

ATTACHMENT 8

RESOLUTION NO. PC-2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP23-00005 TO CONSTRUCT AN APPROXIMATELY 419,840 SQUARE FOOT INDUSTRIAL WAREHOUSE ON APPROXIMATELY 22.61 GROSS ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN LOCATED ON THE SOUTHWEST CORNER OF PHELAN ROAD AND CALIENTE ROAD (CUP23-00005)

WHEREAS, Covington Capitol. (Applicant) has filed an application requesting approval of Conditional Use Permit CUP23-00005 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to approximately 22.61 gross acres of vacant property zoned Commercial Industrial Business Park (CIBP) within the Main Street and Freeway Corridor Specific Plan (Specific Plan), located on the southwest corner of Phelan Road and Caliente Road and consists of Assessor's Parcel Number 3064-531-06; and

WHEREAS, the application proposes to construct an approximately 419,840 square foot warehouse building which is consistent with the Main Street and Freeway Corridor Specific Plan (MSFCSP); and

WHEREAS, the Main Street and Freeway Corridor Specific Plan (MSFCSP) requires approval of a Conditional Use Permit (CUP) for warehouse buildings that are in excess of 200,000 square feet; and

WHEREAS, the subject site is located within the Commercial Industrial Business Park (CIBP) zoning designation of the Main Street and Freeway Corridor Specific Plan (MSFCSP); and the surrounding properties are zoned as follows: properties to the north, across Phelan Road, are within the CIBP zone; properties to the west include a northern parcel within the CIBP zone and a southern parcel within the Low Density Residential (LDR) zone; the property to the south is within the Rural Estate Residential (RER) zone; and the property to the east is split-zoned between Neighborhood Commercial and CIBP; and

WHEREAS, the subject site is currently vacant; and the surrounding properties are characterized by a mix of existing and planned uses, including an approximately 2,517,413-square-foot industrial facility under development to the north across Phelan Road; a vacant parcel to the northwest; a partially developed parcel to the west containing a nonconforming fleet repair facility; and vacant properties to the south and east; and

WHEREAS, on April 9, 2026, the Planning Commission of the City of Hesperia adopted Resolution No. PC-2026-02, adopting the environmental findings pursuant to California Environmental Quality Act (CEQA), adopting a Statement of Overriding Considerations, certifying the Final Environmental Impact Report (SCH #2024020980), and adopting a Mitigation Monitoring and Reporting Plan; and

WHEREAS, on April 9, 2026, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Application, and concluded said hearing on that date; and

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

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

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

Section 2. Based upon substantial evidence presented to this Commission during the above-referenced April 9, 2026, hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

- (a) Based on adoption of Resolution No. PC-2026-02, the Environmental Findings, Statement of Overriding Considerations, Mitigation Monitoring and Reporting have been adopted and the Final Environmental Impact Report (SCH #2024020980) has been certified pursuant to the California Environmental Quality Act (CEQA) for this project.
- (b) The site for the proposed use is adequate in size and shape to accommodate the proposed use. The proposed project consists of the development of a 419,840 square foot warehouse building on approximately 22.61 gross acres. On-site improvements required by the Development Code can be constructed on the property including the 200 conventional parking spaces and 57 truck/trailer spaces. The site can accommodate 30-foot wide drive aisles, landscaping, trash enclosures, building setbacks, and maximum floor area ratio. The development also meets all of the San Bernardino County Fire Department standards including fire lanes, two-points of access, and fire truck turn-around. The project is also designed with on-site retention facilities to retain the additional stormwater created by the development in a 100-year storm event.
- (c) The proposed development will not have a substantial adverse effect on abutting properties, or the permitted use thereof because the proposed project is consistent with the City's General Plan and the Main Street and Freeway Corridor Specific Plan. In addition, the use envisioned under the proposed project is conditionally permitted in the Commercial Industrial Business Park (CIBP) Zone of the Specific Plan. The project is within an area that is zoned CIBP and contains truck-related uses. A Traffic Impact Analysis (TIA) was submitted as part of the land use application, which identifies improvements needed to mitigate the additional traffic from this project. Further, the developer shall participate in the City wide industrial community facilities district (CFD) to pay for the ongoing maintenance of public infrastructure and services. The developer is also required to pay City Development Impact Fees.

- (d) The proposed project will be consistent with the goals, policies, standards and maps of the adopted Zoning, Development Code, Main Street and Freeway Corridor Specific Plan and all applicable codes and ordinances adopted by the City of Hesperia because each of the uses envisioned under the proposed project is permitted within the CIBP Zone. The development shall be constructed pursuant to the California Building and Fire Codes as well as adopted amendments. Further, the project shall comply with the conditions of approval for both off-site and on-site improvements. The conditions of approval shall be met based upon specific milestones. Some conditions shall be met prior to grading, some prior to building construction and prior to issuance of a Certificate of Occupancy.
- (e) The site will have adequate access. Two primary points of access to the site will be provided by 45-foot-wide driveway approaches from a new public roadway (Caliente Court) that will be constructed by the project. Caliente Court is planned as a 70-foot wide Industrial Collector that will provide public two-way access that will terminate at a Cul-de-sac toward the southeast property line. The intersection of Caliente Road and Phelan Road will be fully signalized as part of an existing entitlement for the property north which is under construction. A third access point will be provided by a 30-foot-wide driveway approach along Phelan Road, allowing only right-in and right-out movements.
- (f) The proposed project is consistent with the adopted General Plan of the City of Hesperia because an objective in the City's General Plan seeks to "...Promote industrial development within the City which will expand its tax base and provide a range of employment activities, while not adversely impacting the community or environment." The proposed project will expand employment opportunities for City residents and is estimated to provide 351 jobs.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends that the City Council approve Conditional Use Permit CUP23-00005 subject to the Conditions of Approval as set forth in ATTACHMENT "A."

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

ADOPTED AND APPROVED on this 9th day of April 2026.

Robert Abreo, Chair, Planning Commission

ATTEST:

Leovi Wolsieffer, Secretary, Planning Commission