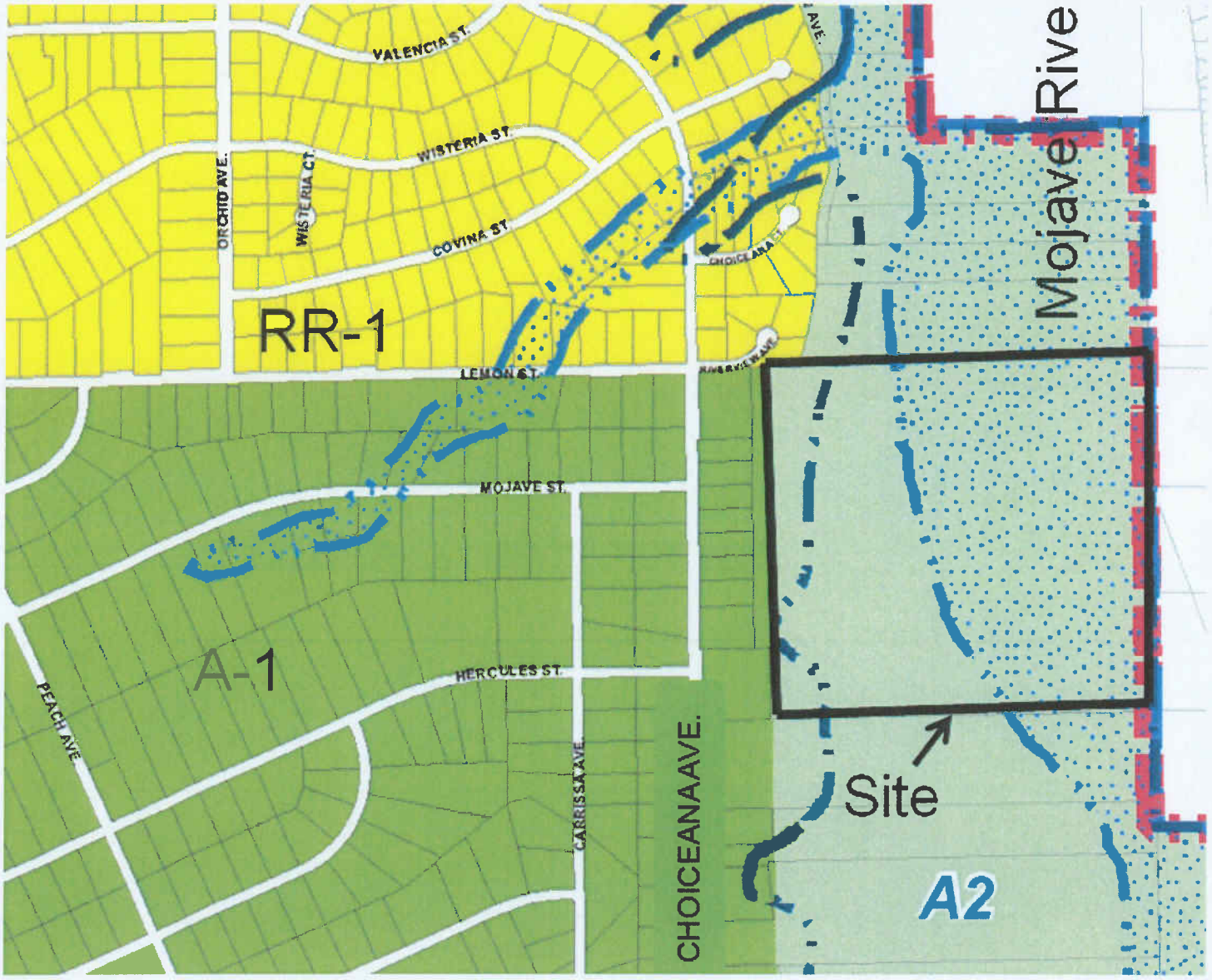
LAKE

PROPERTY LINES

APPLICANT(S): JIM & GAIL HASTY	**FILE NO(S):** SPR09-10210
LOCATION: ON THE SOUTH SIDE OF LEMON STREET, 450 FEET EAST OF CHOICEANA AVENUE	**APN(S):** 0411-191-69
PROPOSAL: THE SITE PLAN REVIEW TO CONSTRUCT AN EVENT CENTER ON 103.0 ACRES	N

SITE PLAN

ATTACHMENT 2

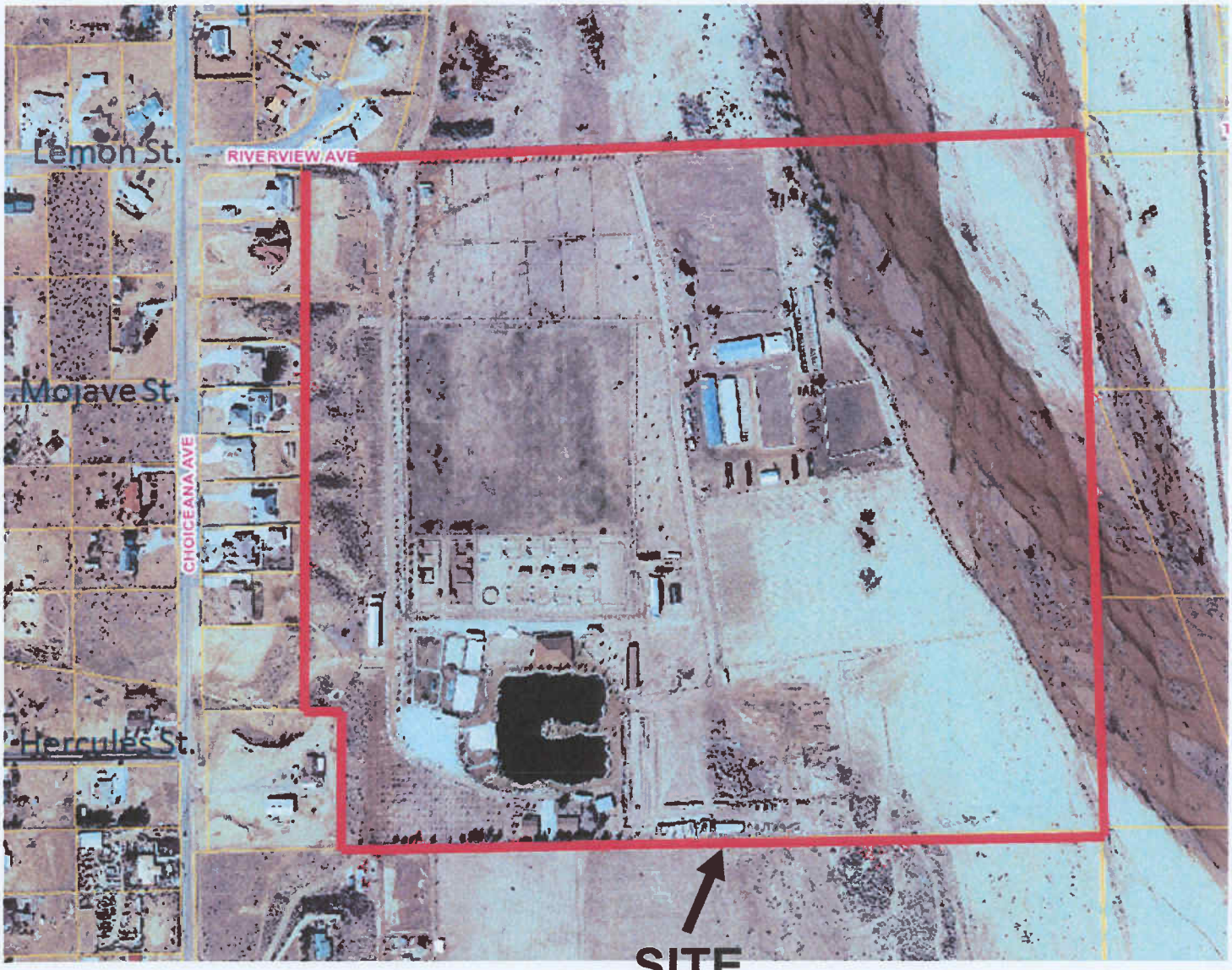


APPLICANT(S): JIM & GAIL HASTY	**FILE NO(S):** SPR09-10210
LOCATION: ON THE SOUTH SIDE OF LEMON STREET, 450 FEET EAST OF CHOICEANA AVENUE	**APN(S):** 0411-191-69
PROPOSAL: THE SITE PLAN REVIEW TO CONSTRUCT AN EVENT CENTER ON 103.0 ACRES	N 2-5

PLANNING COMMISSION

GENERAL PLAN

ATTACHMENT 3



APPLICANT(S):
JIM & GAIL HASTY

FILE NO(S):
SPR09-10210

LOCATION:
ON THE SOUTH SIDE OF LEMON STREET, 450 FEET EAST OF CHOICEANA AVENUE

APN(S):
0411-191-69

PROPOSAL:
THE SITE PLAN REVIEW TO CONSTRUCT AN EVENT CENTER ON 103.0 ACRES

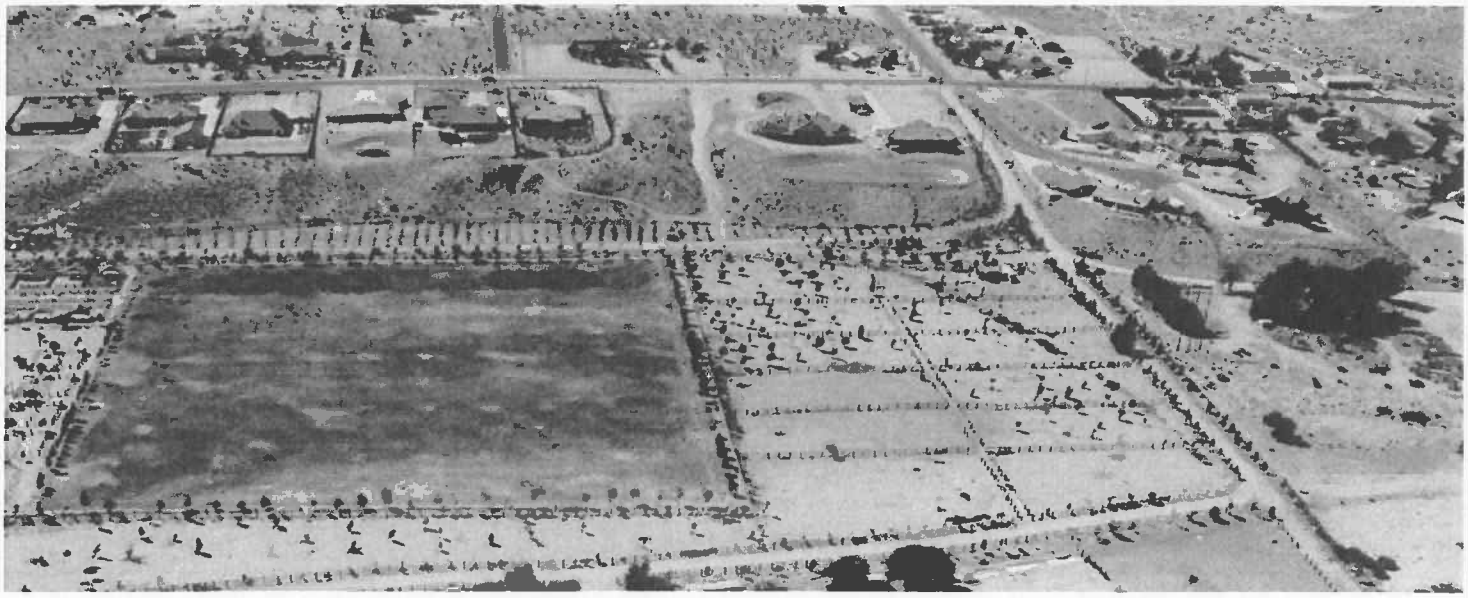
N

2-6

PLANNING COMMISSION

AERIAL PHOTO

ATTACHMENT 4

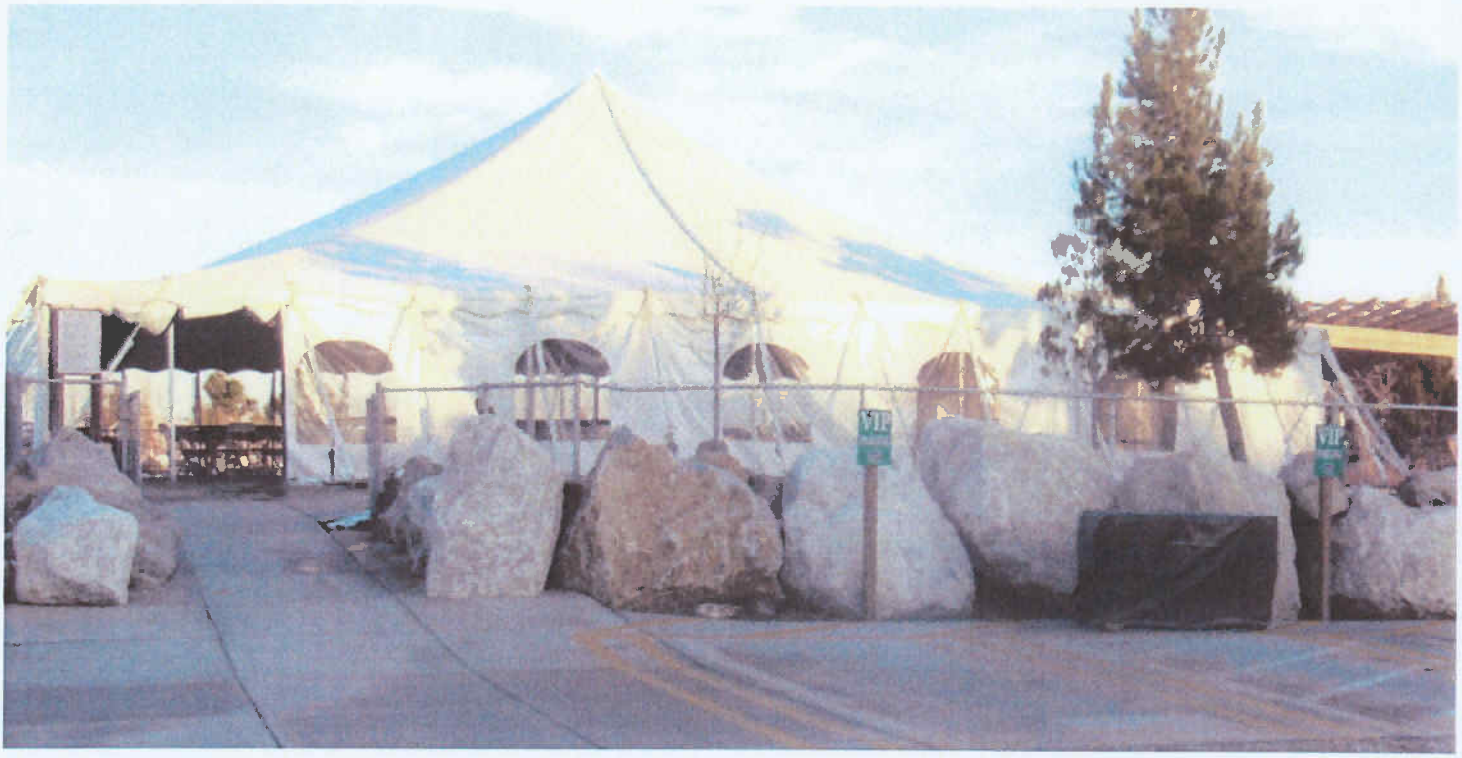


NORTHERN HALF OF THE RANCH

APPLICANT(S): JIM & GAIL HASTY	**FILE NO(S):** SPR09-10210
LOCATION: ON THE SOUTH SIDE OF LEMON STREET, 450 FEET EAST OF CHOICEANA AVENUE	**APN(S):** 0411-191-69
PROPOSAL: THE SITE PLAN REVIEW TO CONSTRUCT AN EVENT CENTER ON 103.0 ACRES	N

BIRD'S EYE VIEW OF BOULDER CREEK RANCH

ATTACHMENT 5



APPLICANT(S): JIM & GAIL HASTY	**FILE NO(S):** SPR09-10210
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PROPOSAL: THE SITE PLAN REVIEW TO CONSTRUCT AN EVENT CENTER ON 103.0 ACRES	N

PICTURE OF TENT

ATTACHMENT 6

APPLICANT(S): JIM & GAIL HASTY	**FILE NO(S):** SPR09-10210
LOCATION: ON THE SOUTH SIDE OF LEMON STREET, 450 FEET EAST OF CHOICEANA AVENUE	**APN(S):** 0411-191-69
PROPOSAL: THE SITE PLAN REVIEW TO CONSTRUCT AN EVENT CENTER ON 103.0 ACRES	N

PICTURE OF STAGE AREA

ATTACHMENT 7

APPLICANT(S): JIM & GAIL HASTY	**FILE NO(S):** SPR09-10210
LOCATION: ON THE SOUTH SIDE OF LEMON STREET, 450 FEET EAST OF CHOICEANA AVENUE	**APN(S):** 0411-191-69
PROPOSAL: THE SITE PLAN REVIEW TO CONSTRUCT AN EVENT CENTER ON 103.0 ACRES	N 2-10

PLANNING COMMISSION

PICTURE OF PAVILLION

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ATTACHMENT 8

PLANNING DIVISION
9700 Seventh Avenue, Hesperia, California 92345
(760) 947-1224 FAX (760) 947-1304

MITIGATED NEGATIVE DECLARATION ND-2009-07
Preparation Date: January 7, 2011

Name or Title of Project: Site Plan Review (SPR09-10210)

Location: On the south side of Lemon Street, 450 feet east of Choiceana Avenue (APN: 0411-191-69).

Entity or Person Undertaking Project: Jim and Gail Hasty

Description of Project: The project includes a site plan review to establish an entertainment center.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no significant adverse environmental impacts to either the man-made or physical environmental setting with inclusion of the following mitigation measure and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

Mitigation Measure:

1. A pre-construction survey for the burrowing owl shall be conducted by a City approved, licensed biologist, no more than 30 days prior to commencement of grading.
2. In order to prevent traffic congestion for large events, a traffic and circulation plan is required to be prepared by the applicant and approved by the City. The project should coordinate traffic control measures with the City's Public Works Department.
3. The applicant shall water all unpaved areas as necessary to control dust.

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Hesperia Planning Department.

Public Review Period: January 12, 2011 to January 31, 2011

Public Hearing Date: February 10, 2011

Adopted by the City Council: n/a

Attest:

_____

DAVE RENO, AICP, PRINCIPAL PLANNER

CITY OF HESPERIA INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Site Plan Review (SPR09-10210)

2. **Lead agency name and address:**
City of Hesperia Planning Division, 9700 Seventh Avenue, Hesperia, CA 92345.

3. **Contact person and phone number:**
Daniel S. Alcayaga, AICP, Senior Planner (760) 947-1330.

4. **Project location:**
On the south side of Lemon Street, 450 feet east of Choiceana Avenue (APN: 0411-191-69).

5. **Project sponsor's name and address:**
Jim and Gail Hasty – 10451 Choiceana Avenue – Hesperia, CA 92345

6. **General plan & Zoning designation:**
The site is within the General Agricultural (A2) General Plan Land Use designation. The General Plan Land Use Plan identifies an overlay for Dam Inundation and FP-100 year – Flood Plain.

No development or activity will occur on portions within the FP-100 year – Flood Plain Overlay.

7. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary).

The project includes a site plan review to construct an entertainment center on 103.0 acres. The event center includes a 7,000 community center (covered patio), rebuilding a 4,000 square foot lodge, and outdoor stage for concerts adjacent to an existing 2-acre water pond. The location of the future lodge is being occupied with a 3,600 square foot tent.

8. **Surrounding land uses and setting:** (Briefly describe the project's surroundings.)
The site includes existing boarding stables, training barns, pipe corrals, and playground with tennis, basketball, and volleyball courts. The property also includes 12-acres of pastures, barns and trails. Animals kept on the property include horses, chickens, sheep, goats, pigs, turkeys, pheasant, rabbits and tortoise. The site has existing chicken coops and feeding bins. The existing orchard includes 1,000 fruit trees, 750 vines, and an organic vegetable garden. Vegetables and other foods produced on the property are sold on premises. The property contains two caretaker's quarters, storage bins, and a 2-acre pond.

Eight single-family homes exist to the west of the property along Choiceana Street. One single-family home with accessory structures exists on large lots on both side to the north and south. The Mojave River exists to the east.

9. **Other public agency whose approval is required** (e.g., permits, financing approval, or participation agreement.)
This project is subject to review and approval by the Mojave Desert Air Quality Management District, the Hesperia Water District, Southern California Edison, and Southwest Gas.

2-12
PLANNING COMMISSION

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agricultural Resources		Air Quality
	Biological Resources		Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation / Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

DETERMINATION: (Completed by the Lead Agency)

On the basis of this initial evaluation:

		"De minimis
	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.	

Signature _____ Date 1-7-11

Daniel S. Alcayaga, AICP, Senior Planner, Hesperia Planning Division

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off- as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting information sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question;

and

b) The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL IMPACTS:

ISSUES

I. AESTHETICS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista **(1)**?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway **(1 & 2)**?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings **(1 & 2)**			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area **(1, 2, 3 & 27)**?			X	

Comments.

The project includes approval of a site plan review to construct an entertainment center on 103.0 acres. Eight single-family homes exist to the west along Choiceana Avenue. One single-family home with accessory structures exists on large lots on both sides to the north and south. The Mojave River exists to the east. The site and its surroundings are not considered a scenic vista. The site is not in close proximity to historic buildings or a scenic highway. Therefore, the project will not have a significant impact on scenic resources, historic buildings, and scenic highway.

The existing equestrian activities occur during the day. If events occur at night hours, they would occur indoors in the community center and/or lodge. The site plan review includes an outdoor stage for concerts. Per City policy, lights generated by outdoor concerts or any part of the facility would have to be shielded and directed downwards **(1)**. Lights are also required to be placed and directed away from residential properties. Therefore, development of the project would have a less than significant impact upon aesthetics.

The Environmental Impact Report (EIR) for the 2010 General Plan Update addressed development to the maximum build-out of the General Plan **(35)**. This project is consistent with the General Plan and the project site is not adjacent to sensitive land uses. Further, any light which faces a residentially designated area shall be hooded and directed downward. Based upon these regulations, the use will not adversely affect day or nighttime views in the area. Therefore, approval of the proposed use will not have a negative impact upon aesthetics.

II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and State Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use **(4)**?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract **(5)**?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use **(5)**?				X

Comments.
The site is not within the area designated by the State of California as Prime Farmland, "Unique farmland," Farmland of Statewide Importance, or land subject to a Williamson Act contract as shown on the maps prepared by the California Resources Agency **(4 & 5)**. The soil at this location is classified by the U.S. Soil Conservation Service as *Lucerne sand loam, two to nine percent slopes.* This soil is limited by moderate soil blowing hazards and water intake rate **(4)**.

A ranch is permitted in the A-2 zone; and the entertainment center portion of the ranch requires approval of a site plan review. The majority of uses proposed already exist including boarding stables, training barns, pipe corrals, 12-acres of pastures, two barns, and trails. Animals kept on the property include horses, chickens, sheep, goats, pigs, turkeys, pheasant, rabbits and tortoise. The site has existing chicken coops and feeding bins. The existing orchard includes 1,000 fruit trees, 750 vines, and an organic vegetable garden. Vegetables and other foods produced on the property will be sold on premises. In addition, the site is presently zoned General Agricultural General Plan Land Use designation, which allows for residential developments and general agricultural uses. Therefore, the proposed project will not have an impact upon agricultural resources.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan **(6)**?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation **(6)**?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors) **(6)**?			X	
d) Expose sensitive receptors to substandard pollutant concentrations **(2 & 6)**?			X	
e) Create objectionable odors affecting a substantial number of people **(2)**?				X

Comments.
The City of Hesperia is within the Mojave Desert Air Basin (MDAB), which is responsible for managing air quality. The MDAB Air quality management plan utilized the City's local planning documents to develop the measures which should be implemented to achieve the air quality attainment goals. Since the project is allowed by local land use plans, it is considered compatible with air quality management plans **(6)**. All uses identified within the Hesperia General Plan are classified as area sources by the Mojave Desert Air Quality Management District **(6)**. Programs have been established in the 1991 Air Quality Attainment Plan which addresses emissions caused by area sources.

Both short-term (construction) emissions and the long-term (operational) emissions associated with the project were considered. Short-term airborne emissions will occur during the construction phase related to demolition, site preparation, land clearance, grading, excavation, and building construction; which will result in fugitive dust emissions. Also, equipment emissions, associated with the use of construction equipment during site preparation and construction activities, will generate emissions. These impacts will be addressed through a condition of approval that requires the developer to implement dust control measures consistent with the Mojave Desert Planning Area Rule Book Section 403.2 **(6)**, which would also address requirements of the Air Quality Management Plan's PM_{10} Program. In addition, the contractor will be required to obtain all pertinent operating permits from the Mojave Desert Air Quality Management District (MDAQMD) for any equipment requiring such permits.

Long-term emissions refer to those air quality impacts that occur after construction has been completed and these impacts will continue over the operational life of the development. The long-term air quality impacts associated with this project is mainly associated with mobile emissions created by motor vehicles. As a condition of approval, the project is required to pave Lemon Street from approximately 1,300 feet east of the intersection of Choiceana Avenue and Lemon Street. In addition, drive aisles and parking areas are required to be graveled and watered on the days of the event to reduce dust. Therefore, the project's impact upon air quality would be less than significant.

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality. Sensitive receptors typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. These population groups are generally more sensitive to poor air quality. Carmel Elementary, the closest school, is located one mile to the north. However, there is sufficient distance between the school and the project so as not to create an air quality impact.

At times the project may have a temporary impact upon air quality during construction as well as when the event center is operational resulting in the potential for blowing dust associated with ground disturbances. The Building and Safety Division dust control measures include limited grading and site watering during construction. As a further safeguard against the potential for blowing dust, site watering shall be continued as needed to prevent nuisance dust in accordance with the mitigation measure on page 20.

Based on the parking analysis, the site is required a total of 260 parking spaces if the tent (lodge), pavilion, and stage area are operating simultaneously. The site plan shows 388 parking spaces. Trails are proposed on the site to encourage walking within the site. Consequently, completion project is not expected to create a significant increase in air quality.

The General Plan Update identifies large areas where future residential, commercial, industrial, and institutional development will occur. The GPUEIR analyzed the impact to air quality upon build-out of the General Plan. Based upon this analysis, the City Council adopted a finding of a Statement of Overriding Considerations dealing with air quality impacts **(39)**. As part of the General Plan Update Environmental Impact Report (GPUEIR), the impact of the proposed project to the maximum intensity permitted by the Land Use Plan was analyzed. The projected number of vehicles trips associated with this project is analyzed within Section XV. Transportation/Traffic. The number of vehicle trips will not exceed the number of vehicle trips expected for project on this site, based upon the GPUEIR. Further, the impact of the event center does not meet any threshold which requires air quality analysis or mitigation under the Air Quality Attainment Plan **(38)**. Inasmuch as this project is consistent with the General Plan Land Use Plan, no additional impact upon air resources beyond that previously analyzed would occur. Consequently, the proposed project will not have a significant negative impact upon air quality, with imposition of mitigation measures.

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service **(1, 7, 9 & 34)**?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service **(1, 7 & 9)**?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means **(1)**?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites **(1)**?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance **(8 & 35)**?		X		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan **(8 & 9)**?				X

Comments.
The project site is located in an area listed as Category 3 (Low) habitat for the desert tortoise by the United States Bureau of Land Management **(9)**. This classification indicates that the site is within the historical range of the Desert Tortoise and the probability of finding a Desert Tortoise is low. The entire site has been previously graded and already disturbed. The site consists of existing boarding stables, training barns, pipe corrals, 12-acres of pastures, two barns, storage sheds, 2-acre pond, and trails. The site is developed with an existing playground area with tennis, basketball, and volleyball courts. Animals kept on the property include horses, chickens, sheep, goats, pigs, turkeys, pheasant, rabbits and tortoise. The site has existing chicken coops and feeding bins. The existing orchard includes 1,000 fruit trees, 750 vines, and an organic vegetable garden. There is no potential for the project to impact biological resources as the property has already been graded and disturbed. Due to the unpredictability of the burrowing owl, a pre-construction survey shall be conducted by a City approved, licensed biologist, no more than 30 days prior to commencement of any ground disturbance. The mitigation measure is listed on page 20.

The project site is not within the boundary of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The General Plan Background Technical Report identifies two sensitive vegetation communities **(40)**. These vegetation communities, the Southern Sycamore Alder Woodland and Mojave Riparian Forest communities, exist within the Rancho Las Flores Specific Plan and vicinity **(40)**. The project site is located approximately five miles to the north within the developed portion of the City. Consequently, approval of the site plan review will not have an impact upon biological resources, subject to the enclosed mitigation measures.

V. CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 **(10)**?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 **(10)**?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature **(10)**?				X
d) Disturb any human remains, including those interred outside of formal cemeteries **(10)**?				X

Comments.
The project site does not contain sacred or religious uses **(10)**. The property has been previously graded and disturbed. As a condition of approval, if excavating occurs 5 feet below the ground level then an archeologist is required to be present on-site to monitor for any cultural sensitive resources. Consequently, the impact upon cultural resources associated with the project is considered not significant.

VI. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42 **(11)**.				X
ii) Strong seismic ground shaking **(12)**?			X	
iii) Seismic-related ground failure, including liquefaction **(4 & 13)**?				X
iv) Landslides **(14)**?				X
b) Result in substantial soil erosion or the loss of topsoil **(4 & 14)**?				X
c) 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 **(4 & 13)**?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property **(4 &13)**?				X

Comments.
No known or suspected fault traces are located within the Hesperia Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Special Studies Zones **(11)**. The City is located in an area with a high potential for severe ground shaking **(12)**. As a function of obtaining a building final, the proposed structures will be built in compliance with the Hesperia Municipal Code and the Building Code **(15)**, which ensures that the buildings will adequately resist the forces of an earthquake. In addition, prior to issuance of a building permit, a soil study is required to be provided, which shall be used to determine the load bearing capacity of the native soil. Should the load bearing capacity be determined to be inadequate, compaction or other means of improving the load bearing capacity shall be provided in accordance with all development codes to assure that all structures will not be negatively affected by the soil. Consequently, the impact upon geology and soils associated with the proposed development is considered less than significant.

VII. GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment **(31)**?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases **(31, 32 & 33)**?			X	

Comments.
Assembly Bill 32 requires the California Air Resources Board (CARB) to develop regulations and market mechanisms that will ultimately reduce California's greenhouse gas emissions to 1990 levels by 2020. In addition, Senate Bill 97 requires that all local agencies analyze the impact of greenhouse gases under CEQA and task the Office of Planning and Research (OPR) to develop CEQA guidelines "for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions..."

On April 13, 2009, OPR submitted to the Secretary for Natural Resources its proposed amendments to the state CEQA Guidelines for greenhouse gas emissions, as required by Senate Bill 97 (Chapter 185, 2007). The Natural Resources Agency forwarded the adopted amendments and the entire rulemaking file to the Office of Administrative Law (OAL) on December 31, 2009. On February 16, 2010, OAL approved the Amendments, which became effective on March 18, 2010 **(73)**. This initial study has incorporated these March 18, 2010 Amendments.

Lead agencies may use the environmental documentation of a previously adopted Plan to determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements of the Plan or mitigation program under specified circumstances. As part of the General Plan Update, the City adopted a Climate Action Plan (CAP)**(31)**. The CAP provides policies along with implementation and monitoring which will enable the City of Hesperia to reduce greenhouse emissions 29 percent below business as usual by 2020, consistent with AB 32 **(32)**.

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials **(2)**?				X

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment **(2)**?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school **(1 & 2)**?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment **(1)**?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area **(16)**?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area **(16)**?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan **(17)**?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands **(1 & 18)**?				X

Comments.

The proposed project does not involve the transport, use, or disposal of hazardous materials **(2)** and is consistent with the Hesperia Emergency Evacuation Plan **(17)**. The project site is not located within a safety area for the Hesperia Airport. In addition, noise attenuation would not be required, due to the distance of the proposed residences from the airport.

The following is a list of the facilities identified on the County's list of hazardous sites:

- 14651 Cedar, 92345 - Lake Silverwood SRA
- 18525 Bear Valley Road, 92345 - Mojave Rock and Sand
- 13105 W. Main Street, 92345 - Shell Service Station
- 15787 W. Main Street, 92345 - Goodyear Tire & Rubber
- 15853 Main Street, 92345 - Service Station
- 11612 Mariposa, 92345 - US Rentals
- 9531 E. Santa Fe Street, 92345 - Hesperia Towing

The project site is not listed in any of the following hazardous sites database systems, so it is unlikely that hazardous materials exist on-site:

- National Priorities List www.epa.gov/superfund/sites/query/basic.htm. List of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States. There are no known National Priorities List sites in the City of Hesperia.
- Site Mitigation and Brownfields Reuse Program Database www.dtsc.ca.gov/database/Calsites/Index.cfm. This database (also known as CalSites) identifies sites that have known contamination or sites that may have reason for further investigation. There are no known Site Mitigation and Brownfields Reuse Program sites in the City of Hesperia.

- Resource Conservation and Recovery Information System www.epa.gov/enviro/html/rcris/rcris_query_java.html. Resource Conservation and Recovery Information System is a national program management and inventory system of hazardous waste handlers. There are 53 Resource Conservation and Recovery Act facilities in the City of Hesperia, however, the project site is not a listed site.
- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) (http://cfpub.epa.gov/supercpad/cursites/srchsites.cfm). This database contains information on hazardous waste sites, potentially hazardous waste sites, and remedial activities across the nation. There is one Superfund site in the City of Hesperia, however, the project site is not located within or adjacent to the Superfund site.
- Solid Waste Information System (SWIS) (http://www.ciwmb.ca.gov/SWIS/Search.asp). The SWIS database contains information on solid waste facilities, operations, and disposal sites throughout the State of California. There are three solid waste facilities in the City of Hesperia, however the project site is not listed.
- Leaking Underground Fuel Tanks (LUFT)/ Spills, Leaks, Investigations and Cleanups (SLIC) (http://geotracker.waterboards.ca.gov/search/). This site tracks regulatory data about underground fuel tanks, fuel pipelines, and public drinking water supplies. There are fourteen LUFT sites in the City of Hesperia, six of which are closed cases. The project site is not listed as a LUFT site and there are no SLIC sites in the City of Hesperia.
- There are no known Formerly Used Defense Sites within the limits of the City of Hesperia. Formerly Used Defense Sites http://hq.environmental.usace.army.mil/programs/fuds/fudsinv/fudsinv.html.

Consequently, the proposed development would not pose a health hazard to future residents.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements **(2 &19)**?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted) **(2)**?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site **(2)**?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site **(1)**?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff **(2)**?				X
f) Otherwise substantially degrade water quality **(2)**?				X

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map **(2 & 21)**?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows **(2 & 22)**?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam **(2 & 21)**?				X
j) Inundation by seiche, tsunami, or mudflow **(1 & 23)**?				X

Comments.
The property has been previously disturbed and graded. According to a preliminary drainage study, the eastern portion of the site is within the FEMA Zone A. Recently, the FEMA boundary line was relocated easterly away from the project. Therefore, the project is entirely outside the FEMA Zone A.

There is a local facility identified on the Hesperia Master Plan of Drainage that currently runs through the property that is bisected by an existing 2-acre pond. The master plan is based on historical information. However, this pond has existed on the property for some time based on aerial photos taken in 1994. The drainage study recommends that conveyance of off-site flows and drainage from the project should be consistent with the City's Master Plan of Drainage. A condition of approval requires a final drainage report to be submitted to the City's Engineering Division for review and approval. The report should indicate how the off-site drainage flows will be conveyed through the property. Also, drainage created on-site beyond that which has occurred historically, would be detained in a City approved drainage system in accordance with City of Hesperia Resolution 89-16.

As a condition of approval, the developer is required to apply for the NPDES (National Pollutant Discharge Elimination System) permit with the Regional Water Quality Control Board and pay applicable fees. As a condition of approval, the developer is required to provide a Storm Water Pollution Prevention Plan (SWPPP), which addresses the method of storm water run-off collection during construction. Therefore, the impact upon hydrology and water quality associated with the proposed development is considered less than significant.

IX. LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community **(1)**?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect **(3 & 5)**?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan **(9 & 24)**?				X

Comments.
The General Plan Land Use designation is A-2 **(5).** A ranch is permitted in the A-2 zone; and the entertainment center is permitted with approval of a site plan review. The eastern portion of the property is within the Floodway zone. No development would occur in the portions of the property within the floodway zone.

The site is currently vacant a ranch **(1)**. Therefore, the use will not physically divide an established community. The project site is not within the boundary of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The General Plan Background Technical Report identifies two sensitive vegetation communities **(44)**. These vegetation communities, the Southern Sycamore Alder Woodland and Mojave Riparian Forest community, exist within the Rancho Las Flores Specific Plan and vicinity **(44)**. The project site is located approximately five miles north of this specific plan within the developed portion of the City. Therefore, development of the project would have a less than significant impact upon land use and planning.

X. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state **(33)**?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan **(33)**?				X

Comments.
According to data in the Conservation Element of the City's General Plan, no naturally occurring important mineral resources occur within the project site **(33)**. Known mineral resources within the City and sphere include sand and gravel, which are prevalent within wash areas and active stream channels. Sand and gravel is common within the Victor Valley. Although the project contains a wash, which contains sand and gravel, the mineral resources within the property are not unique locally or regionally and need not be preserved. Consequently, the proposed site plan review would not have an impact upon mineral resources.

XI. NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies **(2, 16, & 26)**?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels **(2 & 26)**?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project **(2 & 26)**?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project **(2)**?			X	

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels **(16)**?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels **(16)**?				X

Comments.
Construction noise levels associated with any future construction activities would be slightly higher than the existing ambient noise levels in the vicinity of the project site. However, the construction noise would subside once construction is completed. Construction activities are restricted to between 7:00 A.M. and 10:00 P.M., Monday through Friday. Therefore, the short-term impact by construction activities to adjacent properties is considered less than significant. **(2)**. The project must adhere to the requirements of the City of Hesperia Noise Ordinance. The site plan review includes an outdoor stage for concerts. Per City policy, noise generated by the stage for concerts or any part of the facility would have to comply with the City's Noise Ordinance **(1)**.

Certain activities are particularly sensitive to noise including sleeping, studying, reading, leisure, and other activities requiring relaxation or concentration. Hospitals and convalescent homes, churches, libraries, schools, and childcare facilities are also considered noise-sensitive uses. Finally, residential and school uses are considered to be noise-sensitive land uses. Carmel Elementary, the closest school, is located one mile to the north. The project will not impact the sensitive receptors by adhering to the noise requirements of the City of Hesperia Noise Ordinance. Therefore, the area impacts by noise generated by the project are less than significant.

The General Plan Update identifies areas where future residential, commercial, industrial, and institutional development will occur. The GPUEIR analyzed the noise impact upon build-out of the General Plan to the maximum allowable intensity permitted by the Land Use Plan. Based upon the analysis, the City Council adopted a finding of a Statement of Overriding Considerations dealing with noise impacts **(39)**. Inasmuch as this project is consistent with the General Plan Land Use Plan, no additional noise impact beyond that previously analyzed would occur.

XII. POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) **(1 & 5)**?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere **(1 & 2)**?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere **(1)**?				X

Comments.
The project does not intend to build any residential uses that would increase population or create a demand for additional housing. According the City's Economic Development Department, jobs created by the project will most likely be filled by local residents as local jobs are needed in Hesperia. Therefore, the project will not create a demand for housing for workers. No alteration or change in the distribution of human population will occur. In regards to the project's growth inducing impacts, the site is currently served by water and other utility systems. Therefore, the project would not require the extension of major improvements to existing public facilities.

XIII. PUBLIC SERVICES.	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for the new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services **(1)**:			X	
Fire protection?			X	
Police protection?			X	
Schools?				X
Parks?				X
Other public facilities?			X	

Comments.
The proposed project will result in an increase in public services **(2)**. However, development impact fees are collected and assessed at the time that building permits are issued for construction for new developments **(28)**. These fees are designed to ensure the appropriate levels of capital resources necessary to serve any future development.

XIV. RECREATION.	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated **(2)**?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment **(1 & 2)**?				X

Comments.
The ranch includes private recreational facilities and does not create additional needs for recreational facilities **(2)**.

XV. TRANSPORTATION / TRAFFIC. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections) **(2)**?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways **(29)**?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks **(16)**?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) **(2)**?				X
e) Result in inadequate emergency access **(2)**?				X
f) Result in inadequate parking capacity **(2)**?				X

Comments.
The number of vehicle trips generated by the project will change weekly due to a variety of scheduled events. Based on the parking analysis, the site is required a total of 260 parking spaces if the tent (lodge), pavilion, and stage area are operating simultaneously. The site plan shows 388 parking spaces.

In order to prevent traffic congestion for large events, a traffic and circulation plan is required to be approved by the City. The plan should consider street closures to utilize Lemon Street to "I" Avenue and/or Choiceana Avenue to Willow Street and Rock Springs Road. The project is also required to coordinate traffic control measures with the City's Public Works Department. The mitigation measure is listed on page 20.

The City's Circulation Plan is consistent with the Congestion Management Program (CMP) for San Bernardino County **(64)**. The CMP requires a minimum Level Of Service (LOS) standard of "E." When a jurisdiction requires mitigation to a higher LOS, then the jurisdiction's standard takes precedence. The Circulation Element requires a minimum LOS of D for street segments instead of LOS E. The Element also strives to maintain a LOS of C or better on roadways which exhibit an LOS better than D. The LOS of roads utilized by the project will not be affected by the limited number of vehicle trips to be created by this use as analyzed within the Transportation/Traffic Section.

The General Plan Update identifies areas where future residential, commercial, industrial, and institutional development will occur. The GPUEIR analyzed the impact upon transportation at build-out of the General Plan to the maximum allowable density permitted by the Land Use Plan. Based upon the analysis, the City Council adopted a finding of a Statement of Overriding Considerations dealing with transportation impacts **(39)**.

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board **(19)**?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects **(19)**?			X	
c) Require or result in the construction of new storm water drainage facilities, the construction of which could cause significant environmental effects **(2 & 19)**?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed **(314 & 31)**?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments **(19)**?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs **(32)**?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste **(32)**?				X

Comments.
The site is currently served by water and other utility systems. The project will cause an increase in the use of water. However, the increase will not exceed current levels of water production **(20)**. The Mojave Water Agency (MWA) has adopted a regional water management plan for the Mojave River basin. The Plan references a physical solution that forms part of the Judgment in City of Barstow, et. al. vs. City of Adelanto, et. al. , Riverside Superior Court Case No. 208548, an adjudication of water rights in the Mojave River Basin Area (Judgment). Pursuant to the Judgment and its physical solution, the overdraft in the Mojave River Basin is addressed, in part, by creating financial mechanisms to import necessary supplemental water supplies.

The MWA has obligated itself under the Judgment "to secure supplemental water as necessary to fully implement the provisions of this Judgment." Based upon this information the project will not have a significant impact on water resources not already addressed in the Judgment or the City's Urban Water Management Plan (UWMP) adopted in 1998. Furthermore, in a letter dated May 21, 1997 from the MWA's legal counsel confirmed for the City that the physical solution stipulated to by the Hesperia Water District provides the mechanism to import additional water supplies into the basin. Thus, the Judgment and physical solution adequately mitigates the additional water needs for the project. In addition, development considered under the City's General Plan Program EIR has been accounted for in the UWMP. In addition, the MWA recommends utilization of interior water conservation measures such as low flow plumbing fixtures. The MWA further states that "(t)his factor (water demand) should be given careful consideration before making significant (underlined for emphasis) commitments to increased water use" **(31)**.

In a cumulative sense, any project will increase groundwater overdraft due to new demand. In response to the use of low flow plumbing fixtures, those are already required region-wide by the State Appliance Efficiency Standards in Title 20, thus ensuring this project, as well as all others within the Mojave River Basin, will reduce the water demand of new facilities. Section 15206 of the CEQA Guidelines identifies projects having regional significance. The project does not constitute a project of regional significance pursuant to CEQA.

The waste disposal hauler for the City has increased the capacity of its Materials Recovery Facility (MRF) to 600 tons per day in order to accommodate future development. Currently, about 400 tons of solid waste is currently generated by the City per day **(45 & 46)**. The City is in good standing with the California Integrated Waste Management Act of 1989, which requires that 50 percent of the solid waste within the City be recycled **(45 & 46)**.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse affects on human beings, either directly or indirectly?			X	

Comments.
Based upon the analysis in this initial study, a Negative Declaration may be adopted. Development of this project will have a minor effect upon the environment. These impacts are only significant to the degree that mitigation measures are necessary.

XVIII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

The Certified General Plan Environmental Impact Report.

a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.

b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.

c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

The following mitigation measure is recommended as a function of this project:

1. A pre-construction survey for the burrowing owl shall be conducted by a City approved, licensed biologist, no more than 30 days prior to commencement of grading.
2. In order to prevent traffic congestion for large events, a traffic and circulation plan is required to be prepared by the applicant and approved by the City. The project should coordinate traffic control measures with the City's Public Works Department.
3. The applicant shall water all unpaved areas as necessary to control dust.

Authority: Public Resources Code Sections 21083 and 21087.

REFERENCES

(1) Aerial photos of the City of Hesperia flown in 2009 and on-site field investigations conducted in 01/11.

(2) Site Plan Review (SPR09-10210) application and related materials.

(3) Chapter 16.16 of the Hesperia Municipal Code, General Agricultural Zone District.

(4) United States Soil Conservation Service Soil Survey of San Bernardino County, California, Mojave River Area, Page 44 and Map Sheet No. 31.

(5) Current Official City of Hesperia General Plan Land Use map

(6) Personal communication with Alan De Salvio, Air Quality Specialist, Mojave Desert Air Quality Management District.

(7) Section 3.0 of the 2010 City of Hesperia General Plan Open Space Element, pages OS-13 thru OS-27.

(8) Chapter 16.24 of the Hesperia Municipal Code, Article II. Desert Native Plant Protection.

(9) 1988 United States Bureau of Land Management California Desert Conservation Area and 1991 City of Hesperia Conservation Element, Figure CN-4.

(10) Cultural Resource Sensitivity Map Exhibit 5b of the 2010 City of Hesperia General Plan Update Cultural Resource Element background technical report.

(11) Section 7 of the 2010 City of Hesperia General Plan Update Cultural Resource Element background technical report, pages 61 and 62.

(12) Letter dated September 25, 2006 from Dave Singleton of the Native American Heritage Commission within Appendix B of the 2010 City of Hesperia General Plan Update Cultural Resource Element background technical report.

(13) 2010 City of Hesperia General Plan Safety Element

(14) Section 3.0 of the 2010 City of Hesperia General Plan Safety Element, pages SF-5 thru SF-8.

(15) 2010 California Building Code.

(16) 1991 City of Hesperia Airport Comprehensive Land Use Plan, Figure 1-5 and pages 23-36.

(17) 1989 City of Hesperia Disaster Preparedness Plan.

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(19) Environmental plans and policies of the San Bernardino County Department of Environmental Health Services, the Lahontan Regional Water Quality Control Board, the Mojave Desert Air Quality Management District, the Hesperia Water District, the Hesperia Unified School District, Southern California Edison, Southwest Gas and the Hesperia Fire Department.
(20) 1993 Final Environmental Impact Report for the Hesperia Redevelopment Project, Pages 4-171 & 4-172.
(21 - 25) Intentionally Left Blank

(26) 2010 City of Hesperia General Plan Noise Element Noise Element Technical Appendix.

(27) Chapter 16.20 of the Hesperia Municipal Code, Article V. General Performance Standards.

(28) 1991 City of Hesperia Ordinance 180 entitled "An Ordinance of the City Council of the City of Hesperia, California, Establishing a Development Impact Fee for all New Residential, Commercial, and Industrial Structures" and Resolution No. 2007-110 on November 20, 2007.
(29) 2010 City of Hesperia General Plan Circulation Element.

(30) 1993 Final Environmental Impact Report for the Hesperia Redevelopment Project, Pages 4-171/172.
(31) Mojave Water Agency letter dated March 27, 1996.

(32) California Integrated Waste Management Act (AB 939).

(33) Section 3.0 of the 2010 City of Hesperia General Plan Update Conservation Element, page CN-20.
(34) Preliminary Drainage Study prepared by DGRK, Inc. dated July 2, 2007

(35) 2010 City of Hesperia General Plan Update Environmental Impact Report (GPUEIR)

(36) Mojave Water Agency letter dated March 27, 1996.

(37) California Integrated Waste Management Act (AB 939).

(38) Mojave Desert Air Quality Management District, Federal Particulate Matter (PM10) Attainment Plan, July 31, 1995.
(39) Statement of overriding considerations for the 2010 City of Hesperia General Plan Update Environmental Impact Report (GPUEIR).
(40) Section 3.2 of the 2010 City of Hesperia General Plan Update Conservation Element background technical report, pages 8 and 9.
(41) Section 15183.5 – Tiering and Streamlining the Analysis of Greenhouse Gas Emissions, March 010 Amendments to the Guidelines for Implementation of the California Environmental Quality

(42) Section 1 of the 2010 City of Hesperia General Plan Update Climate Action Plan, page 1.
(43) Section 3 of the 2010 City of Hesperia General Plan Update Climate Action Plan, page 18.

(44) Section 3.2 of the 2010 City of Hesperia General Plan Update Conservation Element background technical report, pages 8 and 9.
(45) 2009 California Department of Resources, Recycling and Recovery Annual AB939 Report.
(46) Quarterly data of the San Bernardino County Disposal Reporting System for the 2nd quarter 2010.

ATTACHMENT 9

RESOLUTION NO. PC-2011-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A SITE PLAN REVIEW TO ESTABLISH AN EVENT CENTER ON A PORTION OF 103 ACRES LOCATED ON THE SOUTH SIDE OF LEMON STREET, 450 FEET EAST OF CHOICEANA AVENUE (SPR09-10210).

WHEREAS, Jim and Gail Hasty, have filed an application requesting consideration of Site Plan Review SPR09-10210, described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to a portion of 103 acre lot within the General Agricultural (A-2), located on the south side of Lemon Street, 450 feet east of Choiceana Avenue and consists of Assessor's Parcel Number 0411-191-69; and

WHEREAS, the Application, as contemplated, proposes a site plan review to establish an event center; and

WHEREAS, the property includes existing equestrian and agricultural activities. The equestrian portion of the property includes boarding stables, training barns, and pipe corrals. The agricultural portion of the property includes 12-acres of pastures, barns, chicken coops, feeding bins, an orchard and a vineyard. The site includes a playground with tennis, basketball, and volleyball courts. The property also contains two caretaker's quarters, storage bins, and a 2-acre pond. Single-family homes exist to the north, south, and west of the property. The Mojave River exists to the east; and

WHEREAS, the property is designated General Agricultural (A-2) by the General Plan Land Use Map. The properties to the north and south are also designated A-2. The properties to the west are designated Limited Agricultural (A-1). The properties to the east are outside City limits; and

WHEREAS, an environmental Initial Study for the proposed site plan review was completed on January 7, 2011, and no significant adverse impacts were identified. Mitigated Negative Declaration ND-2009-07 was subsequently prepared; and

WHEREAS, on March 10, 2011, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Application, and concluded said hearing on that date. The item was continued from the Planning Commission meeting of February 10, 2011; 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 March 10, 2011, hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

(a) The site for the proposed use is adequate in size and shape to accommodate the proposed use, because the site can accommodate all proposed improvements, without infringing on City requirements. The site is approximately 103 acres and can accommodate the event center. On-site improvements required by the Hesperia Development Code can be constructed on the property including 260 parking spaces and a minimum 26-foot wide drive aisles. The event center also meets all of the San Bernardino County Fire Department standards for fire lanes, two-points of access, fire truck turn-around, fire department connections/post indicator valves (FDC/PIV) and fire hydrants. The proposed event center will also comply with all state and federal regulations, including handicapped accessibility requirements.

(b) The proposed use will not have a substantial adverse effect on abutting property, or the permitted use thereof because the proposed event center is consistent with the City's General Agricultural General Plan Land Use designation with approval of the site plan review and conditions of approval. The event center is required to comply with conditions of approval pertaining to noise, dust, trash and light control to limit the project's impact on adjacent residential properties. The City has established Traffic Impact Mitigation Fee Program to fund the construction of traffic improvements to maintain adequate levels of service standards. The applicant is required to pay all applicable City development impact fees towards these improvements.

(d) The proposed use is consistent with the goals, policies, standards and maps of the Development Code and all applicable codes and ordinances adopted by the City of Hesperia. The proposed event center is permitted in the A-2 zone with approval of a site plan review. The development complies with standards for driveway aisles, parking, building heights, fire lanes and turn-arounds, and loading areas. The development complies with Americans with Disability Act (ADA) by providing 7 accessible parking spaces with loading areas and a 3-foot-wide path of travel to the streets, parking spaces, and all buildings. The buildings associated with the event center will be constructed pursuant to the California Building and Fire Codes and adopted amendments. The event center must comply with the condition of approval for off-site and on-site improvements required prior to grading and building construction and prior to issuance of a Certificate of Occupancy.

(e) Approval of the project will not be detrimental to the public health, safety, or welfare as the buildings and structures will be constructed pursuant to the California Building and Fire Codes and adopted amendments. The development complies with Americans with Disability Act (ADA) by providing 7 accessible parking spaces with loading areas and a 3-foot-wide path of travel to Lemon Street, parking spaces, and all buildings associated with the event center.

(f) The site for the proposed use will have adequate access based upon the site's current accessibility to Lemon Street and Choiceana Avenue. The City has established a Traffic Impact Mitigation Fee Program as part of the

Development Impact Fee (DIF) to fund the construction of traffic improvements to maintain adequate levels of service. The applicant is required to pay all applicable City development impact fees towards these improvements.

(g) The proposed development is consistent with and promotes the goals and policies of the General Plan.

Section 3. The Planning Commission hereby finds that there will be no significant environmental impacts resulting from the project.

Section 4. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves of SPR09-10210, subject to the Conditions of Approval as set forth in ATTACHMENT "A."

Section 5. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 10th day of March 2011.

Chris Elvert, Chair, Planning Commission

ATTEST:

Kathy Stine, Secretary, Planning Commission

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ATTACHMENT 'A'

List of Conditions for Site Plan Review SPR09-10210

Approval Date: March 10, 2011
Effective Date: February 22, 2011
Expiration Date: February 22, 2014

This list of conditions apply to a Site Plan Review to establish an event center on 103 acres zoned A-2 located 300 feet east of Choiceana Avenue on the south side of Lemon Street. Any change of use or expansion of area may require approval of a revised site plan review application (Applicant: Jim and Gail Hasty; APN: 0414-191-69).

