

# **Development Review Committee**

**Meeting Agenda  
Wednesday, March 11, 2026  
10:00 AM**



**City of Hesperia  
Joshua Conference Room  
9700 Seventh Avenue  
Hesperia, CA 992345**



**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.

To leave a Public Comment by phone, call and leave a recorded message at (760) 947-1224 up to 5:30 pm on the day of the scheduled meeting.

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, MARCH 11, 2026.

1. Page # 1

Project Number: CUPR25-00008

**Project Description:** Consideration of Revised Conditional Use Permit CUPR25-00008 to modify the previously approved site design layout (CUP18-00002) to construct a 8,700 square foot Les Schwab Tire center and a 9,600 square foot retail building on 2.8 gross acres within the General Commercial (C2) zone located at the south side of Bear Valley Road, approximately 560 feet east of Mojave Fish Hatchery Road (Applicant: 18667 Hesperia, LLC; APN: 0399-271-58)

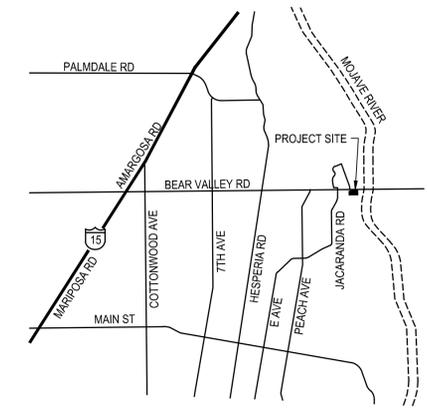
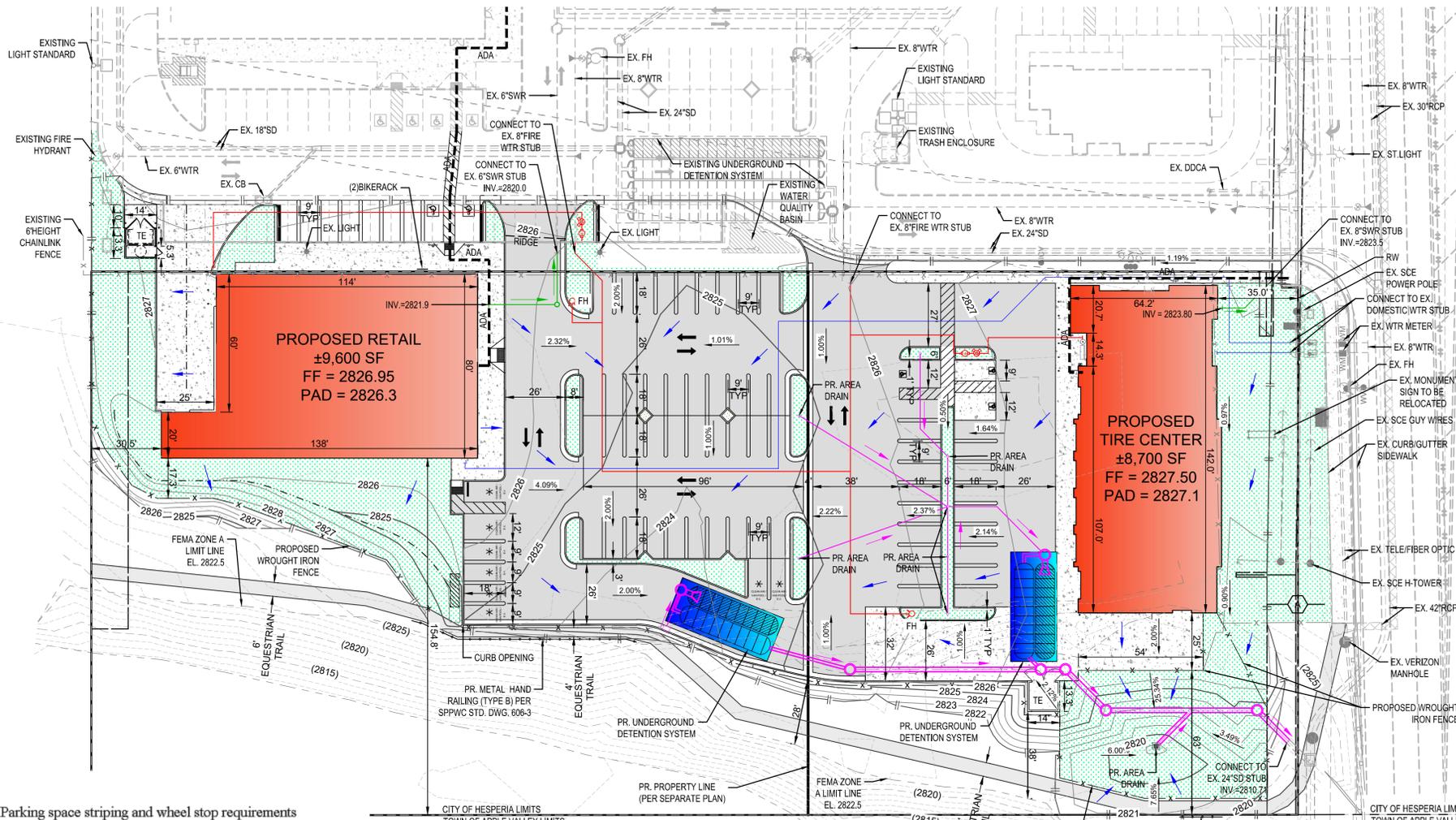
**Staff Person:** Senior Planner Edgar Gonzalez

**Attachments:** [Project Plans](#)

[Draft Conditions of Approval](#)

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# MOJAVE RETAIL PLAZA - PHASE 3 SITE PLAN



