

OPEN SPACE TECHNICAL REPORT

CITY OF HESPERIA GENERAL PLAN UPDATE

July 2009

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Introduction:

The Background Technical Report for the Open Space Element identifies the current conditions, issues, opportunities and constraints relating to parks, community facilities, and open space in the City of Hesperia. This report will measure progress since the original General Plan and provide a framework for decision makers to consider goals, policies, and implementation programs for open space and parks facilities for the “build-out” of the City.

The Background Technical Report begins with a review of the existing Open Space within the City of Hesperia. The existing natural resources are summarized, as well as the Hesperia Recreation and Park District properties and amenities. Issues, Opportunities, and Constraints are then identified to help the community, leaders, and staff choose between alternatives. Open space required for conservation and health and safety purposes are covered in the Conservation and Safety Elements of the General Plan.

Background:

The current General Plan states that “the City plans to protect, maintain and enhance its open space and recreational resources.” Presently, the City of Hesperia has 2,126 acres designated as Open Space within the City and Sphere of Influence. The majority of the area currently designated Open Space consists of the City’s eastern boundary, which parallels the Mojave River, the Oro Grande wash west of the Interstate 15 freeway, the un-named wash east of the Interstate 15 freeway, the Antelope Valley wash, and the Honda Valley wash east of the Antelope Valley wash. The majority of these Open Space designated areas are privately owned.

The Hesperia Recreation and Parks District is a separate entity that provides for and maintains parks and recreational facilities within the City of Hesperia. The City and Parks District have been working together since the 1991 General Plan to create additional parks to adequately serve the City’s residents. Today’s recreational uses within and near the City reflect passive uses such as equestrian trails, fishing, camping, and hiking, as well as active uses such as baseball, boating, golfing, and soccer.

Natural Setting:

The City of Hesperia and its Sphere of Influence is traversed by several washes, including the Oro Grande Wash and un-named wash located on either side of the Interstate 15 freeway, the Antelope Valley Wash, and the Honda Valley Wash (listed as Un-Named wash #2) (see Exhibit 1). In addition, the City contains varying topography that provides scenic views. There is a bluff in the Rancho Las Flores area in the southeastern portion of the City.



Washes

Oro Grande Wash: The Oro Grande Wash is located on the west side of the Interstate 15 freeway. The entire wash is located within the Oak Hills Community Plan and has been used as a buffer between the commercial/industrial uses located adjacent to the freeway and the residential uses within Oak Hills. The Oro Grande Wash is also identified as a Wash Protection Overlay in the Main Street Freeway Corridor Specific Plan. Within the wash there are pockets of areas that have seen little disturbance; predominately in the area from the southern edge of the City and Sphere of Influence north to the Union Pacific railroad.

Un-named Wash #1 east of Interstate 15: The un-named wash located on the eastern side of the Interstate 15 freeway (opposite the Oro Grande Wash) is almost entirely located within the Oak Hills Community Plan and the Main Street/Freeway Corridor Specific Plan. This wash also contains areas that have seen little disturbance, most significantly the area northwest of the Mission Crest development (located between the Interstate 15 freeway and Escondido Avenue, north of Hollister Street) and south of the Union Pacific railroad to the City and Sphere of Influence boundaries..

Antelope Valley Wash: The Antelope Valley Wash has seen the most development and active use recreation of all the washes within the City and Sphere of Influence. This wash contains many single-family residences on the north and south sides from Jenny Street at the south to the Mojave River at the north. In addition, a golf-course is located within the wash between Arrowhead Lake Road and I Avenue.

Honda Valley Wash (Un-named Wash #2): The Honda Valley Wash is located in the southeast section of the City. It is the least developed of the washes within the City and Sphere. This wash contains tremendous opportunities for passive recreational uses such as natural hiking and equestrian trails.

Bluffs

The topography of the City includes many areas that contain scenic value, including the bluff in the Rancho Las Flores area in the southeastern portion of the City.

Mojave River

The Mojave River is located along the eastern boundary of the City limits and Sphere of Influence. There are many agricultural properties located adjacent to the river, as well as large expanses of vacant property within and abutting the river. The Mojave River Forks Regional Park and Mojave Narrows Regional Park are both located along the river near Hesperia. The Mojave River Forks Regional Park is located just outside the City limits to the southeast. Mojave Narrows Regional Park is located 2.5 miles north of the City limits.



