

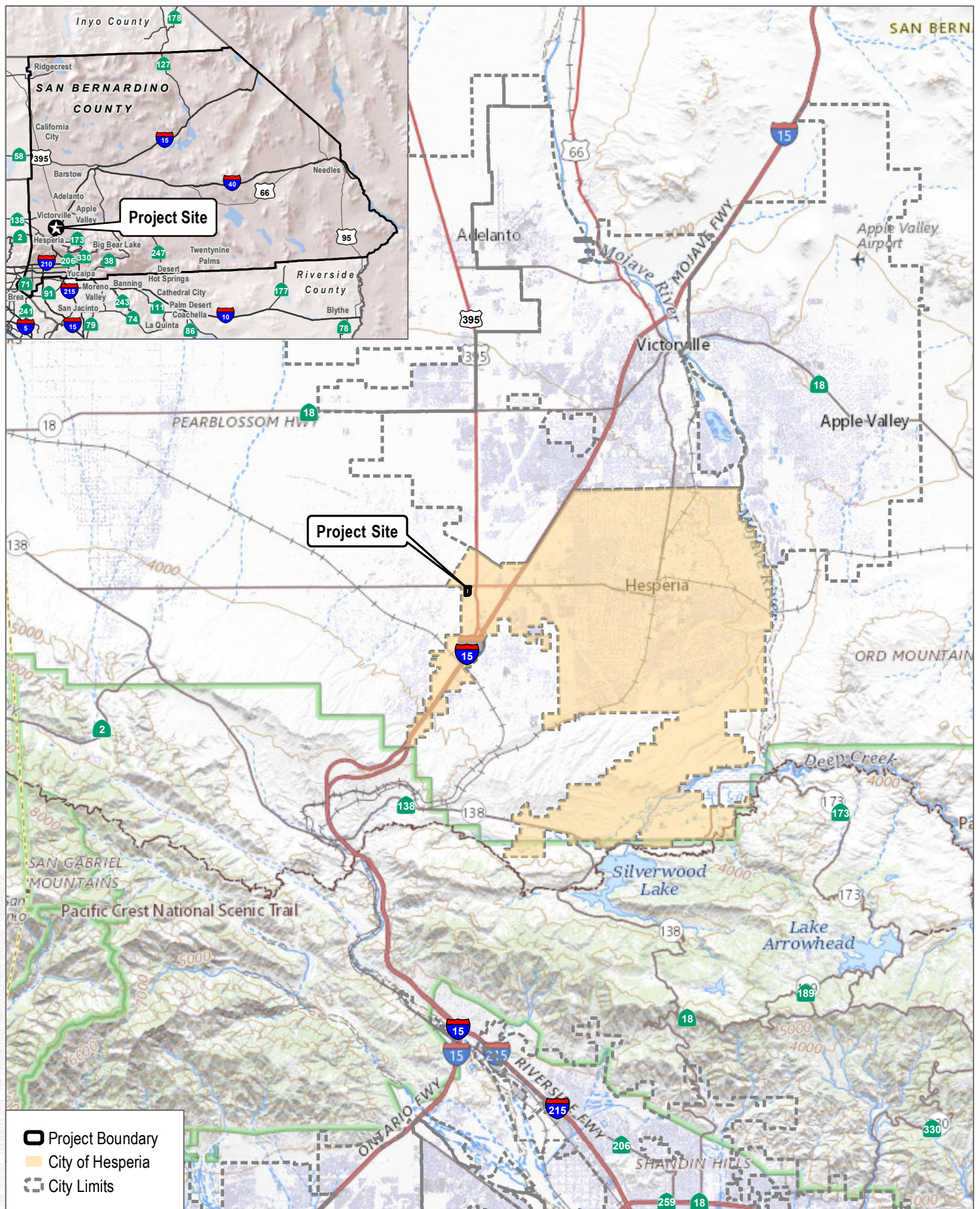
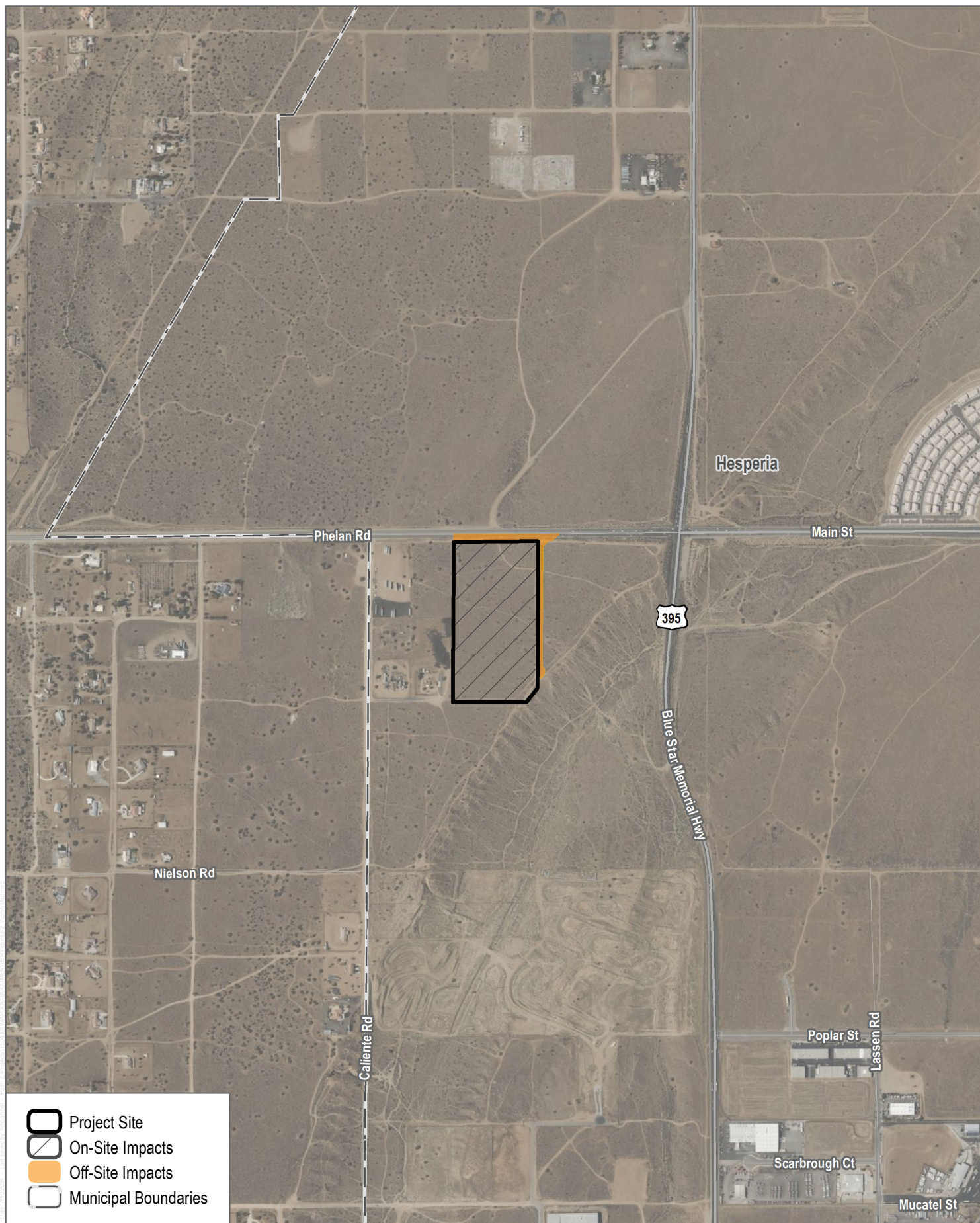


