

# City of Hesperia

## STAFF REPORT



**DATE:** September 11, 2025

**TO:** Planning Commission

**FROM:** Nathan R. Freeman, Director of Development Services

**BY:** Ryan Leonard, Principal Planner

**SUBJECT:** Conditional Use Permit CUP22-00016 in conjunction with Tentative Parcel Map No. 20883 (TPM24-00003) (Applicant: Bobby Kang, CEO- Cargo Solutions Express; APNs: 3064-591-12,13,17,18, and 3064-631-01).

---

### RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2025-15, approving CUP22-00016 and Tentative Parcel Map No. 20883 (TPM24-00003) and adopting a Mitigated Negative Declaration.

### BACKGROUND

**Proposal:** Conditional Use Permit CUP22-00016 has been filed to construct two warehouse buildings, each approximately 75,894 square feet in size, on approximately 20.3 gross acres (Attachment 1) in conjunction with Tentative Parcel Map No. 20883 (TPM24-00003).

**Location:** Southeast corner of Three Flags Road and Poplar Street.

**Current General Plan, Zoning, and Land Uses:** The site is within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan. The surrounding land is designated and zoned as noted on Attachment 2. The site is currently vacant. Land uses to the north, south, and west of the site also consist of vacant land. The Interstate-15 freeway is located immediately east of the site followed by vacant land. (Attachment 3). Entitlement applications were recently approved for a 414,700 square foot warehouse immediately north of the site (CUP21-00010); a 742,000 square foot warehouse building immediately to the northwest of the site (CUP21-00004) as well as an additional 1,108,000 square foot warehouse building also to the north of the site (CUP21-00005).

### ISSUES/ANALYSIS

**Land Use:** Cargo Solution Express is a freight and logistics company that provides trucking, intermodal, and international shipping services. The company operates a large fleet for both full truckload and less-than-truckload deliveries, including refrigerated freight, and maintains terminals in several states with a primary hub in Fontana. Services also include freight breakage, dedicated fleet operations, and truck dispatch to manage routing and scheduling.

The proposed project consists of the development of two warehouse buildings, each approximately 75,894 square feet in size, along with associated truck and trailer parking and support facilities. Phase 1 would include the construction of warehouse building 1 on the western portion of the site (approximately 10.5 acres) along with all required street improvements for the

entire 20.3 acre site. Phase 2 would include the construction of warehouse building 2 on the eastern portion (approximately 9.8 acres). Each building is designed to be identical, with an approximate 15,915-square-foot three-story office component overlooking an approximate 50,668-square-foot open warehouse area. An 8-foot-high decorative screen wall is also proposed along the future shared property line that bisects the site, which would prevent internal access between the two phases.

**Parking:** The proposed development complies with all site development regulations, including the minimum building requirements, landscaping, and number of parking spaces. The parking regulations require a minimum of 208 parking stalls based upon the requirements listed in Table 1. As proposed, the project provides more than the minimum number of parking spaces.

**TABLE 1-PARKING REQUIREMENTS**

	<b>Proposed Building Square Footage</b>	<b>Parking Formula</b>	<b>Spaces Required</b>	<b>Spaces Provided</b>
<i>Total Warehouse Building 1</i>	59,979 SF	20 spaces + 0.40/1,000 sq. ft. of building over 10,000 sq. ft	40	-
<i>Total Office Building 1</i>	15,915 SF	4 spaces per 1,000 sq. ft. gross floor area	64	-
<i>Total Phase 1</i>	75,8894 SF		104	123
<i>Total Warehouse Building 2</i>	59,979 SF	20 spaces + 0.40/1,000 sq. ft. of building over 10,000 sq. ft	40	-
<i>Total Office Building 2</i>	15,915 SF	4 spaces per 1,000 sq. ft. gross floor area	64	-
<i>Total Phase 2</i>	75,8894 SF		104	141
<b>TOTAL</b>	<b>151,788 SF</b>		<b>208</b>	<b>264</b>

Conventional parking spaces are located primarily in front of and west of building 1, and directly east of building 2. In addition, each warehouse building includes 28 dock doors. The dock doors for building 1 are located along the southern elevation, while the dock doors for Building 2 are located on the west elevation.

Phase 1 provides 70 truck and trailer stalls and 59 tractor stalls behind and to the east of building 1. Phase 2 provides 38 truck and trailer stalls and 51 tractor stalls to the west and south of building 2. In total, the project accommodates 108 truck and trailer stalls and 110 tractor stalls.

**Screening:** The project includes a total of 56 dock doors, 108 truck and trailer stalls, and 110 tractor stalls, all located along the southern and central portions of the site adjacent to the Interstate 15 freeway. To minimize visual impacts from the freeway and adjacent rights-of-way, the site will be enclosed with an 8-foot-high concrete screen wall along the perimeter. Additional landscaping along the freeway frontage and the street frontages will further enhance the screening of truck and trailer activities.

**Access/Roadway Improvements:** Primary access to project site would be provided by four driveway approaches located off of Poplar Street. During Phase 1 two driveway approaches will be constructed. The western driveway approach will provide full access for passenger cars while the eastern driveway will provide full access for warehouse truck traffic. Phase 2 will add two additional driveway approaches to the east. The western driveway approach will provide full

access for warehouse truck traffic while the eastern driveway will provide full access for passenger cars. Each driveway will be gated to restrict entry to the project and will be manned by a guard.