Exhibit 1A: North/East Wash Location Map

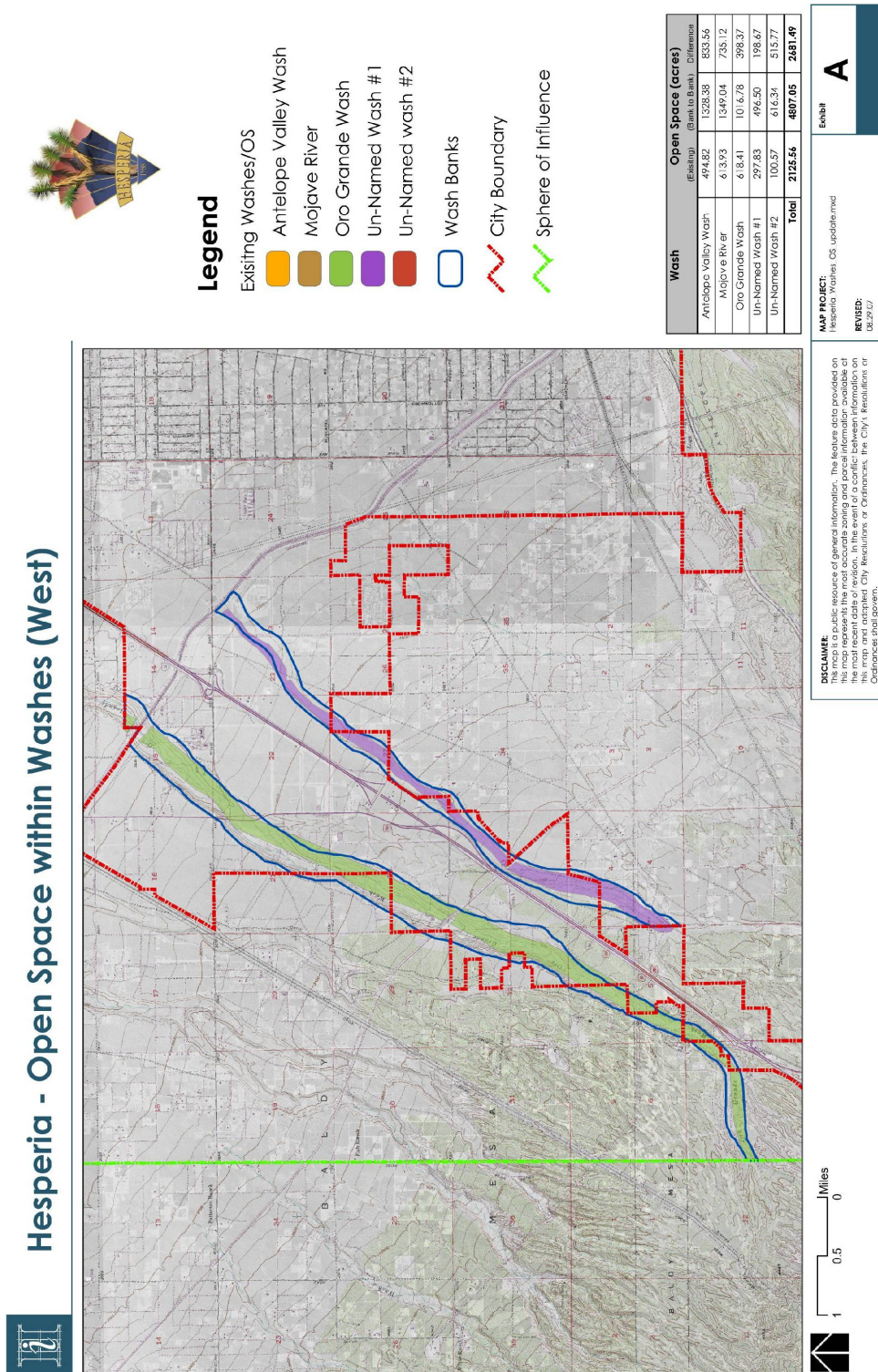
