

Development Review Committee

**Meeting Agenda
Wednesday, July 15, 2026
10:00 AM**



**City of Hesperia
Joshua Conference Room
9700 Seventh Avenue
Hesperia, CA 92345**



NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (760) 947-1224. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

**REGULAR MEETING AGENDA
HESPERIA DEVELOPMENT REVIEW COMMITTEE
9700 SEVENTH AVE., JOSHUA ROOM, HESPERIA, CA 92345**

CALL TO ORDER - 10:00 a.m.

PROJECTS FOR CONDITIONS OF APPROVAL FOR DRC OF WEDNESDAY, JULY 15, 2026

1. Page 4 CUPE26-00003

Project Description:

Consideration of CUPE26-00003, an extension of time for Conditional Use Permit CUP22-00023 to construct a self-storage facility consisting of 1,510 square foot office with a caretaker's residence, two self-storage buildings with 202 enclosed self-storage units totaling 37,306 square feet and 1,692 square foot commissary kitchen with seven (7) outdoor food truck/RV storage spaces on 1.7 acres within the General Commercial (C2) zone located at the southeast corner of Third Avenue and Seventh Avenue (Applicants: Harp & Ravi Verma; APN: 0412-172-13)

Staff Person: Senior Planner Edgar Gonzalez

Attachments: [Draft Conditions of Approval](#)

2. Page 15 CUPR26-00004

Project Description:

Consideration of a Revised Conditional Use Permit CUPR26-00004 to modify the previously approved entitlement (CUP21-00004), consisting of a reduction in the distribution warehouse building size from 1,108,000 square feet to 1,045,895 square feet, along with revisions to the site design layout on 61.2 acres of land within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located at the northeast corner of Mesa Linda Avenue and Popular Street (Applicant: Covington Group; APN: 3064-601-20)

Staff Person: Assistant Planner Maricruz Montes

Attachments: [Site Plan](#)
 [Elevations](#)
 [COA DRAFT](#)

DRAFT

ATTACHMENT "A" List of Conditions for CUPE26-00003

Approval Date: July 15, 2026
Effective Date: July 28, 2026
Expiration Date: July 28, 2027

This list of conditions applies to: Consideration of CUPE26-00003, an extension of time for Conditional Use Permit CUP22-00023 to construct a self-storage facility consisting of 1,510 square foot office with a caretaker's residence, two self-storage buildings with 202 enclosed self-storage units totaling 37,306 square feet and 1,692 square foot commissary kitchen with seven (7) outdoor food truck/RV storage spaces on 1.7 acres within the General Commercial (C2) zone located at the southeast corner of Third Avenue and Seventh Avenue (Applicants: Harp & Ravi Verma; APN: 0412-172-13)

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been completed by the expiration date noted above. Extensions of time may be granted upon submittal of the required application and fee prior to the expiration date.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DUST CONTROL. Dust control shall be maintained before, during, and after all grading operations. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PERCOLATION TEST. The applicant shall submit a percolation test, performed by a California licensed civil or soils engineer, for determining the percolation rate for the required private sewage disposal systems. Should the applicant agree in writing to use the most restrictive percolation test for a site in close proximity to the subject property in designing the sewage disposal systems, then a percolation test shall not be required to be performed on-site. The applicability of any percolation test for use in designing the sewage disposal systems shall be subject to review and approval by the Building and Safety Division. In the event a tract map or parcel map has previously been recorded on the project site, the City of Hesperia has a percolation test on file, and no unusual conditions apply, this requirement may be waived by the Building and Safety Division. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

SPECIALTY PLANS. The following additional plans/reports shall be required for businesses with special environmental concerns: (B)

A. Demolition permits shall be obtained from the Building Division prior to demolition of above or below ground

structures. Prior to issuance a certificate that the structure is asbestos free shall be obtained from a licensed environmental engineer.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PLAN CHECK FEES. Plan checking fees must be paid in conjunction with the improvement plan submittal. All required plans, maps, requested studies, CFD annexations, etc. must be submitted as a package. The Developer shall coordinate with the City's Engineering Analyst, Savannah Routh at (760) 947-1438 or srouth@hesperiaca.gov, to obtain the fee calculation form which shall be completed and submitted, along with fee payment, at time of plan submittal. Any outstanding fees must be paid before final inspection and the release of bonds. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

TITLE REPORT. The Developer shall provide a complete title report 90-days or newer from the date of submittal. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DRAINAGE STUDY. The Developer shall submit three (3) copies of a Final Drainage Study which analyzes the pre-project and proposed project hydrology, including flows from offsite, flows generated onsite, hydraulic properties of flows entering or exiting the project to and from natural or constructed conveyances, and capacity and function of any runoff management structures such as catch basins, inlets, outlets and detention or retention structures. The study must include all information specified in the City's hydrology study outline. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

FINAL WQMP SUBMITTAL. Submit a final WQMP, prepared using the applicable Mojave River Watershed Group Regulated WQMP Template, which includes all required or proposed revisions, addresses any comments provided on the draft WQMP, provides final designs for best management practices (BMP's), and includes calculations for BMP sizing. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

The Project shall be designed to prevent adverse impacts to downstream properties and/or drainage facilities caused or exacerbated by the project. The project shall demonstrate that runoff from the completed project site will not exceed 90% of the pre-project runoff discharge rates for the 24-hour design storm for the 100-year return frequency rainfall events.

A. Drawdown Time. All drainage facilities which are designed to percolate/infiltrate surface runoff (including basins, drywells, or infiltration-based low impact development features) shall not accumulate standing water for more than 48 hours. All drainage facilities designed to provide detention storage shall recover 100 percent of their design detention volume within 48 hours.

B. Groundwater Protection. The Project shall ensure any retention/infiltration or detention facilities will not adversely impact groundwater.

C. Underground Retention/Detention Systems. The Project shall demonstrate a minimum functional life span of 50 years for materials (e.g., polymer, metal, mineral-based, or other) used in underground retention/detention systems. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

STORM WATER POLLUTION PREVENTION PLAN. The Project shall submit to the City for approval two (2) copies of a Storm Water Pollution Prevention Plan (SWPPP) as specified in the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board. Prepare the SWPPP using or following the format of the most recent SWPPP Template in the Construction BMP Handbook prepared by the California Stormwater Quality Association (requires subscription); see:
<https://www.casqa.org/resources/bmp-handbooks>

NPDES: The Project shall enroll under the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board and pay applicable fees. The Project shall provide proof of such permit coverage including a copy of the Notice Of Intent Receipt Letter and the project WDID No. to the City. Alternatively, projects from 1 to 5 acres with an approved Rainfall Erosivity Waiver authorized by U.S. EPA Phase II regulations certifying to the State Water Resources Control Board that construction activity will occur only when the Rainfall Erosivity Factor is less than 5 (R in the Revised Universal Soil Loss Equation), shall provide a copy of the projects Erosivity Waiver Certification and Waiver ID to the City.