FIGURE 3-1
Regional Map
 Phelan 20 Project



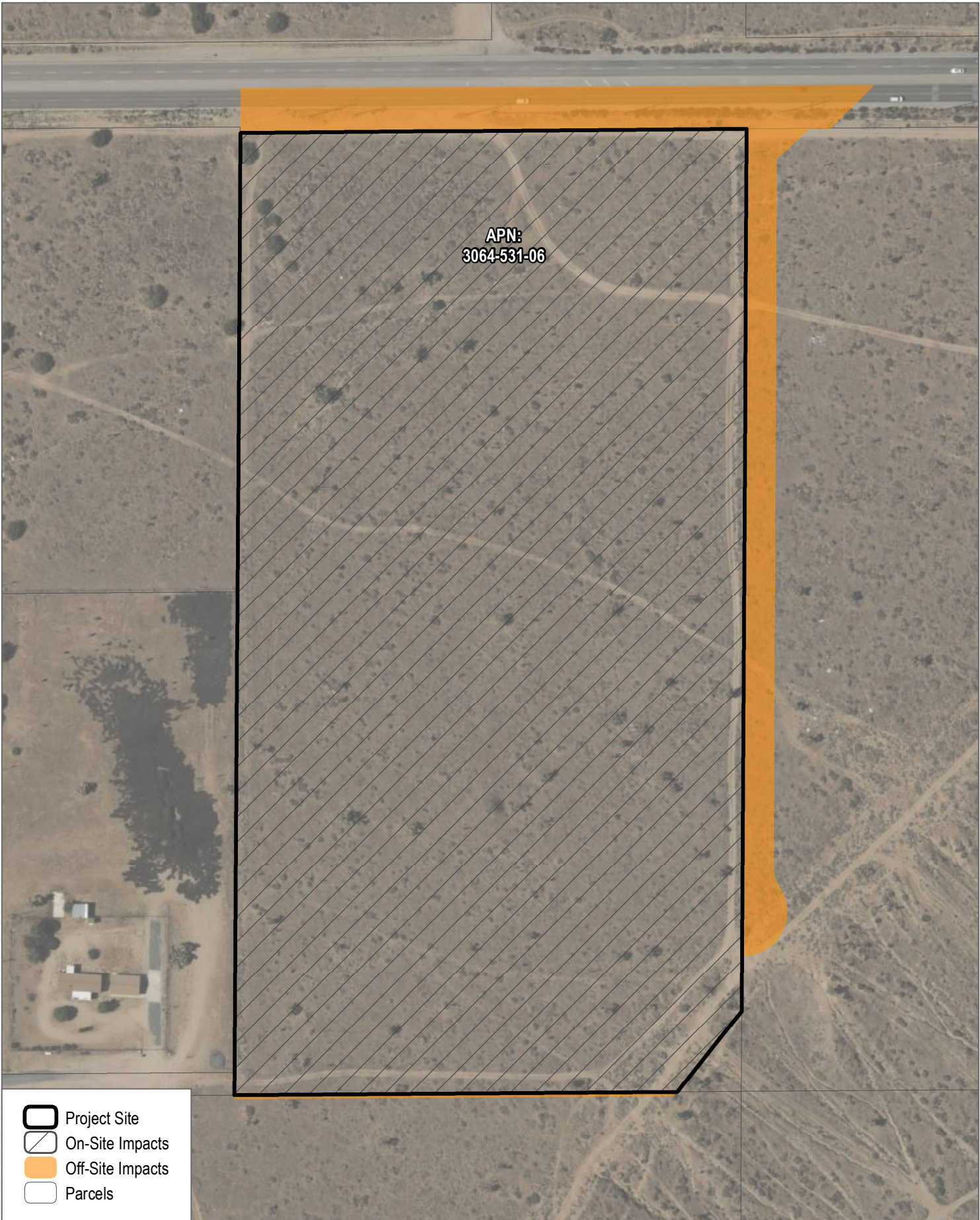
SOURCE: Bing Imagery 2022

DUDEK



0 450 900 Feet

FIGURE 3-2
Vicinity Map
Phelan 20 Project



SOURCE: Bing Imagery 2022

FIGURE 3-3
Project Site Aerial
Phelan 20 Project

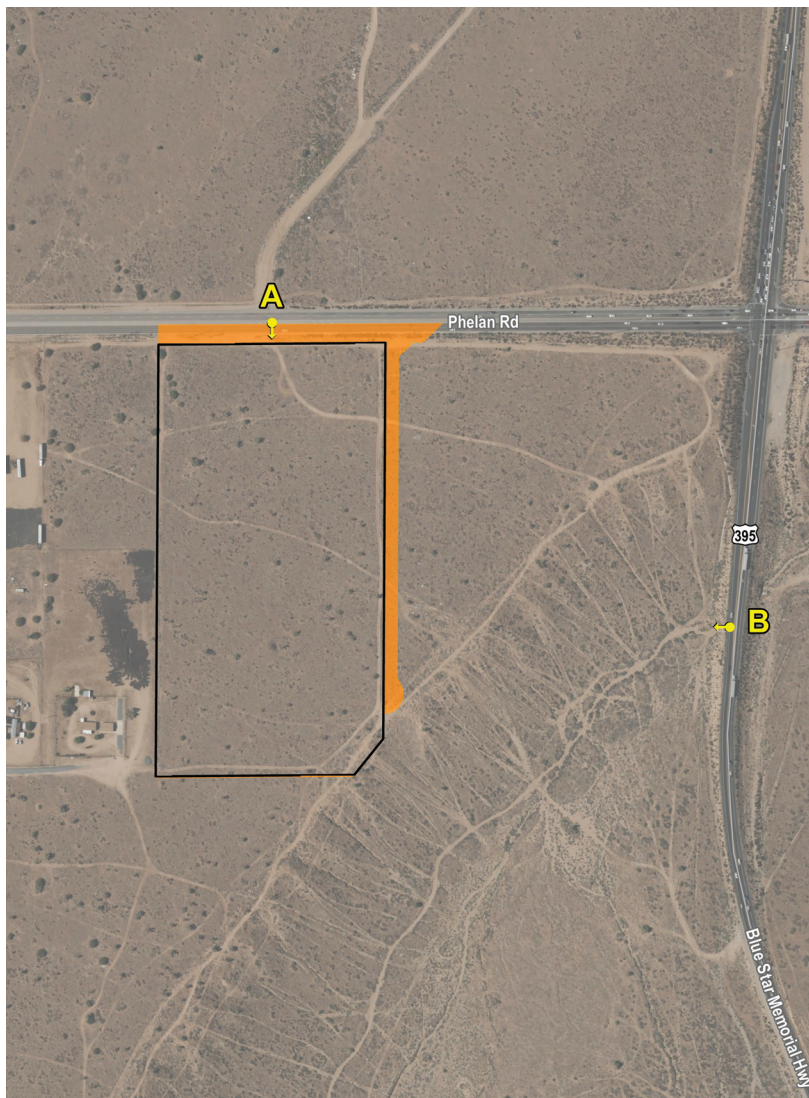


Photo Key

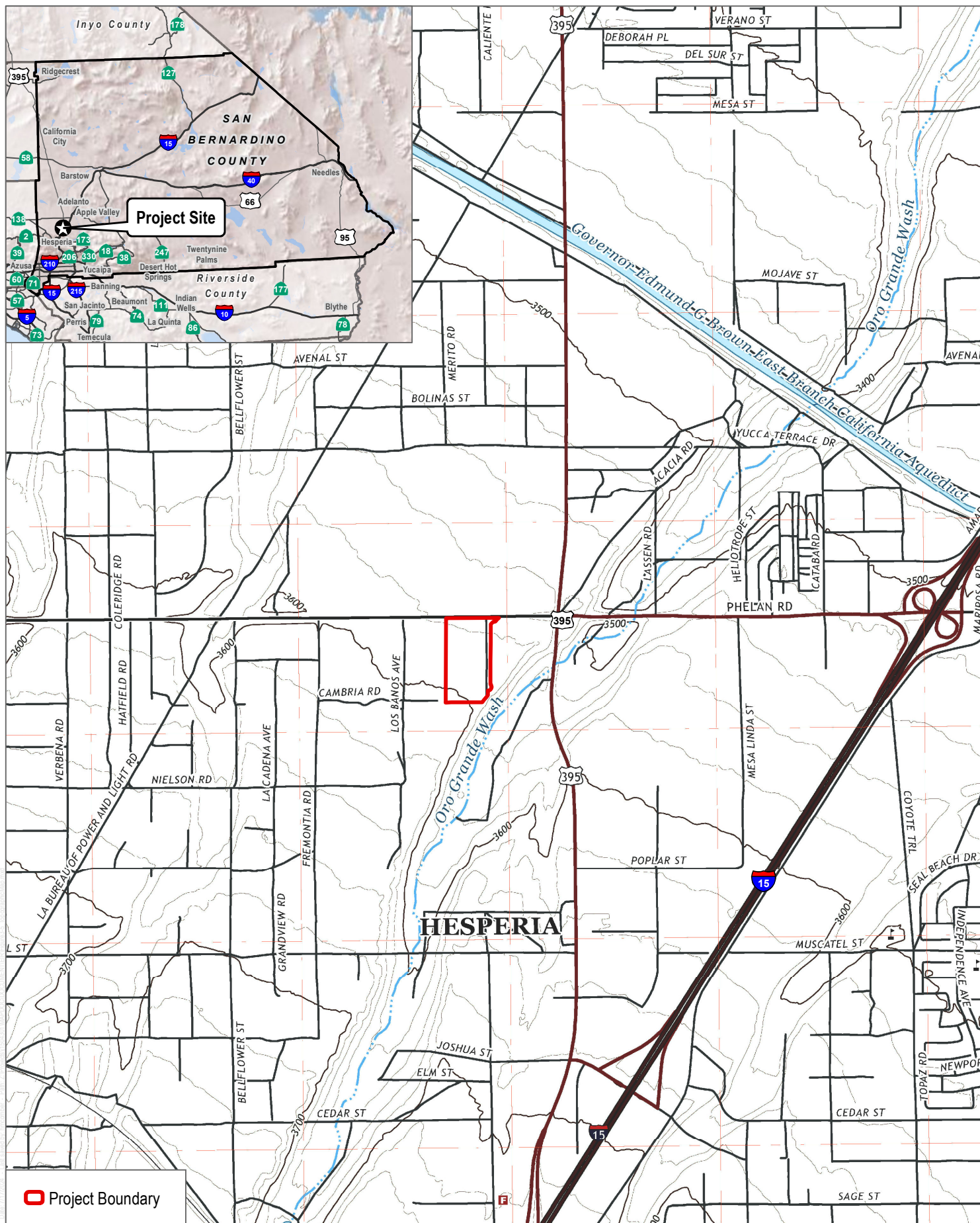


Photo A: View looking south from Phelan Road



Photo B: View looking west from US Highway 395

SOURCE: Dudek 2023



SOURCE: USGS 7.5-minute Quadrangle; Baldy Mesa (2018)
Township 4N/ Range 5W/ Section 16, 21