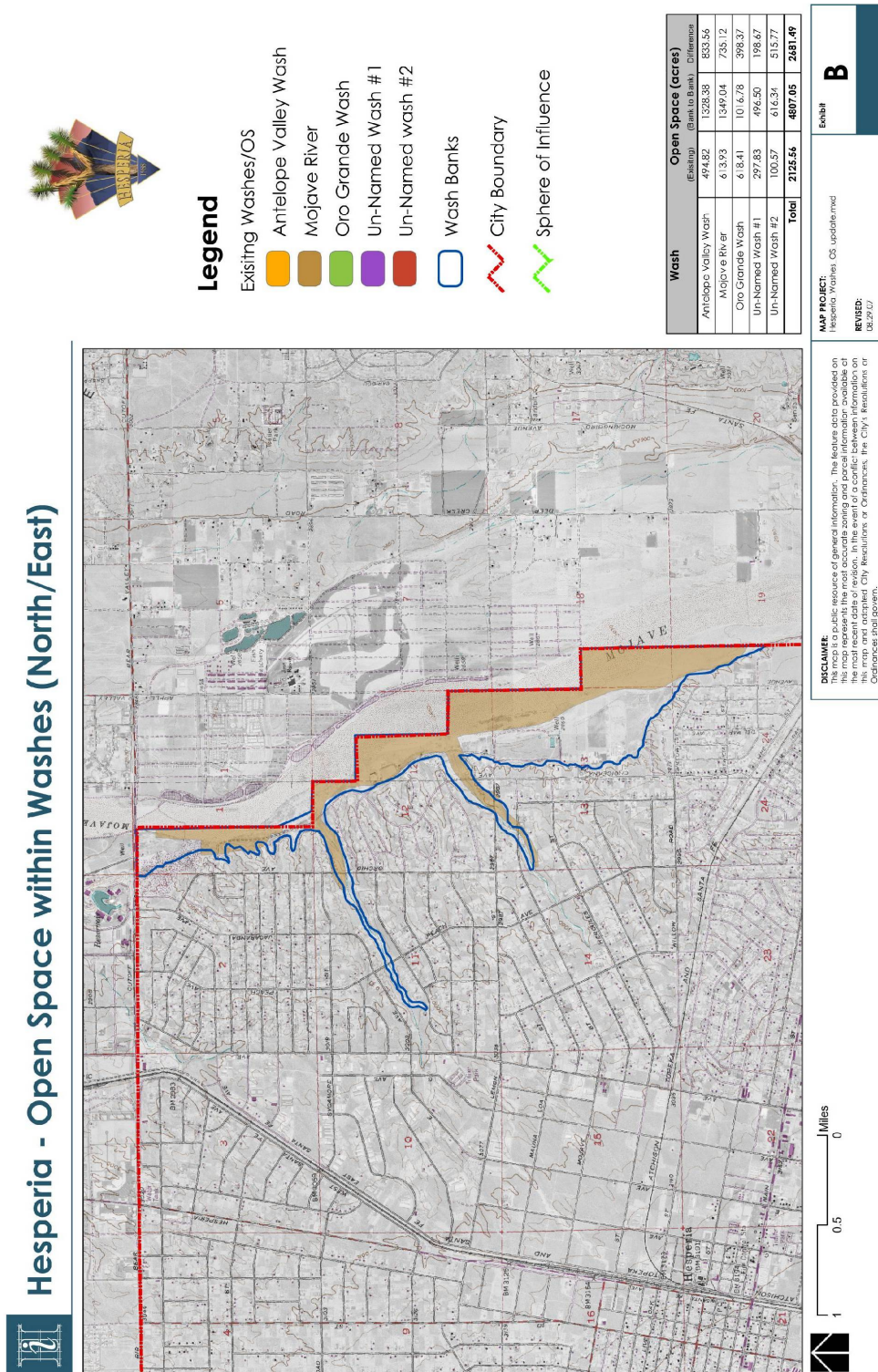
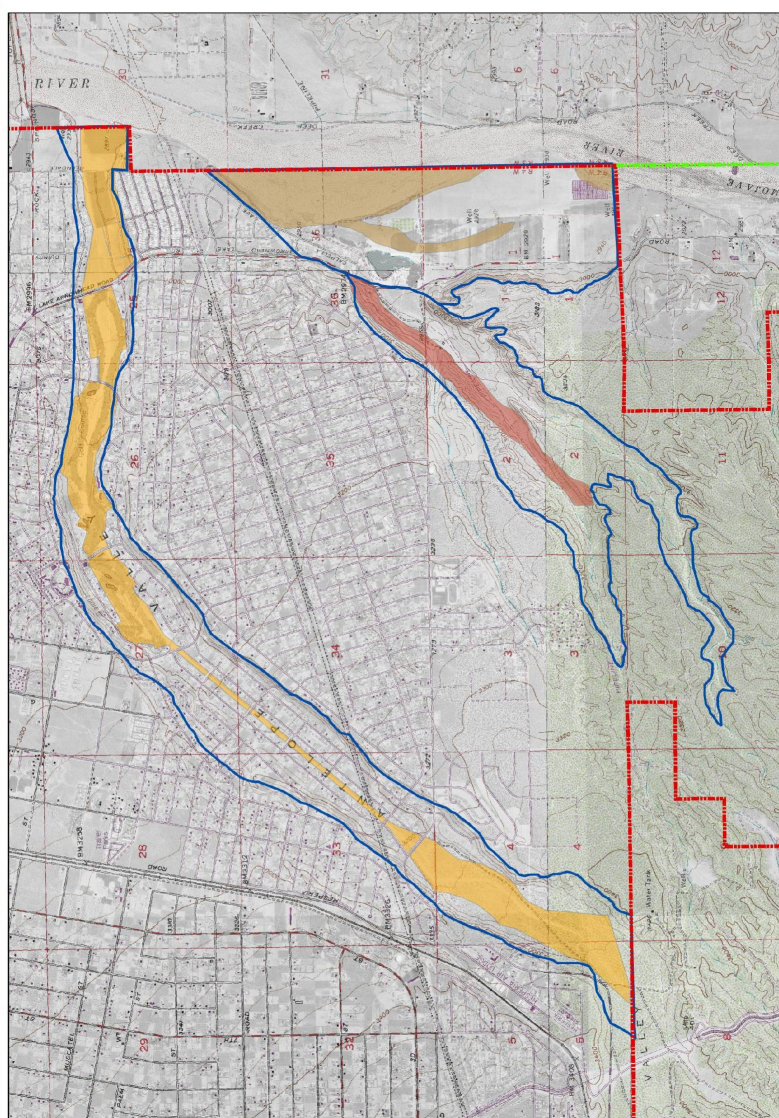