### ABBREVIATIONS

BFP	BACK FLOW PREVENTER	P/L	PROPERTY LINE
C/L	CENTERLINE	PIV	POST INDICATOR VALVE
C&G	CURB AND GUTTER	PP	POWER POLE
CB	CATCH BASIN	PS	PIPE SLOPE
DDCA	DOUBLE DETECTOR CHECK ASSEMBLY	PR	PROPOSED
DWM	DOMESTIC WATER METER	RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
EG	EXISTING GROUND	R/W	RIGHT OF WAY
EL	ELEVATION	ST	STREET
ELEC.	ELECTRIC	SWR	SEWER
EX	EXISTING	TE	TRASH ENCLOSURE
FDC	FIRE DEPARTMENT CONNECTION	T	TRANSFORMER
FF	FINISH FLOOR	TYP	TYPICAL
FH	FIRE HYDRANT	WTR	WATER
FUT.	FUTURE	(100.00)	INDICATES EXISTING ELEVATION
GI	GREASE INTERCEPTOR	(100.00)	INDICATES FINISH ELEVATION
GUY	GUY ANCHOR		INDICATES DRAINAGE FLOW
INV	INVERT		
MH	MANHOLE		

### OWNER / DEVELOPER

18667 HESPERIA, LLC  
600 N. TUSTIN AVE, STE 150  
SANTA ANA, CA 92705  
714-835-3311

### ENGINEER

DAVID EVANS & ASSOCIATES, INC.  
18484 OUTER HIGHWAY 18 N, SUITE 225  
APPLE VALLEY, CA 92307  
ATTN: SHANE SCHUBERT  
PHONE: (760) 524-9124

### PROJECT ADDRESS

18667 BEAR VALLEY ROAD  
HESPERIA, CA 92345

APN: 0399-271-58

### PUBLIC UTILITIES

**ELECTRICITY:** SOUTHERN CALIFORNIA EDISON  
12323 HESPERIA ROAD  
VICTORVILLE, CA 92392  
(760) 241-3805

**GAS:** SOUTHWEST GAS  
13471 MARIPOSA ROAD  
VICTORVILLE, CA 92395  
(760) 241-9321

**WATER:** CITY OF HESPERIA  
9700 SEVENTH AVENUE  
HESPERIA, CA 92345  
(760) 947-1000

**SEWER:** CITY OF HESPERIA  
9700 SEVENTH AVENUE  
HESPERIA, CA 92345  
(760) 947-1000

**TELEPHONE:** FRONTIER  
16356 MOJAVE STREET  
VICTORVILLE, CA 92395  
(760) 241-9321

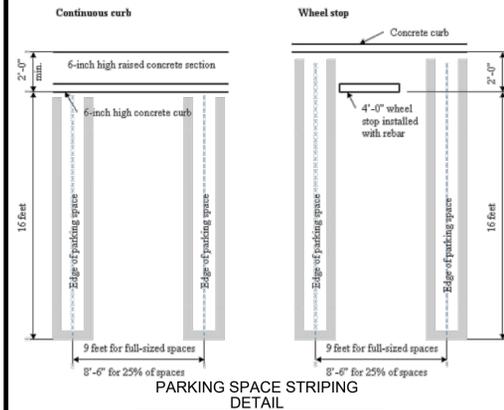
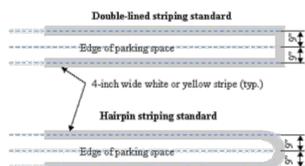
### PROPOSED UTILITY LEGEND

- PROPOSED FIRE WATER SERVICE MAIN
- PROPOSED DOMESTIC WATER SERVICE/MAIN
- PROPOSED SEWER SERVICE/MAIN
- PROPOSED STORM DRAIN
- PROPOSED SEWER PIPE FLOW DIRECTION
- PROPOSED STORM DRAIN PIPE FLOW DIRECTION

### LEGEND

- LANDSCAPE/UNDEVELOPED
- PROPOSED BUILDING
- UNDERGROUND DETENTION
- PROPOSED AC PAVEMENT
- DRAINAGE FLOW
- ACCESSIBLE PATH OF TRAVEL - MIN. 4' WIDE, MAX. 5% SLOPE WITH MAX. 2% CROSS SLOPE.
- \* = DESIGNATED PARKING. CLEAN AIR VEHICLES (CLEAN AIR/VANPOOL/EV)
- EV = EVSE CAPABLE (RACEWAY INSTALLED FOR FUTURE EV CHARGERS)
- DAYLIGHT LINE
- PROPOSED WROUGHT IRON FENCE
- PROPOSED HANDRAIL
- PROPOSED EQUESTRIAN TRAIL (DECOMPOSED GRANITE WITH DURABLE EDGING)

### Parking space striping and wheel stop requirements



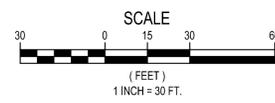
**NOTE:**  
DISTRIBUTE ALL POST AND PICKETS EQUALLY WHEN LAYOUT DOES NOT ALLOW FOR 9" STANDARD ON CENTER SPACING. PICKET SPACING 4" O.C. MAXIMUM.  
WELDING, STEEL, ANCHOR, AND FOUNDATION SPECIFICATIONS BY OTHERS  
ALL METAL SHALL BE GALVANIZED, PRIMED AND PAINTED WITH COLOR P04, SEE ARCHITECTURAL.  
ALL WELDS TO BE GROUND SMOOTH.

- 1 4" SQUARE TUBULAR METAL POST
- 2 2 1/2 X 4 TUBULAR METAL TOP RAIL
- 3 1 1/2" SQUARE TUBULAR HORIZONTAL RAIL
- 4 1/2 SQUARE SOLID METAL PICKET 4" O.C.
- 5 FASTNER OR MORTAR
- 6 WALL CAP OR PAVEMENT WHERE APPLICABLE

### WROUGHT IRON FENCE DETAIL

### EASEMENTS

A EXISTING EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UTILITY PURPOSES PER DOCUMENT RECORDED IN BOOK 6560, PAGE 38 OF OFFICIAL RECORDS.