DUDEK

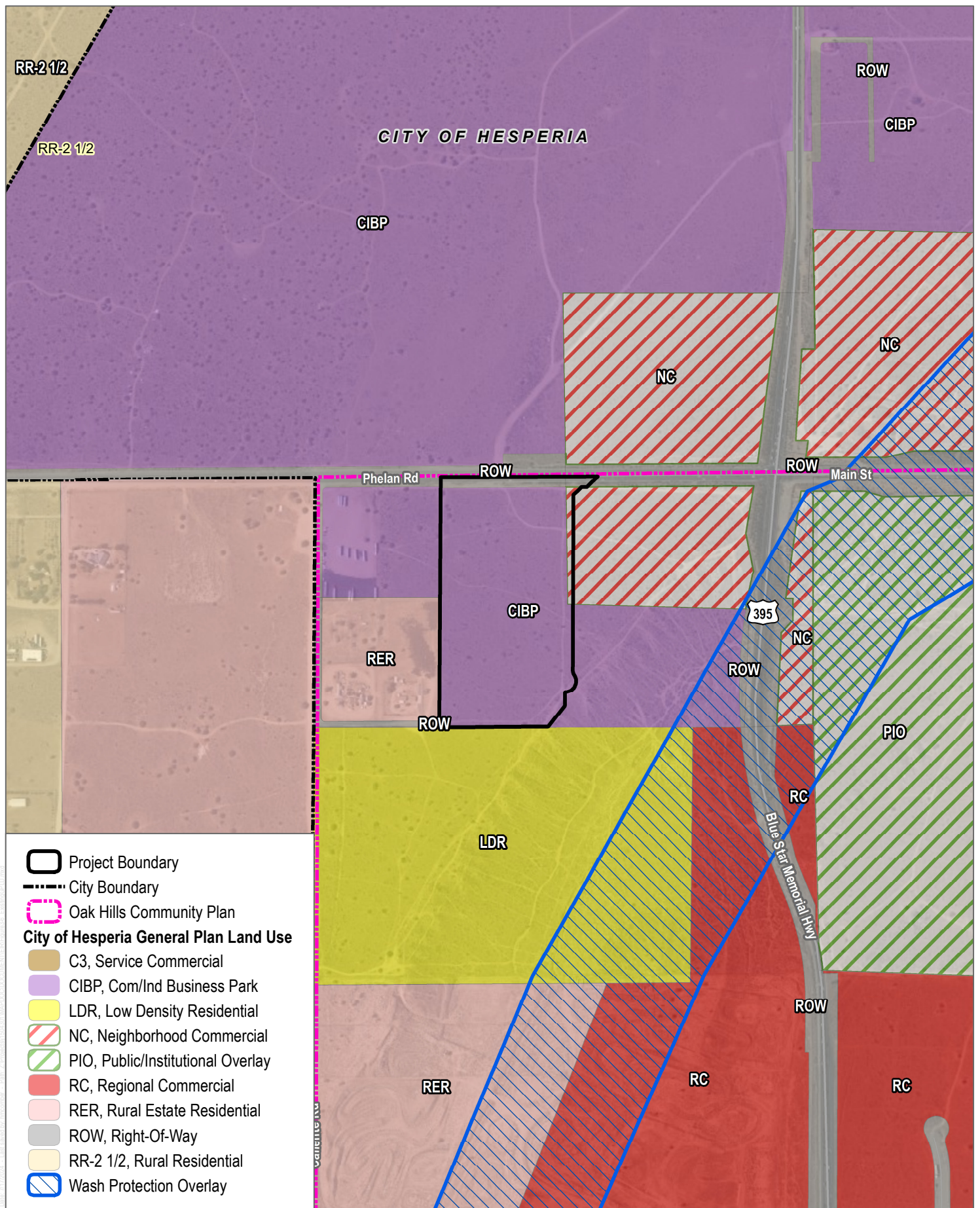


0 1,000 2,000
Feet

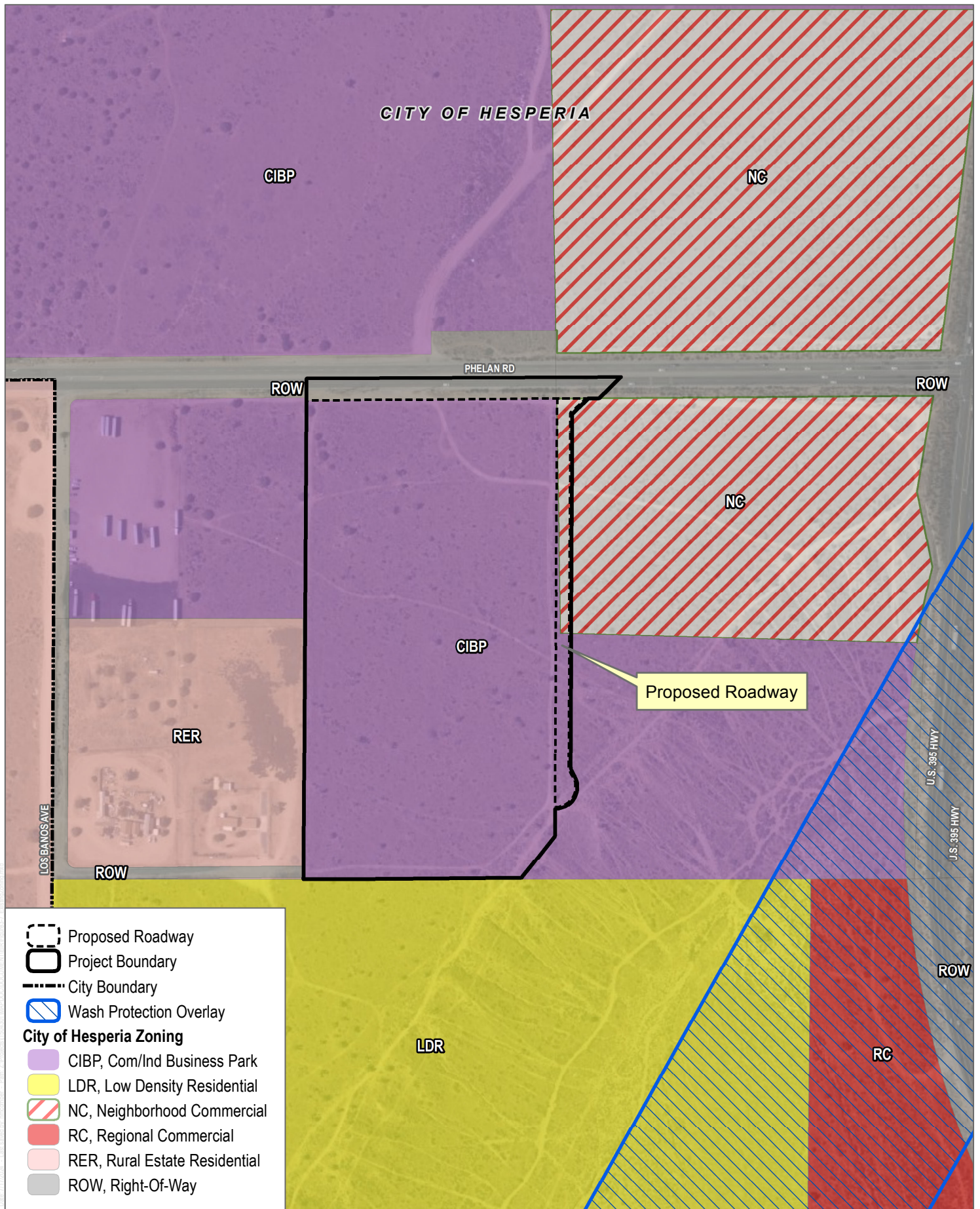
FIGURE 3-5

Topographic Map

Phelan 20 Project

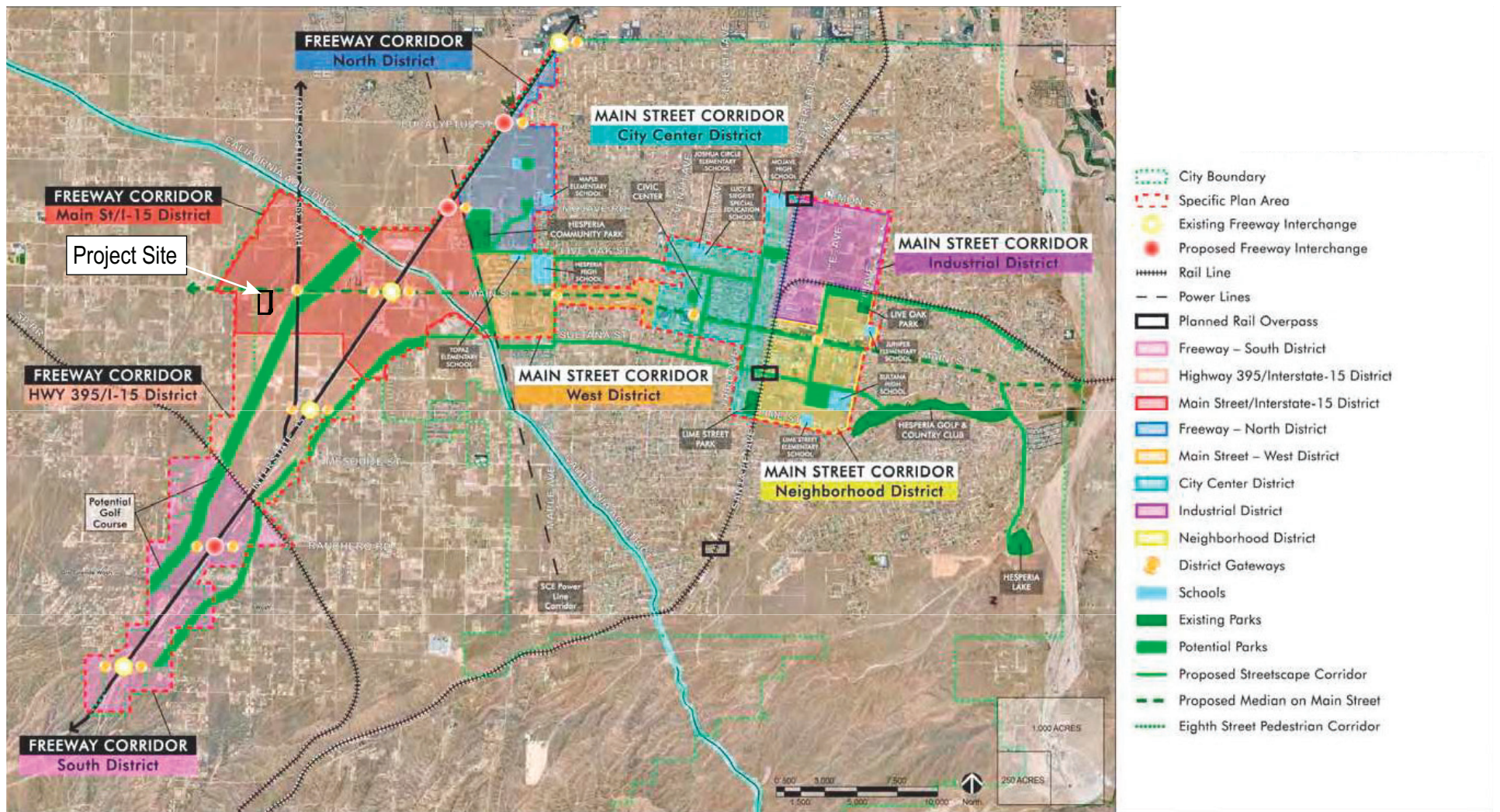


SOURCE: Bing Imagery 2022, City of Hesperia 2023



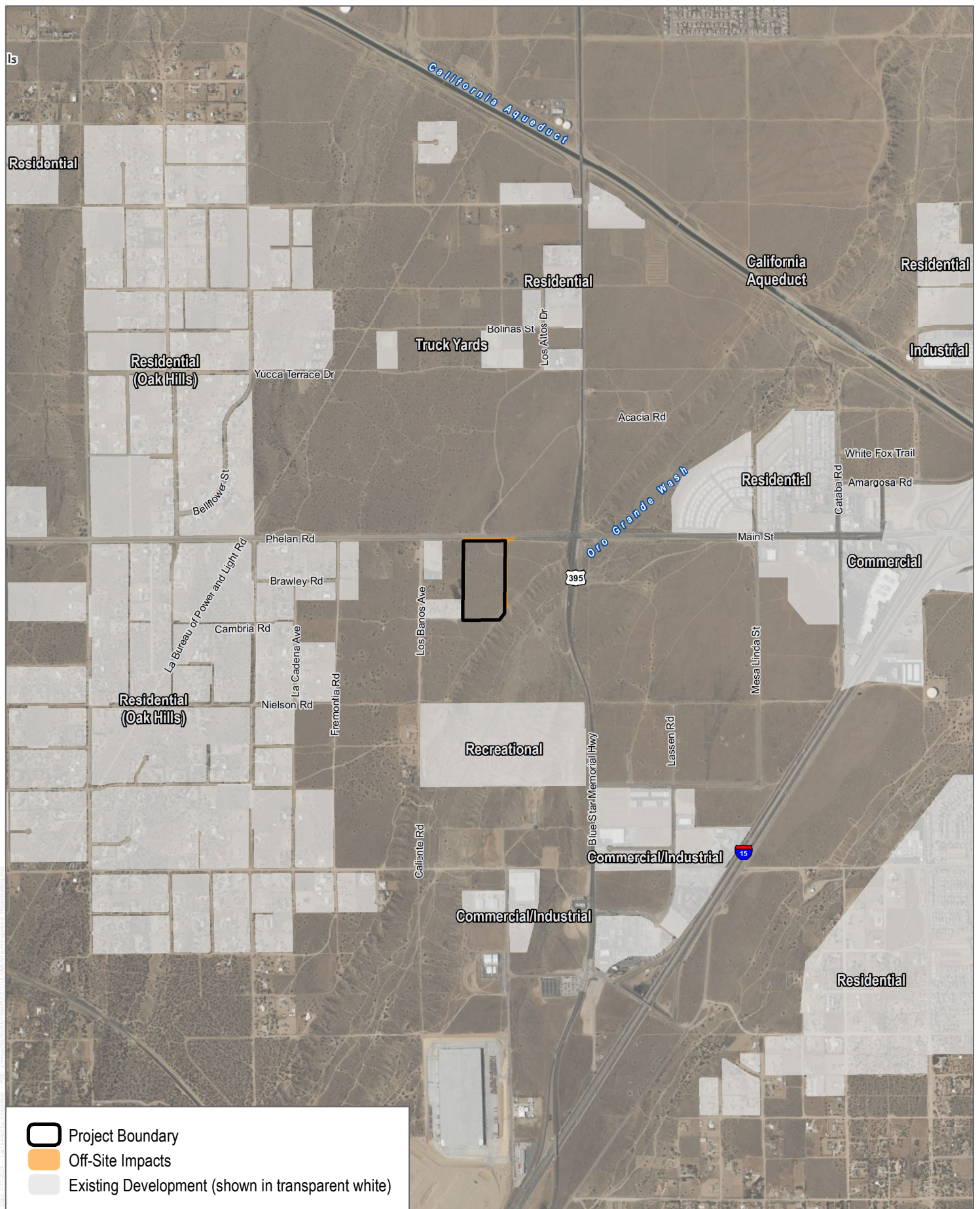
SOURCE: Bing Imagery 2022, City of Hesperia 2019