Exhibit 1B: West Wash Location Map



Hesperia - Open Space within Washes (South/East)



Wash	Excluding (Bank to Bank)	Open Space (acres)	Difference
Antelope Valley Wash	494.82	1328.38	833.56
Mojave River	613.93	1349.04	735.12
Oro Grande Wash	614.91	1016.78	398.37
Un-Named Wash #1	297.83	496.50	198.67
Un-Named Wash #2	100.57	616.34	515.77
	9156.41	4807.95	9131.40

DISCLAIMER: The map is a public resource of general information. The feature data provided on this map represents the most accurate zoning and parcel information available at the time of publication. The City of Chicago does not warrant the accuracy of this map and/or updated City Resolutions or Ordinances that govern.	MAP PROJECT: Respectful Worker: CS updated.mxd REVISED: 08/29/17	Exhibit C
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Hesperia Recreation and Park District:

The Hesperia Recreation and Park District (HRPD) is an independent special district of the County of San Bernardino. HRPD was created in 1957 to meet the recreational needs of the growing community and is governed by a six-member Board of Directors who elects the General Manager that oversees the District Staff.

The Hesperia Recreation and Park District encompasses approximately 100 square miles, including the City of Hesperia and portions of the unincorporated area of Oak Hills, Summit Valley, and Phelan. The HRPD maintains parks, facilities, Landscape Maintenance Districts, and street lights. The Hesperia Recreation and Park District currently receives funding from property taxes, grants, developer dedication or in-lieu fees, and lighting and landscape assessment districts.

Park Maintenance and Operations

The Park District maintains recreation facilities, parks, street lights, and landscape maintenance districts (which often include retention basins) throughout the city and sphere of influence. The District is also supported through volunteers.

Parks and Facilities

Neighborhood Parks: The Park District's 1988 Master Plan identifies Neighborhood Parks as roughly two (2) to five (5) 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 three neighborhood parks totaling nine (9) acres in Hesperia: Belmont and Sapphire Parks are completed, and Mojave Park is planned.

Neighborhood parks are more convenient and have increased utilization in higher density areas. There was less demand for these parks when the Park District's Master Plan and the City's General Plan were originally created. However, with the development of many subdivisions with 10,000 square feet or less minimum lot sizes, more amenities for these neighborhoods is becoming essential.

Community Parks: Community Parks are identified in the Park District's 1988 Master Plan as approximately 10 to 20 acres in size. Hesperia Lake Park and Lime Street Park were identified as community parks, along with the use of Hesperia High School and Hesperia Junior High School fields in the Master Plan. Today, Hesperia Lake Park is considered a Regional/Community park as it has expanded from 39 acres to 200 acres. Palm Street Park, Hesperia Community Park, and Malibu Park have been created since the original Master Plan. In addition, Live Oak, Timberlane, and Lime Street Parks are all considered Community Parks, for a total of 114 acres of community parks for residents.



Civic Center Park: The City recently constructed 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 facilitates a gathering place for the community and fosters a downtown feel to the Civic Center area. A farmers market is held once a week during the months of June through October.

Regional Parks: Hesperia Lake Park is the only 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.

Facilities: In addition to parkland within the City, the Park District provides several community facilities that are available to City residents. These include the Rick Novack Community Center at Palm Street Park, the Percy Bakker Community Center, the Green Flag Raceway for slot car races, and the Epicentre and Powerplay centers for teens.

Equestrian Facilities: Equestrian facilities are located at Lime Street Park and Hesperia Lake Park. Lime Street Park includes the Val Shearer Equestrian Center and is available for riding events, and Hesperia Lake Park includes an equestrian campground with corrals.

Table 1 identifies the existing parks and their facilities within the City of Hesperia:



Table 1: Park Facilities

PARK FACILITIES GUIDE & LEGEND	Park Acreage	Playground Equipment	Rest Rooms	Basketball Courts	Lake Fishing	Picnic Areas	Group Picnic	Swimming Pool	Tennis Courts	Lighted Ballfields	Unlighted Ballfields	Soccer Fields	Rodeo Arena	Equestrian Area	Gymnasium	Campground	Community Building	Museum	Bicycle/Moto-X Track
Lime Street Park Community Serving	20	* ♿	* ♿	1/2 ♿		1 ♿	1 ♿	1 ♿	2	4			*	*			* ♿		
Timberlane Park Community Serving	7	* ♿	* ♿			1 ♿					* ♿						* ♿		
Live Oak Park Community Serving	9	* ♿	* ♿			1 ♿				1 ♿									*
Hesperia Lake Park Community/Regional	200	* ♿	* ♿		* ♿	* ♿	* ♿					5		*		* ♿		* ♿	
High School soccer fields Community Serving	3											3							
Palm Street Park Community Serving	10	* ♿	* ♿	* ♿											* ♿		* ♿		
Hesperia Community Park Community Serving	50		* ♿							8 ♿									
Trails End Park Community Serving	7																		
Belmont Neighborhood Park	2	* ♿		2 ♿		* ♿													
Sapphire Neighborhood Park	1					* ♿													
Malibu Park Community Serving	8	* ♿	* ♿	* ♿		* ♿					2	2							
Mojave Park Community Serving	6	* ♿				* ♿					1	1							