### SITE SUMMARY

LAND AREA (GROSS): ±123,935 SF (±2.85 AC)

ZONING: COMMERCIAL (C2)

BUILDING AREA:  
RETAIL: ±9,600 SF  
TIRE CENTER: ±8,700 SF  
TOTAL: ±18,300 SF  
COVERAGE: 14.8%

LANDSCAPE AREA: ±20,730 SF  
COVERAGE: 16.7%

### PARKING:

REQUIRED	REQUIRED
RETAIL (4/1000)	
9,600 SF RETAIL * 4/1000 SF	38 STALLS
TIRE CENTER (3/SERVICE BAY + 4/1000 NON SERVICE)	
6 SERVICE BAYS * 3/SERVICE BAY	18 STALLS
2,000 SF NON SERVICE * 4/1000 SF NON SERVICE	8 STALLS
<b>TOTAL REQUIRED</b>	<b>64 STALLS</b>
<b>TOTAL PROVIDED</b>	<b>78 NEW STALLS + 6 EXISTING STALLS - 21 STALLS REMOVED = 63 STALLS</b>
ACCESSIBLE PARKING (3 STALLS REQ'D.)	5 STALLS
VAN ACCESSIBLE (1/6 = 1 STALL REQUIRED)	2 STALLS
DESIGNATED PARKING (CLEAN AIR/VANPOOL/EV)	
6 REQUIRED (PER CGSBC TABLE 5.106.5.2)	8 PROVIDED
EV CAPABLE (RACEWAY INSTALLED FOR FUTURE EV CHARGERS)	
9 REQUIRED (PER CGSBC TABLE 5.106.5.3.3)	9 PROVIDED (INCLUDING 2 VAN, 1 STANDARD)

### BICYCLE PARKING (SHORT-TERM)

REQUIRED (63 PARKING SPACES x 5% = 3 BICYCLE SPACES)  
PROVIDED (3 RACKS x 2 BIKES PER RACK)

NEW BUILDINGS WILL HAVE LESS THAN 10 TENANT-OCCUPANTS AT A TIME.  
NO LONG-TERM BICYCLE PARKING REQUIRED PER CGSBC 5.106.4.1.2.

### LEGAL DESCRIPTION:

ALL OF PARCEL 5 AND THAT PORTION OF PARCEL 9 OF PARCEL MAP NO. 19997, LOCATED IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 253 OF PARCEL MAPS, PAGES 25 THROUGH 28, RECORDS OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 5;
- THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL 5 AND SAID PARCEL 9 SOUTH 00°01'40" EAST A DISTANCE OF 526.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 9;
- THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 9 SOUTH 90°00'00" WEST A DISTANCE OF 235.84 FEET TO THE POINT OF INTERSECTION WITH THE PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 5;
- THENCE ALONG SAID LINE OF PROLONGATION AND SAID WESTERLY BOUNDARY LINE NORTH 00°00'00" WEST A DISTANCE OF 518.75 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BEAR VALLEY CUT-OFF ROAD;
- THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 88°40'33" EAST A DISTANCE OF 7.00 FEET;
- THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 00°00'00" EAST A DISTANCE OF 7.09 FEET;
- THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 90°00'00" EAST A DISTANCE OF 228.59 FEET TO SAID NORTHEAST CORNER OF PARCEL 5 AND THE POINT OF BEGINNING.



BENCHMARK:  
BENCHMARK H-6,  
2.5" BRASS DISC  
STANDARD H-6  
ESTABLISHED APRIL  
27, 1989  
ELEVATION: 2887.684

**CITY OF HESPERIA  
ENGINEERING DEPARTMENT**

NO.	REVISIONS	BY	DATE

**DAVID EVANS AND ASSOCIATES, INC.**  
18484 Outer Highway 18 N Suite 225  
Apple Valley California 9207  
Phone: 760.524.9100

PREPARED UNDER THE SUPERVISION OF:  
BRET J. THORPE R.C.E. C82754

**SITE PLAN**

SCALE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DRAWING NO: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

Drawing Name: P:\FILES\00000001\0400\CAD\SHETS\SEC\Entire\MOJAVE\MOJAVE\_PHASE3\MOJAVE\_PHASE3\_SITELANDSCAPE.dwg  
Last Opened: Mar 02, 2024 - 2:28pm by: cjt



2 BUILDING PERSPECTIVE



1 BUILDING PERSPECTIVE



2 BUILDING PERSPECTIVE



1 BUILDING PERSPECTIVE

ELEVATION GENERAL NOTES:

- A. ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- B. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
- C. REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
- D. CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
- E. COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS.
- F. PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
- G. EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUNDCOVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.
- H. REFER TO SHEET ES01 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS.
- I. VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.
- J. WSEC WWR: 911 SF NET TRANSPARENT WINDOW AREA / 10,553 SF NET WALL AREA = 652 SF OPAQUE OPENINGS = 6.1%.

ELEVATION KEY NOTES:

- 1. (NOT USED)
- 2. SIGNAGE BY CARLSON SIGN, REF 6/A503P FOR ATTACHMENT DETAIL.
- 3. ADDRESS NUMBER LOCATION, COORD W/ AHJ.
- 4. 2'X3' RECTANGULAR CANOPY DOWNSPOUT.
- 5. METAL TRELLIS.