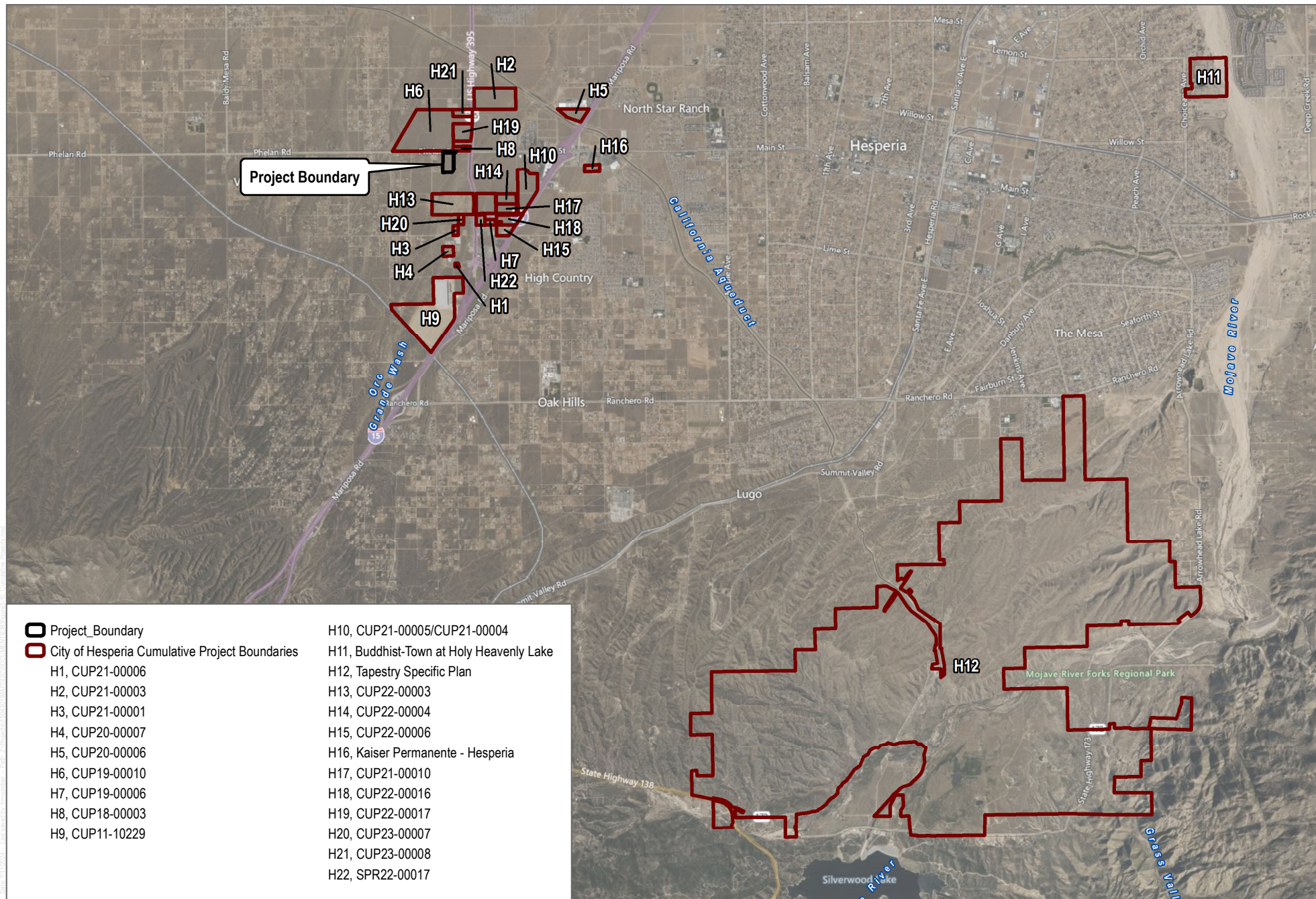


SOURCE: City of Hesperia 2020

FIGURE 3-8
Main Street and Freeway Corridor Specific Plan Land Use Districts



SOURCE: Bing Imagery 2022, Open Street Map 2019



SOURCE: Bing Maps

DUDEK



0 1 2 Miles

FIGURE 3-10
Cumulative Project Locations
Phelan 20 Project

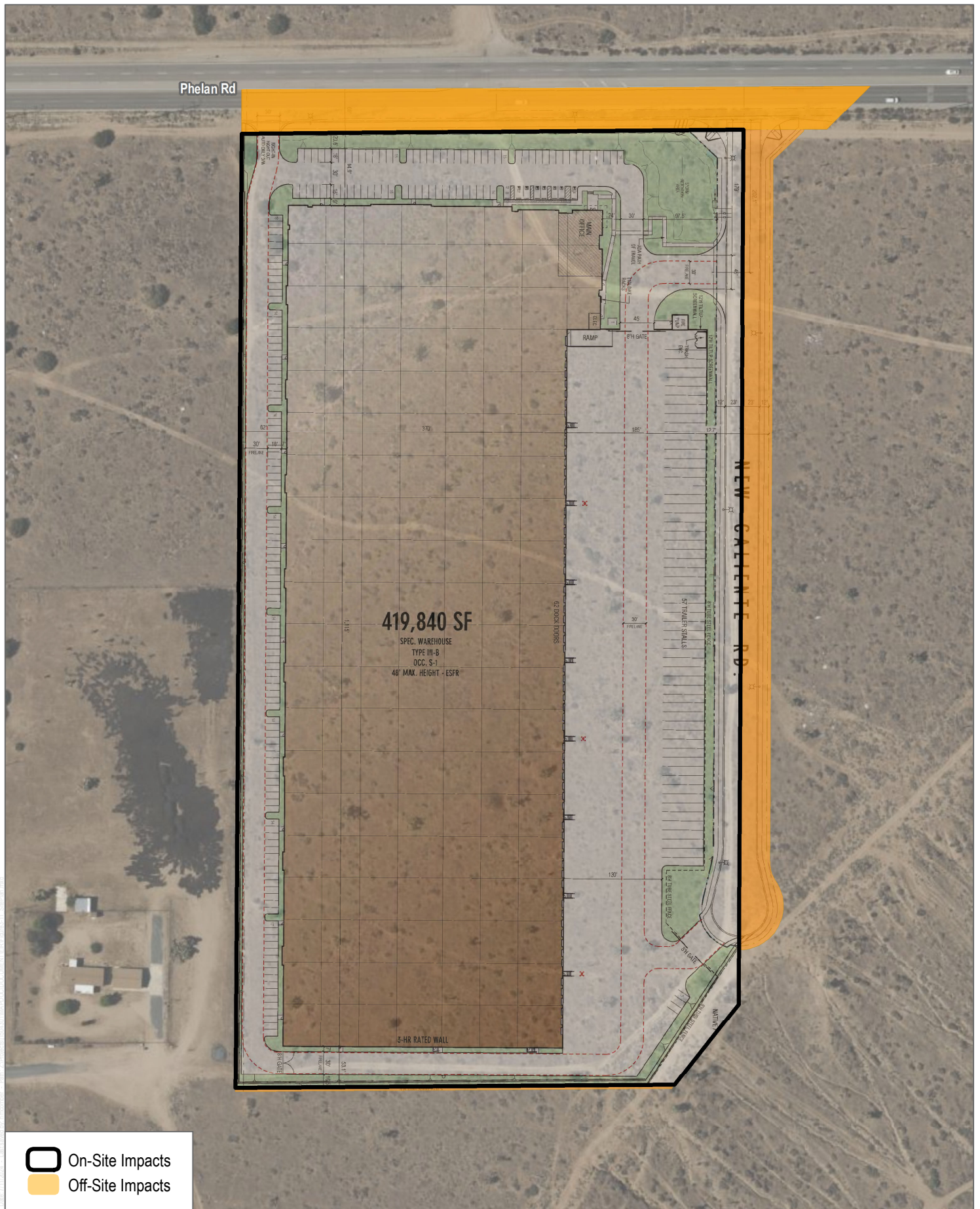
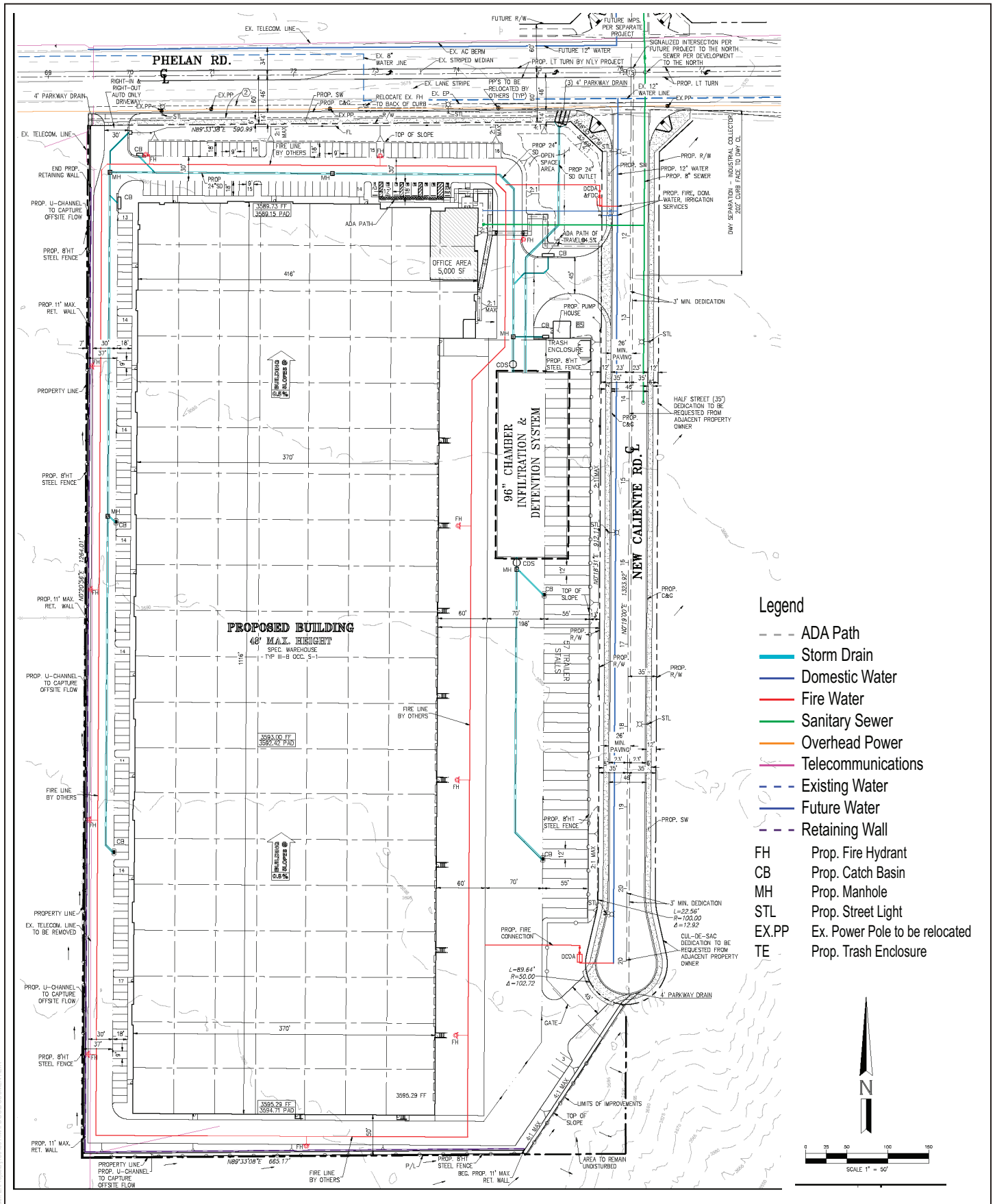


FIGURE 3-11

Site Plan

Phelan 20 Project

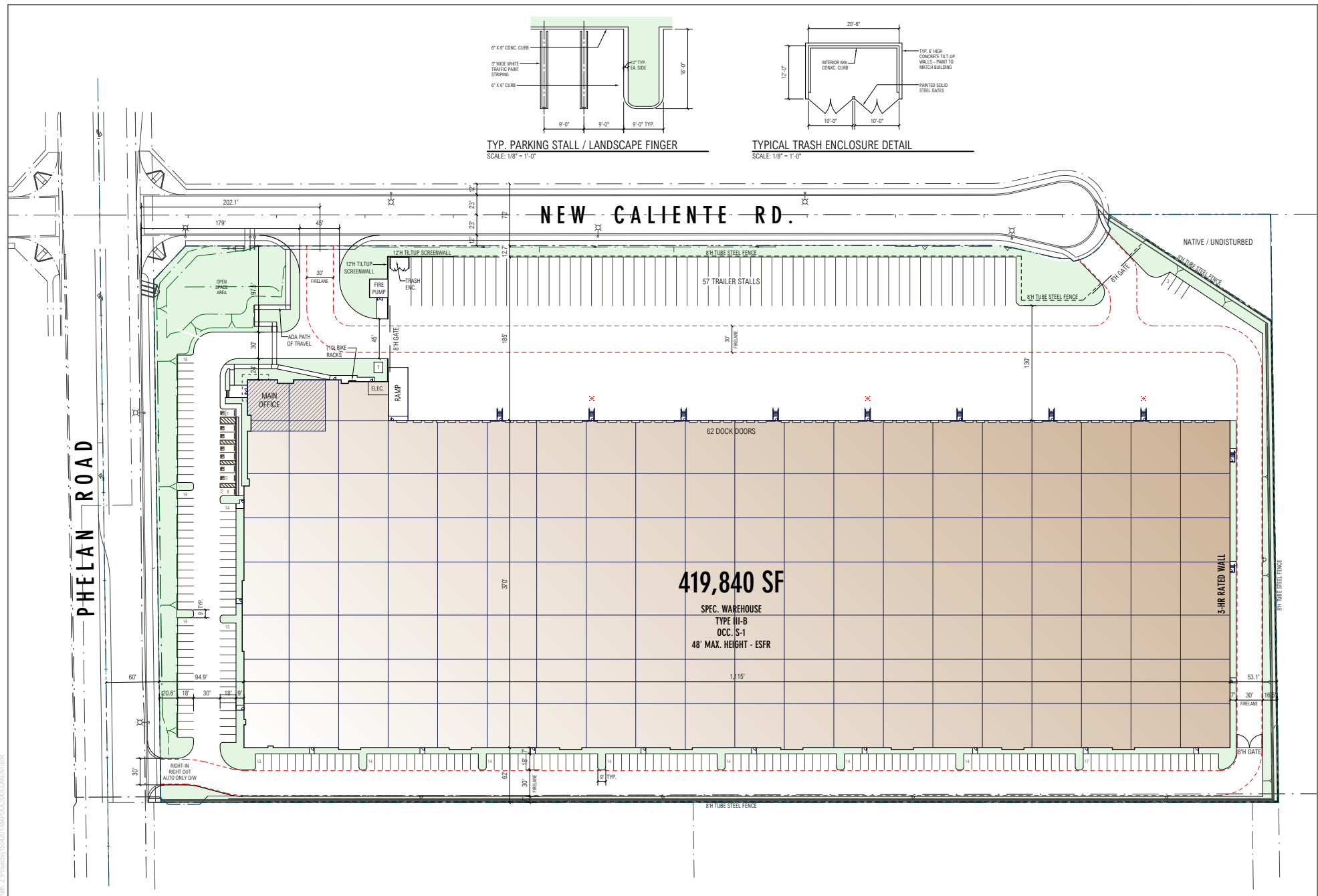


SOURCE: HUITT-ZOLLARS, INC. 2024

FIGURE 3-12

Detailed Site Plan

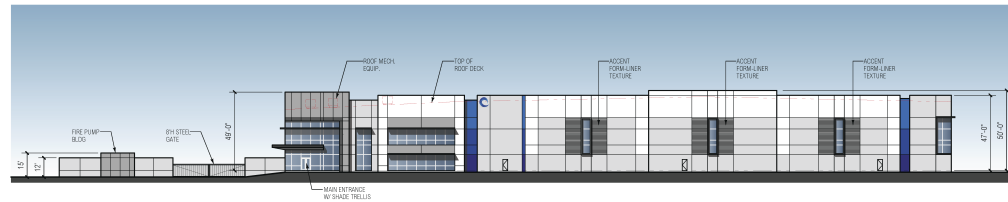
Phelan 20 Project



SOURCE: RGA, 2023

FIGURE 3-13
Vehicle Circulation Access
Phelan 20 Project

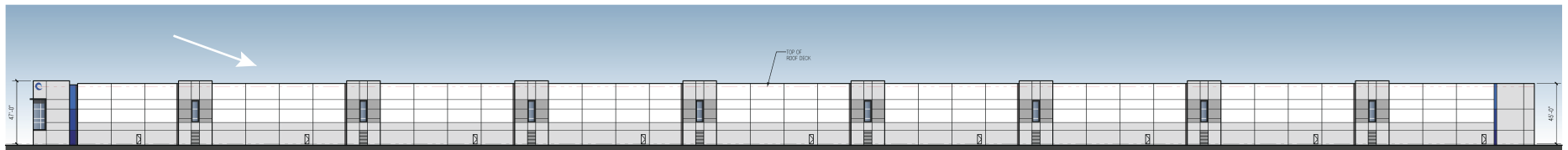
Path: Z:\Projects\1904301\MAPPO\000\000\INTERIOR