NPDES-PERMIT TERMINATION: Upon completion of construction, the Project shall ensure that all disturbed areas are stabilized and all construction waste, equipment, and unnecessary temporary BMPs are removed from the site. In addition, the Project shall file a Notice of Termination (NOT) with the Lahontan Regional Water Board as required by the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

HOURS OF OPERATION. Storage facilities located within or adjacent to residentially or agriculturally zoned properties shall have their hours of operation restricted to seven a.m. to nine p.m., Monday through Saturday, and nine a.m. to nine p.m. on Sundays. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

INDEMNIFICATION(1). To the furthest extent allowed by law, Applicant shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties,

forfeitures, damages and costs (including attorney's fees, litigation expenses and administrative record preparation costs) arising from, resulting from, or in connection with any Third Party Action (as hereinafter defined). The term "Third Party Action" collectively means any legal action or other proceeding instituted by (i) a third party or parties, or (ii) a governmental body, agency or official other than the City, that: (a) challenges or contests any or all of these Conditions of Approval or any approval associated with entitlements associated with the project to which these conditions of approval apply (collectively "Approvals"); or (b) claims or alleges a violation of CEQA or another law in connection with the Approvals by the City, or the grant, issuance or approval by the City of any or all Approvals. Applicant's obligations under this paragraph shall apply regardless of whether City or any of its officers, officials, employees, consultants, agents or volunteers are actively or passively negligent, but shall not apply to any loss, liability, fines, penalties forfeitures, costs or damages caused solely by the active negligence or willful misconduct of the City or any of its officers, officials, employees, agents or volunteers. The provisions of this section shall survive any termination, revocation, overturn, or expiration of an approval. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

INDEMNIFICATION(2). Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim unless the City approves the settlement in writing. Additionally, the City shall not be prohibited from independently defending any claim, and whether or not the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Unless the City independently chooses to defend any Third Party Action on its behalf, Applicant shall control the conduct of the defense of any claim or action provided that: (1) the City shall have the right, prior to filing, to review and approve any and all pleadings or related documents filed with the court in connection with such defense and Applicant shall reimburse the City for review time for each draft brief or pleading to be filed on behalf of the City; and (2) the City shall review and reasonably approve any proposed settlement. The Applicant acknowledges that the City is not obligated to approve a proposed settlement requiring the City to pay or incur any monetary amount, take a future legislative action, render a future quasi-judicial decision, or otherwise take a future discretionary government action. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

INDEMNIFICATION(3). The City may, at any time, require the applicant to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of processing or defending any Third Party Actions. The City shall provide Applicant with an invoice detailing all reasonable costs incurred. Applicant shall tender to the City payment-in-full of all reasonable and necessary costs within thirty (30) days from the date upon the invoice. Applicant further acknowledges and agrees that failure to

timely tender payment-in-full to the City shall be considered a breach and non-compliance with the conditions of approval for the project. Applicant shall also be required, upon request of the City, to deposit two month's estimated costs anticipated by the City to be incurred, which may be used by the City as a draw down account to maintain a positive balance pending tender of payment by Applicant as noted herein. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

EXPIRATION OF ENTITLEMENT. Unless the applicant has obtained a grading permit and/or building permit and commenced construction, this approval shall expire one (1) year from the date of action of the reviewing authority. A second extension of time may be granted pursuant to Municipal Code Section 16.12.060 if the applicant files an application and written request for an extension prior to the expiration of the permit. (P)

CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

SURVEY. The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

GRADING PLAN. The Developer shall submit a Grading Plan with existing contours tied to an acceptable City of Hesperia benchmark. The grading plan shall indicate building footprints and proposed development of the retention basin(s) as a minimum. Site grading and building pad preparation shall include recommendations provided per the Preliminary Soils Investigation. All proposed walls shall be indicated on the grading plans showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 6.0 feet in height. Grading Plans are subject to a full review by the City of Hesperia and the City Engineer upon submittal of the Improvement Plans. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

STREET IMPROVEMENTS. The Developer shall design street improvements in accordance with City standards and these conditions. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

SEVENTH AVENUE. Saw-cut (2-foot min.) and match-up asphalt pavement on Seventh Avenue across the project frontage, based on City's 100-foot Arterial Roadway Standard. The curb face is to be located at 36' 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. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 10 and per the soils report.
- G. Cross sections every 50-feet per City standards.
- H. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
- I. Provide a signage and striping plan per City standards.
- J. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.
- K. Provide signage and striping for a Class 2 bike trail, per City's adopted non-motorized transportation plan.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

THIRD AVENUE. Saw-cut (2-foot min.) and match-up asphalt pavement on Third Avenue across the project frontage, based on City's 60-foot Local 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 of 8 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. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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 16" ACP water line in Seventh Avenue per City Standards.

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

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

SWPPP IMPLEMENTATION. All of the requirements of the City-approved Storm Water Pollution Prevention Plan shall be implemented prior to the City's issuance of a grading permit, and shall be maintained until construction is complete and all disturbed areas are fully stabilized. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

CULTURAL RESOURCES. If cultural resources are found during grading then grading activities shall cease and the applicant shall contract with a City approved archaeologist or paleontologist to monitor grading prior to resuming grading. All cultural resources discovered shall be handled in accordance with state and federal law. A report of all resources discovered as well as the actions taken shall be provided to the City prior to issuance of a Certificate of Occupancy. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PROTECTED PLANTS. Three copies of a protected plant plan shall be submitted to the Building Division showing the present location and proposed treatment of all smoke tree, species in the Agavaceae family, mesquite, large creosote bushes, Joshua Trees, and other plants protected by the State Desert Native Plant Act. The grading plan shall be consistent with the approved protected plant plan. No clearing or grading shall commence until the protected plant plan is approved and the site is inspected and approved for clearing. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

AVIGATION EASEMENT. The project site is located within Safety Area for Hesperia Airport as identified in the City's adopted Comprehensive Airport Land Use Plan. The developer shall record an Avigation Easement to Hesperia Airport as approved by the City Attorney. The easement and the required application and fees shall be submitted to the Planning Division prior to review and approval by the City for recordation. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DRIVEWAYS/PARKING EASEMENT. An access easement shall be recorded which allows for the perpetual use of the driveways and/or off-street parking spaces for the benefit of

the adjacent property. 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)

CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE

<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	AQMD APPROVAL. The Developer shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	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)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	DEVELOPMENT FEES. The Developer shall pay required development fees as follows: A. School Fees (B)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	LIGHT POLLUTION REDUCTION. The project shall comply with California Green Building Standards Code (CALGreen) Section 5.106.8 regarding Light Pollution Reduction for non-residential developments. Outdoor lighting systems shall be designed and installed to meet the minimum requirements of the California Energy Code for applicable Lighting Zones (0-4) and shall not exceed the allowable BUG (Backlight, Uplight, and Glare) ratings as specified in CALGreen Table 5.106.8 [N]. (B)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	ACCESSIBLE PARKING SPACES. The project shall comply with California Building Code (CBC) Section 11B-208, ensuring that accessible parking spaces are provided as required for non-residential developments. (B)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	PERCOLATION TEST. The applicant shall provide percolation test data which are adequate to substantiate the hydrologic performance of all proposed basins, underground retention systems, drywells, or other features requiring percolation of surface water: A. Projects shall provide site-specific percolation test data to substantiate the performance and effective drawdown time of all proposed surface retention basins. B. Projects shall provide site-specific, depth-appropriate percolation test data for the proposed subsurface infiltration/retention system; and/or for any proposed drywells. C. Percolations tests shall be performed in accordance with

the procedures in Appendix A of the Riverside County Design Handbook for Low Impact Development Best Management Practices; available online at:

[http://www.floodcontrol.co.riverside.ca.us/NPDES/LIDBMP.aspx\(E\)](http://www.floodcontrol.co.riverside.ca.us/NPDES/LIDBMP.aspx(E))

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

LANDSCAPE AND IRRIGATION PLANS. The Developer shall submit three sets of landscape and irrigation plans including water budget calculations required application fees and completed landscape packet to the Building Division with the required application fees. 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)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

MASONRY WALLS AND FENCING. The required masonry walls and wrought iron fencing shall be completed as approved on the site plan and in accordance with City standards. An additional wrought iron fence shall be installed along the east property line of the site. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

TRASH ENCLOSURE. All trash enclosures shall be in conformance with Municipal Code Section 16.16.360 and City approved construction details. The enclosure shall be enclosed on three sides by a minimum six-foot tall decorative masonry wall with split face block on the viewable side and a decorative cap. The masonry wall shall be earth tone in color; solid grey block is not allowed. The enclosure shall have non-transparent metal gates and a solid roof-cover that is architecturally compatible with the primary building onsite and that serves to protect the refuse area from inclement weather, as well as prevents unauthorized entry into the enclosure. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