MATERIAL LEGEND:

PC-1	FABCON PRECAST EXPOSED AGGREGATE (STAIN SW, COLOR: 7004 SNOWBOUND))
PC-2	FABCON PRECAST 8" HORIZONTAL STAMP (STAIN SW, COLOR: 7068- GRIZZLE GRAY)
PC-3	FABCON PRECAST RAKED VERTICALLY (STAIN SW, COLOR: 8261-7797 - LS COLONIAL RED 2020)
PC-4	FABCON PRECAST SMOOTH (STAIN SW, COLOR: 7004 SNOWBOUND))
PC-5	FABCON PRECAST SMOOTH (STAIN SW, COLOR: 7068- GRIZZLE GRAY)
TL-1	LARGE FORMAT TILE, CORONADO STONE: GETTYSTONE - BLACK FOREST *PRE-MANUFACTURED CORNER PIECES TO BE USED AT ALL EXTERIOR CORNERS
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
PF-1	PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020
ST-1	HARRISTONE PRECAST STONE VENEER, DRY STONE (COLOR: STIRLING)

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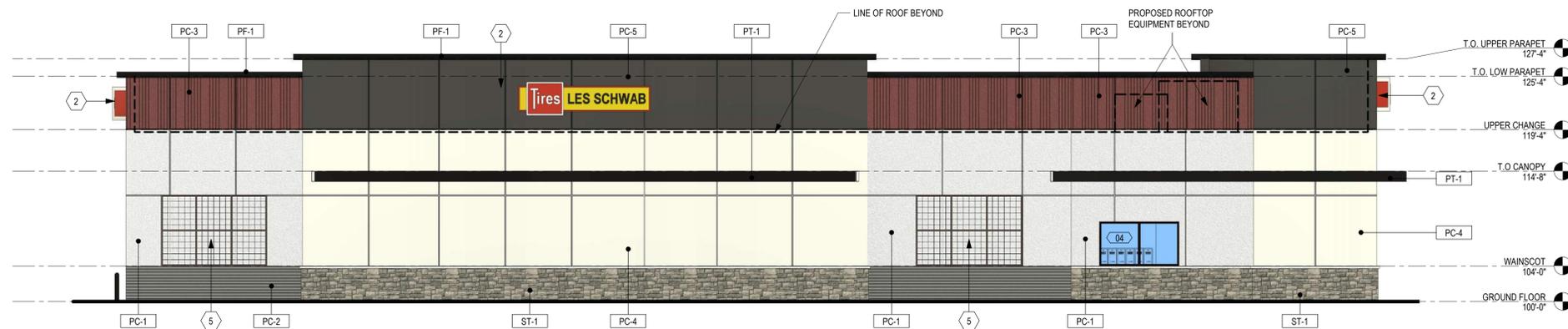
SOUTH OF BEAR VALLEY ROAD  
 6 BAY MVP STORE - PROTOTYPE Q3 2025  
**LES SCHWAB TIRE CENTER -  
 HESPERIA, CA**



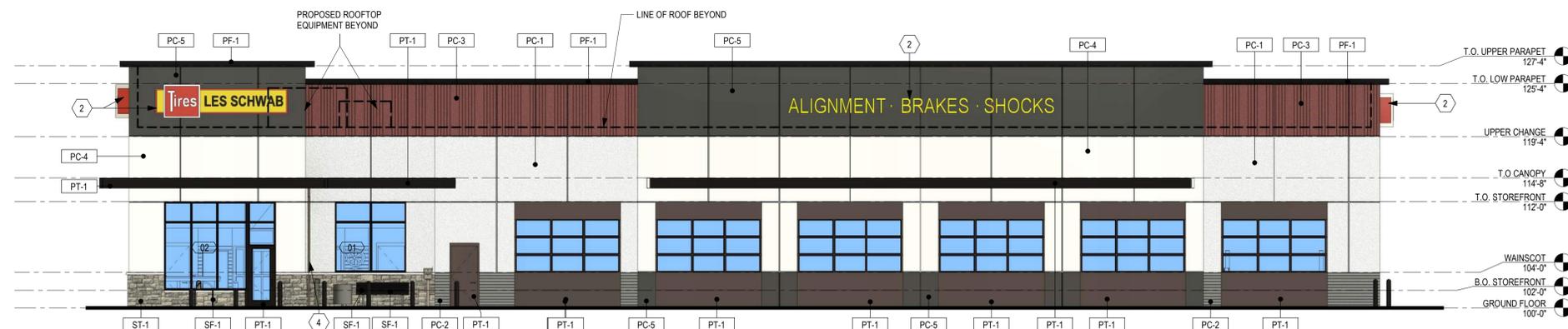
**4 LOADING ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 SHOWROOM ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