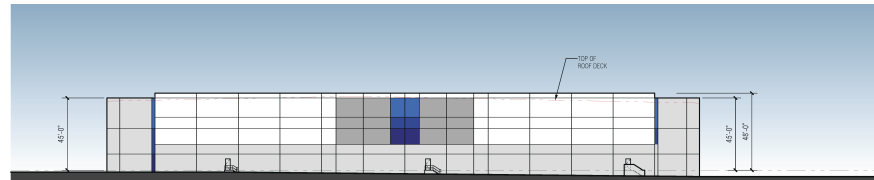
NORTH ELEVATION

FINISH LEGEND

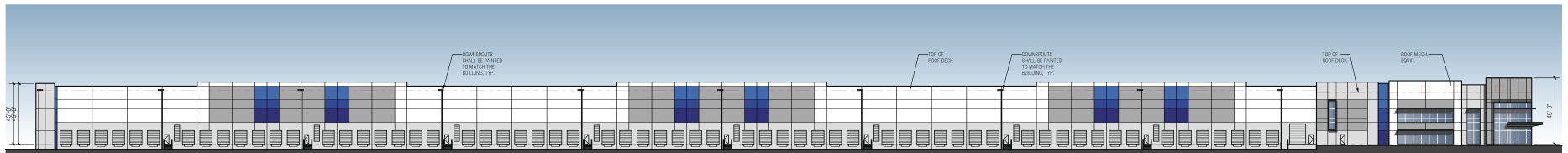
P-1	SW 7005 - PURE WHITE
P-2	SW 7071 - GRAY SCREEN
P-3	SW 7073 - NETWORK GRAY
P-4	SW 7076 - WEB GRAY
P-6	SW 6803 - DANUBE
P-6	SW 6707 - JAY BLUE
P-7	SW 6907 - FRANK BLUE
GL-1	SOLARCOOL PACIFICA REFLECTIVE GLAZING WITH CLEAR-ANODIZED ALUM. MULLIONS
ACM-1	ALUCOROND BRUSHED CARBON



WEST ELEVATION



SOUTH ELEVATION



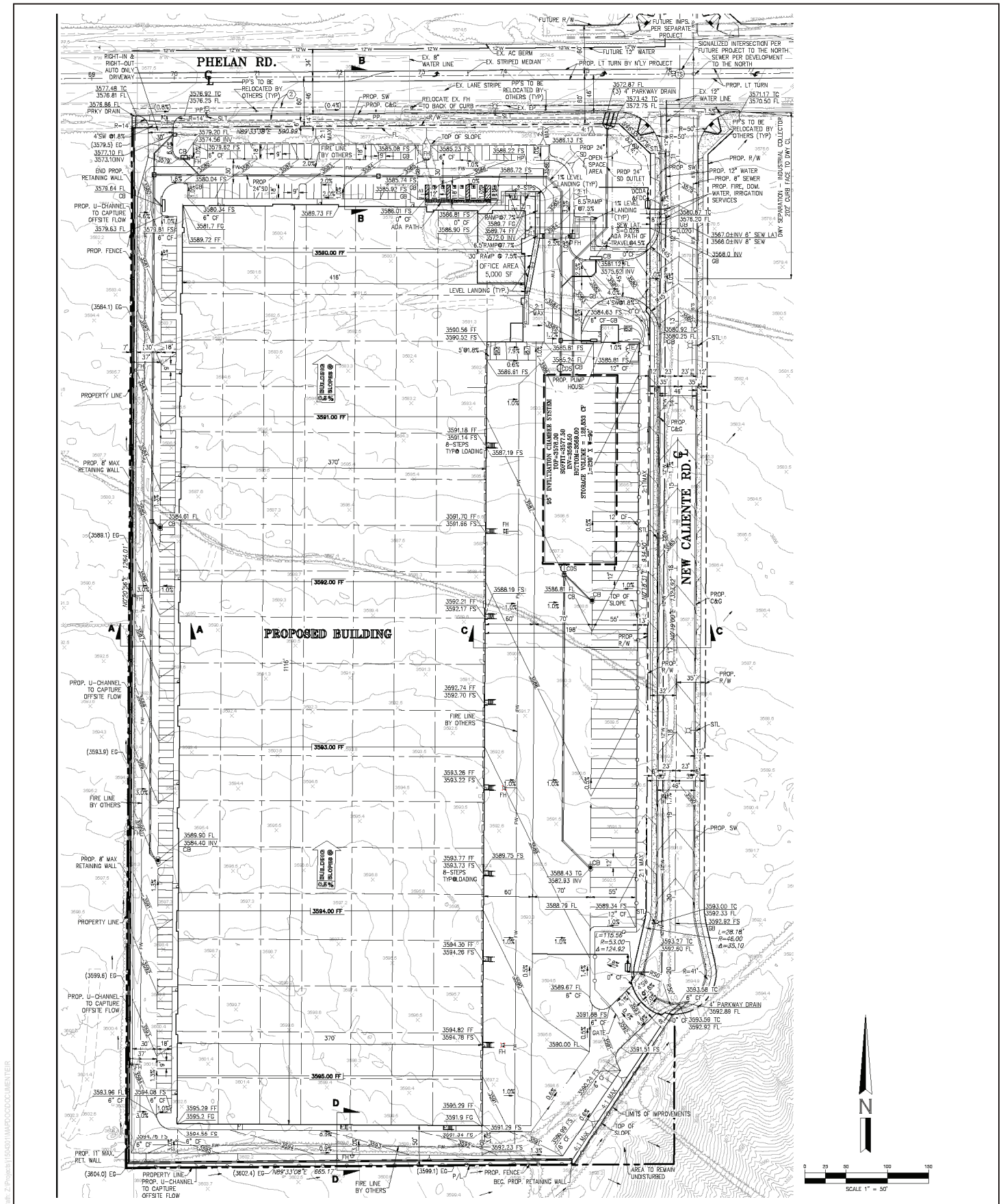
EAST ELEVATION

SCALE: 1" = 30'-0"

SOURCE: RGA, 2023

DUDEK

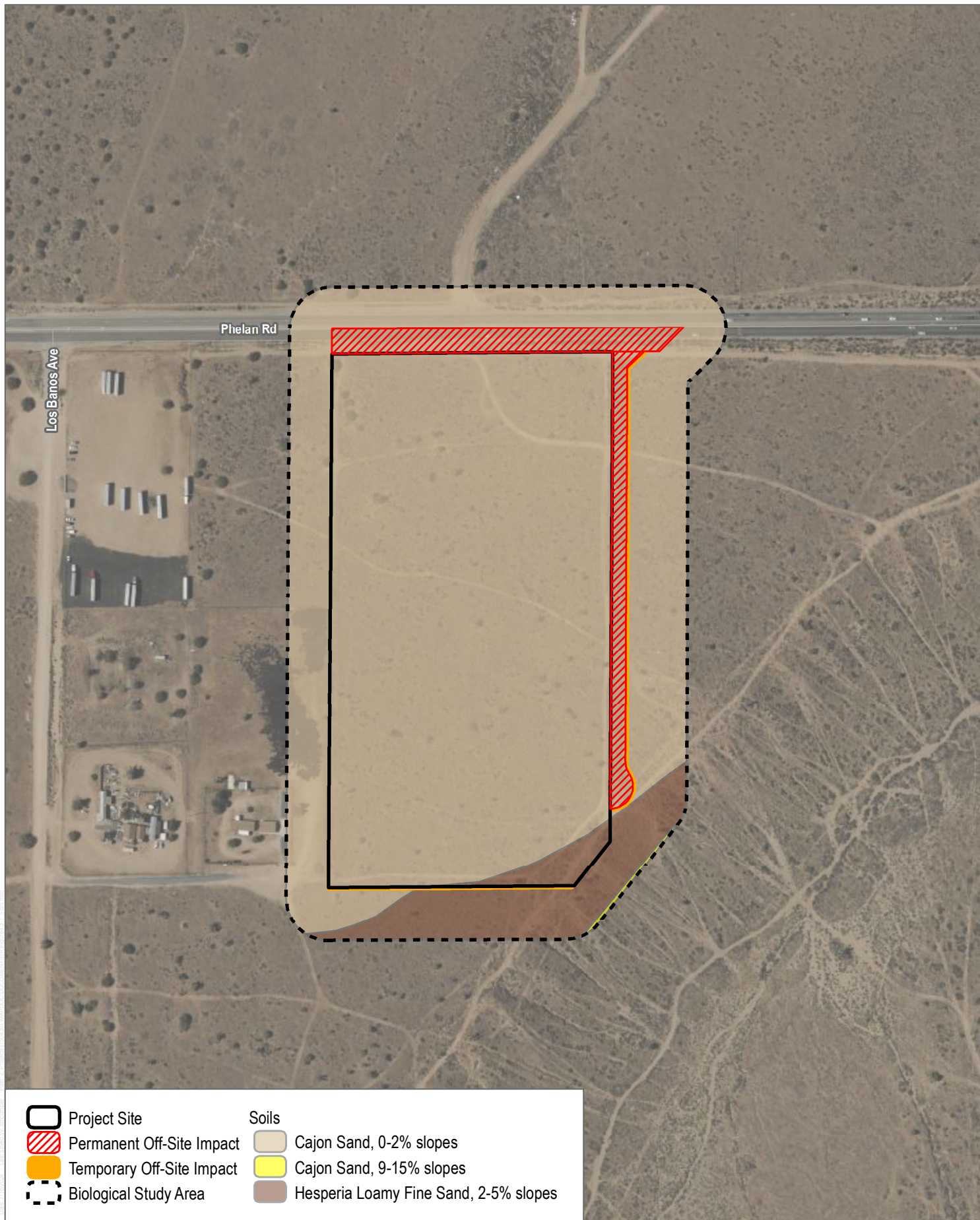
FIGURE 3-15
Architectural Elevations
Phelan 20 Project