LIGHT AND LANDSCAPE DISTRICT ANNEXATION. Developer shall annex property into the lighting and landscape district administered by the Hesperia Recreation and Parks District for all required street lights. The required forms are available from the Building Division and once completed, shall be submitted to the Building Division. (RPD)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

ROOFTOP EQUIPMENT. All rooftop equipment shall be screened from view from the right-of-way and architecturally integrated into the design of the building. All roof-mounted mechanical equipment proposed on the roof shall be shown on a cross-section of the building, as well as a line of site study, evidencing that the equipment will be screened from view and will not be visible from the right-of-way. (P)

CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY CLEARANCE AND C OF O. 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)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

- A. Development Impact Fees (B)
- B. Park Fees (Not applicable to commercial and industrial developments (B)
- C. Utility Fees (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

AS BUILT PLANS. The Developer shall provide as built plans. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PUBLIC IMPROVEMENTS. All public improvements shall be completed by the Developer and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

EXECUTED AND RECORDED WQMP MAINTENANCE AGREEMENT. The WQMP Maintenance Agreement: Covenant and Agreement Regarding Water Quality Management Plan and Stormwater Best Management Practices Transfer, Access, and Maintenance, must be (1) prepared using the WQMP Maintenance Agreement Template provided as Attachment A to the City of Hesperia WQMP Templates, and (2) the complete WQMP Maintenance Agreement, with the Property Owners notarized signature(s) and suitable for recordation by the City, must be received before the City will authorize the final inspection or issue a Certificate of Occupancy. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

WQMP PERMIT. The Property Owner shall apply for a City WQMP Permit with the Building and Safety Department and pay the applicable permit fees. The WQMP Permit shall be renewed annually. To comply with the WQMP Permit, the Property Owner shall certify on an annual basis that all of the post-construction best management practices (BMPs) described in the approved project WQMP have been inspected and maintained as specified and required by the BMP Inspection and Maintenance Form and Operation and Maintenance Plan. The Property Owner shall provide proof of the WQMP Permit before the City will issue a Certificate of Occupancy. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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 exterior building elevations. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

LANDSCAPING/IRRIGATION. The Developer shall install the landscaping and irrigation as required by the Planning Division. (P)

NOTICE TO DEVELOPER: IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONTACT THE APPROPRIATE DIVISION LISTED BELOW:

(B) Building Division	947-1300
(E) Engineering Division	947-1476
(F) Fire Prevention Division	947-1603
(P) Planning Division	947-1200
(RPD) Hesperia Recreation and Park District	244-5488

I-15 INDUSTRIAL PARK BUILDING 1 SITE PLAN

PROJECT DATA

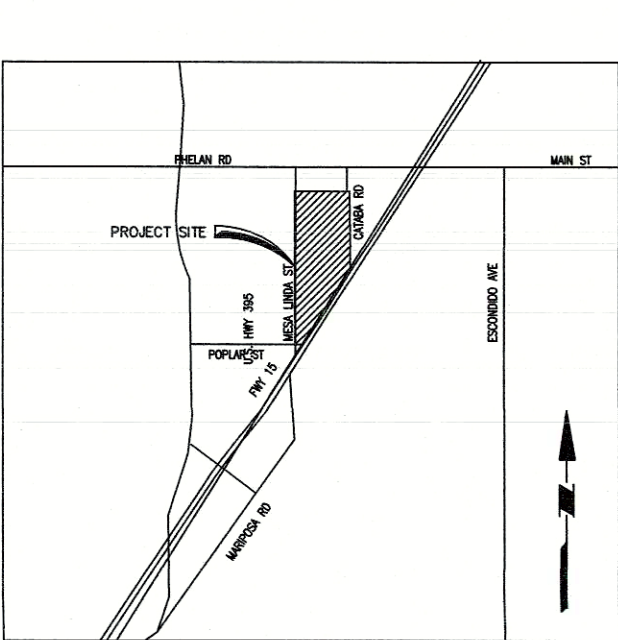
APPROX. NET INDUSTRIAL SITE AREA:
BUILDING AREA:
COVERAGE:
AUTO PARKING REQUIRED:
WAREHOUSE: 20 + 0.4 / 1000 / 10K SF
TOTAL
PARKING PROVIDED:
STANDARD STALLS
ACCESSIBLE STALLS
TOTAL STALLS PROVIDED
EVCS STALLS
FUTURE EV STALLS
TOTAL EV CAPABLE STALLS
DOCK LOADING POSITIONS
TRAILER PARKING STALLS
LANDSCAPE PROVIDED

APPROVED:

2,669,978 SF / 61.29 AC
1,108,000 SF
41.50%
50 STALLS
457 STALLS
507 STALLS
459 STALLS
11 STALLS
511 STALLS
0 STALLS
0 STALLS
0 STALLS
213 DOCKS
413 TRAILERS
385,000 SF /14.4%

PROPOSED:

2,669,978 SF / 61.29 AC
1,045,894 SF
41.50%
50 STALLS
428 STALLS
478 STALLS
485 STALLS
9 STALLS
494 STALLS
50 STALLS
49 STALLS
99 STALLS
167 DOCKS
429 TRAILERS
395,000 SF /14.8%



VICINITY MAP

APPLICANT

COVINGTON GROUP INC.
14180 DALLAS PARKWAY, SUITE 730
DALLAS, TX 75254
(866) 878-1499
CONTACT: BRANDON GALLUP

ARCHITECT

RGA
15231 ALTON PARKWAY, SUITE 100
IRVINE CA, 92618
(949) 341-0920
CONTACT: CHRIS SAVAGE

CIVIL ENGINEER

LANGAN CA, INC.
3600 LIME ST BUILDING 2
RIVERSIDE, CA 92501
TEL: (949) 255-8640
CONTACT: SIMON URIARTE

UTILITY PURVEYORS

SCE
PO BOX 6400
RANCHO CUCAMONGA, CA 91729
(760) 951-3253
ATTENTION: HERIMON ROMERO
SOUTHWEST GAS CO.
13471 MARIPOSA ROAD
VICTORVILLE, CA
(760) 951-4053
ATTENTION: DIANE REICHEL
VERIZON
16071 MOHAVE DR BLDG A
VICTORVILLE, CA 92395
(800) 483-3000
ATTENTION: CHRIS THORPE
CITY OF HESPERIA, WATER DISTRICT
9700 SEVENTH AVE
HESPERIA, CA 92345
(760) 947-1417
CITY OF HESPERIA, SEWER
9700 SEVENTH AVE
HESPERIA, CA 92345
(760) 947-1417
CHARTER COMMUNICATIONS
9536 "C" AVE
VICTORVILLE, CA
(866) 499-8080