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

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

SUBMITTAL OF PUBLIC IMPROVEMENT PLANS SHALL INCLUDE THE FOLLOWING:

___ _____ 1. **Final Map.** These conditions assume PM-19265 will be recorded. Therefore, 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 66434 of the Subdivision Map Act as well as the San Bernardino County Surveyor's Office Final Map Standards. (E)

___ _____ 2. **Drainage Study.** The Applicant shall submit a Final Hydrology / Hydraulic study identifying the method of collection and conveyance of tributary flows from off-site as well as the method of control for increased run-off generated on-site. (E)

___ _____ 3 **Geotechnical Report.** The Applicant shall provide two copies of the soils report with the grading plan. The soils report shall substantiate with all grading, building, and public improvement plans. In addition, a percolation report shall be performed to substantiate the percolation of the on-site drainage retention areas. Include "R" value testing and pavement recommendations for public streets (E, B)

___ _____ 4. **Title Report.** The Applicant shall provide a complete title report 90-days or newer from the date of submittal. (E)

___ _____ 5. **NPDES.** The Applicant shall apply for the required NPDES (National Pollutant Discharge Elimination System) permit with the Regional Water Quality Control Board and pay applicable fees. (E)

___ _____ 6. **Storm Water Pollution Prevention Plan.** The Applicant shall provide a Storm Water Pollution Prevention Plan (SWPPP), which addresses the method of storm water run-off control during construction. This condition shall not be required if an agricultural exception can be made by the Lahonton Regional Water Quality Board. (E)

___ _____ 7. **Utility Non-interference / Quitclaim Document(s).** The Applicant shall provide non-interference and or quitclaim letter(s) from *any* applicable utility agencies for *any* utility easements that affect the proposed project. All documents shall be subject to review and approval by the Engineering Department and the affected utility agencies. **The improvement plans will not be accepted without the required documents and approval from the affected agencies.** (E)

___ _____ 8. **Plan Check Fees.** Along with improvement plan submittal, the Applicant shall pay applicable plan-checking fees. **Improvement Plans and requested studies shall be submitted as a package. (E)**

___ _____ 9. **Irrevocable Offer Of Dedication.** The Applicant shall submit an "Offer of Dedication" to the City's Engineering Department for review and approval. At time of submittal the Applicant shall complete the City's "application for document review" and pay all applicable fees. (E)

___ _____ 10. **Easement, (Water, Sewer or Storm Drain).** The Applicant shall submit a "Grant of Easement" to the City's Engineering Department for review and approval if needed. At time of submittal the Applicant shall complete the City's "application for document review" and pay all applicable fees. (E)

___ _____ 11. **Building Construction Plans.** Five complete sets of construction plans, prepared and wet stamped by a California licensed Civil or Structural Engineer or Architect, shall be submitted to the Building Division with the required application fees for review. These construction plans are for all existing buildings and structures without completed permits and inspections. (B)

___ _____ 12. **Indemnification.** As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether by the City Council, the Planning Commission, or other City reviewing authority), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing the approval or otherwise carrying out and performing work on Applicant's project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers,

employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The City's election to defend itself, whether at the cost of the Applicant or at the City's own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)

CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY:

___ _____ 13. **Approval of Improvement Plans.** All required improvement plans shall be prepared by a registered Civil Engineer per City standards and per the City's improvement plan checklist to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Development Services Department and Engineering Department for plan review with the required plan checking fees. All Public Works plans shall be submitted as a complete set. (E)

___ _____ 14. **Dedication(s).** The Applicant shall grant to the City an Irrevocable Offer of Dedication for Lemon Street. The right-of-way half-width for Lemon Street shall be sixty (60) feet. It is the Applicant's responsibility to obtain any additional Right-of-Way dedication needed to satisfy the 26' minimum paving requirement at no cost to the City. (E)

___ _____ 15. **Grant of Easement for Double Detector Check Valve.** The Applicant shall grant to the City an easement for *any* part of a required double-detector check valve that encroaches onto private property. (E)

___ _____ 16. **NPDES.** The Applicant shall provide a copy of the approved original NPDES (National Pollutant Discharge Elimination System) permit from the Regional Water Quality Control Board and provide a copy of fees paid. The copies shall be provided to the City's Engineering Department. (E)

___ _____ 17. **Storm Water Pollution Prevention Plan.** All of the requirements of the Storm Water Pollution Prevention Plan shall be incorporated and be in place prior to issuance of a grading permit. This condition shall not be required if an agricultural exception can be made by the Lahonton Regional Water Quality Board. (E)

___ _____ 18. **Grading Plan.** The Applicant shall design a Grading Plan with existing contours tied to an acceptable City of Hesperia benchmark. The grading plan shall indicate building "footprints" and proposed development of the retention basins, as a minimum. The site grading and building pad preparation shall include the recommendations provided by the Preliminary Soils Investigation. (E)

___ _____ 19. **Off-Site Grading Letter(s).** It is the Applicant's 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, along with the latest grant deed, must be submitted to the City's Engineering Department for plan check approval. (E)

___ _____ 20. **Drainage Acceptance Letter(s).** It is the Applicant's responsibility to obtain signed Drainage Acceptance Letters from *any* adjacent property owner's 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 City's Engineering Department for plan check approval. (E)

___ _____ 21. **On-site Retention.** The Applicant shall design / construct on-site retention facilities, which have minimum impact to ground water quality. This shall include maximizing the use of horizontal retention systems and minimizing the application of dry wells / injection wells. All dry wells / injection wells shall be 2-phase systems with debris shields and filter elements. All dry wells / injection wells shall have a minimum depth of 30' with a max depth to be determined by soils engineer at time of boring test. Per Resolution 89-16 the Applicant shall provide on-site retention at a rate of 13.5 Cu. Ft per every 100 Sq. Ft. of impervious materials. **Any proposed facilities, other than a City approved facility that is designed for underground storage for on-site retention will need to be reviewed by the City Engineer. The proposed design shall meet City Standards and design criteria established by the City Engineer. A soils percolation test will be required for alternate underground storage retention systems.** (E)

___ _____ 22. **Street Improvement Plan.** The Applicant shall design street improvements in accordance with City standards and as indicated below. (E)

___ _____ 23. **Lemon Street.** Construct twenty-six foot (26') asphalt pavement on Lemon Street from the end of the existing pavement to the first driveway, which is located approximately 600 feet east of Choiceana Avenue across the project frontage with a maximum grade of 12%. Where topographic constraints exist, the minimum width may be twenty (20') feet. The applicant shall construct an alternative section for the last 700 feet to the second driveway with a maximum grade of 10%. The alternative material is to be approved by the San Bernardino County Fire Department. The design shall be based on an acceptable centerline profile extending a minimum of 300 feet beyond the project boundaries where applicable. These improvements shall consist of:

A. 26' feet AC pavement (20' min. where constraints exist) and/or alternative section per City standards.
B. Roadway drainage device(s).
C. Pavement transitions per City Standards.
D. Design roadway sections per existing, approved street sections and City Standards.
E. Cross sections every 50-feet per City standards.
F. Traffic control signs and devices as required by the City Engineer.
G. Provide a signage and striping plan per City standards.
H. It is the Applicant's responsibility to obtain any off-site dedications for transition tapers including acceleration / deceleration tapers

per City standards. It is also the Applicant's responsibility to obtain any additional Right-of-Way dedication needed to satisfy the 26' minimum paving requirement at no cost to the City.

I. Relocate existing utilities as required. The Applicant shall coordinate with affected utility companies.

J. The remaining improvements of Lemon Street (additional pavement, curb, gutter, sidewalk and bike trail) may be deferred via a deferment agreement acceptable to the City.

___ _____ 24. **Utility Plan.** The Applicant shall design a Utility Plan for service connections and / or private hydrant and sewer connections. **Any existing water, sewer, or storm drain infrastructures that are affected by the proposed development shall be removed / replaced or relocated and shall be constructed per City standards at the Applicant's expense.** (E)

A. The Applicant shall design a Utility Plan for service connections and / or private water Fire connections shall be made per the requirements of the County of San Bernardino Fire Department.

B. The Applicant is not required to install sewer lines unless the proposed septic system cannot meet the Lahonton Regional Water Quality Board's requirements or the City of Hesperia's EDU requirements.

___ _____ 25. **Fish & Game Fee.** The applicant shall submit a check to the City in the amount of $2,094.00 payable to the Clerk of the Board of Supervisors of San Bernardino County to enable the filing of a Notice of Determination. (P)

___ _____ 26. **Cultural Resources.** If excavating occurs 5 feet below the ground level then an archeologist is required to be present on-site to monitor for any cultural sensitive resources. All cultural resources discovered shall be handled in accordance with state and federal law. A report of all resources discovered as well as the actions taken shall be provided to the City prior to issuance of a Certificate of Occupancy. (P)

___ _____ 27. **Pre-construction Survey.** A pre-construction survey for the burrowing owl shall be conducted by a City approved and licensed biologist, no more than 30 days prior to ground disturbance. (P)

___ _____ 28. **Pre-construction Meetings.** Pre-construction meetings shall be held between the City, the Applicant, grading contractors, and special inspectors to discuss permit requirements, monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B, P)

___ _____ 29. **Design for Required Improvements.** Improvement plans for off-site and on-site improvements shall be consistent with the plans approved as part of this site plan review application with the following revisions made to the improvement plans:

A. A three-foot wide handicapped accessible route of travel shall be extended to, and interconnected with, all facilities that are public accommodations. The compaction of the path of travel shall be a minimum of 85% and surface materials may be compacted dirt or decomposed granite (DG). The path of travel shall be bounded by a 2" by 4" redwood border. (B)

___ _____ 30. **Survey.** The applicant shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)

___ _____ 31. **Secondary Access Road Easement.** An access easement shall be recorded which allows for the perpetual use of the secondary access road from Choiceana Avenue through private property for the benefit of Boulder Creek Ranch. This easement is for the access road shown on the site plan. 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)

___ _____ 32. **Jurisdiction.** Prior to any construction occurring on any parcel, the applicant shall contact the San Bernardino County Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department. **[F-1]**

___ _____ 33. **Hydrant.** The location of the fire hydrants and fire flow shall be provided consistent with San Bernardino County Fire Department requirements. Fire flow for the hydrants shall be uninterruptable and meet the requirements San Bernardino County Fire Department. A letter from Mojave Water Agency (MWA) shall be provided stating that water flow will be uninterruptable; otherwise, the hydrants shall be connected to City water. **[F-5a]**

___ _____ 34. **Access Maintenance Agreement.** The applicant shall submit a written agreement signed by the applicant to either provide, or to contract to provide on-going road maintenance, vegetation maintenance, for primary access routes, secondary access routes, and all internal drives, that are not otherwise maintained by a public agency. **[F-8]**

___ _____ 35. **Emergency Access Requirements**. The applicant shall construct and maintain a primary and secondary access road. The applicant shall submit emergency/evacuation road access plans to the Fire Department for review and approval. These plans shall include: **[F-9]**

A. **Primary Access Route.** The plan shall show all planned road widening with minimum widths of twenty-six feet (26') unobstructed, NO shoulder parking allowed, with an unobstructed vertical clearance of no less than 14 feet 6 inches (14' 6"), and with grades not exceeding twelve percent (12 %) and a compaction minimum of 85%.
B. **Secondary Access Route.** The plan shall show all planned road widening with minimum widths of twenty feet (20') unobstructed, with NO shoulder parking allowed, with an unobstructed vertical clearance of no less than 14 feet 6 inches (14' 6"), and with grades not exceeding twelve percent (12 %). Compaction shall be a minimum of 85%.
C. Planned width and location of all internal access drives and parking areas.
D. Written verification of legal access to the project site (and each phase) from the County maintained road for both the primary and secondary access routes.

___ _____ 36. **Turnaround.** An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty five (45) for non-residential turns. **[F-43]**

CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE:

___ _____ 37. **Construction Waste.** The Applicant 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)

___ _____ 38. **AQMD Approval.** The Applicant shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)

___ _____ 39. **Light and Landscape District Annexation.** Applicant shall annex property into the lighting and landscape district administered by the Hesperia Recreation and Parks District. The required forms are available from the Building Division and once completed, shall be submitted to the Building Division. (RPD)

___ _____ 40. **Development Fees.** The Applicant shall pay required development fees impact fee for applicable event center facilities. (B)

___ _____ 41. **Utility Clearance(s)/Certificate of Occupancy.** The Building Division will provide utility clearances on individual buildings after required permits and inspections and after the issuance of a Certificate of Occupancy on each building. Utility meters shall be permanently labeled. Uses in existing buildings currently served by utilities shall require issuance of a Certificate of Occupancy prior to establishment of the use. (B)

___ _____ 42. **On-Site Improvements.** All on-site improvements as recorded in these conditions, and as shown on the approved site plan shall be completed in accordance with all applicable Title 16 requirements. Any exceptions shall be approved by the Director of Development Services. (P)

___ _____ 43. **Street Sign.** This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. **[F72]**

___ _____ 44. **Hydrant Marking**. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. **[F80]**

CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY:

___ _____ 45. **As-Built Plans.** The Applicant shall provide as-built plans in AutoCAD 2007 format. (E)

___ _____ 46. **Public Improvements.** All public improvements shall be completed by the Applicant and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)

___ _____ 47. **Override Switch**. Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required. **[F86]**

THE FOLLOWING CONDITIONS ARE OPERATIONAL CONDITIONS:

___ _____ 48. **Alcoholic Beverages.** Permits shall be obtained from ABC to sell alcohol on premises (P)

___ _____ 49. **Dust Control.** Driveways and parking areas shall be watered on the day of the event and as necessary to prevent dust from leaving the site. (P)

___ _____ 50. **Restroom facilities.** Chemical toilets that are handicapped accessible shall be provided consistent with Chapter 4 of the California Plumbing Code and San Bernardino County Environmental Health Guidelines. The restroom facilities shall be maintained on a regular basis. (P)

___ _____ 51. **Noise.** Any outdoor amplifiers used for events shall have the volume adjusted so as not to exceed 60dB (A) at the property lines in accordance with the Development Code. (P)

___ _____ 52. **Trash facilities.** A minimum of four 50-gallon solid waste receptacles for each 100 attendees shall be provided to retain all trash and solid waste. An agreement shall be entered with Advance Disposal to dispose of trash and waste. (P)

___ _____ 53. **Major Events.** A temporary special event permit is required for major events with over 500 persons in attendance. In order to prevent traffic congestion for major events, a traffic and circulation plan is required to be prepared by the applicant and approved by the City.

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

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

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City of Hesperia
STAFF REPORT

DATE: March 10, 2011

TO: Planning Commission

FROM: Dave Reno, AICP, Principal Planner

SUBJECT: 2010 General Plan Update – Final Revised Housing Element

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2011-10, recommending that the City Council adopt the Final Revised Housing Element for the 2010 General Plan Update.

BACKGROUND

The City Council adopted the 2010 General Plan Update on September 7, 2010. The update included all seven state-mandated elements including the Housing Element. The Housing Element is the only element that requires specific review and approval by the State's Department of Housing and Community Development (HCD) for determining compliance with state housing law. During completion of the General Plan, the Housing Element was submitted to HCD. The City's consultant had been working with HCD on the draft element, and developed a final draft that was included with the adopted General Plan Update. Once adopted, Once adopted, HCD requires that the adopted version be reviewed one last time before the state certifies that the element is in compliance with the law.

ISSUES/ANALYSIS

The General Plan is the City's "Constitution" and guide for development, outlining what the City is and how it will develop in the future. All decisions made by the City, from the annual budget and capital improvement program, to the issuance of building permits, must be consistent with the General Plan.

The Housing Element addresses the requirement for the City to assure that housing is provided for all economic segments of the community. The Element satisfies the State's goals and includes the current Regional Housing Needs Assessment (RHNA).

The Housing Element contains a complete demographic profile of the City, including income, ethnicity, employment and age. The type and age of the City's housing stock is described. An inventory of land available for multi-family housing is included. This shows that the City has an abundant amount of land to meet its RHNA without zoning any additional land for multi-family units. The Element reviews the City's past accomplishments and discusses affordable projects completed or in the planning process. The progress towards the RHNA's required number of units for each income category is shown. Finally, the City is required to report to the State the annual progress made towards meeting these goals.

The Element describes the City's program to support construction of new housing and outlines the City's Housing Plan. The Plan consists of 5 goals and 20 programs to achieve the City's objectives. These include:

- Density bonuses and/or design concessions to encourage the development of affordable projects;

- The Main Street and Freeway Corridor Specific Plan includes two zones where development may occur at above 15-units per acre. The high density residential zone allows up to 20 units per acre and the Regional Commercial zone allows up to 25 units per acre;

- Other programs include down-payment assistance, or other financial assistance for financing or infrastructure, including the township program;

- The Hesperia Community Redevelopment Agency is required to set-aside 20 percent of its tax increment to assist in the development of affordable housing. These funds may be used to provide direct assistance to qualified projects or to build roads, water or sewer lines that benefit an affordable project;

- Community Development Block Grant (CDBG) funds are used to rehabilitate lower-income households.

As mentioned above, HCD has reviewed the adopted Element and subsequently requested three program additions/modifications to satisfy the State's requirements. These are:

Program 4, Large Sites for Lower-income Housing. This program includes incentives for the City to facilitate the creation of lots ideal for the development of lower-income housing. HCD considers these lots to be between 2 and 10 acres. Although the City already offers all of the incentives listed in this program, HCD requested that a program be included specifically for projects on these lots.

Program 5, Adequate Sites Monitoring Program. This program will require the City to annually update its inventory of vacant or underutilized land available for development. Also, should a approval of a commercial development project result in a reduction of land available for the City to meets its RHNA, the City must identify and rezone sufficient sites to make up this shortfall. Although the City has shown HCD that there is more than sufficient land available for its share of affordable housing, HCD required that a formal program be included in the Housing Element.

Finally, HCD has requested that **Program 19, Transitional/Supportive Housing**, be amended to comply with state law to permit emergency shelters within the Medium Residential Density and Mixed Use zones, and to permit Transitional/Supportive housing (ie, homeless or battered women's shelters) for 6 or less persons without discretionary review in the R-1, R-3 and RR zone districts. These facilities will still require licensing by the State, as well as inspections by the Fire Department. These facilities will also not be permitted to house multiple parolees or sex offenders consistent with the City's current ordinance.

CONCLUSION

The State's Planning and Zoning Law requires that HCD review and approve housing elements for every city. This approval deems that a city has a housing element that meets current requirements and thus, the city has a valid General Plan. HCD has indicated in a letter (Attachment 2) that upon adoption of these latest revisions, the City of Hesperia's Housing Element will be in conformance with state law. Therefore, staff recommends that the Planning Commission recommend that the City Council adopt the final revisions to the Housing Element. The attached resolution contains the necessary findings for approval.

Approval of these revisions does not change any development entitlements, permitted densities or environmental parameters under which the General Plan Update was adopted. No revisions or amendments to the Environmental Impact Report are necessary.

ALTERNATIVE

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Revisions to Housing Element
2. Letter from the California Department of Housing and Community Development, dated December 7, 2010
3. Resolution No. PC-2011-10 with full text of revised Housing Element

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Objectives and Timeframe:

- Provide Section 8 rental assistance through the County of San Bernardino Housing Authority to 36 additional very low income households.
- Provide information about Section 8 rental assistance at City website and public counters.

Responsible Agency: San Bernardino County Housing Authority and City of Hesperia Community Redevelopment Agency
Funding Sources: Section 8 funds

Program ~~3333~~: Affordable Housing Development

The City will work closely with for-profit and non-profit housing developers to facilitate the development of housing affordable to lower income households, particularly within the Main Street and Freeway Corridor Specific Plan area. Assistance and incentives to developers may include the following:

- Density bonus incentives and regulatory concessions;
- Assistance in identifying available sites; and
- Financial assistance available through an application process and final approval of the City Council and Agency Board.

Objectives and Timeframe:

- Annually or as funding becomes available, issue NOFAs to solicit housing developers with experience in projects receiving State and Federal funding.
- Purchase vacant and underutilized sites in targeted locations in order to provide sites for affordable multifamily or mixed-income housing developments and pursue land banking opportunities.
- Identify suitable sites for inclusion in the land bank by Fall 2011.
- Provide information of available sites to interested developers.
- Provide information on incentives and funding available to facilitate affordable housing development. Prioritize funding allocation to affordable housing projects that include extremely low income units.
- Achieve 595 affordable housing units between 2008 and 2014 (291 extremely low/very low and 304 low income units).
- Annually evaluate the opportunity for pursuing affordable housing funds through the State Department of Housing and Community Development (e.g. HOME and Proposition 1C funds).

Responsible Agency: City of Hesperia Community Redevelopment Agency
Funding Sources: Redevelopment Housing Set-Aside; CDBG; Proposition 1C funds; HOME

Program ~~4444~~: ~~Green Building~~Large Sites for Lower-Income Housing Program

The City will assist in the development of housing for lower income households on larger sites by facilitating land divisions, lot line adjustments, and specific plans resulting in parcel sizes that are feasible to facilitate multi-family developments affordable to lower income

households in light of state, federal and local financing programs (i.e., 2-10 acres). The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer incentives for the development of affordable housing, which include, but are not limited to:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units;
- Ministerial review of lot line adjustments;
- Deferral or waiver of fees related to the subdivision of projects affordable to lower income households;
- Provision of technical assistance for acquisition of funding; and
- Modification of development requirements.

Objectives and Timeframe:

- Develop incentive program by June 2011.
- Provide incentives on an ongoing basis throughout the planning period.

Responsible Agency: Community Development Department
Funding Sources: City General Fund

Program 555: Adequate Sites Monitoring Program

To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will ~~continue to annually~~ update its ~~a~~ land inventory annually to ~~that~~ details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development. The inventory will also identify the number of extremely low-, very low-, low ~~,~~ and moderate- income units constructed annually.

The City has identified residential capacity through mixed use developments within the Regional Commercial district of the Main Street and Freeway Corridor Specific Plan and Town Center/Village Center areas within the Rancho Las Flores Specific Plan to accommodate 3,040 units of the City's RHNA for lower income households. To ensure sufficient residential capacity is maintained within these zones to accommodate the identified need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and zone sufficient sites to accommodate the shortfall on land zones exclusively for residential multi-family use allowing at least 20 units per acre.

Objectives and Timeframe:

- Monitor the development of mixed use sites on a project-by-project basis to ensure remaining capacity is adequate to accommodate the City's lower income RHNA.
- ~~Develop land inventory by June 2011.~~
- Update the land inventory annually throughout the planning period.

- Make the land inventory available to interested developers.

Responsible Agency: Community Development Department
Funding Sources: City General Fund

Program 666: Green Building Program

The City is exploring the development of a green building program and will likely include it as part of its Climate Action Plan or sustainable community strategies (SB 375).

Objectives and Timeframe:

- Develop a green building program by 2010.
- Develop ordinance to promote use of LEED Certification (or a similar program) for new public buildings and large additions.
- Provide incentives for solar and wind power to supplement energy consumption.
- Include Green Building Program in adoption of 2010 California Building Code (effective January 1, 2011)

Responsible Agency: Community Development Department
Funding Sources: City General Fund

Program 7775: Assistance for the Homeless

The City provides homeless assistance services, emergency shelter, transitional shelter, and supportive housing to homeless persons or persons at-risk of becoming homeless through an annual funding allocation process.

Objectives and Timeframe:

- Assist 50 homeless persons and lower income persons at-risk of becoming homeless annually. This program benefits primarily extremely low income persons.
- Participate in regional efforts to develop a continuum of care system for the homeless.
- Coordinate with service providers to make available handouts of homeless resources at public counters.

Responsible Agency: City of Hesperia Community Redevelopment Agency
Funding Sources: CDBG funds

Program 8886: Neighborhood Stabilization Program (NSP)

Hesperia has been hit especially hard by the wave of foreclosures plaguing many communities across the country, and particularly in the Inland Empire. Thousands of homes in Hesperia have been foreclosed upon since 2007, and many are currently vacant. Many more mortgages are in default and are in danger of foreclosure. The City was awarded $4,590,719 under the U.S. Department of Housing and Urban Development's (HUD) first round of the Neighborhood Stabilization Program (NSP). The NSP provides emergency assistance from the federal government for the redevelopment of abandoned and foreclosed residential properties, as part of the Housing and Economic Recovery Act (HERA) adopted

- Market density bonus program to developers by providing information on density bonus, incentives, and regulatory concessions available to facilitate affordable housing development.

Responsible Agency: City of Hesperia Community Redevelopment Agency and City of Hesperia Planning Division
Funding Sources: General Funds

6.5 Removal of Governmental Constraints

Pursuant to State law, the City is obligated to address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction, and lowering development costs.

GOAL 4.0 **Mitigate any potential governmental constraints to housing production and affordability.**

Policy 4.1 Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the development of housing, particularly housing for lower and moderate-income households and for persons with special needs.

Program 19191917: Housing for the Homeless/Extremely Low Income Households
The City will amend the Development Code to address the requirements of SB 2 and AB 2634, making provisions for emergency shelters, transitional housing, supportive housing, and single-room occupancy units.

Objectives and Timeframe: Amend the Development Code within one year of the adoption of the Housing Element to address the following:

- *Emergency Shelters:* Permit emergency shelters by right, without discretionary review, in the Medium Density Residential and Mixed Use zone. Develop objective standards for emergency shelters to regulate the following, as permitted under SB 1818, including:
    - The maximum number of beds/persons permitted;
    - Parking based on demonstrated need but that does not exceed parking requirements for other uses in the same zone;
    - The size/location of exterior and interior onsite waiting and client intake areas;
    - The provision of onsite management;
    - The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;

- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

- **Transitional Housing and Supportive Housing:** Amend the Zoning Ordinance to address the provision of ~~differentiate~~ transitional and supportive housing ~~in the form of group quarters versus as regular rental housing developments~~. Transitional and supportive housing that is group housing for six or fewer persons will be permitted by right as a residential use where residential use is permitted. Transitional and supportive housing that is group housing for six or more persons will be conditionally permitted as residential care facilities in the R1, R3, and RR zones. Transitional and supportive housing not configured as group housing will be permitted as a residential use and be subject to the same permitting processes and requirements as other similar housing in the same zones. ~~For transitional housing facilities and supporting housing facilities that operate as regular rental housing developments, such uses will be permitted by right where rental housing is permitted. For transitional housing facilities and supportive housing facilities that operate as group quarters, such facilities will be permitted as residential care facilities. Potential conditions for the approval of group-quarter transitional and supportive housing for more than six persons may include hours of operation, security, loading requirements, noise regulations, and restrictions on loitering. Conditions would be similar to those for other similar uses and would not serve to constrain the development of such facilities.~~ (Refer to discussions in the Housing Constraints section for specific definitions of transitional/supportive housing and requirements under State law.)

- **Single-Room Occupancy:** Single-room occupancy (SRO) housing is small units with or without a full kitchen or bathroom. Modern SRO units are often equivalent to efficiency units and used as affordable housing for seniors and single workers. Amend the Zoning Ordinance to conditionally permit SRO housing in the High Density Residential zone of the Main Street and Freeway Corridor Specific Plan area, subject to established performance standards. (Refer to discussions in the Housing Constraints section for definition of single-room occupancy housing and requirements under State law.)

Responsible Agency: City of Hesperia Planning Division
Funding Sources: General funds

Program 2020~~2018~~: Farmworker Housing

Pursuant to the State Employee Housing Act (Section 17000 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household is permitted in an agricultural land use designation. No conditional use permit, zoning variance, or other zoning clearance can be required of this use that is not required of any other

ATTACHMENT 2

STATE OF CALIFORNIA -BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643

December 7, 2010

Mr. Mike Podegracz
City Manager
City of Hesperia
9700 Seventh Ave.
Hesperia, CA 92345

Dear Mr. Podegracz:

RE: Review of the City of Hesperia's Adopted Housing Element with Draft Revisions

Thank you for submitting Hesperia's housing element adopted September 7, 2010 and received for review on September 14, 2010 along with revisions received on October 18, 2010. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

The adopted housing element with draft revisions addresses the statutory requirements described in the Department's May 3, 2010 review. As a result, the revised element will comply with State housing element law (Article 10.6 of the Government Code) when the revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g). Among other things, the element now includes an inventory of sites adequate to accommodate Hesperia's regional housing need for all income levels. Of particular note are Programs 3 and 4 which will facilitate the development of housing affordable to lower-income households within the Main Street and Freeway Corridor Specific Plans through provision of financial incentives and identification of land resources. Additionally, Program 5 commits the City to monitor sites zoned for mixed-use and higher density multifamily uses to ensure sufficient capacity is available throughout the planning period.

The Department appreciates the efforts and cooperation of Messrs. Dave Reno and Tom Harp of the City's Development Services Department and Ms. Veronica Tam and Ms. Jessica Suimanjaya of Veronica Tam and Associates throughout the course of the review and looks forward to receiving the City's adopted revisions. If the Department can provide assistance in implementing the housing element, please contact Liza Conroy, of our staff, at (916) 445-5854.

Sincerely,

Cathy E. Creswell

Cathy E. Creswell
Deputy Director

ATTACHMENT 3

RESOLUTION NO. PC-2011-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE FINAL REVISED HOUSING ELEMENT FOR THE 2010 GENERAL PLAN UPDATE (GPA11-10128)

WHEREAS, on May 15, 1991, the City Council of the City of Hesperia adopted the City's General Plan, currently applicable in regards to development within the City; and

WHEREAS, the General Plan Update establishes the City's overall policy to guide development framework for the City to help realize the community's vision to the year 2030 planning horizon; and

WHEREAS, the General Plan Update is a comprehensive update to the seven mandatory element required by the State of California, including land use, circulation, housing, open space, noise, conservation and safety; and

WHEREAS, the City of Hesperia, as lead agency, prepared an Environmental Impact Report ("EIR") pursuant to CEQA in order to analyze all adverse environmental impacts of the Project; and

WHEREAS, on September 7, 2010, the City Council of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed General Plan Update and adopted the General Plan on that date; and

WHEREAS, pursuant to state law, the adopted Housing Element was submitted to the Department of Housing and Community Development for review; and

WHEREAS, the Department of Housing and Community Development has requested certain revisions to bring the Housing Element into full conformance with State Housing Element Law (Article 10.6 of the Government Code); and

WHEREAS, on March 10, 2011, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Final Revised Housing Element 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 March 10, 2011 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

(a) Based upon the EIR previously certified for the 2010 General Plan Update, the Planning Commission finds that approval of these revisions does not change any development entitlements, permitted densities or environmental parameters under which the General Plan Update was adopted. No revisions or amendments to the Environmental Impact Report are necessary.

(b) The Planning Commission finds that the revisions are necessary to bring the Housing Element into full conformance with State Housing Element Law and are consistent with the goals and policies of the 2010 General Plan Update.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends approval of the Final Revised Housing Element for the 2010 General Plan Update, attached hereto as Exhibit "A" and incorporated herein by this reference.

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

ADOPTED AND APPROVED on this 10th day of March 2011

_____

Chris Elvert, Chair, Planning Commission

ATTEST:

_____

Eva Heter, Secretary, Planning Commission

EXHIBIT "A"

City of Hesperia

2008-2014 Housing Element

February 2011

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

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Chapter 1
Introduction

The Housing Element represents an awareness of the need within the City of Hesperia to assure that housing is provided for all economic segments of the community. The Element is one of the seven required elements of a General Plan, per state law, and also satisfies the legal requirements that housing policy be a part of the General Plan. The goals and policies of the Housing Element promote the development of affordable housing and are consistent with all state laws. This Housing Element meets the City's Regional Housing Needs Allocation (RHNA) and is in compliance with the 2008-2014 update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region.

1.1 Community Context

Hesperia is located off Interstate 15 in the southwestern corner of San Bernardino County in an area known as the High Desert. The City contains approximately 74.77 square miles of land area. Nearby communities include: Adelanto, Apple Valley, and Victorville. Although Hesperia was not incorporated until 1988, the City has a rich history. It is believed to be the original tribal headquarters of the Mojave Indians. Because of Hesperia's location at the headwaters of the Mojave River, the City served as a resting place for Spanish Missionaries dating back to the 1700s. In 1885, upon completion of the area's first railroad depot, the area was officially named Hesperia. A local businessman acquired the township and formed the Hesperia Land and Water Company in the same year. In the late 19th century the area was known for its abundant grape crops and in the 20th century Hesperia was again a major rest stop as it was the final stop before the dreaded Cajon Pass. In 1924 Route 66 was realigned west of Hesperia and the City was no longer a major stopping point.

Hesperia's population grew relatively slowly until the completion of several major highways, including Routes 66, 91, 395, and Interstate 15 in the 1940s and 1960s. After completion of these roads, suburban growth transformed the small town of 5,000 people in 1970 to a moderate-sized community of over 60,000 by 2000. Hesperia's growing population prompted an increase in economic growth in the City. However, Hesperia remains a semi-rural community with a variety of housing opportunities, including: custom-built villas, modern subdivisions with access to a variety of amenities, and large-lot residential zoning.

In January 2009, the City population was estimated to be 88,184, an increase of about 41 percent in the eight years since the 2000 Census. The California Department of Finance (DOF) reported an increase in average household size from 3.12 persons per household in 2000 to 3.26 persons in 2008. This could mean a trend towards larger families, or a trend towards extended families sharing living quarters. During this same period, the housing stock increased by 34 percent. Single-family homes make up about 84 percent of the

housing stock, the multi-family share is about 11 percent, and mobile homes comprise the remaining five percent. The majority of the Hesperia housing stock is also relatively new, with only ten percent of all housing units built before 1970. Over one-third of the housing stock is less than ten years old (constructed since 2000). Most homes in the City are well maintained; however, some older units may be in need of nominal rehabilitation. Programs offered by the City to encourage rehabilitation will prevent deterioration.

Demographic shifts are occurring in the City. In 1990, 77 percent of the population was White. The Hispanic share of the population was 19 percent, while Blacks made up about two percent of the City's residents. The 2000 Census documented an increase in Hispanic residents to 30 percent of the City population. The share of Black residents also increased to four percent.

Median home price in Hesperia was $185,000 in 2008, which dropped further to $136,500 in February 2009. Overall average rent in the City was estimated at $1,134 as of March 2009. Although lower income households are able to afford a majority of the rental units in the City, most are not able to afford homeownership. Hesperia has been actively addressing its housing issues by developing affordable housing, improving the existing housing, and providing assistance to households in need. As part of this Housing Element update, the City will assess its current housing issues and cost-effectiveness of housing programs to ensure that an appropriate and effective housing strategy is developed for the 2008-2014 planning period.

1.2 Role of Housing Element

The Housing Element is concerned with specifically identifying ways in which the housing needs of existing and future resident population can be met. This Housing Element covers the planning period of July 1, 2008 through June 30, 2014, and identifies strategies and programs that focus on:

- Conserving and improving existing affordable housing;
- Providing adequate housing sites;
- Assisting in the development of affordable housing;
- Removing governmental and other constraints to housing development; and
- Promoting equal housing opportunities.

An important goal of this element is to preserve the character of existing single-family residential neighborhoods and continue to improve the higher density neighborhoods. Diversity in the types of housing in the City is necessary to accommodate a population with varying socioeconomic needs. This Housing Element provides policies and programs to address these issues.

The Hesperia Housing Element consists of the following major components:

- **Introduction:** An overview of the purpose and contents of the Housing Element (Chapter 1).
- **Housing Needs Assessment:** An analysis of the demographic and housing characteristics and trends (Chapter 2).
- **Housing Constraints:** A review of potential market, governmental, and environmental constraints to meeting the identified housing needs (Chapter 3).
- **Housing Resources:** An evaluation of resources available to address housing goals (Chapter 4).
- **Housing Plan:** A statement of the Housing Plan to address the identified housing needs, including housing goals, policies and programs (Chapter 6).

A review of past accomplishments under the previous Housing Element is included as Appendix C to this Housing Element.

1.3 Public Participation

Public participation by all economic segments in preparation of the Housing Element is important and is required by State law. To meet this requirement, Hesperia residents have several opportunities to review and comment on the City's Housing Element and to recommend strategies.

1.3.1 Stakeholder Interviews

In October 2007, the City conducted interviews with various stakeholders on issues relating to the General Plan (including this Housing Element). These stakeholders expressed several concerns about the City's plans for residential development. Hesperia residents have historically had large animals, and protection of their right to keep livestock and a larger number of pets was expressed by the stakeholders. While the stakeholders generally support the idea of increasing density, higher density housing should occur in the newer portions of the City and existing single-family neighborhoods should be preserved.

1.3.2 Community Housing Meeting-General Plan Update

As a part of the General Plan update, the City held a series of three workshops, the second of which was dedicated specifically to housing issues. This Community Housing Meeting was held on Tuesday, July 28, 2009 at 6:00 p.m. in the City Council Chambers at City Hall. The meeting was advertised in the Hesperia Horizon and special invitations were sent out to agencies serving low and moderate income households, as well as persons with special

needs. Agencies invited to the meeting are listed in Appendix A. Two representatives from Call for Life Pregnancy Center attended the meeting, but declined to address the Planning Commission.

1.3.3 Planning Commission Study Session

A study session was conducted on July 28, 2009 before the Planning Commission to review the Draft Housing Element. The meeting was advertised in the Daily Press, the Hesperia Resorter, and special invitations were sent out to agencies serving low and moderate income households, as well as persons with special needs. The study session was also featured in a special issue of the Hesperia Horizon that was mailed to over 30,000 resents businesses, absentee property owners and governmental agencies. The agencies invited to the Study Session are listed in Appendix A.

1.3.4 Consultation with Service Providers

To expand the efforts of community outreach, telephone interviews were conducted to solicit input on housing needs. The following agencies responded to the interviews:

- Call for Life Pregnancy Center
- Catholic Charities
- Child Advocates of San Bernardino
- High Desert Homeless Services
- High Desert Meals on Wheels
- Legal Aid Society of San Bernardino
- Mojave Deaf Services
- Saint John of God

These agencies commented that housing affordability represents one of the biggest challenges in serving those with lower incomes and/or special needs. The high costs of providing housing and services are limiting many service agencies and housing providers in meeting the demand. San Bernardino is a service-driven region that offers many low-wage jobs but lacks workforce housing to accommodate the workers. Lack of affordable permanent housing options also leaves many formerly homeless and at-risk homeless persons little choice but to move back to risky environments. The agencies also commented on the need for expansion of Section 8 housing and housing for extremely low income individuals. The high rates of foreclosure and sub-prime lending in the High Desert area have also led to an acute need in the region for educating the public about the housing crisis, home purchase loans, and foreclosure/eviction prevention. A summary of these interviews is provided in Appendix A.

1.3.5 Public Review of Draft Housing Element

The Draft Hesperia Housing Element was available for public review at the following locations:

- City Hall
- City Library
- City website

1.3.6 Public Hearings

Public hearings will be conducted before the Planning Commission and City Council to review the Draft Housing Element and to adopt the Final Element.

1.4 Relationship to Other General Plan Elements

This Housing Element was prepared as part of the comprehensive update to the Hesperia General Plan. The Hesperia General Plan consists of seven elements: 1) Land Use; 2) Circulation; 3) Open Space; 4) Conservation; 5) Safety; 6) Noise; and 7) Housing.

The Housing Element complements other General Plan elements and is consistent with the policies and proposals set forth by the Plan. For example, residential densities established in the Land Use Element are incorporated within the Housing Element and form the basis for establishing the residential capacity within the City. Environmental constraints identified in the Safety Element, such as areas of the City in which potential residential development could be impacted by flood waters, are recognized in the Housing Element.

1.5 Data Sources

In preparing the Housing Element, various sources of information were consulted. The 2000 Census provides the basis for population and household characteristics. Although dated, no better source of information on demographics is widely accepted. In addition, the 2000 Census must be used in the Housing Element to ensure consistency with other Regional, State, and Federal housing plans. However, several sources are used to provide reliable updates of the 2000 Census including the following:

- Population and demographic data updated by the State Department of Finance
- Housing market information, such as home sales and rents
- Special needs populations and the services available to them
- Lending patterns for home purchase and home improvement loans

Chapter 2
Community Profile

Ensuring adequate housing for all Hesperia's present and future residents is a primary housing goal for the City. To realize this goal, the City must effectively target its programs and resources toward those households with the greatest need. This chapter discusses the characteristics of the City population and housing stock in order to better define the nature and extent of unmet housing needs in Hesperia.

2.1 Demographic Profile

Population characteristics affect the amount and type of housing needed in a community. Factors such as population growth, age and income distribution, and employment trends influence needs such as the type of housing needed and the ability to afford housing.

2.1.1 Population Growth

Hesperia has experienced major population growth since its incorporation in 1988. From 1990 to 2009 Hesperia experienced a population increase of 41 percent. As of January 2009, Hesperia's population was 88,184, according to California Department of Finance estimates. As shown in Table 1, Hesperia's population growth from 1990 to 2008 was significantly higher than that experienced by the neighboring Apple Valley, Barstow, Rialto, and the whole of San Bernardino County, but lower than the nearby cities of Adelanto and Victorville.

Development activity has slowed considerably since 2005, but Hesperia is expected to undergo some additional growth in the next few years, with the population expected to increase by another 3.4 percent to 91,212 residents by 2015.

Table 1: Population Growth

	Total Population 2000	Total Population 2009	Total Population 2015 (Projected)	Percent Change 1990-2009	Projected Percent Change 2009-2015
Adelanto	18,130	28,265	30,675	55.9%	8.5%
Apple Valley	54,239	69,861	77,333	28.8%	10.7%
Barstow	21,119	24,213	28,831	14.7%	19.1%
Victorville	64,029	109,441	92,548	70.9%	-15.4%
Hesperia	62,582	88,184	91,212	40.9%	3.4%
San Bernardino	1,709,434	2,060,950	2,229,700	20.6%	8.2%

Sources:
1. Bureau of the Census, 2000.
2. California Department of Finance, 2009.
3. SCAG Regional Transportation Plan Forecast, 2004.

2.1.2 Age Trends

Demand for housing is often affected by the age of the residents. Different age groups may prefer certain types of housing that correspond to different circumstances and ability to afford housing. Traditionally young adults prefer affordable apartments, condominiums, and small single-family units. Older adults typically prefer large homes as they begin to raise families with children. As circumstances change and children leave home, seniors often trade-in larger homes for smaller, moderate-cost condominiums and single-family units that require less maintenance. As seniors continue to age, many require housing with supportive services to assist in activities of daily living.

The age composition of Hesperia residents has remained stable since 1990 even with significant growth in the overall population. Table 2 shows preschool age children (ages 0-4 years) comprised 9.5 percent of the population in 1990 and nearly 8 percent in 2000, representing a numerical increase of only 139 children. The increase in proportion of school age children (5-17 years) was also minimal, going from approximately 24 percent to 25 percent of the population. There was however a greater numerical increase of 3,385 persons in this age group. The proportion of college age residents increases less than one percentage point with 8.5 percent in 1990 and 9.3 percent in 2000.

While young adults (ages 25 to 44) continued to comprise the largest share of Hesperia residents, their overall share in the community decreased from 32 percent in 1990 to 28 percent in 2000. In contrast, the proportion of older adults ages 45 to 64 increased from 16 percent in 1990 to about 20 percent in 2000. The decreasing proportion of young adults and preschool age children may indicate that there were fewer young families coming into Hesperia.

While the number of senior residents (ages 65 and up) increased between 1990 and 2000, its proportional share in the community remained steady at 11 percent. The steady rate but

increased number of seniors in Hesperia may indicate that seniors feel comfortable staying in the community as they age.

Table 2: Age Characteristics

Age Groups	1990		2000		Percent Change in # of Persons
	Persons	Percent	Persons	Percent	
Preschool (0-4 years)	4,798	9.5%	4,937	7.9%	+2.9%
School Age (5-17 years)	11,874	23.6%	15,559	24.9%	+31.0%
College Age (18-24 years)	4,271	8.5%	5,794	9.3%	+35.7%
Young Adults (25-44 years)	15,912	31.6%	17,117	27.4%	+7.6%
Adults (45-64 years)	7,844	15.6%	12,287	19.6%	+56.6%
Seniors (65+ years)	5,719	11.3%	6,888	11.0%	+20.4%
Total Population	50,418	100.0%	62,582	100.0%	+24.1%
Median Age		30.5		32.0	

Sources:
1. Bureau of the Census, 1990 and 2000
2. California Department of Finance, 2008.

2.1.3 Race and Ethnicity

San Bernardino County, as well as California as a whole, has become increasingly diverse in terms of race, ethnicity, and culture. These changes can have implications on the nature and extent of housing needs since different racial and ethnic groups may have different household characteristics and cultural backgrounds that affect their preferences for housing.

According to the Census, non-Hispanic White residents continued to comprise the largest racial/ethnic group in Hesperia, followed by Hispanic residents (Table 3). However, the proportion of non-Hispanic White residents declined from 77 percent in 1990 to 62 percent in 2000. The proportion of Hispanic residents on the other hand increased from 19 percent in 1990 to nearly 30 percent in 2000. Asian and Black residents comprised only small proportions of the population both in 1990 and 2000. However, the proportion of Black residents doubled from two percent in 1990 to four percent in 2000 and the Asian population remained stable at one percent.

Because of increasing marriage among members of different racial/ethnic groups, resulting in the growing number of multi-race children, the 2000 Census introduced a new category – "two or more races." This marked the first time that respondents were allowed to select more than one race on the Census. This recent Census category has become more important, particularly in ethnically and racially diverse areas such as Southern California. According to the 2000 Census, more than two percent of the Hesperia residents identified themselves as being of mixed racial/ethnic heritage.

Table 3: Race/Ethnicity

Race/Ethnicity	1990		2000	
	Persons	Percent	Persons	Percent
Non-Hispanic White	38,612	76.6%	39,057	62.4%
African American	1,183	2.3%	2,388	3.8%
Asian/Pacific Islander	619	1.2%	721	1.2%
Hispanic/Latino	9,573	19.0%	18,400	29.4%
Other Race[1]	431	0.9%	--	--
Other Race[2]	--	--	560	0.9%
Two or More races	--	--	1,456	2.3%
Total	50,418	100%	62,582	100%

Source: Bureau of the Census, 1990 and 2000.
Notes:
1. The 1990 Census includes "other" as American Indian, Eskimo, and Aleut, and individuals indicating another race or two or more races
2. The 2000 Census "Other Race" includes American Indian, Alaskan Native and individuals indicating an 'other' race.

2.2 Household Characteristics

2.2.1 Household Type

Household characteristics play an important role in defining housing needs. Household type, household income, and the presence of special needs populations are all factors that affect the housing needs of a community.

According to the 2000 Census, there were 19,966 households in Hesperia, representing a 21-percent (3,415 households) increase from the 1990 Census. Table 4 shows that the vast majority (79 percent) of Hesperia households were families. In 1990, families made up 80 percent of the total households in the community.

What is a household?

A household is defined as all persons occupying a housing unit. Families are a subset of households, and include all persons living together who are related by blood, marriage, or adoption. Single households include persons living alone in housing units, but do not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people living together, such as roommates.

Among family-households, the predominant type was married couples with children. The proportion as well as the number of married couples with children experienced a decline from 1990 to 2000. Married couples without children actually experienced a decline in the proportion of family types but an 18 percent increase in the number of families. The number of "other" family-households in Hesperia has shown the most marked increase (70 percent). These trends may indicate a housing market that has become increasingly unaffordable to small families and increased households were comprised with extended family members.

There was a 28-percent increase in the number of singles households. Specifically, the number of elderly persons living alone increased 23 percent. Other non-family households also saw a 28-percent increase from 1990 to 2000.

Table 4: Household Characteristics

Household Type	1990		2000		Percent Change in # of Households
	Households	Percent	Households	Percent	
Households	16,551	100%	19,966	100%	+20.6%
Family Households	13,264	80.1%	15,775	79.0%	+18.9%
Married With Children	6,005	36.3%	5,983	30.0%	-0.4%
Married No Children	4,901	29.6%	5,775	28.9%	+17.8%
Other Families	2,358	14.2%	4,017	20.1%	+70.4%
Non-Family Households	3,287	19.9%	4,191	21.0%	+27.5%
Singles	2,585	15.6%	3,296	16.5%	+27.5%
Elderly Living Alone	1,224	7.4%	1,509	7.6%	+23.3%
Other Non-Families	702	4.2%	895	4.5%	+27.5%
Average Household Size		3.04		3.12	

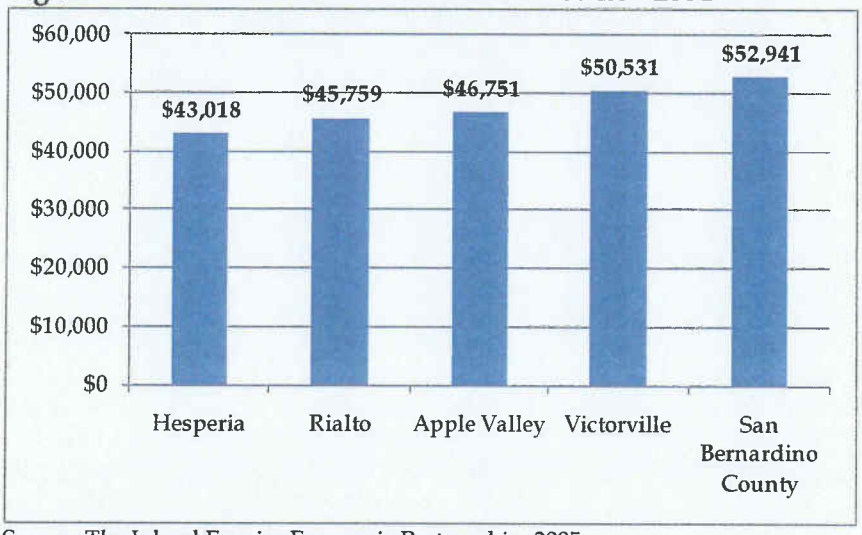
Source: Bureau of the Census, 1990 and 2000.

2.2.2 Household Income

Income is the most important factor affecting housing opportunities, determining the ability of households to balance housing costs with other basic necessities. While housing choices, such as tenure (owning versus renting) and location are very much income-dependent, household size and type often affect the proportion of income that can be spent on housing.

The U.S. Census Bureau conducts the American Community Survey of communities with populations larger than 60,000 people every five years. The income data from the 2005 American Community Survey is presented in Figure 1 below. Hesperia's median household income in 2004 was $43,018, slightly lower than the median incomes of neighboring communities, and 81 percent of the County median income.

Figure 1: Estimated Median Household Income - 2004



Source: The Inland Empire Economic Partnership, 2005.
Note: Income information used in this figure was obtained from the American Community Survey, which at the time, did not include the City of Adelanto.

For planning and funding purposes, the State Department of Housing and Community Development (HCD) categorizes households into five income groups based on the County Area Median Income (AMI):

- Extremely Low Income - up to 30 percent of AMI
- Very Low Income – 31 to 50 percent of AMI
- Low Income – 51-80 percent of AMI
- Moderate Income – 81 to 120 percent of AMI
- Above Moderate Income – greater than 120 percent of AMI

Extremely low, very low, and low income groups combined are referred to as lower income groups. Household income is adjusted for household size. A household's eligibility for local, State, and federal funds is determined primarily by its income according to these categories.

2.2.3 Income by Household Type and Tenure

Special income data based on the 2000 Census in the Consolidated Plan is used to provide an overview of income distribution by household type and tenure in Hesperia.[1] According to the Consolidated Plan, 11 percent of the City's total households in 2005 were Extremely Low Income (0-30 percent AMI), 13 percent were Very Low Income (31-50 percent AMI), and 20 percent were Low Income (51-80 percent AMI). Approximately 58 percent of the households had incomes above 80 percent of the median in 2005 (Table 5).

[1] For planning purposes, the U.S. Department of Housing and Urban Development (HUD) uses Census data to develop special tabulations by HUD income group and special needs category. This data set is collectively known as the Comprehensive Housing Affordability Strategy (CHAS).

Overall, approximately 43 percent of households in Hesperia are lower income. However, certain groups had higher proportion of lower income households. As shown in Table 5, elderly and small families had higher proportions of lower income households than any other household type.

Table 5: Household Income Profile by Household Type

Households	Percent of Total Households	Extremely Low Income (0-30% AMI)	Very Low Income (31-50% AMI)	Low Income (51-80% AMI)	Moderate/ Upper Income (81%+ AMI)
Elderly	20.3%	2.7%	4.7%	5.3%	7.6%
Small Families	48.5%	3.7%	4.1%	7.8%	32.9%
Large Families	19.9%	2.1%	2.6%	4.2%	11.0%
Others	11.3%	2.1%	1.5%	1.7%	6.0%
Total	100%	10.6%	12.8%	19.1%	57.5%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) dataset, 2005.

Approximately 13 percent of all elderly households and 16 percent of large households were lower income (earned less than 80 percent AMI). Specifically, about 16 percent of all elderly households and large households earned very low income (less than 50 percent of the AMI) compared to 23 percent of all households in the community. Although the majority of Hesperia earns more than 80 percent of the AMI there is still a significant proportion of the community that earns below 80 percent.

2.3 Employment Market

Highly correlated to household income, employment has an important impact on housing needs. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. In addition, employment growth is a major factor affecting the demand for housing in a community.

Hesperia's location in a rapidly growing part of California with access to the I-15 transportation corridor makes it an attractive place for medium sized firms now and larger firms in the future. Major employers in Hesperia include the Hesperia Unified School District, the City of Hesperia, Stater Brothers Markets and Robar Enterprises (Table 6).

Table 6: Major Employers in Hesperia

Name of Employer	Type of Service	Number of Employees
Hesperia Unified School District	Education	2,329
City of Hesperia	City Development	356
Stater Brothers Markets	Grocery	334
Robar Enterprises/Hi Grade Material	Cement/Steel	288
Arizona Pipeline Company	Pipe Fabricator	220
County of San Bernardino	Business and Social Services	203
Double Eagle Transportation	Transportation/Repairs	185
In-N-Out	Fast Food	122
K-Mart	General Merchandise	115
Graco Children's Products	Children's Products	101

Source: City of Hesperia, 2008.
Note: Only institutions that employ over 100 individuals are listed.

About 21 percent of Hesperia residents were employed in the management and professional field (Table 7). In comparison, 28 percent of the County residents were employed in these generally higher-pay jobs. However, the City had a larger proportion of residents being employed in the transportation, construction, and maintenance fields.

Legal and management occupations have the highest average salary in the Riverside, San Bernardino, Ontario Metropolitan Area while food preparation and service-related and farming occupations have the lowest. Sales and office occupations employ the greatest number of people in Hesperia (26 percent) with an average salary below the median for the area. Most industries that employ Hesperia residents have average salaries below the area median. However, management occupations employing 21 percent and construction occupations employing 17 percent of Hesperia residents pay above the median average salary (Table 7 and Table 8).

Table 7: Employment Profile of Residents

Occupations of Residents[1]	Hesperia		San Bernardino County	
	Persons	Percent	Persons	Percent
Management/Professional	4,017	20.9%	186,096	28.1%
Sales/ Office Occupations	5,900	26.2%	180,447	27.3%
Service	3,434	15.2%	104,728	15.8%
Transportation/Production/Material Moving	4,663	20.7%	112,442	17.0%
Construction/Maintenance/Extraction/Repair	3,792	16.8%	74,519	11.3%
Farming/Forestry/Fishing	37	0.2%	3,040	0.5%
Total	22,533	100%	661,272	100.0%

Source: Bureau of the Census, 2000.
Note: Civilian population 16 years and over.

Table 8: Average Yearly Salary by Occupation
Riverside-San Bernardino-Ontario, MSA 2008

Occupations	Average Salary
Management	$95,862
Legal	$84,314
Healthcare Practitioners and Technical	$73,198
Architecture and Engineering	$68,543
Life, Physical and Social Science	$67,056
Computer and Mathematical	$66,563
Business and Financial	$61,207
Education, Training and Library	$54,319
Community and Social Service	$48,341
Protective Service	$45,291
Construction and Extraction	$44,310
Art, Design, Entertainment, Sports and Media	$44,280
Installation, Maintenance and Repair	$41,787
Median	**$40,204**
Sales	$32,916
Office and Administrative Support	$32,136
Transportation and Material Moving	$31,377
Production	$29,295
Healthcare Support	$28,097
Buildings and Grounds Cleaning and Maintenance	$25,802
Personal Care and Service	$24,418
Food Preparation and Serving Related	$20,227
Farming, Fishing and Forestry	$20,054

Source: State Employment Development Department, 2008.

2.4 Housing Problems

2.4.1 Overcrowding

Overcrowding can result when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, and/or when families reside in smaller units than they need to devote income to other necessities, such as food and health care.

What is overcrowding?

The State Department of Housing and Community Development (HCD) defines overcrowding as a household with more than one person per room (excluding bathroom, kitchen). Severe overcrowding is one with more than 1.5 persons per room.

In 2000, approximately 11 percent of Hesperia households lived in overcrowded conditions, inclusive of nearly five percent in severely overcrowded living conditions (Table 9). This was a lower rate than the San Bernardino County average of approximately 15 percent. However, there has been an increase in overcrowding since 1990. In 1990, eight percent of all households were overcrowded while three percent were severely overcrowded in Hesperia.

Overcrowding disproportionately affects renter-households. Approximately 20 percent of all renter-households lived in overcrowded conditions compared to seven percent of homeowners. There was an increase in overcrowded conditions in both owner-households and renter-households; however, renter-households experienced a greater increase of five percentage points compared with owner-households' increase of two percentage points.

Table 9: Overcrowding

Overcrowding	Owner-Households		Renter-Households		Total Households	
	Number	Percent of Owners	Number	Percent of Renters	Number	Percent of Total
1990						
Total Overcrowded (> 1.0 person/room)	686	5.6%	633	14.5%	1,319	8.0%
Severely Overcrowded (>1.5 persons/room)	219	1.8%	271	6.2%	490	3.0%
2000						
Total Overcrowded (> 1.0 person/room)	1,068	7.4%	1,078	19.7%	2,146	10.8%
Severely Overcrowded (>1.5 persons/room)	400	2.8%	489	8.9%	889	4.5%

Source: Bureau of the Census, 2000.

2.4.2 Overpayment

Overpayment for housing (also known as housing cost burden) is defined as a housing cost that exceeds 30 percent of a household's gross income. Housing overpayment is problematic for low and moderate income households in that it leaves little resources to pay for other living expenses. Because housing overpayment is also concentrated among the most vulnerable people, reducing the burden of housing cost is an important housing goal. In 2000, 5,940 households in Hesperia overpaid for housing. Approximately 38 percent (2,287 households) of these households overpaying for housing are renter households and 62 percent (3,653 households) are owner households.

Housing overpayment varies by income, tenure, and household type. Housing overpayment occurs in various groups in Hesperia (Table 10). Extremely low income and very low income renters generally overpaid for housing. Specifically, the overpayment issues for renters were more prevalent among households made up of elderly and small families.