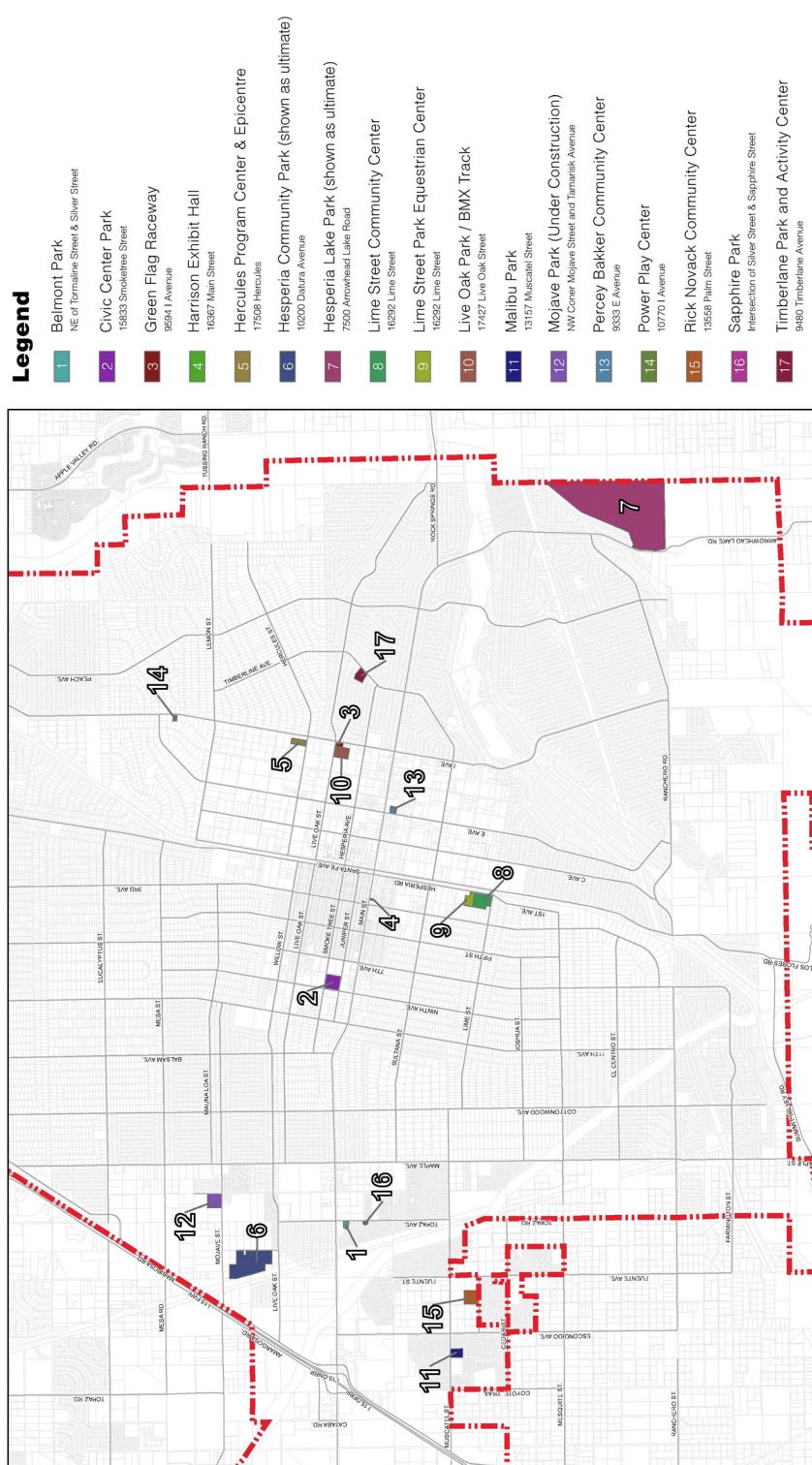
From the Hesperia Recreation and Parks District 2006 Master Plan Update

* Asterisks indicate that services are available at this site.

♿ Indicates facilities accessible to individuals with disabilities.



Exhibit 2: Park and Facilities Locations Map



Not to Scale

Park and Recreation Facilities

General Plan Update
Hesperia, CA
October 6, 2007
#Program 10000234 - March 2009/010/010/010



Regional Recreational Opportunities:

There are several areas for recreational opportunities for residents that are located near the City of Hesperia but outside of the Park District (see Exhibit 3). These include:

Mojave Narrows Regional Park

Mojave Narrows Regional Park is located in Victorville, east of Interstate 15 off Bear Valley Road and Ridge Crest. It consists of 840 acres along the Mojave River. Mojave Narrows Regional Park provides recreational opportunities such as camping, fishing, boating, playgrounds, equestrian trails, horse and pony rentals, hiking, ecology, nature, and handicap-accessible trails, and an archery range.

Mojave River Forks Regional Park

Mojave River Forks Regional Park is located on Highway 173 in Summit Valley. It offers camping, equestrian camping, hiking and equestrian trails with direct access to the Pacific Crest Trail. The Mojave River Forks Regional Parks consists of approximately 1,100 acres.

Silverwood Lake State Recreation Area

Silverwood Lake State Recreation Area is located 11 miles east of Interstate 15 via Highway 138 and encompasses approximately 2,400 acres. Silverwood Lake was formed by the 249-foot Cedar Springs Dam. At 3,350 feet, it is the reservoir with the highest elevation in the State Water Project. The park features hiking trails, swimming beaches, and designated areas for boating, water-skiing, and fishing. The lake has trout, large-mouth bass, catfish, and bluegill. The park has picnic areas, including three that can only be reached by boat. The lake attracts waterfowl, raptors, and songbirds.