SOURCE: HUITT-ZOLLARS, INC. 2024

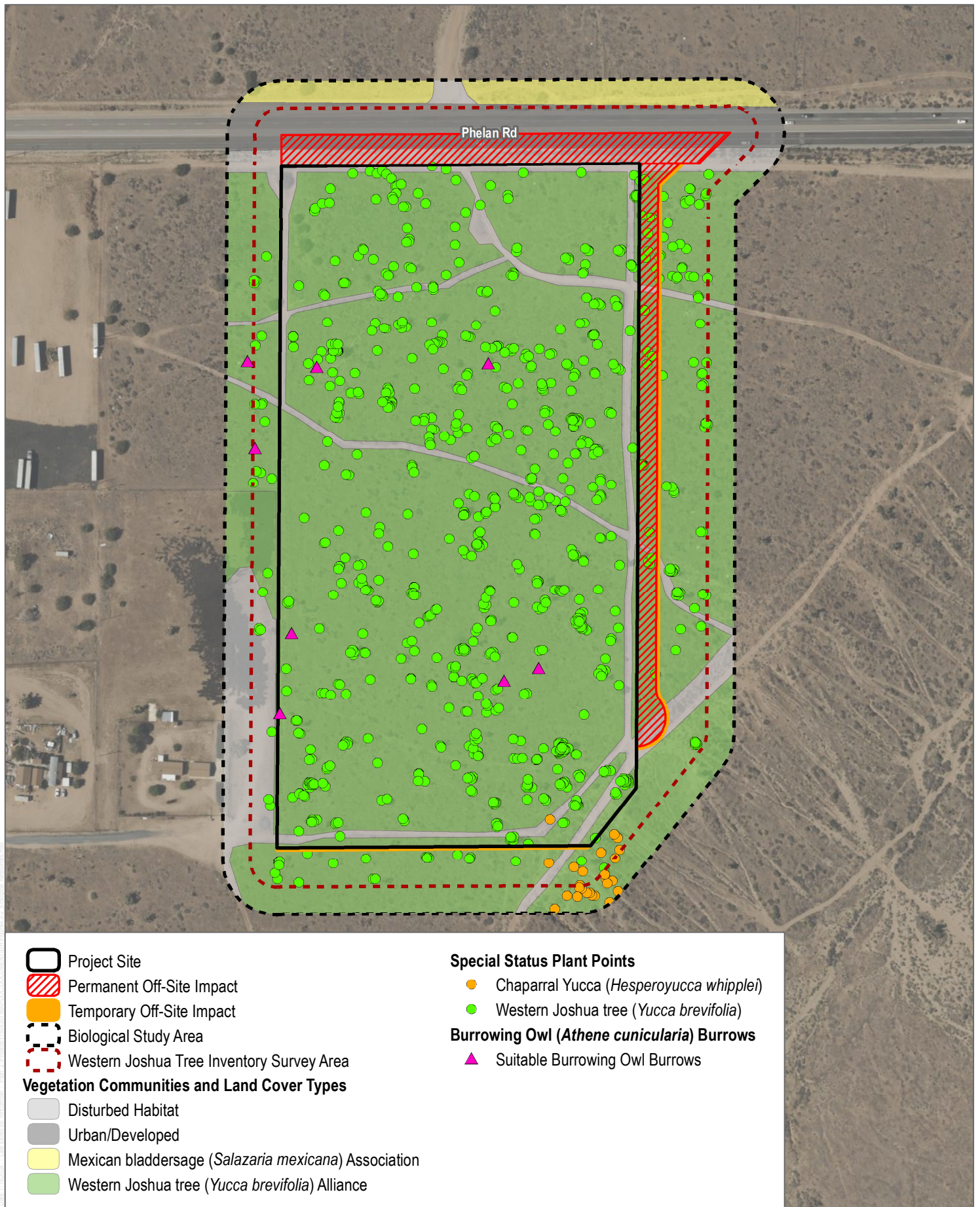
FIGURE 3-17

Conceptual Grading Plan
Phelan 20 Project

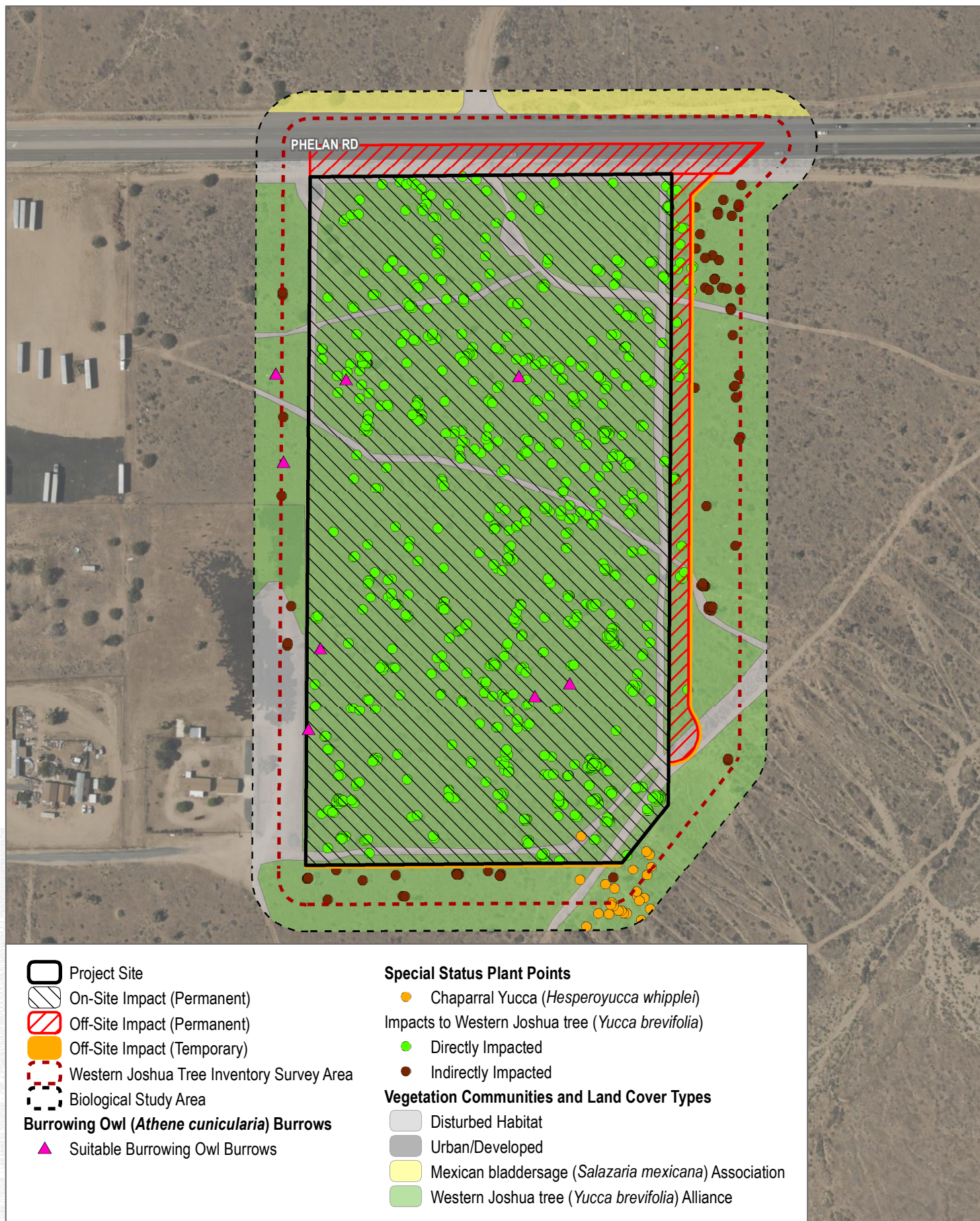


SOURCE: Bing Imagery 202; USDA 2024

FIGURE 4.3-1
Soils
Phelan 20 Project



SOURCE: Bing Imagery 2022



SOURCE: Bing Imagery 2022

DUDEK

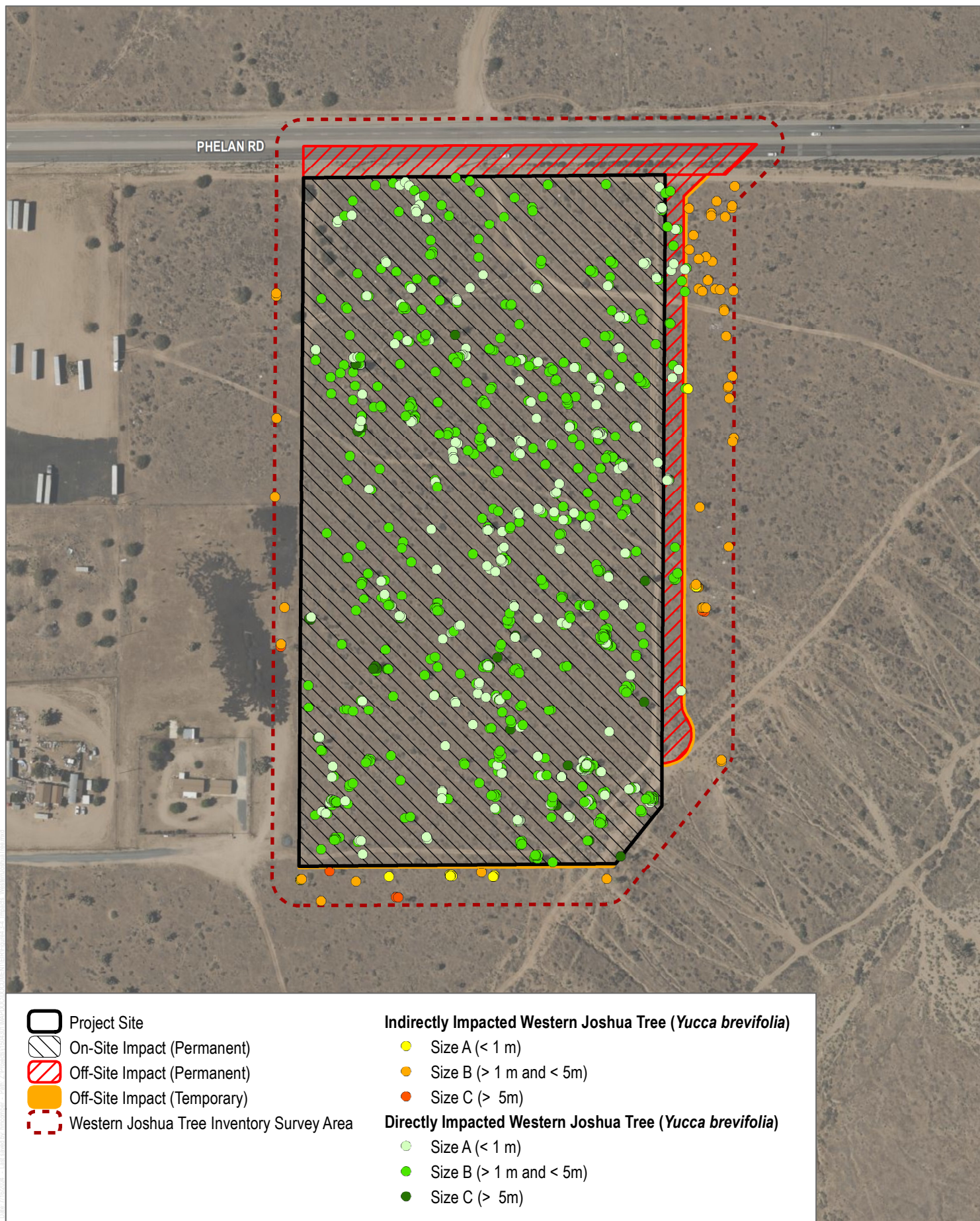