In the low income group 43 percent of owners were overpaying for housing compared to 30 percent of renters. The moderate income group shows different trends as fewer renters were overpaying in all household types. In fact no renters were overpaying for housing in the large families and all other household types compared to 7 percent and 15 percent, respectively, in the owner groups. This implies that rental housing in Hesperia is generally affordable to moderate income households.

Table 10: Housing Overpayment

Household Type	Percent Households Overpaying							
	Extremely Low Income (30% AMI)		Very Low Income (50% AMI)		Low Income (80% AMI)		Moderate/Upper Income (80+% AMI)	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Elderly	199 (65.0%)	200 (83.3%)	374 (47.1%)	129 (92.8%)	315 (33.5%)	49 (39.8%)	214 (15.9%)	25 (14.7%)
Small Family	229 (77.9%)	419 (94.6%)	240 (68.6%)	370 (80.6%)	474 (52.7%)	159 (23.9%)	511 (9.3%)	30 (2.8%)
Large Family	94 (90.4%)	253 (79.6%)	220 (83.0%)	160 (65.3%)	205 (41.4%)	105 (30.0%)	130 (7.1%)	0 (0%)
All Other	130 (70.3%)	149 (66.5%)	115 (92.0%)	145 (82.9%)	75 (55.6%)	95 (46.3%)	135 (15.2%)	0 (0%)
Total	648 (73.4%)	1,020 (83.3%)	950 (61.9%)	804 (79.0%)	1,069 (43.3%)	408 (30.4%)	986 (10.3%)	55 (2.9%)

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) dataset, 2005.

2.5 Special Needs

Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's income, family characteristics, and disability status, among others. In Hesperia, persons and households with special needs include: seniors, persons with disabilities, large households, female-headed households, the homeless, farmworkers, and students. Table 11 provides a summary of the special needs groups in the City. A list of resources available for these special needs groups can also be found at the end of this section in Table 14.

Table 11: Special Needs Households

Special Needs Group	# of Persons or Households	# (%) of Owners	# (%) of Renters	% of Total Households or Persons
Seniors				
Persons Aged 65+	6,753	--	--	10.8%
Households with Members Age 65+	4,920	--	--	24.6%
Elderly Headed Households	4,039	3,424 (84.8%)	615 (15.2%)	20.3%
Elderly Living Alone	1,433	1,090 (76.0%)	343 (24.0%)	2.5%
Disabled Persons	11,892	--	--	20.7%
Large Households	3,955	2,694 (68.1%)	1,261 (31.9%)	19.9%
Female Headed Households	4,286	2,351 (54.9%)	1,935 (45.1%)	21.5%
Female Headed Households with Children	1,492	447 (30.0%)	1,045 (70.0%)	7.5%
Farmworkers	37	--	--	<1%
Residents Living Below Poverty	8,762	--	--	14.1%

Source: Bureau of the Census, 2000.
Note: These figures are obtained primarily from the 2000 Census Summary File 3 (5-Percent Sample). The Census Bureau then extrapolated the sample data to represent the total population. However, depending on the weighting methods used and the actual sample size for different tables, the margins of errors vary. Therefore, the extrapolated data usually differ slightly from the total population as presented in the Census Summary File 1 (100-Percent Count).

2.5.1 Senior Households

According to the 2000 Census, 6,753 Hesperia residents were 65 years of age or older, representing 10.8 percent of the total population. A total of 4,920 households in the City had at least one member over the age of 65 (Table 11). The Census also reports that 4,039 (20 percent) Hesperia households were headed by seniors. Of these senior headed households, 85 percent were owners and 15 percent were renters.

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, people aged 65 years and older often have four main concerns:

- **Housing**: Many seniors live alone and may have difficulty maintaining their homes.
- **Income**: People aged 65 and over are usually retired and living on a limited income.
- **Health care**: Seniors are more likely to have high health care costs.
- **Transportation**: Many of the elderly rely on public transportation; especially those with disabilities.

Several licensed care facilities that provide assisted living, nursing care, and general services to seniors are throughout the High Desert Area. There are currently 11 licensed residential facilities for the elderly in the City of Hesperia with a total capacity of 182, according to the State Department of Social Services.

2.5.2 Persons with Disabilities

Persons with disabilities have a wide range of different housing needs, which vary depending on the type and severity of the disability as well as personal preference and lifestyle. Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. "Barrier-free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this group. Also, some residents suffer from disabilities that require living in a supportive or institutional setting.

According to the Census, 11,892 persons with one or more disabilities resided in Hesperia in 2000, representing 21 percent of the City's residents over five years of age (Table 11). Of the population with disabilities, 3,153 were seniors, comprising 27 percent of the City's population with disabilities (Table 12). According to the State Department of Social Services, 12 adult residential care facilities are located in Hesperia. These facilities provide a total capacity of 62 beds.

Table 12: Persons with Disabilities by Age

Age	Persons	Percent
5-15	720	6.1%
16 to 64	8,019	67.4%
65 +	3,153	26.5%
Total	11,892	100.0%

Source: Bureau of the Census, 2000.

2.5.3 Large Households

Large households are defined as those consisting of five or more members. These households are considered a special need group because of the often limited supply of adequately sized and affordable housing units in a community. To save for other basic necessities such as food, clothing and medical care, it is common for lower income large households to reside in smaller units, which frequently results in overcrowding. In 2000, 3,955 Hesperia households had five or more members. Approximately 68 percent of the City's large households were living in owner-occupied homes and 32 percent were renters (Table 11). Between 1990 and 2000, the proportion of large owner-households in the City decreased from 72 percent in 1990 to 68 percent in 2000. This trend may be a result of the rising ownership housing costs in Hesperia, with renting being a more affordable option for large households. As previously shown in Table 10, moderate income large renter-households had no overpayment problems. First-time homebuyer assistance, rehabilitation assistance, and other affordable housing programs can help address housing needs of this special needs group.

2.5.4 Single-Parent Families

Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are considered a vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes. In 2000, there were 4,286 female-headed households in the City of Hesperia. About one-third (34 percent) of these female-headed households included children under the age of 18 (Table 11).

Female-headed households with children in particular, tend to have lower incomes, thus limiting housing choice for this group. Female-headed households need affordable housing in areas suitable for child-rearing and with access to transit networks, schools and parks, and daily services. Provision of affordable housing with easy access to public transportation, child care, and other recreational facilities can help address the housing needs of this group.

2.5.5 Farmworkers

Persons in the farming industry tend to earn lower income compared to those employed in other industries. Based on the California Economic Development Department research, persons employed in farming, forestry, and fishing occupations in the Riverside/Ontario/ San Bernardino Metropolitan Area earned approximately $20,054 in 2008, well below the wages of most other occupations in the region.

According to the Census, 37 Hesperia residents were employed in the farming, forestry, and fishing occupations in 2000. This represents a large decrease from the 1990 Census when 193 residents were employed in the farming, forestry and fishing occupations. These

occupations, particularly in urban areas, include gardeners, landscapers, and people who work in plant nurseries. The San Bernardino County Homeless Census and Survey does not identify a migrant farmworkers/day laborer population in Hesperia. Given the limited number of farmworkers in the City, general affordable housing programs in the City can address the needs of this group.

2.5.6 Homeless Persons and Residents Living in Poverty

The 2007 Homeless Census and Survey estimated the homeless population of San Bernardino County at 7,331, a 40-percent increase from the number of homeless in 2003 (5,270). Of the total number of homeless persons counted, 17 percent were in shelter facilities, while the remaining 83 percent remained unsheltered. The Census indicated that Hesperia had 296 homeless persons (Table 13). Among the homeless in the City, 260 were unsheltered. In addition to the homeless, the 2000 Census reported 8,762 Hesperia residents (14 percent) living in poverty (Table 11). Persons living in poverty are at risk of becoming homeless in the event of losing their incomes/employment or facing unexpected expenses.

Table 13: Homeless Population by Jurisdiction - 2007

	Unsheltered				Sheltered			Total
Jurisdiction	Individuals	People In Families	Other*	Total	Individuals	People In Families	Total	Number of Homeless
Adelanto	10	0	5	15	0	11	11	26
Apple Valley	53	3	9	65	2	17	19	84
Barstow	78	0	34	112	29	43	72	184
Rialto	94	4	35	133	--	--	--	133
Victorville	74	10	102	186	39	77	116	302
Hesperia	101	13	146	260	28	8	36	296
San Bernardino County	2,927	167	3,017	6,111	597	623	1,220	7,331

Source: San Bernardino Homeless Census and Survey, 2007.
* Other represents People in Cars/RV's/Vans/Encampments or Reported by a Ranger.

The City of Hesperia has limited resources to address homeless needs. San Bernardino County's leading authority on the region's homeless population is the San Bernardino County Homeless Coalition. The Coalition exists to develop a countywide system that nurtures and strengthens the emergency shelter network system for removing homeless persons from the streets and aims to build a program that provides opportunities for re-integration into the community. Shelters serving the high desert area, including Hesperia are presented in Table 14.

Table 14: Resources for Special Needs Groups

Special Needs Group	Program	Description
Elderly	County of San Bernardino Senior Information and Assistance	Referrals for assistance and programs for senior citizens
	Inland Counties Legal Services	Free legal assistance to eligible seniors age 60 and older
	The Alzheimer's Association	Nationwide system designed to help identify individuals who are memory impaired due to Alzheimer's disease or a related disorder
	Senior Employment Program San Bernardino County One Stop Center	Training program for income eligible participants age 55 or older
Elderly and Disabled Persons	Meals on Wheels	Provides meals to both the homebound and elderly and serves meals at satellite locations in the high desert. (Cost: $2.50)
	Victor Valley Transit	Local curb-to-curb transportation service for the certified disabled and frail elderly
Disabled Persons	Mojave Deaf Services	Provides counseling, rent assistance, individual living skills classes, advocacy, and assistance with paperwork to the deaf and blind
Single Parent Households	After School Activities Program	Provides students with sports activities, arts and crafts projects, enrichment programs and organized indoor and outdoor games. Homework assistance, computer skills, behavioral counseling, and guidance are also provided. (Cost: $15.00 a week, per child)
	Kids Kamp	Summer program that includes: organized indoor and outdoor activities, sports, open swim, arts and crafts, and games. (Cost: $38.50 per child, per week)
	Call For Life Pregnancy Center	Provides free confidential pregnancy test, counseling, information, referrals to doctors, and practical aid.

Table 14: Resources for Special Needs Groups

Special Needs Group	Program	Description
Homeless and Persons in Poverty	Catholic Charities	Provides rent/mortgage assistance and counseling for foreclosures and evictions.
	Saint John of God	Provides daycare, drug and alcohol rehabilitation, outpatient care, counseling, utility and rent assistance, and emergency food supplies
	Desert Sanctuary/Haley House	Comprehensive domestic violence services including court advocacy, transportation and a children's program
	High Desert Domestic Violence	24 hour crisis hotline, confidential shelter, professional counseling and outreach services
	Victor Valley Domestic Violence	Safe shelter, basic necessities, group and individual counseling, legal advocacy and court support, 24 hour hotline
	High Desert Homeless Services	Emergency shelter, food, clothing, employment services, education and emergency services
	Inland AIDS Project	Motel Vouchers, transitional housing, permanent housing, emergency, rental/mortgage and utility assistance

2.6 Housing Stock Characteristics

This section discusses various housing characteristics and trends that affect housing needs in Hesperia. Important characteristics include housing types, the tenure and vacancy rates, housing age and condition, housing cost and affordability, and housing problems.

2.6.1 Housing Types

In 2009, Hesperia had 28,815 housing units, a 35 percent increase from the housing stock of 21,292 units in 2000. Single-family homes made up the vast majority of Hesperia's housing units at 84 percent. Many of these were detached single-family homes, with only three percent of all single-family homes being attached (planned unit developments, townhomes, etc.). The overall proportion of single-family homes has remained stable from 2000 but there has been an increase from 1.7 percent to 3.1 percent in the number of attached single-family homes.

There were 3,184 multi-family units in Hesperia in 2009. Multi-family homes had a moderate 22 percent increase in number of units from 2000. The proportion of multi-family units, however, has actually decreased since 2000 from 12 percent to 11 percent.

The number of mobile homes increased nine percent between 2000 and 2009. Like multi-family units, however, mobile homes have experienced a proportional decline from six percent of the housing stock to five percent.

Table 15: Housing Unit Type

Housing Unit Type	2000		2009		Percent Change in # of Units
	Units	Percent	Units	Percent	
Single-Family Homes	17,477	82.1%	24,325	84.4%	39.2%
Detached	17,115	80.4%	23,432	81.3%	36.9%
Attached	362	1.7%	893	3.1%	146.7%
Multi-Family Homes	2,620	12.3%	3,184	11.1%	21.5%
2-4 units	1,001	4.7%	1,216	4.2%	21.5%
5+ units	1,619	7.6%	1,968	6.9%	21.6%
Mobile Homes	1,195	5.6%	1,306	4.5%	9.3%
Total	21,292	100.0%	28,815	100.0%	35.3%

Sources:
1. Bureau of the Census, 2000.
2. California Department of Finance, 2009.

2.6.2 Housing Tenure and Vacancy

From 1990 to 2000, the tenure distribution in Hesperia remained relatively consistent. There was a slight decrease in owner-occupied housing, from 74 percent to 72 percent, and a corresponding slight increase in renter-occupied units from 26 percent to 28 percent (Table 16).

A vacancy rate is often a good indicator of how effectively for-sale and rental units are meeting the current demand for housing in a community. Vacancy rates of five to six percent for rental housing and two to three percent for ownership housing are generally considered optimum, where there is balance between the demand and supply for housing. A higher vacancy rate may indicate an excess supply of units and therefore price depreciation, while a low vacancy rate may indicate a shortage of units and resulting escalation of housing prices. The vacancy rate Citywide has increased from five percent to seven percent overall (Table 16). This increase can be partially attributed to the repossession of single-family residences in the City by the Department of Housing and Urban Development (HUD). In Hesperia, owner vacancy has gone up from 5.3 percent to 6.9 percent while rental vacancy has increased from 4.5 percent to 7.3 percent, indicating housing supply in the City is more than adequate to meet demand.

Table 16: Housing Tenure and Vacancy

Tenure & Vacancy	1990		2000	
	Units	Percent	Units	Percent
Total Housing Units	17,359	100.0%	21,348	100.0%
Occupied Units	16,551	95.3%	19,966	93.5%
Owner-Occupied	12,180	73.6%	14,436	72.3%
Renter-Occupied	4,371	26.4%	5,530	27.7%
Vacant Units[1]	808	4.7%	1,382	6.5%
Rental Vacancy	208	4.5%	436	7.3%
Owner Vacancy	246	5.3%	407	6.9%

Source: Bureau of the Census, 1990 and 2000.
Note:
1. Vacant units include units for sale, units for rent, boarded up units, or units vacant for other reasons (e.g. second homes).

2.6.3 Housing Age and Condition

Housing age is frequently used as an indicator of housing condition. Most residential structures over 30 years of age will require minor repairs and modernization improvements, while units over 50 years of age are more likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. A unit is generally deemed to have exceeded its useful life after 70 years of age.

Approximately 27 percent of Hesperia's housing stock was built prior to 1980 and therefore may require minor repairs and modernization improvement (Table 17). Another 32 percent of the housing stock was constructed in the 1980s, reflective of the housing boom at the time. These units will reach 30 years of age in a few years.

Table 17: Housing Age

Year Structure Built	Number	Percent of Total
2000-2009	7,463	25.9%
1990-2000	4,637	16.1%
1980-1989	9,063	31.5%
1970-1979	4,844	16.8%
1960-1969	1,400	5.0%
1940-1959	1,288	4.5%
1939 or earlier	60	0.2%
Total	28,815	100.0%

Sources:
1. Bureau of the Census, 2000.
2. California Department of Finance, 2009.

According to the 2000 Census, 30 units in Hesperia had incomplete plumbing, 17 units were without heat, and 76 units were without a complete kitchen. These units with significant problems accounted for less than one percent of the housing stock in Hesperia. Given the relatively young age of the housing stock, the number of units requiring substantial rehabilitation or replacement is limited. The City Community Development staff completed a survey of 454 homes in the City. Based on the percentage of units surveyed Staff estimated 1,396 units in the City require some rehabilitation and 253 units are dilapidated and may require replacement.

2.6.4 Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high compared to household income, housing cost burden and overcrowding occur. This section summarizes the cost and affordability of housing to Hesperia residents.

Homeownership Market

The recent downturn in the housing market has led to decreases in housing prices throughout the High Desert region. Median home sales price data are compiled by DataQuick for cities and counties throughout the state. Overall in 2008, Hesperia median home sales price was reported at $185,000, representing a dramatic decline of 42 percent from the year before (Table 18). In comparison, prices dropped 37 percent countywide during the same period. As of April 2009, the median home price in Hesperia was $103,819, a 44-percent drop from the median price in 2008. Figure 2 compares the median sales price of homes sold in Hesperia, surrounding communities, and San Bernardino County in 2007 and 2008.

Table 18: Median Home Sales Price

Jurisdiction	# of Homes Sold	February 2009 Median Price	2008 Median Price	2007 Median Price	% Change (2008-2009)	% Change (2007-2008)
Adelanto	702	$85,000	$140,000	$273,000	-39.29%	-48.72%
Apple Valley	1,239	$112,760	$185,000	$290,000	-39.05%	-36.21%
Barstow	261	$48,000	$127,250	$180,000	-62.28%	-29.31%
Hesperia	1,620	$103,819	$185,000	$317,750	-43.88%	-41.78%
Rialto	1,097	$131,902	$200,000	$365,000	-34.05%	-45.21%
Victorville	2,769	$104,412	$177,000	$305,500	-41.01%	-42.06%
San Bernardino County	24,455	$135,000	$225,000	$355,000	-40.00%	-36.62%

Source: DataQuick Real Estate News, 2009.

Figure 2: Median Home Prices – 2007-2008

Source: DataQuick Real Estate News, 2009.

Rental Market

Websites were searched in March 2009 and rental price information was collected for housing units for rent within the City (Table 19). In March, rents for one-bedroom units ranged from $500 to $820 per month with an average rent of $640, while two-bedroom units rented for $675 to $1,125 with an average rent of $839. Larger units were more expensive. Rents for three-bedroom units ranged from $888 to $1,950, with an average rent of $1,187. Four-bedroom and five-bedroom units were offered at rents ranging from $938 to $2,000 per month, with average rents of $1,369 and $1,506, respectively.

Table 19: Rental Rates - March 2009

Unit Size	Number of Listings	Rent Range	Average Rent
One-Bedroom	6	$500-$820	$640
Two-Bedroom	28	$675-$1,125	$839
Three-Bedroom	39	$888-$1,950	$1,187
Four-Bedroom	31	$938-$2,000	$1,369
Five-Bedroom	5	$1,350-$1,795	$1,506
Total	109	$500-$2,000	$1,134

Sources:
1. www.move.com, accessed 3/3/09.
2. www.forrent.com, accessed 3/3/09.
3. www.Craigslist.com, accessed 3/2/09-3/3/09.

Housing Affordability by Household Income

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) develops income limits for State programs. Using the State income limits, California Redevelopment Law on maximum housing cost-to-income ratios, and some general assumptions about utilities, taxes and insurance, the maximum affordable home and rental prices for residents in San Bernardino County are estimated (Table 20). The market-affordability of the City's housing stock for each income group is discussed below:

Extremely Low Income Households: Extremely low income households are those making up to 30 percent of the Area Median Income (AMI). These households can afford monthly rents of up to $402. Most market-rate apartments in the City, however, rent for much higher and extremely low income households would find it difficult to secure affordable rental housing in Hesperia. Based on median home prices in 2009, these households would also not be able to afford to purchase homes in the City.

Very Low Income Households: Very low income households are classified as those earning between 31 and 50 percent of the AMI. These households can afford monthly rents of up to $761 and homes up to $102,455 (Table 20). Very low income households can afford some of the City's smaller market-rate rental units, but these would likely be inadequate in size and lead to other problems, such as overcrowding. Homeownership is also not affordable to these households.

Low Income Households: Low income households earn up to 80 percent of the AMI. Low-income households can afford monthly rents of up to $1,301 and homes up to $191,870 (Table 20). These households will have little trouble securing appropriately-sized rental housing in the City; however, finding adequately-sized affordable homes for purchase may still be difficult for households in this income group.

Median Income Households: Median income households make 100 percent of the AMI. These households can afford monthly rents of up to $1,603 and homes up to $290,013 (Table 20). Median-income households are able to afford nearly all of the rental housing opportunities in the City. Households in this income group are also easily able to purchase adequately-sized homes.

Moderate Income Households: Moderate income households earn up to 120 percent of the AMI. Households in this income group can afford monthly rents of up to $1,952 and homes

up to $357,385. All housing opportunities within the City, both rental and ownership, are affordable to moderate income households.

Table 20: Income and Affordability Housing Costs in San Bernardino County - 2009

Extremely Low Income (30% AMI)					
Family Size	1	2	3	4	5
Annual Income	$14,000	$16,000	$18,000	$20,000	$21,600
Monthly Affordable Cost	$350	$400	$450	$500	$540
Maximum Monthly Rent	$273	$302	$334	$362	$402
Maximum Home Purchase Price	$26,286	$34,566	$37,256	$45,536	$43,052
Very Low Income (50% AMI)					
Family Size	1	2	3	4	5
Annual Income	$23,300	$26,650	$29,950	$33,300	$35,950
Monthly Affordable Cost	$583	$666	$749	$833	$899
Maximum Monthly Rent	$506	$568	$633	$695	$761
Maximum Home Purchase Price	$64,785	$78,652	$86,724	$100,592	$102,455
Low Income (80% AMI)					
Family Size	1	2	3	4	5
Annual Income	$37,300	$42,650	$47,950	$53,300	$57,550
Monthly Affordable Cost	$933	$1,066	$1,199	$1,333	$1,439
Maximum Monthly Rent	$856	$968	$1,083	$1,195	$1,301
Maximum Home Purchase Price	$122,739	$144,886	$161,237	$183,384	$191,870
Median Income (100% AMI)					
Family Size	1	2	3	4	5
Annual Income	$45,150	$51,600	$58,050	$64,500	$69,650
Monthly Affordable Cost	$1,129	$1,290	$1,451	$1,613	$1,741
Maximum Monthly Rent	$1,052	$1,192	$1,335	$1,475	$1,603
Maximum Home Purchase Price	$186,385	$217,536	$243,098	$274,248	$290,013
Moderate Income (120% AMI)					
Family Size	1	2	3	4	5
Annual Income	$54,200	$61,900	$69,650	$77,400	$83,600
Monthly Affordable Cost	$1,355	$1,548	$1,741	$1,935	$2,090
Maximum Monthly Rent	$1,278	$1,450	$1,625	$1,797	$1,952
Maximum Home Purchase Price	$230,092	$267,280	$299,120	$336,549	$357,385

Notes:

1. In estimating affordable housing cost, rent and purchase price ratios California State Income Limits for 2009, San Bernardino County were used.
2. Housing related costs include HOA dues, insurance, and property taxes (1% tax rate). Utilities are included from the Housing Authority of the County of San Bernardino website.
3. Supportable mortgage assuming a 30-year loan, 5 percent interest, and a 5% down payment.

Source: California State Income Levels for San Bernardino County, 2009.

2.6.5 Affordable Housing

Tenant-Based Housing Choice Vouchers

The Housing Authority of the County of San Bernardino administers the tenant-based Section 8 Housing Choice Vouchers in Hesperia. The Housing Authority reports that there were 1,849 elderly families, 1,327 large families, and 6,580 small families receiving Housing Choice Vouchers throughout the County (excluding the City of San Bernardino) in 2009. Of those receiving Housing Choice Vouchers, 6,736 of the households were female-headed households. An additional 942 Hesperia residents are on the Section 8 waiting list as of October 2009.

Publicly Assisted Rental Housing

Housing that receives governmental assistance is often a significant source of affordable housing in most communities. Because of its significance, this section identifies publicly assisted rental housing in Hesperia, evaluates the potential of such housing to convert to market rate during a ten-year planning period (2008 to 2018), and analyzes the options and associated costs to preserving the at-risk units.

Table 21 provides the inventory of assisted rental housing units in Hesperia as of March 2009. Six publicly assisted developments in Hesperia offer 605 affordable units to low and moderate income households. These projects are deed-restricted as long-term affordable housing. No project is at risk of converting to market-rate housing during the planning period.

Table 21: Assisted Developments

Project Name	Units	Target Population	Funding	Affordability Expires	Phase
Sunrise Terrace I	22 very low income 87 low income	Family	Agency, HOME, Tax Credits, and Bonds	2061	Completed
Sunrise Terrace II	16 very low income 55 low income	Family	Agency, HOME, Tax Credits, and Bonds	2061	Completed
Village at Hesperia I	14 very low income 53 low income	Senior	Agency, HOME, Tax Credits, and Bonds	2063	Completed
Village at Hesperia III	17 very low income 4 low income	Senior	Tax Credits	2061	Completed
Santa Fe Apartments	89 low-income units	Family	Tax Credits Density Bonus	2029	Completed
Three Palms Apartments	113 low income	Seniors	Tax Credits and Density Bonus	2055	Completed
San Remo I	50 very low income 14 low income	Family	Agency and Tax Credits	2064	Completed
The Villas at Hesperia/Crossings West	31 very low income	Family	Agency, Tax Credits, and Bonds	2064	Completed
San Remo II	39 very low income 19 low income	Family	Agency and Tax Credits	2064	Completed
Horizons at Olive St.	14 very low income 52 low income	Family	Tax Credits, Agency, and Bonds	55 years from issuance of Final C of Os	Pre-construction
Village at Hesperia II	67 very low income	Senior	Tax Credits, Bonds, Agency	55 years from issuance of Final C of Os	Under Review
Serenity Village	100 low and moderate income	Senior	TBD	TBD	Under Review
Granite Springs	34 units	Family	Agency	TBD	In planning stages
Main and Topaz	8 moderate income 4 low income	Family	Private	45 years from date of construction	In planning stages
Total	902				

Source: City of Hesperia, 2009.

Chapter 3
Constraints

This section describes various market, governmental, and environmental constraints on the development of housing that meets the needs of all economic segments of Hesperia's population.

3.1 Market Constraints

Market constraints significantly affect the cost of housing in Hesperia, and can pose barriers to housing production and affordability.

3.1.1 Economic Factors

The effects of market forces on the construction industry may act as a barrier to affordable housing. The forces of supply and demand can affect the timing and level of housing construction. Hesperia's convenient and accessible location in the High Desert led to the City becoming one of the State's most affordable places to live. High levels of new construction activity, coupled with low interest rates, caused the California housing market to peak in the summer of 2005. Since then, however, a poorly performing economy and flawed lending practices have led to an implosion of the housing market.

The High Desert region of California has been hit hardest by the recent downturn in the housing market. The area has experienced some of the largest declines in home prices statewide. Dramatically lower housing prices, however, should greatly improve affordability in Hesperia and surrounding communities if financing is available to lower and moderate income households.

3.1.2 Land and Construction Cost

Construction costs are the largest component of total costs for a single-family detached unit, accounting for 30 to 40 percent of the finished sale price. According to RS Means Residential Square Foot Costs (2008), construction costs for an average two-story single-family home (2,000 square feet of living area), and built of stucco on wood frame total $91.14 per square foot in the Hesperia area. For multi-family attached units, construction costs are slightly lower as developers can usually benefit from economies of scale with discounts for materials and diffusion of equipment mobilization costs. A reduction in amenities and quality of building materials could result in lower costs and sale prices; however, high quality design and sufficient tenant amenities are necessary to maintain minimum health and safety standards. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production.

3.1.3 Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance.

Table 22 summarizes the disposition of loan applications submitted to financial institutions in 2007 for home purchase, refinance, and home improvement loans in Hesperia.[2] Included is information on loan applications that were approved and originated, approved but not accepted by the applicant, denied, withdrawn by the applicant, or incomplete.

Table 22: Disposition of Home Purchase and Improvement Loan Applications - 2007

Income	Total Applications	Percent Approved[1]	Percent Denied	Percent Other[2]
Conventional Home Purchase Loans	2,259	53%	30%	17%
Government-Backed Home Purchase Loans	77	74%	8%	18%
Home Improvement Loans	1,258	43%	44%	13%
Refinance Loans	6,470	45%	35%	20%

Notes:
1. Percent Approved includes loans approved by the lenders whether and loans originated.
2. Percent Other includes loan applications that were withdrawn and closed for incompleteness.

Source: HMDA data, 2007.

Home Purchase Loans

In 2007, a total of 2,259 households applied for conventional loans to purchase homes in Hesperia. The overall loan approval rate was 53 percent and 30 percent of applications were denied. Another 17 percent of applications were withdrawn by the applicant. Only 77 applications were submitted for the purchase of homes in Hesperia through government-backed loans (e.g. FHA, VA) in 2007. Among applications for government-backed home purchase loans in 2007, 74 percent were approved and eight percent were denied. Approximately 18 percent of these applications for government-backed loans were withdrawn by the applicant.

Home Improvement Loans

Home improvement loans were more difficult for Hesperia residents to obtain than any other type of loan, most likely a result of the lowered home appraisals in the City. Just 43 percent of the applicants for home improvement loans were approved, while 44 percent

[2] HMDA data is aggregated by census tract, not by municipal boundary. HMDA data presented in this Housing Element is based on the census tracts that approximate the geographic coverage of the City of Hesperia.

were denied by lending institutions in 2007. Thirteen percent of these applications were withdrawn by the applicant. The large proportion of home improvement loan denials may be explained by the nature of these loans. Home improvement loans are usually second loans and therefore many applicants may already have high loan-to-income ratios.

To address potential private market lending constraints and expand homeownership and home improvement opportunities, the City of Hesperia offers a variety of programs, including: the First Time Homebuyer Down Payment Assistance Program and the Owner-Occupied Housing Rehabilitation Program. Such programs assist lower and moderate income residents by increasing access to favorable loan terms to purchase or improve their homes.

Refinance Loans

Relatively low interest rates and the still abundant interest-only, adjustable rate, and balloon payment mortgages led Hesperia residents to file 6,470 applications for refinancing in 2007. Nearly one-half (45 percent) of these applications were approved, while 35 percent were denied. An additional 20 percent of applications for refinance loans were withdrawn by the applicant.

Foreclosures

With low interest rates, "creative" financing (e.g., zero down, interest only, adjustable loans), and predatory lending practices (e.g. aggressive marketing, hidden fees, negative amortization), many households nationwide purchased homes that were beyond their financial means between 2000 and 2005. Under the false assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many households were (and still are) unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that set off in 2006. Suddenly faced with significantly inflated mortgage payments, and mortgage loans that are larger than the worth of the homes, foreclosure was the only option available to many households.

In January 2009, 2,357 homes in Hesperia were listed as foreclosures. These homes were listed at various stages of foreclosure (from pre-foreclosures to auctions) and ranged in price from less than $100,000 to $980,000. The high prices of these homes facing foreclosure indicate that the impact of foreclosure extends not only to lower and moderate income households, but also households with higher incomes. DataQuick reports that of the homeowners who default, approximately 20 percent are able to avoid foreclosure by bringing their payments current, refinancing, or selling the home and paying off what they owe.[3] The implosion of the mortgage lending market, however, may mean that many households, even above moderate income households, will have difficulty obtaining new mortgage loans or refinancing.

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3 http://www.dqnews.com/News/California/CA-Foreclosures/RRFor081023.aspx, accessed January 7, 2009.

3.2 Governmental Constraints

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, among other issues may constrain the maintenance, development and improvement of housing. This section discusses potential governmental constraints in Hesperia.

3.2.1 Land Use Controls

General Plan Land Use Element

The Land Use Element sets forth City policies for guiding local land use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses.

Hesperia's land use controls are designed to maintain the predominantly low-profile residential nature of the community. The City is currently in the process of a General Plan update, the first comprehensive update since the original General Plan was adopted in 1991. The update will cover the entire City and all seven elements of the General Plan. Of particular importance is the goal to convert the plan to a one-map system where all land uses will be designated on the General Plan map, eliminating the zoning map and any remaining inconsistencies. This will enable the public to easily determine the appropriate land uses for any parcel in the City and sphere of influence. The new Land Use Element designates 49,960 acres (41 percent) of the City's total land inventory for residential uses. Higher density residential uses, located in the central part of the City near service, commercial, and employment activity centers, are surrounded by lower density residential uses. Proposed residential densities in Hesperia cover a wide spectrum and are summarized in Table 23 below. The new General Plan is expected to be adopted concurrently with the Housing Element.

Table 23: Residential Land Use Categories and Zoning Districts

Land Use (Zoning)	Density (du/acre)	Character
General Agricultural (A2)	0.0-0.2	Characterized by large lot sizes, varying topography, and proximity to the Mojave River
Limited Agricultural 2½ (A1-2½)	0.21-0.4	Intended to protect rural lifestyles within the City
Limited Agricultural (A1)	0.41-1.0	Intended to continue the current rural lifestyle for residents living in agriculturally designated areas
Rural Residential-Special Development (RR-SD)	0.0-0.4*	Includes areas with minimal or no infrastructure or public services, varying topography, environmental sensitivity, or other development constraints
Rural Residential-2½ (RR-2½)	0.0-0.4	Characterized by large lot sizes and sparse single family residential development, free from environmental constraints, which have been identified for protection of rural lifestyles
Rural Residential-1 (RR-1)	0.41-1.0	Characterized by rural residential uses on a minimum of one acre lot size and is intended to protect large animal keeping
Rural Residential- 20,000 (RR-20000)	1.1-2.0	Intended for single-family residential uses with some large animal keeping
Single-Family Residence- 18,000 (R1-18000)	2.1-2.4	Intended for single-family residences that do not keep large animals
Single-Family Residence (R1)	2.5-4.5	Intended for detached single-family residential uses characterized by a more suburban setting
Single-Family Residence- 4,500 (R1)	4.6-8.0	Intended for single-family residential uses with a variety of lot sizes, housing types, and public amenities
Multiple Family Residential (R3)	8.1-15.0	Intended for multiple family uses in an urban setting

Source: General Plan Land Use Element, 2008.
* = With a Specific Plan maximum density becomes 2.0 du/acre

Specific Plans

The City of Hesperia has adopted four specific plans—Summit Valley Ranch, Rancho Las Flores, and Main Street and Freeway Corridor. The City anticipates much of its future residential growth will occur in these specific plan areas, which, upon build-out, will add over 44,000 new housing units to the City.

Rancho Las Flores Specific Plan: The Rancho Las Flores Specific Plan was adopted by the City in 1991 and is a 9,867-acre development distributed across eight "villages" and open spaces. These eight villages offer diverse residential options and are complemented with commercial uses, schools, parks, and other public uses. The Specific Plan proposes single-

family housing as well as attached housing and has an anticipated capacity of 16,980 housing units. Five residential land use designations and one mixed-use designation are included in the Specific Plan and allowable densities range from one unit per acre (Very Low Density Residential) to 30 units per acre (Town Center Residential).

In addition to conventional lot-by-lot development, the Specific Plan encourages planned concept housing development for detached housing in the Medium Density, Medium-High Density, and Town Center (Mixed-Use) designations. Planned concept housing development is intended to provide an alternative to the development and maintenance of higher density detached residential dwellings and includes the following characteristics: alley-loaded units, zero-lot line units, cluster housing, and garden courts.

Table 24: Rancho Las Flores Specific Plan Residential Land Uses

Zones	Min. Lot Area	Max. Height	Max. Density (du/acre)
Equestrian Residential	18,000 sq. ft.	35 ft.	2.0
Very Low Density Residential	18,000 sq. ft.	35 ft.	2.0
Low Density Residential	5,500 sq. ft.	35 ft.	4.0
Low Medium Density Residential	2,500 sq. ft.	35 ft.	6.0
Medium Density Residential	None	35 ft.	10.0
Medium High Density Residential	0.5 acres	56 ft.*	20.0
High Density Residential	1 acre	70 ft.*	30.0
Town Center/Village Center Residential	1 acre	70 ft.*	30.0

Source: Rancho Las Flores Specific Plan, 2008.
* Indicates minimum, not maximum, height.

Summit Valley Ranch Specific Plan: In October 1997, the City adopted the Summit Valley Ranch Specific Plan, which includes approximately 788 acres. The Specific Plan, as adopted, allows for a maximum of 1,688 dwelling units on approximately 281 acres. Allowable residential densities range from approximately four units per acre (single-family residences) to 19 units per acre (apartments). In addition, the Plan envisions a school site, passive and active parks for residents, convenience commercial, office professional uses, a school site, and a golf course/country club facility for a total of 265.5 acres. The balance of the project, approximately 233.1 acres, is intended to remain as natural open space, address major slopes, and provide for the public and private roads. The development of the Summit Valley Ranch Specific Plan is also tied to the infrastructure development of the Rancho Las Flores project to the east.

Table 25: Summit Valley Ranch Specific Plan Residential Land Uses

Zones	Min. Lot Area	Max. Height	Max. Density (Net)	Max. Lot Cover.
P.U. 6	7,000 s.f.	35 feet	3-4.1	50 %
P.U. 5	6,000 s.f.	35 feet	3.7-4.5	50 %
P.U. 4	5,000 s.f.	35 feet	4.6-5.3	65 %
P.U. 3	4,000 s.f.	35 feet	6.5-7.5	65 %
P.U. 2	2,420 s.f. per unit	35 feet	13.8	60 %
P.U. 1	N/A	35 feet	19.1	60 %

Source: Summit Valley Ranch Specific Plan, 1998.

Main Street and Freeway Corridor Specific Plan: The purpose of this Specific Plan is to establish a development framework for the City's Main Street and Freeway corridors. The Plan also sets forth a strategy for public investment and improvements along the corridor, including circulation, parking, parks and streetscape improvements. The Specific Plan area consists of two corridors, Interstate-15 and Main Street, approximately 18 miles in length and with a total area of over 16 square miles. The Main Street corridor extends from I Avenue on the east to about a mile west of the interchange at the Interstate-15 Freeway. The Freeway corridor extends between the northern and southern City limits. The Specific Plan area is almost 80 percent vacant or underdeveloped. The Main Street and Freeway Corridor Specific Plan was adopted in October of 2008.

The Specific Plan area contains three single-family residential land use designations – Low Density Residential, Very Low Density Residential, and Rural Residential. Two multi-family residential zones, Medium Density Residential and High Density Residential, are also included in the Specific Plan. A zone that permits mixed-use development in the area adjacent to the Civic Center has also been established to provide the opportunity for live/work uses in an environment that is otherwise typically residential in character. The development standards of each of these residential zones are detailed in Table 26 below.

Table 26: Main Street and Freeway Corridor Specific Plan Residential Land Uses

Zones	Min. Lot Area	Max. Height	Max. Density (Net)	Max. Lot Cover.
Low Density	4,500 s.f	35 feet	2-8 du/acre	50%
Very Low Density	18,000 s.f.	35 feet	0.5-2 du/acre	35%
Rural	7,200 s.f.	35 feet	0-2 du/acre	40%
Medium Density	3,000 s.f/unit	35 feet	8-15 du/acre	60%
High Density	1,800 s.f/unit	35 feet	15-20 du/acre	60%
Mixed-Use	7,200 s.f.	35 feet	2-8 du/acre	60%
Regional Commercial	10 acres	45 feet	15-25 du/acre	n/a

Source: Main Street and Freeway Corridor Specific Plan, 2008.

Within the Main Street/Interstate-15 District only, multi-family residential development (as a part of a mixed-use development) is allowed in the Regional Commercial zone. Mixed-use development is defined as an integration of residential uses with compatible commercial uses, vertically or horizontally, within the same building or structure. A mixed-use project may also constitute separate buildings or structures on the same property of land, so long as there is a pedestrian connection between buildings that integrates and unifies the project. In addition to the development standards summarized above in Table 26, vertical mixed-use buildings in the Regional Commercial zone are subject to the following standards:

- The minimum living area for residential units in a mixed use project shall be 600 square feet for a studio unit, with 200 square feet for each additional bedroom.
- A maximum of 30 percent of the residential units may be one-bedroom or smaller.
- The entrances to the residential uses shall be separate and distinct from commercial uses. These entrances shall be secured.
- Residential parking shall be secured and separated from public parking.
- Residential units shall have adequate sound insulation to protect occupants.
- Mixed-use developments shall be designed so that odors emanating from businesses on the ground floor do not impact uses above.
- Refuse facilities shall be located and screened to minimize impacts from related odor and noise.
- Commercial loading facilities shall be located to minimize noise impacts and maintain access to residential areas.

These standards are intended to foster a safe and decent residential environment and provide a range of housing options, including housing suitable for families.

3.2.2 Residential Development Standards

The development standards of Hesperia's six existing residential zoning districts are summarized in Table 27. Parking requirements for single-family and multi-family residential uses in Hesperia are summarized in Table 28. The City's parking requirements mandate enclosed garage spaces for both single-family dwellings as well as condominiums. Multi-family dwellings are not required to have enclosed garages but a covered space is required.

The City has recently completed several affordable housing projects and is in the planning/approval stages for several additional affordable housing projects (Table 21), indicating that the City's existing development standards do not constrain affordable housing development.

The City is in the process of updating its General Plan. Once the General Plan is adopted, the Development Code will be amended to implement the new land use categories. The City will ensure that appropriate development standards are established to implement the new General Plan, to facilitate and encourage the development of a range of housing in the City.

Table 27: Residential Development Standards

Zoning	Min. Lot Area (sq. ft.)	Max. Height	Minimum Lot (ft.)		Setbacks (ft.)			Max. Lot Cover.
			Width	Depth	Front	Side	Rear	
R-1	7,200	2 ½ stories or 35 ft.	60	100	15-55[1]	5	15	40%
R-3							10	60%
RR	20,000					10	15	40%
A-1	43,560		100	n/a		10% lot width[2]		n/a
A-2	217,800		300			6		
C-4	5 acres[3]		1:3[4]		25	10	10	60%

Source: City of Hesperia Municipal Code, Title 16 Development Code, 2009.
Notes:

1. Depending on the type of street abutting the property
2. No less than 6 feet or more than 15 feet
3. Minimum lot size can be less than five acres if the subdivision application is filed concurrently with a planned development, site plan review or conditional use permit application.
4. Indicated width-to-depth ratio

Table 28: Parking Requirements

Housing Type	Requirements
Single-Family Dwelling	1-4 bedrooms: 2 garage spaces 5+ bedrooms: 3 garage spaces
Multi-Family Dwelling	1 covered space per unit with 100 cubic feet of lockable storage space and 0.25 guest spaces per unit dispersed throughout development Studio: 1.25 spaces per unit One Bedroom: 1.75 spaces per unit Two+ Bedrooms: 2.25 spaces per unit
Condominium	At Unit: 2 garage spaces Guest Parking: 0.25 spaces per unit
Mobile Home Park	At Unit: 2 spaces per unit, 1 of which must be covered. Guest Parking: 1 space per 5 units

Source: City of Hesperia, Municipal Code, Title 16 Development Code.

Flexibility in Development Standards

The City encourages housing variety by developing flexible residential development standards. The maximum height limit may be increased subject to the approval of a Minor Exception Permit. For projects qualifying for a density bonus, State parking standards will be used. The City has also outlined certain concessions for development standards in its Landscape Ordinance. Affordable housing developments are permitted to use one-gallon

shrubs and five-gallon trees, instead of the otherwise required five-gallon shrubs and 15-gallon trees.

In order to promote a more efficient use of the land and to create a more desirable and affordable living environment by providing greater design flexibility, the City has established a set of requirements, design standards and conditions for planned development projects. The City's Development Code defines planned residential developments as residential projects consisting of 500 dwelling units or fewer. Planned residential developments are projects that are compatible with, and not a significant departure from, surrounding land uses. Residential densities for planned developments are determined by the General Plan, however, increased densities may be granted through the City's density bonus provisions. The Planning Commission may also alter adopted design standards, in instances where the altered standards would more adequately serve the intent and purposes of the planned development.

Density Bonus Program

The City of Hesperia has established a density bonus program to encourage the production of housing for lower and moderate income households by offering developers density increases beyond the maximum allowed under the applicable zoning district and land use element of the general plan in exchange for the construction of below-market rate units. In addition, other development incentives may be permitted.

Current state law requires jurisdictions to provide density bonuses and development incentives to all developers who propose to construct affordable housing on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. The City's Development Code has not been updated to reflect these new requirements; however, the City currently implements the new State density bonus law in effect. The City will amend its Development Code to be consistent with this new density bonus requirement.

3.2.3 Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels. Table 29 summarizes the City's zoning provisions for various types of housing.

Table 29: Provisions for Various Housing Types

	R-1	R-3	RR	A-1	A-2
Single-Family*	P	P	P	P	P
Multiple-Family	--	P	--	--	--
Factory-Built Housing/Mobile Homes	P	P	P	P	P
Second Dwelling Unit	P	P	P	P	P
Residential Care Facility (6 or fewer persons)	P	P	P	--	--
Residential Care Facility (> 6 persons)	C	C	C	--	--

Source: City of Hesperia Development Code, 2009.
C = Conditionally Permitted, P = Permitted
* = Single-family not permitted in the High Density Residential Zone of the Main Street and Freeway Corridor Specific Plan

Single-Family

Single-family residences are permitted in all residential zones in the City, except the High Density Residential zone of the Main Street and Freeway Corridor Specific Plan, unless a project is inconsistent with the residential densities laid out in the General Plan. Single-family residential development requires land dedication, impact fees, or a combination of both for developing parks or recreational areas for residents.

Multiple-Family

Multiple-family housing is permitted in the City's R-3 zone. Multi-family development requires the same type of land dedication or payment of fees for parks and recreational use as single-family residential development. However, the City does also require these developments to construct recreational facilities on-site, making the developments into whole communities.

Factory-Built Housing/Mobile Homes

Manufactured housing and mobile homes can be an affordable housing option for lower and moderate income households. A mobile home built after June 15, 1976, certified under the National Manufactured Home Construction and Safety Act of 1974, and built on a permanent foundation may be located in any residential zone where a conventional single-family detached dwelling is permitted.

Pursuant to State law, the City explicitly permits manufactured housing placed on a permanent foundation in all residential zones. Such housing is subject to the same development standards and design review as stick-built housing as set forth by the zoning district regulations. Hesperia's Development Code includes mobile home parks and trailer courts in its definition of residential units. Mobile Home parks and the addition of mobile home spaces require a land use dedication or impact fee just as multi-family and single-family development.

Second Dwelling Units

A "second dwelling unit" is an additional detached or attached dwelling unit which provides complete independent living facilities for one or more persons. The unit includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary unit is situated. Second dwelling units differ from temporary dependent housing units in that a temporary dependent housing (TDH) unit is a detached or attached dwelling unit intended for the sole occupancy of one or two adult persons who have reached the age of 62 years, or are handicapped. Like a second unit, a TDH unit provides for complete, independent living facilities for one or two persons, inclusive of, but not limited to, provisions for living, sleeping, eating, cooking, access and sanitation, on the same lot as the permitted primary dwelling.

Second dwelling units are permitted in all residential zones, subject to the following standards:

- There must be an existing owner-occupied unit on the lot;
- One unit must remain owner-occupied;
- Only one second dwelling unit per lot;
- The second dwelling unit cannot be sold separately, and may be rented;
- The second dwelling unit must have adequate water supply pursuant to specifications of the Uniform Plumbing Code;
- Lots not connected to sewer facilities must be a minimum of one gross acre in size;
- A detached second unit shall not exceed 75 percent of the area of the principal dwelling unit, up to a maximum gross floor area of 3,000 square feet per structure on any parcel; and
- Second dwelling units attached to the principal unit may be up to 50 percent of the area of the principal unit, up to a maximum of 1,000 square feet.

Since January 1, 2006, 54 second units have been constructed or in development in the City of Hesperia.

Farmworker Housing

The City's Development Code currently does not address farmworker housing. The City will amend its Development Code to comply with State laws with regard to farmworker housing. Specifically, pursuant to the State Employee Housing Act (Section 17000 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or

household is permitted by right in an agricultural land use designation. Therefore, for properties that permit agricultural uses by right, a local jurisdiction may not treat employee housing that meets the above criteria any differently than an agricultural use. Furthermore, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted where a single-family residence is permitted. No conditional or special use permit or variance can be required.

Emergency Shelters

Section 50801(e) of the California Health and Safety Code defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or fewer by a homeless person. Senate Bill 2, enacted in October 2007, requires local governments to identify one or more zoning districts that allow emergency shelters without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's unsheltered homeless population. Hesperia's unsheltered homeless population is estimated at 260 individuals.

Hesperia's current Development Code does not explicitly address emergency shelters. The City will amend its Development Code within one year of adoption of the Housing Element to permit homeless shelters by right, without discretionary review, within the Medium Density Residential (MDR) and Mixed Use (MU) zones of the Main Street Corridor and Freeway Specific Plan, consistent with State law. The MDR and MU zones are located primarily along Main Street and near a variety of services. These zones include 340 parcels, totaling 506.7 vacant acres. This capacity is sufficient for accommodating at least one emergency shelter and Hesperia's estimated unsheltered homeless population of 260 persons.

Transitional Housing

Under Housing Element law, transitional housing is defined as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (California Health and Safety Code Section 50675.2).

This definition does not encompass all forms of transitional housing. Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multiple-family apartments and typically offers case management and support services to return people to independent living (usually between six and 24 months).

Currently, the Hesperia Development Code does not explicitly address transitional housing facilities. The City will amend the Development Code to address the provision of transitional housing. Transitional housing that is group housing for six or fewer persons will be permitted by right as a residential use where residential use is permitted. Transitional housing that is group housing for six or more persons will be conditionally permitted as residential care facilities in the R1, R3, and RR zones. Transitional housing not configured as group housing will be permitted as a residential use and be subject to the same permitting processes and requirements as other similar housing in the same zones.

Supportive Housing

Under the Housing Element law, supportive housing is defined as housing with no limit on length of stay that is occupied by a target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (California Health and Safety Code 50675.14 (b)).

Target population includes adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5, commencing with Section 4500, of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people (California Health and Safety Code 53260 (d)).

Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single-family homes, and multiple-family apartments. Supportive housing usually includes a service component either on- or off-site to assist the tenants in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The Hesperia Development Code does not currently address the provision of supportive housing. As local land use and zoning powers give the jurisdiction the authority to regulate the use, but not the user, the Zoning Code will be amended to address the provision of supportive housing. Supportive housing that is group housing for six or fewer persons will be permitted by right as a residential use where residential use is permitted. Supportive housing that is group housing for six or more persons will be conditionally permitted as residential care facilities in the R1, R3, and RR zones. Supportive housing not configured as group housing will be permitted as a residential use and be subject to the same permitting processes and requirements as other similar housing in the same zones.

Single Room Occupancy Units (SROs)

SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or

bathroom, many SROs have one or the other. The City will amend the Development Code to facilitate the provision of SROs consistent with AB 2634 enacted in 2007. SROs will be permitted with a Conditional Use Permit (CUP) in the High Density Residential zone of the Main Street and Freeway Corridor Specific Plan area. Findings will be the same as those required for all land uses requiring a CUP (see discussion of large residential care facilities, above).

Housing for Persons with Disabilities

Land Use Controls: The Lanterman Development Disabilities Service Act (Sections 5115 and 5116) of the California Welfare and Institutions Code declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer persons with disabilities is a residential use for the purposes of zoning. A State-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all zones where residential uses are permitted. According to the State Department of Social Services, Community Care Licensing Division, one licensed group home with six beds and 11 licensed adult residential facilities are located in Hesperia.

Pursuant to the Hesperia Development Code, small residential care facilities serving six or fewer clients are permitted in all residential zones. This provision is consistent with the Lanterman Disabilities Service Act.

Large residential care facilities serving seven or more clients are conditionally permitted in all residential zones, except the A-1 and A-2 zones. A minimum separation distance of two thousand (2,000) feet is required from other large residential care facilities or group homes. Additional conditions are detailed in Development Code Section 16.16.072, adopted by the City Council in June 2009, and limited to those necessary to protect the public health, safety and general welfare of the City:

- Each bedroom in a large residential care facility or group home may be occupied by only one resident. Two residents may occupy a bedroom if they are related by blood, marriage or legal adoption.

- Inspections of the facility/home shall be conducted once a year and the cost of the inspection shall be borne by the owner/operator of the facility/home.

- Multi-family residential projects with less than fifty (50) units shall be limited to one large residential care facility and/or group home.

- Multi-family residential projects with fifty (50) or more units shall be limited to two large residential care facilities and/or group homes.

- The property owner, or designated on-site manager, that is not on parole/probation or a registered Section 290 sex offender, must live on the site of the large residential care facility and/or group home. The name and a copy of legal identification of the

property owner/on-site manager shall be provided to the city of Hesperia with the business license.

- All required state and federal licenses for large residential care facilities and group homes shall be posted within the premises and a copy shall be provided to the city of Hesperia planning division.

- All vehicles associated with residents and staff of a large residential care facility or group home shall be parked on-site in approved parking spaces. Vehicles shall not be parked on landscaped areas.

- All applicable county environmental health department regulations and community care licensing regulations shall be met at all times.

- The planning commission, at its discretion, may impose additional reasonable operational conditions to ensure the facility is compatible with the neighborhood and to provide for the health, safety and welfare of the neighborhood in which the facility is located.

Definition of a Family: Local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the Development Code. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not housing for families that are similarly sized or situated. The Hesperia Development Code defines a family as "a person or persons living together as a single housekeeping unit in a dwelling unit." This definition accommodates different household types including unrelated persons living together and therefore would not constrain the development and rehabilitation of housing for persons with disabilities.

Building Codes: The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. With few exceptions, all ground-floor dwelling units are to be on an accessible route, and must be accessible into and throughout the entire unit, incorporating certain adaptable features (repositionable kitchen counters and bathtub grab bars). Furthermore, Government Code Section 12955.1 requires that ten percent of the total dwelling units in townhouse-type multistory apartments and condominiums without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality test.

- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.

- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.

- Common use areas shall be accessible.

- If common tenant parking is provided, accessible parking is required.

The City has not adopted unique restrictions that would constrain the development of housing for persons with disabilities. Compliance with provisions of the Code of Regulations, California Building Standards Code (CBC), and federal Americans with Disabilities Act (ADA) is assessed by the Building Division of the Community Development Department as a part of the building permit submittal. Building and Safety has no statutory authority to enforce ADA. Moreover, the ADA does not authorize state or local agencies to enforce its regulations.

Reasonable Accommodation Procedures: Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Development Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

The City currently has no established process in place and reasonable accommodations are granted on a case-by-case basis. The City will amend the Development Code to implement a reasonable accommodation procedure to address reasonable accommodation requests relating to zoning and land use regulations.

Permits and Fees: As there is no established procedure in place, no specific permits or fees are required for reasonable accommodation requests.

3.2.4 Development and Planning Fees

The City charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. Table 30 summarizes the City's planning fee requirements for residential development. Planning fees for a typical medium-sized multi-family project (of approximately 12 units) total approximately $5,000 per unit. For a typical single-family residential project, developers can expect planning fees to total approximately $3,000 per unit. In addition to City fees charged at the time building permits are issued, developers are required to pay a number of development impact fees. Developers can expect to pay approximately $19,508 in development impact fees per unit for a single-family residential project and $14,460 in development impact fees per unit for a multi-family project. Although these fees are necessary to offset the impact of development on City services and infrastructure, fee deferrals and other regulatory incentives or concessions which result in identifiable cost reductions may be available for projects eligible for a density bonus. The City may also provide assistance with development and planning fees based on a project's individual economic situation. However, there are no plans to reduce fees citywide since experience has shown that this, by itself, will not spur development.

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Table 30: Development and Planning Fees

Development Process	Related Fee
Planning and Zoning	
Conditional Use Permit	CRB with $2,128 min.
Document Review	CRB with $68 min.
Variance	$2,196
General Plan Amendment	CRB with $695 min.
Zone Change	$288
Zone Change not consistent with General Plan	CRB with $695 min.
Subdivisions	
Tentative Tract Map	$CRB with $1,975 min., + $2 per lot, addressing fee
Tentative Parcel Map (Residential)	$466 + $2 per lot
Environmental Review	
Initial Study with Negative Declaration	$637
Environmental Impact Report	CRB with $2,831 min.
Development Fees	
Development Agreement (e.g. density bonus, etc.)	CRB with $906 min.
Park Fee (per dwelling unit)	
Single-Family	$5,486.50
Multi-Family	$5,486.50
Street Fee	
Single-Family	$9,781.00
Multi-Family	$6,259.00
Drainage Fee	
Single-Family	$1,284.00
Multi-Family	$821.00
Fire Fee	
Single-Family	$1,425.00
Multi-Family	$912.00
Police Fee	
Single-Family	$423.00
Multi-Family	$272.00
Public Services	
Single-Family	$1,109.00
Multi-Family	$710.00

Source: City of Hesperia, Resolution No. 2004-48, 2008.
CRB = Cost Reasonably Borne

3.2.5 On- and Off-Site Improvements

Requirements for on- and off-site improvements are required to various degrees depending on the size, nature and location of the proposed development. While Hesperia has experienced tremendous growth in recent years, infrastructure has not always been aligned with the amount of growth. The City is currently working to improve residential street paving and road construction in many areas. Developers are responsible for all on-site improvements, including parking, landscaping, open space development, walkways and

utility connections. Bonds are required to ensure the completion of improvements to the level of code requirements.

