

# ATTACHMENT 7

## RESOLUTION NO. PC-2025-15

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP22-00016 TO CONSTRUCT TWO 75,894 SQUARE FOOT WAREHOUSES WITH ONSITE TRUCK STORAGE AND TRACTOR STALLS ON 20.3 GROSS ACRES IN CONJUNCTION WITH TENTATIVE PARCEL MAP NO. 20883 (TPM24-00003) TO CONSOLIDATE 5 PARCELS INTO TWO PARCELS AND TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, Cargo Solutions Express (Applicant) has filed an application requesting approval of Conditional Use Permit CUP22-00016 and Tentative Parcel Map TPM24-00003 described herein (hereinafter referred to as "Application"); and

**WHEREAS**, the proposed project consist of the construction of two warehouse buildings, each approximately 75,894 square feet in size with 108 truck and trailer parking stalls and 110 tractor stalls on approximately 20.3 gross acres of vacant land in conjunction with Tentative Parcel Map No. 20883 (TPM24-00003) to consolidate five parcels into two parcels located at the southeast corner of Three Flags Road and Poplar Street; and

**WHEREAS**, the 20.3 acre site is vacant. The properties to the north consist of vacant land. A commercial industrial business park exists to the west. A commercial truck wash and truck repair facility exists to the south. The Interstate 15 freeway is located immediately to the east followed by vacant land; and

**WHEREAS**, the subject property as well as the surrounding properties to the north, west and south of the site are zoned Commercial Industrial Business Park (CIBP) within the Main Street and Freeway Corridor Specific Plan. The Interstate 15 freeway is located immediately to the east; and

**WHEREAS**, the proposed project consists of consists of Assessor's Parcel Numbers 3064-591-12,13,17,18, and 3064-631-01; and

**WHEREAS**, the Application, as contemplated, proposes to construct two warehouse buildings, each approximately 75,894 square feet in size with 108 truck and trailer parking stalls and 110 tractor stalls, which requires approval of a conditional use permit; and

**WHEREAS**, an environmental Initial Study/ Mitigated Negative Declaration for the proposed project was circulated for a 30-day public review from June 18, 2025, to July 21, 2025, and it determined that no significant adverse environmental impacts to either the man-made or physical environmental setting would occur with the inclusion of mitigation measures; and

**WHEREAS**, on September 11, 2025, 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 September 11, 2025, hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

- (a) Based upon the Initial Study/ Mitigated Negative Declaration prepared for the project (Attachment 6 to the staff report) the Planning Commission finds that there is no substantial evidence that the proposed Conditional Use Permit will have a significant effect on the environment.
- (b) The site for the proposed development of two warehouse buildings each approximately 75,894 square feet in size with 108 truck and trailer parking stalls and 110 tractor stalls is adequate in size and shape to accommodate the proposed uses. On-site improvements required by the Development Code can be constructed on the property including the 264 conventional parking spaces. The site can accommodate 26-foot-wide drive aisles, landscaping, trash enclosures, building setbacks, and maximum floor area ratio. The development also meets all the San Bernardino County Fire Department standards including fire lanes, two-points of access, fire truck turn-around, fire department connection / post indicator valve (FDC/PIV), and fire hydrant requirements. 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 uses envisioned under the proposed project are permitted or conditionally permitted in the Commercial Industrial Business Park (CIBP) Zone of the Specific Plan. The project is also in an area which 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 is 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.

- (d) The site will have adequate access based upon the site's current access off Poplar Street. Primary access to the 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. In addition, 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.
- (e) 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."

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Conditional Use Permit CUP22-00004 and Tentative Parcel Map No TPM24-00003 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** this 11<sup>th</sup> day of September 2025.

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Robert Abreo, Chair, Planning Commission

ATTEST:

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Maricruz Montes, Secretary, Planning Commission