Pacific Crest National Trail

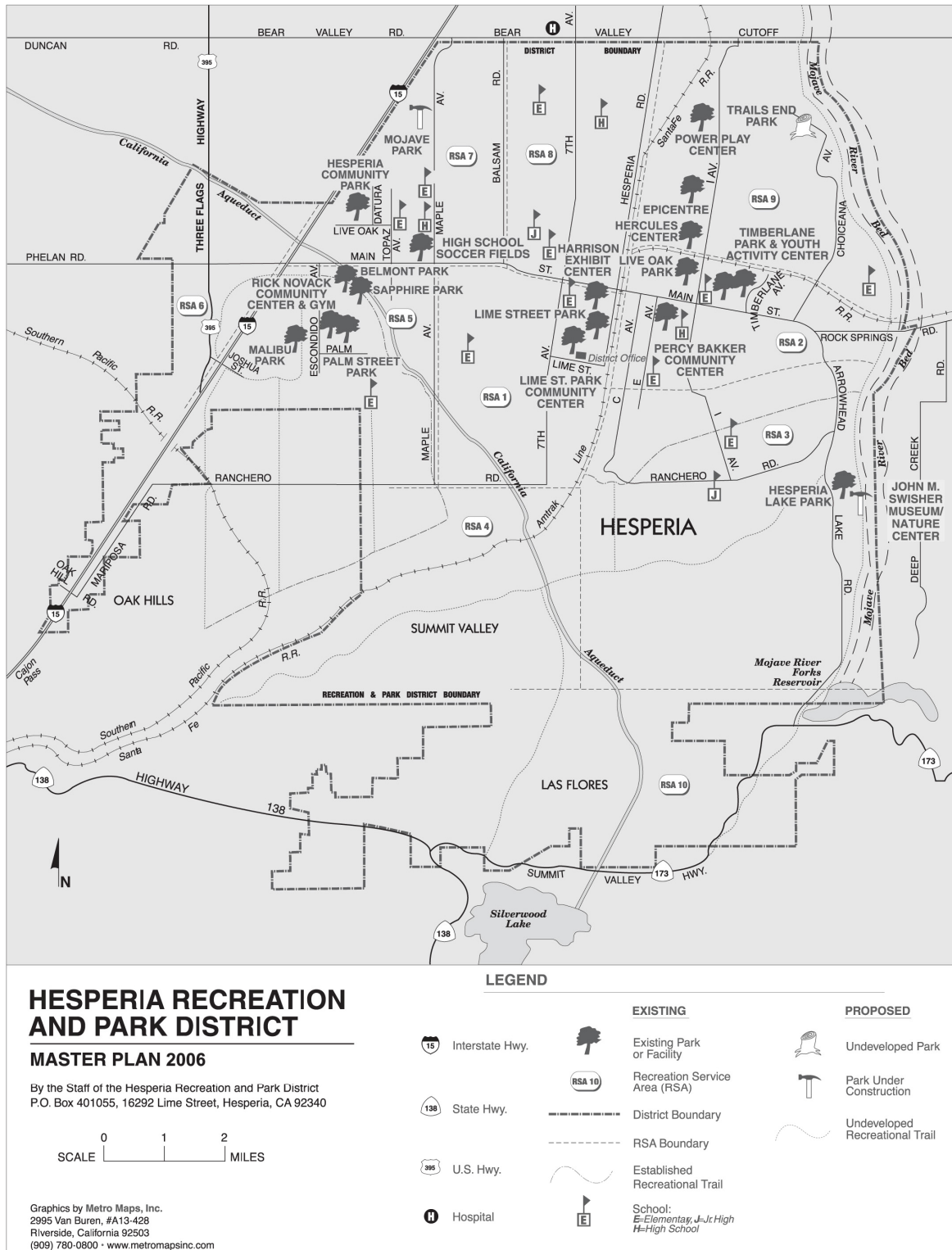
The Pacific Crest Trail (PCT) is a 2,650-mile national scenic trail that runs from Mexico to Canada through California, Oregon and Washington. Largely through the efforts of hikers and equestrians, the PCT was eventually designated one of the first scenic trails in the National Trails System authorized by Congress in 1968, and was dedicated in 1993.

California Aqueduct

The California Aqueduct provides 16 designated spots for fishing; however, none of these designated spots occurs within the City or Sphere of Influence. Walk-in fishing is allowed at some open canal sections along the Aqueduct.



Exhibit 3: Regional Recreational Facilities Map





Trails Systems:

Trails Map

The City of Hesperia coordinates with Hesperia Recreation and Park District when approving proposed projects that may connect to the equestrian and recreation trails. The City also utilizes the Urban Design Framework map (Exhibit 4). Consequently, the Class II and Class III bike trails are included in the street sections, and therefore have not required additional dedication to provide area for the bike lanes.

Tamarisk Avenue Paseo

A paseo adjacent to Tamarisk Avenue spanning 35-feet in width and abutting several small lot subdivisions was approved in 2005 as part of a residential subdivision. The paseo will extend north along Tamarisk Avenue from a 10 acre proposed park at the northwest corner of Tamarisk Avenue and Mojave Street. A portion of this paseo will be constructed above storm drain culverts. Since 2005, other tentative tracts have been approved in this area. As a result, the planned paseo has been expanded along Mojave Road, Topaz Avenue, and Datura Road. The paseo widths range from 10-feet to 35-feet and will connect Mojave Park to Hesperia Community Park.