PROPOSED BUILDING
1,045,894 SF
FFE=3571

EASEMENT NOTES

- THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN THE COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT, FILE NO.: 09184178-918-GKD-KRE, WITH AN EFFECTIVE DATE OF AUGUST 24, 2020 AT 7:30 A.M.
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE COUNTY OF SAN BERNARDINO
PURPOSE: WATER LINES AND UTILITIES
RECORDING DATE: JUNE 23, 1987
RECORDING NO: 87-212716 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2
A CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION OF EASEMENT(S) FOR PUBLIC ROADS RECORDED MARCH 26, 1990 AS INSTRUMENT NO. 90-112557 OF OFFICIAL RECORDS.
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: COUNTY OF SAN BERNARDINO, ON BEHALF OF C.S.A. 70, ZONE J-4
PURPOSE: PIPELINE(S), FIRE HYDRANTS, AND APPURTENANCES REQUIRED AS PART OF A WATER DISTRIBUTION SYSTEM, TOGETHER WITH ANY EASEMENT ROADS AND APPURTENANCES WITHIN THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, CABLES FOR COMMUNICATION PURPOSES, AND FOR INGRESS AND EGRESS THROUGHOUT THE ENTIRE EASEMENT AND RIGHT-OF-WAY
RECORDING DATE: JANUARY 13, 1988
RECORDING NO: 88-010208 OF OFFICIAL RECORDS
AFFECTS: PARCEL 1
7. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR
PURPOSE(S): HIGHWAY, ROAD, AND PUBLIC UTILITY
RECORDING DATE: AUGUST 11, 1992
RECORDING NO: 92-333350 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2
8. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND AND FOR
PURPOSE(S): HIGHWAYS, ROADS, AND PUBLIC UTILITIES
RECORDING DATE: AUGUST 11, 1992
RECORDING NO: 92-333352 OF OFFICIAL RECORDS
AFFECTS: PARCEL 1
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: HESPERIA WATER DISTRICT
PURPOSE(S): INGRESS, EGRESS, AND PIPE LINES
RECORDING DATE: AUGUST 11, 1992
RECORDING NO: 92-333356 OF OFFICIAL RECORDS
AFFECTS: PARCEL 2

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: HESPERIA WATER DISTRICT
PURPOSE: PIPELINE(S) FOR PUBLIC PURPOSES, AND INGRESS AND EGRESS
RECORDING DATE: AUGUST 11, 1992
RECORDING NO: 92-333357 OF OFFICIAL RECORDS
AFFECTS: PARCEL 1

BASIS OF BEARINGS

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK "L-1047" DESCRIBED AS "BRASS DISK ON CONCRETE POST AT RANCHO ROAD AND MAPLE AVENUE" WITH AN ELEVATION OF 3544.26' AS REFERENCED IN "CITY OF HESPERIA 1989 FINAL ELEVATIONS LEVELING RUN" DOCUMENT.

BEARINGS SHOWN HEREON ARE GRID, DERIVED FROM A GPS SURVEY TIED TO CORS UTILIZING "P470" AND "P589" BEARING NORTH 55°35'15" EAST WITH A DISTANCE OF 103034.494', NAD 83, EPOCH 2017.50, DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND. (POINTS SCALED ABOUT POINT 170 FROM ORIGINAL GPS SURVEY. SCALE FACTOR 1.0002252806)

LEGEND OF ABBREVIATIONS & SYMBOLS

BC	BEGIN CURVE	MB	MAIL BOX
BCR	BEGIN CURVE RETURN	MH	MANHOLE
BNBY	BOUNDARY	MIN	MINIMUM
CB	CATCH BASIN	OC	ON CURVE
C&G	CURB AND GUTTER	PCC	POINT OF COMPOUND CURVE
OR C/L	CENTERLINE	P/L	PROPERTY LINE
COM	COMMUNICATION	PRC	POINT OF REVERSE CURVE
DW	WATER LINE	RT	RIGHT
EC	END CURVE	RW	RECLAIMED WATER
EOR	END CURVE RETURN	R/W	RIGHT OF WAY
ELEC	ELECTRICAL	SD	STORM DRAIN LINE
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EX. EXIST.	EXISTING	SL	STREET LIGHT
FL	FIRE HYDRANT	SP	STAND PIPE (RCP)
FW	FLOW LINE	SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
FUT	FUTURE	SS	SANITARY SEWER LINE
FS	FINISHED SURFACE	STA	STATION
GB	GRADE BREAK	TC	TOP OF CURB
HP	HIGH POINT	TF	TOP OF FOOTING
INT	INTERSECTION	TW	TOP OF WALL
LT	LEFT	TRW	TOP OF RETAINING WALL
LP	LOW POINT	TRC	TOP OF RETAINING CURB

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 APN: 3064-601-07-0-000

PARCEL "B" OF LOT LINE ADJUSTMENT NO. LLA-2007-13, RECORDED MARCH 07, 2008 AS INSTRUMENT NO. 2008-0103328 OF OFFICIAL RECORDS, MORE FULLY DESCRIBED AS FOLLOWS:

BEING THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT OF SAID LAND, LYING NORTHERLY AND WESTERLY OF THE NORTHWESTERLY LINE OF PARCEL "A", AS DESCRIBED IN THE GRANT DEED RECORDED MAY 26, 1961 IN BOOK 5441, PAGE 149 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 22; THENCE ALONG THE NORTHERLY LINE, NORTH 89°50'47" EAST 1322.27 FEET TO A POINT ON THE EASTERLY LINE OF WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE LEAVING SAID NORTHERLY LINE, ALONG SAID EASTERLY LINE, SOUTH 00°55'23" EAST 1419.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY LINE, SOUTH 89°50'15" WEST 510.85 FEET; THENCE NORTH 39°47'39" WEST 481.81 FEET; THENCE NORTH 00°52'03" WEST 387.51 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°50'15" WEST 510.04 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE LEAVING SAID SOUTHERLY LINE, ALONG SAID WESTERLY LINE, SOUTH 00°52'03" EAST 1984.96 FEET TO THE CENTER OF SAID SECTION 22; THENCE ALONG THE SOUTHERLY LINE OF SAID WEST HALF, NORTH 89°47'18" EAST 1209.79 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL "A"; THENCE LEAVING LAST MENTIONED SOUTHERLY LINE, ALONG SAID NORTHWESTERLY LINE, NORTH 32°34'16" EAST 208.41 FEET TO SAID EASTERLY LINE; THENCE LEAVING SAID NORTHWESTERLY LINE, ALONG SAID EASTERLY LINE, NORTH 00°55'23" WEST 1050.01 FEET TO THE TRUE POINT OF BEGINNING.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	SITE PLAN
2	SECTIONS
3	UTILITY PLAN

Date	Description	No.
	Revisions	

PARCEL 2 APN: 3064-621-01-0-000

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT OF SAID LAND, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST QUARTER WITH A LINE PARALLEL WITH AND DISTANT 62 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE WEST ROADED OF STATE ROAD 08-SBD-15 (FORMERLY VII-SBD-31-C), SAID POINT BEING DISTANT ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89°48'34" WEST, 1437.90 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID PARALLEL LINE, SOUTH 32°54'00" WEST, 1572.53 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER.

EXCEPTING THEREFROM ALL MINERALS, OIL, GASES, AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG, OR MINE THROUGH THE SURFACE THEREOF, AS EXCEPTED IN A DEED RECORDED OCTOBER 08, 1965 IN BOOK 6488, PAGE 936 OF OFFICIAL RECORDS.

HYDROLOGY SUMMARY

DMA ID	TRIBUTARY AREA (AC)	IMPERVIOUS RATIO	RUNOFF COEFFICIENT	DCV (CF)	100-YEAR VOLUME (CF)	TOTAL RETENTION VOLUME (CF)	ALLOWABLE FLOW RATE (CFS)	MESA LINDA STORM CAPACITY (CFS)*	MITIGATED BASIN OUTFLOW RATE (CFS)
A	35.91	.850	0.70	96,012	711,505	558,721			
B	25.35	.845	0.70	66,966	498,335	263,209	52.11	40.00	35.06
TOTAL	61.26	-	-	162,978	1,209,840	974,714			

Project: I-15 INDUSTRIAL PARK BUILDING 1 CITY OF HESPERIA SAN BERNARDINO COUNTY CALIFORNIA

Drawing Title: SITE PLAN

Project No: 722020701

Date: 6/10/2026

Drawn By: LP

Checked By: SU

Sheet 1 of 3

LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	CENTER LINE
---	NEW CONTOUR
---	EXISTING CONTOUR
---	TOP/BOT SLOPE
---	EXISTING WATER
---	EXISTING STORM DRAIN
---	EXISTING SEWER
---	EXISTING GAS
---	EXISTING ELECTRICAL
---	NEW DOMESTIC WATER
---	NEW SANITARY SEWER
---	NEW FIRE WATER
---	NEW STORM DRAIN
---	NEW CONCRETE SCREEN WALL, SIZE PER PLAN
---	NEW RETAINING WALL, SIZE PER PLAN
---	NEW 8" HIGH BLACK TUBULAR PICKET FENCE