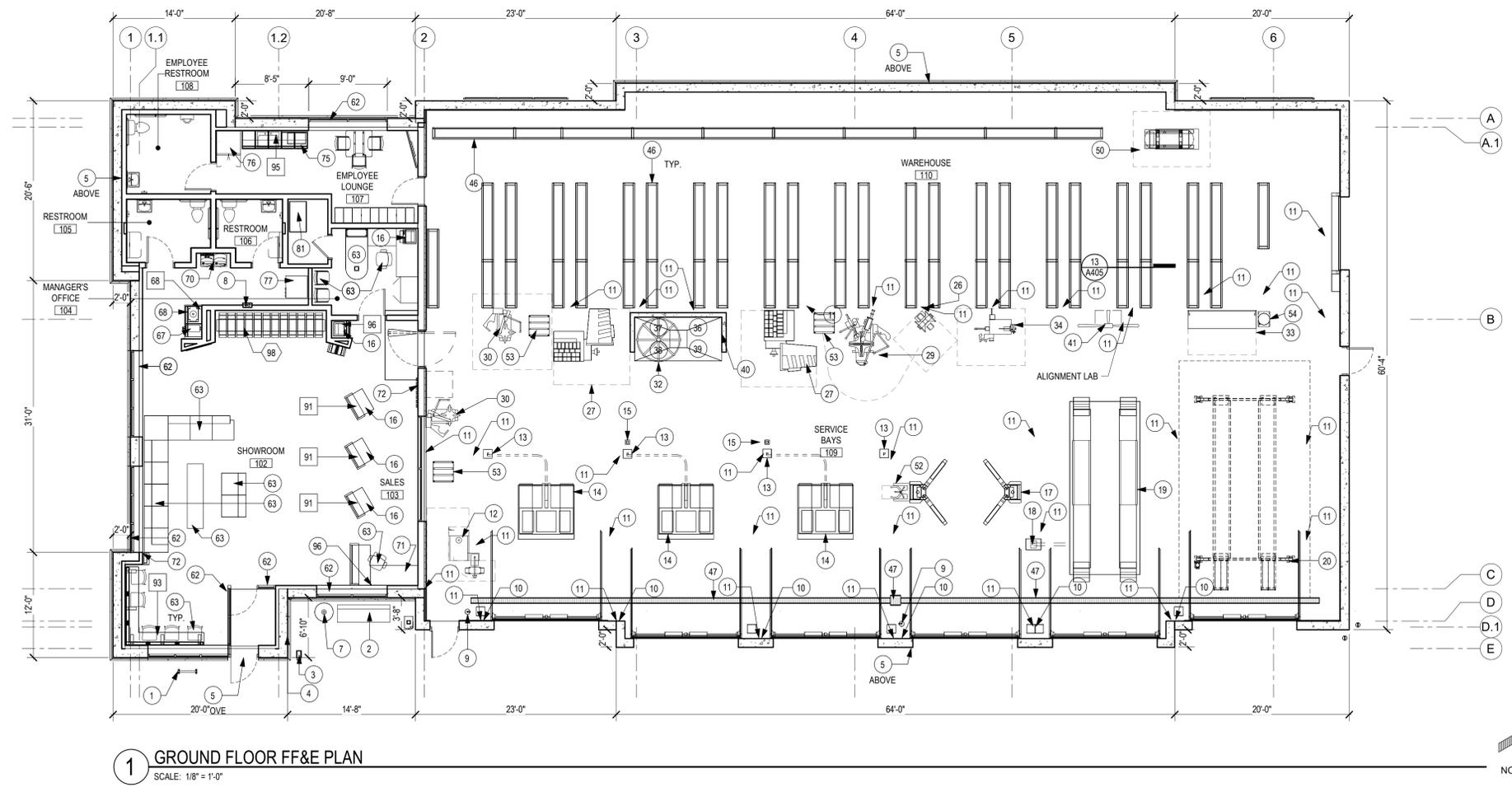
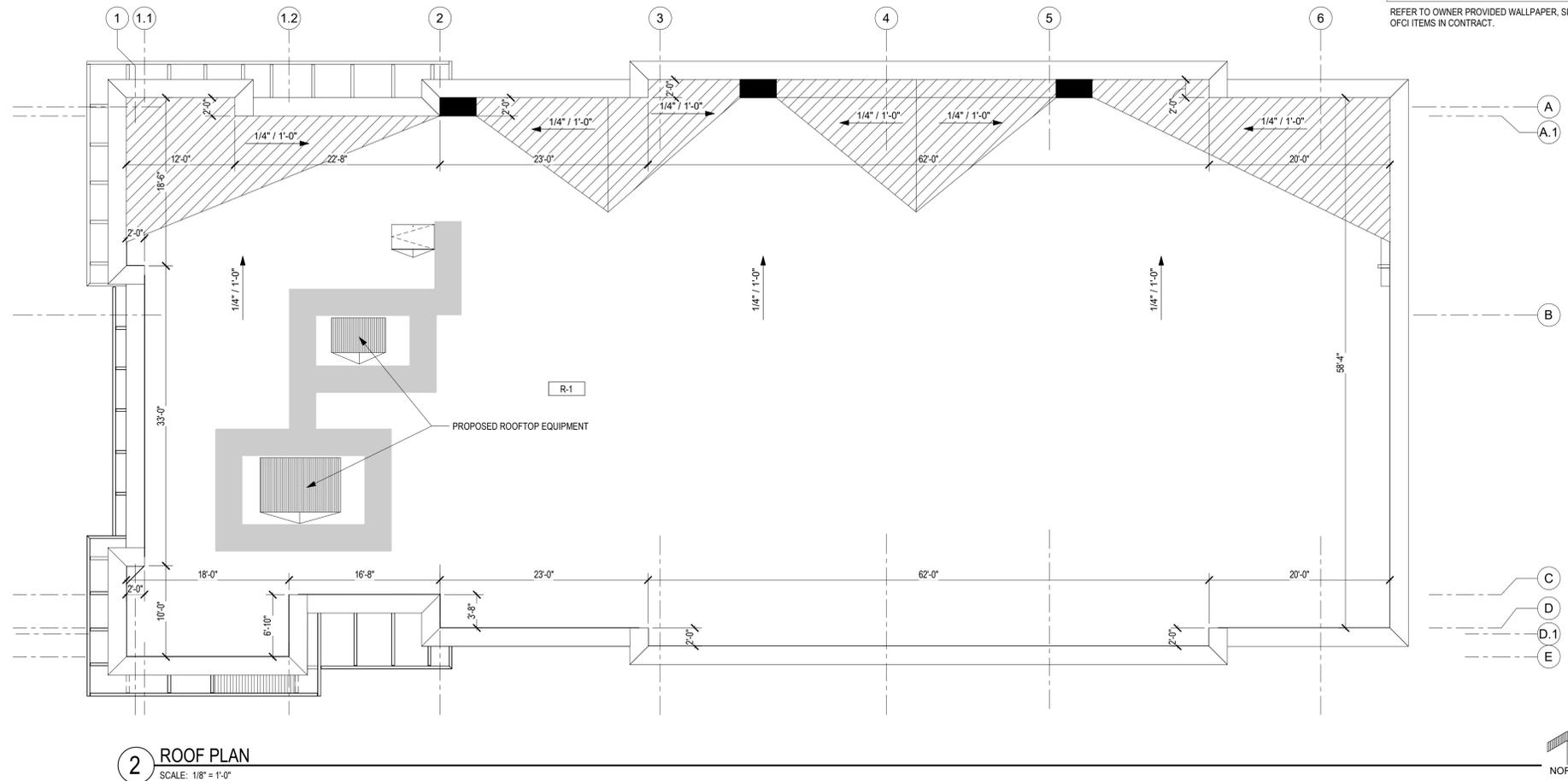
**1 FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

NOTE: REFER TO A151 & A152 FOR FF&E SCHEDULES  
 REFER TO OWNER PROVIDED WALLPAPER, SIGNAGE, AND PAINT INSTALLATION INSTRUCTIONS FOR ADDITIONAL OFCI ITEMS IN CONTRACT.