0 110 220 Feet

FIGURE 4.3-3

Impacts to Biological Resources

Phelan 20 Project



SOURCE: Bing Imagery 2022

DUDEK

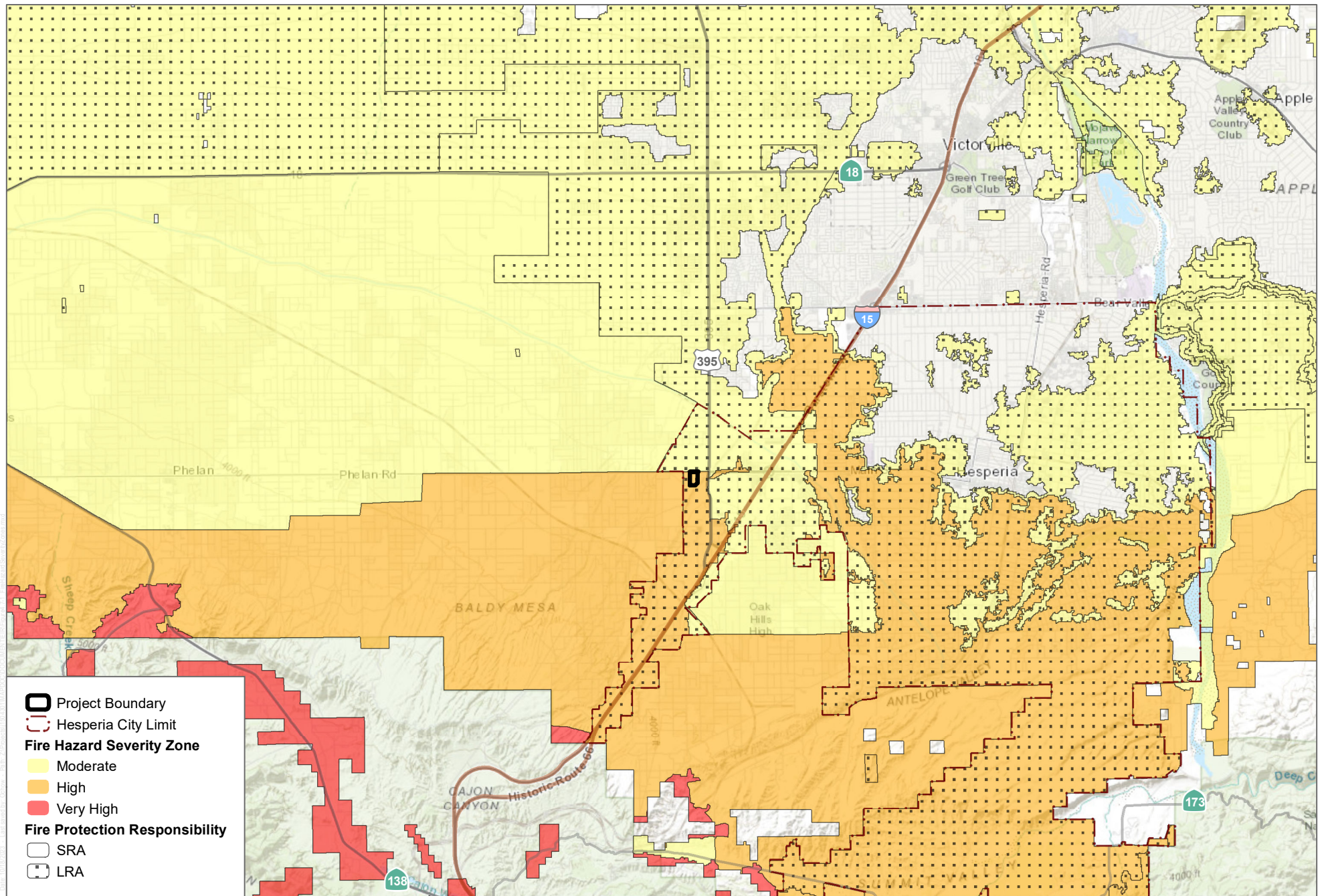


0 110 220 Feet

FIGURE 4.3-4

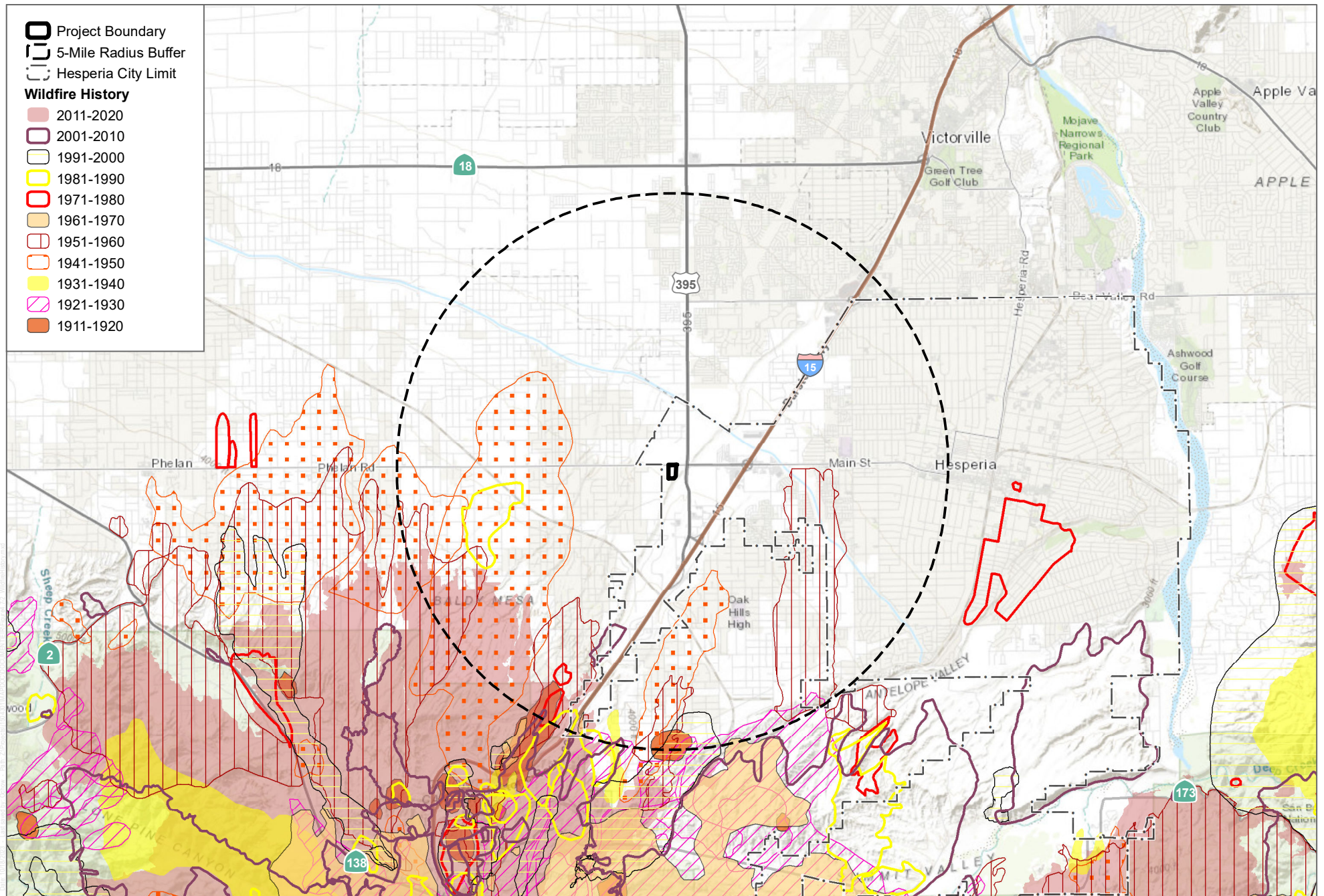
Impacts to Western Joshua Tree

Phelan 20 Project



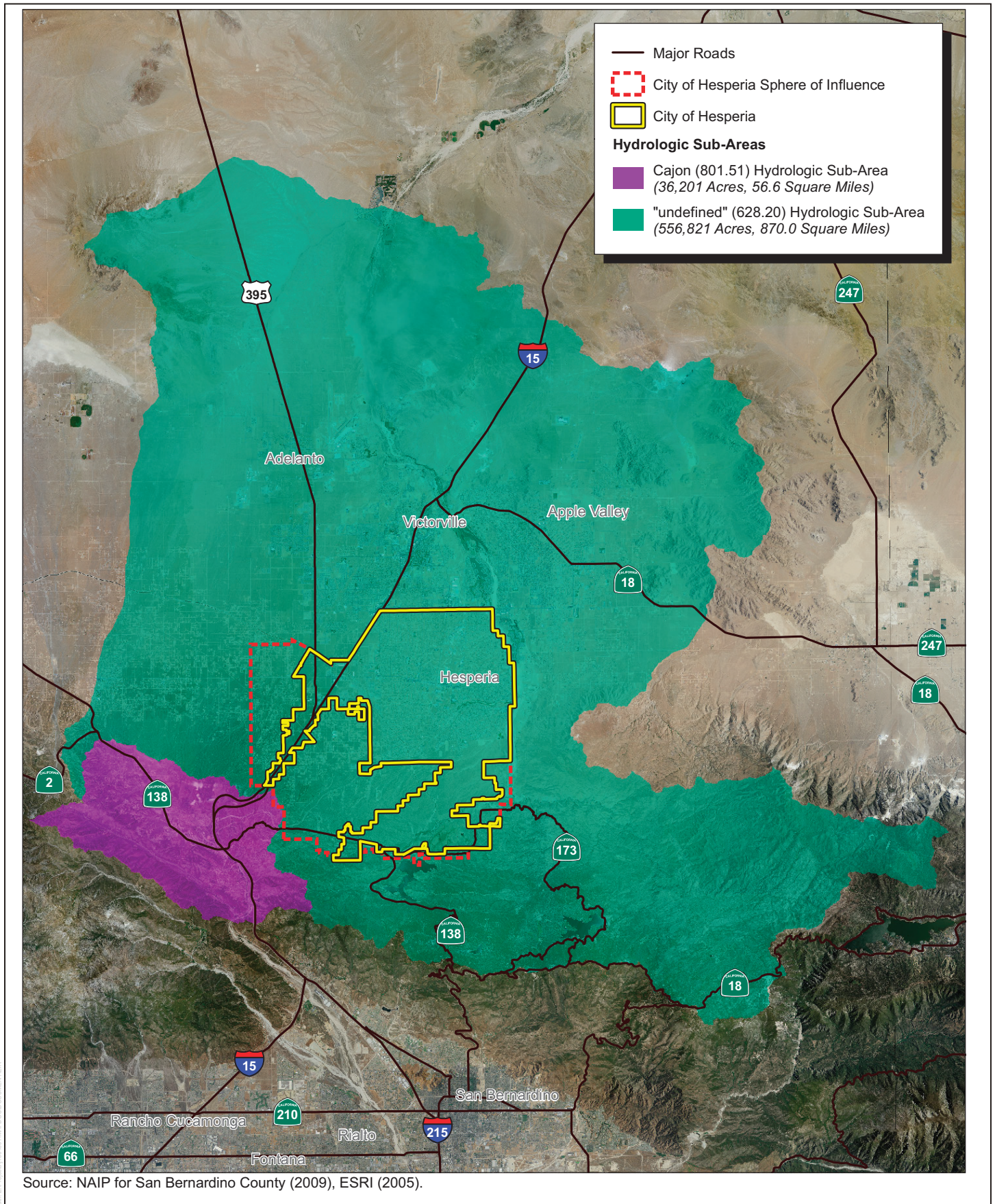
SOURCE: Esri, HERE, Garmin; CAL FIRE 2022