2%	30' WIDE FIRE ACCESS
2%	FLOW RATE
2%	FIRE HYDRANT
2%	STREET LIGHT

EARTHWORK QUANTITIES

	CUT	FILL
RAW (CY) ¹	380,990	478,218
PAVEMENT ²	88,700	-
SHRINKAGE ³	30,480	-
CMP ⁴	-	28,000
SPOILS ⁵	-	5,000
TOTAL	94,000	55,000
-	11,000 (CY) IMPORT	

- (1) UNADJUSTED DIRT COMPARING PROPOSED AND EXISTING SURFACES, INCLUDES FINISH SURFACE ELEVATIONS, REQUIRES PAVEMENT THICKNESS DEDUCTION, EXCLUDES OVEREXCAVATION.
- (2) 8" OF PCC PAVEMENT FOR ONSITE.
- (3) 8% SHRINKAGE, PER GEOTECH REPORT "GEOTECHNICAL INVESTIGATION PROPOSED WAREHOUSE" BY SOCALGED DATED JUNE 13, 2022 RANGE OF SHRINKAGE PROVIDED 5%-14%.
- (4) 144" CMP PIPE FOR UNDERGROUND STORAGE, ADDITIONAL 1' OF COVER OF GRAVEL ROCK & 2' GRAVEL BASE.
- (5) SEWER, WATER, AND BUILDING FOOTINGS.
- NOTE: THE EARTHWORK QUANTITIES REFLECTED ON THE TABLE ARE UNADJUSTED. VOLUMES DO ACCOUNT FOR SHRINKAGE, SWELL, OVEREXCAVATION, OR IMPORT REQUIREMENTS. FINAL QUANTITIES TO BE VERIFIED BASED ON GEOTECHNICAL RECOMMENDATIONS AND FINAL DESIGN GRADING.

LANGAN

Langan Engineering and Environmental Services, Inc.
3600 Lime St. Building 2
Riverside, CA 92501
T:949.255.8640 www.langan.com

SITE PLAN

CALIFORNIA

Page 15

Date: 6/10/2026 Time: 14:15 User: mgsaora Style: Langan.sbt Layout: SITE PLAN Document: Cadd



I-15 INDUSTRIAL PARK BUILDING 1

9515 MESA LINDA AVE.
HESPERIA, CA

POPLAR 35 LLC

3 CORPORATE PLAZA,
SUITE 230 NEWPORT
BEACH, CA 92660
CONTACT: GREGG ALLEN
TEL: 909-234-7799

MARK	DATE	DESCRIPTION
5/6/26		UPDATED SITE PLAN
3/18/26		UPDATED SITE PLAN
3/7/22		UPDATED SITE PLAN
8/11/21		UPDATED SITE PLAN
3/29/21		SCHEMATIC DESIGN

RGA PROJECT NO. 20107-00

OWNER PROJECT NO. -

DRAWN BY: HC

CHECKED BY: CS

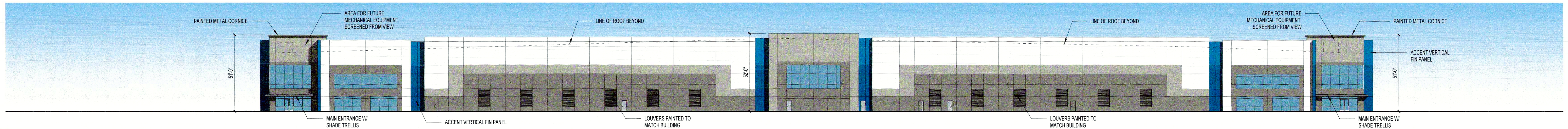
COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE:

ELEVATIONS

FINISH SCHEDULE

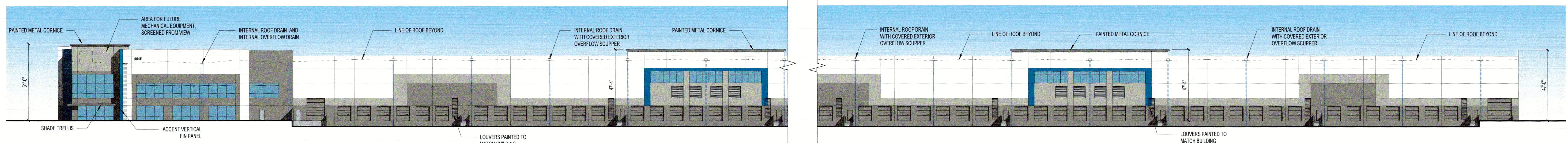
1. FIELD COLOR - SHERWIN WILLIAMS SW7005 PURE WHITE
2. MEDIUM ACCENT COLOR - SHERWIN WILLIAMS SW7016 MINDFUL GRAY
3. DARK ACCENT COLOR - SHERWIN WILLIAMS SW7018 DOVETAIL
4. BLUE ACCENT COLOR - SHERWIN WILLIAMS SW6203 DANUBE
5. BLUE ACCENT COLOR - SHERWIN WILLIAMS SW6737 JAY BLUE
6. BLUE ACCENT COLOR - SHERWIN WILLIAMS SW6957 FRANK BLUE
7. STEEL TRELLIS PAINT - SHERWIN WILLIAMS SW6764 PEPPERCORN
8. GLASS TYPE: PPG SOLARCOLD PACIFICA



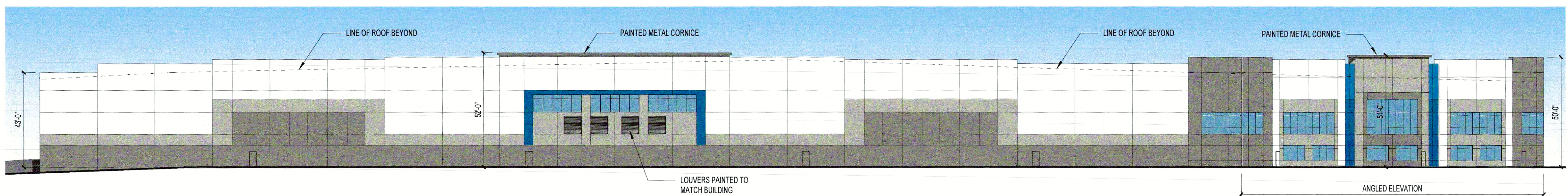
1 NORTH ELEVATION
1" = 30'-0"