Public street widths are specified in Hesperia's Development Code. Standard streets are required to be a minimum of 60 feet right of way (ROW). Residential streets have a reduced width of 50 feet as long as they are in a gated community, a low density residential district or an attached condominium or townhouse development.

The City of Hesperia's fee structure includes some on- and off-site improvements, which are described in the section above. Off-site improvement fees include park land fees, and public facility fees, among others.

3.2.6 Building Codes and Enforcement

The City adopted and enforces the 2007 California Building Code, Volumes 1 and 2; 2007 California Plumbing Code; 2007 California Mechanical Code; 2007 California Fire Code and 2007 California Electrical Code which ensures that all housing units are built to specified standards. These codes are substantially determined by the International Conference of Building Officials and the State of California. The City adopted the code with few administrative amendments pertaining to automatic fire sprinkler requirements for larger structures and swimming pool barriers. These standards are necessary to ensure public health and safety and do not significantly increase construction costs. Code enforcement is done on a complaint basis and most violations are resolved without citation or referral to the City Attorney. Code enforcement is also done proactively for issues affecting the whole City, such as signage, or chronic problems, like blighted apartments. In 2007, the City enacted a rental unit registration program to foster better maintenance of apartment and rental homes.

3.2.7 Processing and Permit Procedures

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the process does not discourage developers of housing or add costs (including carrying costs on property) that would make the project economically infeasible. The City currently has a one-stop shop system in place for all available permits, fees, and processing procedures, demonstrating its commitment to maintaining comparatively short processing times. Total processing times vary by project, but the following timelines can be used as a general guide:

- Non-hillside single-family project: 2 to 4 weeks
- Large single-family subdivisions: 8 to 12 weeks
- Multiple-family project: 4 to 6 weeks
- Multiple-family project with subdivision map: 8 to 12 weeks
- Mixed Use project: 4 to 6 weeks

Table 31 summarizes the varying levels of review and the minimum timeframes required to process permits prior to scheduling before a hearing. Of particular note, for projects

involving multiple requests, all applications are processed concurrently. The following table (Table 32) provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City.

Table 31: Development Plan Reviews

	Director	Zoning Review Board	Planning Commission	City Council	Staff	Processing Time
Minor Permits (Minor CUP)					X	4 to 6 weeks
Major Permits (CUP, Variance)			X			8 to 12 weeks
Tentative Tract Map			X			8 to 12 weeks
General Plan Amendment				X		12 to 16 weeks
Zone Change & Development Agreements				X		12 to 16 weeks
Planned Development				X		12 to 16 weeks

Source: Planning Department, City of Hesperia.

Table 32: Typical Processing Procedures by Project Type

	Single-Family (Non-Hillside)	Large Single-Family (with Subdivisions)	Multiple-Family	Multiple-Family (with Subdivision)	Mixed-Use
Approvals Required	Administrative Review by Building Department	Planning Commission	Planning Commission	Planning Commission	Development Review Committee
Estimated Processing Times	2 to 4 weeks	8 to 12 weeks	4 to 6 weeks	8 to 12 weeks	4 to 6 weeks

The City utilizes the administrative review process – the Development Review Committee (DRC) - to review each major project for compliance with City codes and standards. The DRC utilizes objective criteria and performance standards to evaluate and approve the project or formulate its recommendation to the Planning Commission. The DRC assists in the review and approval process. Most projects not requiring a legislative act or a development/density bonus agreement need not be forwarded to the Planning Commission.

Hesperia's processing procedures for new housing developments and the modification of existing residential projects include the following frequently used permits and actions:

tentative maps, administrative permits and appeals, site plan reviews, variances and planned developments.

Pre-Application Conference

The pre-application conference is a meeting to review a development proposal prior to acceptance of the application. The purpose of this conference is to acquaint the city with the intentions of the applicant, to acquaint the applicant with any applicable policies and procedures, to identify city ordinances and improvement standards applicable to the proposal, and to identify any significant development opportunities and/or constraints on the site. The conference is intended to make the application process more efficient.

In addition to the Pre-Application Conference, the City's Development Review Committee holds meetings twice a month. Potential developers are welcome to attend these meetings and get feedback on their proposed projects.

Development Review

Land use applications are reviewed and approved through four basic procedures:

- A noticed public hearing by the city council and/or planning commission for the reviewing authority to hear public testimony;
- Administrative review with notice;
- Administrative review without notice, when the land use decision is based on existing city law standards; and
- Tenant improvement review, when the proposal is to be located within an existing facility.

An application must be deemed incomplete or complete and accepted within 30 days. Land use decisions are rendered in varying time periods depending on the regulations. The time limit ranges from one year to 45 days. If a negative declaration is prepared the project decision shall be rendered in six months. If an environmental impact report is prepared the decision shall be rendered in one year. In accordance with the Subdivision Map Act the planning agency shall render a decision on a tentative map or minor subdivision plot plan or proposed subdivision within 50 days.

The City complies with requirements under the State's Streamlining Review Act, and makes all attempts to expedite permit processing. The City attempts to complete the permitting process for residential projects within 180 days, providing a means for cutting development costs. Furthermore, it is the City's practice to devote extra staff time to priority projects that provide housing for lower income households. The amount of time involved in processing the application however depends on the applicant's compliance with the City's ordinances and the completeness of the application.

The City does not have a separate design review board for residential development. Design review is accomplished simultaneously with the development plan review, thus avoiding multiple layers of local review procedures and/or standards.

Site Plan Review

The purpose of the site plan review process is to assist the property owner in obtaining the best utilization of his property in accordance with sound land use planning and design criteria, and to enable the planning agency to ensure that the proposed development is in conformance with the intent and provisions of all applicable city regulations and policies. Projects requiring only an administrative review of a site plan include:

- Residential developments of two, three or four dwelling units;
- Additions to existing multiple residential structures which will result in an increase in total floor area of 25 percent or greater;
- Projects involving a change or intensification of land use;

Residential developments of more than four dwelling units require site plan approval by the Development Review Committee and a Planning Commission public hearing. The total processing time, including the site plan approval and public hearing, for a multiple-family project is approximately four to six weeks. If the multiple-family project includes a subdivision, total processing times are approximately eight to twelve weeks. Site plan approval is based on the following criteria:

- The site for the proposed use is adequate in size and shape to accommodate all yards, open spaces, setbacks, walls and fences, parking areas, fire and building code considerations, and other features pertaining to the application;
- The proposed use will not have a substantial adverse effect on abutting property or the permitted use thereof, and will not generate excessive noise, vibration, traffic, or other disturbances, nuisances or hazards;
- The proposed use is consistent with the goals, policies, standards and maps of the development code, general plan, and other applicable codes and ordinances adopted by the City; and
- The site for the proposed use has adequate access, meaning that the site design incorporates street and highway limitations.

In approving site plans, the Development Review Committee may also place the following conditions on the proposed project:

- Dedications and/or easements for streets, alleys, drainage, public utilities, recreational trails, flood control, and such other rights-of-way.

- On and off-site improvements, including grading, curbs and gutters, water systems and fire protection equipment, sanitary sewer facilities, public utilities, street trees, street lighting, and landscaping.

Conditional Use Permit

The purpose of a conditional use permit is to allow certain uses that contribute to the orderly growth and development of the city to be properly integrated into the surroundings in which they are to be located. The conditional use permit process is intended to afford an opportunity for broad public review and evaluation of these requirements and characteristics, to provide adequate mitigation of any potentially adverse impacts, and to ensure that all site development regulations and performance standards are provided in accordance with the development code.

Approval of a conditional use permit is based on the following minimum criteria:

- The site for the proposed use is adequate in size and shape to accommodate all yards, open spaces, setbacks, walls and fences, parking areas, fire and building code considerations, and other features pertaining to the application;

- The proposed use will not have a substantial adverse effect on abutting property or the permitted use thereof, and will not generate excessive noise, vibration, traffic or other disturbances, nuisances or hazards;

- The proposed use is consistent with the goals, policies, standards and maps of the development code, general plan and other applicable codes and ordinances adopted by the city; and

- The site for the proposed use has adequate access, meaning that the site design incorporates street and highway limitations.

The City's criteria for CUP approval are objective and performance-based. These standards facilitate in the staff review of the merits of the project and assist in the review and approval process. Given the substantial growth that had occurred prior to the downturn of the housing market, the City's development review process is not onerous or constraining to housing development.

3.3 Infrastructure and Environmental Constraints

A number of environmental factors in Hesperia affect the character and density of development in the City. These include topography, natural resources, and hazards/safety concerns.

3.3.1 Natural Resources

The City of Hesperia has a Resource Conservation (RC) designation in its Development Code that is intended to encourage limited rural development that maximizes preservation of open space, watershed, and wildlife habitat areas. This designation identifies areas where rural residences may be established on lands with limited grazing potential but which have significant open space values. In addition, the RC designation establishes areas where open space and non-agricultural activities are the primary use of the land, but where agriculture and compatible uses may co-exist.

All RC designated property is located outside of the City of Hesperia but within the Oak Hills Community Plan. All development within this designation is regulated by the Community Plan.

3.3.2 Water Supply

Hesperia's water supply is provided by the Hesperia Water District. The Hesperia Water district operates 18 wells, of which five have been put into operation since 2005. According to the City of Hesperia's 2005 Urban Water Management Plan, the City currently has the water supply capabilities to meet maximum day demands (MDD) while also providing adequate standby production capacity to provide reliable service. The water district is administered by the City's Development Services Department and is a subsidiary of the City of Hesperia. The District maintains the closed conduits of the storm drain system and operates as a totally self-sustaining utility business enterprise, which means that virtually all of its income is generated from Water and Sewer Service Charges and facilities connection fees.

The water supply is obtained entirely from groundwater located in the Alto Sub-Basin of the Mojave River Watershed and groundwater aquifer. The City's municipal water system extracts all of its water supply from the underground aquifers through 18 active groundwater wells located throughout the City. Water is conveyed from the wells to the consumers via a distribution system with pipe sizes ranging between 4 and 24 inches in diameter. The ongoing waterline replacement program has removed most of the smaller waterlines and replaced them with 8 inch or larger lines. In December 2009, the City maintained 14 storage reservoirs within the distribution system with a total capacity of 64.5 million gallons.

Comparisons of projected supplies and demands indicate that the City's supply capacity will consistently meet the demand requirements for all of the planning years through 2030.

For the year 2030, a total demand of approximately 55,300 acre-feet annually is projected, compared with a projected supply capability for that same year of 99,325 acre-feet annually.

3.3.3 Storm Water Drainage

The City's storm drain and flood control systems are administered by Hesperia's Development Services Department. The San Bernardino County Department of Public Works Flood Control District is responsible for providing flood control and related services throughout the County, including the incorporated areas within cities. The San Bernardino Flood Control District has planned a system of facilities including dams, conservation basins, channels, and storm drains. The purpose of these facilities is to intercept and convey flood flows through and away from the developed areas of the City and County. The principle functions are flood protection on major streams, water conservation, and storm drain construction.

Wastewater Facilities

The City belongs to the Victor Valley Wastewater Reclamation Authority (VVWRA). This joint-powers authority operates a regional treatment plant located north of Oro Grande. The Draft Master Plan for the VVRWA also includes two sub-regional plants, one on Mojave and Tamarisk and the other in the Town of Apple Valley. Over the years, VVWRA has completed treatment plant upgrades and several capacity increases. The regional treatment plant is currently capable of treating a portion of the flow to a tertiary level and the remaining flow to a secondary level for percolation. A majority of the highly treated wastewater is discharged into the Mojave River Basin and a small amount is currently used to irrigate landscaping at the treatment plant.

VVWRA has plans to construct sub-regional treatment plants in its service area. Plans to locate two plants within Hesperia have been discussed. One is to be located adjacent to Hesperia Lakes Park and the other would be located on the west side of the City and provide treated wastewater intended to irrigate landscaping. The City is installing purple pipe in the Civic Plaza and other areas to utilize this treated wastewater for irrigating landscaped areas. The City is also requiring larger developments to install purple pipe to facilitate the ultimate use of reclaimed water.

As a member agency of the VVWRA, the City collects a development impact fee for each fixture unit and passes it onto the VVWRA, who uses these funds to add capacity to its regional treatment plant. In addition the City's Community Redevelopment Agency uses a portion of its funds to extend sewer service to areas benefiting the CDBG target area, and has also provided assistance to qualified projects with low or very-low income units. Therefore, the City has the wastewater treatment and service capacity to accommodate the RHNA.

3.3.5 Solid Waste Facilities

Sanitation services are administered by Advance Disposal, located at 17105 Mesa Street, Hesperia. Advance Disposal is contracted to collect solid waste within the City. Advance Disposal also operates a Materials Recovery Facility (MRF) which has a capacity of 600 tons per day. The Company's long-term plans are to expand the capacity of the facility to meet the needs of the City and its Sphere of influence, which is the company's ultimate service area. Hazardous waste can also be taken to the Hesperia Fire Station located at 17443 Lemon Avenue in Hesperia.

3.3.6 Schools

The Hesperia Unified School District serves the City of Hesperia as well as portions of the Oak Hills Community Plan area. In addition, the Snowline Joint Unified School District also serves the west Oak Hills Community Plan area. Currently, Hesperia School District has thirteen elementary schools, two middle schools, two sixth grade academies, and five high schools. Several charter schools and other private schools also provide educational opportunities within the City of Hesperia. Public school enrollment information for the 2009-10 school year is identified in Table 33.

Table 33: Existing School Facilities Capacity and Student Enrollment

School Level	2009-10 Facilities Capacity	2009-10 Student Enrollment	Excess/ (Shortage) Capacity
Elementary Schools (Grades K-6)	9,651	10,966	(1,345)
Middle School (Grades 7 & 8)	3,750	3,429	321
High School (Grades 9-12)	3,672	7,033	(3,361)
Total	**17,073**	**21,428**	**(4,385)**

Construction of additional schools will be necessary to meet the number of students currently enrolled in the district, as well as future increases in student population.

3.3.7 Parks

Parks and recreation facilities provide opportunities for people to exercise and enjoy outdoor activities. It is important that the City continues to preserve open space areas for park and recreation uses to keep up with the demand of a growing population and also with the City expanding and encroaching into natural areas. The City of Hesperia and the Hesperia Recreation and Park District share responsibilities in providing open space recreation and activities to the residents of the City, with most public recreational facilities provided by the Hesperia Recreation and Park District.

The Hesperia Recreation and Park District (HRPD) is an independent special district within the County of San Bernardino. HRPD encompasses approximately 100 square miles, including the City of Hesperia and portions of the unincorporated area of Oak Hills, Summit Valley, and Phelan. HRPD constructs and maintains parks, recreation facilities,

Landscape Maintenance Districts, street lights as well as providing services and programs to the community.

Hesperia Lake Park is the primary regional park located within the City and within the Park District. This park has camping, equestrian camping, picnic sites, and fishing facilities within the park. The park is utilized by residents as well as others from the high-desert region. The Hesperia Golf and Country Club also provides major recreational amenities serving both the City and the broader Victor Valley region.

Community Parks are those facilities that are approximately 10 to 20 acres in size. Lime Street Park is identified in the Master Plan as a community park, along with the use of facilities at Hesperia High School and Hesperia Junior High School. Palm Street Park, Hesperia Community Park, and Malibu Park have been also been designated in the Master Plan to serve as community parks. In addition, Live Oak, Timberlane, and Lime Street Parks are all considered Community Parks, for a total of 114 acres of community parks.

The Park District's Master Plan identifies Neighborhood Parks as approximately two to five acres in size. These parks are intended to be located in areas of more intense development and to be within walking distance for residents of the neighborhood they serve. In 1988, there were two parks that were considered neighborhood parks: Timberlane and Live Oak Parks. Both of the parks have been expanded or improved and are now considered Community Parks. Today, there are four neighborhood parks totaling 49 acres in Hesperia: Maple, Belmont and Sapphire Parks are completed, while Mojave Park is planned.

In addition to those parks developed by HRPD, the City has also added an approximately seven acre park site at the west side of the Civic Center, which includes the City Hall and library and is located on Seventh Avenue. The park includes an amphitheatre and will facilitate a gathering place for the community and foster a downtown feel to the Civic Center area.

3.3.8 Police Services

The City of Hesperia contracts with the San Bernardino County Sheriff's Department for police services. The Hesperia Police Department is located at 9393 East Santa Fe Avenue. This facility is being replaced by a new, larger police station at 15840 Smoketree Street. This station is adjacent to the City Hall and Library, surrounding the Hesperia Civic Plaza Park.

3.3.9 Fire Protection

The City of Hesperia and its Sphere of Influence are served by the San Bernardino County Fire Department. Currently there are four fire stations within the City of Hesperia: Stations 301, 302, 304, and Station 305, as well as two stations outside of the City, Stations 22 and 40.

3.3.10 Library Services

San Bernardino County provides library services for the City of Hesperia and its Sphere of Influence through the Hesperia Branch Library, located at the Civic Center Plaza, 9650 Seventh Avenue, Hesperia.

3.3.11 Seismic and Geologic Hazards

Hesperia lies across the boundary of two very distinct geomorphic provinces, each having a unique landscape that reflects the geologic, seismic and climatic processes that have impacted this region in the last few million years. The very southern edge of the City encroaches into the Transverse Ranges Province, a region whose characteristic features are a series of east-west trending ranges that include the San Gabriel and San Bernardino Mountains. The ranges are called "transverse" because they lie at an oblique angle to the prominent northwesterly grain of the southern California landscape, a trend that is aligned with the San Andreas Fault. The Transverse Ranges are being intensely compressed by active tectonic forces, therefore they are some of the fastest rising (and fastest eroding) mountains in the world. The rocks that form these mountains have been sheared and fractured under the strain of tectonic movement.

North of the mountains, the greater part of Hesperia lies within the Mojave Desert Province, an arid region of overlapping alluvial fans, desert plains, dry lakebeds, and scattered mountain ranges. Faults in the Mojave Desert Province have a predominant northwesterly trend; however, some faults aligned with the Transverse Ranges are also present. The east-west trending Garlock fault defines the northern boundary of the province, whereas the northwest-trending San Andreas Fault roughly defines its western boundary. Hesperia is near the San Andreas Fault and several other seismically active earthquakes sources, including the North Frontal, Cleghorn, Cucamonga, Helendale, and San Jacinto faults. All of these have the potential to generate moderate to large earthquakes that will shake Hesperia. The North Frontal fault, given its location relative to Hesperia, has the potential to cause the most severe shaking in the City; loss estimation modeling indicates that a maximum magnitude 7.2 earthquake on this fault would be a worst-case scenario for the City.

In addition to ground shaking, earthquakes may generate surface fault rupture, and secondary ground failure, either in the form or liquefaction or slope failure. Fault rupture refers to offset of the ground surface along a rupturing fault during an earthquake. Structures that straddle a rupturing fault generally do not perform well. Thus, the Alquist-Priolo Earthquake Fault Zoning Act prohibits the construction of new habitable structures astride an active fault, and requires that geologic studies to locate and evaluate whether the fault has moved in the Holocene be conducted prior to development. The State geologist has identified (zoned) several faults in California for which these studies are required, but there are several other active faults that have not yet been zoned that should be evaluated in the same way. There are no faults zoned by the State of California within the Hesperia General Plan area. The closest zoned faults include the North Frontal approximately two miles east of Hesperia, and the San Andreas, located at its closest approximately four miles to the

southwest. However, some of the faults on the east side of Summit Valley, within and just south of the General Plan area may be active.

Liquefaction is a secondary effect of seismic shaking that can cause various types of ground failure. Soils that liquefy lose the ability to support structures; buildings may sink or tilt, with the potential for extensive structural damage. For liquefaction to occur, three conditions must be met: 1) loose, recently deposited sediments typically sandy in composition; 2) shallow groundwater, typically within 50 feet of the ground surface; and 3) seismic shaking with ground accelerations over 02g. Geologically young, loose, unconsolidated sediments occur throughout the Hesperia area, but shallow groundwater occurs only within the Mojave River floodplain, where water at depths of less than 30 feet has been recorded. Ground shaking of 0.2g and relatively long duration can be expected in the Hesperia area as a result of an earthquake on any of several faults in the region. Based on this information, the Mojave River floodplain has been identified as a liquefaction-susceptible area. Liquefaction-related lateral spreads can occur adjacent to stream channels and deep washes that provide a free face along which the liquefied mass of soil fails. Lateral spreads can cause extensive damage to pipelines, utilities, bridges, roads and other structures.

Seismic shaking can also cause loose, geologically young deposits to become more tightly packed, resulting in a reduction of the soil column, and differential settlement at the ground surface. Several areas in Hesperia are underlain by unconsolidated, young alluvial deposits and artificial fill that may be susceptible to settlement. Geotechnical studies prior to development should address this hazard on a site-specific basis. Seismically induced slope failure is a common secondary effect of seismic shaking. Although most of Hesperia is on relatively level to gently sloping terrain, there are a few natural slopes in the city that could be vulnerable to this hazard.

The hazards of sidehill fill deformation, ridgetop fissuring and shattering, and seiching may occur locally only in a few areas of Hesperia. Sidehill deformation could potentially occur along some of the approaches to the bridges that extend across the I-15 or the Mojave River, where minor settlement of the bridge embankment could result in a step-up of a few inches to the actual bridge. Failure of sidehill fills could also occur locally in the foothills of the San Bernardino Mountains, on lots where grading involved the placement of fill to make a level building pad. Ridgetop shattering may occur locally in the southern part of Hesperia, in the San Bernardino Mountains and in the foothills at the base of the mountains, to the south and east of Summit Valley Road. Seiches due to seismic shaking could occur in Silverwood Lake, Hesperia Lake, and any recharge basin in the city, if filled with water at the time of the earthquake. In unlined lakes and basins, sloshing of water against the basin sides could result in erosion and even some surficial slope failures. Water in swimming pools is also known to slosh during earthquakes, although in most cases, the sloshing water does not cause any significant damage. Given its distance from the ocean, Hesperia does not have a tsunami hazard.

3.3.12 Flooding Hazards

Similar to earthquakes, floods are natural and recurrent events that generally do not pose a hazard when they occur in an undeveloped area; it is only when floods interact with the built environment, typically in the form of structures built on the floodplain, where they obstruct floodwaters, that they become hazardous. Unfortunately, as development in floodplains has increased, the average annual losses due to flooding have steadily increased.

Like most of southern California, Hesperia is subject to unpredictable seasonal rainfall. Every few years, the region is subjected to periods of intense and sustained precipitation. Most of the flooding occurs in the numerous washes, natural drainage courses, drainage easements, and floodways. Construction of the Mojave Forks Dam in 1971 greatly reduced the impact of flooding along the Mojave River, although a few parcels adjacent to the river are still at risk. Most of Hesperia is located on alluvial fans, relatively flat to sloping areas covered with sediment deposited by shallow, intermittent streams that spread out away from their source in the mountains to the south. The historical and geological records show that alluvial fan flooding is unpredictable, and floodwaters can travel at dangerously high speeds, be highly erosive, and can carry large amounts of sediment and other debris. These characteristics make it difficult to assess the flood risk and develop reliable mitigations for alluvial fans.

Hesperia has participated in the National Flood Insurance Program since 1989. The extent of flooding in the Mojave River, Antelope Wash, the Oro Grande Wash and the Summit Valley area has been analyzed through Flood Insurance Studies, but the entire Hesperia area has not been studied, and the flood zones are incomplete. Inundation due to a 100-year flood (a flood that has a 1-percent probability of being equaled or exceeded in any given year) can occur along the Mojave River, Antelope Valley Wash and Summit Valley. Several structures in the Antelope Valley Wash area are located within this zone. In the Summit Valley area, most homes are above the flood zone, but access to these homes can be cut off during severe flooding of the West Fork of the Mojave River. Highways 138 and 173, and several major roadways, including I Avenue, Rock Springs Road and Ranchero Road extend across these 100-year flood zones. Federally subsidized flood insurance is available to all Hesperia residents. Owners of all structures with the 100-year flood zone are required to purchase and maintain flood insurance as a condition of receiving a federally related mortgage or home equity loan on that structure. Residents outside the 100-year flood zone but in areas of recurrent flooding should consider flood insurance also.

Development in the Hesperia area began gradually and in a piecemeal fashion, without the benefit of a planned drainage network. Development occurred with only minor alterations to the natural topography. As a result, natural drainage courses meander through developed areas, and most streets follow the natural contours of the land, often without culverts or bridges across drainage channels. Underground pipelines, culverts, bridges, and basins are present, but are not common. This leads to localized flooding, road closures, erosion damage, and sedimentation during and following strong storms, particularly if the ground is already saturated. More recent developments, since the City's incorporation, include on-site retention basins and other engineered structures, as needed. Furthermore, in the last decade, the City has constructed several drainage facilities. Asphalt berms along

several roadways control surface flows, and a nearly two mile long channel with levees affords some protection to the homes near the bottom of the Antelope Valley Wash.

Flood losses in other parts of the City are caused by structures that obstruct runoff. The bermed or elevated rail lines, for example, pond water on the upstream side. The California Aqueduct has overchutes and drop inlets where it crosses the larger natural drainages, but these are sometimes inadequate, and the smaller drainages may be blocked altogether. The cumulative effect of obstructions in flood hazard areas can lead to increased flood heights and velocities. Maintenance of the numerous natural drainages is also challenging, since many channels meander through private properties. The City has planned additional improvements to the City's drainage infrastructure, including several new storm drains and the Ranchero Road Grade Separation Project. This project will not only significantly improve east-west travel across the City, but will elevate the road where it crosses Antelope Valley Wash, thereby reducing the potential for flood-induced road closures.

Seismically induced inundation refers to flooding that results when water retention structures, such as dams, fail due to an earthquake. There are three dams near Hesperia that can inundate portions of the City should they fail catastrophically. These are the Mojave Forks Dam, Cedar Springs Dam, and Lake Arrowhead Dam. Water released by the Mojave Forks Dam would be confined to the Mojave River bed, the mouth of Antelope Valley Wash channel, and several other smaller tributaries. Water released by the Cedar Springs Dam would flood a significant portion of eastern Summit Valley, an area for the most part presently undeveloped, except for Highway 173. Water from Lake Arrowhead Dam would most like be contained within the Mojave Forks reservoir. Inundation in a smaller scale can also occur if an aboveground water storage tank suffers damage as a result of ground shaking, releasing the water stored therein. Flexible joints at the inlet/outlet connections, in addition to bracing and baffling, can help mitigate the damage resulting from water sloshing inside the tank. Nine of the water tanks in the City currently meet the latest standards in water tank design; the remaining eight need to have their inlet connections retrofitted. Maintaining the structural integrity of these water tanks during an earthquake is important not only to provide water to residents, but also to fight any fires that may occur as a result of the earthquake. This is especially important given that an earthquake could damage the California Aqueduct and the groundwater wells in the region.

3.3.13 Fire Hazards

Wildfires are a necessary part of the natural ecosystem in southern California, but they become a hazard when they extend out of control into developed areas, with a resultant loss of property, and sometimes, unfortunately, injuries or loss of life. The wildfire risk in the United States has increased in the last few decades with the increasing encroachment of residences and other structures into the wildland environment, and the increasingly larger number of people living and playing in wildland areas.

Hesperia is located in the lower Mojave section of the Southeastern Deserts Bioregion. The predominant vegetation assemblages in this area include desert shrub, creosote bush shrub and succulent shrub. Other important vegetation types include Joshua Tree woodland, shad-scale scrub, blackbrush scrub, and desert scrub-steppe. About one-third of the desert

floor in the Mojave section is devoid of vegetation, limiting the amount of surface fuel loads available to burn. Variations in the annual precipitation for the Mojave region have led to a significant variation in the frequency and extent of wildland fires in the area. Several historical wildland fires have occurred primarily in the southern part of Hesperia and its Sphere of Influence between 1930 and 2008.

Dozens of small vegetation fires, typically less than one acre in size, are reported in the Hesperia area annually. Experience and research have shown that vegetation management or fuel modification is an effective means of reducing the wildland fire hazard. Therefore, property owners are encouraged to follow maintenance guidelines aimed at reducing the amount and continuity of vegetation fuel available. If high weeds, plant material, and other prohibited items are present on a property, the Fire Marshal has authority to give the property owner of record a notice to abate the hazard. If the owner does not comply within 30 days of receiving the order, the City has authority to abate the hazard and charge the property owner for the cost. Vegetation treatments include the thinning or removal of vegetation within a given distance from habitable structures to create a defensible space. A fuel modification zone is a ribbon of land surrounding a development that is designed to diminish the intensity of a wildfire as it approaches the structures. Fuel modification treatments are being developed for the Rancho Las Flores area in Hesperia.

Building construction standards can also help reduce the fire hazard. Fire resistant and non-combustible roofing materials, finely screened attic ventilation openings, non-combustible exterior siding materials, multiple-pane windows and tempered glass windows all can help a structure perform better in the event of a fire. Every proposed construction project in Hesperia is reviewed by the San Bernardino County Fire Department for compliance with the most recent version of the California Fire Code adopted by the City, including City-amendments to the code.

California State law requires that the fact a property is located in a very high fire hazard severity zone or in a State responsibility area be disclosed in real estate transactions. This is important because the relatively rapid turnover of residential ownership can create an information gap; as a result, uninformed homeowners in fire hazard areas may attempt landscaping or other modifications to their houses that could be a detriment to the fire-resistant qualities of the original structure, with potentially negative consequences. Fire hazard education of homeowners is critical.

A relatively small number of structure fires are reported annually in Hesperia, but depending on the size, age and occupancy of the structure, the economic and social losses can be substantial. Fire prevention and suppression services in Hesperia are provided, on a contract basis, by the San Bernardino County Fire Department. The County Fire Department also provides ambulance service to the three local High Desert hospitals. Fire-fighting resources in and near Hesperia include six fire stations. Due to the rapid increase in population and associated rise in traffic in the last few years, emergency calls to the Fire Department have steadily risen by about 3 to 5% each year. Based on data provided by the City, average Fire Department response time in Hesperia during the 2007-2009 years is approximately 7 minutes, 16 seconds. Response times are controlled by the distance between the responding fire station and the site; factors that may affect the response time

include obstructions provided by the aqueduct and the railroad lines, multiple alarms, and traffic congestion. Based on a cumulative point system that weighs a community's fire suppression delivery system, including fire dispatch, fire department representation (in the form of equipment, personnel, training, distribution of fire stations), and water supply adequacy and condition, the Insurance Services Office (ISO) ranks a community's fire protection needs and services. Rating varies from Class 1 (best) to Class 10 (worst). Hesperia currently has a Class 5 ISO rating in the developed portions of the City and a rating of Class 9 in the outlying areas.

If needed, fire stations from adjacent communities, such as Victorville and Apple Valley, may respond to emergency calls in Hesperia. All three cities are part of the San Bernardino County Operational Area. The jurisdictions that form an Operational Area have mutual aid agreements that allow the response of additional emergency resources, as needed, from non-affected members in the group. Numerous other local, state and federal agencies are available to assist the San Bernardino County Fire Department as needed, depending on the type of incident. Emergency response in every jurisdiction in the State of California is handled in accordance with the Standardized Emergency Management System (SEMS). Since 2004, and in response to the 2001 terrorist attacks and the 2004-05 hurricane season, Federal, State, tribal and local governments, in addition to non-governmental organizations and the private sector, are required to work together to "prevent, protect against, respond to, recover from, and mitigate the effects of incidents, regardless of cause, size, location, or complexity." This is referred to as the National Incident Management System (NIMS). Cities are required to adopt NIMS as a condition of receiving Federal preparedness assistance.

Earthquakes can cause multiple ignitions distributed over a broad geographic area. Fires can be ignited by a variety of sources, including downed electrical lines, sparks near ruptured gas pipelines, overturned electrical appliances, such as water heaters, and spills of reactive chemicals. If the earthquake has also impaired the water distribution system, limiting the water available to fight these fires, and fire department personnel are busy conducting search and rescue operations, earthquake-induced fires have the potential to be the worst case fire-suppression scenarios for a community.

3.3.14 Hazardous Materials

Hazardous materials are used every day in industrial, commercial, medical, and residential applications. The primary concern associated with a hazardous materials release is the short- and/or long-term effect to the public from exposure to these substances. Compared to other cities in southern California, Hesperia has a relatively low number of sites that generate, use or store hazardous materials. According to the Environmental Protection Agency (EPA), there are no Superfund sites in Hesperia, although there is one CERCLIS (Comprehensive Environmental Response, Compensation and Liability Act of 1980) site that is not on the National Priority List. There are three facilities in Hesperia listed in the most recent Toxics Release Inventory (TRI). There is also one TRI facility in Victorville that is within one-half mile of the City. There are approximately 46 registered small-quantity and two large-quantity generators of hazardous materials in Hesperia.

There are two registered transporters of hazardous waste in Hesperia. Several more are registered in Victorville and Apple Valley. Hazardous materials are transported through the city on Interstate 15, a prescribed route for all types of non-radioactive hazardous materials, radioactive materials and toxic inhalation hazard materials, and on the Burlington-Northern Santa Fe and Union Pacific railroad lines. Vehicles transporting hazardous materials are required to have placards that that indicate, at a glance, the chemicals being carried, and whether they are corrosive, flammable and/or explosive. The conductors are required to carry detailed "material data sheets" for each of the substances on board. These documents are designed to help emergency response personnel assess the situation immediately upon arrival at the scene of an accident, and take the appropriate precautionary and mitigation measures. The California Highway Patrol is in charge of spills that occur in or along freeways, with Caltrans, and local sheriffs and fire departments responsible for providing additional enforcement and routing assistance.

High-pressure gas and hazardous liquid pipelines also extend across the City. Pipeline operators are responsible for the continuous maintenance and monitoring of their pipelines. All excavations or drilling to be conducted near pipelines should be conducted only after proper clearance by the appropriate utility agencies or companies. This is done locally by the Underground Services Alert of Southern California, or DigAlert.

All businesses that handle more than a specified amount of hazardous or extremely hazardous materials are required to submit a Hazardous Materials Business Plan to the local Certified Unified Program Agency (CUPA). In Hesperia, the local CUPA is the San Bernardino County Fire Department, Hazardous Materials Division (SBCFD-HMD). These businesses are also required to prepare Risk Management Plans, detailed engineering analyses that identify the potential accident factors present and the mitigation measures that can be implemented to reduce this accident potential. The County of San Bernardino is designated as the Administering Agency for hazardous materials in the City of Hesperia.

Leaking underground storage tanks (LUSTs) are the primary cause of groundwater contamination by gasoline compounds and solvents. There are several Federal and State programs aimed at leak reporting, investigation regulations, and standards for cleanup and remediation. California now requires all fuel tanks to be double-walled, and prohibits the delivery of gasoline or diesel to non-compliant tanks. The State Water Resources Control Board (SWRCB) is the lead regulatory agency in the development of regulations and policy for underground storage tanks. The SWRCB, in cooperation with the Office of Emergency Services, maintains an inventory of LUSTs in a statewide database called GeoTracker. As of January 2010, there were twelve reported LUST cases in Hesperia. All of these sites have been remediated; and additional actions, in the form of monitoring, testing and remediation, are not necessary. The GeoTracker list should be reviewed on a regular basis for new leaks, especially since there are at least 31 permitted underground storage tanks in the City.

The City's water comes from a network of 14 groundwater wells located throughout the city. Since 1993, when data recording began, the Water District has had only one health-based violation, in February 2005, for the concentration of total coliform (bacteria) exceeding the Maximum Contaminant Level (MCL). This is a particularly good record compared to all other water purveyors that provide data to the EPA. Perchlorates, substances that are

persistent in the environment, and that can pose a health hazard, especially to infants and women, have been detected in water from three of the City wells. Regular monitoring of these wells will help determine whether the perchlorate readings were anomalous, or whether the water in these wells is indeed impacted and requires remediation. According to the Consumer Confidence Reports issued by the Water District in 2007 and 2008, drinking water in the community does not contain this contaminant.

Given that hazardous materials are often used at home, and any surplus of these materials cannot be disposed in the regular trash, San Bernardino County and the City of Hesperia have adopted a Household Hazardous Waste and Oil-Recycling Program free to residents. The local drop-off facility is located at 17443 Lemon Street. The City also has a series of programs designed to reduce the amount of waste that is taken to the landfill. There are no active landfills in Hesperia; the Hesperia Sanitary Landfill closed in 2005.

The most serious concern regarding the significant hazardous materials sites in Hesperia is the potential for leaks and reactive chemical interactions to occur as a result of an earthquake compromising their storage containers. Past earthquake have shown that hazardous materials spills can occur even when the building does not suffer significant damage.

3.3.15 Overlays

Hesperia also has several Overlays within the General Plan that are intended to identify parcels that may be affected by natural or man-made hazards and that require special attention prior to development. There is an underlying base designation for all properties within an overlay. Developments consistent with the allowable uses and standards of the overlay and the designation are permitted. In the event the overlay district standards differ from those of the underlying designation, the more restrictive standards shall apply.

Open Space/Drainage (OS/D)

The Open Space/Drainage (OS/D) overlay designation identifies areas within the wash east of the Interstate 15 freeway that are intended to remain in a minimally developed or natural condition because of environmental constraints, special visual qualities, available natural resources or the need for public open space. The OS/D designation is intended to protect, enhance, or maintain land for purposes of natural and cultural resource preservation, recreation, protection of sensitive environments, protection from natural hazard areas, or public uses. This designation is appropriate in areas which are unsuitable for development or which have been determined to have special value to the community in an undeveloped state.

The allowable uses within this designation include limited recreational uses such as trails and natural preserve areas. Typical permitted uses within the Open Space area would include recreational uses, horticulture, agriculture, communication facilities, and similar uses which would not involve substantial grading or construction. In addition, a portion of the OS/D area is needed for drainage purposes. Grading is strictly limited in this designation to preserve the existing natural state of the land and habitat.

100-Year Floodplain (FP)

The 100-Year Floodplain (FP) overlay is consistent with the boundaries of the Federal Emergency Management Agencies (FEMA's) 100-year floodplain boundaries. Properties within this overlay have an underlying designation that will govern the land uses permitted on site, but shall also comply with FEMA's standards for building within the 100-year floodplain. The 100-year floodplain area is defined by FEMA by reviewing the long term average period between floods of a certain size and identifying the size of a flood that has a one percent chance of occurring during any given year.

All structures built within the FP overlay are required to have raised pad elevations one foot or more above the base flood elevation identified on the Flood Insurance Rate Map (FIRM).

Dam Inundation (DI)

The Dam Inundation overlay is intended to identify the potential area of flooding caused by a seismically induced inundation. This refers to the flooding that results when water retention structures such as dams fail due to an earthquake. The dam inundation area is the land that may be flooded due to failure of the Mojave Forks Dam and the Cedar Springs Dam.

Section 8589.4 of the Government Code requires an owner selling property, or an agent for the owner selling property, that is within the dam inundation area to disclose this information to prospective buyers if one of the following conditions is met:

The owner, or the owner's agent, has actual knowledge that the property is within an inundation area; or

The local jurisdiction has compiled a list, by parcel, of properties that are within the inundation area and a notice has been posted at the offices of the county recorder, county assessor, and county planning agency that identifies the location of the parcel list.

Airport Safety Zone (AS)

The Airport Safety zone (AS) consists of the "Primary Surface" and the "Runway Protection Zone" (RPZ). The Primary Surface, which is immediately around the runway, is an Object Free Area (no structures or vehicles). It is also recommended that no structures be allowed in the Runway Protection Zone. However, very low density residential uses may be permitted as long as no portion of any structure encroaches within the airport's Approach Surfaces. All developments must obtain a standard form of Avigation easement, as recommended by the Hesperia Airport Comprehensive Land Use Plan.

Airport Approach and Transitional Zone (AAT)

Properties within the Airport Approach and Transitional Zone (AAT) are subject to additional height limitations resulting from the FAA Approach and Transitional Surfaces as

described in the Hesperia Airport Comprehensive Land Use Plan. Structures that would project within the FAA Approach and Transitional Surfaces are not allowed.

Currently, existing subdivisions of one-half acre lots lie to the north, west and east of the airport, within the AAT overlay zone. The Hesperia Airport Comprehensive Land Use Plan recommends development intensity in this area does not exceed the equivalent of Rural Residential 1 (with a minimum of one-acre lot size) in the General Plan. All developments must obtain a standard form of Avigation easement.

Conclusion

Future residential development in the City is expected to occur in approved specific plan areas. Development capacity in these specific plans have already taken into consideration all constraining factors (if any) that may limit residential growth.

Chapter 4
Housing Resources

This section analyses the resources available for the development, rehabilitation, and preservation of housing in Hesperia. This analysis includes an evaluation of the availability of land resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

4.1 Residential Sites Inventory

4.1.1 Regional Housing Needs Allocation (RHNA)

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA. The Southern California Association of Government (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

The RHNA is distributed by income category. For the 2008-2014 Housing Element update, the City of Hesperia is allocated a RHNA of 9,095 units as follows:

- Extremely Low/Very Low Income (up to 50 percent of AMI): 2,135 units (23.5 percent)[4]
- Low Income (51 to 80 percent of AMI): 1,469 units (16.2 percent)
- Moderate Income (81 to 120 percent of AMI): 1,707 units (18.8 percent)
- Above Moderate Income (more than 120 percent of AMI): 3,784 units (41.6 percent)

[4] The City has a RHNA allocation of 2,135 very low income units (inclusive of extremely low income units). Pursuant to new State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Extremely low income households constitute 45.2 percent of the very low income group. Therefore, the City's RHNA of 2,135 very low income units can be split between 967 extremely low and 1,168 very low income units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

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4.1.2 Progress towards RHNA

Since the RHNA uses January 1, 2006 as the baseline for growth projections for the Housing Element planning period of 2008-2014, jurisdictions may count toward the RHNA any new units built or issued certificates of occupancy since January 1, 2006. Since January 2006, 1,698 housing units have been developed, approved, or are under construction in Hesperia. These units had the following income distribution: 327 very low-income units, 373 low income units, 97 moderate income units, and 901 above moderate income units (Table 34).

Table 34: Credits toward RHNA

	Level of Affordability				
	Extremely/ Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (81-120% AMI)	Above Moderate Income (>120% AMI)	Total
Units Constructed					
Village at Hesperia Phase I	14	53	1	0	68
Village at Hesperia Phase III	17	4	0	0	21
Sunrise Terrace I	22	87	1	0	110
Sunrise Terrace II	16	55	1	0	72
Single-Family Residences	0	0	0	899	899
Multi-Family Units (2-4 units)	0	0	0	2	2
Second Units	0	0	2	0	2
The Villas at Hesperia/ Crossings West	31	0	0	123	154
San Remo Phase I	50	14	1	0	65
San Remo Phase II	39	19	0	0	58
Subtotal	**189**	**232**	**6**	**1,024**	**1,451**
Units Approved or in Development					
Horizons at Olive Street	14	52	1	0	67
Second Units	0	0	50	0	50
Subtotal	**14**	**52**	**51**	**0**	**117**
Units Under Review					
Village at Hesperia Phase II	67	0	1	0	68
Granite Springs	3	3	28	0	34
Main & Topaz	0	4	8	0	12
Serenity Village Senior Project	0	0	100	0	100
Subtotal	**70**	**7**	**137**	**0**	**214**
Total	**273**	**291**	**194**	**1,024**	**1,782**

Units Constructed

According to City records, 1,451 units have been constructed since January 1, 2006, most of which are market-rate single-family residences affordable to above moderate income households. There were, however, a total of 421 affordable units built in the City during that time. The Village at Hesperia Phase I and Phase III projects are affordable senior apartment complexes totaling 89 units. The rental project was developed by KDF Opportunity Builders and construction was completed in early 2008. KDF received $2.9 million in Redevelopment Agency funds and $3.4 million in HOME funds to complete this project and the project is deed-restricted as affordable housing for 55 years.

Sunrise Terrace is a 182-unit affordable apartment complex for Hesperia families developed by KDF Communities. Construction was completed on Phases I and II of the Sunrise Terrace project in 2007. KDF received $5 million in HOME funds and $3.2 million in Redevelopment Agency funds from the City for this project. Units are deed-restricted for 55 years as affordable housing.

Of the units built, two were also second units. According to rental data presented in Table 19, rental housing in Hesperia, including large-size housing, is affordable to moderate income households.

The San Remo Apartments, a 65-unit affordable rental project for families was recently completed by the Palm Desert Development Company. Palm Desert received assistance for this project in the form of $4.4 million in Redevelopment Agency funds and nine percent Tax Credits. These units are deed-restricted as affordable housing for 55 years. The Agency also assisted with the development of 154 duplex units, The Villas at Hesperia; 31 of these duplex units are affordable to very low income households.

Units Approved, in Development, or in Review

In addition, the City has approved, or is in the process of reviewing, the development of another 331 housing units. Among the approved/under review projects are:

- Horizons at Olive Street
- Village at Hesperia Phase II
- Granite Springs
- Main & Topaz
- Serenity Village Senior Project

Granite Springs and Main & Topaz are affordable ownership units. The other projects are affordable rental housing projects. Table 21 provides additional information regarding the funding sources, length of affordability, and target populations for these projects. The majority of these are tax credit projects.

Among the units approved or in development are 50 second units. According to rental data presented in Table 19, rental housing in Hesperia, including large-size housing, is affordable

Table 36: Residential Capacity in Rancho Las Flores Specific Plan with Entitlements

Planning Area	Zoning	Acreage	Max. Density (units/acre)	Actual Density (units/acre)	Dwelling Units
Equestrian Residential					
Village 8: Equestrian Village	ER	869.8	2.0	0.8	737
Total		**869.8**			**737**
Very Low Density					
Village 1: Foothill Village	VL	355.5	2.0	0.3	115
Village 5: Ridgeline Village	VL	22.9	2.0	1.0	22
Village 6: Canyon Vista Village	VL	26.8	2.0	1.0	26
Village 7: North Village	VL	63.6	2.0	0.9	57
Total		**468.8**			**220**
Low Density					
Village 1: Foothill Village	L	362.9	4.0	3.6	1,294
Village 2: Bluff Top Village	L	90.6	4.0	3.6	328
Village 4: Lakeside Village	L	49.3	4.0	4.0	197
Village 5: Ridgeline Village	L	274.7	4.0	3.8	1,031
Village 6: Canyon Vista Village	L	126.6	4.0	3.6	457
Village 7: North Village	L	170.3	4.0	3.1	536
Total		**1,074.4**			**3,843**
Low Medium Density					
Village 1: Foothill Village	LM	294.7	6.0	5.3	1,559
Village 2: Bluff Top Village	LM	191.9	6.0	5.6	1,077
Village 3: Town Center Village	LM	118.3	6.0	5.6	666
Village 4: Lakeside Village	LM	34.4	6.0	5.8	199
Village 5: Ridgeline Village	LM	171.6	6.0	5.3	912
Village 6: Canyon Vista Village	LM	44.5	6.0	5.7	252
Village 7: North Village	LM	50.5	6.0	5.0	250
Total		**905.9**			**4,915**
Medium Density					
Village 1: Foothill Village	M	148.1	10.0	8.4	1,247
Village 2: Bluff Top Village	M	60.9	10.0	9.0	546
Village 3: Town Center Village	M	53.4	10.0	8.7	466
Village 4: Lakeside Village	M	48.3	10.0	8.0	387
Village 5: Ridgeline Village	M	34.9	10.0	7.0	243
Village 6: Canyon Vista Village	M	56.9	10.0	7.7	442
Total		**402.5**			**3,331**
Medium High Density					
Village 2: Bluff Top Village	MH	24.4	20.0	13.0	316
Village 3: Town Center Village	MH	40.6	20.0	13.0	527
Village 4: Lakeside Village	MH	56.9	20.0	12.5	710
Total		**121.9**			**1,553**
High Density (up to 30 units per acre)					
Village 3: Town Center Village	H	61.7	30.0	27.5	1,697
Village 4: Lakeside Village	H	23.3	30.0	18.0	419
Total		**85.0**			**2,116**
Town Center					
Village 3: Town Center Village	TC	147.4	30.0	n/a	200

to moderate income households. Therefore, these 50 second units are conservatively assigned to the moderate income level.

Remaining RHNA

The City has already achieved a portion of its RHNA with housing units constructed, under construction, approved, or in development. Specifically, 1,782 units have been constructed or approved since January 1, 2006, about 40 percent of which are affordable to lower and moderate income households. With these credits, the City has a remaining RHNA of 7,313 housing units, including 1,862 very low income units, 1,178 low income units, 1,513 moderate income units, and 2,760 above moderate income units (Table 35).

Table 35: Remaining RHNA

Income Category	RHNA	Units Approved, Constructed or Under Construction since January 1, 2006	Remaining RHNA
Extremely Low/ Very Low	2,135	273	1,862
Low	1,469	291	1,178
Moderate	1,707	194	1,513
Above Moderate	3,784	1,024	2,760
Total	9,095	1,782	7,313

Note: Refer to Table 34 and Table 21 for details of units constructed, approved, or under development.

4.1.3 Development Potential in Specific Plan Areas

The City's has adopted various specific plans with the capacity to accommodate 40,000 additional housing units:

- Rancho Las Flores
- Summit Valley Ranch
- Main Street and Freeway Corridor

Specific Plans with Entitled Units

Rancho Las Flores and Summit Valley Ranch are specific plans adopted to provide development on currently vacant properties. These specific plans were master-planned by the developers/property owners and have been approved for the specific number of units established in the plans. Table 37 summarizes the residential land use categories and capacities in these three specific plans. Residential development capacity in these two specific plans totals 18,383 units. A parcel specific inventory for these specific plans can be found in Appendix B.

Table 36: Residential Capacity in Rancho Las Flores Specific Plan with Entitlements

Planning Area	Zoning	Acreage	Max. Density (units/acre)	Actual Density (units/acre)	Dwelling Units
Total		**147.4**			**200**
Village Center					
Village 2: Bluff Top Village	VC	19.2	30.0	n/a	15
Village 4: Lakeside Village	VC	31.5	30.0	n/a	20
Village 5: Ridgeline Village	VC	9.0	30.0	n/a	15
Village 6: Canyon Vista Village	VC	7.2	30.0	n/a	15
Total		**66.9**			**65**
Rancho Las Flores Total		**3,295.4**			**16,980**

Table 37: Residential Capacity in Summit Valley Ranch Specific Plan with Entitlements

Land Use Category	Description	Density (units/ acre)	Acres	Housing Units
Summit Valley Ranch				
P.U. 6	7,000 sq. ft. lots	3-4.1	81.1	277
P.U. 5	6,000 sq. ft. lots	3.7-4.5	76.3	315
P.U. 4	5,000 sq. ft. lots	4.6-5.3	49.3	248
P.U. 3	Duplex	6.5-7.5	39.6	277
P.U. 2	Townhouse/Condominium	13.8	21.4	295
P.U. 1	Apartments	19.1	13.4	256
Subtotal			**281.1**	**1,668**

Main Street and Freeway Corridor Specific Plan

The Main Street and Freeway Corridor Specific Plan is a City-initiated effort to facilitate and encourage growth in the prime locations for commercial/mixed use developments and higher density residential opportunities. This specific plan area is approximately 80 percent vacant with the remaining 20 percent of the properties being occupied by lower intensity, older, and marginal uses. Table 38 presents the land use plan for the Main Street and Freeway Corridor Specific Plan at buildout capacity.

Table 38: Main Street and Freeway Corridor Specific Plan

Land Use Category	Description	Density (units/ acre)	Acres	Housing Units
Low Density Residential	Single-family homes on generous sized lots, this zone also permits small lot subdivisions as well as row houses, duplexes and triplexes	2-8	1,450.8	6,239
Very Low Density Residential	Large lot single family residences, transition from higher density residential uses to less dense rural and agricultural residential uses	0.5-2	98.8	85
Rural Residential		0-0.5	813.7	350
Medium Density Residential	Multi-family housing in a garden setting such as courtyard apartments, condominiums and walk-up townhomes	8-15	1,066.4	11,005
High Density Residential	Higher density multi-family housing near civic and commercial uses that meet the everyday shopping, educational, entertainment and similar needs of residents	15-20	183.9	2,848
Mixed Use	Transition area to the single-family residential neighborhoods to the north and east, and therefore, is intended for lower intensity development	2-8	33.4	315
Regional Commercial	Intended for regional-serving commercial and service uses. High density multi-family residential uses are permitted to create an active, vibrant, mixed-use precinct.	15-25	293.0	5,547
		Total	**3,940.0**	**26,389**

A vacant sites analysis was conducted in the Main Street and Freeway Corridor Specific Plan area to identify properties available for development. GIS was used to identify vacant properties in this specific plan area. Approximately 1,034.4 acres of vacant land was identified. A list of the vacant properties identified is provided in Appendix B. The majority of the vacant acreage is designated for Regional Commercial (847 acres) where high density multi-family residential uses are permitted. If all of this land were developed with a residential component, the Regional Commercial designation can accommodate more than 21,000 units at maximum density or close to 17,000 units at average density. However, the Main Street and Freeway Corridor Specific Plan anticipates only 35 percent (293 acres) of the total acreage in the Regional Commercial designation to be developed as mixed use with a residential component, for a total of 5,547 units at a density of 25 units per acre. The remaining Regional Commercial acreage is expected to be developed with commercial-only developments. Residential development can be accommodated on all 293 acres of this portion of the Regional Commercial designation; commercial components are allowed on top of the maximum residential density and will not detract from the available housing acreage.

Table 39: Residential Capacity in Main Street and Freeway Corridor SP

Land Use Designation	Maximum Residential Density	Vacant Acreage	Maximum Capacity (Units)	Potential Capacity[1] (Units)
Vacant Sites				
Rural Estate Residential	0.0-0.5	40.3	20	16
Low Density Residential	2.0-8.0	159.5	1,266	1,007
Medium Density Residential	8.0-15.0	506.3	7,444	5,813
Mixed Use	2.0-8.0	0.4	3	2
High Density Residential	15.0-20.0	34.9	697	556
Regional Commercial	15.0-25.0	847.0	21,136	16,879
Anticipated[2]	*15.0-25.0*	*293.0*	*7,325*	*5,547*
Total		**1,034.4**	**16,755**	**12,941**

Notes:

1. Potential density is estimated at 80 percent of the maximum density.
2. While the Regional Commercial contains 847 acres of vacant properties (excluding already acreage in wash protection), the Specific Plan anticipates only 293 acres of residential/mixed use development for a total of 5,547 units.

Adequacy of Sites Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. The State, through AB 2348, has established "default" density standards for local jurisdictions. State law assumes that a density standard of 30 units per acre, for cities in metropolitan areas such as Hesperia, as being able to facilitate the production of housing affordable to lower income households. However, because of Hesperia's location on the outskirts of San Bernardino County and its sparsely developed, semi-rural character, a density of 25 units per acre has proven to be sufficient for accommodating affordable housing. Table 40 illustrates the densities achieved by recent affordable housing developments in the City. All these projects were developed within the City's Medium Density Residential (MDR, 8-15 units per acre) or High Density Residential (HDR, 15-20 units per acre) areas, with or without density bonuses. These projects substantiate the feasibility of accommodating lower income housing in the City's High Density Residential (HDR) and Regional Commercial (RC) designations.

Table 40: Density of Affordable Housing Developments

Project Name	Units	GP/ Zoning	Allowable Density (du/acre)	Actual Density	Density Bonus (Y/N)
Sunrise Terrace I	22 VL 87 L	PMU/Specific Plan MDR	8-15	15.1	Y
Sunrise Terrace II	16 VL 55 L	PMU/Specific Plan MDR	8-15	16.9	Y
Village at Hesperia I	14 VL 53 L	PMU/Specific Plan HDR	15-20	17.7	Y
Village at Hesperia III	17 VL 4 L	PMU/Specific Plan HDR	15-20	17.7	Y
Santa Fe Apartments	89 L	PMU/Specific Plan MDR	8-15	15.5	Y
Three Palms Apartments	113 L	PMU/Specific Plan HDR	15-20	25.7	Y
San Remo I	50 VL 14 L	PMU/Specific Plan MDR	8-15	14.9	N
San Remo II	39 VL 19 L	PMU/Specific Plan MDR	8-15	14.9	N
Horizons	14 VL 52 L	PMU/Specific Plan MDR	8-15	12.7	N
Villas at Hesperia/Crossings West	31 VL	PMU/Specific Plan MDR	8-15	9.1	N
Village at Hesperia II	7 VL 60 L	PMU/Specific Plan HDR	15-20	17.7	Y
Granite Springs	3 VL 3 L 28 M	PMU/Specific Plan MDR	8-15	11.5	N
Main and Topaz	4 L 8 M	PMU/Specific Plan MDR	8-15	16.0	Y

VL = Very Low Income; L = Low Income; M = Moderate Income
Source: City of Hesperia, 2009.