Equestrian Trail

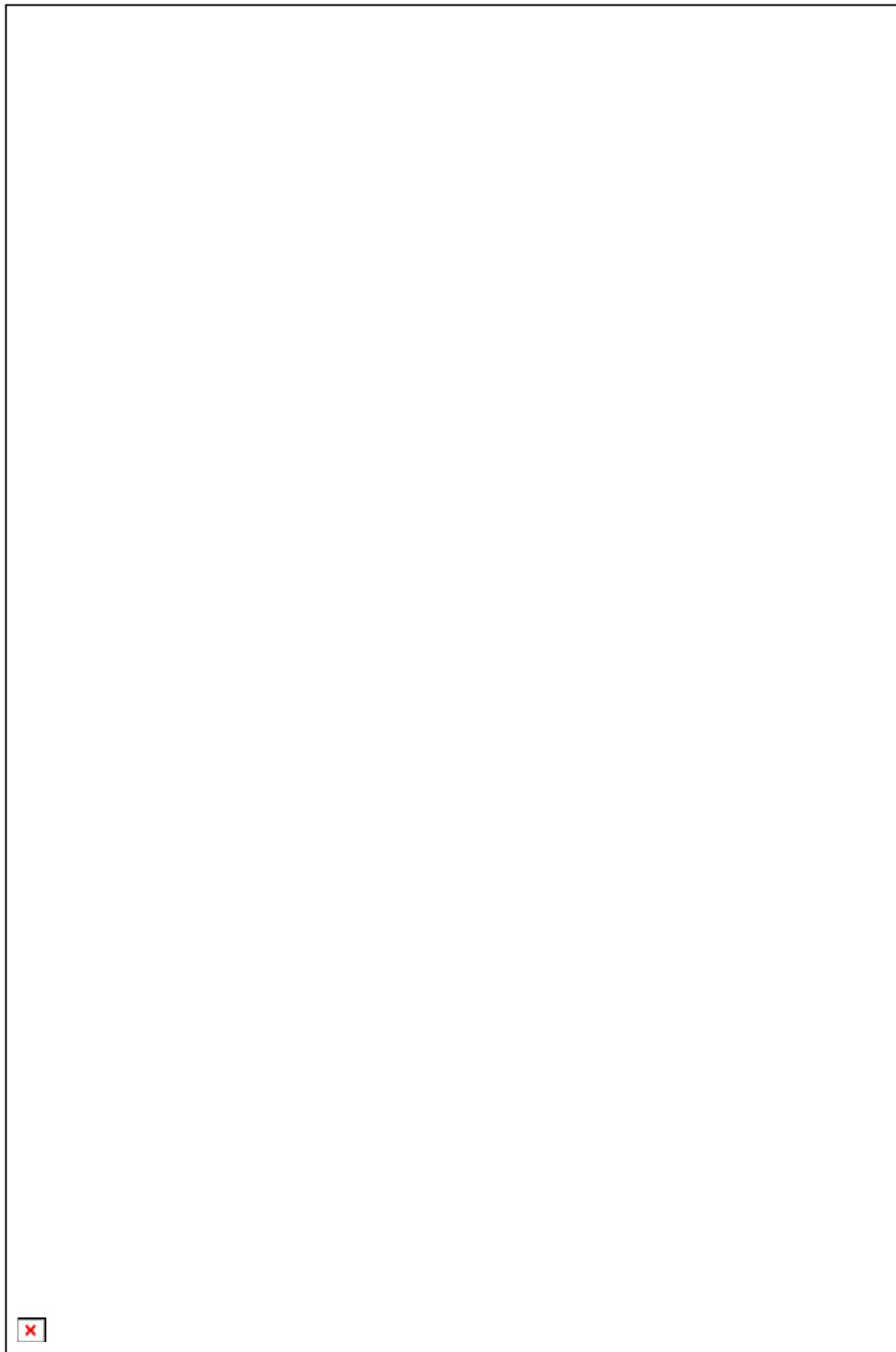
There is an established equestrian trail that is located within the Southern California Edison power line easement from the Burlington, Northern, and Santa Fe railroad and Rancho Road to the Mojave River. It was the first equestrian trail established by the Park District and was designated in 1990.

Downtown Revitalization Project

The City is in the process of implementing a Downtown Revitalization Plan that will include bicycle and pedestrian paths, as well as an exercise loop. The exercise loop will consist of 1.1 miles of trail and provide several exercise stations as well as a bicycle path. The Revitalization area is generally located between Hesperia Road, Seventh Avenue, Willow Street, and Olive Street. Main Street, Yucca Street, and Walnut Street are not included in the Revitalization area.



Exhibit 4: Trails System Map





Progress:

Parks

The City's 1991 General Plan identified 73 acres of park facilities within the City of Hesperia. The Hesperia Recreation and Park District's 2006 Master Plan Update identifies 320 acres of park acreage, with an additional 3 acres of High School soccer fields that serve the community of Hesperia. The Park District's 2006 Master Plan Update also identifies a planned new park facility, Maple Park, which will provide an additional 40 acres for a total of 360 acres of parks within the City of Hesperia.

Trails

The City has actively designed and implemented a bike trails system. The City has also coordinate with Hesperia Recreation and Park District in establishing equestrian trails. Developments located adjacent to the trails shown on the Urban Design Framework map are required to provide adequate dedications for these recreational trails.

Streetscapes

The Park District maintains landscape planters adjacent to public streets within the District's Landscape and Lighting Assessment District. The Park District begins maintenance of these planters after the developer annexes into the Assessment District. As a result, drought tolerant landscaping and irrigation have been installed in many of the landscaping planters adjacent to public streets.

Open Space Designations

The 100-year flood plains located along the Mojave River and Antelope Valley washes were designated as Open Space in the 1991 General Plan. This designation is intended to limit potential dangers to residents and structures within these areas.

The Main Street and Freeway Corridor Specific Plan designates the Oro Grande Wash and Unnamed Wash #1 as a Wash Protection Overlay. The overlay promotes maintaining washes in their natural undeveloped condition. Three portions of these washes will be designated as preservation areas. Other portions of the wash must maintain their function as drainage channels and may serve as links to connect the preservation areas.

Previous Open Space Plan:

Several opportunities were identified within the previous Open Space Plan. These include expanding park and recreation facilities, restoring the Deep Creek area, providing open spaces at the Interstate 15 and Mojave River entrances to the City, designating scenic roads, connecting trails, and maintaining rural estate and low density residential designations.