ARCHITECT OF RECORD:  
 BRR ARCHITECTURE, INC.  
 8131 METCALF AVENUE SUITE 300,  
 OVERLAND PARK, KANSAS 66204

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SOUTH OF BEAR VALLEY ROAD  
 6 BAY MVP STORE - PROTOTYPE Q3 2025  
**LES SCHWAB TIRE CENTER -  
 HESPERIA, CA**

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 PROTO SET Q3 2025

10.09.2025  
 PROJECT# | 62700005  
 DESIGNED BY | LLC  
 DRAWN BY | LLC  
 CHECKED BY |  
 REVISIONS

FF&E PLANS

**MATERIAL LEGEND:**

- EP-2 EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
- BLK-1 ANGELUS CMU SPLIT FACE, (ONYX)
- CP-1 MODERN PRECAST 9 5/8" COPING, REGULAR GREY

**brr**

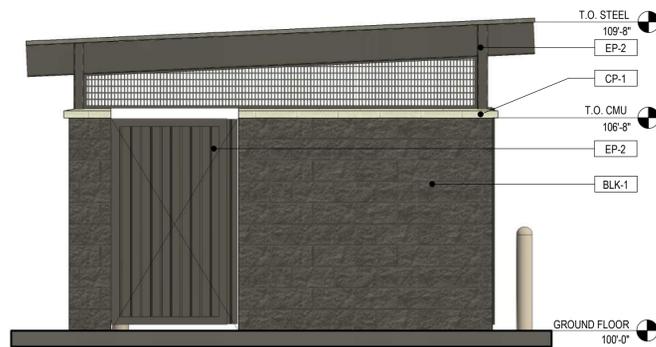
ARCHITECT OF RECORD:  
BRR Architecture, Inc.  
8131 METCALF AVENUE SUITE 300,  
OVERLAND PARK, KANSAS 66204



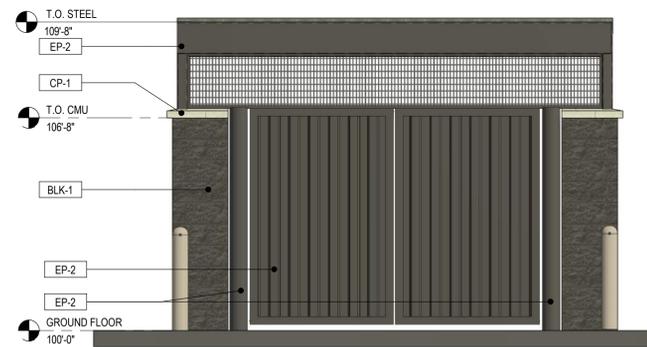
SOUTH OF BEAR VALLEY ROAD  
 7 BAY RH LINEAR STORE - PROTOTYPE Q4 2024  
**LES SCHWAB TIRE CENTER -  
 HESPERIA, CA**



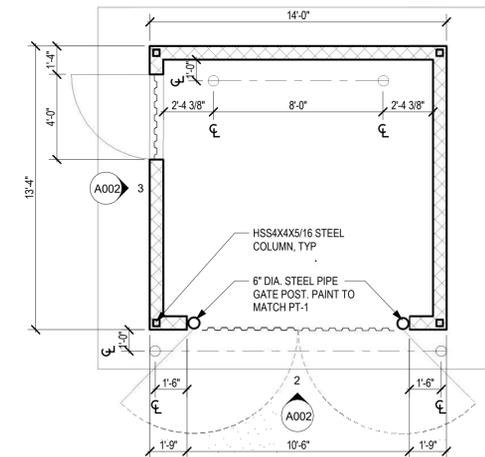
**4 TRASH ENCLOSURE PERSPECTIVE**  
SCALE: 1" = 400'-0"



**3 TRASH ENCLOSURE SIDE**  
SCALE: 3/8" = 1'-0"



**2 TRASH ENCLOSURE - FRONT**  
SCALE: 3/8" = 1'-0"



**1 ENLARGED TRASH ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



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PROTO SET Q4 2024

03.27.2025  
PROJECT# | LS\_PROTO2024  
DESIGNED BY | INITIALS  
DRAWN BY | INITIALS  
REVISIONS

TRASH ENCLOSURE  
PLAN & DETAILS

**A002**

CASEWORK SCHEDULE				
MARK	NAME	FURNISHED BY	INSTALLED BY	REMARKS
68	CASEWORK - REFRESHMENT	OWNER	GC	
71	CASEWORK - ADMIN	OWNER	GC	
90	CASEWORK	OWNER	GC	
91	CASEWORK - TRANSACTIONS	OWNER	GC	
93	INTERNET BAR	OWNER	GC	
95	CASEWORK	OWNER	GC	
95	CASEWORK - EMPLOYEE LOUNGE	OWNER	GC	
96	CASEWORK	OWNER	GC	
96	CASEWORK - KEY COUNTER	OWNER	GC	