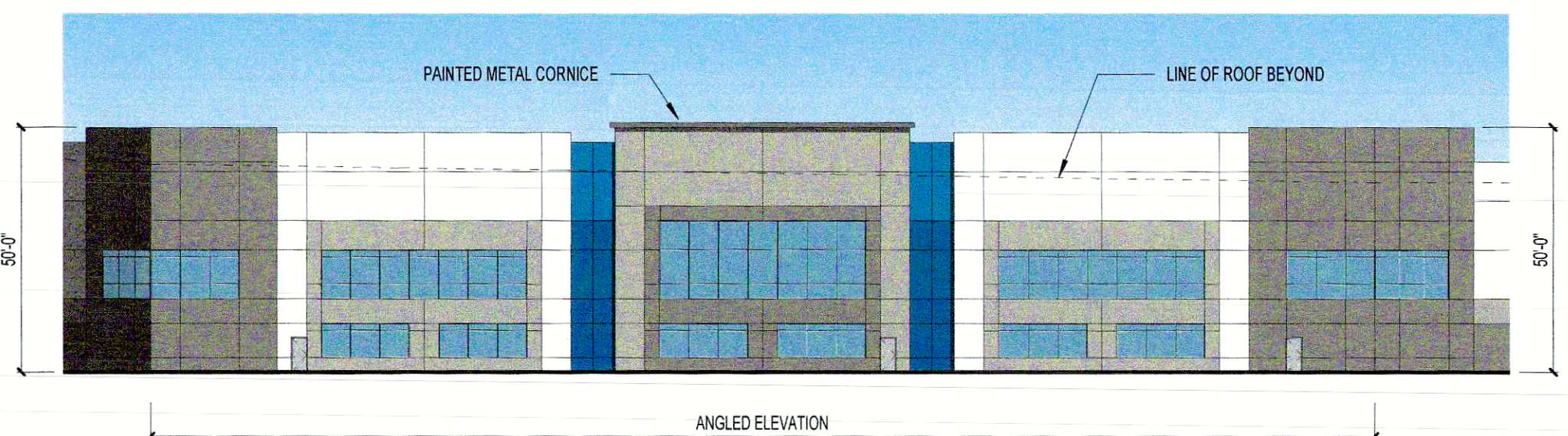
2 OVERALL WEST ELEVATION
1" = 50'-0"



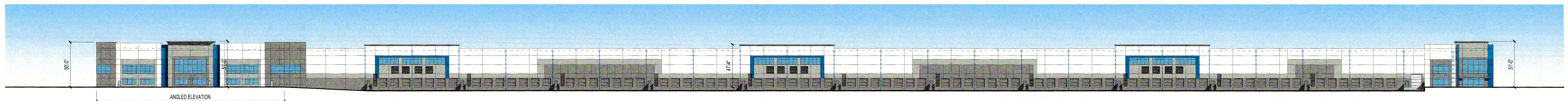
3 PARTIAL WEST ELEVATION
1" = 30'-0"



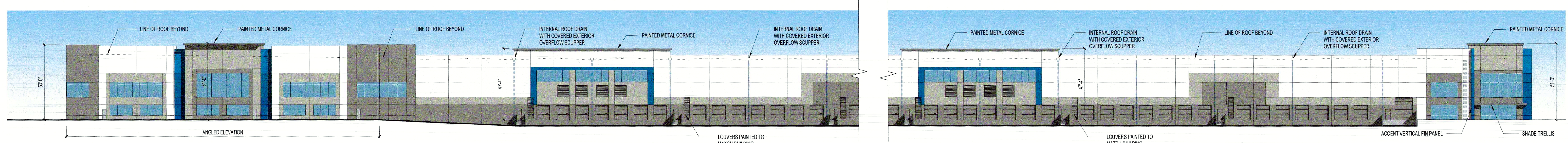
4 SOUTH ELEVATION
1" = 30'-0"



5 SOUTH ELEVATION - ANGLED WALL
1" = 30'-0"



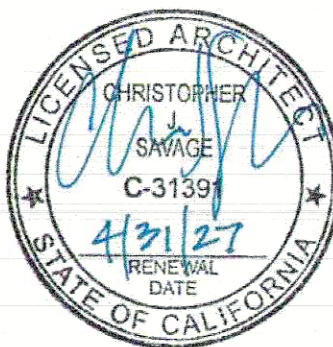
6 OVERALL EAST ELEVATION
1" = 50'-0"



7 PARTIAL EAST ELEVATION
1" = 30'-0"

CONSULTANT

PROFESSIONAL SEALS



PROJECT NAME

I-15 INDUSTRIAL PARK
BUILDING 1

9515 MESA LINDA AVE.
HESPERIA, CA

OWNER

POPLAR 35 LLC

3 CORPORATE PLAZA,
SUITE 230 NEWPORT
BEACH, CA 92660
CONTACT: GREGG ALLEN
TEL: 909-234-7799

5/5/26	UPDATED SITE PLAN
3/18/26	UPDATED SITE PLAN
3/7/22	UPDATED SITE PLAN
8/11/21	UPDATED SITE PLAN
3/25/21	SCHEMATIC DESIGN

MARK	DATE	DESCRIPTION
------	------	-------------

RGA PROJECT NO:	20107-00
OWNER PROJECT NO:	-
DRAWN BY:	HC
CHECKD BY:	CS

COPYRIGHT
RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE:

RENDER VIEW



ATTACHMENT "A"
List of Conditions for CUPR26-00004

Approval Date: July 15, 2026
Effective Date: July 28, 2026
Expiration Date: March 10, 2031

This list of conditions applies to: Consideration of a Revised Conditional Use Permit CUPR26-00004 to modify the previously approved entitlement (CUP21-00004), consisting of a reduction in the distribution warehouse building size from 1,108,000 square feet to 1,045,895 square feet, along with revisions to the site design layout on 61.2 acres of land within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located at the northeast corner of Mesa Linda Avenue and Popular Street (Applicant: Covington Group; APN: 3064-601-20)

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been completed by the expiration date noted above. Extensions of time may be granted upon submittal of the required application and fee prior to the expiration date.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY NON INTERFERE/QUITCLAIM DOCS. 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)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

FINAL MAP: A Final Map shall be prepared by or under the direction of a registered civil engineer or licensed land surveyor based upon a survey and shall conform to all provisions as outlined in article 66433 of the Subdivision Map Act as well as the San Bernardino County Surveyors Office Final Map Standards. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading, building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E B)

COMPLETED

COMPLIED BY

PLAN CHECK FEES. Plan checking fees must be paid in

NOT IN COMPLIANCE

conjunction with the improvement plan submittal. All required plans, maps, requested studies, CFD annexations, etc. must be submitted as a package. The Developer shall coordinate with the City's Engineering Analyst, Bethany Hudson at (760) 947-1438 or bhudson@cityofhesperia.us, to obtain the fee calculation form which shall be completed and submitted, along with fee payment, at time of plan submittal. Any outstanding fees must be paid before final inspection and the release of bonds. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

REAPPORTIONMENT. The project lies within 91-1 Assessment District. The developer shall be required to fill out the City's application for reapportionment and pay associated fees. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

TITLE REPORT. The Developer shall provide a complete title report 90-days or newer from the date of submittal. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

CENTERLINE STUDY. A detailed Centerline Study shall be performed to address the re-alignment and reconstruction of the existing centerline and improvements for Mesa Linda Street. The engineer shall make recommendations for the reconstruction based upon the findings of his report. The study shall be submitted to the City's Engineering Department for review. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DRAINAGE STUDY. The Developer shall submit three (3) copies of a Final Drainage Study which analyzes the pre-project and proposed project hydrology, including flows from offsite, flows generated onsite, hydraulic properties of flows entering or exiting the project to and from natural or constructed conveyances, and capacity and function of any runoff management structures such as catch basins, inlets, outlets and detention or retention structures. The study must include all information specified in the City's hydrology study outline

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DRYWELLS. The Project may be permitted to install drywells to ensure the required drawdown time will be achieved.

A. Drywells shall have a City-approved pretreatment component equivalent to a 2-phase system with debris shield and filter element.

B. Drywells shall be constructed by a contractor qualified in the construction of drywells.

C. Drywells in retention basins shall include a secured grate to prevent unauthorized removal.

D. The excavation for the drywell shall penetrate a minimum of 10 continuous feet into a suitable permeable layer or when a depth of 60 feet has been reached, unless otherwise approved by the City Engineer.

E. Drywells that cease to drain a basin or underground system within 48 hours of the end of a storm event shall be replaced or refurbished by the owner. This requirement shall be written in the CC&Rs for all subdivisions where drywells are installed.

F. Drywell usage shall comply with all prevailing City, State, and Federal requirements, including the Underground Injection

Control Regulations for Class V Injection Wells.

G. A Drywell Maintenance Plan shall be submitted to the City for review and approval prior to the approval of a drywell installation at a project site.