Park and recreation facilities were expanded, including increasing the size of Hesperia Lake Park from 39 acres to 200 acres and adding twelve (12) parks and facilities to the district. Rural estate and lower density residential designations have been maintained throughout the City, allowing residents to preserve a rural lifestyle.

Restoration of the Deep Creek area, providing open spaces at the City's southern and eastern entrances, and designating scenic roads have not occurred, but do present opportunities for the City and Park District to achieve in the future.

Issues, Opportunities, and Constraints:

Issues

Ratio of Acres-per-1,000 Residents

The current General Plan recommends dedication for parks at a ratio of five (5) acres per 1,000 residents. The Hesperia Recreation and Park District adopted a resolution in 2006 (Resolution Number 06-9-3) that requires a dedication of three (3) acres per 1,000 residents for all new subdivisions. The discrepancy between the current General Plan and the current Park District requirements should be resolved with the General Plan update. Based upon the current 2007 Hesperia Recreation and Park District population estimate of 91,627 there are 3.93 acres of parks per person.

Dam Inundation and 100-Year Floodplain

A portion of residential housing is located within the dam inundation area and/or the 100-year flood plain. The 100-year floodplain limits were the basis for the original Open Space designation in the Antelope Valley wash and adjacent to the Mojave River, but the dam inundation areas were not mapped as part of the 1991 General Plan. In addition, there are many vacant parcels located within these areas that are currently zoned for residential or agricultural uses under the existing General Plan.

Neighborhood Parks

The Park District's 1988 Master Plan stated that there was little need for Neighborhood Parks due to the large lot size (generally ½ acre or larger) of single-family residences. However, in recent times there have been an increased number of developments approved with minimum lot sizes of 10,000 square feet or less. This has drastically increased the need for Neighborhood Parks within the community.

Parks for Oak Hills Community Plan

There are no existing parks within the Oak Hills Community Plan. Because homes are located on large lots (most over 2½ acres in size) in Oak Hills neighborhood parks are not needed to



serve these residents. However, a larger community park that would service residents within this community may be useful, especially if it provided equestrian facilities for the many horse-owners in the area.

Opportunities:

Pacific Crest Trail

The City of Hesperia is one of a few cities that have the opportunity to connect its local trails system to a national trail. The Pacific Crest Trail runs near the southern City borders, south of Highway 138 and north of Silverwood Lake, to the Mojave River Forks Regional Park. The City has tremendous opportunity to allow residents to connect to a national trail which would significantly expand the recreational opportunities for all residents, especially for future residents of Rancho Las Flores.

Equestrian/Hiking Trails

There is great opportunity for trails along the Oro Grande Wash west of the Interstate 15 freeway and the un-named wash east of the freeway. These trails would be ideal for equestrian purposes as well as hiking, giving residents the opportunity to venture into a more natural setting while remaining close to home.

Passive Recreational Opportunities

There are several areas that would be ideal for larger expanses of passive recreation, such as south of the Union Pacific railroad on the west side of the Interstate 15 freeway, and northeast of Mission Crest on the east side. These areas have remained relatively undisturbed and still contain many Juniper and Joshua trees, presenting an opportunity to preserve portions of the desert environment.

Mojave River

The Mojave River provides many opportunities for use in its natural state. Trails near or within the river could be utilized by nearby equestrian users as well as for hiking purposes. The Mojave River could provide connectivity for residents to the Mojave River Forks Regional Park and Mojave River Dam with trails running north along the river. In addition, the river provides opportunities for groundwater recharge, scenic views, and habitat preservation.



California Aqueduct

The California Aqueduct runs northwest to southeast through the City. The City may be able to utilize existing easements for pedestrian and bicycle trails. This corridor is located near single-family residential developments and could provide recreational opportunities for many residents.

Major Entrances to the City

The previous General Plan identified the southern entrance to the City at the Interstate 15 freeway and the eastern entries at the Mojave River as ideal places to provide entry statements for the City. These areas have remained as open space with little disturbance and continue to provide opportunities to conserve natural resources, preserve habitat, and to preserve community character.

Streetscapes and Scenic Corridors

Bluffs throughout the southern portion of the City provide opportunities for scenic corridors, specifically along Arrowhead Lake Road and Summit Valley Road.

Constraints:

Limited Area to Develop Parkland

There is no community park located in the area bounded by Maple Avenue to the west and Seventh Avenue to the east, from Bear Valley Road to the southern city border. This area has been largely developed with single-family residences, and there are very few vacant parcels within the City borders that could be combined to form a community park. In these areas residents are forced to drive some distance to the nearest park. In addition, neighborhood parks are less desirable in most of these areas as they contain ½ acre or larger properties, which is too great of a distance for many residents to walk to the park.

Trail Barriers

The Union Pacific railroad restricts movement through the Oro Grande wash and the un-named wash on the east side of the Interstate 15 freeway. In addition, the California Aqueduct, Main Street, and Highway 395 and the motocross park on the west side of the Interstate 15 freeway would create barriers to trails within the two washes.

Development in Open Space Designations

The current General Plan designates areas in the Oro Grande wash, the un-named wash east of the Interstate 15 freeway, the Antelope Valley wash, the Honda Valley wash, and along the Mojave River as Open Space. Both residential and commercial development has occurred within the Open Spaces in these areas, which may make trail connectivity within the washes difficult.



Private Ownership of Open Space

The majority of property currently designated as Open Space is under private ownership. This can create conflict if the City is attempting to develop trails or leave the area as Open Space when a landowner prefers to develop the property for residential, commercial, or industrial purposes.