7 BAY RETAIL FF&E SCHEDULE

TAG #	NAME	FURNISHED BY	INSTALLED BY	ELECTRICAL								DATA	WATER		WASTE		MANUFACTURER	MODEL	HEIGHT	WEIGHT	REMARKS	NATIONAL ACCOUNT	
				AMPS	VOLTS	PHASE	DIRECT	PLUG	CAT-5#	COLD	HOT		DIRECT	INDIRECT									
	PAPER WALL GRAPHICS	OWNER	GC														CARLSON SIGN						
	PARKING SIGNAGE	GC	GC																				
	SECURITY ALARM	GC	GC																				
	SECURITY CABLE AND RACEWAYS	GC	GC																				
	SECURITY SYSTEM CAMERAS	OWNER	OWNER																				
	TELEPHONE AND DATA RACEWAYS - 2" CONDUIT	GC	GC																				
	TELEPHONE, DATA HARDWARE, AND CABLE	GC	GC																				
1	BIKE RACK	GC	GC																				
2	BENCH	GC	GC														MAGLIN	MBR-0500-00003			SURFACE MOUNT, STANDARD POWDER COAT COLOR: BLACK #T9F260804BK FORMERLY MBR500-S		
3	KEY DROP	GC	GC														GLOBAL INDUSTRIAL	T9F260804BK			SURFACE MOUNT, 6" OUTDOOR PARK BENCH W/ BACK - STEEL SLAT - BLACK		
4	KNOX BOX	GC	GC														KNOX COMPANY	3200 SERIES 3274			COLOR: GRAY, SEE SPECIFICATION 10 5523 "KEY KEEPER"		
5	EXTERIOR BUILDING SIGNAGE	OWNER	OWNER	20 A	120V	1	X										CARLSON SIGN				CARLSON SIGN, DARRYL COX - PH: 1.541.382.2182		
7	TRASH RECEPTACLE	GC	GC																				
8	FIRE EXTINGUISHER CABINET	GC	GC																		REF SPEC SECTION 10 4400		
9	FIRE EXTINGUISHER	GC	GC																				
10	GARAGE DOOR CONTROLS	GC	GC																				
11	COMPRESSED AIR CONNECTION	GC	GC														AIGNEP	INFINITY TUBING				CLOPAY BUILDING PRODUCT COMPANY - PH: 1.800.526.4301, CSI@CLOPAY.COM NW PUMP: BOB ULRICH; EMAIL: bob.ulrich@nwump.com; PHONE (503) 227-7867; ADDRESS: 2800 NW 31ST AVENUE PORTLAND, OR 97210	
12	SIPER	OWNER	OWNER	20 A	110/115V	1		5-15P									SAF-TEE SIPING & GROOVING INC.	STEM	3'-8"	78.00 lbf	AIR SUPPLY		
13	TOOL TRAY	OWNER	GC														LES SCHWAB EQUIPMENT						
14	PAD LIFT & PAD LIFT CONTROLLER	OWNER	OWNER/GC	30 A	110/115V	1		5-15P									MAVERICK	INGROUND 579-97				GC TO PROVIDE AND INSTALL EMBEDDED PANS PRIMED RED PRIOR TO EMBED AND STEEL PIPE, REF STRUCTURAL DWGS	
15	COMPUTER STAND	OWNER	GC					L5-20P									LES SCHWAB EQUIPMENT	SKU# 775875/775876				GC TO PROVIDE POWER AND DATA, REF ELECTRICAL DWGS	
16	PRINTER	OWNER	OWNER																				
17	TWO POST LIFT	OWNER	OWNER	30 A	208/230V	1		L6-30P									MOHAWK	TP-16	8'-7"	3100.00 lbf	INSTALL MOTOR AND CONTROLS ON PASSENGER SIDE POST. VERIFY QUANTITY TO BE INSTALLED W OWNER'S REP		
18	SCISSOR LIFT CONTROLLER	OWNER	OWNER																			GC TO PROVIDE AND INSTALL 4" DIA STEEL PIPE FROM SCISSOR LIFT DEPRESSED SLAB TO CONTROLLER LOCATION, REF CUT SHEET	
19	SCISSOR LIFT	OWNER	OWNER/GC	26 A	208/230V	1	X										HUNTER	RX16KLF				GC TO PROVIDE AND INSTALL EDGE ANGLES PRIMED RED PRIOR TO EMBED AND CONTROLLER SLEEVE	
20	FOUR POST LIFT	OWNER	OWNER		208/230V																	INSTALL MOTOR AND CONTROLS ON DRIVERS SIDE POST.	
26	PASSENGER SPREADER	OWNER	OWNER	15 A	110/115V	1		5-20P									BRANICK	5120	3'-4"	150.00 lbf			
27	ROAD FORCE TOUCH	OWNER	OWNER	20 A	208/230V	1		L6-20P									HUNTER		5'-10"	722.00 lbf		REQUIRES COMPRESSED AIR	
29	RIM CLAMP CHANGER EURO	OWNER	OWNER	30 A	208V	1		5-30P									HUNTER	TCX58	7'-1"	1510.00 lbf		REQUIRES COMPRESSED AIR	
30	RIM CLAMP CHANGER	OWNER	OWNER	6 A	208-230V	1		L5-30P									HUNTER	TCX51E	7'-1"	765.00 lbf		REQUIRES COMPRESSED AIR	
32	TUBE TANK	OWNER	OWNER										X										
33	METAL WORK BENCH	OWNER	OWNER																				
34	BRAKE LATHE	OWNER	OWNER	8 A	110/115V	1		5-20P									AMMCO	4000E	3'-8"	400.00 lbf			
36	TIRE WASH CATCH BASIN AND GRATINGS	GC	GC											X								REF STRUCTURAL DWGS	
37	TIRE WASH SHELF	GC	GC																			SHELF TO BE GRIP STRUT SUPPORTED BY THREE BRACKERS, REF STRUCTURAL DWGS	
38	TIRE WASH WALL BACKSPLASHES	GC	GC																				
39	TIRE WASH WALL PROTECTION GUARDRAILS	GC	GC																				
40	TIRE WASH SINK	GC	GC																				
41	ALIGNMENT EYE	OWNER	OWNER	6 A	120/230V	1											HUNTER	811 / DSP600	2'-6"	11.00 lbf		HUNTER 811 COMPUTERIZED WHEEL ALIGNMENT SYSTEM W/ DSP600 ALIGNMENT SENSORS	
46	STORAGE RACKS	OWNER	OWNER																			COORDINATE W/ RACKING SHOP DWGS	
47	GRATING, EDGE ANGLES, AND CATCH BASINS	GC	GC																				
48	METAL STAIRS & CATWALKS	OWNER	OWNER																			COORDINATE W/ RACKING SHOP DWGS	
49	METAL HAND GUARDRAILS	OWNER	OWNER																			COORDINATE W/ RACKING SHOP DWGS	
50	AIR COMPRESSOR AND TANK	OWNER	GC	80 A		3	X										BOGE	C 20 LDR 120					
52	COIL SPRING COMPRESSOR	OWNER	OWNER																				
53	TIRE CAGE/AUTO INFLATOR	OWNER	OWNER																				
54	OIL LIFT DRAIN	OWNER	OWNER																				
62	WINDOW COVERINGS	GC	GC																			PH: 1.877.792.0002	
63	FURNITURE	OWNER	GC																			HYPHN, KATIE HARTZ - PH: 1.541.213.9330	
67	COFFEE MAKER	OWNER	OWNER																				
68	POPCORN MAKER	OWNER	OWNER																				
69	TELEVISION SHELF - DOUBLE	OWNER	GC																				
70	WATER DISPENSER, FILTER AND CHILLER, BI LEVEL	GC	GC	0 A		1								X									
71	FIRE SAFE	GC	GC																				
72	SLAT WALL	OWNER	GC																			MILLWORK PROVIDER (CONFIRM)	
73	LOCKERS	GC	GC																			PENCO, TOM HANBAL - PH: 1.503.360.3221	
74	TELEVISION AND BRACKETS	OWNER	GC																				
75	MICROWAVE	OWNER	GC	0 A		1		5-20P															
76	REFRIGERATOR	OWNER	GC	0 A		1		5-20P															
77	VENDING MACHINE	OWNER	OWNER	10 A	120V	1		5-20P															30"W X 30"D
81	PANEL AND COMPUTER EQUIPMENT	OWNER	OWNER																				
96	CASH DRAWER	OWNER	GC																				MILLWORK PROVIDER (CONFIRM)
97	MOP HANGER	GC	GC																				
98	SHOWROOM TIRE DISPLAY RACK	OWNER	OWNER																				COORDINATE W/ RACKING SHOP DWGS