The Hesperia Redevelopment Agency provides subsidies to developers, which vary depending on the amount of financial sources available for a particular project. The last four affordable projects that received Agency assistance received between $64,000 per unit to $118,000 per unit. All of these projects were in the 8 to 20 units per acre range and ranged from 31 subsidized units to 67 subsidized units. The project that received a $64,000 per unit subsidy was a mixed use project with 31 affordable units. For 100 percent affordable projects to increase in density from 8 to 20 units per acre to 30 units per acre would increase the cost of providing subsidies significantly, due to increased construction costs. Out of the four affordable projects the Agency recently assisted, no project had a density higher than 16 units per acre.

According to rent surveys conducted in March 2009, market-rate housing units in the City have also proven to be affordable to lower income households (see Table 19 and Table 20). Average market-rate rents for units of all sizes, except five-bedroom units, were affordable

to low income households (those making 51 to 80 percent of AMI). Moderate income households, making 120 percent of AMI, were able to afford all rental units within Hesperia.

For the reasons discussed above, in estimating potential units by income range it is assumed that:

- Sites in the 0-9 units per acre range are assumed to facilitate the development of above moderate income housing;
- Sites in the 10-14 units per acre range are assumed to facilitate the development of moderate income housing;
- Sites in the 15-20 units per acre range are assumed to facilitate the development of low income housing; and
- Sites in the 15-25 units per acre range are assumed to facilitate the development of very low and extremely low income housing.

Table 41 summarizes capacity in these three specific plans by potential income/affordability based on density. For Rancho Las Flores, the actual densities planned vary by village. In correlating the site capacity by income/affordability level for sites in Rancho Las Flores, the actual planned densities are used. Overall, the City of Hesperia has the capacity to accommodate the development of over 31,000 housing units in a range of densities and a variety of housing types. The sites inventory demonstrates that the City has the ability to accommodate its remaining RHNA in all income categories (Table 42).

Table 41: Residential Capacity by Income/Affordability based on Density

	Land Use Designation	Residential Density (du/acre)	Vacant Acreage	Capacity (Units)
Above Moderate Income				
Rancho Las Flores SP	Equestrian Residential	0.8	869.8	737
	Very Low Density	0.3	355.5	115
	Very Low Density	0.9	63.6	57
	Very Low Density	1.0	49.7	48
	Low Density	3.1	170.3	536
	Low Density	3.6	580.1	2,079
	Low Density	3.8	274.7	1,031
	Low Density	4.0	49.3	197
	Low Medium Density	5.0	50.5	250
	Low Medium Density	5.3	466.3	2,471
	Low Medium Density	5.6	310.2	1,743
	Low Medium Density	5.7	44.5	252
	Low Medium Density	5.8	34.4	199
	Medium Density	7.0	34.9	243
	Medium Density	7.7	56.9	442
	Medium Density	8.0	48.3	387
	Medium Density	8.4	148.1	1,247
	Medium Density	8.7	53.4	466
	Medium Density	9.0	60.9	546
Summit Valley Ranch SP	P.U. 6	3-4.1	81.1	277
	P.U. 5	3.7-4.5	76.3	315
	P.U. 4	4.6-5.3	49.3	248
	P.U. 3	6.5-7.5	39.6	277
Main Street and Freeway Corridor SP	Rural Estate Residential	0.0-0.5	40.3	16
	Low Density Residential	2.0-8.0	159.5	1,007
	Mixed Use	2.0-8.0	0.4	2
		Subtotal	**4,167.9**	**15,188**
Moderate Income				
Rancho Las Flores	Medium High Density	12.5	56.9	710
	Medium High Density	13.0	65.0	843
Summit Valley Ranch SP	P.U. 2	13.8	21.4	295
Main Street and Freeway Corridor SP	Medium Density Residential	8.0-15.0	506.3	5,813
		Subtotal	**649.6**	**7,661**
Low Income				
Summit Valley Ranch SP	P.U. 1	19.1	13.4	256
Main Street and Freeway Corridor SP	High Density Residential	15.0-20.0	34.9	556
		Subtotal	**48.3**	**812**

Table 41: Residential Capacity by Income/Affordability based on Density

	Land Use Designation	Residential Density (du/acre)	Vacant Acreage	Capacity (Units)
Extremely Low and Very Low Income				
Rancho Las Flores SP	High Density Residential	18.0	23.3	419
	High Density Residential	27.5	61.7	1,697
	Town Center	30.0	(see note)	200
	Village Center	30.0	(see note)	65
Main Street and Freeway Corridor SP	Regional Commercial	15.0-25.0	293.0	5,547
		Subtotal	**378.0**	**7,928**
		Total	**5,243.8**	**31,589**

Note: A total of 147.4 acres are designated for Town Center and 89.5 acres are designated for Village Center in the Rancho Las Flores Specific Plans. These two zones allow for mixed use developments with a maximum residential density of 30 units per acre but have established a specified number of units allowed.

Table 42: Comparison of Sites Inventory and RHNA

Income Category	Remaining RHNA	Vacant Sites	+Surplus (Deficit)
Extremely Low/Very Low	1,862	7,928	+6,066
Low	1,178	812	-366
Moderate	1,513	7,661	+6,148
Above Moderate	2,760	15,188	+12,428
Total Units	**7,313**	**31,589**	**+24,276**

Availability of Infrastructure and Water/Sewer Services

All the sites identified for accommodating the RHNA are within specific plan areas. As part of the adoption of these specific plans, the availability of infrastructure and water/sewer services was assessed. Improvements necessary and mitigation measures were identified. As development activities begin in these specific plans, individual development projects will be required to provide or pay for improvements/mitigations identified in the specific plans and corresponding mitigation monitoring programs.

4.2 Housing Resources

4.2.1 Financial Resources

A variety of existing and potential funding sources are available for affordable housing activities in Hesperia. Primary sources of funding include the City's Redevelopment Set-Aside Fund and the federal Community Development Block Grant program.

Redevelopment Housing Set-Aside

The Redevelopment Housing Set-Aside fund is one of the sources of financing used for the preservation, improvement, and development of affordable housing. The Hesperia Redevelopment Agency sets aside 20 percent of the yearly tax increment revenue generated for the purpose of improving the supply of housing for low and moderate income households. In the next five years the City anticipates receiving a total of $1,800,000. The Agency had approximately $78,180,666 available in its Housing Set Aside fund as of December 31, 2008. The Agency typically uses Housing Set-Aside funds for the following programs and activities:

- First-Time Homebuyer Downpayment Assistance Program (DAP)
- Affordable Housing Development
- Assistance for the Homeless
- Redevelopment Foreclosure Remediation Implementation Program (RDA FRIP)
- City of Hesperia Township Program
- Code Enforcement
- Owner-Occupied Housing Rehabilitation Loan Program (HRLP) and Sewer Connection Program (SCP)
- Community Development Block Grant Housing Rehabilitation Loan Program (CDBG-HRLP)
- Purchase of vacant properties for Land Bank

Community Development Block Grant (CDBG) Funds

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities for low income persons. The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include: acquisition and/or disposition of real estate or property; public facilities and improvements; relocation, rehabilitation and construction (under certain limitations) of housing; homeownership assistance; and clearance activities. For Fiscal Year 2008-2009, the City of Hesperia received $727,339 in CDBG funding. The City Council contributes a portion of these funds to local organizations to provide supportive services for low income persons and persons with special needs. In addition, a significant portion of the City's CDBG funding historically has been directed to augment police or code enforcement activities that provide direct assistance to the CDBG Target Area.

Section 8 Rental Assistance

The federal Section 8 program provides rental assistance to very low income households in need of affordable housing. The Section 8 program assists a very low income household by paying the difference between 30 percent of the gross household income and the cost of rent. Section 8 assistance is structured as vouchers; this allows the voucher recipients to choose housing that may cost above the fair market rent as long as the recipients pay for the

additional cost. In Hesperia, 253 households currently receive rental assistance under the HUD Section 8 program.

4.3 Administrative Resources

4.3.1 City of Hesperia Community Development Department

The Community Development Department, a division of Development Services, provides a wide variety of services to the community. This Division is responsible for overseeing Animal Control, Building and Safety, and Planning. The department coordinates all land use and development activities throughout the City and its sphere of influence. They are also responsible for implementing the City's General Plan, Municipal Code, Uniform Building Code and state and federal laws. The department also serves as staff to the City Council, Planning Commission, Development Review Committee and Community Enhancement Committee.

The Planning Department is responsible for administering the City's General Plan, Municipal Code and Zoning Ordinances. Both current and advanced planning functions are performed by the Planning divisions' staff. The Planning division primarily serves as staff to the City Council, Planning Commission and the Development Review Committee and coordinates the review of land use development applications, including site plans and conditional use permits, general plan amendments, zone changes, specific plans and development agreements. The Planning division is also responsible for preparation of initial studies and other environmental studies. Upon approval of development applications, the Planning division provides fast-track building plan check and grading plan review processes, as well as same day or next day final inspection scheduling.

4.3.2 City of Hesperia Economic Development Department

The City's Economic Development Department offers a wide variety of services to site selectors, real estate professionals and business owners looking to expand or relocate. This department oversees the City's Redevelopment Agency, Business Attraction Programs, and Housing Programs. Established in 1993, the Hesperia Community Redevelopment Agency is charged with orchestrating orderly and progressive business, housing and community development within the City. The Agency administers two redevelopment project areas encompassing 25,569 acres, of which 1,032 acres are zoned for commercial and industrial development. The third redevelopment project area within the City supports the efforts of the Victor Valley Economic Development Authority (VVEDA), a joint powers authority charged with orchestrating the reuse of the former George Air Force Base.

4.3.3 Non-Profit Housing Developers

Due to the high cost of housing development, many communities have found that partnerships with non-profit housing developers are an effective tool for creating affordable

housing units. In Hesperia, several affordable housing developments have been made possible through close coordination and partnership with for-profit and non-profit housing developers.

The City has worked recently with KDF Communities, LLC to construct four affordable housing developments within Hesperia -- the Village at Hesperia I and III and Sunrise Terrace (Phase I & II), totaling 271 units. KDF Communities is a Newport Beach-based affordable housing developer established in 1996. The organization specializes in developing and rehabilitating affordable multi-family and senior housing. KDF is committed to providing social services for the residents of their affordable housing communities and often partners with Project Access to supply these services.

Opportunity Builders is a nonprofit development corporation that seeks to provide low-income individuals with decent, safe and affordable housing for their families while simultaneously providing services such as literacy classes, computer training, financial counseling, and other development tools necessary to rise in economic status and achieve self-sufficiency. Opportunity Builders has already constructed two affordable housing projects in the City of Hesperia, Three Palms Apartments and Santa Fe Apartments, totaling 202 units. The organization has also constructed several developments in the neighboring City of Victorville.

Palm Desert Development Company is a developer specializing in residential construction since 1979. The company primarily develops affordable multi-family residential real estate in Southern California and Arizona. Palm Desert is committed to building quality and affordable rental units for low income families. To date, the company has nine multi-family affordable housing communities in completed development. In May 2009, Palm Desert Development Company held a grand opening for San Remo I, a 65-unit affordable development for families and in October 2009, San Remo II, a 58-unit affordable development also for families was completed.

4.4 Opportunities for Energy Conservation

Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses.

4.4.1 City Programs

The City has a Housing Rehabilitation Loan Program (HRLP) that provides deferred loans of up to $40,000 for lower income owner-occupied households for repair to basic home systems (water/wastewater, plumbing, electrical, HVAC, roof), and up to $50,000 to borrowers improving their properties located within the City's Township Revitalization Program (TRP) area and connecting to City sewer via the Sewer Connection Program (SCP).

Energy efficiency improvements, including the replacement of doors, windows, water heaters, air and heating, qualify as improvement under HRLP.

4.4.2 Utility Providers Programs

Southern California Edison participates in the California Alternate Rates for Energy (CARE) program, which offers income-qualified customers a discount of 20 percent or more on their monthly electric bill. The 2007 Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multi-family properties of two or more units. Edison also operates the Energy Management Assistance (EMA) program, which helps income-qualified households conserve energy and reduce their electricity costs. Southern California Edison pays all the costs of purchasing and installing energy-efficient appliances and equipment, which are free to eligible customers. Services include weatherization, energy efficient lighting and cooling, and refrigerator replacement. And, finally, Edison has an Energy Assistance Fund (EAF), also known as the Rate Relief Assistance Program, in place designed to help low income customers pay their electric bills.

Additionally, the Southwest Gas Company offers a Weatherization Program in an effort to increase the energy efficiency of residential units. It provides qualified limited-income customers with money-saving improvements at no cost. Examples of energy-saving measures are caulking, door weather-stripping, low-flow showerheads, and water heater blankets.

Chapter 5
Review of Past Accomplishments

State law (California Government Code Section 65588(a)) requires each jurisdiction to review its housing element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress in implementation of the housing element.

The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and to which these programs continue to be relevant to addressing current and future housing needs in Hesperia. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new objectives in the Housing Element.

This section summarizes the City's accomplishments in implementing the 2000-2005 Housing Element (extended by State law to cover through June 30, 2008). A program-by-program review is contained in Appendix C.

According to the 2000 Housing Element, the City of Hesperia had a total RHNA of 2,509 new units to be produced during the 1998-2005 planning period (extended by legislation to June 30, 2008), including 624 units for very low income households, 449 units for low income households, 560 units for moderate income households, and 876 units for above moderate income households. Based on a review of the City's building permits, between July 1, 2001 and February 28, 2009, the City constructed 6,591 single-family residences, all of which were market-rate units. The City exceeded its above moderate income RHNA, but development of lower income housing fell short. The City produced 473 units of affordable housing for lower income households between January 1, 1998 and February 28, 2009. The shortfall in production of very low and low income housing in comparison with the stated objective is to be expected given high subsidies required for affordable housing projects, as well as the recession, which depressed construction activity due to limited credit available to builders and homebuyers.

Chapter 6
Housing Plan

The City of Hesperia's long-term housing goal is to provide housing that fulfills the diverse needs of the community. In the short term, this will be accomplished with the objectives, policies, and programs set forth in this Housing Plan. The goals, policies, and programs in the Plan build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs, and will guide City housing policy through the 2008-2014 planning period.

Goals are statements of community desires which are broad in both purpose and aim, but are designed specifically to establish direction. Policies provide specific standards and/or end states for achieving a goal. Essentially, goals represent desired outcomes the City seeks to achieve through the implementation of policies.

Further articulation of how the City will achieve the stated goals is found in the programs. Programs identify specific actions the City will undertake toward putting each goal and policy into action. Quantified objectives identified in particular programs are estimates of assistance the City will be able to offer, subject to available financial and administrative resources. The programs outlined below also incorporate the near-term goals and strategies identified by the Hesperia Community Redevelopment Agency in its Affordable Housing Strategy.

To make adequate provision for the housing needs of all economic segments of the community, the programs in the Housing Plan aim to:

- Assist in the development of housing for low- and moderate-income households;
- Conserve and improve the condition of the existing affordable housing stock;
- Promote energy conservation to ensure development of sustainable housing;
- Identify adequate sites to encourage the development of a variety of types of housing for all income levels;
- Address and, where appropriate and legally possible, reduce governmental constraints to the maintenance, improvement, and development of housing;
- Promote revitalization of existing substandard housing to increase the quality of life for those unable to do so without assistance; and
- Promote housing opportunities for all persons.

Table 43 summarizes the City's quantified objectives for various housing programs by income/eligibility during the planning period of this Housing Element. These quantified objectives are estimates based on program guidelines, funding sources, and past accomplishments, among other factors. Changes in market conditions and funding availability may affect the City's ability in achieving these objectives.

Table 43: Summary of Quantified Objectives

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)	967	1168	1469	1707	3784	9095
Rehabilitation						
HRLP	0	2	3	5	0	10
SCP	0	2	3	0	0	5
CDBG-HRLP	0	2	3	0	0	5
Conservation[1]	0	0	0	0	0	0
Housing Assistance						
Section 8[2]	660	282	0	0	0	942
FTHB	0	0	10	10	0	10
NSP	2	5	5	5	0	17
RDA-FRIP	0	0	5	5	0	10

Notes:

1. No housing units are at risk of converting to market rate housing during the planning period of this Housing Element.
2. The Section 8 program is required by federal regulations to target 70 percent of the assistance to extremely low income households

6.2 Provision of Affordable Housing

Providing affordable housing is essential for a healthy community. In addition to a diverse mix of housing types, it is necessary to make available housing for residents of all income levels. Seeking funding from varied sources increases the opportunities for development of affordable housing units. The Redevelopment Agency actively works with both non-profit and for-profit developers in the production of affordable for-sale and rental housing. Recognizing that homeownership plays a significant role in establishing strong neighborhoods and a sense of community pride, the City supports programs that make purchasing a home a realistic option for lower income households. The City has also made it a priority to ensure that adequate housing options are available for lower-wage workers employed in Hesperia but who cannot currently afford to live in or near the City.

GOAL 1.0 **Assist in the provision of housing that meet the needs of all economic segments of the community.**

Policy 1.1 Facilitate homeownership opportunities for low and moderate income households.

Policy 1.2 Use density bonuses and other incentives to facilitate the development of new housing for lower and moderate income households, and households with special needs.

Policy 1.3 Create collaborative partnerships with non-profit agencies and for-profit developers to maximize resources available for the provision of housing affordable to lower income households and households with special needs.

Policy 1.4 Address the housing needs of special populations and extremely low income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.

Policy 1.5 Promote the use of energy conservation features in the design of residential development to conserve natural resources and lower energy costs.

Program 1: First-Time Homebuyer Downpayment Assistance Program (DAP)

This program is intended to assist eligible low- and moderate-income first-time homebuyers. The Downpayment Assistance Program (DAP) will provide a portion of the eligible purchaser's total downpayment. Any home that is purchased through the Downpayment Assistance Program (DAP) must be affordable to persons of low to moderate- income. To qualify for participation in the DAP, applicants must also have liquid (cash) assets to contribute towards the purchase prices of the home.

The DAP will provide financial assistance of up to $125,000 per qualified borrower and will constitute no more than 45 percent, 40 percent or 35 percent of the purchase price for very low, lower and moderate income borrowers respectively. This assistance will be provided as a fully deferred 30-year loan.

Objectives and Timeframe:

- Assist 20 low and moderate income first-time homebuyers.
- Apply for federal HOME funds as necessary.
- Increase the level of homeownership by reducing the number of foreclosed, vacant, and HUD-owned homes by 10 percent.

Responsible Agency: City of Hesperia Community Redevelopment Agency

Funding Sources: Redevelopment Housing Set-Aside and HOME funds (re-use of program income only)

Program 2: Section 8 Rental Assistance Program

The Section 8 Rental Assistance Program extends rental subsidies to very low income households that spend more than 30 percent of their gross income on housing. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families that may be currently "doubling up" in living arrangements to afford their own housing. The San Bernardino County Housing Authority coordinates Section 8 rental assistance on behalf of the City. As of October 2009, 253 households were receiving Section 8 rental assistance in Hesperia, with an additional 942 residents on the Section 8 waiting list. The City will also collaborate with the Housing Authority of the County of San Bernardino in the administration of the Section 8 Aftercare Rental Assistance and the Section 8 Moderate Rehabilitation Programs.

Objectives and Timeframe:

- Provide Section 8 rental assistance through the County of San Bernardino Housing Authority to 36 additional very low income households.
- Provide information about Section 8 rental assistance at City website and public counters.

Responsible Agency: San Bernardino County Housing Authority and City of Hesperia Community Redevelopment Agency
Funding Sources: Section 8 funds

Program 3: Affordable Housing Development

The City will work closely with for-profit and non-profit housing developers to facilitate the development of housing affordable to lower income households, particularly within the Main Street and Freeway Corridor Specific Plan area. Assistance and incentives to developers may include the following:

- Density bonus incentives and regulatory concessions;
- Assistance in identifying available sites; and
- Financial assistance available through an application process and final approval of the City Council and Agency Board.

Objectives and Timeframe:

- Annually or as funding becomes available, issue NOFAs to solicit housing developers with experience in projects receiving State and Federal funding.
- Purchase vacant and underutilized sites in targeted locations in order to provide sites for affordable multifamily or mixed-income housing developments and pursue land banking opportunities.
- Identify suitable sites for inclusion in the land bank by Fall 2011.
- Provide information of available sites to interested developers.
- Provide information on incentives and funding available to facilitate affordable housing development. Prioritize funding allocation to affordable housing projects that include extremely low income units.
- Achieve 595 affordable housing units between 2008 and 2014 (291 extremely low/very low and 304 low income units).
- Annually evaluate the opportunity for pursuing affordable housing funds through the State Department of Housing and Community Development (e.g. HOME and Proposition 1C funds).

Responsible Agency: City of Hesperia Community Redevelopment Agency
Funding Sources: Redevelopment Housing Set-Aside; CDBG; Proposition 1C funds; HOME

Program 4: Large Sites for Lower-Income Housing Program

The City will assist in the development of housing for lower income households on larger sites by facilitating land divisions, lot line adjustments, and specific plans resulting in parcel sizes that are feasible to facilitate multi-family developments affordable to lower income

households in light of state, federal and local financing programs (i.e., 2-10 acres). The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer incentives for the development of affordable housing, which include, but are not limited to:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units;
- Ministerial review of lot line adjustments;
- Deferral or waiver of fees related to the subdivision of projects affordable to lower income households;
- Provision of technical assistance for acquisition of funding; and
- Modification of development requirements.

Objectives and Timeframe:

- Develop incentive program by June 2011.
- Provide incentives on an ongoing basis throughout the planning period.

Responsible Agency: Community Development Department
Funding Sources: City General Fund

Program 5: Adequate Sites Monitoring Program

To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will update its land inventory annually to detail the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development. The inventory will also identify the number of extremely low, very low, low and moderate income units constructed annually.

The City has identified residential capacity through mixed use developments within the Regional Commercial district of the Main Street and Freeway Corridor Specific Plan and Town Center/Village Center areas within the Rancho Las Flores Specific Plan to accommodate 3,040 units of the City's RHNA for lower income households. To ensure sufficient residential capacity is maintained within these zones to accommodate the identified need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and zone sufficient sites to accommodate the shortfall on land zones exclusively for residential multi-family use allowing at least 20 units per acre.

Objectives and Timeframe:

- Monitor the development of mixed use sites on a project-by-project basis to ensure remaining capacity is adequate to accommodate the City's lower income RHNA.
- Update the land inventory annually throughout the planning period.
- Make the land inventory available to interested developers.

Responsible Agency: Community Development Department

Funding Sources: City General Fund

Program 6: Green Building Program

The City is exploring the development of a green building program and will likely include it as part of its Climate Action Plan or sustainable community strategies (SB 375).

Objectives and Timeframe:

- Develop a green building program by 2010.
- Develop ordinance to promote use of LEED Certification (or a similar program) for new public buildings and large additions.
- Provide incentives for solar and wind power to supplement energy consumption.
- Include Green Building Program in adoption of 2010 California Building Code (effective January 1, 2011)

Responsible Agency: Community Development Department
Funding Sources: City General Fund

Program 7: Assistance for the Homeless

The City provides homeless assistance services, emergency shelter, transitional shelter, and supportive housing to homeless persons or persons at-risk of becoming homeless through an annual funding allocation process.

Objectives and Timeframe:

- Assist 50 homeless persons and lower income persons at-risk of becoming homeless annually. This program benefits primarily extremely low income persons.
- Participate in regional efforts to develop a continuum of care system for the homeless.
- Coordinate with service providers to make available handouts of homeless resources at public counters.

Responsible Agency: City of Hesperia Community Redevelopment Agency
Funding Sources: CDBG funds

Program 8: Neighborhood Stabilization Program (NSP)

Hesperia has been hit especially hard by the wave of foreclosures plaguing many communities across the country, and particularly in the Inland Empire. Thousands of homes in Hesperia have been foreclosed upon since 2007, and many are currently vacant. Many more mortgages are in default and are in danger of foreclosure. The City was awarded $4,590,719 under the U.S. Department of Housing and Urban Development's (HUD) first round of the Neighborhood Stabilization Program (NSP). The NSP provides emergency assistance from the federal government for the redevelopment of abandoned and foreclosed residential properties, as part of the Housing and Economic Recovery Act (HERA) adopted into law on July 30, 2008. City staff has been focusing NSP activities on the acquisition of foreclosed homes, and intends to acquire existing abandoned and foreclosed homes, perform rehabilitation if necessary, and sell or rent the homes to income-qualified

households. The City approved Amendment 1 to the CDBG NSP Substantial Amendment on Sept 15 2009 to include land banking as one of NSP activities. (HUD also approved this activity in Sept 2000).

Objectives and Timeframe:

- Use NSP programs to develop affordable homeownership opportunities throughout the NSP target areas in Hesperia.
- Design NSP programs to maximize the number of properties assisted.
- Use the streamlined foreclosure acquisition process approved by the City Council in July 2009 to move quickly on potential properties.
- Acquire and rehabilitate 10 ownership properties by September 2010.
- Acquire and rehabilitate 7 rental properties by September 2010.
- Purchase vacant and underutilized sites in targeted locations in order to provide sites for affordable multifamily or mixed-income housing developments and pursue land banking opportunities. As part of the land write-down for affordable housing, encourage the inclusion of units affordable to extremely low income households.
- Reduce the number of existing foreclosed homes in Hesperia.

Responsible Agency: City of Hesperia Community Redevelopment Agency, City of Hesperia and Community Development Department

Funding Sources: NSP funds

Program 9: Redevelopment Foreclosure Remediation Implementation Program (RDA FRIP)

In December 2007, the Agency created the Redevelopment Foreclosure Remediation Implementation Program (RDA FRIP) and approved the use of $12.5 million of Housing Fund moneys to purchase and rehabilitate foreclosed homes in Hesperia, $2.5 million of which were previously authorized in 2006 for use in the Township Area. The Agency is in the process of formalizing coordination of the RDA FRIP with NSP activities, building off the streamlined acquisition process and the NSP Management Plan.

Objectives and Timeframe:

- Ensure that remaining foreclosed properties do not create or contribute to adverse conditions in Hesperia's neighborhoods.
- Reduce the number of foreclosed homes in Hesperia.
- Coordinate RDA FRIP activities with NSP activities in order to maximize the effectiveness of both programs.
- Acquire and rehabilitate 2 properties annually.
- Use the $12.5M of redevelopment Housing Funds that the City Council has authorized for purchasing foreclosed properties in conjunction with NSP funds.
- Use the streamlined foreclosure acquisition process approved by the City Council in July 2009 to move quickly on potential properties.

Responsible Agency: City of Hesperia Community Redevelopment Agency

Funding Sources: Redevelopment Set-Aside funds

Conservation of Existing Housing Stock

Conserving and improving the housing stock helps maintain investment in the community and keeps existing housing affordable. Because the majority of the housing stock is relatively new, substantial rehabilitation needs are not anticipated. A number of factors can cause residential units to become unsafe or unhealthy to live in. Preventing these problems from occurring and addressing them when they do occur protect the safety and welfare of the residents and assist in meeting housing needs throughout Hesperia. The City will focus its efforts on rehabilitation, code enforcement, and preserving existing affordable units to take a pro-active approach to conserving the current housing stock.

GOAL 2.0 **Maintain and enhance the existing viable housing stock and neighborhoods within Hesperia.**

Policy 2.1 Enforce adopted code requirements that set forth the acceptable health and safety standards for the occupancy of existing housing.

Policy 2.2 Utilize the Neighborhood Improvement Program and Task Force to bring substandard units into compliance with City codes and to improve overall housing conditions in Hesperia.

Policy 2.3 Continue to offer rehabilitation programs that provide financial and technical assistance to low and moderate-income households for the repair and rehabilitation of existing housing with substandard conditions.

Policy 2.4 Facilitate the removal of existing housing that poses serious health and safety hazards to residents and adjacent structures.

Policy 2.5 Work with property owners and nonprofit housing providers to preserve existing housing for low and moderate-income households.

Policy 2.6 Continue to offer City services and facilities that encourage neighborhood pride and property maintenance.

Program 10: Rental Housing Certificate Program

In 2007, the Hesperia City Council adopted a Rental Housing Certificate Program. The intent of the Rental Housing Ordinance is to improve citizen satisfaction in their neighborhoods by requiring that rental housing maintain minimum housing and property maintenance standards. The program requires owners of rental housing to apply annually for a Rental Housing Certificate. City staff will then make an inspection of the property for compliance with City property maintenance standards and housing codes. Properties in compliance with City Ordinances will be issued a Rental Housing Certificate.

Objectives and Timeframe:

- Issue Rental Housing Certificates to 2,300 rental units.

Responsible Agency: City of Hesperia Building and Safety Department
Funding Sources: General Fund

Program 11: City of Hesperia Township Program

The City of Hesperia is currently partnering with local businesses, property owners and residents to dramatically improve the City's original township area. Under this new program, the City designates two streets a year to be rehabilitated and improved. This program will strive to improve the aesthetics and safety of these streets by adding sewer, curbs, lighting, signage, sidewalks and landscaping. The Township Program will also offer a variety of incentives for property owners to make their own improvements alongside City improvements.

Objectives and Timeframe:

- Actively pursue grants to fund this program.
- Rehabilitate and improve 6 streets over the next five years (mid 2009-mid-2014)

Responsible Agency: City of Hesperia Community Redevelopment Agency
Funding Sources: General Funds & Redevelopment Housing Set-Aside

Program 12: Code Enforcement

This program provides code enforcement services in order to eliminate slum and blight. The City maintains a proactive and reactive Code Enforcement Department. The Department employs code enforcement officers who work to correct code violations and respond to complaints from residents.

Objectives and Timeframe:

- Provide code enforcement to 200 households within the designated low income enhancement areas to eliminate slum and blight.
- Provide code enforcement assistance to 20 low income households.

Responsible Agency: City of Hesperia Building and Safety Department and City of Hesperia Redevelopment Agency
Funding Sources: CDBG

Program 13: Owner-Occupied Housing Rehabilitation Loan Program (HRLP) and Sewer Connection Program (SCP)

The HRLP is a discretionary program of the Hesperia Redevelopment Agency that assists low- and moderate-income homeowners with rehabilitating their homes. The program provides a zero percent interest fully-deferred loan to rehabilitate owner-occupied single family residential properties within the City of Hesperia, with priority given to those residential properties located within the Agency's Project Areas and the Township Area. Investor-owned, market rate rental properties are also eligible for HRLP funds as long as the

owners offer vacant properties rehabilitated by the Program to persons of low- and moderate-income. The minimum HRLP Loan is $15,000, with a maximum loan amount of $40,000, except for properties in the Township Area, where the maximum HRLP Loan amount is $50,000.

The Sewer Connection Program (SCP) was developed to compliment the Agency's HRLP by providing a financing mechanism that will enable eligible households and properties within the Township Area to connect to the municipal sewer system as it becomes available. Although voluntary, the SCP is available for a limited time once municipal sewer services become available to the property. Eligible applicants have the option for applying for the Agency HRLP, SCP or both subject to the maximum loan amount.

Objectives and Timeframe:

- Provide 5 rehabilitation loans to assist low and moderate income households.
- Provide sewer connections to 5 low and moderate income households.
- Advertise program at City website and public counters.
- Annually evaluate the City's needs and funding available, and pursue additional State HOME funds as necessary.

Responsible Agency: City of Hesperia Community Redevelopment Agency
Funding Sources: Redevelopment Housing Set-Aside

Program 14: Community Development Block Grant Housing Rehabilitation Loan Program (CDBG-HRLP)

The purpose of this program is to assist lower income homeowners with rehabilitating their single family owner-occupied residences by providing a zero percent interest deferred loan of up to $20,000. To be eligible, homes must not exceed the maximum allowable appraised value permitted by HUD, which is currently $362,790.

Objectives and Timeframe:

- Provide loans to rehabilitate 5 lower income housing units.
- Advertise program at City website and public counters.

Responsible Agency: Community Development Department and City of Hesperia Community Redevelopment Agency
Funding Sources: CDBG

Program 15: Lead-Based Paint Education and Outreach Efforts

This program works to reduce or eliminate lead-based paint with outreach and education and by maintaining an inter-agency work group and public-private task force to coordinate and provide direction for prevention efforts. This program will also integrate lead-hazard evaluation and reduction activities into existing housing programs and coordinate activities to identify and reduce lead hazards with all government-assisted housing rehabilitation activities.

Objectives and Timeframe:

- Provide lead-based paint education and outreach efforts to 100 low and moderate income households.
- Provide lead-based paint testing as needed.

Responsible Agency: City of Hesperia Code Enforcement Division
Funding Sources: CDBG

Program 16: Affordable Housing Monitoring
Most of the City's affordable housing projects are recent developments and are deed restricted as long-term affordable housing. No project is at risk of converting to market-rate housing in the near future.

As required by the funding sources used to subsidize these developments, the City will adhere to the monitoring requirements to ensure the affordability restrictions are met, income-eligibilities are verified, and housing quality standards are maintained.

Objectives and Timeframe:
- Monitor affordable housing projects annually for compliance with affordability restrictions, income eligibilities, and housing quality standards.

Responsible Agency: City of Hesperia Community Redevelopment Agency
Funding Sources: CDBG; Redevelopment Housing Set-Aside

6.4 Provision of Adequate Housing Sites

A major element in meeting the housing needs of all segments of the community is the provision of adequate sites of all types, sizes and prices of housing. Persons and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. Providing an adequate supply and diversity of housing accommodates changing housing needs of residents. The Hesperia General Plan and Zoning Ordinance establish where housing may locate. To provide adequate housing and maximize use of limited land resources, new development should be constructed at appropriate densities that maximize the intended use of the land.

GOAL 3.0 **Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.**

Policy 3.1 Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density town homes, and higher-density apartments, condominiums, and units in mixed-use developments.

Policy 3.2 Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

Policy 3.3 Encourage compatible residential development in areas with recyclable or underutilized land.

Policy 3.4 Allow flexibility within the City's standards and regulations to encourage a variety of housing types.

Program 17: Main Street and Freeway Corridor Specific Plan

The Main Street and Freeway Corridor Specific Plan area contains five residential zones, including a High Density Residential Zone and Mixed Use Zone. The High Density Residential and Mixed Use zones allow for greater residential densities (up to 25 units per acre).

Objectives and Timeframe:

- Promote Specific Plan tools and provide information on sites available to interested developers.
- Facilitate affordable housing development using Redevelopment Housing Set-Aside and other funding sources.
- Financial Assistance is available through an application process and final approval of the City Council and Agency Board.
- Shared parking, reduced parking, deferred fees, priority processing, infrastructure assistance, density bonuses, and design modifications are offered to projects in the specific plan area, as well as the entire City.

Responsible Agency: City of Hesperia Planning Division
Funding Sources: Redevelopment Housing Set-Aside funds

Program 18: Density Bonus Program

Consistent with State law, a local jurisdiction must offer density bonus incentives for senior housing projects and projects that reserve a portion of the units as housing affordable to very low, low, and moderate income households. In conjunction with the density bonus, the jurisdiction must also offer at least one additional incentive or regulatory concession to facilitate affordable housing development. Incentives and concessions considered by the City include modified development standards and reduced fees.

To qualify for a density bonus and concessions or other incentives, the developer of a proposed housing project (at least five units) must provide housing units affordable to very low, low or moderate income households, and/or housing for seniors. Recent changes to State law allow for a sliding scale of the proportion of affordable units to be provided, corresponding with incremental density bonus incentives.

Objectives and Timeframe:

- Amend the Zoning Ordinance within one year of the adoption of the Housing Element to reflect current State Density Bonus law and to list

existing specific incentives and regulatory concessions that will be offered by the City.

- Market density bonus program to developers by providing information on density bonus, incentives, and regulatory concessions available to facilitate affordable housing development.

Responsible Agency: City of Hesperia Community Redevelopment Agency and City of Hesperia Planning Division
Funding Sources: General Funds

6.5 Removal of Governmental Constraints

Pursuant to State law, the City is obligated to address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction, and lowering development costs.

GOAL 4.0 **Mitigate any potential governmental constraints to housing production and affordability.**

Policy 4.1 Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the development of housing, particularly housing for lower and moderate-income households and for persons with special needs.

Program 19: Housing for the Homeless/Extremely Low Income Households
The City will amend the Development Code to address the requirements of SB 2 and AB 2634, making provisions for emergency shelters, transitional housing, supportive housing, and single-room occupancy units.

Objectives and Timeframe: Amend the Development Code within one year of the adoption of the Housing Element to address the following:

- *Emergency Shelters:* Permit emergency shelters by right, without discretionary review, in the Medium Density Residential and Mixed Use zone. Develop objective standards for emergency shelters to regulate the following, as permitted under SB 1818, including:
    - The maximum number of beds/persons permitted;
    - Parking based on demonstrated need but that does not exceed parking requirements for other uses in the same zone;
    - The size/location of exterior and interior onsite waiting and client intake areas;
    - The provision of onsite management;

- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting; and
- Security during hours that the emergency shelter is in operation.

- **Transitional Housing and Supportive Housing:** Amend the Zoning Ordinance to address the provision of transitional and supportive housing. Transitional and supportive housing that is group housing for six or fewer persons will be permitted by right as a residential use where residential use is permitted. Transitional and supportive housing that is group housing for six or more persons will be conditionally permitted as residential care facilities in the R1, R3, and RR zones. Transitional and supportive housing not configured as group housing will be permitted as a residential use and be subject to the same permitting processes and requirements as other similar housing in the same zones. (Refer to discussions in the Housing Constraints section for specific definitions of transitional/supportive housing and requirements under State law.)

- **Single-Room Occupancy:** Single-room occupancy (SRO) housing is small units with or without a full kitchen or bathroom. Modern SRO units are often equivalent to efficiency units and used as affordable housing for seniors and single workers. Amend the Zoning Ordinance to conditionally permit SRO housing in the High Density Residential zone of the Main Street and Freeway Corridor Specific Plan area, subject to established performance standards. (Refer to discussions in the Housing Constraints section for definition of single-room occupancy housing and requirements under State law.)

Responsible Agency: City of Hesperia Planning Division
Funding Sources: General funds

Program 20: Farmworker Housing

Pursuant to the State Employee Housing Act (Section 17000 of the Health and Safety Code), employee housing for agricultural workers consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household is permitted in an agricultural land use designation. No conditional use permit, zoning variance, or other zoning clearance can be required of this use that is not required of any other agricultural activity in the same zone. Under the Employee Housing Act, the permitted occupancy in employee housing includes agricultural employees who do not work on the property where the housing is located. Therefore, employee housing must be permitted as an agricultural use with or within agricultural operations on the property.

Furthermore, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, according to the Employee Housing Act. Employee housing for six or fewer persons is permitted

where a single-family residence is permitted. No conditional or special use permit or variance can be required.

Objectives and Timeframe:

- Amend the Zoning Ordinance within one year of the adoption of the Housing Element to address the Employee Housing Act with regard to farmworker housing.
- Amend the Zoning Ordinance to permit by right farm labor housing for 36 persons in a group quarters or 12 units intended for families on properties where agricultural uses are permitted.

Responsible Agency: City of Hesperia Planning Division
Funding Sources: General funds

Program 21: Housing for Persons with Disabilities

The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing. Cities and counties are required to consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be "reasonable" based on fair housing laws and the case law interpreting the statutes.

Objectives and Timeframe:

- Create a process within one year of the adoption of the Housing Element for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities.

Responsible Agency: City of Hesperia Planning Division
Funding Sources: General funds

6.6 Provide Equal Housing Opportunities

To meet the housing needs of all segments of the community, the Housing Plan includes a program to promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability.

GOAL 5.0 **Continue to promote equal housing opportunity in the City's housing market regardless of age, race, sex, marital status, ethnic background, source of income, and other factors.**

Policy 5.1 Provide fair housing services to Hesperia residents, and ensure that residents are aware of their rights and responsibilities regarding fair housing.

Policy 5.2 Provide equal access to housing for special needs residents such as the homeless, elderly, and disabled.

Policy 5.3 Promote the provisions of disabled-accessible units and housing for mentally- and physically-disabled.

Program 22: Fair Housing Support and Services

The Inland Fair Housing and Mediation Board is a California-based fair housing agency that serves the areas of San Bernardino County and the Cities of Apple Valley, Chino, Fontana, Glendora, Hemet, Hesperia, Ontario, Rancho Cucamonga, Rialto, San Bernardino, Upland and Victorville. The agency was established in 1980 and works to educate the community about their rights and responsibilities under fair housing laws. The agency's Fair Housing Department provides information, investigation, education, conciliation, and/or referral of housing discrimination complaints. In addition, the Landlord/Tenant Department provides information and education to landlords and tenants about their rights and responsibilities under the California Civil Code. Staff members also mediate conflicts between tenants and landlords.

Objectives and Timeframe:

- Provide fair housing services and annual outreach meetings to assist residents, landlords, and housing professionals with fair housing problems.
- Place fair housing information and resources at City website and public counters.

Responsible Agency: Inland Fair Housing Mediation Board
Funding Sources: CDBG

Appendix A: Community Outreach

Agencies Invited to Public Meetings

Victor Valley Domestic Violence
Margaret Diaz
P.O. Box 2825
Victorville, CA 92393-2825

Saint John of God
15527 8th St,
Victorville, CA 92392

High Desert Domestic Violence
Darryl Evey
17100-B Bear Valley Road #284 PMB
Victorville, CA 92395

Saint John of God
15534 6th St,
Victorville, CA 92392

Saint John of God
13333 Palmdale Rd,
Victorville, CA 92392

Legal Aid Society of San Bernardino
14196 Armagosa Road, Suite K
Victorville, CA 92392

High Desert Homeless Services
Susie Hollenbeck
14049 Amargosa Road
Victorville, CA. 92392

High Desert Meals on Wheels
Mr. Lin Staley
15075 Hesperia Rd
Victorville, Ca 92395

Child Advocates of San Bernardino
555 North D Street., Suite 100
San Bernardino, CA 92401

Call for Life Pregnancy Center
Sharon Archer
15800 Main St
Hesperia, CA 92345

Catholic Charities San Bernardino
15512 Sixth St
Victorville, CA 92395-3200

Service Provider Interviews

As part of the update process, service providers and developers were contacted and asked a series of questions about housing needs and services in Hesperia and San Bernardino County in general. Interviews were conducted between July and August 2008.

This process attempted to reach agencies that work with lower income persons and those with special needs to supplement the public meetings and hearings associated with the Housing Element Update. Because many of the service providers are regional in nature, most issues are not specific to Hesperia but reflective of regional trends and concerns.

Interviews were conducted with the following service providers and non-profit developers: Call for Life Pregnancy Center, Catholic Charities, Child Advocates of San Bernardino, High Desert Homeless Services, High Desert Meals on Wheels, Legal Aid Society of San Bernardino, Mojave Deaf Services, and Saint John of God.

Organization	Services
Call for Life Pregnancy Center	Assists low income residents with free and confidential pregnancy tests, counseling against abortion, information, referrals to doctors, housing assistance, and adoption agency referrals
Catholic Charities	Rent and mortgage assistance, pre-purchase, foreclosure and eviction counseling
Child Advocates of San Bernardino	Provides court-appointed special advocates for abused and neglected children in juvenile court
High Desert Homeless Services	Provides shelter, meals, job assistance, computer access and training, and housing assistance
High Desert Meals on Wheels	Delivered meals to senior and those confined to their homes
Legal Aid Society of San Bernardino	Legal assistance for foreclosure and eviction assistance
Mojave Deaf Services	Provides counseling, rent assistance, individual living skills classes, counseling for family members and friends, advocacy, and assistance with paperwork
Saint John of God	Provides daycare, drug and alcohol rehabilitation, outpatient care, anger management counseling, utility and rent assistance, and emergency food supplies

Service providers have noticed increasing needs among their clients, at a time of escalating housing costs, higher and higher rates of home foreclosures and evictions, and decreased federal funding. High housing costs can have severe effects on low-income households,

especially those with fixed incomes, and can exacerbate existing housing problems. Housing services for special needs groups such as seniors, the disabled, and large families are suffering as the high cost of providing resources is limiting the service provider's ability to address the existing demand. For those already homeless, the lack of affordable housing can create increased competition for limited resources as the number of emergency shelters available is also deficient of the demand.

Overall, most agencies identified several factors that prevented service organizations and agencies and local governments from comprehensively addressing the problems associated with housing, poverty, and homelessness: the lack of available funding and a deficiency in the number of housing options for the homeless, near-homeless, and persons with extremely low-incomes. There has been a dramatic increase in the number of clients who have recently been foreclosed upon or evicted. These clients are typically in need of temporary shelter and alternative long-term affordable housing options, which are severely lacking in the High Desert region. Local community service agencies stress that prevention and education are key. They see a particular need in the area for preventing the foreclosures, evictions, and sub-prime lending that have led to such an increase in demand for housing assistance. They recommend various workshops and outreach efforts to counsel residents on: the housing crisis, first time home buying, and predatory lending practices. To assist those already impacted by the recent wave in foreclosures and evictions, staff at community service agencies would like to see the expansion of the Section 8 program and other housing opportunities targeted at those with extremely low-incomes.

Appendix B: Vacant Sites in Specific Plan Areas

Tables B-1 and B-2 on the following pages provide a listing of vacant properties within the City's Specific Plan areas. The acreage used to estimate maximum and potential capacities has already excluded the acreage that is under wash protection.

Table B-1: Vacant Sites in the Rancho Las Flores Specific Plan Area

APN	Land Use Designation	Acreage
35714107	Rancho Las Flores Specific Plan	17.67
35716117	Rancho Las Flores Specific Plan	397.10
35716118	Rancho Las Flores Specific Plan	280.00
35716119	Rancho Las Flores Specific Plan	486.19
35716120	Rancho Las Flores Specific Plan	141.52
35717118	Rancho Las Flores Specific Plan	216.20
35717119	Rancho Las Flores Specific Plan	84.35
35717120	Rancho Las Flores Specific Plan	342.31
35719115	Rancho Las Flores Specific Plan	696.94
35720108	Rancho Las Flores Specific Plan	330.48
35721141	Rancho Las Flores Specific Plan	335.48
35734105	Rancho Las Flores Specific Plan	2.50
35734116	Rancho Las Flores Specific Plan	80.50
39701233	Rancho Las Flores Specific Plan	154.24
39702214	Rancho Las Flores Specific Plan	679.00
39703149	Rancho Las Flores Specific Plan	308.94
39703150	Rancho Las Flores Specific Plan	390.65
39704121	Rancho Las Flores Specific Plan	403.46
39704122	Rancho Las Flores Specific Plan	60.08
39704123	Rancho Las Flores Specific Plan	48.77
39704124	Rancho Las Flores Specific Plan	159.91
39704125	Rancho Las Flores Specific Plan	112.48
39704126	Rancho Las Flores Specific Plan	95.82
39704127	Rancho Las Flores Specific Plan	143.70
39705216	Rancho Las Flores Specific Plan	745.27
39708268	Rancho Las Flores Specific Plan	428.14
39716148	Rancho Las Flores Specific Plan	80.00
39719127	Rancho Las Flores Specific Plan	40.00
43310101	Rancho Las Flores Specific Plan	0.00

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Table B-1: Vacant Sites in the Rancho Las Flores Specific Plan Area

APN	Land Use Designation	Acreage
54228105	Rancho Las Flores Specific Plan	0.00
35721148	Rancho Las Flores Specific Plan	264.68
35720112	Rancho Las Flores Specific Plan	779.01
35717122	Rancho Las Flores Specific Plan	412.99
35723135	Rancho Las Flores Specific Plan	141.79
35721150	Rancho Las Flores Specific Plan	88.43
35720110	Rancho Las Flores Specific Plan	26.35
35722144	Rancho Las Flores Specific Plan	20.10
35721152	Rancho Las Flores Specific Plan	184.79
35721113	Rancho Las Flores Specific Plan	1.00
Total		**9,180.84**

Note: The table above summarizes the parcels that currently make up the Rancho Las Flores Specific Plan area. As plans for development and construction become more finalized, the parcels will be subdivided further.

PLANNING COMMISSION 3-124

Planning Area	Zoning	Acreage	Max. Density (units/acre)	Actual Density (units/acre)	Dwelling Units
Equestrian Residential					
Village 1: Foothill Village	ER	0.0	2.0	0.0	0
Village 2: Bluff Top Village	ER	0.0	2.0	0.0	0
Village 3: Town Center Village	ER	0.0	2.0	0.0	0
Village 4: Lakeside Village	ER	0.0	2.0	0.0	0
Village 5: Ridgeline Village	ER	0.0	2.0	0.0	0
Village 6: Canyon Vista Village	ER	0.0	2.0	0.0	0
Village 7: North Village	ER	0.0	2.0	0.0	0
Village 8: Equestrian Village	ER	869.8	2.0	0.8	737
Equestrian Residential Total		**869.8**			**737**
Very Low Density					
Village 1: Foothill Village	VL	355.5	2.0	0.3	115
Village 2: Bluff Top Village	VL	0.0	2.0	0.0	0
Village 3: Town Center Village	VL	0.0	2.0	0.0	0
Village 4: Lakeside Village	VL	0.0	2.0	0.0	0
Village 5: Ridgeline Village	VL	22.9	2.0	1.0	22
Village 6: Canyon Vista Village	VL	26.8	2.0	1.0	26
Village 7: North Village	VL	63.6	2.0	0.9	57
Village 8: Equestrian Village	VL	0.0	2.0	0.0	0
Very Low Density Residential Total		**468.8**			**220**
Low Density					
Village 1: Foothill Village	L	362.9	4.0	3.6	1,294
Village 2: Bluff Top Village	L	90.6	4.0	3.6	328
Village 3: Town Center Village	L	0.0	4.0	0.0	0
Village 4: Lakeside Village	L	49.3	4.0	4.0	197
Village 5: Ridgeline Village	L	274.7	4.0	3.8	1,031
Village 6: Canyon Vista Village	L	126.6	4.0	3.6	457
Village 7: North Village	L	170.3	4.0	3.1	536
Village 8: Equestrian Village	L	0.0	4.0	0.0	0
Low Density Residential Total		**1,074.4**			**3,843**

Planning Area	Zoning	Acreage	Max. Density (units/acre)	Actual Density (units/acre)	Dwelling Units
Low Medium Density					
Village 1: Foothill Village	LM	294.7	6.0	5.3	1,559
Village 2: Bluff Top Village	LM	191.9	6.0	5.6	1,077
Village 3: Town Center Village	LM	118.3	6.0	5.6	666
Village 4: Lakeside Village	LM	34.4	6.0	5.8	199
Village 5: Ridgeline Village	LM	171.6	6.0	5.3	912
Village 6: Canyon Vista Village	LM	44.5	6.0	5.7	252
Village 7: North Village	LM	50.5	6.0	5.0	250
Village 8: Equestrian Village	LM	0.0	6.0	0.0	0
Low Medium Density Residential Total		**905.9**			**4,915**
Medium Density					
Village 1: Foothill Village	M	148.1	10.0	8.4	1,247
Village 2: Bluff Top Village	M	60.9	10.0	9.0	546
Village 3: Town Center Village	M	53.4	10.0	8.7	466
Village 4: Lakeside Village	M	48.3	10.0	8.0	387
Village 5: Ridgeline Village	M	34.9	10.0	7.0	243
Village 6: Canyon Vista Village	M	56.9	10.0	7.7	442
Village 7: North Village	M	0.0	10.0	0.0	0
Village 8: Equestrian Village	M	0.0	10.0	0.0	0
Medium Density Residential Total		**402.5**			**3,331**
Medium High Density					
Village 1: Foothill Village	MH	0.0	20.0	0.0	0
Village 2: Bluff Top Village	MH	24.4	20.0	13.0	316
Village 3: Town Center Village	MH	40.6	20.0	13.0	527
Village 4: Lakeside Village	MH	56.9	20.0	12.5	710
Village 5: Ridgeline Village	MH	0.0	20.0	0.0	0
Village 6: Canyon Vista Village	MH	0.0	20.0	0.0	0
Village 7: North Village	MH	0.0	20.0	0.0	0
Village 8: Equestrian Village	MH	0.0	20.0	0.0	0
Medium High Density Residential Total		**121.9**			**1,553**
High Density (up to 30 units per acre)					
Village 1: Foothill Village	H	0.0	30.0	0.0	0

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Planning Area	Zoning	Acreage	Max. Density (units/acre)	Actual Density (units/acre)	Dwelling Units
Village 2: Bluff Top Village	H	0.0	30.0	0.0	0
Village 3: Town Center Village	H	61.7	30.0	27.5	1,697
Village 4: Lakeside Village	H	23.3	30.0	18.0	419
Village 5: Ridgeline Village	H	0.0	30.0	0.0	0
Village 6: Canyon Vista Village	H	0.0	30.0	0.0	0
Village 7: North Village	H	0.0	30.0	0.0	0
Village 8: Equestrian Village	H	0.0	30.0	0.0	0
High Density Residential Total		**85.0**			**2,116**
Town Center					
Village 1: Foothill Village	TC	0.0	30.0	0.0	0
Village 2: Bluff Top Village	TC	0.0	30.0	0.0	0
Village 3: Town Center Village	TC	147.4	30.0	n/a	200
Village 4: Lakeside Village	TC	0.0	30.0	0.0	0
Village 5: Ridgeline Village	TC	0.0	30.0	0.0	0
Village 6: Canyon Vista Village	TC	0.0	30.0	0.0	0
Village 7: North Village	TC	0.0	30.0	0.0	0
Village 8: Equestrian Village	TC	0.0	30.0	0.0	0
Town Center Total		**147.4**			**200**
Village Center					
Village 1: Foothill Village	VC	22.6	30.0	n/a	0
Village 2: Bluff Top Village	VC	19.2	30.0	n/a	15
Village 3: Town Center Village	VC	0.0	30.0	0.0	0
Village 4: Lakeside Village	VC	31.5	30.0	n/a	20
Village 5: Ridgeline Village	VC	9.0	30.0	n/a	15
Village 6: Canyon Vista Village	VC	7.2	30.0	n/a	15
Village 7: North Village	VC	0.0	30.0	0.0	0
Village 8: Equestrian Village	VC	0.0	30.0	0.0	0
Village Center Total		**89.5**			**65**
Rancho Las Flores Total		**3,295.4**			**16,980**

The following provides more detail on expected residential development in the Rancho Las Flores Specific Plan area by Village:

1.2.5.1 Village 1: Foothill Village

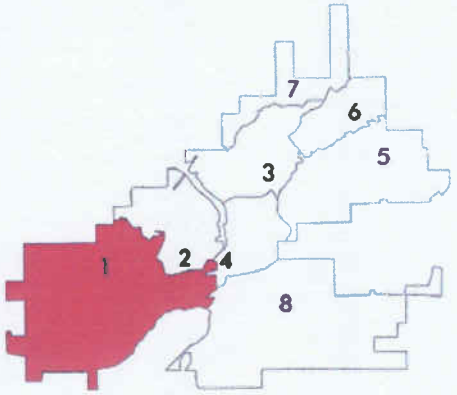


Figure 1.2.6: Key Map showing Village 1

A. Village Concept and Land Uses

The Foothill Village is characterized by rolling, ascending slopes at the base of a prominent bluff. The village will become the southern entrance to Rancho Las Flores through the Summit Valley. The influence of the San Bernardino Mountains on its southern border results in a cooler climate and increased rainfall than the central and northern villages of Rancho Las Flores.

Village 1 is the largest of the Rancho Las Flores villages consisting of 2,409 acres, containing 4,215 residential dwellings, 29.7 acres of retail/commercial uses, and 1,000.8 acres of park and open space (41.5 % of the total acreage in the Village).

Village 1 – Foothill Village planning standards are contained in Section 2.6 of this Specific Plan.