H. The Drywell Maintenance Plan shall include the following:

1. Drywell(s) location, depth, type, installing contractor, date of installation, owner, maintenance contractor, and emergency contact.

2. Settling chambers and interceptors to be inspected annually;

3. Removal of sediment and debris when:

a. Sediment/debris level fills = 25% of the capacity;

b. Drywell ownership or maintenance responsibility changes;

c. Material not resulting from stormwater/urban runoff enters the settling chamber or interceptor

I. Submit inspection/maintenance reports to the City (Building and Safety within 10 days of inspection/maintenance)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

FINAL WQMP SUBMITTAL. Submit a final WQMP, prepared using the applicable Mojave River Watershed Group Regulated WQMP Template, which includes all required or proposed revisions, addresses any comments provided on the draft WQMP, provides final designs for best management practices (BMP's), and includes calculations for BMP sizing.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

The Project shall be designed to prevent adverse impacts to downstream properties and/or drainage facilities caused or exacerbated by the project. The project shall demonstrate that runoff from the completed project site will not exceed 90% of the pre-project runoff discharge rates for the 24-hour design storm for the 100-year return frequency rainfall events.

A. Drawdown Time. All drainage facilities which are designed to percolate/infiltrate surface runoff (including basins, drywells, or infiltration-based low impact development features) shall not accumulate standing water for more than 48 hours. All drainage facilities designed to provide detention storage shall recover 100 percent of their design detention volume within 48 hours.

B. Groundwater Protection. The Project shall ensure any retention/infiltration or detention facilities will not adversely impact groundwater.

C. Underground Retention/Detention Systems. The Project shall demonstrate a minimum functional life span of 50 years for materials (e.g., polymer, metal, mineral-based, or other) used in underground retention/detention systems.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

STORM WATER POLLUTION PREVENTION PLAN. The Project shall submit to the City for approval two (2) copies of a Storm Water Pollution Prevention Plan (SWPPP) as specified in the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board.

Prepare the SWPPP using or following the format of the most recent SWPPP Template in the Construction BMP Handbook prepared by the California Stormwater Quality Association (requires subscription); see:
<https://www.casqa.org/resources/bmp-handbooks>

NPDES: The Project shall enroll under the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board and pay applicable fees. The Project shall provide proof of such permit coverage including a copy of the Notice Of Intent Receipt Letter and the project WDID No. to the City.

Alternatively, projects from 1 to 5 acres with an approved Rainfall Erosivity Waiver authorized by U.S. EPA Phase II regulations certifying to the State Water Resources Control Board that construction activity will occur only when the Rainfall Erosivity Factor is less than 5 (R in the Revised Universal Soil Loss Equation), shall provide a copy of the projects Erosivity Waiver Certification and Waiver ID to the City.

NPDES-PERMIT TERMINATION: Upon completion of construction, the Project shall ensure that all disturbed areas are stabilized and all construction waste, equipment, and unnecessary temporary BMPs are removed from the site. In addition, the Project shall file a Notice of Termination (NOT) with the Lahontan Regional Water Board as required by the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, and provide

<u>COMPLETED</u>	<u>COMPLIED BY</u>
NOT IN COMPLIANCE	

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

SURVEY. The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

CFD ANNEXATION. The applicant shall annex the property into Community Facilities District CFD 94-01 concurrent with recordation of the final map. (F)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PROTECTED PLANTS. Three copies of a protected plant plan shall be submitted to the Building Division showing the present location and proposed treatment of all smoke tree, species in the Agavacea family, mesquite, large creosote bushes, Joshua Trees, and other plants protected by the State Desert Native Plant Act. The grading plan shall be consistent with the approved protected plant plan. No clearing or grading shall commence until the protected plant plan is approved and the site is inspected and approved for clearing. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DEDICATION(S). The Developer shall grant to the City an Irrevocable Offer of Dedication for knuckle at Mesa Linda Street and Poplar Street, including properties beyond the project limits, along with an Irrevocable Offer of Dedication for Cataba Road. The right of way full width for Cataba Road shall be ninety (90') feet. The Developer shall also grant to the City an Irrevocable Offer of Dedication for any part of the sidewalk Path of Travel located behind any commercial drive approaches that encroach onto private property. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

TRAFFIC SIGNAL(S). The Developer shall design traffic signal at the intersection of US Hwy 395/Poplar Street with north- and southbound lane configurations as approved by the City and Caltrans. At a minimum, one westbound left-turn lane and two westbound right-turn lanes shall be installed on Poplar Street. Cycle lengths and phase splits are optimized for each plus Project scenario. Should the intersection be signalized and improved by others, the applicant shall pay a

fair-share towards ultimate improvements at the intersection as determined by the City of Hesperia based on the fair-share percentage established in Table 27 of the approved Project Traffic Impact Analysis. Traffic signal improvements shall exclude project driveways which shall be constructed by the proposed project. These payments shall be made to the City of Hesperia based on the latest cost estimates to be calculated by the applicant and as approved by the City Engineer immediately prior to payment. All construction traffic shall use 3 Flags to access HWY-395 southbound. (E)

<u>COMPLETED</u>	<u>COMPLIED BY</u>
NOT IN COMPLIANCE	

UTILITY NON INTERFERENCE/QUITCLAIM. 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 Developers responsibility. (E)

<u>COMPLETED</u>	<u>COMPLIED BY</u>
NOT IN COMPLIANCE	

MESA LINDA STREET. Developer shall design half width improvements on Mesa Linda Street across the project frontage. Half width right-of-way shall be 50', existing curb shall remain in place. 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. Commercial driveway approaches per City standards.
- F. Pavement transitions per City Standards.
- G. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 10 and per the soils report.
- H. Cross sections every 50-feet per City standards.
- I. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
- J. Provide a signage and striping plan per City standards.
- K. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.
- 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 and returns at no cost to the City.

<u>COMPLETED</u>	<u>COMPLIED BY</u>
NOT IN COMPLIANCE	MMCKINLEY

GRADING PLAN. The Developer shall submit a Grading Plan with existing contours tied to an acceptable City of Hesperia benchmark. The grading plan shall indicate building footprints and proposed development of the retention basin(s) as a minimum. Site grading and building pad preparation shall include recommendations provided per the Preliminary Soils Investigation. All proposed walls shall be indicated on the

grading plans showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 6.0 feet in height. Grading Plans are subject to a full review by the City of Hesperia and the City Engineer upon submittal of the Improvement Plans. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

STREET IMPROVEMENTS. The Developer shall design street improvements in accordance with City standards and these conditions. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

CATABA ROAD. Developer shall design improvements consisting of saw-cutting (2-foot min.) and matching up asphalt pavement on Cataba Road across the project frontage, based on existing asymmetrical 90-foot roadway. The curb face is to be located at 19' 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. Commercial driveway approaches per City standards.
- F. Pavement transitions per City Standards.
- G. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 10 and per the soils report.
- H. Cross sections every 50-feet per City standards.
- I. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
- J. Provide a signage and striping plan per City standards.
- K. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.
- 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 and returns at no cost to the City.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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 Developers 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" ACP water line in Cataba Road, the existing 12" PVC water line in Mesa Linda Street or the proposed 12" PVC water line in Mesa Linda Street from Sultana Street to the north

property line, per City Standards.