The overall project will be responsible for the construction of curb, gutter, and sidewalk along the project frontage of Poplar Street and Three Flags Road that will be constructed entirely within Phase 1. Implementation of the project will also require the construction of certain off-site improvements including the construction of a traffic signal at the intersection of Highway 395 and Poplar Street, or the payment of fair share fees towards the signal if it is constructed by other developers.

**Architecture:** The architecture of the proposed warehouse complies with the architectural requirements of the Specific Plan (Attachments 4 & 5). The large concrete tilt-up buildings within the project exhibit a clean, corporate look, exhibiting several exterior building colors and multiple expansion joints. The buildings have been designed to incorporate prominent glass features along the frontages of each building, enhanced corners, and center panels of the building. In addition, the west side of building 1 that is located at the corner of Three Flags Road and Poplar Street, and the south side of Building 2 that faces Interstate 15 features a decorative stone veneer tower element and decorative windows. The building height will be approximately 41 feet.

The project also satisfies the minimum landscaping requirements. The minimum required landscape coverage is 10% of the developed site; the project provides 141,311 square feet (15.9%) of total landscape coverage, which will be located primary around the perimeter of the site, including the frontage adjacent to the Interstate 15 freeway and viewable from the right-of-way.

**TPM24-00003 (Parcel Map No. 20883):** A tentative parcel map has been filed to consolidate the five existing parcels into two new parcels, effectively bisecting the overall site. Parcel 1 will encompass approximately 10.5 acres, and Parcel 2 will encompass approximately 9.8 acres.

**Water and Sewer:** Existing water lines include 12-inch water lines within Poplar Street and Three Flags Road. The project would connect to the existing water line located in Poplar Street.

Existing sewer lines include a 10-inch sewer line within Poplar Street and an 8-inch line within Three Flags Road. The project would connect to the existing sewer line located in Poplar Street.

**Drainage:** The Project would install new onsite storm drain lines throughout the site. The Project site's runoff would be collected by catch basins and storm drains and conveyed to aboveground infiltration basins. Two proposed aboveground stormwater basins will be located at the northern portion of the site. The infiltration system will be sized to handle the additional storm water due to the additional impervious area created by the buildings and parking lot.

**Environmental:** Approval of this development requires adoption of a Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA). The IS/MND prepared for the project (Attachment 6) concluded that the project will not have any significant negative impacts on the environment upon implementation of the recommended mitigation measures.

A biological assessment and protected plant plan were prepared for the project. The biological report shows that the site does not contain habitat for desert tortoises nor any other threatened or endangered species. However, a pre-construction survey for the burrowing owl will be

conducted prior to the issuance of a grading permit. A protected plant plan was also submitted, which found six Joshua Trees on the site. California Department of Fish and Wildlife will need to approve an Incidental Take Permit for Joshua Trees on the site to reduce impacts to Biological Resources to a less than significant impact level.

The environmental analysis also concluded that the proposed project would not result in any impacts to known archaeological resources or tribal cultural resources. However, there is potential for project-related construction to impact unknown or previously unrecorded archaeological resources. For this reason, mitigation measures are proposed in the event that cultural resources are inadvertently encountered during excavation activities. 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.

The mitigated negative declaration was circulated for public review from June 18, 2025, to July 21, 2025. During the public review period five comment letters were received from the following agencies/individuals:

- Mojave Water Agency: Confirming that the Mojave Water Agency does not have any conflicts with the project.
- Lozeau Drury: Concerned that the IS/MND was prepared improperly under the California Environmental Quality Act due to the IS/MND's failure to adequately assess and mitigate the project's potentially significant environmental impacts. Requests that an environmental impact report be prepared for the project.
- Southern California Gas: SoCalGas Distribution does not have any conflicts with the project.
- Mojave Desert Air Quality Management District: Does not have any conflicts with the project and stated that the owner/operator is required to obtain a Dust Control Plan (DCP) for the project.
- California Department of Fish and Wildlife: Requests that the proposed mitigation measures in the IS/MND be revised to ensure that potential project impacts remain at less than significant impact levels. These revised mitigation measures are incorporated in the conditions of approval and the Mitigation Monitoring and Reporting Program.

The IS/MND along with the comment letters and responses to the comment letters are included in Attachment 6.

**Conclusion:** The project conforms to the policies of the City's General Plan as well as the intent of the Specific Plan. In addition, the area surrounding the project site is oriented towards trucking related uses including truck repair and trucking companies.

**CITY GOAL SUPPORTED BY THIS ITEM:**

Future Development - Facilitate balanced growth to ensure cohesive community development and pursue economic development.

**FISCAL IMPACT**

None.

**ALTERNATIVE(S)**

1. Provide alternative direction to staff.

**ATTACHMENT(S)**

1. Site Plan
2. General Plan/Specific Plan Zoning
3. Aerial Photo
4. Color Elevations
5. Color Rendering
6. Initial Study/Mitigated Negative Declaration (IS/MND) with Comment Letters and Responses to Comments
7. Resolution No. PC-2025-15, with list of conditions