Table 1.2.F: Village 1: Foothill Village Land Use

Land Uses	Residential Zoning Category	Residential Acres	Residential DU/ Acre	Residential Dwelling Units	Commercial Square Feet
Residential					
Equestrian Residential (up to 2/ac)	ER	0.0	0.0	0	
Very Low Density (up to 2/ac)	VL	355.5	0.3	115	
Low Density (up to 4/ac)	L	362.9	3.6	1,294	
Low Medium Density (up to 6/ac)	LM	294.7	5.3	1,559	
Medium Density (up to 10/ac)	M	148.1	8.4	1,247	
Medium High Density (up to 20/ac)	MH	0.0	0.0	0	
High Density (up to 30/ac)	H	0.0	0.0	0	
Total Residential		**1,161.2**	**3.6**	**4,215**	
Commercial/Mixed Use					
Commercial	C	7.1			50,000
Town Center	TC	0.0			0
Village Center	VC	22.6			155,000
Total Commercial/ Mixed Use		**29.7**		**0**	**205,000**
Public/Institutional					
Schools					
Elementary		25.6			
Middle		0.0			
High		0.0			
Total Schools		*25.6*			
Public Use		16.7			
Fire Station		0.0			
Reservoirs		13.6			
Treatment Plants		0.0			
Roadways		161.0			

Table 1.2.F: Village 1: Foothill Village Land Use

Land Uses	Residential Zoning Category	Residential Acres	Residential DU/ Acre	Residential Dwelling Units	Commercial Square Feet
Total Public/ Institutional		**216.9**			
Parks & Recreation					
Active Parks	P	4.1			
Sports Parks	P	46.3			
Neighborhood Parks	P	17.7			
Community Parks	P	34.9			
View Parks	P	15.5			
Lake	L	0.0			
Lake Parks	P	0.0			
Pocket Parks (included in Residential)	P	0.0			
HOA/ Amenity Parks	P	4.1			
Equestrian Center	EC	0.0			
Total Parks & Recreation		**122.6**			
Open Space					
Open Space General	OS	742.1			
Conservation Easement	OS	49.1			
Serrano Heritage Preserve	OS	87.0			
Las Flores Ranch	OS-1	0.0			
Open Space Agricultural	OS-2	0.0			
Total Open Space		**878.2**			
Total Parks, Recreation and Open Space		**1,000.8**			
Total Village 1 Land Plan		**2,408.6**	**1.7**	**4,215**	**205,000**

1.2.5.2 Village 2: Bluff Top Village

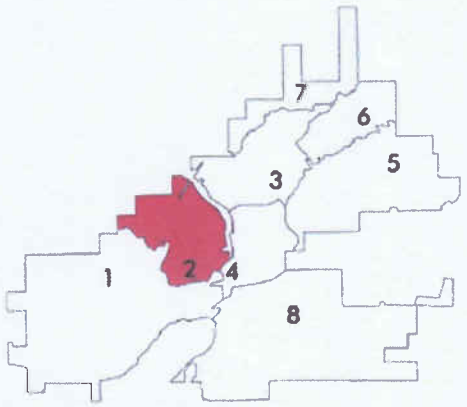


Figure 1.2.7: Key Map showing Village 2

A. Village Concept and Land Uses

The Bluff Top Village is characterized by a natural bluff with dramatic southern views. The village is separated by Rancho Las Flores Parkway, the major arterial road connecting the northern and southern portions of the property. Village 2 will be divided into two segments with a senior community west of Rancho Las Flores Parkway and a residential community east of Rancho Las Flores Parkway. The design of this village follows the overall concept of having core areas in the center of the village with higher density residential surrounding this core and lower density residential on the perimeters.

Village 2 will have a total of 761 acres with 2,282 residential units, 19.2 acres for the village center, and 274 acres of parks and open space. Of the total 367.8 acres of residential acreage, 163 acres is intended for development of 1,087 senior residential dwelling units at varying densities (details in Section 2.6.2).

Table 1.2.G: Village 2: Bluff Top Village Land Use

Land Uses	Residential: Zoning Category	Residential: Acres	Residential: DU/ Acre	Residential: Dwelling Units	Commercial: Square Foot
Residential					
Equestrian Residential (up to 2/ac)	ER	0.0	0.0	0	
Very Low Density (up to 2/ac)	VL	0.0	0.0	0	
Low Density (up to 4/ac)	L	90.6	3.6	328	
Low Medium Density (up to 6/ac)	LM	191.9	5.6	1,077	
Medium Density (up to 10/ac)	M	60.9	9.0	546	
Medium High Density (up to 20/ac)	MH	24.4	13.0	316	
High Density (up to 30/ac)	H	0.0	0.0	0	
Total Residential		**367.8**	**6.2**	**2,267**	
Commercial/Mixed Use					
Commercial	C	0.0			0
Town Center	TC	0.0			0
Village Center	VC	19.2		15	80,000
Total Commercial/ Mixed Use		**19.2**		**15**	**80,000**
Public/Institutional					
Schools					
Elementary		13.2			
Middle		0.0			
High		0.0			
Total Schools		**13.2**			
Public Use		9.1			
Fire Station		0.0			
Reservoirs		10.3			
Treatment Plants		0.0			
Roadways		67.9			

Table 1.2.G: Village 2: Bluff Top Village Land Use

Land Uses	Residential: Zoning Category	Residential: Acres	Residential: DU/ Acre	Residential: Dwelling Units	Commercial: Square Foot
Total Public/ Institutional		**100.5**			
Parks & Recreation					
Active Parks	P	7.1			
Sports Parks	P	0.0			
Neighborhood Parks	P	8.9			
Community Parks	P	0.0			
View Parks	P	5.6			
Lake	L	0.0			
Lake Parks	P	0.0			
Pocket Parks (included in Residential)	P	0.0			
HOA/ Amenity Parks	P	4.0			
Equestrian Center	EC	0.0			
Total Parks & Recreation		**25.6**			
Open Space					
Open Space General	OS	248.3			
Conservation Easement	OS	0.0			
Serrano Heritage Preserve	OS	0.0			
Las Flores Ranch	OS-1	0.0			
Open Space Agricultural	OS-2	0.0			
Total Open Space		**248.3**			
Total Parks, Recreation and Open Space		**273.9**			
Total Village 2 Land Plan		**761.4**	**3.0**	**2,282**	**80,000**

1.2.5.3 Village 3: Town Center Village

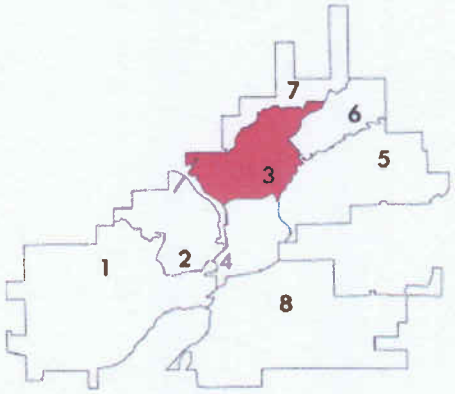


Figure 1.2.8: Key Map showing Village 3

A. Village Concept and Land Uses

The Town Center Village will be the central focal point of the project and the potential to develop as a favorite destination for all of Hesperia. The core area of the Town Center will provide for the community's commercial, retail, entertainment, civic, professional service, and office needs in a location easily accessible from the residential units within the Town Center as well as other villages in the project. This village will also be the location for higher density residential products including cluster housing, condominiums, apartments, and mixed-use housing. A high school and an elementary school will also be located in this village. Although the Lake and Lake Park are located in Village 4, these amenities are adjacent to the Town Center and will become part of the Town Center experience. Several trails connect to the Town Center including the major Las Flores Trail which connects Villages 2, 7, and 6 to the Town Center.

The Village 3 – Town Center will have a total of 846.9 acres, 3,556 residential units, 147 acres of Town Center zoning providing for approximately 680,000 square feet of retail/commercial uses and approximately 1,010,000 square feet of office and office/light industrial uses. In addition, there are approximately 230 acres of parks and open space.

Table 1.2.H: Village 3: Town Center Village Land Use

Land Uses	Residential: Zoning Category	Residential: Acres	Residential: DU/Acre	Residential: Dwelling Units	Commercial Square Feet
Residential					
Equestrian Residential (up to 2/ac)	ER	0.0	0.0	0	
Very Low Density (up to 2/ac)	VL	0.0	0.0	0	
Low Density (up to 4/ac)	L	0.0	0.0	0	
Low Medium Density (up to 6/ac)	LM	118.3	5.6	666	
Medium Density (up to 10/ac)	M	53.4	8.7	466	
Medium High Density (up to 20/ac)	MH	40.6	13.0	527	
High Density (up to 30/ac)	H	61.7	27.5	1,697	
Total Residential		**274.0**	**12.2**	**3,356**	
Commercial/Mixed Use					
Commercial	C	9.4			80,000
Town Center	TC	147.4		200	1,610,000
Village Center	VC	0.0		0	0
Total Commercial/ Mixed Use		**156.8**		**200**	**1,690,000**
Public/Institutional					
Schools					
Elementary		13.3			
Middle		0.0			
High		61.2			
Total Schools		74.5			
Public Use		15.1			
Fire Station		0.0			
Reservoirs		0.0			

Table 1.2.H: Village 3: Town Center Village Land Use

Land Uses	Residential: Zoning Category	Residential: Acres	Residential: DU/Acre	Residential: Dwelling Units	Commercial Square Feet
Treatment Plants		0.0			
Roadways		97.1			
Total Public/ Institutional		**186.7**			
Parks & Recreation					
Active Parks	P	7.0			
Sports Parks	P	0.0			
Neighborhood Parks	P	11.2			
Community Parks	P	0.0			
View Parks	P	3.6			
Lake	L	0.0			
Lake Parks	P	0.0			
Pocket Parks (included in Residential)	P	0.0			
HOA/ Amenity Parks	P	0.0			
Equestrian Center	EC	0.0			
Total Parks & Recreation		**21.8**			
Open Space					
Open Space General	OS	207.6			
Conservation Easement	OS	0.0			
Serrano Heritage Preserve	OS	0.0			
Las Flores Ranch	OS-1	0.0			
Open Space Agricultural	OS-2	0.0			
Total Open Space		**207.6**			
Total Parks, Recreation and Open Space		**229.4**			
Total Village 3 Land Plan		**846.9**	**4.2**	**3,556**	**1,690,000**

1.2.5.4 Village 4: Lakeside Village

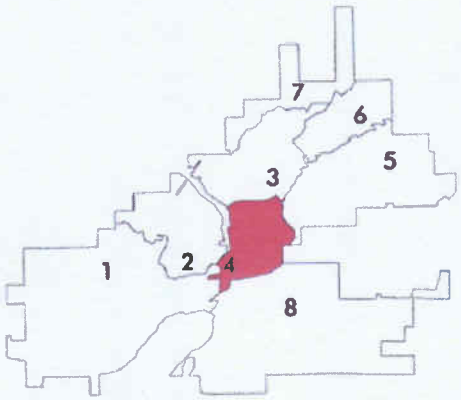


Figure 1.2.9: Key Map showing Village 4

A. Village Concept and Land Uses

The prominent feature of this village will be the 21-acre lake, the 22-acre Lake Park surrounding the lake, the 11.4-acre Community Park adjacent to the lake, and the 26-acre Village Center on the northern shore of the lake, which will serve as a major retail, recreation, restaurant, and entertainment draw for the Rancho Las Flores and Hesperia community. In addition, the village will include higher density residential around the lake, lower density residential on the perimeter of the village, a second village center on the Loop Road, an HOA amenity, and an elementary school adjacent to an active park. The southern portion of this village is on the major bluff, providing southern views of the valley floor, Silverwood Lake, and the San Bernardino Mountains.

The Village 4 – Lakeside Village will have a total of approximately 540 acres, 1,932 residential units, 31.5 acres of village centers providing approximately 205,000 square feet of retail, restaurant, and entertainment facilities and approximately 236 acres of parks, lake, and open space. Village 4 also includes a section of the Serrano Trail along the bluff and the Ridgeline Vista Trail and the Canyon Vista Trail, which connect Villages 5 and 6 to the Village 4 village center and the Village 3 Town Center.

Table 1.2.I: Village 4: Lakeside Village Land Use

Land Uses	Residential: Zoning Category	Residential: Acres	Residential: DU/Acre	Residential: Dwelling Units	Commercial: Square Foot
Residential					
Equestrian Residential (up to 2/ac)	ER	0.0	0.0	0	
Very Low Density (up to 2/ac)	VL	0.0	0.0	0	
Low Density (up to 4/ac)	L	49.3	4.0	197	
Low Medium Density (up to 6/ac)	LM	34.4	5.8	199	
Medium Density (up to 10/ac)	M	48.3	8.0	387	
Medium High Density (up to 20/ac)	MH	56.9	12.5	710	
High Density (up to 30/ac)	H	23.3	18.0	419	
Total Residential		**212.2**	**9.0**	**1,912**	
Commercial/Mixed Use					
Commercial	C	3.0			25,000
Town Center	TC	0.0			0
Village Center	VC	31.5		20	180,000
Total Commercial/ Mixed Use		**34.5**		**20**	**205,000**
Public/Institutional					
Schools					
Elementary		13.2			
Middle		0.0			
High		0.0			
Total Schools		**13.2**			
Public Use		3.8			
Fire Station		0.0			
Reservoirs		0.0			

Table 1.2.I: Village 4: Lakeside Village Land Use

Land Uses	Residential: Zoning Category	Residential: Acres	Residential: DU/Acre	Residential: Dwelling Units	Commercial: Square Foot
Treatment Plants		0.0			
Roadways		39.4			
Total Public/ Institutional		**56.4**			
Parks & Recreation					
Active Parks	P	7.0			
Sports Parks	P	0.0			
Neighborhood Parks	P	0.0			
Community Parks	P	11.4			
View Parks	P	2.9			
Lake	L	20.9			
Lake Parks		21.8			
Pocket Parks (included in Residential)	P	0.0			
HOA/Amenity Parks	P	4.0			
Equestrian Center	EC	0.0			
Total Parks & Recreation		**68.0**			
Open Space					
Open Space General	OS	168.4			
Conservation Easement	OS	0.0			
Serrano Heritage Preserve	OS	0.0			
Las Flores Ranch	OS-1	0.0			
Open Space Agricultural	OS-2	0.0			
Total Open Space		**168.4**			
Total Parks, Recreation and Open Space		**236.4**			
Total Village 4 Land Plan		**539.5**	**3.6**	**1,932**	**205,000**

1.2.5.5 Village 5 Ridgeline Village

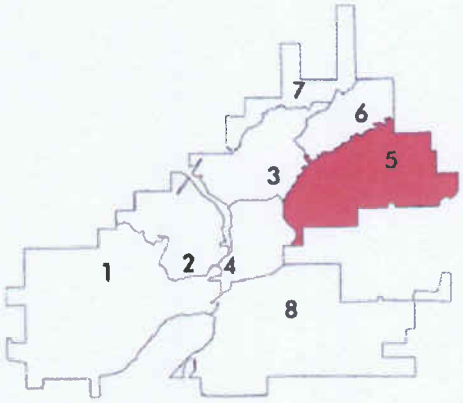


Figure 1.2.10: Key Map showing Village 5

A. Village Concept and Land Uses

The most prominent feature of the Ridgeline Village is that it fronts approximately 2.3 miles on the top of the major bluff, providing sensational southern views similar to the views provided by Village 4. Furthermore, it provides for fingers of residential development with views into the northern canyons. The vistas offered from Village 5 and the other villages, will make Rancho Las Flores unlike any other community in the High Desert.

Village 5 will also have a Village Center surrounded by higher density residential, an elementary school adjacent to an active park, an HOA amenity, and lower density residential on the perimeter of the village and in the canyon finger areas.

The Village 5 – Ridgeline Village will have a total of approximately 1,335 acres, 2,223 residential units, and approximately 745 acres of parks and open space. The parks and open space, including major open space canyons with trails represent 56 percent of the village acreage. One of the two major canyons is included in the Village 5 summary, but the use of this northern canyon is shared with Village 6. One of the major multi-use trails, the Ridgeline Vista Trail, traverses the southern canyon in Village 5.

Table 1.2.J: Village 5: Ridgeline Village Land Use

Land Uses	Residential Zoning Category	Residential Acres	DU/ Acre	Dwelling Units	Commercial Square Foot
Residential					
Equestrian Residential (up to 2/ac)	ER	0.0	0.0	0	
Very Low Density (up to 2/ac)	VL	22.9	1.0	22	
Low Density (up to 4/ac)	L	274.7	3.8	1,031	
Low Medium Density (up to 6/ac)	LM	171.6	5.3	912	
Medium Density (up to 10/ac)	M	34.9	7.0	243	
Medium High Density (up to 20/ac)	MH	0.0	0.0	0	
High Density (up to 30/ac)	H	0.0	0.0	0	
Total Residential		**504.1**	**4.4**	**2,208**	
Commercial/Mixed Use					
Commercial	C	0.0			0
Town Center	TC	0.0			0
Village Center	VC	9.0		15	40,000
Total Commercial/ Mixed Use		**9.0**		**15**	**40,000**
Public/Institutional					
Schools					
Elementary		12.1			
Middle		0.0			
High		0.0			
Total Schools		***12.1***			
Public Use		1.9			
Fire Station		0.0			
Reservoirs		0.0			

Table 1.2.J: Village 5: Ridgeline Village Land Use

Land Uses	Residential Zoning Category	Residential Acres	DU/ Acre	Dwelling Units	Commercial Square Foot
Treatment Plants		0.0			
Roadways		63.0			
Total Public/ Institutional		**77.0**			
Parks & Recreation					
Active Parks	P	7.0			
Sports Parks	P	0.0			
Neighborhood Parks	P	2.4			
Community Parks	P	0.0			
View Parks	P	1.8			
Lake	L	0.0			
Lake Parks	P	0.0			
Pocket Parks (included in Residential)	P	0.0			
HOA/ Amenity Parks	P	4.0			
Equestrian Center	EC	0.0			
Total Parks & Recreation		**15.2**			
Open Space					
Open Space General	OS	729.9			
Conservation Easement	OS	0.0			
Serrano Heritage Preserve	OS	0.0			
Las Flores Ranch	OS-1	0.0			
Open Space Agricultural	OS-2	0.0			
Total Open Space		**729.9**			
Total Parks, Recreation and Open Space		**745.1**			
Total Village 5 Land Plan		**1,335.2**	**1.7**	**2,223**	**40,000**

1.2.5.6 Village 6 Canyon Vists Village

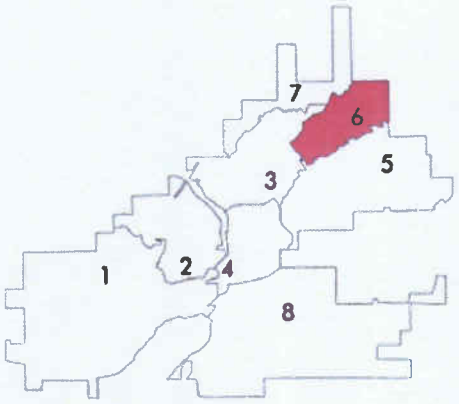


Figure 1.2.11: Key Map showing Village 6

A. Village Concept and Land Uses

The most prominent feature of the Canyon Vista Village is it shares the large canyon included in Village 5 on its southern border fronting the canyon for approximately 2 miles offering significant views of the open space. The distance across the canyon to the fingers of development in Village 5 extends in some areas as far as nearly one-half mile. This is preservation of open space on a grand scale to be enjoyed by residents on both sides of the canyon. The Canyon Vista Trail (over 3 miles long) also traverses the entire length of this canyon.

Village 6 will follow the typical Rancho Las Flores land plan principles with a Village Center serving as the core, with higher density residential surrounding the core, with active and neighborhood parks, with an elementary school adjacent to a park, with an HOA amenity, and with lower density residential on the perimeter of the village. It is anticipated that the wastewater treatment plant serving Villages 3 through 7 will be located in a portion of one of the canyons in Village 6.

The Village 6 – Canyon Vista Village will have a total of approximately 509 acres (the large canyon is included in Village 5) and 1,192 residential units.

Table 1.2.K: Village 6: Canyon Vista Village Land Use

Land Uses	Residential Zoning Category	Residential Acres	Residential DU/ Acre	Residential Dwelling Units	Commercial Square Foot
Residential					
Equestrian Residential (up to 2/ac)	ER	0.0	0.0	0	
Very Low Density (up to 2/ac)	VL	26.8	1.0	26	
Low Density (up to 4/ac)	L	126.6	3.6	457	
Low Medium Density (up to 6/ac)	LM	44.5	5.7	252	
Medium Density (up to 10/ac)	M	56.9	7.7	442	
Medium High Density (up to 20/ac)	MH	0.0	0.0	0	
High Density (up to 30/ac)	H	0.0	0.0	0	
Total Residential		**254.8**	**4.6**	**1,177**	
Commercial/Mixed Use					
Commercial	C	0.0			0
Town Center	TC	0.0			0
Village Center	VC	7.2		15	30,000
Total Commercial/ Mixed Use		**7.2**		**15**	**30,000**
Public/Institutional					
Schools					
Elementary		12.0			
Middle		24.1			
High		0.0			
Total Schools		**36.1**			
Public Use		4.1			
Fire Station		0.0			
Reservoirs		6.2			

Table 1.2.K: Village 6: Canyon Vista Village Land Use

Land Uses	Residential Zoning Category	Residential Acres	Residential DU/ Acre	Residential Dwelling Units	Commercial Square Foot
Treatment Plants		16.8			
Roadways		50.9			
Total Public/ Institutional		**114.1**			
Parks & Recreation					
Active Parks	P	7.0			
Sports Parks	P	0.0			
Neighborhood Parks	P	6.1			
Community Parks	P	0.0			
View Parks	P	14.3			
Lake	L	0.0			
Lake Parks	P	0.0			
Pocket Parks (included in Residential)	P	0.0			
HOA/ Amenity Parks	P	3.2			
Equestrian Center	EC	0.0			
Total Parks & Recreation		**30.6**			
Open Space					
Open Space General	OS	100.7			
Conservation Easement	OS	0.0			
Serrano Heritage Preserve	OS	0.0			
Las Flores Ranch	OS-1	0.0			
Open Space Agricultural	OS-2	0.0			
Total Open Space		**100.8**			
Total Parks, Recreation and Open Space		**131.4**			
Total Village 6 Land Plan		**507.5**	**2.3**	**1,192**	**30,000**

1.2.5.7 Village 7 North Village

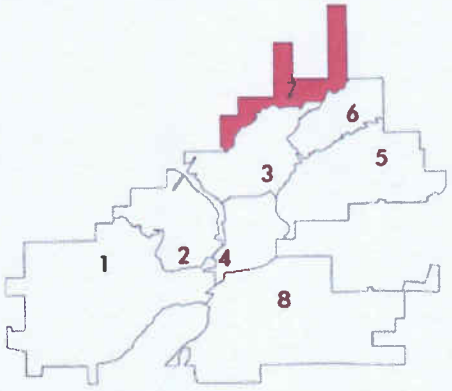


Figure 1.2.13: Key Map showing Village 7

A. Village Concept and Land Uses

Village 7 is the northernmost village in the project and is adjacent to the developed areas of Hesperia. This will be the first village and will be developed as the main entrance to the project. Rancho Las Flores Parkway will connect to the existing I Avenue in Hesperia. The village design responds to the existing constraints and natural features of the village and project boundaries. The residential product types include the Very Low, Low, and Low Medium zoning categories. There are no medium or higher residential density categories included in Village 7. This will be an entirely single-family, detached lot village, providing transition from the large single-family, detached lots in the existing southern Hesperia.

The village will include a fire station and a neighborhood shopping center at its northern entrance, which will fulfill the local shopping needs of Rancho Las Flores residents as well as residents of southern Hesperia. An elementary school with a large adjacent active park, an HOA amenity, and pocket parks will be other community facilities for Village 7 residents.

There are two major canyons in the village. The Las Flores Trail will traverse one of the canyons connecting Village 7 to Village 6 to the east and connecting Village 7 to the Village 3 Town Center and all the way to the California Aqueduct Trail.

The Village 7 – North Village will have a total of 582.9 acres, 843 residential units, a commercial area of 15.6 acres providing approximately 150,000 square feet of retail shopping, and 230 acres of parks and open space.

Table 1.2.L: Village 7: North Village Land Use

	Residential				Commercial
Land Uses	Zoning Category	Acres	DU/ Acre	Dwelling Units	Square Foot
Residential					
Equestrian Residential (up to 2/ac)	ER	0.0	0.0	0	
Very Low Density (up to 2/ac)	VL	63.6	0.9	57	
Low Density (up to 4/ac)	L	170.3	3.1	536	
Low Medium Density (up to 6/ac)	LM	50.5	5.0	250	
Medium Density (up to 10/ac)	M	0.0	0.0	0	
Medium High Density (up to 20/ac)	MH	0.0	0.0	0	
High Density (up to 30/ac)	H	0.0	0.0	0	
Total Residential		284.4	3.0	843	
Commercial/Mixed Use					
Commercial	C	15.6			150,000
Town Center	TC	0.0			0
Village Center	VC	0.0		0	0
Total Commercial/ Mixed Use		15.6		0	150,000
Public/Institutional					
Schools					
Elementary		12.0			
Middle		0.0			
High		0.0			
Total Schools		12.0			
Public Use		1.0			
Fire Station		2.0			
Reservoirs		0.0			

Table 1.2.L: Village 7: North Village Land Use

	Residential				Commercial
Land Uses	Zoning Category	Acres	DU/ Acre	Dwelling Units	Square Foot
Treatment Plants		0.0			
Roadways		39.2			
Total Public/ Institutional		53.2			
Parks & Recreation					
Active Parks	P	9.4			
Sports Parks	P	0.0			
Neighborhood Parks	P	0.0			
Community Parks	P	0.0			
View Parks	P	0.0			
Lake	L	0.0			
Lake Parks	P	0.0			
Pocket Parks (included in Residential)	P	0.0			
HOA/ Amenity Parks	P	4.0			
Equestrian Center	EC	0.0			
Total Parks & Recreation		13.4			
Open Space					
Open Space General	OS	216.3			
Conservation Easement	OS	0.0			
Serrano Heritage Preserve	OS	0.0			
Las Flores Ranch	OS-1	0.0			
Open Space Agricultural	OS-2	0.0			
Total Open Space		216.3			
Total Parks, Recreation & Open Space		229.7			
Total Village 7 Land Plan		582.9	1.4	843	150,000

1.2.5.8 Village 8 Equestrian Village

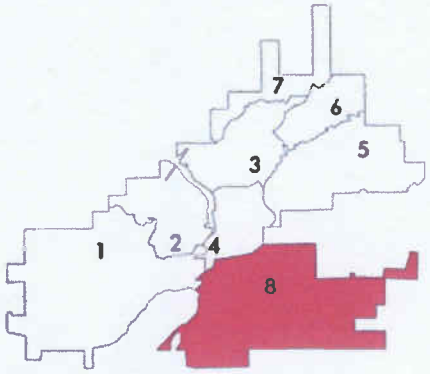


Figure 1.2.13: Key Map showing Village 8

A. Village Concept and Land Uses

The Equestrian Village has been designed to preserve the agrarian and ranching history of the Summit Valley and the Las Flores Ranch. All of the lots will be Equestrian Residential (ER) zoning category with lot sizes varying from a minimum of ½ acre to ¾ acre, 1 acre, 2 acres, and larger. The village will have a more rural feel and will include several low impact development (LID) design features. The major amenity will be the equestrian facilities including a 41.6-acre Equestrian Center and an equestrian trail system, which will connect every resident to this trail system throughout the village. Some of the trails in the system traverse the 956 acres of open space, excluding the 403.1 acres of open space in the Conservation Easement for the arroyo toad, but including the 468.2 acres in the pasture land zoned OS-2 Agricultural.

The OS-2 Open Space Agriculture will have trails and pastures, but no residential buildings. The Village 8 equestrian trails will also connect to the Pacific Crest Trail, which crosses Village 8 open space on the eastern portion of the Village. The village will also include an HOA amenity with a 5-acre lake. The wastewater treatment plant serving Villages 1, 2, and 8 will be located adjacent to the pastures and the parking areas of the Equestrian Center on the eastern portion of the village.

The Village 8 – Equestrian Village will have a total of approximately 2,395 acres, 737 residential units, and 1,415 acres (59% of the total acreage) of parks, recreation, and open space. The average density for the village will be a very low, 0.3 dwelling unit per acre.

The availability of the vast open pasture space of the Summit Valley floor, the majestic background of the San Bernardino Mountains, the bluff ridgeline to the north, the availability of connecting trails, including the Pacific Crest Trail, and the large lots and the low density residential provides the opportunity for the Rancho Las Flores Equestrian Village to be one of the finest equestrian communities in southern California.

Table 1.2.M: Village 8: Equestrian Village Land Use

	Residential				Com-mercial
Land Uses	Zoning Category	Acres	DU/ Acre	Dwelling Units	Square Foot
Residential					
Equestrian Residential (up to 2/ac)	ER	869.8	0.8	737	
Very Low Density (up to 2/ac)	VL	0.0	0.0	0	
Low Density (up to 4/ac)	L	0.0	0.0	0	
Low Medium Density (up to 6/ac)	LM	0.0	0.0	0	
Medium Density (up to 10/ac)	M	0.0	0.0	0	
Medium High Density (up to 20/ac)	MH	0.0	0.0	0	
High Density (up to 30/ac)	H	0.0	0.0	0	
Total Residential		**869.8**	**0.8**	**737**	
Commercial/Mixed Use					
Commercial	C	0.0		0	0
Town Center	TC	0.0		0	0
Village Center	VC	0.0		0	0
Total Commercial/ Mixed Use		**0.0**		**0**	**0**
Public/Institutional					
Schools					
Elementary		0.0			
Middle		0.0			
High		0.0			

Table 1.2.M: Village 8: Equestrian Village Land Use

	Residential				Com-mercial
Land Uses	Zoning Category	Acres	DU/ Acre	Dwelling Units	Square Foot
Total Schools		0.0			
Public Use		0.0			
Fire Station		0.0			
Reservoirs		8.4			
Treatment Plants		19.9			
Roadways		81.9			
Total Public/ Institutional		**110.2**			
Parks & Recreation					
Active Parks	P	0.0			
Sports Parks	P	0.0			
Neighborhood Parks	P	3.5			
Community Parks	P	0.0			
View Parks	P	0.0			
Lake	L	0.0			
Lake Parks	P	0.0			
Pocket Parks (included in Residential)	P	0.0			
HOA/ Amenity Parks	P	10.4			
Equestrian Center	EC	41.6			
Total Parks & Recreation		**55.5**			
Open Space					
Open Space General	OS	487.8			
Conservation Easement	OS	403.1			
Serrano Heritage Preserve	OS	0.0			
Las Flores Ranch	OS-1	0.0			
Open Space Agricultural	OS-2	468.2			
Total Open Space		**1,359.1**			
Total Parks, Recreation & Open Space		**1,414.6**			
Total Village 8 Land Plan		**2,394.6**	**0.3**	**737**	**0**

PLANNING COMMISSION 3-135

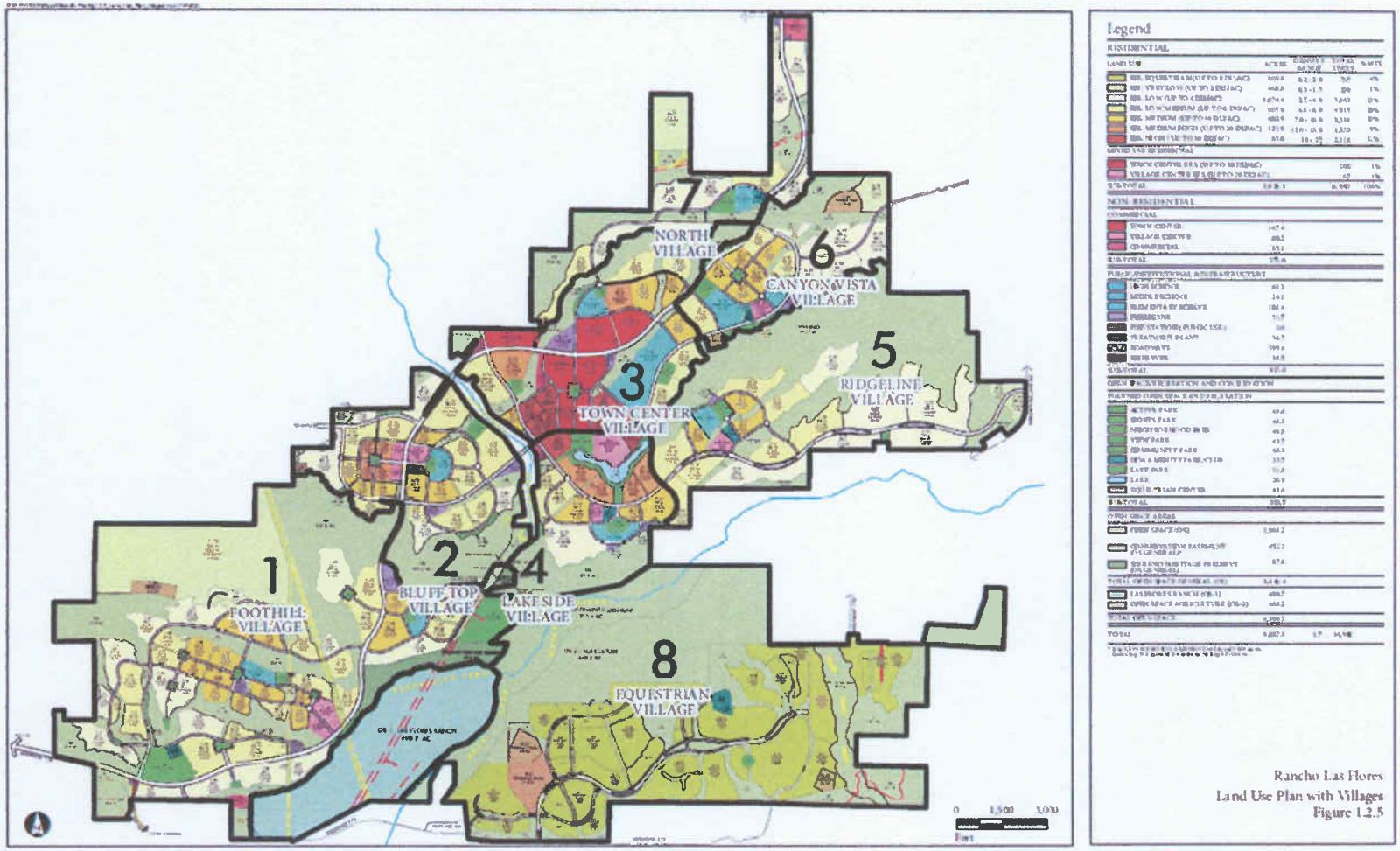
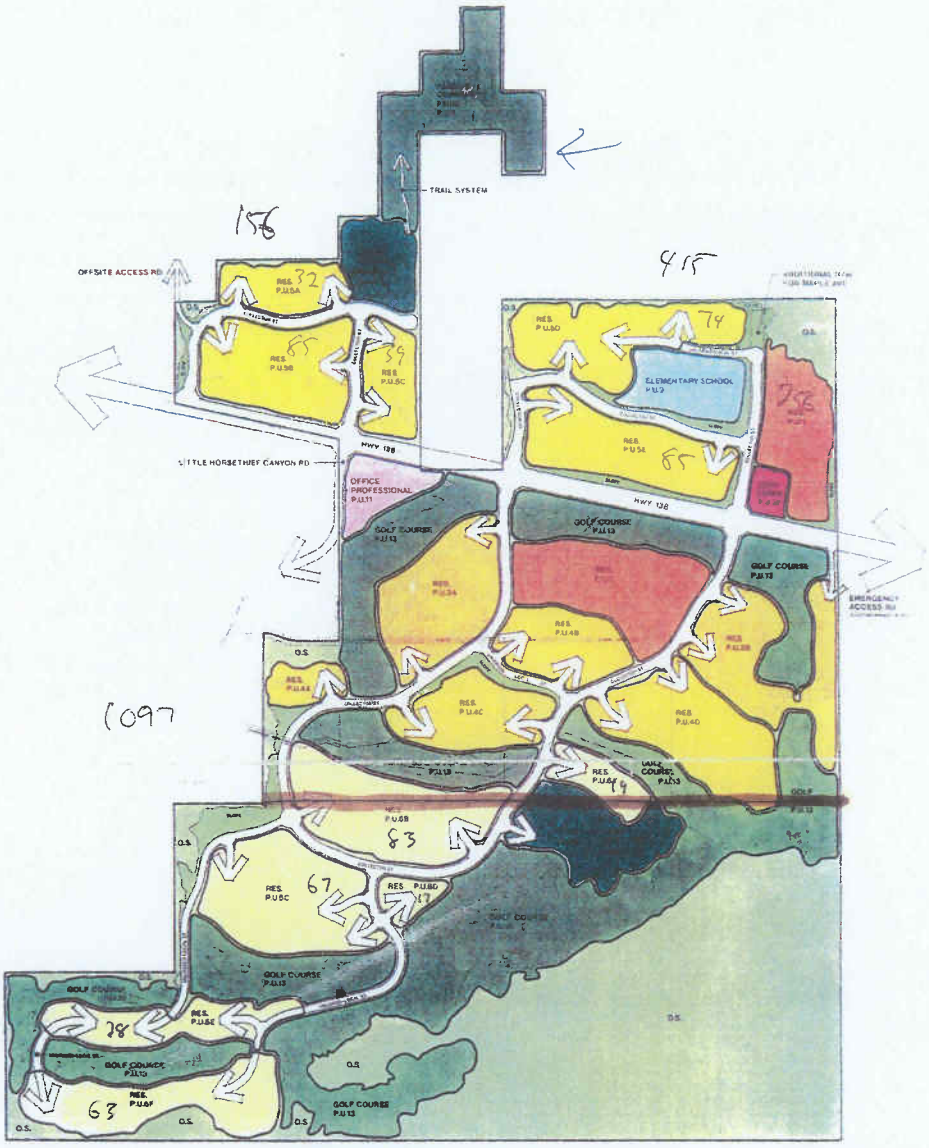

NORTH VILLAGE
6
CANYON VISTA VILLAGE
5
RIDGELINE VILLAGE
3
TOWN CENTER VILLAGE
1
FOOTHILL VILLAGE
2
BLUFF TOP VILLAGE
4
LAKE SIDE VILLAGE
8
EQUESTRIAN VILLAGE
0
1,500
3,000
Feet
Legend
Rancho Las Flores
Land Use Plan with Villages
Figure 1.2.5
Rancho Las Flores
City of Hesperia, San Bernardino County, California
Source: RSM Design
November 2006
Rancho Las Flores, LLC

Table B-2: Vacant Sites in the Summit Valley Ranch Specific Plan Area

APN	Land Use Designation	Acreage
357-091-13	Summit Valley Ranch Specific Plan	17.5
357-321-04	Summit Valley Ranch Specific Plan	5
357-321-05	Summit Valley Ranch Specific Plan	2.5
357-321-12	Summit Valley Ranch Specific Plan	2.5
357-321-16	Summit Valley Ranch Specific Plan	17.5
357-321-25	Summit Valley Ranch Specific Plan	17.5
357-321-18	Summit Valley Ranch Specific Plan	8.12
357-321-17	Summit Valley Ranch Specific Plan	20
357-331-02	Summit Valley Ranch Specific Plan	240
357-331-07	Summit Valley Ranch Specific Plan	39.48
357-331-07	Summit Valley Ranch Specific Plan	39.88
357-331-10	Summit Valley Ranch Specific Plan	6.81
357-331-14	Summit Valley Ranch Specific Plan	10.53
357-141-05	Summit Valley Ranch Specific Plan	320
357-151-03	Summit Valley Ranch Specific Plan	40
Total		**787.32**

Note: The table above summarizes the parcels that currently make up the Rancho Las Flores Specific Plan area. As plans for development and construction become more finalized, the parcels will be subdivided further.

PLANNING COMMISSION 3-137



NOTE: SEE TABLE III-B-1 FOR LAND USE STATISTICAL SUMMARY.

Summit Valley Ranch

SPECIFIC PLAN

FIGURE III-1

LAND USE PLAN

APPLICANT: SUMMIT VALLEY MANAGEMENT COMPANY.

PLANNING NETWORK

0' 400' 800' 1,600' NORTH

Table B-3: Vacant Sites in the Main Street and Freeway Corridor Specific Plan Area

Map ID	APN	Land Use Designation	Acreage	Density	Maximum Capacity	Realistic Capacity	Wash Protection Overlay	Wash Acreage
182	306450111	Rural Estate Residential	40.29	0.0-0.5	20	16		
Subtotal			**46.56**		**22**	**16**		
2	040506217	Low Density Residential	5.07	2.0-8.0	40	32		
3	040506218	Low Density Residential	5.08	2.0-8.0	40	32		
4	040506219	Low Density Residential	10.16	2.0-8.0	81	64		
5	040506220	Low Density Residential	6.60	2.0-8.0	52	41		
6	040506221	Low Density Residential	1.00	2.0-8.0	8	6		
7	040506222	Low Density Residential	2.53	2.0-8.0	20	16		
10	040506234	Low Density Residential	5.06	2.0-8.0	40	32		
20	040506260	Low Density Residential	5.07	2.0-8.0	40	32		
35	040519234	Low Density Residential	0.65	2.0-8.0	5	4		
42	040527209	Low Density Residential	9.43	2.0-8.0	75	60		
70	305705101	Low Density Residential	4.99	2.0-8.0	39	31		
71	305705102	Low Density Residential	26.29	2.0-8.0	210	168	Yes	2.59
72	305705103	Low Density Residential	7.07	2.0-8.0	56	44	Yes	9.57
156	306444103	Low Density Residential	14.17	2.0-8.0	113	90	Yes	1.40
162	306447101	Low Density Residential	5.13	2.0-8.0	41	32	Yes	4.74
166	306448101	Low Density Residential	0.60	2.0-8.0	4	3		
188	306454101	Low Density Residential	20.22	2.0-8.0	161	128		
189	306454102	Low Density Residential	19.46	2.0-8.0	155	124	Yes	0.76
190	306454103	Low Density Residential	5.62	2.0-8.0	44	35	Yes	4.48
191	306454104	Low Density Residential	0.67	2.0-8.0	5	4	Yes	9.45
215	306463106	Low Density Residential	4.66	2.0-8.0	37	29	Yes	5.35
Subtotal			**159.54**		**1,266**	**1,007**		
	041024205	Medium Density Residential	0.19	8.0-15.0	2	1		
	040729324	Medium Density Residential	0.16	8.0-15.0	2	1		
	041314206	Medium Density Residential	0.17	8.0-15.0	2	1		
	041305222	Medium Density Residential	0.16	8.0-15.0	2	1		
	040729323	Medium Density Residential	0.16	8.0-15.0	2	1		

Table B-3: Vacant Sites in the Main Street and Freeway Corridor Specific Plan Area

Map ID	APN	Land Use Designation	Acreage	Density	Maximum Capacity	Realistic Capacity	Wash Protection Overlay	Wash Acreage
	041308425	Medium Density Residential	0.17	8.0-15.0	2	1		
	041315217	Medium Density Residential	0.17	8.0-15.0	2	1		
	040720223	Medium Density Residential	0.16	8.0-15.0	2	1		
	041305223	Medium Density Residential	0.16	8.0-15.0	2	1		
	041315109	Medium Density Residential	0.17	8.0-15.0	2	1		
	041305204	Medium Density Residential	0.18	8.0-15.0	2	1		
	040719311	Medium Density Residential	0.16	8.0-15.0	2	1		
	041313218	Medium Density Residential	0.17	8.0-15.0	2	1		
	040730406	Medium Density Residential	0.16	8.0-15.0	2	1		
	040730314	Medium Density Residential	0.16	8.0-15.0	2	1		
	040719102	Medium Density Residential	0.16	8.0-15.0	2	1		
	041315207	Medium Density Residential	0.17	8.0-15.0	2	1		
	041314116	Medium Density Residential	0.17	8.0-15.0	2	1		
	040708305	Medium Density Residential	0.17	8.0-15.0	2	1		
	041309405	Medium Density Residential	0.17	8.0-15.0	2	1		
	040729211	Medium Density Residential	0.16	8.0-15.0	2	1		
	041309409	Medium Density Residential	0.17	8.0-15.0	2	1		
	041316226	Medium Density Residential	0.14	8.0-15.0	2	1		
	040707314	Medium Density Residential	0.17	8.0-15.0	2	1		
	041313227	Medium Density Residential	0.17	8.0-15.0	2	1		
	041306207	Medium Density Residential	0.16	8.0-15.0	2	1		
	041314106	Medium Density Residential	0.17	8.0-15.0	2	1		
	040718418	Medium Density Residential	0.16	8.0-15.0	2	1		
	040730408	Medium Density Residential	0.16	8.0-15.0	2	1		
	040708311	Medium Density Residential	0.15	8.0-15.0	2	1		
	041309420	Medium Density Residential	0.17	8.0-15.0	2	1		
	040719116	Medium Density Residential	0.18	8.0-15.0	2	1		
	040730101	Medium Density Residential	0.16	8.0-15.0	2	1		
	041308426	Medium Density Residential	0.17	8.0-15.0	2	1		
	041018156	Medium Density Residential	0.17	8.0-15.0	2	1		

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Table B-3: Vacant Sites in the Main Street and Freeway Corridor Specific Plan Area

Map ID	APN	Land Use Designation	Acreage	Density	Maximum Capacity	Realistic Capacity	Wash Protection Overlay	Wash Acreage
	041305205	Medium Density Residential	0.18	8.0-15.0	2	1		
	040707105	Medium Density Residential	0.17	8.0-15.0	2	1		
	041306208	Medium Density Residential	0.16	8.0-15.0	2	1		
	040719412	Medium Density Residential	0.16	8.0-15.0	2	1		
	041024220	Medium Density Residential	0.13	8.0-15.0	2	1		
	041305202	Medium Density Residential	0.16	8.0-15.0	2	1		
	040729402	Medium Density Residential	0.20	8.0-15.0	2	1		
	040719106	Medium Density Residential	0.16	8.0-15.0	2	1		
	041308403	Medium Density Residential	0.17	8.0-15.0	2	1		
	040720324	Medium Density Residential	0.16	8.0-15.0	2	1		
	040720214	Medium Density Residential	0.16	8.0-15.0	2	1		
	041314126	Medium Density Residential	0.17	8.0-15.0	2	1		
	041306111	Medium Density Residential	0.16	8.0-15.0	2	1		
	041314113	Medium Density Residential	0.17	8.0-15.0	2	1		
	040719417	Medium Density Residential	0.16	8.0-15.0	2	1		
	041315218	Medium Density Residential	0.17	8.0-15.0	2	1		
	040729314	Medium Density Residential	0.16	8.0-15.0	2	1		
	041315114	Medium Density Residential	0.17	8.0-15.0	2	1		
	040720215	Medium Density Residential	0.16	8.0-15.0	2	1		
	041314213	Medium Density Residential	0.17	8.0-15.0	2	1		
	041315112	Medium Density Residential	0.14	8.0-15.0	2	1		
	041018109	Medium Density Residential	0.16	8.0-15.0	2	1		
	041308424	Medium Density Residential	0.17	8.0-15.0	2	1		
	040719419	Medium Density Residential	0.16	8.0-15.0	2	1		
	041314211	Medium Density Residential	0.17	8.0-15.0	2	1		
	040718105	Medium Density Residential	0.14	8.0-15.0	2	1		
	040707103	Medium Density Residential	0.14	8.0-15.0	2	1		
	041315110	Medium Density Residential	0.17	8.0-15.0	2	1		
	040717314	Medium Density Residential	0.16	8.0-15.0	2	1		
	041314127	Medium Density Residential	0.17	8.0-15.0	2	1		

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Table B-3: Vacant Sites in the Main Street and Freeway Corridor Specific Plan Area

Map ID	APN	Land Use Designation	Acreage	Density	Maximum Capacity	Realistic Capacity	Wash Protection Overlay	Wash Acreage
	041315115	Medium Density Residential	0.17	8.0-15.0	2	1		
	041309314	Medium Density Residential	0.26	8.0-15.0	3	2		
	041309315	Medium Density Residential	0.26	8.0-15.0	3	2		
	041313103	Medium Density Residential	0.26	8.0-15.0	3	2		
	041313212	Medium Density Residential	0.24	8.0-15.0	3	2		
	041310412	Medium Density Residential	0.26	8.0-15.0	3	2		
	041312114	Medium Density Residential	0.26	8.0-15.0	3	2		
	041022130	Medium Density Residential	0.26	8.0-15.0	3	2		
	041310411	Medium Density Residential	0.26	8.0-15.0	3	2		
	041312113	Medium Density Residential	0.26	8.0-15.0	3	2		
	041304216	Medium Density Residential	0.20	8.0-15.0	3	2		
	041312108	Medium Density Residential	0.26	8.0-15.0	3	2		
	041304205	Medium Density Residential	0.20	8.0-15.0	3	2		
	041304209	Medium Density Residential	0.21	8.0-15.0	3	2		
	041313209	Medium Density Residential	0.22	8.0-15.0	3	2		
	040730211	Medium Density Residential	0.20	8.0-15.0	3	2		
	041024250	Medium Density Residential	0.26	8.0-15.0	3	2		
	040717319	Medium Density Residential	0.24	8.0-15.0	3	2		
	041304211	Medium Density Residential	0.20	8.0-15.0	3	2		
	041315206	Medium Density Residential	0.21	8.0-15.0	3	2		
	041024270	Medium Density Residential	0.26	8.0-15.0	3	2		
	041312110	Medium Density Residential	0.22	8.0-15.0	3	2		
	041305110	Medium Density Residential	0.24	8.0-15.0	3	2		
	040728319	Medium Density Residential	0.23	8.0-15.0	3	2		
	040719302	Medium Density Residential	0.24	8.0-15.0	3	2		
	040728313	Medium Density Residential	0.20	8.0-15.0	3	2		
	041309316	Medium Density Residential	0.26	8.0-15.0	3	2		
	041310416	Medium Density Residential	0.26	8.0-15.0	3	2		
	041306109	Medium Density Residential	0.24	8.0-15.0	3	2		
	040729409	Medium Density Residential	0.24	8.0-15.0	3	2		

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Table B-3: Vacant Sites in the Main Street and Freeway Corridor Specific Plan Area

Map ID	APN	Land Use Designation	Acreage	Density	Maximum Capacity	Realistic Capacity	Wash Protection Overlay	Wash Acreage
	041305114	Medium Density Residential	0.20	8.0-15.0	3	2		
	041305112	Medium Density Residential	0.24	8.0-15.0	3	2		
	040708203	Medium Density Residential	0.22	8.0-15.0	3	2		
	041313104	Medium Density Residential	0.26	8.0-15.0	3	2		
	041306112	Medium Density Residential	0.24	8.0-15.0	3	2		
	040729406	Medium Density Residential	0.24	8.0-15.0	3	2		
	041022134	Medium Density Residential	0.21	8.0-15.0	3	2		
	041304219	Medium Density Residential	0.23	8.0-15.0	3	2		
	041304204	Medium Density Residential	0.24	8.0-15.0	3	2		
	040708207	Medium Density Residential	0.22	8.0-15.0	3	2		
	041304212	Medium Density Residential	0.20	8.0-15.0	3	2		
	041022135	Medium Density Residential	0.24	8.0-15.0	3	2		
	040718412	Medium Density Residential	0.26	8.0-15.0	3	2		
	040730210	Medium Density Residential	0.20	8.0-15.0	3	2		
	041304213	Medium Density Residential	0.24	8.0-15.0	3	2		
	041313105	Medium Density Residential	0.26	8.0-15.0	3	2		
	041312116	Medium Density Residential	0.26	8.0-15.0	3	2		
	041312109	Medium Density Residential	0.22	8.0-15.0	3	2		
	040728318	Medium Density Residential	0.24	8.0-15.0	3	2		
	040708214	Medium Density Residential	0.22	8.0-15.0	3	2		
	041309311	Medium Density Residential	0.26	8.0-15.0	3	2		
	041312117	Medium Density Residential	0.26	8.0-15.0	3	2		
	041304207	Medium Density Residential	0.20	8.0-15.0	3	2		
	041305104	Medium Density Residential	0.20	8.0-15.0	3	2		
	041313106	Medium Density Residential	0.26	8.0-15.0	3	2		
	041305113	Medium Density Residential	0.24	8.0-15.0	3	2		
	041313115	Medium Density Residential	0.26	8.0-15.0	3	2		
	041305111	Medium Density Residential	0.24	8.0-15.0	3	2		
	041305106	Medium Density Residential	0.24	8.0-15.0	3	2		
	040729410	Medium Density Residential	0.24	8.0-15.0	3	2		

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Table B-3: Vacant Sites in the Main Street and Freeway Corridor Specific Plan Area

Map ID	APN	Land Use Designation	Acreage	Density	Maximum Capacity	Realistic Capacity	Wash Protection Overlay	Wash Acreage
	041310417	Medium Density Residential	0.26	8.0-15.0	3	2		
	041310415	Medium Density Residential	0.26	8.0-15.0	3	2		
	041312115	Medium Density Residential	0.26	8.0-15.0	3	2		
	041308418	Medium Density Residential	0.21	8.0-15.0	3	2		
	041304210	Medium Density Residential	0.21	8.0-15.0	3	2		
	041305115	Medium Density Residential	0.20	8.0-15.0	3	2		
	041312106	Medium Density Residential	0.26	8.0-15.0	3	2		
	040728312	Medium Density Residential	0.20	8.0-15.0	3	2		
	041306206	Medium Density Residential	0.24	8.0-15.0	3	2		
	041305219	Medium Density Residential	0.33	8.0-15.0	4	3		
	040707416	Medium Density Residential	0.28	8.0-15.0	4	3		
	040729219	Medium Density Residential	0.33	8.0-15.0	4	3		
	041017127	Medium Density Residential	0.32	8.0-15.0	4	3		
	041316207	Medium Density Residential	0.31	8.0-15.0	4	3		
	041024269	Medium Density Residential	0.27	8.0-15.0	4	3		
	041306202	Medium Density Residential	0.33	8.0-15.0	4	3		
	040728320	Medium Density Residential	0.29	8.0-15.0	4	3		
	041019215	Medium Density Residential	0.30	8.0-15.0	4	3		
	041019217	Medium Density Residential	0.30	8.0-15.0	4	3		
	041019229	Medium Density Residential	0.27	8.0-15.0	4	3		
	040718403	Medium Density Residential	0.33	8.0-15.0	4	3		
	040707402	Medium Density Residential	0.31	8.0-15.0	4	3		
	041309404	Medium Density Residential	0.31	8.0-15.0	4	3		
	041316216	Medium Density Residential	0.28	8.0-15.0	4	3		
	040730218	Medium Density Residential	0.33	8.0-15.0	4	3		
	040519239	Medium Density Residential	0.29	8.0-15.0	4	3		
	040707403	Medium Density Residential	0.31	8.0-15.0	4	3		
	041312118	Medium Density Residential	0.32	8.0-15.0	4	3		
	041019228	Medium Density Residential	0.27	8.0-15.0	4	3		
	041306201	Medium Density Residential	0.33	8.0-15.0	4	3		

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Table B-3: Vacant Sites in the Main Street and Freeway Corridor Specific Plan Area

Map ID	APN	Land Use Designation	Acreage	Density	Maximum Capacity	Realistic Capacity	Wash Protection Overlay	Wash Acreage
	041018113	Medium Density Residential	0.30	8.0-15.0	4	3		
	040519406	Medium Density Residential	0.41	8.0-15.0	6	4		
	041022139	Medium Density Residential	0.39	8.0-15.0	5	4		
	041020205	Medium Density Residential	0.34	8.0-15.0	5	4		
	041314105	Medium Density Residential	0.34	8.0-15.0	5	4		
	040519412	Medium Density Residential	0.42	8.0-15.0	6	4		
	040707306	Medium Density Residential	0.34	8.0-15.0	5	4		
	040707113	Medium Density Residential	0.34	8.0-15.0	5	4		
	041316217	Medium Density Residential	0.38	8.0-15.0	5	4		
	041308304	Medium Density Residential	0.43	8.0-15.0	6	4		
	040707201	Medium Density Residential	0.44	8.0-15.0	6	4		
	040519217	Medium Density Residential	0.41	8.0-15.0	6	4		
	040519218	Medium Density Residential	0.41	8.0-15.0	6	4		
	040707410	Medium Density Residential	0.34	8.0-15.0	5	4		
	041308305	Medium Density Residential	0.43	8.0-15.0	6	4		
	040519216	Medium Density Residential	0.41	8.0-15.0	6	4		
	040708302	Medium Density Residential	0.34	8.0-15.0	5	4		
	040519220	Medium Density Residential	0.41	8.0-15.0	6	4		
	040519309	Medium Density Residential	0.41	8.0-15.0	6	4		
	040519325	Medium Density Residential	0.41	8.0-15.0	6	4		
	040519223	Medium Density Residential	0.41	8.0-15.0	6	4		
	040519211	Medium Density Residential	0.41	8.0-15.0	6	4		
	040519227	Medium Density Residential	0.41	8.0-15.0	6	4		
	040707409	Medium Density Residential	0.34	8.0-15.0	5	4		
	041314208	Medium Density Residential	0.41	8.0-15.0	6	4		
	040708209	Medium Density Residential	0.34	8.0-15.0	5	4		
	040519212	Medium Density Residential	0.41	8.0-15.0	6	4		
	040519311	Medium Density Residential	0.41	8.0-15.0	6	4		
	040519219	Medium Density Residential	0.41	8.0-15.0	6	4		
	040519405	Medium Density Residential	0.41	8.0-15.0	6	4		

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Table B-3: Vacant Sites in the Main Street and Freeway Corridor Specific Plan Area