FIGURE 4.7-1
Fire Hazard Severity Zones
Phelan 20 Project



SOURCE: Esri, HERE, Garmin; CAL FIRE 2021

FIGURE 4.7-2
Wildfire History
Phelan 20 Project

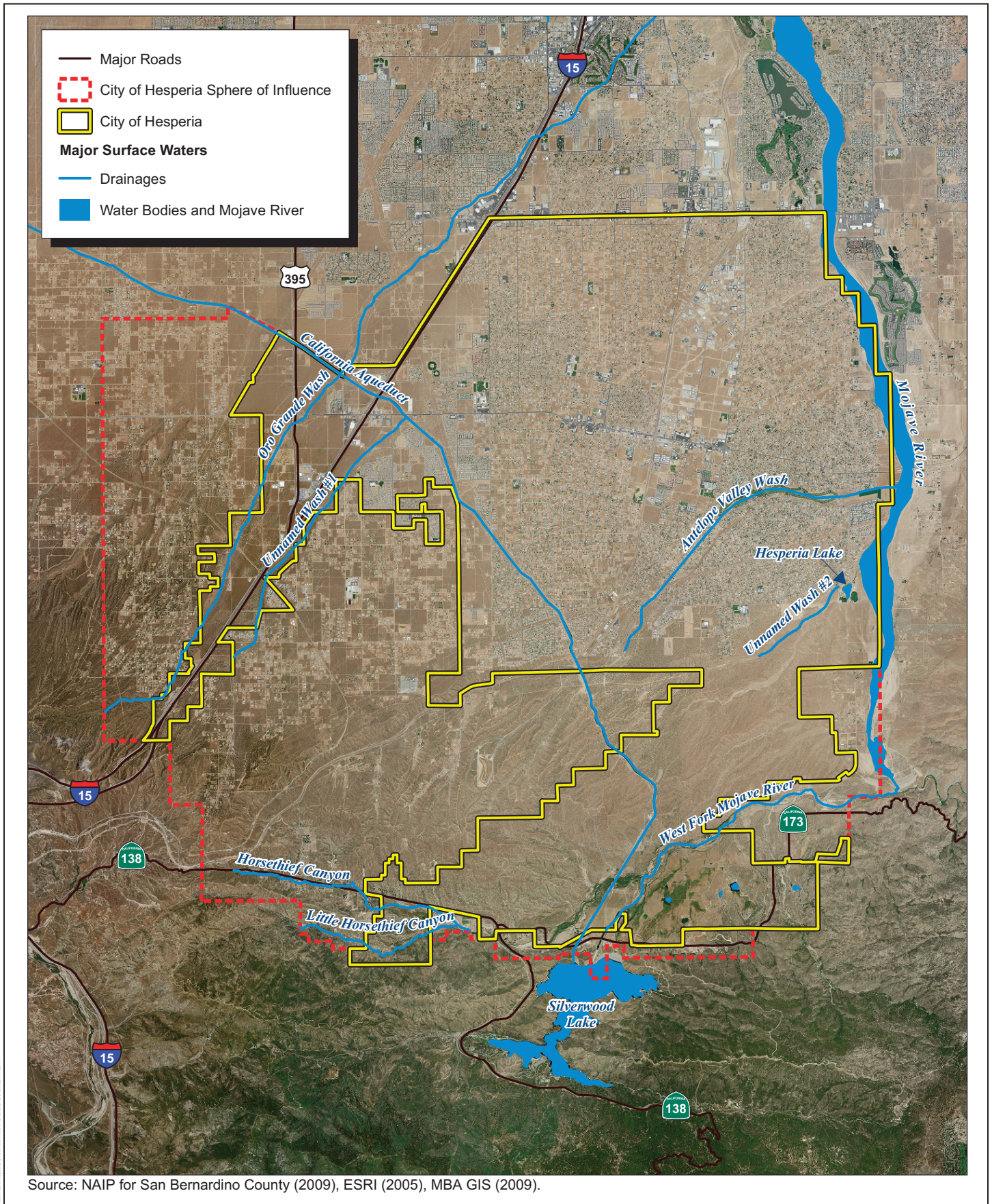


SOURCE: Michael Brandman Associates 2010

FIGURE 4.8-1

Hydrologic Sub-Areas

Phelan 20 Project

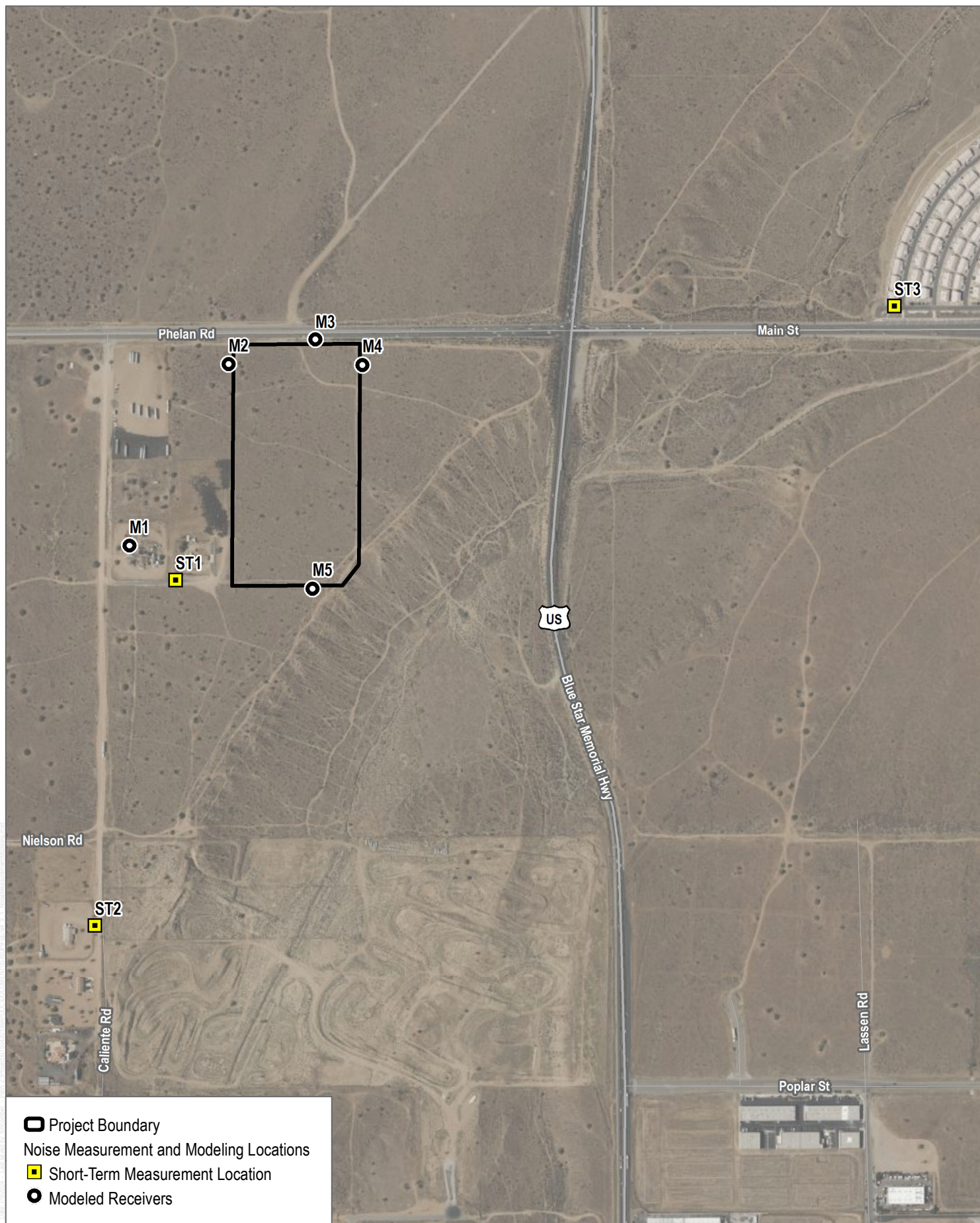


SOURCE: Michael Brandman Associates 2010

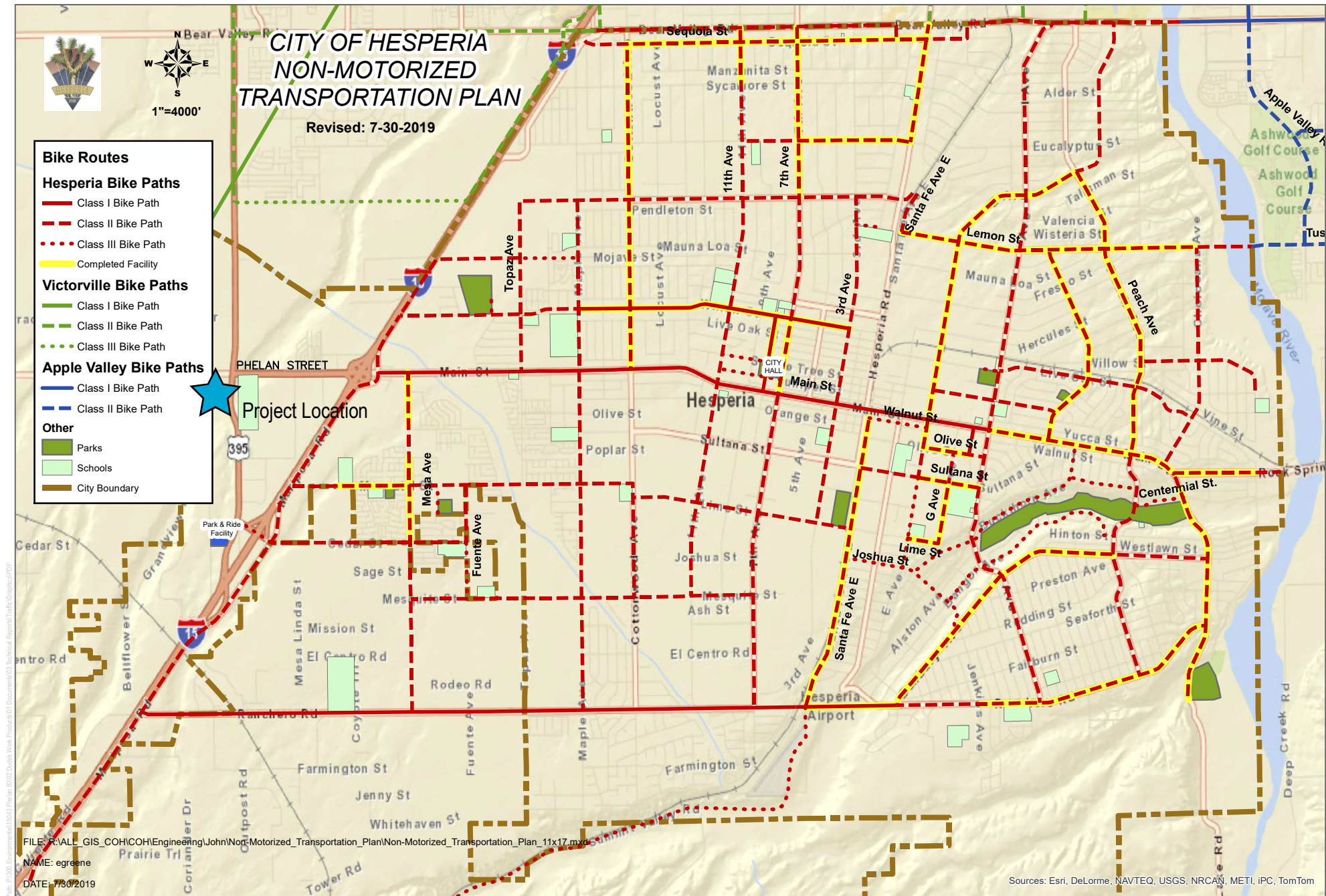
FIGURE 4.8-2

Major Surface Waters

Phelan 20 Project



SOURCE: Bing Imagery 2022



SOURCE: City of Hesperia General Plan, 2019

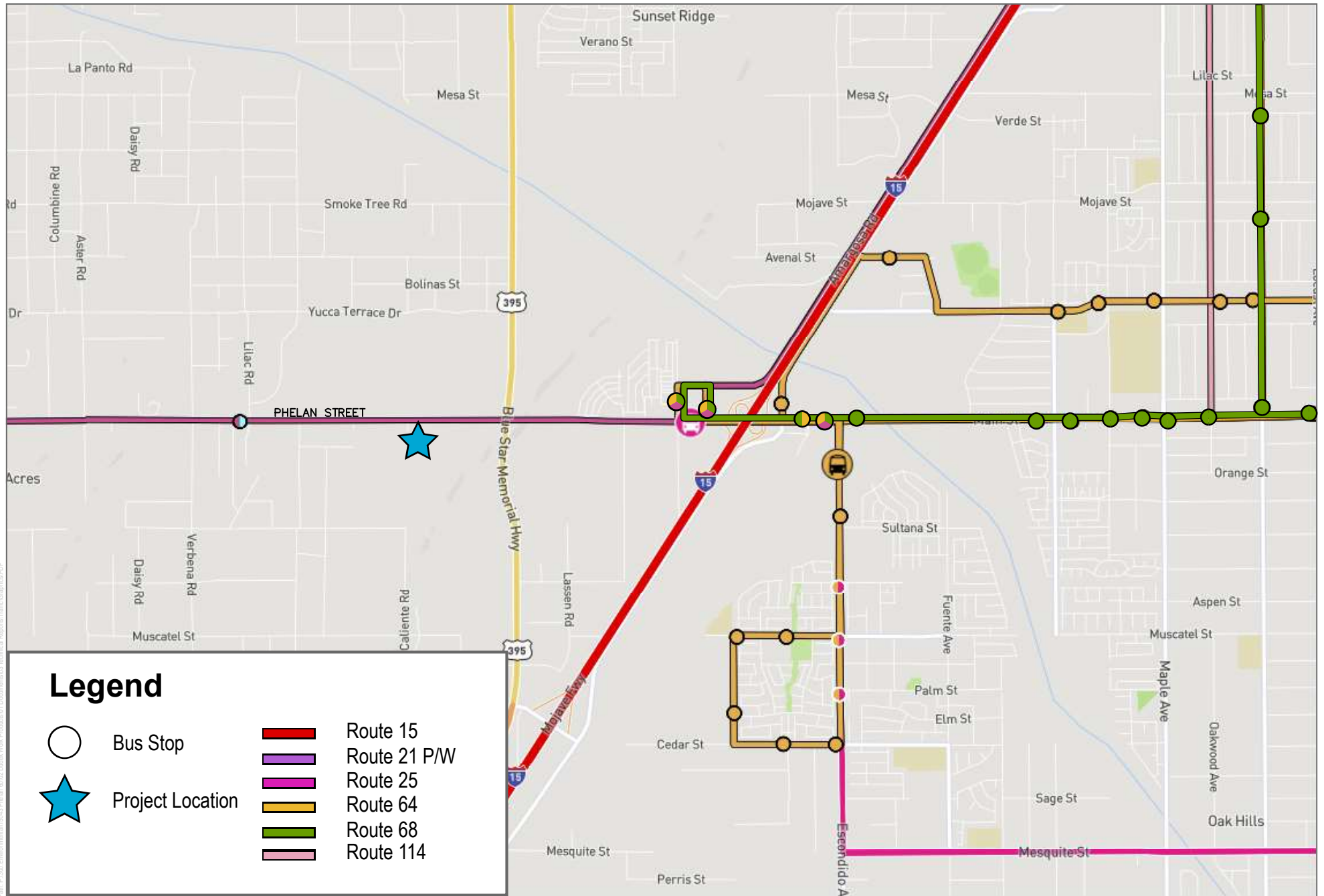
DUDEK



NOT TO SCALE

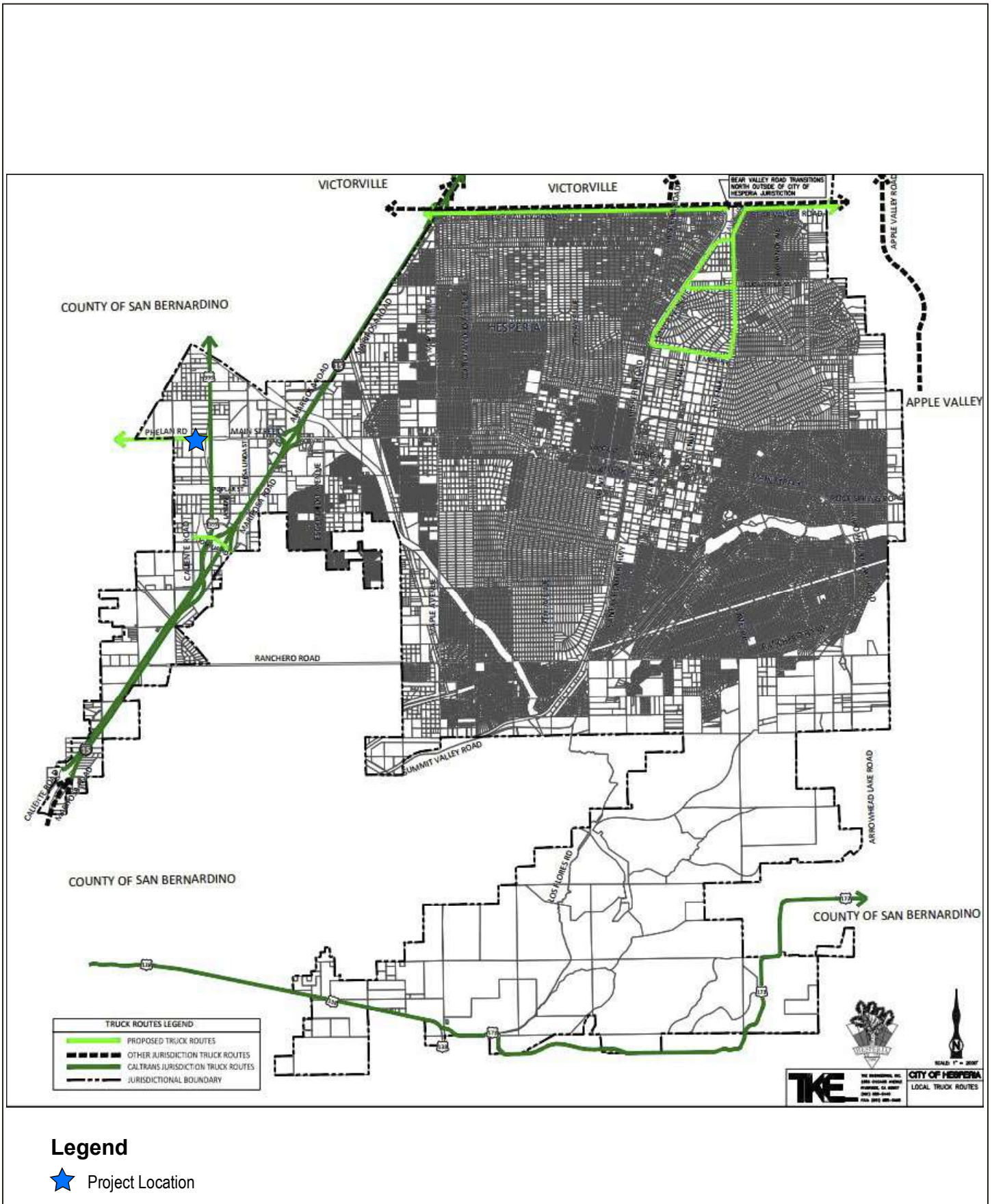
FIGURE 4.10-2
City of Hesperia Non-Motorized Transportation Plan

Phelan 20 Project



SOURCE: VTA, 2024

FIGURE 4.10-3
Local Transit Routes
Phelan 20 Project



SOURCE: City of Hesperia General Plan