C. It is the Developers responsibility to connect to sewer and pay the appropriate fees. The Developer will be required to connect to the existing 8" PVC sewer main in Catana Road or the proposed 8" PVC sewer main in Mesa Linda 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.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

WATER/SEWER IMPR. PLAN. The Developer shall design water and sewer improvements in accordance with City standards, and as indicated below. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

WATER IMPR. PLAN. The Developer shall design and construct a 12" PVC water main in Mesa Linda Street from Sultana Street to Main Street. Design shall consist of plan and profile per City standards. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

SEWER IMPROVEMENT PLAN: The Developer shall abandon existing 8" PVC sewer main and easement along the northerly property line of parcel 3064-621-01 and design and construct an 8" minimum PVC SDR 35 sewer main in Mesa Linda Street from Poplar Street and tie into existing at Main Street. Design shall consist of plan and profile per City standards. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

STORM DRAIN IMPROVEMENTS. The Developer shall design storm drain improvements in accordance with City standards as indicated below. (E)

Developer shall design and construct storm drain extension and catch basin in Mesa Linda Street and tie into existing per revised hydrology report and approved site plan. Plan shall consist of plan and profile including all hydraulic information.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

SULTANA STREET OFFSITE. Developer shall design 26' minimum in Sultana Street, north side, from Lassen Road to Mesa Linda Street. These improvements shall consist of:

A. Roadway drainage device(s). An existing drainage course traverses across Sultana Street between Lassen Road and Mesa Linda Street. Drainage devices shall perpetuate drainage.

B. Design roadway sections per approved Arterial street section and per "R" value testing with a traffic index of 10 and per the soils report.

C. Cross sections every 50-feet per City standards.

D. Traffic control signs and devices as required by the Traffic Impact Analysis and / or the City Engineer.

E. Provide a signage and striping plan per City standards.

F. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

G. 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 and returns at no cost to the City.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

SWPPP IMPLEMENTATION. All of the requirements of the City-approved Storm Water Pollution Prevention Plan shall be implemented prior to the City's issuance of a grading permit, and shall be maintained until construction is complete and all disturbed areas are fully stabilized. (E)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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. Decorative concrete pilasters shall be provided with the wrought iron fence along Mesa Linda Ave;
- B. Decorative fixtures (i.e. poles) similar to the Amazon warehouse in the City of Eastvale shall be provided along the I-15 freeway frontage to provide additional screening;
- C. The screenwall along the southern property line shall extend east to the I-15 freeway at which point a wrought iron fence will be provided. This alignment is consistent with the original exhibit submitted to City staff for discussion purposes. Should an underground utility line restrict the construction of a block wall, an alternative form of screenwall shall be provided.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

CULTURAL RESOURCES. If cultural resources are found during grading then grading activities shall cease and the applicant shall contract with a City approved archaeologist or paleontologist to monitor grading prior to resuming grading. All cultural resources discovered shall be handled in accordance with state and federal law. A report of all resources discovered as well as the actions taken shall be provided to the City prior to issuance of a Certificate of Occupancy. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

FISH AND GAME FEE. The applicant shall submit a check to the City in the amount of \$3,589.25 payable to the Clerk of the Board of Supervisors of San Bernardino County to enable the filing of a Notice of Determination. (P)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

MITIGATION MEASURES. All applicable mitigation measures identified in the Environmental Impact Report for the I-15 Industrial Project shall be met prior to the issuance of a grading permit.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

OFFICE AREAS. As shown on the approved site plan, the office area within Building 1 shall not exceed 15,000 square feet. Approval of a revised site plan review shall be required if the office area exceeds 15,000 square feet in order to verify that sufficient parking is available.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

COMMUNITY FACILITIES DISTRICT. The applicant shall annex into the site into the Community Facilities District CFD-2022-1 (Non Residential Maintenance and Services).

CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

AQMD APPROVAL. The Developer shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

A. School Fees (B)

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

PERCOLATION TEST. The applicant shall provide percolation test data which are adequate to substantiate the hydrologic performance of all proposed basins, underground retention systems, drywells, or other features requiring percolation of surface water:

- A. Projects shall provide site-specific percolation test data to substantiate the performance and effective drawdown time of all proposed surface retention basins.
- B. Projects shall provide site-specific, depth-appropriate percolation test data for the proposed subsurface infiltration/retention system; and/or for any proposed drywells.
- C. Percolations tests shall be performed in accordance with the procedures in Appendix A of the Riverside County Design Handbook for Low Impact Development Best Management Practices; available online at:

<http://www.floodcontrol.co.riverside.ca.us/NPDES/LIDBMP.aspx>

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

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.

The landscape plans shall include robust landscape coverage, including installation of mature trees, in front of the wrought iron fence along Mesa Linda Ave and the I-15 Freeway to adequately screen the truck parking and loading areas.

COMPLETED **COMPLIED BY**
IN COMPLIANCE

SOLID MASONRY WALLS AND FENCES. The Developer shall submit four sets of masonry wall/wrought iron fencing plans to the Building Division with the required application fees for all proposed walls. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

ROOFTOP EQUIPMENT. All rooftop equipment shall be screened from view from the right-of-way and architecturally integrated into the design of the building. All roof-mounted mechanical equipment proposed on the roof shall be shown on a cross-section of the building, as well as a line of site study, evidencing that the equipment will be screened from view and will not be visible from the right-of-way. (P)

CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

- A. Development Impact Fees (B)
- B. Park Fees (Not applicable to commercial and industrial developments (B)
- C. Utility Fees (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY CLEARANCE AND C OF O. 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)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

AS BUILT PLANS. The Developer shall provide as built plans, Notice of Completion, and One Year Maintenance Bonds to the Engineering Department. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PUBLIC IMPROVEMENTS. All public improvements as recorded in these conditions, and as shown on the approved civil plans shall be completed by the Developer and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

OFFSITE STORM WATER IMPROVEMENT FAIR SHARE. In accordance with the Development Agreement, the Developer shall pay \$1.5 million within 60 days of execution of the Development Agreement with a certified CEQA approval with no pending litigation. The subsequent \$1.5 million shall be paid within 30 days of issuance of the grading permit but not more than 5 years after execution of the Development Agreement. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

EXECUTED AND RECORDED WQMP MAINTENANCE AGREEMENT. The WQMP Maintenance Agreement:

Covenant and Agreement Regarding Water Quality Management Plan and Stormwater Best Management Practices Transfer, Access, and Maintenance, must be (1) prepared using the WQMP Maintenance Agreement Template provided as Attachment A to the City of Hesperia WQMP Templates, and (2) the complete WQMP Maintenance Agreement, with the Property Owners notarized signature(s) and suitable for recordation by the City, must be received before the City will authorize the final inspection or issue a Certificate of Occupancy.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

WQMP PERMIT. The Property Owner shall apply for a City WQMP Permit with the Building and Safety Department and pay the applicable permit fees. The WQMP Permit shall be renewed annually. To comply with the WQMP Permit, the Property Owner shall certify on an annual basis that all of the post-construction best management practices (BMPs) described in the approved project WQMP have been inspected and maintained as specified and required by the BMP Inspection and Maintenance Form and Operation and Maintenance Plan. The Property Owner shall provide proof of the WQMP Permit before the City will issue a Certificate of Occupancy.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

LANDSCAPE AND IRRIGATION. The Developer shall install the landscaping and irrigation as required by the Planning Division. All required landscape areas, including the landscape areas that are intended to screen the truck parking/loading areas must be installed to the satisfaction of the Planning Department. (P)

Others

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

DEVELOPMENT AGREEMENT. These conditions are concurrent with Development Agreement DA22-00002 becoming effective. The terms of the Development Agreement will determine the expiration date.

COMPLETED **COMPLIED BY**
NOT IN COMPLIANCE

SPECIFIC PLAN AMENDMENT. These conditions are concurrent with SPLA21-00001 to change the zoning of approximately 40 acres from Regional Commercial (RC) to Commercial Industrial Business Park (CIBP) becoming effective.

NOTICE TO DEVELOPER: IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONTACT THE APPROPRIATE DIVISION LISTED BELOW:

(B) Building Division	947-1300
(E) Engineering Division	947-1476
(F) Fire Prevention Division	947-1603
(P) Planning Division	947-1200
(RPD) Hesperia Recreation and Park District	244-5488