Map ID	APN	Land Use Designation	Acreage	Density	Maximum Capacity	Realistic Capacity	Wash Protection Overlay	Wash Acreage
	040519224	Medium Density Residential	0.41	8.0-15.0	6	4		
	041020215	Medium Density Residential	0.50	8.0-15.0	7	5		
	041020226	Medium Density Residential	0.50	8.0-15.0	7	5		
	041022138	Medium Density Residential	0.49	8.0-15.0	7	5		
	041306105	Medium Density Residential	0.49	8.0-15.0	7	5		
	041020228	Medium Density Residential	0.50	8.0-15.0	7	5		
	041019261	Medium Density Residential	0.48	8.0-15.0	7	5		
	041022118	Medium Density Residential	0.52	8.0-15.0	7	5		
	041022137	Medium Density Residential	0.58	8.0-15.0	8	6		
	041019235	Medium Density Residential	0.55	8.0-15.0	8	6		
	041017131	Medium Density Residential	0.64	8.0-15.0	9	7		
	041022127	Medium Density Residential	0.62	8.0-15.0	9	7		
	041022128	Medium Density Residential	0.62	8.0-15.0	9	7		
	041316213	Medium Density Residential	0.63	8.0-15.0	9	7		
	041024208	Medium Density Residential	0.63	8.0-15.0	9	7		
	041022129	Medium Density Residential	0.62	8.0-15.0	9	7		
	041024257	Medium Density Residential	0.64	8.0-15.0	9	7		
	041024271	Medium Density Residential	0.74	8.0-15.0	11	8		
	041018228	Medium Density Residential	0.71	8.0-15.0	10	8		
	041017138	Medium Density Residential	0.80	8.0-15.0	11	8		
	040706109	Medium Density Residential	0.74	8.0-15.0	11	8		
	041314204	Medium Density Residential	0.69	8.0-15.0	10	8		
	041022120	Medium Density Residential	0.75	8.0-15.0	11	8		
	041022123	Medium Density Residential	0.75	8.0-15.0	11	8		
	041022122	Medium Density Residential	0.75	8.0-15.0	11	8		
	041022124	Medium Density Residential	0.70	8.0-15.0	10	8		
	041017129	Medium Density Residential	0.74	8.0-15.0	11	8		
	041024252	Medium Density Residential	0.69	8.0-15.0	10	8		
	041022121	Medium Density Residential	0.75	8.0-15.0	11	8		
	041022132	Medium Density Residential	0.75	8.0-15.0	11	8		

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Table B-3: Vacant Sites in the Main Street and Freeway Corridor Specific Plan Area

Map ID	APN	Land Use Designation	Acreage	Density	Maximum Capacity	Realistic Capacity	Wash Protection Overlay	Wash Acreage
	041019256	Medium Density Residential	0.81	8.0-15.0	12	9		
	041017132	Medium Density Residential	0.90	8.0-15.0	13	10		
	041019246	Medium Density Residential	0.91	8.0-15.0	13	10		
	041019240	Medium Density Residential	0.91	8.0-15.0	13	10		
	041017123	Medium Density Residential	0.96	8.0-15.0	14	11		
	041322207	Medium Density Residential	1.05	8.0-15.0	15	12		
	041021240	Medium Density Residential	1.00	8.0-15.0	15	12		
	041024237	Medium Density Residential	1.10	8.0-15.0	16	12		
	041024236	Medium Density Residential	1.10	8.0-15.0	16	12		
	041018212	Medium Density Residential	1.00	8.0-15.0	15	12		
	041022136	Medium Density Residential	1.05	8.0-15.0	15	12		
	041018108	Medium Density Residential	1.11	8.0-15.0	16	12		
	041023109	Medium Density Residential	1.02	8.0-15.0	15	12		
	041022105	Medium Density Residential	1.05	8.0-15.0	15	12		
	041322208	Medium Density Residential	1.05	8.0-15.0	15	12		
	041316228	Medium Density Residential	1.01	8.0-15.0	15	12		
	041018111	Medium Density Residential	1.04	8.0-15.0	15	12		
	041024223	Medium Density Residential	1.01	8.0-15.0	15	12		
	041024229	Medium Density Residential	1.00	8.0-15.0	15	12		
	041019234	Medium Density Residential	1.09	8.0-15.0	16	12		
	041024266	Medium Density Residential	1.13	8.0-15.0	16	12		
	041024230	Medium Density Residential	1.00	8.0-15.0	15	12		
	041024227	Medium Density Residential	1.00	8.0-15.0	15	12		
	041421125	Medium Density Residential	1.15	8.0-15.0	17	13		
	041017134	Medium Density Residential	1.14	8.0-15.0	17	13		
	041017135	Medium Density Residential	1.14	8.0-15.0	17	13		
	041421127	Medium Density Residential	1.15	8.0-15.0	17	13		
	041421126	Medium Density Residential	1.15	8.0-15.0	17	13		
	041421119	Medium Density Residential	1.17	8.0-15.0	17	13		
	041421131	Medium Density Residential	1.26	8.0-15.0	18	14		

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Table B-3: Vacant Sites in the Main Street and Freeway Corridor Specific Plan Area

Map ID	APN	Land Use Designation	Acreage	Density	Maximum Capacity	Realistic Capacity	Wash Protection Overlay	Wash Acreage
	041020227	Medium Density Residential	1.24	8.0-15.0	18	14		
	041421130	Medium Density Residential	1.26	8.0-15.0	18	14		
	041023110	Medium Density Residential	1.21	8.0-15.0	18	14		
	041421129	Medium Density Residential	1.26	8.0-15.0	18	14		
	041020238	Medium Density Residential	1.29	8.0-15.0	19	15		
	041316233	Medium Density Residential	1.34	8.0-15.0	20	16		
	041316232	Medium Density Residential	1.34	8.0-15.0	20	16		
	041316234	Medium Density Residential	1.39	8.0-15.0	20	16		
	041421161	Medium Density Residential	1.37	8.0-15.0	20	16		
	041421159	Medium Density Residential	1.39	8.0-15.0	20	16		
	041316231	Medium Density Residential	1.39	8.0-15.0	20	16		
	041018112	Medium Density Residential	1.50	8.0-15.0	22	17		
	041322220	Medium Density Residential	1.47	8.0-15.0	22	17		
	041019219	Medium Density Residential	1.50	8.0-15.0	22	17		
	041421112	Medium Density Residential	1.57	8.0-15.0	23	18		
	041022133	Medium Density Residential	1.65	8.0-15.0	24	19		
	041024224	Medium Density Residential	1.72	8.0-15.0	25	20		
	041017136	Medium Density Residential	1.77	8.0-15.0	26	20		
	041019245	Medium Density Residential	1.82	8.0-15.0	27	21		
	041023104	Medium Density Residential	1.82	8.0-15.0	27	21		
	041021108	Medium Density Residential	2.00	8.0-15.0	30	24		
	041024222	Medium Density Residential	2.12	8.0-15.0	31	24		
	041023106	Medium Density Residential	2.12	8.0-15.0	31	24		
	041020206	Medium Density Residential	2.00	8.0-15.0	30	24		
	041322222	Medium Density Residential	2.12	8.0-15.0	31	24		
	305713134	Medium Density Residential	2.20	8.0-15.0	33	26		
	041023108	Medium Density Residential	2.23	8.0-15.0	33	26		
	041024272	Medium Density Residential	2.31	8.0-15.0	34	27		
	041322105	Medium Density Residential	2.31	8.0-15.0	34	27		
	041024217	Medium Density Residential	2.27	8.0-15.0	34	27		

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Table B-3: Vacant Sites in the Main Street and Freeway Corridor Specific Plan Area

Map ID	APN	Land Use Designation	Acreage	Density	Maximum Capacity	Realistic Capacity	Wash Protection Overlay	Wash Acreage
	041322108	Medium Density Residential	2.31	8.0-15.0	34	27		
	041017106	Medium Density Residential	2.27	8.0-15.0	34	27		
	305713133	Medium Density Residential	2.28	8.0-15.0	34	27		
	041421146	Medium Density Residential	2.27	8.0-15.0	34	27		
	041017112	Medium Density Residential	2.27	8.0-15.0	34	27		
	041017137	Medium Density Residential	2.33	8.0-15.0	34	27		
	041322111	Medium Density Residential	2.31	8.0-15.0	34	27		
	041316210	Medium Density Residential	2.50	8.0-15.0	37	29		
	041021105	Medium Density Residential	2.50	8.0-15.0	37	29		
	041018208	Medium Density Residential	2.50	8.0-15.0	37	29		
	041018207	Medium Density Residential	2.50	8.0-15.0	37	29		
	041020233	Medium Density Residential	2.54	8.0-15.0	38	30		
	041024110	Medium Density Residential	2.62	8.0-15.0	39	31		
	041024111	Medium Density Residential	2.62	8.0-15.0	39	31		
	041316219	Medium Density Residential	2.61	8.0-15.0	39	31		
	041024112	Medium Density Residential	2.62	8.0-15.0	39	31		
	041024109	Medium Density Residential	2.62	8.0-15.0	39	31		
	041020111	Medium Density Residential	2.75	8.0-15.0	41	32		
	041020112	Medium Density Residential	2.75	8.0-15.0	41	32		
	041020113	Medium Density Residential	2.75	8.0-15.0	41	32		
	041021107	Medium Density Residential	2.74	8.0-15.0	41	32		
	041021211	Medium Density Residential	2.91	8.0-15.0	43	34		
	040705202	Medium Density Residential	3.05	8.0-15.0	45	36		
	041020115	Medium Density Residential	3.17	8.0-15.0	47	37		
	041021109	Medium Density Residential	3.22	8.0-15.0	48	38		
	041421128	Medium Density Residential	3.51	8.0-15.0	52	41		
	041219101	Medium Density Residential	3.66	8.0-15.0	54	43		
	041322118	Medium Density Residential	3.62	8.0-15.0	54	43		
	041023112	Medium Density Residential	3.74	8.0-15.0	56	44		
	041019255	Medium Density Residential	3.83	8.0-15.0	57	45		

Table B-3: Vacant Sites in the Main Street and Freeway Corridor Specific Plan Area

Map ID	APN	Land Use Designation	Acreage	Density	Maximum Capacity	Realistic Capacity	Wash Protection Overlay	Wash Acreage
	041019104	Medium Density Residential	4.00	8.0-15.0	60	48		
	041018229	Medium Density Residential	4.06	8.0-15.0	60	48		
	041018211	Medium Density Residential	4.00	8.0-15.0	60	48		
	041019106	Medium Density Residential	4.52	8.0-15.0	67	53		
	041421111	Medium Density Residential	4.48	8.0-15.0	67	53		
	041322119	Medium Density Residential	4.59	8.0-15.0	68	54		
	041322114	Medium Density Residential	4.62	8.0-15.0	69	55		
	041023107	Medium Density Residential	4.87	8.0-15.0	73	58		
	041018210	Medium Density Residential	5.00	8.0-15.0	75	60		
	305712105	Medium Density Residential	5.00	8.0-15.0	75	60		
	041019109	Medium Density Residential	5.00	8.0-15.0	75	60		
	041322109	Medium Density Residential	5.24	8.0-15.0	78	62		
	040705203	Medium Density Residential	5.26	8.0-15.0	78	62		
	041322120	Medium Density Residential	5.47	8.0-15.0	82	65		
	041022140	Medium Density Residential	5.71	8.0-15.0	85	68		
	041019108	Medium Density Residential	6.00	8.0-15.0	90	72		
	041322215	Medium Density Residential	6.16	8.0-15.0	92	73		
	040507242	Medium Density Residential	8.02	8.0-15.0	120	96		
	041018143	Medium Density Residential	8.44	8.0-15.0	126	100		
	041021201	Medium Density Residential	9.00	8.0-15.0	135	108		
	040506256	Medium Density Residential	9.44	8.0-15.0	141	112		
	041316209	Medium Density Residential	10.00	8.0-15.0	150	120		
	041022108	Medium Density Residential	10.00	8.0-15.0	150	120		
	041021102	Medium Density Residential	10.48	8.0-15.0	157	125		
	041421208	Medium Density Residential	10.92	8.0-15.0	163	130		
	041022102	Medium Density Residential	11.00	8.0-15.0	165	132		
	041023102	Medium Density Residential	11.00	8.0-15.0	165	132		
	041019103	Medium Density Residential	11.00	8.0-15.0	165	132		
	040506270	Medium Density Residential	12.06	8.0-15.0	180	144		
	041421209	Medium Density Residential	12.15	8.0-15.0	182	145		

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Table B-3: Vacant Sites in the Main Street and Freeway Corridor Specific Plan Area

Map ID	APN	Land Use Designation	Acreage	Density	Maximum Capacity	Realistic Capacity	Wash Protection Overlay	Wash Acreage
	040527132	Medium Density Residential	14.70	8.0-15.0	220	176		
	040506259	Medium Density Residential	15.56	8.0-15.0	233	186		
	040527134	Medium Density Residential	19.19	8.0-15.0	287	229		
	040507242	Medium Density Residential	9.40	8.0-15.0	141	112		
Subtotal			**506.35**		**7,444**	**5,813**		
1	040506213	High Density Residential	0.76	15.0-20.0	15	12		
8	040506228	High Density Residential	13.28	15.0-20.0	265	212		
13	040506247	High Density Residential	0.56	15.0-20.0	11	8		
17	040506256	High Density Residential	6.60	15.0-20.0	132	105		
19	040506259	High Density Residential	13.74	15.0-20.0	274	219		
Subtotal			**34.94**		**697**	**556**		
1	040506213	Regional Commercial	4.29	15.0-25.0	107	85		
9	040506233	Regional Commercial	10.14	15.0-25.0	253	202		
11	040506240	Regional Commercial	2.32	15.0-25.0	58	46		
12	040506245	Regional Commercial	4.96	15.0-25.0	123	98		
13	040506247	Regional Commercial	9.40	15.0-25.0	234	187		
14	040506250	Regional Commercial	22.30	15.0-25.0	557	445		
15	040506251	Regional Commercial	21.49	15.0-25.0	537	429		
16	040506252	Regional Commercial	16.69	15.0-25.0	417	333		
18	040506258	Regional Commercial	2.35	15.0-25.0	58	46		
21	040506261	Regional Commercial	5.05	15.0-25.0	126	100		
22	040506264	Regional Commercial	1.16	15.0-25.0	29	23		
23	040506265	Regional Commercial	28.57	15.0-25.0	714	571		
24	040506266	Regional Commercial	10.09	15.0-25.0	252	201		
26	040507239	Regional Commercial	6.71	15.0-25.0	167	133		
27	040507240	Regional Commercial	10.23	15.0-25.0	255	204		
29	040507246	Regional Commercial	1.49	15.0-25.0	37	29		
30	040507247	Regional Commercial	34.22	15.0-25.0	855	684		
31	040507252	Regional Commercial	9.50	15.0-25.0	237	189		
32	040507253	Regional Commercial	4.49	15.0-25.0	112	89		

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Table B-3: Vacant Sites in the Main Street and Freeway Corridor Specific Plan Area

Map ID	APN	Land Use Designation	Acreage	Density	Maximum Capacity	Realistic Capacity	Wash Protection Overlay	Wash Acreage
44	040533127	Regional Commercial	4.51	15.0-25.0	112	89		
45	305701101	Regional Commercial	0.57	15.0-25.0	14	11		
46	305701103	Regional Commercial	55.11	15.0-25.0	1,377	1,101		
47	305701103	Regional Commercial	2.48	15.0-25.0	61	48		
48	305701103	Regional Commercial	5.80	15.0-25.0	144	115		
49	305701105	Regional Commercial	30.55	15.0-25.0	763	610		
50	305701106	Regional Commercial	4.34	15.0-25.0	108	86		
51	305701107	Regional Commercial	1.60	15.0-25.0	40	32		
52	305701109	Regional Commercial	20.56	15.0-25.0	514	411		
53	305701111	Regional Commercial	0.86	15.0-25.0	21	16		
54	305701112	Regional Commercial	11.43	15.0-25.0	285	228		
55	305701113	Regional Commercial	5.47	15.0-25.0	136	108		
57	305701118	Regional Commercial	1.00	15.0-25.0	25	20		
58	305701119	Regional Commercial	0.67	15.0-25.0	16	12		
59	305701120	Regional Commercial	0.89	15.0-25.0	22	17		
61	305701122	Regional Commercial	2.41	15.0-25.0	60	48		
62	305701123	Regional Commercial	1.10	15.0-25.0	27	21		
63	305701124	Regional Commercial	4.59	15.0-25.0	114	91		
64	305701125	Regional Commercial	0.80	15.0-25.0	19	15		
65	305701126	Regional Commercial	1.03	15.0-25.0	25	20		
66	305701127	Regional Commercial	0.73	15.0-25.0	18	14		
73	305706101	Regional Commercial	40.60	15.0-25.0	1,014	811		
154	306444101	Regional Commercial	2.62	15.0-25.0	65	52		
155	306444102	Regional Commercial	2.35	15.0-25.0	58	46	Yes	3.69
160	306446104	Regional Commercial	14.28	15.0-25.0	356	284	Yes	9.38
164	306447104	Regional Commercial	3.50	15.0-25.0	87	69		
165	306447105	Regional Commercial	1.37	15.0-25.0	34	27		
166	306448101	Regional Commercial	10.29	15.0-25.0	257	205		
167	306448102	Regional Commercial	4.33	15.0-25.0	108	86		
168	306448103	Regional Commercial	4.52	15.0-25.0	113	90		

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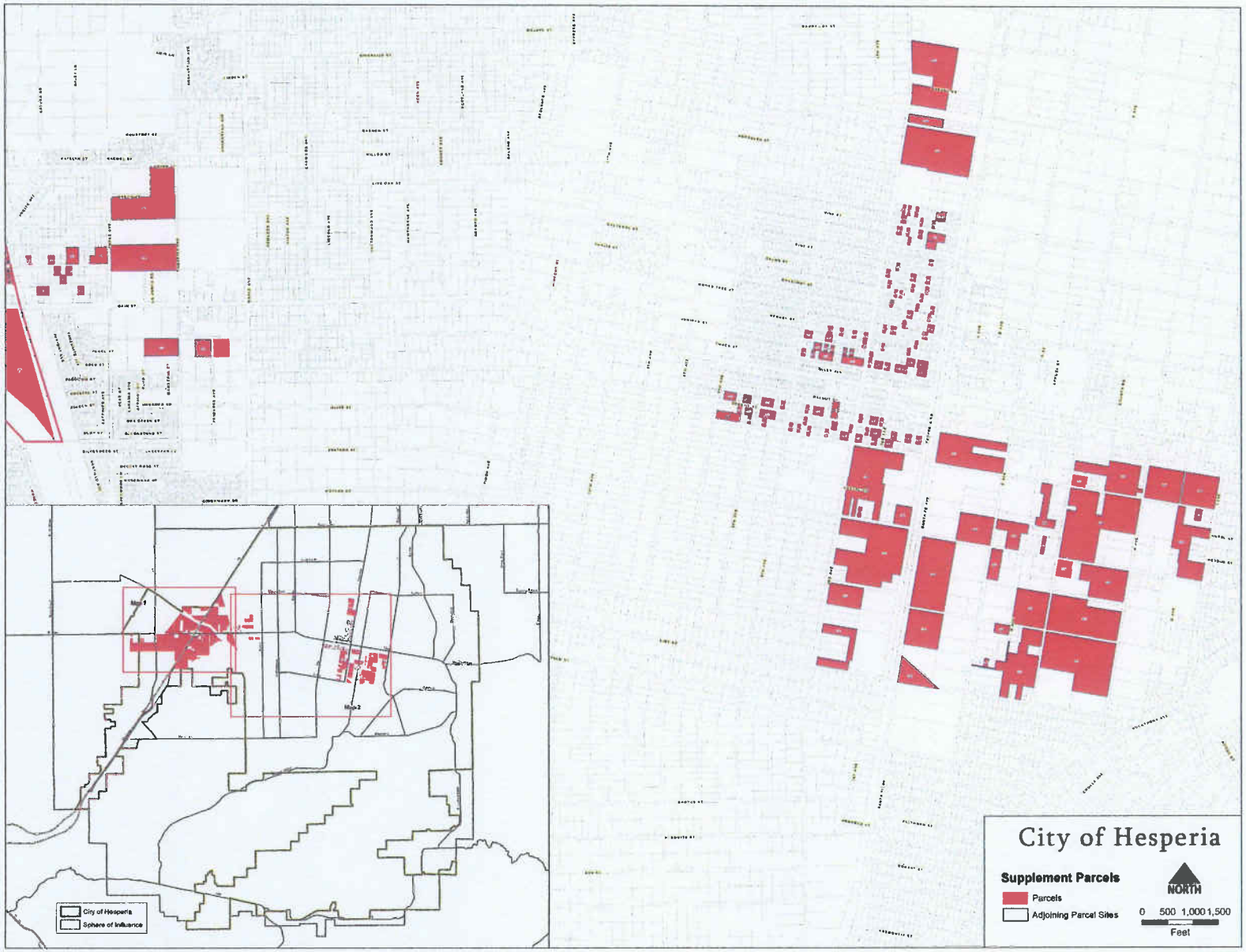
Table B-3: Vacant Sites in the Main Street and Freeway Corridor Specific Plan Area

Map ID	APN	Land Use Designation	Acreage	Density	Maximum Capacity	Realistic Capacity	Wash Protection Overlay	Wash Acreage
169	306448104	Regional Commercial	9.99	15.0-25.0	249	199		
170	306448105	Regional Commercial	9.10	15.0-25.0	227	181		
171	306448106	Regional Commercial	2.55	15.0-25.0	63	50		
172	306448107	Regional Commercial	3.07	15.0-25.0	76	60		
174	306448111	Regional Commercial	3.31	15.0-25.0	82	65		
175	306448111	Regional Commercial	1.14	15.0-25.0	28	22		
177	306448123	Regional Commercial	1.24	15.0-25.0	30	24		
178	306448124	Regional Commercial	0.68	15.0-25.0	17	13		
193	306454106	Regional Commercial	3.98	15.0-25.0	99	79	Yes	4.00
194	306454107	Regional Commercial	0.78	15.0-25.0	19	15	Yes	1.60
196	306457101	Regional Commercial	135.74	15.0-25.0	3,393	2,714	Yes	19.33
197	306460102	Regional Commercial	9.11	15.0-25.0	227	181		
198	306460103	Regional Commercial	57.81	15.0-25.0	1,445	1,156		
199	306461101	Regional Commercial	8.95	15.0-25.0	223	178		
200	306461103	Regional Commercial	29.85	15.0-25.0	746	596		
203	306461106	Regional Commercial	0.65	15.0-25.0	16	12		
205	306461108	Regional Commercial	2.78	15.0-25.0	69	55		
206	306461111	Regional Commercial	7.02	15.0-25.0	175	140		
207	306462101	Regional Commercial	22.52	15.0-25.0	562	449		
208	306462102	Regional Commercial	8.19	15.0-25.0	204	163		
209	306462103	Regional Commercial	39.01	15.0-25.0	975	780	Yes	0.56
210	306463101	Regional Commercial	0.78	15.0-25.0	19	15		
211	306463102	Regional Commercial	12.92	15.0-25.0	322	257		
212	306463103	Regional Commercial	20.09	15.0-25.0	502	401		
213	306463104	Regional Commercial	5.02	15.0-25.0	125	100		
214	306463105	Regional Commercial	4.89	15.0-25.0	122	97	Yes	0.13
Subtotal			**847.03**		**21,136**	**16,879**		
Total			**1,097.48**		**30,566**	**24,273**		

Note: Only one-third of the acreage (approximately 293 acres) identified as Regional Commercial is expected to be developed with a residential component.

PLANNING COMMISSION 3-153



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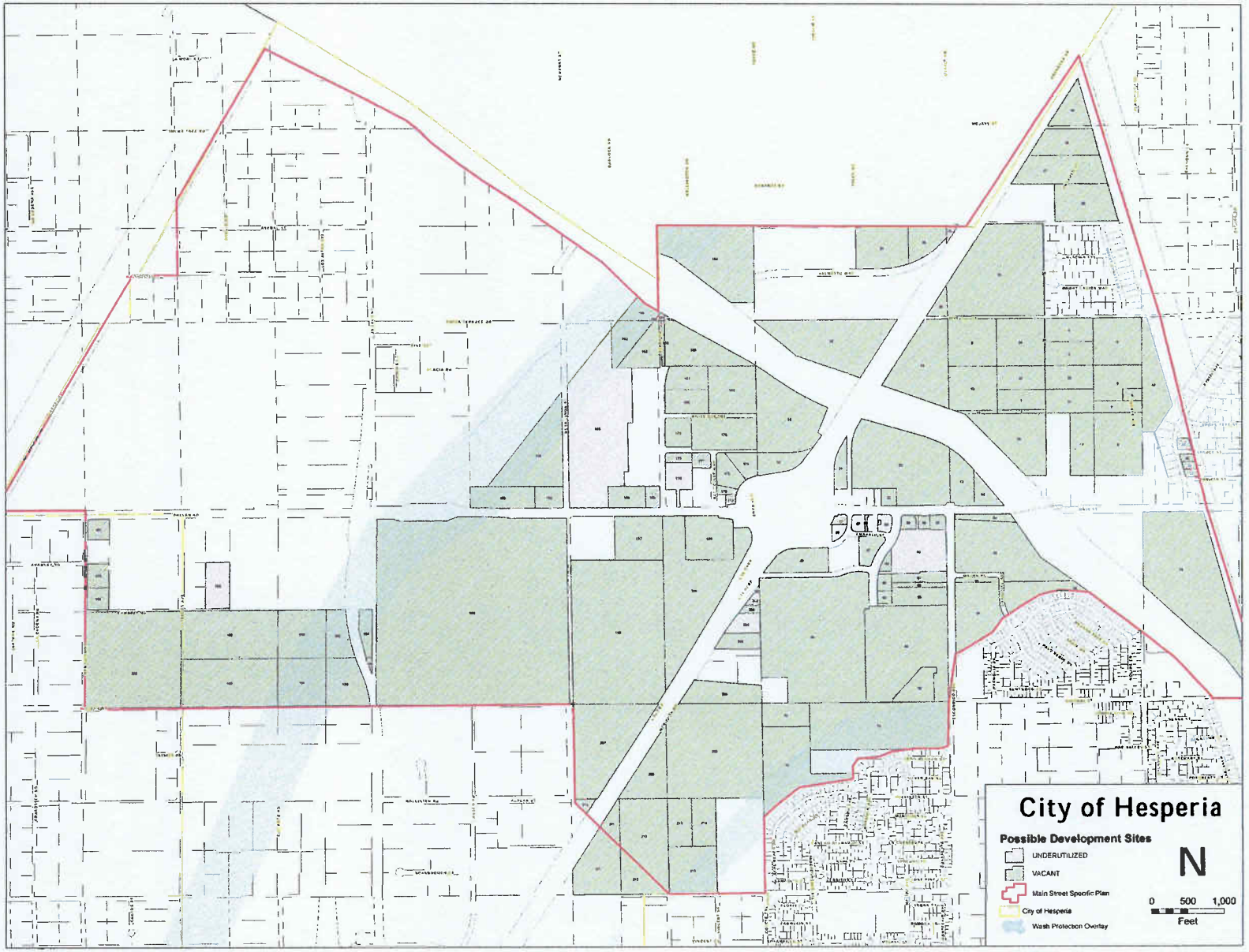
PLANNING COMMISSION



PLANNING COMMISSION 3-155

Appendix C: Past Accomplishments

The tables on the following pages summarize the City's accomplishments under the 2000 Housing Element. Table C-1 summarizes the quantifiable accomplishments under the Housing Element. Table C-2 elaborates on the City's achievements on housing policies.

Table C-1: Quantified Housing Objectives

Objective	Goal	Progress
Provide adequate sites for single-family units	Construct 1,668 units	• Between July 1, 2001 and February 28, 2009, the City constructed 6,591 single-family residences.
Provide adequate sites for multiple-family units	Construct 50 units	• In 2005, the City and Agency assisted financially in the development of Sunrise Terrace I, an affordable 110-unit multi-family housing project, on Muscatel by providing $1.25 million in RDA funds and $3.4 million in HOME funds. • In 2006, the City and Agency assisted financially in the development of Sunrise Terrace II, an affordable 72-unit housing project, by providing $2 million in RDA funds and $3.9 million in HOME funds. • In 2007, the Agency assisted financially in the development of San Remo I, an affordable 65-unit housing project, by providing $4.4 million in RDA funds. • In 2008, the Agency assisted financially in the development of San Remo II, an affordable 58-unit housing project, by providing $6.8 million in RDA funds. • In 2009, the Agency assisted financially in the development of the Villas at Hesperia/Crossings West, an 154-unit housing project, including 31 affordable units, by providing $2 million in RDA funds. • The City purchased property to support development of The Village at Hesperia Phase II. • An additional $7.25 million in Agency funds was allocated to MacFarlane Costa Housing Partners/Simpson Housing Solutions to develop a affordable family complex on Olive and G. • In 2009, the City purchased 10.69 acres of residential property for land banking through the Neighborhood Stabilization Program for a future affordable multi-family project. • In 2009, the Agency purchased 12.06 acres of residential property for a future affordable multi-family project.
Construct senior-occupied units	Construct 125 senior units	• In 2006, the City and Agency assisted financially in the development the Village at Hesperia I, an affordable 68-unit senior housing project, on 9th Street utilizing $2.9 million in RDA funds and $3.4 million in HOME funds.

PLANNING COMMISSION 3-157

Table C-1: Quantified Housing Objectives

Objective	Goal	Progress
Assist homeless persons	Assist 50 homeless persons	• Between 2000-04, 1,156 homeless persons were served by five service providers: High Desert Homeless Services, the Salvation Army, Desert Manna, Moses House and Frazee Palm House. • Between 2005-08, 1,124 homeless persons were served by the four shelters operated by four service providers: High Desert Homeless Services, Victor Valley Domestic Services, Moses House, and High Desert Domestic Services.
Provide youth services	Assist 200 youth with counseling gang programs and child care	• Between 2000-04: 3,195 youth were served by the Pregnancy Services, Hesperia RPD, Library Reading, and Youth Employment programs. • Between 2005-08: 621 youth were served.
Maintain Section 8 Certificates	Maintain 136 existing Section 8 Certificates	• Between 2000-08, 1,590 households received Section 8 assistance. However, this figure represents a duplicated count of households receiving Section 8 assistance as a household will continue to receive assistance annually until it is no longer eligible for the program. As of June 2007, over 13,500 applicants were on the Countywide Section 8 waiting list.
Obtain additional Section 8 Certificates	Maintain Section 8 assistance for 150 persons	
Maintain Section 8 Scattered Site Housing Units	Maintain 39 existing Section 8 units	
Provide fair housing and information and referral assistance	Assist 500 additional persons and provide 10 outreach meetings	• Between 2000-08, fair housing services were provided to 4,916 households.
Provide lead based paint education	Provide education to 120 households	• In program year 2000-01, the City organized a one-day seminar on lead based paint. Between 2002-03, City staff searched for lead-based paint hazards during inspections of housing units and found no occurrences.
Provide frail elderly assistance	Assist 120 persons	• The Hesperia Community Redevelopment Agency financially assisted in the construction of the Village at Hesperia I, a 100-percent affordable senior apartment complex. The same developer built the Village of Hesperia Phase III adjacent to the site providing an additional 21 affordable senior units.
Provide elderly services	Services for 200 elderly persons	
Provide access to disabled persons	Support and assist 60 disabled persons. Complete 8 accessibility projects. Provide 12 services for rehab or conversion	• In 2008, three new affordable housing projects opened providing the City with an additional 271 units; 89 of those restricted units are for seniors. All three projects have units that are ADA compliant and provide accessibility to persons with disabilities.

PLANNING COMMISSION 3-158

Table C-1: Quantified Housing Objectives

Objective	Goal	Progress
Improve neighborhood facilities	Construct or enhance 2 public facilities	• In 2001-02, the Recreation and Parks District retrofitted restrooms to conform to ADA requirements. • In 2002-03, the City provided ADA improvements for disabled citizens at Lime Street Park by constructing ADA ramps and walking paths. • Between 2005-08, 4 public facilities were improved. • During 2007-08 the City embarked on the construction of a downtown park. The City hosted a grand opening event for the park on June 28, 2008.
Improve streets and flood control in target areas	Implement 7 infrastructure projects	• Between 2000-08, 11 infrastructure improvements were made. The Hesperia Branch Library was constructed on 7th Avenue in the 2006-2007 Fiscal Year. The Oasis Counseling Center rehabilitated the mental health clinic office to better serve the needs of low-income families and individuals. St. John of God will replace the roof on the facility that provides health services to low-income individuals and families. In 2007-08 the City and Redevelopment Agency began the complete transformation of two streets to include new water and sewer lines, curb, gutter, sidewalk, landscaping, street lighting, fencing, etc. as part of the new Township Program.

Table C-2: Goals, Policies, and Implementing Programs

Program	Objective	Progress
Preservation of Affordable Housing		
Develop and implement housing programs to assist persons or families of low- and moderate-incomes with first-time homebuyers programs	Assist 37 low- and moderate-income first-time homebuyer Increase homeownership by reducing the number of foreclosed, vacant, and HUD owned homes by 10%	• Between 2000-04, 20 households received assistance through the First-Time Homebuyer Program. • Between 2005-2007, 7 households received assistance through the First-Time Homebuyer Program.
Provide rental assistance through rental subsidies to reduce the cost of housing for very low- and low-income families	Provide Section 8 rental assistance to 150 very low- and low-income individuals	• Between 2000-08, 1,590 households received Section 8 assistance. However, this figure represents a duplicated count of households receiving Section 8 assistance as a household will continue to receive assistance annually unit it is no longer eligible for the program. As of June 2007, over 13,500 applicants were on the Countywide Section 8 waiting list.
Provide code enforcement to assist in eliminating slum and blight in low- and moderate-income areas	Provide 2,050 code enforcement hours to 200 households within designated low-income enhancement areas	• Between 2000-04, the Code Enforcement and Graffiti Abatement programs assisted 1,858 housing units • Between 2005-08, 114 housing units were assisted through the Code Enforcement program
Preserve and improve the existing single-family housing stock through rehabilitation	Provide 25 rehabilitation loans to low- and moderate-income households Provide 65 rehabilitation loans for rental housing Provide code enforcement assistance to 25 low-income households Provide a Graffiti Abatement Program Provide lead-based paint education and outreach to 120 low- and moderate-income households	• Between 2000-08, 62 households received rehabilitation loans through the City's Housing Rehabilitation Loan Program. • Between 2000-04, the Code Enforcement and Graffiti Abatement programs assisted 1,858 housing units • Between 2005-08, 114 housing units were assisted through the Code Enforcement program • In program year 2000-01, the City organized a one-day seminar on lead based paint. Between 2002-03, City staff searched for lead-based paint hazards during inspections of housing units and found no occurrences.
Provide fair housing support and services	Provide fair housing education and outreach services to 500 residents Provide 10 outreach meetings to assist renters with fair housing problems	• Between 2000-08: Fair housing services were provided to 4,916 households.

PLANNING COMMISSION 3-160

Table C-2: Goals, Policies, and Implementing Programs

Program	Objective	Progress
Provide for the Needs of the Homeless		
Provide services and/or housing assistance for homeless persons or persons at-risk of becoming homeless	Assist 50 homeless persons and persons at-risk of becoming homeless	• Between 2000-04, 1,156 homeless persons were served by five service providers: High Desert Homeless Services, the Salvation Army, Desert Manna, Moses House and Frazee Palm House. • Between 2005-08, 1,124 homeless persons were served by the four shelters operated by four service providers: High Desert Homeless Services, Victor Valley Domestic Services, Moses House, and High Desert Domestic Services.
Provide for the Special Needs of Residents		
Support the frail elderly through outreach services and support them to improve their well-being and enable them to maintain their independence	Provide services to 120 elderly	• Between 2000-08, Meals on Wheels provided meals to 591 homebound seniors. • The Hesperia Community Redevelopment Agency financially assisted in the construction of the Village at Hesperia I, a 100% affordable senior apartment complex. Phase I consists of 68 units. The same developer built the Village of Hesperia Phase III adjacent to the site providing an additional 21 affordable senior units.
Ensure that aging citizens have quality human services and a safe and decent living environment	Provide 200 elderly with social services, education, and recreation activities	
Provide for Persons with Disabilities		
Ensure and enhance the safety and accessibility of persons with disabilities	Provide support and service to 60 disabled persons Complete 8 accessibility projects for the benefit of low- and moderate-income households Provide 12 services in the rehabilitation, conversions, or accessibility modifications to public facilities, single-family units, and parks	• In 2008, three new affordable housing projects opened providing the City with an additional 271 units; 89 of those restricted units are for seniors. All three projects have units that are ADA compliant and provide accessibility to persons with disabilities.

PLANNING COMMISSION 3-161

Table C-2: Goals, Policies, and Implementing Programs

Program	Objective	Progress
Provide public service activities for low- and moderate-income persons, and persons with special needs	Provide public services for 200 handicapped individuals and the homeless	• Between 2000-04, 890 persons were served through the Hesperia RPD-MRVSO, HRPD-Sp Opportunities, Call for Life Pregnancy, Adult Literacy-SBC, and HD Area Reading programs. • Between 2005-08, 117 persons were served by Mojave Deaf Services and 76 persons were served by Adult Literacy- SBC and Vista Counseling.
Provide for Youth Services		
Provide support services to low- and moderate-income youth and youth at risk	Provide 200 youth with counseling/gang prevention, after school programs, and childcare	• Between 2000-04, 3,195 youth were served by the Pregnancy Services, Hesperia RPD, Library Reading, and Youth Employment programs. • Between 2005-08, 621 youth were served.
Provide for Non-Housing Public Facilities Needs		
Improve public facilities to meet the community needs for recreation, education, and safety by improving public facilities for the special needs population	Improve 2 public facilities	• In 2001-02, the Recreation and Parks District retrofitted restrooms to conform to ADA requirements. • In 2002-03, the City provided ADA improvements for disabled citizens at Lime Street Park by constructing ADA ramps and walking paths. • Between 2005-08, 4 public facilities were improved. • During fiscal year 2007-2008 the City embarked on the construction of a downtown park. The City hosted a grand opening event for the park on June 28, 2008.

PLANNING COMMISSION 3-162

Table C-2: Goals, Policies, and Implementing Programs

Program	Objective	Progress
Provide infrastructure improvements to benefit low- and moderate-income residents with improved safer and more accessible neighborhoods	Implement the Antelope Valley Wash Flood Control System Implement 7 infrastructure projects, including the repair or installation of: roads, signage, signalization, curb, gutter, and sidewalks, drain, flood, and sewage projects, and alley improvements	• Between 2000-08, 11 infrastructure improvements were made. The Hesperia Branch Library was constructed on 7th and 8th Streets and Juniper/Smoke Streets in program year 2002-03. The Oasis Counseling Center rehabilitated the mental health clinic office to better serve the needs of low-income families and individuals. And, St. John of God will replace the roof on the facility that provides health services to low-income individuals and families. In 2007-08 the City and Redevelopment Agency began the complete transformation of two streets to include new water and sewer lines, curb, gutter, sidewalk, landscaping, street lighting, fencing, etc. as part of the new Township Program.
Provide for a full time grant writer position to enable the City to pursue supplemental funding for housing related programs	Establish position within the City staff by 2003	• The City does not have a full-time grant writer but does have a Senior Management Analyst in the Economic Development Department that is committed to the financing and production of affordable housing in the City. The position manages the HOME new construction grants for affordable housing and pursues additional financing sources for affordable projects, in addition to underwriting for the Agency.
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	Adopt mixed-use standards for allowing new development to include attached and detached units adjacent to or within commercial or institutional uses	• The City amended the Development Code to permit second dwelling units as permitted uses in residential zones, subject to issuance of a building permit. • The City also adopted the Main Street and Freeway Corridor Specific Plan. This plan establishes mixed use and higher density residential zoning in commuter-friendly locations along the City's two principal thoroughfares.

PLANNING COMMISSION 3-163

Table C-2: Goals, Policies, and Implementing Programs

Program	Objective	Progress
Maintain the City's General Plan Land Use Map and Zoning Ordinance to permit the full range of residential densities within the City boundaries	Provide for necessary updates to the City's General Plan, zoning map, and development standards to reduce any regulatory constraints to the provision of housing	• The City's original General Plan (1991) accommodates residential densities from homes on 2.5 acre lots, to multi-family complexes of up to 15 units to the acre. Density bonuses have always been available to attain even higher densities. In 2008, the Main Street and Freeway Corridor Specific Plan added two new land use designations and increased the highest density to 25 units per acre.
Continue to implement the City's Density Bonus Program to include increased densities, financial incentives, design concessions, and priority processing	Provide for the necessary staff to expeditiously process housing proposals and density bonus applications within the time frames established by the City	• To date, the City has deed restricting provisions on the following projects (all have completed construction or will be completed by October 2009): o Santa Fe 89 units under density bonus restriction o Three Palms 113 units under density bonus restriction o VAH I 68 units/ 67 HOME and Agency deed restricted o VAH III 21 units deed restricted by TCAC o Sunrise Terrace I 110 units/109 HOME and Agency deed restricted o Sunrise Terrace II 72 units/71 HOME and Agency deed restricted o San Remo I 65 units/64 deed restricted o San Remo II 58 units deed restricted o Crossings is now Villas at Hesperia 31 units deed restricted o Total: 623 • The City also has deed restricting provisions on the following project that are not yet under construction: o Horizons at Olive Street 67 units/66 deed restricted • Projects in negotiations: o Village at Hesperia II 68 units o Serenity Village 100 units

PLANNING COMMISSION 3-165

City of Hesperia

STAFF REPORT

DATE: March 10, 2011

TO: Planning Commission

FROM: Dave Reno, AICP, Principal Planner

BY: Daniel S. Alcayaga, AICP, Senior Planner

SUBJECT: Development Code Amendment DCA11-10126 pertaining to CEQA Guidelines; Applicant: City of Hesperia; Area affected: Citywide

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2011-11, recommending that the City Council introduce and place on first reading an ordinance adopting CEQA guidelines (DCA11-10126).

BACKGROUND

The California Environmental Quality Act (CEQA) was enacted in 1970. The primary purpose of CEQA is to disclose potential physical impacts of an action or activity to decision makers and the general public. CEQA also supports avoiding and reducing environmental damage by considering alternatives and implementing mitigation measures.

The City, as the Lead Agency, is tasked with the responsibility for carrying out and determining compliance with CEQA in Hesperia. The State CEQA guidelines require the City to adopt local CEQA guidelines. This proposed amendment satisfies this requirement by adding CEQA guidelines into the Development Code.

The CEQA process:

CEQA applies to public or private projects, which are considered discretionary projects. Ministerial actions such as issuing a building permit are not considered projects and not subject to CEQA. There are four important components of the CEQA process, which include:

1. Categorical & Statutory Exemptions;
2. Initial Study;
3. Negative Declaration/ Mitigated Negative Declaration; and
4. Environmental Impact Reports (EIR's)

The first step is determining if a project is exempt from CEQA (Attachment 1). The law provides a list of projects that fall under categorical and statutory exemptions. For example, a proposed commercial building below 10,000 square feet in size is considered categorically exempt. An example of a statutory exemption would be repairing or replacing a damaged facility which poses an immediate health and safety risk created during a disaster and in a state of emergency. In either exemption, no further CEQA work would be required to be done.

If a project is not exempt, an initial study must be prepared by the Lead Agency (Attachment 2). The initial study evaluates if the project will create a significant impact to the environment. The initial study includes a list of questions pertaining to the following environmental factors:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazardous and Hazardous Material
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Service
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

If it is determined that there are no significant impacts to the environment, a negative declaration can be prepared (Attachment 3). If the project has the potential to create significant impacts to the environment, but mitigation measures can bring the project impacts to a level of "less than significant," than a mitigated negative declaration can be prepared. Many projects that are reviewed by the Planning Commission are projects with a negative declaration or mitigated negative declaration.

An Environmental Impact Report (EIR) is prepared when there is clear evidence that a project has the potential to create significant impacts to the environment. An EIR is a comprehensive document, which analyzes a range of environmental issues; considers alternatives including a no project alternative; and imposes feasible mitigation upon the project. A few projects that recently required EIR's are the High Desert Gateway Shopping Center (Target), the Main Street Marketplace (Wal-Mart), and the General Plan Update.

The purpose of the environmental documents is to disclose to the decision-makers and the public the consequences of approving a project and is the first area serving as the basis for challenges. Statewide, compliance with CEQA is frequently litigated. The legal challenge is usually that the project's CEQA analysis did not go far enough to consider all factors affecting the environment. A project recently challenged in the City is the Wal-Mart project, which was ultimately settled before a court decision, but only after a significant delay.

ISSUES/ANALYSIS

The proposed ordinance is intended to tailor the CEQA Guidelines to the City's specific circumstances and do not create any new requirements, procedures or mitigation measures. The bulk of the Guidelines are to be adopted by reference, so that any minor amendments adopted by the state will automatically be included in the City's code. The other revisions add or modify exemptions from CEQA.

An exemption that is being proposed includes projects on less than 5 acres that are surrounded by existing developments. This exemption is already in state law and frequently used for projects in Hesperia. In addition, development code and specific plan amendments that are not increasing the density or intensity of the General Plan are also exempt from CEQA. Other exemptions are for minor land use applications, including: lot line adjustments, parcel maps, temporary special events, second dwelling units, educational animal projects, certificates of correction, and certificates of compliance.

The proposed guidelines assign responsibility for making decisions during the CEQA process. For instance, the Director of Development Services or his/her designee is responsible for determining if a project is exempt from CEQA. The Director or designee is also responsible for determining if a project requires a Negative Declaration or Environmental Impact Report based on the Initial Study.

The proposed Ordinance makes it so that the Planning Commission and City Council is responsible for reviewing and certifying EIR's. In order to expedite the development review process, the proposed amendments state that the reviewing authority, whether it be Director of Development Services or his/her designee, Development Review Committee, Planning Commission or City Council shall make the CEQA determination.

The proposed code amendments outline the public noticing requirements. It states that a project shall be notified by newspaper of general circulation. In addition, the amendments allow the project to be noticed along with the regular public hearing notice.

Environmental: The Development Code Amendment is categorically exempt from the requirements of the California Environmental Quality Act. Pursuant to Section 15307 of the CEQA Guidelines, adopting local CEQA guidelines is an action by a Regulatory Agency for the Protection of Natural Resources.

Conclusion: The project conforms to the policies of the City's General Plan and complies with state law and CEQA guidelines.

FISCAL IMPACT

None.

ALTERNATIVE

1. Provide alternative direction to staff.

ATTACHMENT

1. CEQA Process Flow Chart
2. Initial Study
3. Resolution No. PC-2011-11, with Exhibit "A"

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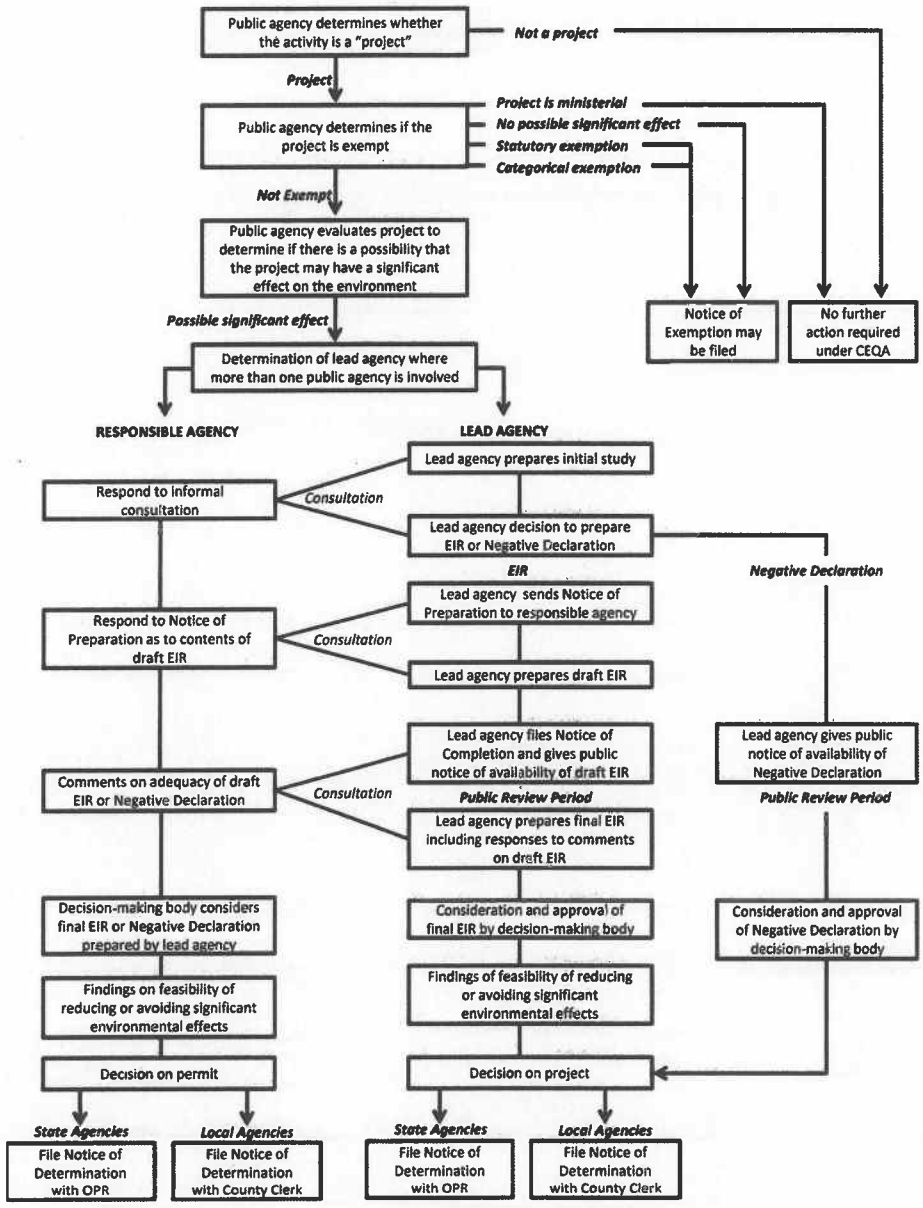
ATTACHMENT 1

CEQA APPENDIX A:
CEQA PROCESS FLOW CHART



ATTACHMENT 2

CITY OF HESPERIA INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

PROJECT DESCRIPTION

1. **Project Title:**
2. **Lead Agency Name:**
   Address:
3. **Contact Person:**
   Phone number:
4. **Project Location:**
5. **Project Sponsor:**
   Address:
6. **General Plan & zoning:**
7. **Description of project:**
8. **Surrounding land uses and setting:**
9. **Other public agency whose approval is required**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture & Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation / Traffic	☐ Utilities / Service Systems	☐ Mandatory Findings of Significance

DETERMINATION: (Completed by the Lead Agency)
On the basis of this initial evaluation:

		"De minimis"
☐	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	☐
☐	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	☐
☐	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	☐
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	☐
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.	☐

Signature _____ Date _____

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    a. Earlier Analysis Used. Identify and state where they are available for review.
    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting information sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
    a. The significance criteria or threshold, if any, used to evaluate each question; and
    b. The mitigation measure identified, if any, to reduce the impact to less than significance.

I. AESTHETICS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and State Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				
c) Conflict with existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				
d) Result in the loss of forest land or conversion of forest land to non-forest use?				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors to substandard pollutant concentrations?				
e) Create objectionable odors affecting a substantial number of people?				

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				

V. CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?				
d) Disturb any human remains, including those interred outside of formal cemeteries?				

VI. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
ii) Strong seismic ground shaking?				
iii) Seismic-related ground failure, including liquefaction?				
iv) Landslides?				
b) Result in substantial soil erosion or the loss of topsoil?				
c) 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?				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				
e) 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?				

VII. GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?				

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

IX. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
f) Otherwise substantially degrade water quality?				
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				
j) Inundation by seiche, tsunami, or mudflow?				

X. LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				

XI. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				

XII. NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				

XIII. POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				

XIV. PUBLIC SERVICES.	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?				
Police protection?				
Schools?				

Parks?				
Other public facilities?				

XV. RECREATION.	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				

XVI. TRANSPORTATION / TRAFFIC. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
e) Result in inadequate emergency access?				
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
g) Comply with federal, state, and local statutes and regulations related to solid waste?				

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				
c) Does the project have environmental effects which will cause substantial adverse affects on human beings, either directly or indirectly?				

XIV. EARLIER ANALYSES.
Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:
a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.
b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.
a) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

ATTACHMENT 3

RESOLUTION NO. PC-2011-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (DCA11-10126)

WHEREAS, On January 5, 1998, the City Council of the City of Hesperia adopted its Ordinance No. 250, thereby adopting the Hesperia Municipal Code; and

WHEREAS, The City of Hesperia has filed DCA11-10126, to amend the Development Code regulations adopting CEQA guidelines; and

WHEREAS, The proposed Development Code amendment is exempt from the provisions of CEQA under Section 15253, Actions by Regulatory Agencies for Protection of Natural Resources, of the CEQA Guidelines. The proposed Ordinance requires public disclosure of potential significant physical impacts upon the environment. The objective of the proposed CEQA guidelines is to identify ways to avoid or reduce environmental damage; and

WHEREAS, On March 10, 2011, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Development Code Amendment 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 the Commission, including written and oral staff reports, the Commission specifically finds that the proposed Ordinance is consistent with the goals and objectives of the adopted General Plan.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends adoption of Development Code Amendment DCA11-10126, recommending the City Council adopt the CEQA Guidelines as shown on Exhibit "A."

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

ADOPTED AND APPROVED on this 10th day of March 2011.

Chris Elvert, Chair, Planning Commission

ATTEST:

Kathy Stine, Secretary, Planning Commission

Exhibit "A"

The following definitions shall be added to Section 16.08 Definitions:

16.08.338 Initial Study

"Initial Study" means a preliminary analysis of a project subject to CEQA prepared by the Lead Agency to determine whether an EIR or a Negative Declaration shall be prepared.

16.08.397 Lead Agency

"Lead Agency" means the City of Hesperia, the Hesperia Community Redevelopment Agency, the Hesperia Water District, and/or the Hesperia Fire District. The Lead Agency has principal responsibility for carrying out or approving a project, and which shall prepare the environmental documents for a project.

16.08.527 Mitigation or Mitigation Measures

"Mitigation" of environmental effect may include avoiding an impact by not taking a certain action, limiting an impact, repairing or restoring the affected environment, reducing impacts by preservation and maintenance operations during the life of the project, and compensating for an impact by replacing or providing substitute resources or environments.

16.08.542 Negative Declaration

"Negative Declaration" means a written statement by the Lead Agency which briefly presents reasons why a proposed project will not have a significant effect on the environment and therefore does not require the preparation of an EIR.

16.08.672 Project

"Project" means an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and which is any of the following:

1. A private activity or undertaking that involves the issuance of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.
2. An activity directly undertaken by any public agency.
3. An activity undertaken by a person which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.

16.08.707 Responsible agency

"Responsible agency" means a public agency, other than the Lead Agency, which has the responsibility for carrying out or approving a project.

Article XIII of Chapter 16.12 shall be deleted in its entirety and replaced with the following:

Article XIII. CEQA Guidelines

16.12.410 General.

A. Incorporation of State CEQA Guidelines. The CEQA guidelines set for the procedures which shall be used by the Lead Agency in the implementation of the California Environmental Quality Act of 1970 (CEQA), as amended. The Public Resources Code Section 21000 et seq ("CEQA") and the State CEQA Guidelines as amended are incorporated herein by reference. These guidelines shall apply to any activity or action considered a project within City boundaries and its sphere of influence for proposed annexations.

B. Intent. The intent of CEQA is to ensure adequate consideration and analysis of potential environmental impacts anticipated to result from approval of discretionary actions, while streamlining the environmental review process to the extent allowed by law.

Local guidelines are intended to give decision makers and the public a general understanding of CEQA requirements. State guidelines are intended to be used in conjunction with local guidelines. If there is any discrepancy between local and state CEQA guidelines, the state guidelines shall rule.

16.12.415 CEQA Regulations.

A. Determining if CEQA is Applicable. The Director of Development Services or his/her designee shall determine whether or not the activity is a "project" subject to CEQA as defined in this Article and Section 15378 of the State CEQA Guidelines.

B. Determining Project Exemption. If the activity is a project under CEQA, the Director of Development Services or his/her designee shall determine if the project is exempt from environmental review. Exemptions shall be determined pursuant to Article 18 and 19 of the State CEQA Guidelines. In addition, the following activities or actions shall be exempted from CEQA:

1. Lot mergers for two or more parcels;
2. Lot line adjustments not resulting in the creation of any new parcel;
3. Minor exceptions and variances;
4. Applications for second dwelling units, educational animal projects, certificates of correction, and certificates of compliance;
5. Extension requests for approved projects, provided the extension request seeks no increase in previously approved entitlements;
6. An infill project which is consistent with the General Plan and zoning or specific plan and on a project site of no more than 5 acres which is substantially surrounded by existing development.
7. Parcel maps involving four or fewer parcels for residential uses, or parcel maps for commercial, and industrial uses provided the parcel map is consistent with the General Plan and zoning or specific plan;
8. Temporary special events involving less than 1,000 attendees; and the event is consistent with the General Plan, and zoning or specific plan.

9. Discretionary land use approvals that are consistent with an approved specific plan or planned development, for which an environmental finding has already been adopted by the city;
10. Development Code and Specific Plan Amendments which do not propose to increase the density or intensity allowed in the General Plan.

C. Submission of data by applicant. The Lead Agency may require the applicant to submit any data or information which may be necessary for the Lead Agency to determine whether the project may have a significant effect on the environment and to assist in the preparation of an Initial Study, Negative Declaration, Mitigated Negative Declaration, or EIR by the Lead Agency.

D. Reviewing authority.

1. The reviewing authority authorized by the Development Code to act on the project shall be responsible for making the environmental determination, except the Planning Commission or City Council shall decide to certify an Environmental Impact Report (EIR). Decisions by the Director of Development Services or his/her designee, the Development Review Committee, or the Planning Commission may be appealed pursuant to Section 16.12.055.

2. Prior to approving the project, the reviewing authority shall independently review and analyze the Negative Declaration and any comments received by the Lead Agency concerning the Negative Declaration and adopt or disapprove the Negative Declaration, Mitigated Negative Declaration or EIR.

E. Public Notice. Notices shall be published at least one time by the Lead Agency in a newspaper of general circulation in the area affected by the proposed project. Public notice of the proposed Negative Declaration may also be given at the same time and in the same manner as the public notice of the project required by Section 16.12.010.

F. Preparation of required documentation and supported technical studies may be done by the City, consultant hired by the City, or consultant hired by the project proponents. All documentation shall be prepared under direct supervision of the City. All documentation will be reviewed by and completed to the satisfaction of the City, and shall reflect the City's independent judgment and analysis.

16.12.420 Initial Study.

A. The Planning Division shall conduct an Initial Study based on available information and any special analysis or study necessary to fully evaluate impacts. All phases of project planning, implementation, and operation must be considered in the Initial Study of the project. The Initial Study will determine if the project may have a significant effect on the environment.

B. If the Initial Study shows that there is no substantial evidence that the project may have a significant environmental effect, a Negative Declaration shall be prepared. If the project would cause significant environmental effects, but mitigation measures are available to reduce impacts to a less than significant level, a Mitigated Negative Declaration shall be prepared. If the Initial Study shows that the project would cause

significant environmental effects that cannot be reduced to a less than significant level with mitigation, an Environmental Impact Report ("EIR") shall be prepared.

C. The Initial Study questions attached to the State CEQA guidelines as an appendix shall be the initial study used by the Lead Agency.

16.12.425 Determining Significant Effect.

The reviewing authority shall determine, based on substantial evidence, if a project may have a significant effect on the environment.

16.12.430 Negative Declaration or Mitigated Negative Declaration.

A proposed Negative Declaration shall be prepared for a project when the Initial Study shows that there is not substantial evidence that the project may have a significant effect on the environment.

A proposed Mitigated Negative Declaration shall be prepared for a project when the Initial Study identifies potentially significant effect, but can be reduced to a less than significant level or eliminated by requiring mitigation measures.

16.12.435 Environmental Impact Report (EIR).

If the Lead Agency finds after an Initial Study, and despite any mitigation measures that, in light of the whole record, there is substantial evidence that the project may have a significant effect on the environmental, the Lead Agency shall prepare or cause to be prepared an Environmental Impact Report.

An EIR shall be prepared whenever it can be fairly argued on the basis of substantial evidence that the project may have a significant effect on the environment. The existence of a public controversy over the environmental effects of a project shall not require preparation of an EIR if there is no substantial evidence, in light of the whole recorded before the Lead Agency, that the project may have a significant effect on the environment. Arguments, speculation, unsubstantiated opinion or narrative, evidence which is clearly inaccurate or erroneous, or evidence of social and economic impacts which do not contribute to, or are not caused by, physical impact on the environment, is not substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts.

16.12.440 Mitigation Measures.

Mitigation or mitigation measures required as part of any adopted Mitigated Negative Declaration or certified EIR shall be enforced by the Lead Agency as law.

16.12.445 Tiering.

Tiering refers to using an analysis in an EIR previously certified such as for the General Plan or specific plan. Tiering is encouraged in order to focus the analysis of the later EIR or negative declaration solely on the issues specific to the later project. Tiering shall be limited to situations where the project is consistent with the General Plan, zoning or specific plan of the City in which the project is located.

16.12.450 Notice of Determination

A notice of determination shall be filed with the County Clerk immediately after the approval of the project. The applicant shall be responsible for paying the County Clerk and California Department of Fish and Game fees. A notice of determination is not required for categorically or statutory exempt projects.

~~ARTICLE XIII. CEQA IMPLEMENTATION~~

~~16.12.410 General provisions.~~
~~A. Authority. The city exercises discretionary land use approval authority for actions defined as projects which occur in its corporate boundaries and for projects in its sphere of influence, for which the city's approval will become effective upon annexation. Environmental review authority is granted to the city under the provisions of the Public Resources Code, Section 21000 et seq., the California Environmental Quality Act (CEQA).~~
~~B. Intent. It is the intent of the city to exercise its discretionary control of projects within its jurisdiction while carrying out its responsibility for complying with both the letter and the intent of CEQA. It is further the intent of the city to implement its discretionary and environmental review authority in a manner that will most benefit both the community and the natural environment.~~
~~C. Objectives. Commensurate with its responsibilities as a lead public agency as defined under CEQA, and recognizing its responsibility for the orderly and progressive development of the community and that area encompassed within its discretionary authority, the following implementation procedures are established for activities and projects (herein after referred to as "project(s)") for which the city is the lead agency.~~
~~D. Unspecified Policy. Any procedure or portion of a procedure contained in the CEQA guidelines, and not specifically amended or otherwise altered in this implementing procedure, shall be administered as contained in the CEQA guidelines.~~

~~16.12.415 Projects exempt from CEQA review.~~
~~A. Ministerial Permits Subsequent to Discretionary Approvals. All ministerial permits issued as an entitlement subsequent to a discretionary land use approval for which an environmental determination has been made and for which a notice of exemption, a notice of determination adopting a negative declaration, or for which a lead agency certification of the completion of an EIR has been processed in accordance with law.~~
~~B. Statutorily Exempt Projects. All projects statutorily exempt under the provisions of Article 18 of the CEQA guidelines.~~
~~C. Categorically Exempt Projects. All projects categorically exempt under the provisions of Article 19 of the CEQA Guidelines.~~
~~D. Ministerial Permits. Projects or permits that the city has determined to exercise only ministerial permit control and authority. Ministerial actions are defined in Section 15369 of the CEQA guidelines and classified as those actions exclusive of land use review procedures listed in Section 16.12.005(A)(1) and (A)(2), and are further classified as those projects exempt from site plan review requirements under the provisions of Section 16.12.085(B).~~
~~E. Additional Categorical Exemptions. In additional to the above listed exempt projects, a project that meets one or more of the following criteria is determined to be within the categorical exemptions established by CEQA guidelines. The below listed exemptions shall apply except where the project otherwise qualifying for exemption may significantly impact one or more environmental issues, or may create significant hazardous or critical human health conditions.~~
~~1. Lot mergers to merge two or more parcels;~~

2. Extension requests for approved projects; provided, the extension request seeks no increase in previously approved entitlements;
3. Discretionary land use approvals that are consistent with an approved specific plan or planned development, for which an environmental finding has already been adopted by the city;
4. Zone changes that are consistent with the adopted general plan;
5. Minor exceptions and variances.
F. Inapplicable Exemptions. These exemptions shall not apply to a project where there is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances evident by either the nature of the project or by its location. The decision of the planning director or designated representative shall be final in this determination.

16.12.425 Initial studies.
A. General. An initial study shall be prepared for an application that requires discretionary approval by the decision authority and that is not otherwise exempt under the provisions of this chapter or under the provisions of Article 18 (Statutory Exemptions) or Article 19 (Categorical Exemptions) of CEQA guidelines.
B. Initial Study Preparer. An initial study shall be prepared by the project planner in accordance with Article 5 (Preliminary Review and Conduct of Initial Studies) of CEQA guidelines.

16.12.430 Negative declarations.
A. General. A negative declaration shall be prepared for a project that requires an initial study as outlined in Section 16.12.425 for which no significant environmental impacts are identified and may include mitigation measures applied to the project as conditions of approval.
B. Findings. Such negative declarations shall be referenced by identification number in the "findings" section of the resolution approving such discretionary land use application.

16.12.435 Di minimis impact findings.
A. General. Section 711.2 of the State Fish and Game Code allows for exemption of the negative declaration filing fee for projects under CEQA where the lead agency has made the finding that the project will not individually or cumulatively have an adverse effect on wildlife resources.
B. Certifications of Fee Exemption. Projects meeting the criteria contained in Section 16.12.435(A) may qualify for certificate of fee exemption to be filed with the negative declaration associated with the project. The determination shall be made by the lead agency in conjunction with approval of the project.

City of Hesperia
STAFF REPORT

DATE: March 10, 2011

TO: Planning Commission

FROM: Dave Reno, AICP, Principal Planner

SUBJECT: **ANNUAL REPORT ON STATUS AND IMPLEMENTATION OF THE GENERAL PLAN**

RECOMMENDED ACTION

Staff recommends that the Planning Commission review this annual report, and forward it to the City Council with the intent to direct staff to transmit copies to the Governor's Office of Planning and Research, and the Department of Housing and Community Development as required by law.

BACKGROUND

State law requires the Planning Department and Planning Commission to provide an annual report to the City Council on the status of the General Plan and progress in its implementation. Specifically, Government Code Section 65400 states in part,

> "After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:
> (1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.
> (2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development...the status of the plan and its implementation...the progress in meeting its share of regional housing needs...and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing..."

The report also includes forms required by the Department of Housing and Community Development to report progress towards completion of the goals in the Housing Element. As noted, this report will be transmitted to the Office of Planning and Research, and the Department of Housing and Community Development. This annual report will cover the 2010 calendar year.

ISSUES/ANALYSIS

Staff has prepared the attached document to serve three purposes. First, this report serves as the Annual Report on the status of the General Plan and progress towards implementation in accordance with Government Code Section 65400; second, this report is the Implementation

Plan for the City's General Plan, providing a comprehensive picture of the steps taken by the City in realizing the major policies established in the General Plan. Finally, since many of the General Plan policies are environmental mitigation measures from the Final Environmental Impact Report (FEIR) adopted for the General Plan, this report is the method through which the City of Hesperia complies with the requirements of Section 21081.6 of the California Public Resources Code (the "California Environmental Quality Act") which mandates monitoring of the mitigation measures.

FISCAL IMPACT

None

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Hesperia General Plan Annual Report - 2010

HESPERIA GENERAL PLAN ANNUAL REPORT

2010

ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

INTRODUCTION

Government Code Section 65400(b) requires each City and County with an adopted General Plan to provide an annual report to the legislative body on: 1) The status of the plan and progress of its implementation, including the progress in meeting its share of regional housing needs, and; 2) Local efforts to remove governmental constraints to the maintenance, improvement and development of housing. This annual report is a working document that provides information on the specific direction of the City of Hesperia and it is a tool to alert the City of potential revisions that may be required in the future.

This document serves three purposes for the City of Hesperia. First, this report serves as the required annual report for the 2010 calendar year. Second, this report is the Implementation Plan for the General Plan, providing a comprehensive picture of the steps taken by the City in realizing the major policies established in the General Plan. Finally, since many of the General Plan policies are environmental mitigation measures from the Final Environmental Impact Report (FEIR) adopted for the General Plan, this report is the method through which the City of Hesperia complies with the requirements of Section 21081.6 of the California Public Resources Code (the "California Environmental Quality Act") which mandates monitoring of the mitigation measures.

ACTIONS COMPLETED, ONGOING OR INITIATED IN 2010

The following activities have been completed, initiated, implemented or processed by the City of Hesperia in 2010, which relate to General Plan goals and/or mitigation measures. These activities are categorized by the General Plan element they relate to and assist in implementation. Many of the policies, actions and mitigation measures contained within the General Plan are on-going in nature and are not listed below.

The General Plan Update was adopted on September 7, 2010. This is the first comprehensive update since the original General Plan was adopted in 1991. The update covers the entire City and all seven elements of the General Plan. Of particular importance is the goal to convert the plan to a one-map system where all land uses will be designated on the General Plan map, eliminating the zoning map and any remaining inconsistencies. This enables the public to easily determine the appropriate land uses for any parcel in the City and sphere of influence.

The General Plan is the City's "Constitution" and guide for development, outlining what the City is and how it will develop in the future. All decisions made by the City, from the annual budget and capital improvement program, to the issuance of building permits, must be consistent with the General Plan.

The City's population, size and composition have changed considerably in the last 19 years. The City has grown from about 50,000 residents to almost 90,000 and is now 75 square miles compared to 50 square miles at incorporation. Another 36 square miles of unincorporated land is in the City's Sphere of influence. As this is an area that bears

direct relationship to the City's planning, the State requires that Hesperia's General Plan include this area as well. The update addresses new laws, regulations and circumstances that did not exist when the original plan was adopted. For example, the State has enacted several laws addressing climate change that will require cities to take actions that reduce carbon emissions. There are also new mandates regarding endangered species, housing and sustainable communities. Finally, the updated General Plan includes the Main Street and Freeway Corridor Specific Plan, as adopted in 2008.

General Plan Goals:

In addition to addressing the current circumstances of the City as described above, the overall goals of the General Plan Update are as follows:

- Preserve existing neighborhoods;
- Enhance the quality of residential areas in a variety of densities, with landscaping and architectural standards;
- Reinforce efforts to build a local job base and establish sales tax-producing businesses along Bear Valley Road, Main Street and the Freeway Corridor;
- Preserve lot sizes and prevent premature subdivision of land;
- Enhance the quality of life in higher residential density developments with paseos, parks and other amenities;
- Establish a circulation system of arterial and connector streets to carry traffic efficiently within and across the City;
- Support the urban design framework, which has two new greenways to link the freeway corridor with the downtown area;
- Dedicate housing units for senior citizens as well as for all income levels;
- Permit mixed-use developments in the downtown area and along the freeway corridor.

In addition, the General Plan Update addresses climate change issues as mandated by Assembly Bill 32 and Senate Bill 375. The General Plan text identifies each implementation measure that specifically mitigates impacts to the production of greenhouse gasses. The Climate Action Plan is to be adopted as a special program to be implemented that outlines requirements for new development, as well as feasible measures the City will take to address global climate change.

General Plan Elements:

The General Plan consists of seven chapters, or elements. These elements address the seven subjects required by state law. A summary of each element and the associated issues are as follows:

Land Use: The most frequently referenced part of the General Plan is the Land Use Map. This map shows the location of residential, commercial, industrial uses, as well as schools and parks. The map also shows other features such as railroads, the airport and the California Aqueduct. Residential uses are classified by density in dwelling units per acre. The proposed land use map will supersede and ultimately replace both the current land use plan as well as the zoning map. Therefore, the City will have a one-map system. This will eliminate any inconsistencies between the two current maps.

Staff completed a comparison of all of the parcels where the General Plan designation was inconsistent with the Zoning map. In every case, staff revised either the General Plan or zoning designation to support the preservation of residential lot sizes and the predominant land use in the neighborhood. The proposed Land Use map also incorporates the Main Street and Freeway Corridor Specific Plan, adopted in 2008. Therefore, the differences between the current land use plan and the proposed map are limited.

The new map also consolidates and reduces the six residential General Plan designations and six zoning districts to a total of 11 designations based principally on lot size. Adoption of the General Plan Update does not repeal or revise any part of the Development Code. The Development Code will now be revised to directly address the new General Plan designations.

The text of the Land Use Element includes a description of the City's existing land uses, infrastructure and public services. Residential, commercial and industrial uses are described as well as the City's three specific plans. All of the proposed land use designations are listed and described. The implementation measures to address these issues include:

- Improving the quality of life in residential areas;
- Promoting balanced, efficient commercial development to generate sales taxes;
- Providing for industrial development to increase opportunities for local employment;
- Designate and protect land for public and open space uses;
- Sustainable development measures, including water conservation, energy efficient design and Leadership in Energy Efficient Design (LEED) building certification.

Circulation: The Circulation Element classifies and defines the City's system of arterial roadways. The Transportation Plan maps their locations and shows the right-of way

width as well as the curb-to-curb width. The plan also shows where special street-sections will be used, such as within the Township area. As the Circulation Element also addresses other transportation modes, the Non-Motorized Transportation Plan shows the City's system of bike paths. Most of the City's streets include room for bike paths to encourage their use. Finally, the Urban Design Framework map shows how the City's bike paths, bus routes, equestrian trails and greenways link the City's parks and schools. This supports the goal of providing alternatives to the automobile.

The text addresses the challenges the City faces, including the current need for more freeway interchanges and more crossings at the railroad and the Mojave River. Intersections operating below acceptable levels are identified. Each street cross-section is illustrated and described. Implementation measures include:

- Require road dedications in accordance with the Transportation Plan;
- Increasing the number of railroad grade separations;
- Expand park-and-ride facilities, rail spurs and bus routes;
- Construct the bike path system;
- Collect Development Impact Fees to fund construction of the transportation system;

Housing: The Housing Element addresses the requirement for the City to assure that housing is provided for all economic segments of the community. The Element satisfies the State's goals and includes the current Regional Housing Needs Assessment (RHNA). The Housing Element is the only element that requires approval by the State's Department of Housing and Community Development (HCD) as part of its adoption.

The Housing Element contains a complete demographic profile of the City, including income, ethnicity, employment and age. The type and age of the City's housing stock is described. An inventory of land available for multi-family housing is included. This shows that the City has an abundant amount of land to meet its RHNA without zoning any additional land for multi-family units. The Element reviews the City's past accomplishments and discusses affordable projects completed or in the planning process. The progress towards the RHNA's required number of units for each income category is shown. Finally, the City is required to report to the State the annual progress made towards meeting these goals.

The Element describes the City's program to support construction of new housing and outlines the City's Housing Plan. The Plan consists of 5 goals and 20 programs to achieve the City's objectives. These include:

- Density bonuses and/or design concessions to encourage the development of affordable projects;
- The Main Street and Freeway Corridor Specific Plan includes two zones where development may occur at above 15-units per acre. The high density residential

zone allows up to 20 units per acre and the Regional Commercial zone allows up to 25 units per acre;

- Other programs include down-payment assistance, or other financial assistance for financing or infrastructure, including the township program;

- The Hesperia Community Redevelopment Agency is required to set-aside 20 percent of its tax increment to assist in the development of affordable housing. These funds may be used to provide direct assistance to qualified projects or to build roads, water or sewer lines that benefit an affordable project;

- Community Development Block Grant (CDBG) funds are used to rehabilitate lower-income households.

Open Space: The Open Space Element details the City's plans to preserve natural areas and resources and to provide parks, recreational facilities and trails for its residents. Natural resources include habitat for endangered or threatened species and for species of special concern. The City is in the historical range of the Desert Tortoise and the Mojave Ground Squirrel. Arroyo Toads have been found in portions of the West Fork of the Mojave River. The City is also required to survey for the Burrowing Owl before any ground-disturbing activity. Finally, Joshua Trees and other native plants are protected by City ordinance. As part of the development review process, surveys are required for these species and plants. Should any occur on the site, appropriate action is taken, depending on the species found and the associated regulations applicable to that animal or plant.

Open space also includes scenic areas, such as the Mojave River or the mountains to the south of the City. The Oro Grande Wash also provides visual separation from the freeway corridor and Oak Hills. Other wash areas include the unnamed wash on the west side of the freeway, the Antelope Valley Wash, and the area known as Honda Valley. Three limited open space areas are identified for preservation due to their relatively undisturbed condition. To the extent possible, they are to remain in their natural state. The remaining areas are to be developed over time with recreational trails. One new approach to implementing the proposed Open Space is a Transfer of Development Rights (TDR) program. This program will be implemented to enable compensation for areas affected by slopes and/or drainage. The ultimate goals for these areas are to retain the natural desert environment with minimal intrusion in the form of unpaved trails and parking areas. The properties will be purchased, either directly by the City, or by a program transferring development. The TDR property remains undeveloped while the density permitted is transferred to an adjacent or nearby property. This compensates the property owner for the loss of the land. Transferred development rights can be sold or purchased and utilized on similar or nearby properties.

The Open Space element also addresses agricultural land, water and mineral resources. These resources are discussed in conjunction with the Conservation Element.

The City's park and recreation areas are described. The Hesperia Recreation and Park District's 2006 Master Plan includes regional, community and local parks. These include Hesperia Lake Park and Hesperia Community Park. The District also recently assumed

operation of the Hesperia Golf and Country Club, which is owned by the City. The City or Water District also owns several other parcels managed by the District, including Civic Plaza Park, located west of City Hall.

The Element discusses the City's requirements to acquire and develop new park land. The City requires dedication of three acres of land for every 1,000 persons. In addition to this, the City requires 2 acres of open space for 1,000 persons. Based on this standard, at projected build out within both the City and Park District (which is larger than the City) there will be an abundance of open space for current and future use. Finally, the Element describes the City's system of bike paths and equestrian trails, consistent with the Circulation Element. Implementation measures are consistent with the Circulation Element to support development of this trail system.

Noise: The Noise Element is a comprehensive program to include noise control in the planning and development process. Noise at excessive levels can affect our environment and quality of life.

The Element discusses sources of noise, including roads, railroads and industrial areas. Land uses sensitive to noise, such as residential areas, schools, libraries and parks are mentioned. The Element includes compatibility standards based on state and federal standards as well as accepted methodologies. The City's noise ordinance is also discussed and is not proposed to be modified.

Implementation measures to control noise include:

- Requiring acoustical analysis for all residential structures near noise sources such as the railroad, airport or major roads;
- Requiring enhanced construction methods to limit interior noise within residences adjacent to noise sources;
- Locating or screening loading docks and other site features to protect sensitive areas or uses;
- Limiting delivery hours to commercial or industrial uses near residential areas.

Conservation: The Conservation Element establishes the City's priorities as they relate to natural, historical and paleontological resources and outlines the means for their preservation. This element is most closely tied to Open Space and Safety, as many of these areas identified for their value as visual amenities or drainage courses are also ideal for conservation.

Implementation measures include:

- Require use of water conserving plants and native vegetation in landscaped areas and use low-water consumption fixtures in homes and businesses;
- Coordinate activities with the VVWRA to develop sub-regional treatment facilities and encourage and provide for use of reclaimed water for irrigation;

- Preserve pristine areas for habitat and open space uses;
- Coordinate with the County Museum to research records, perform additional research and preserve any artifacts that may be found;
- Contact Native American representatives to comply with all requirements concerning monitoring and preservation of Native American artifacts and places;
- Implement the green building program and encourage LEED, or similar certification of buildings;
- Coordinate with other San Bernardino County cities to develop a greenhouse gas inventory;
- Promote the use of alternative, renewable energy sources;

Safety: The Safety Element describes the City's hazards, including:

- Seismic Hazards from ground shaking, including potential for liquefaction and slope failure;
- Geologic hazards not related to earthquakes, including slope instability and subsidence;
- Flood hazards;
- Fire hazards, including structure and wildland fires;
- Hazardous materials including waste sites.

The Element also discusses emergency plans, evacuation routes and emergency shelters. Maps showing these areas and routes are included.

Implementation measures to address these issues include:

- Require geo-technical and soil reports to assure proper grading and compaction of soils;
- New construction to adhere to current building codes, including provisions for lateral forces;
- Encourage assessment of for older structures and conduct seismic retrofits as necessary;
- Require that new development retain addition runoff from rooftops parking lots and driveways;

- Restrict development in floodways and FEMA defined flood areas;
- Support recycling and disposal of hazardous materials;
- Maintain mutual aid agreements with neighboring cities and the County.

Additional actions taken by the City that address implementation of General Plan goals are discussed below:

Land Use Element:

The City is implementing the Main Street and Freeway Corridor Specific Plan, which was adopted on September 16, 2008. As mentioned above this plan was incorporated into the General Plan Update. This plan addresses land use and design standards, as well as motorized, bicycle and pedestrian circulation in a 10,000 acre area encompassing the City's two most important thoroughfares. The plan includes new zone districts, which take advantage of the City's existing and planned land use patterns to create a vibrant and attractive downtown area. The plan also anticipates regional commercial, auto sales and industrial uses to establish sales tax producing businesses and locally based jobs along the freeway corridor. The Specific plan also includes architectural and design standards. The City reviews all new development for compliance with these standards. This assures compatibility with adjacent uses and high quality architecture.

The Hesperia Gateway Shopping Center, featuring a Target Supercenter, opened in October 2008. This center is consistent with the land use goal to establish regional commercial uses along the freeway. The design and architecture meets the requirements of the Specific Plan to create a visually interesting and attractive place to shop or dine. Recently, Marshall's, Ross and Rue 21 have opened within this center as well as a Golden Corral Restaurant. Two more retail chains (Joann's and Famous Footwear) have submitted plans to join Target in this center, further diversifying the City's retail base.

The City has established a Development Impact Fee, which is assessed on all new development. A portion of this fee is allocated to streets, drainage, fire, police and public services.

The City has previously acquired 30 acres in the vicinity of the Civic Plaza. In 2006, the City completed the Hesperia Branch Library and the City Hall buildings. In 2008, the Civic Plaza Park was completed in time for the City's 20th anniversary celebration. In addition, a police station and County Government Center were completed in September and October 2010 on property adjacent to City Hall and the park. All of these buildings exhibit common architecture, which unifies the Civic Plaza around the park.

The City has completed the first phase (Spruce and Smoke Tree streets) of the Downtown Revitalization Program. This consists of installing new curb, gutter, sidewalks, landscaping and front yard fencing in a one-square mile area immediately east of the Civic Plaza. Water lines were replaced and new sewer lines were installed. Street trees have been added to complete the thematic improvements in harmony with the City's

plans for the Civic Plaza. The intent is to increase the property values in this area to encourage construction or remodeling of the existing homes and apartments in this area, many of which are in dilapidated or sub-standard condition.

The City adopted a new landscaping ordinance in 2007 to be consistent with the State's Model Ordinance. This ordinance applies new standards and requires use of drip irrigation, drought tolerant plants and trees, mandates plumbing for the future use of recycled water, and limits the use of turf in most projects. This year, the ordinance was amended to incorporate the mandated water budget standards in AB 1881.

Circulation Element:

As part of the General Plan Update, the City identified new land use districts that better suited the locations along two major corridors. A traffic model was created to address impacts over a 20-year period.

Capital Improvement Program

Projects underway in 2010 which implement the Transportation Plan goals are as follows:

- Ranchero Road Underpass - Environmental documents were completed in August 2008, with property acquisition certification signed by Caltrans in December. Construction planned to start by July 2011 through early 2013.
- Ranchero Road Interchange - Preliminary design completed, environmental document completed in March 2010. Final design to be complete by July 2011 and property acquisition began in January 2011. Construction is planned for 2012 to 2014, pending availability of funding.
- Ranchero Corridor – widening of the road to 4 lanes between the Underpass and the Interchange. This will be planned and completed in conjunction with San Bernardino County, as half of the five-mile length of this project is within their jurisdiction. Design is underway and environmental documentation was prepared in February 2011.
- Downtown Revitalization Project - The first two of nine streets (Spruce Street and Smoke Tree Street) underwent sewer line installation and waterline replacement, which was completed in March 2010. Afterward, the existing pavement was removed and repaved to include curb, gutter and sidewalks. This was completed in August 2010. Landscaping and front yard fencing is also included, which will be completed in Summer 2011. The City is planning to design similar improvements on two streets at a time and construct them during alternative years. Other streets will have additional features such as landscaped median islands (Third Avenue) and an exercise circuit (Hercules Street).

The City adopted the Main Street and Freeway Corridor Specific Plan, which became effective on October 16, 2008. This plan addresses land uses along the City's important thoroughfares. Land uses are located to take maximum advantage of planned transportation facilities. For example, auto sales uses are planned along the freeway, adjacent to the Ranchero Road freeway interchange. This will provide exposure for the auto dealerships and convenient access from the freeway. In addition, this interchange

will facilitate commuter access from Ranchero Road, which extends east to the southern portion of the City.

The Specific Plan also specifies areas of higher residential density in the Freeway corridor as well as along the western portion of Main Street. This will place more housing in commuter-friendly locations near the freeway.

The City has also planned for housing and office uses to be located within the Civic Plaza area, so that the employees and residents may access commercial uses along Main Street and Eighth Avenue. The last 68 units of the KDF apartments, which are reserved for low income households were completed in January. As mentioned above the police station and County Government center are under construction. These new employees and residents will enhance the prospects for businesses in this area.

The General plan Update also includes the non-motorized Transportation Plan. This includes class 1, 2 and 3 trails for bikes as well as equestrian trails these are located within power line transmission corridors as well as in open space areas. New bike lanes installed include Arrowhead Lake Road, south of Main street. In addition, the Main Street and Freeway Corridor Specific Plan includes the Urban Design Framework. This plan established two new east-west corridors to link the City's system of parks and open space areas.

The City received a $2,000,000 grant from the federal government (U.S. Department of Commerce) to design and build the Hesperia Lead Track Project. This will enable businesses requiring rail access to receive and ship goods by rail from the City's industrial area. This project will serve over 200 acres and will reduce the need for truck traffic to cross the City. This projet has been design and construction is expected to begin in spring 2011.

Safety Element:

The City has completed improvements on the southern portion of the H-01 drainage course from Main Street to Third Avenue. This will alleviate flooding on Main Street and other streets during heavy rainstorm events.

The City has planned the reconstruction of Fire Station 301. A 12,000 SF facility will replace the existing 3,700 SF station on 11th Avenue. In addition, the City has completed Fire Station 305 on the west side of the freeway. This 18,000 SF station will protect the West side of Hesperia as well as the commercial and industrial areas along the freeway corridor. The County partially funded the station and County Fire units will serve Hesperia's sphere area. Finally, a minor expansion to Fire Station 304 has been designed to address the increased safety needs in the northwest portion of the City.

The City has completed Community Emergency Response Team (CERT) training for all staff. The City is now offering this training to residents as well. The City activated its Emergency Operations Center at City Hall and mobilized its management staff as well as other City staff in response to heavy rains in December.

The City completed construction of a new police station to house the San Bernardino County Sheriff's contract staff. The new 44,000 square foot building, located north of City Hall, replaced the pervious 7,500 square foot facility on Santa Fe Avenue.

Open Space Element:

The City has worked with Hesperia Recreation and Park District to develop and expand the park system in the City. As part of new residential development on the west side of the city, three parks have been developed, totaling 16 acres. In addition, a paseo system was established to link these parks with Hesperia Community Park, located west of Datura Avenue. The first phase of a fourth park, was completed west of Maple Avenue.

In 2008, the City opened Civic Plaza Park adjacent to City Hall and the Hesperia Branch Library. The City celebrated its 20th anniversary on June 28, 2008.

The General Plan Update includes the Non-Motorized Transportation Plan. This plan established a city–wide system of paths and trails. The plan includes class 1, 2 and 3 bike trails as well as equestrian trails in power line easements and open space areas, such as the Mojave River. The Mojave River Trail connects to the Pacific Crest Trail in Summit Valley.

During the General Plan Update process, the City Council held discussions with the public and staff regarding establishment of Open Space areas. The City has identified preservation areas where the combination of natural vegetation, access and topography create kinds that would be preserved in a natural state, and developed with picnic or park facilities. Other areas will be set aside to provide trials to provide connectivity between the preservation areas or existing parks. Within the Oro Grande Wash, 11 acres were acquired by the City for open space and for species mitigation in agreement with the Department of Fish and Game.

Conservation Element:

The City adopted a new landscape ordinance in 2007 to be consistent with the State's Model Ordinance. This requires use of an approved plant list as well as restrictions on the use of turf and spray irrigation. This year, the ordinance was amended to incorporate the mandated water budget standards in AB 1881.

The City's General Plan identifies washes, open spaces and culturally sensitive areas within the City and Sphere of Influence. As part of the review of any development project, the City applies mitigations for drainage facilities, preservation of protected plants and hillsides as well as surveys for cultural and archaeological resources as recommended by the County Museum.

The City has adopted a Fat, Oil and Grease (FOG) program. The FOG program will require restaurants to monitor and maintain grease interceptors and properly dispose of FOG products to reduce potential blockages of the city sewer system. Lack of maintenance can lead to blocked sewer pipes, poor drainage and spills. Sewer spills can subject the City to fines from the Lahontan Regional Water Quality Control Board.

The City requires that new development, as well as public projects, irrigate their landscaping with provisions to convert to the use of reclaimed water when it becomes available. The City, in conjunction with the regional wastewater authority, is building sub-regional treatment plants that will supply treated water for this purpose. The City also requires best management practices for new construction including watering of graded areas and dirt access ways, SWPPP measures and surveys for cultural or biological resources, as applicable to each project.

Noise Element:

The City requires walls or other noise attenuation measures as part of construction of any building within the noise contours of any highway, as well as the railroad. This provides for the interior noise levels in homes and businesses to meet the City's standards.

The City's General Plan contains an inventory of noise contours for all noise sources, including highways and railroads. The City also has established notification areas as part of the adopted Airport Land Use Plan. Referral Area "C" permits land owners to be aware of the proximity of the airport and its impacts. Projects within this area must provide avagation easements are part of the approval process.

The City's Noise Ordinance sets limits on noise from stationary sources and construction activity. These limits are consistent with the data and the compatibility matrix within the Noise Element. The City requires that outdoor activities associated with a development project must be curtailed after normal work hours to protect adjacent residential uses. The City also limits the hours and days that construction activity may occur.

Housing Element:

The City's original Housing Element was adopted along with the remainder of the General Plan in May 1991. In 2002 the Housing Element was updated as required under state law, based on the schedule for the SCAG region. This update addressed the City's housing needs for the RHNA reporting period ending in 2005.

The City has completed the General Plan Update, including the Housing Element. The new Housing Element addresses the current RHNA reporting period, which is from January 1, 2006 to June 30, 2014.

The following tables contain the necessary information to report progress in meeting the City's housing goals, as well as the State's mandates for compliance with the State Department of Housing and Community Development requirements.

Table A is the annual building activity for 2010. The report indicates that no very-low income, low income or moderate income units were constructed. **Table A2** shows that two (2) single family residences were also constructed in 2010.

Table B shows the City's progress towards meeting the regional Housing Needs Assessment Needs numbers. As mentioned above, no income-restricted units were provided, as the economy depressed the overall housing market. Overall, 1,827, or

20.2%, of the City's projected 9,015 dwelling units were produced during the current Regional Housing Needs Assessment period. Finally, **Table C** lists the progress the City and Redevelopment Agency made during 2010 towards meeting the program goals in the City's Housing Element.

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Hesperia

Reporting Period 1-Jan-10 - 31-Dec-10

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	

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(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						2	2			
(10) Total by income units (Field 5) Table A ► ► ►							2			

Table A2

Annual Building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	2	0		0	0	2

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level			RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low		Deed Restricted	2,116	38	38	89	120	0					285	1,831
		Non-deed restricted		0	0	0	0	0						
Low		Deed Restricted	1,456	142	117	33	33	0					325	1,131
		Non-deed restricted		0	0	0	0	0						
Moderate		Deed Restricted	1,692	0	0	0	123	0						1,569
		Non-deed restricted		0	0	0	0	0						
Above Moderate			3,751	850	171	68	3	2					1,094	2,657
Total RHNA by COG. Enter allocation number:			9,015											
Total Units ► ► ►				1,030	326	190	279	2					1,827	7,188
Remaining Need for RHNA Period ► ► ► ► ►														

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in the Housing Element		
Name of Program	**Objective**	**Deadline in H.E.**	**Status of Program Implementation The City of Hesperia has continued to implement the goals and objectives of the H.E. The following data represents implementation for the 2010-11 fiscal year**
DEVELOP AND IMPLEMENT HOUSING PROGRAMS TO ASSIST PERSONS OR FAMILIES OF LOW AND MODERATE INCOMES WITH FIRST-TIME HOMEBUYER PROGRAMS.	Assist thirty-seven (37) low and moderate-income first-time homebuyers by the year 2005. Implement federal HOME funds (via State HCD) as awarded, and annually apply for additional funding for homeowner assistance programs through the year 2005. Promote programs that will increase the level of home ownership in Hesperia reducing the number of foreclosed, vacant and HUD owned homes by a minimum of 10% by the year 2004.	2004 & 2005	During fiscal year 2010-2011 the City had an Agency-funded a Down Payment Assistance Program (DAP) that offered a 30-year, zero percent interest loan with payments deferred for thirty years. During this fiscal year the City did not fund any DAP loans. The City continued to support the County of San Bernardino that manages a Single-family Mortgage Bond Proceed Program that assists homeowners in the City of Hesperia, as well as homeowners county-wide.
PROVIDE RENTAL ASSISTANCE THROUGH RENTAL SUBSIDIES TO REDUCE THE COST OF HOUSING FOR VERY LOW AND LOW-INCOME FAMILIES.	Provide Section 8 rental assistance through the County of San Bernardino Housing Authority to one hundred-fifty (150) very-low and low-income people by the year 2005.	2005	The San Bernardino County Housing Authority (SBCHA) administers the Section 8 Housing Assistance Payment Program for the City and maintains several small, scattered public housing units. The primary objective of SBCHA is to provide affordable housing for extremely low income families within San Bernardino County. The Section 8 Housing Assistance Payment Program provides rental subsidies to low income (50 percent of the County MFI) households that spend more than 50 percent of their gross income on housing costs. The Program pays the difference between the excess of 30 percent of the recipient's monthly income and the federally approved Fair Market Rents (FMRs). Section 8 rental assistance is typically issued as vouchers. The voucher system allows the voucher holder to choose housing that rents at levels higher than the FMRs but up to the SBCHA-established payment standard. The voucher holders must make

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			up the difference between the FMR and the actual rents. The intent of the voucher system is to provide greater mobility and location choices for the recipients. However, the escalating rents have made vouchers a not-so-attractive offer to most landlords. It has become increasingly difficult for many voucher holders to find places where the vouchers may be accepted. According to SBCHA, 219 Section 8 recipients were residing in Hesperia as of June 2005. Of these, 81 were disabled households and 35 were elderly. Among all recipients, the majority were African American (40 percent), followed by White households (36 percent) and Hispanic (29 percent). Approximately one percent were Asian. In comparison to the overall ethnic makeup of the City, Hispanic households are slightly underrepresented among Section 8 recipients and African American residents are over-represented. This may indicate that additional outreach and education are necessary to increase participation among Hispanic residents. As of June 2007, over 13,500 applicants were on the Countywide Section 8 waiting list. The average waiting period ranges from three to five years, depending on the waiting list preference. For the distribution of Section 8 assistance, the Housing Authority has one preference: veterans and veteran families.
PROVIDE CODE ENFORCEMENT TO ASSIST IN ELIMINATING SLUM AND BLIGHT IN LOW AND MODERATE-INCOME AREAS.	For a limited time, provide financial support for a 65 member volunteer group to promote neighborhood pride and improve the appearance of areas within designated enhancement areas. (Adopt-a-block) Provide 2,050 code enforcement hours to two hundred (200) households within the designated low-income enhancement areas to eliminate slum and blight by the year 2005.	2005	The Code Enforcement Program provided services for the elimination and abatement of public nuisances in low income designated target areas. Also, code enforcement increased City efforts to improve existing housing stock and eliminate blighted structures. Approximately 47 households benefited. Neighborhood Police Services has proven to be successful in reducing illegal activities in creating a suitable living environment for the residents in CDBG eligible areas. Approximately 14,564 individuals were assisted. The Graffiti Removal Program provided services for the elimination of blight utilizing Redevelopment funds and City general funds.
PRESERVE AND IMPROVE THE EXISTING SINGLE-FAMILY HOUSING STOCK THROUGH REHABILITATION WITH SPECIAL ATTENTION TO LEAD PAINT EDUCATION, INSPECTION, TESTING AND ABATEMENT AS NECESSARY.	Provide twenty-five (25) rehabilitation loans to assist low and moderate-income households by the year 2005. Provide sixty-five (65) rehabilitation loans for rental housing units by the year 2005. Provide Code Enforcement assistance to twenty-five (25) low-income households by the year 2005. Provide a Graffiti abatement program to eradicate graffiti in targeted areas.	2005	The CDBG Housing Rehabilitation Loan program (HRLP) was available to provide loans and grants of up to $20,000 for low-income homeowners for housing repairs including electrical, plumbing, and roofing. During this fiscal year the City did not fund any CDBG-HRLP loans. In addition to the CDBG-HRLP, the City has an Agency-funded HRLP offering a 30-year, zero percent interest loan with payments deferred for thirty years. During this fiscal year the City did not fund any Agency HRLP loans. The Code Enforcement Program provided services for the elimination and abatement of public nuisances in low income

	Provide Lead-Based Paint Education/Outreach Efforts to one hundred-twenty (120) low and moderate-income households by the year 2005. Provide lead-based paint testing as needed by the year 2005.		designated target areas. Also, code enforcement increased City efforts to improve existing housing stock and eliminate blighted structures. Approximately 47 households benefited. The Graffiti Removal Program provided services for the elimination of blight utilizing Redevelopment funds and City general funds. The Development Services Department (Economic Development and the Community Development) oversees the City's efforts to evaluate and reduce lead-based paint hazards. The City provided all contractors completing work in the City, and all households that are using the City's housing loan and grant programs written information on lead based paint hazards. Lead-based paint is rare but if found, the City monitored its removal, cleanup, and disposal. As mentioned above, the City has implemented the Rental Housing Registration program. Rental properties are inspected and granted a certificate provided they pass inspection for trash, debris and maintenance items. The City has conducted over 1,600 inspections of properties in 2010.
PROVIDE FAIR HOUSING SUPPORT AND SERVICES.	Provide fair housing education and outreach services to assist five hundred (500) residents by the year 2005. Provide ten (10) outreach meetings to assist renters with fair housing problems by the year 2005.	2005	The Inland Fair Housing and Mediation Board provided fair housing services, including, landlord/tenant mediation, and discrimination complaint counseling. IFHMB also provided fair housing education and outreach services to residents of Hesperia. The Inland Fair Housing and Mediation Board assisted 652 households for the 2009-10 fiscal year.
PROVIDE FOR THE PRESERVATION AND REHABILITATION OF EXISTING SINGLE AND MULTI-FAMILY UNITS.	Provide rehabilitation assistance to property owners and residents to preserve existing single-family and multi-family units.	Ongoing	The CDBG Housing Rehabilitation Loan program (HRLP) was available to provide loans and grants of up to $20,000 for low-income homeowners for housing repairs including electrical, plumbing, and roofing. During this fiscal year the City did not fund any CDBG-HRLP loans. In addition to the CDBG-HRLP, the City has an Agency-funded HRLP offering a 30-year, zero percent interest loan with payments deferred for thirty years. During this fiscal year the City did not fund any Agency HRLP loans.
PROVIDE SERVICES AND/OR HOUSING ASSISTANCE FOR HOMELESS PERSONS OR PERSONS AT-RISK OF BECOMING HOMELESS.	Provide homeless assistance services, emergency shelter, transitional shelter, and supportive housing for fifty (50) homeless persons, and persons at-risk of becoming homeless by the year 2005.	2005	During this program year, the City utilized CDBG funds that provided homeless assistance services, emergency shelter, transitional shelter, and supportive housing for homeless persons, and persons at-risk of becoming homeless. High Desert Homeless Services provided 24-hour residential shelter and services such as baby food, formula, clothing, diapers, laundry facilities, education, job readiness training, and independent living skills

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			High Desert Domestic Violence program provided outreach services and counseling, legal advocacy, crisis hotline, and referrals for victims of domestic violence. Victor Valley Domestic Violence: A Better Way provided outreach services and counseling concerning crisis intervention for victims of domestic violence. The three shelters were able to assist a total of 449 individuals collectively for fiscal year 2009-10. Moses House Ministries provided housing and family services to pregnant teens, single mothers and children including mentoring, life skills education and social skill training and baby supplies. This program assisted 248 individuals.
SUPPORT THE FRAIL ELDERLY THROUGH OUTREACH SERVICES AND SUPPORT TO IMPROVE THEIR WELL-BEING AND ENABLE THEM TO MAINTAIN THEIR INDEPENDENCE.	Provide services to one hundred twenty (120) elderly by the year 2005. Expand case management programs by offering volunteer peer counseling services, daily activities, and support groups, counseling and seminars for adult children of aged parents by the year 2004.	2004 & 2005	There is a High need for services and housing for low-income elderly persons due to increasing longevity, and to the high cost of long-term care for the elderly. The City continued to support meal and other nutrition services to elderly and frail elderly persons so that they can live independently and safely in their homes, and provide nutrition services in dining rooms where seniors can socialize. For program year 2009-10, Meals on Wheels provided meals to 94 homebound seniors.
ENSURE THAT AGING CITIZENS HAVE QUALITY HUMAN SERVICES AND A SAFE AND DECENT LIVING ENVIRONMENT.	Provide two hundred (200) elderly with social services, education, and recreation activities to promote a spirit of dignity and limitless potential for and enriched life for seniors by the year 2005.	2005	There is a High need for services and housing for low-income elderly persons due to increasing longevity, and to the high cost of long-term care for the elderly. The City continued to support meal and other nutrition services to elderly and frail elderly persons so that they can live independently and safely in their homes, and provide nutrition services in dining rooms where seniors can socialize. For program year 2009-10, Meals on Wheels provided meals to 94 homebound seniors.
ENSURE AND ENHANCE THE SAFETY AND ACCESSIBILITY FOR PERSONS WITH DISABILITIES.	Provide support and service to sixty (60) disabled persons by the year 2005. Complete eight (8) accessibility projects for the benefit of low and moderate households by the year 2005. Provide twelve (12) services in the rehabilitation, conversion, or accessibly modifications to public facilities, single-family units, and parks for persons with disabilities and/or HIV/AIDS by the year 2005.	2005	The city assisted a local shelter with replacing the floor to make sure the public facility was accessible and safe for those with disabilities. The City sent two plans examiners to a class to become certified in accessibility standards.

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PLANNING COMMISSION

ENSURE THE CITY'S LAND USE CONTROLS, BUILDING STANDARDS AND PERMIT PROCESSING DO NOT POSE A CONSTRAINT TO THE DEVELOPMENT, IMPROVEMENT OR MAINTENANCE OF HOUSING FOR PERSONS WITH DISABILITIES.	Analyze and determine whether the City's zoning, building standards and/or permit processing procedures constrain housing for persons with disabilities, consistent with Senate Bill 520 (Chesbro), 2001. If the analysis demonstrates constraints to the development, improvement or maintenance of housing for persons with disabilities, the City will make the necessary changes to its zoning ordinance, building standards, and permit processing procedures to mitigate or otherwise remove identified constraints by November 2003.	Ongoing	The City enforces applicable California Title 24 disabled access regulations on all new development. This includes the public right-of-way as well as on-site and within the building. Plan check on these plans or improvements is conducted in conjunction with the remainder of the building and public improvement plans and does not pose a constraint. Accommodations are also made for the retrofit of existing buildings to permit their use in special circumstances. The City sent two plans examiners to a class to become certified in accessibility standards
PROVIDE PUBLIC SERVICE ACTIVITIES FOR LOW AND MODERATE-INCOME PERSONS, AND PERSONS WITH SPECIAL NEEDS.	Provide public services for two hundred (200) handicapped individuals and the homeless by the year 2005.	2005	The City assisted persons with special needs including, sign language interpretation, pregnancy education, and literacy services. High Desert Domestic Violence program provided outreach services and counseling, legal advocacy, crisis hotline and intervention, and referrals for victims of domestic violence. Victor Valley Domestic Violence, Inc./A Better Way assisted domestic violence victims and their children by providing shelter, intervention, prevention, education, and community awareness. This program assisted 118 individuals. Call for Life Pregnancy provided individual and group counseling to pregnant teen girls, assisting 551 individuals in fiscal year 2009-10.
PROVIDE SUPPORT SERVICES TO LOW AND MODERATE INCOME YOUTH AND YOUTH AT-RISK.	Provide two hundred (200) youth with counseling/gang prevention, after school programs, and childcare by the year 2005.	2005	City assisted youth with counseling and gang prevention services, after school programs, and childcare. The following activities address those needs for fiscal year 2009-10. Moses House Ministries provided housing and family services to pregnant teens, single mothers and children including mentoring, life skills education and social skill training and baby supplies. Call for Life Pregnancy provided individual and group counseling to pregnant teen girls the two facilities assisted 248 people during fiscal year 2009-10.

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PLANNING COMMISSION

IMPROVE PUBLIC FACILITIES TO MEET THE COMMUNITY NEEDS FOR RECREATION, EDUCATION, AND SAFETY BY IMPROVING PUBLIC FACILITIES FOR THE SPECIAL NEEDS POPULATION.	Improve two (2) public facilities to senior recreation centers, youth centers, neighborhood facilities, childcare centers, park and recreational and library facilities by the year 2004.	2004	During fiscal year 2009-2010 the City embarked on the construction of a new police station as well as a County Government Center, adjacent to City Hall. These facilities opened in September and October of 2010, respectively. The City, in conjunction with the County completed Fire Station #305, to serve the west side of the City and sphere of influence.
PROVIDE INFRASTRUCTURE IMPROVEMENTS TO BENEFIT LOW AND MODERATE-INCOME RESIDENTS WITH IMPROVED, SAFER AND MORE ACCESSIBLE NEIGHBORHOODS.	Implement the Antelope Valley Wash Flood control system project by the year 2004. Implement seven (7) infrastructure projects to include the repair or installation of; roads, signage, signalization, curb, gutter, and sidewalks, drain, flood, and sewage projects, and alley improvements in CDBG target areas by the year 2005.	2004 & 2005	The City's original township (one square mile) had fallen on challenging times and suffered from significant disinvestment, high crime rates, gang activity and graffiti, failing infrastructure, and abnormally high number of vacant homes. The increasing cost of law enforcement in this area resulted in the City dedicating one full time officer to implement community-based policing. This aggressive stance resulted in a significant drop in crime rates which started a trend towards neighborhood recovery. The City and Agency realized that direct investment in the Township Area was necessary if revitalization efforts were to be successful. As a result, in fiscal year 2007-2008 the City and Agency embarked upon an effort to assess the physical infrastructure problems in the area. In addition the residents were engaged through public outreach. Special financing programs were established to help homeowners and landlords improve their properties. The first phase (Spruce and Smoke Tree Streets) includes new water and sewer lines, curb, gutter, sidewalk, landscaping, street lighting, fencing, etc. These streets were started in March 2010 and completed in August 2010. Landscaping will be completed in Summer of 2011. The City will design two additional streets a year and build them in subsequent years until the project is completed. This area is classified as a Community Development Block Grant (CDBG) Target Area because of the preponderance of low income residents. However, the successful transformation of the Township will encourage the residents to take pride in their homes, increase investment, and seek self-actualization through obtaining gainful employment in positions created by new Enterprise Zone businesses.
PROVIDE FOR A FULL TIME GRANT WRITER POSITION TO ENABLE THE CITY TO PURSUE SUPPLEMENTAL FUNDING FOR HOUSING RELATED PROGRAMS.	Establish a position within the City staff by the year 2003.	2003	The City does not have a full-time grant writer but does have a Senior Management Analyst in the Economic Development Department that is committed to the financing and production of affordable housing in the City. The position manages the HOME new construction grants for affordable housing and pursues additional financing sources for affordable projects, in addition to underwriting for the Agency.
ESTABLISH MIXED USE ZONING AND	In the City's Development Code, adopt mixed-use standards for allowing new		The City amended the Development Code to permit second dwelling units as permitted uses in residential zones, subject to

DEVELOPMENT STANDARDS TO ENHANCE THE AVAILABLITY OF SITES AND FACILITATE THE LOCATION OF AFFORDABLE AND SPECIAL NEEDS HOUSING NEAR COMMERCIAL AND CIVIC SERVICES.	development to include attached and detached units adjacent to or within commercial or institutional uses by the year 2003.	2003	issuance of a building permit. The units need only meet the criteria set forth in the Code and no public notice is required. The City also adopted the Main Street and Freeway Corridor Specific Plan. This plan incorporates design standards and establishes mixed use and higher density residential zoning in commuter-friendly locations along the City's two principal thoroughfares. The plan also places higher density residential in proximity to the City new Civic Plaza and pedestrian commercial zoning along Main Street to create a walkable downtown area. The City's adopted General Plan Update includes provisions to reinforce mixed use zoning, affordable housing and higher densities within multiple family areas.
MAXIMIZE USE OF AVAILABLE RESOURCES TO ASSIST IN PROVISION OF NEW AFFORDABLE HOUSING UNITS BY UTILIZING LOCAL, COUNTY, STATE AND FEDERAL ASSISTANCE PROGRAMS.	Provide financial and non-financial housing development incentives, seek financing for needed on and off site improvement though assessment districts or Community Facilities Districts, assist private developers who propose construction of low or moderately priced housing units, coordinate City efforts with available County programs, incorporating State and federal funds, as available.	Ongoing	The City's Redevelopment Agency provides assistance with its Low to Moderate Income Housing Set-Aside funds by providing low interest and/or deferred loan programs that will provide a future revenue source and allow the reuse of funds. Since 2002, the City and Agency have assisted in the development of 622 affordable units. The Agency is currently drafting a Notice of Funding Availability (NOFA) for future affordable housing projects. The NOFA will be presented to the Agency Board in March 2011.
MAINTAIN THE CITY'S GENERAL PLAN LAND USE MAP AND ZONING ORDINANCE TO PERMIT THE FULL RANGE OF RESIDENTIAL DENSITIES WITHIN THE CITY BOUNDARIES.	Provide for necessary updates to the City's General Plan, zoning map and development standards to reduce to the extent possible any regulatory constraints to the provision of housing.	Ongoing	The City's original General Plan (1991) accommodated residential densities from homes on 2.5 acre lots, to multi-family complexes of up to 15 units to the acre. In addition, density bonuses have always been available to attain even higher densities. In 2008, the Main Street and Freeway Corridor Specific Plan added two new land use designations and increased the highest density to 25 units per acre. The City's adopted General Plan Update includes provisions to reinforce mixed use zoning, affordable housing and higher densities within multiple family areas.
CONTINUE TO IMPLEMENT THE CITY'S DENSITY BONUS PROGRAM TO INCLUDE INCREASED DENSITIES, FINANCIAL INCENTIVES, DESIGN CONCESSIONS AND PRIORITY PROCESSING.	Provide for the necessary staff to expeditiously process housing proposals and density bonus applications within the time frames established by the City.	Ongoing	The City offers density bonuses, design concessions and financial assistance to projects that commit units to affordable rents or sales levels as well as to seniors. To date, the City has deed restricted provisions in effect on 6 projects, totaling 469 units. An additional three projects consisting of 153 units are under construction. The City has five projects under negotiation for an additional 303 units. In addition, the City's adopted General Plan Update includes within the Housing Element provisions to reinforce mixed use zoning, affordable housing and higher densities within multiple family areas.

CITY OF HESPERIA
DEVELOPMENT REVIEW COMMITTEE

City Hall Joshua Room
9700 Seventh Avenue
Hesperia, CA 92345
BEGINNING AT 10:00 A.M.
WEDNESDAY, FEBRUARY 16, 2011

A. PROPOSALS:

1. CITY OF HESPERIA (SPR11-10115)

Proposal: An extension of time for Site Plan Review SPR-2007-64 to construct a 16,057 square foot Fire Station #301 on 2.0 gross acres zoned Public Government Facility (P-GOVT).

Location: West side of 11th Avenue, 100 feet south of Main Street

Planner: Lisette Sanchez-Mendoza

2. CHUCK BURT (SPR11-10114)

Proposal: A revised site plan review to allow storage structures for an existing feed store.

Location: 16486 Yucca

Planner: Daniel Alcayaga

3. PASTOR EZEQUIEL CHAVES (SPR11-10119)

Proposal: A revised site plan review to establish a church in an existing commercial industrial building zoned CIBP.

Location: 12221 Poplar Street

Planner: Holly Effiom

CITY OF HESPERIA
DEVELOPMENT REVIEW COMMITTEE

City Hall Joshua Room
9700 Seventh Avenue
Hesperia, CA 92345
BEGINNING AT 10:00 A.M.
WEDNESDAY, MARCH 2, 2011

A. PROPOSALS:

1. JAY PRAYTOR (SPR11-10125)

Proposal: A revised site plan review to allow for outdoor display of outdoor furniture as part of a furniture store on 0.6 acres zoned C-2.

Location: 15865 Bear Valley Road

Planner: Lisette Sanchez-Mendoza

2. ARVIND SALWAN (CUP11-10123 / VAR11-10124)

Proposal: A conditional use permit to construct a 9,360 square foot medical office building on 1.2 gross acres and a variance to allow an encroachment into the required side yard setback within the Office Commercial (OC) District of the Main Street and Freeway Corridor Specific Plan.

Location: North side of Main Street, approximately 630 feet west of Hickory Avenue

Planner: Daniel Alcayaga