ARCHITECT OF RECORD:  
BRR ARCHITECTURE, INC.  
8131 METCALF AVENUE SUITE 300,  
OVERLAND PARK, KANSAS 66204

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SOUTH OF BEAR VALLEY ROAD  
 6 BAY MVP STORE - PROTOTYPE Q3 2025  
**LES SCHWAB TIRE CENTER -**  
**HESPERIA, CA**

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PROTO SET Q3 2025

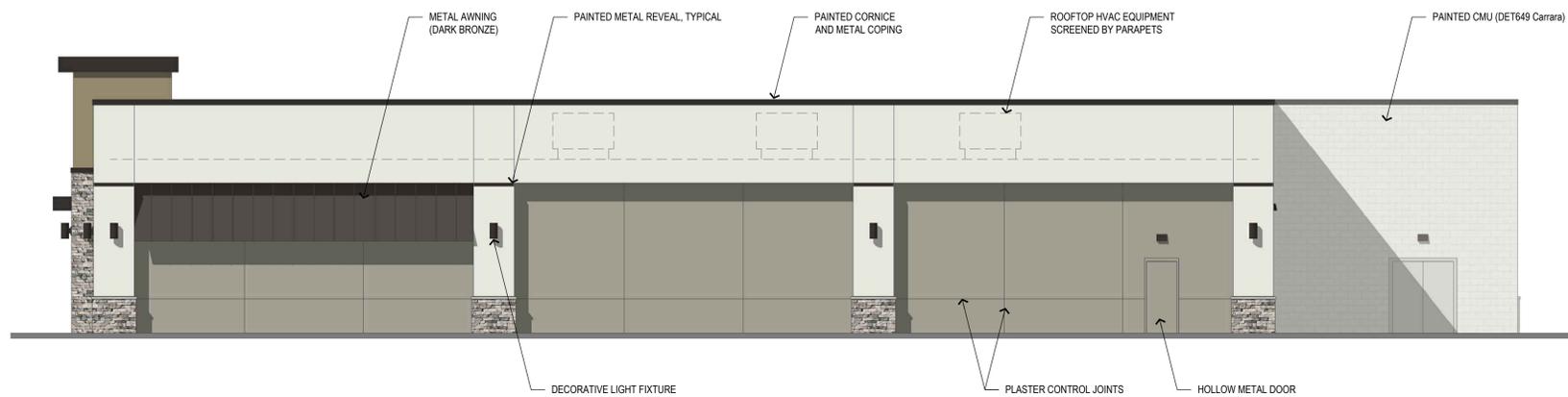
10.09.2025  
 PROJECT# | 62700005  
 DESIGNED BY | LLC  
 DRAWN BY | LLC  
 CHECKED BY |  
 REVISIONS

FF&E SCHEDULES



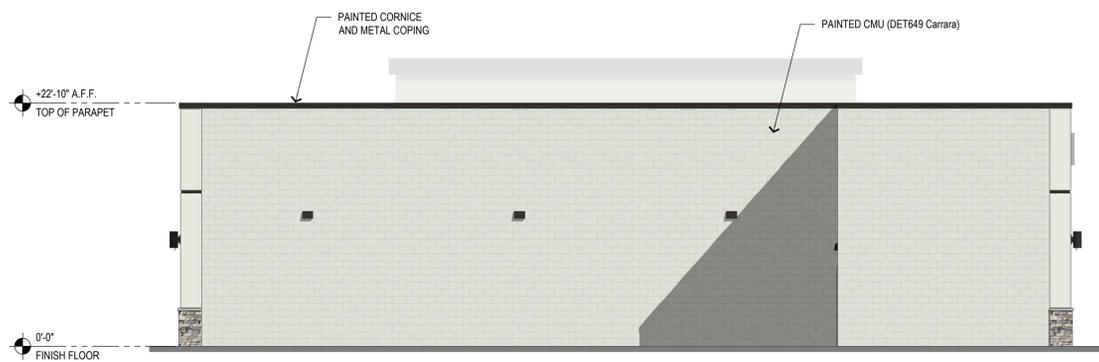
**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



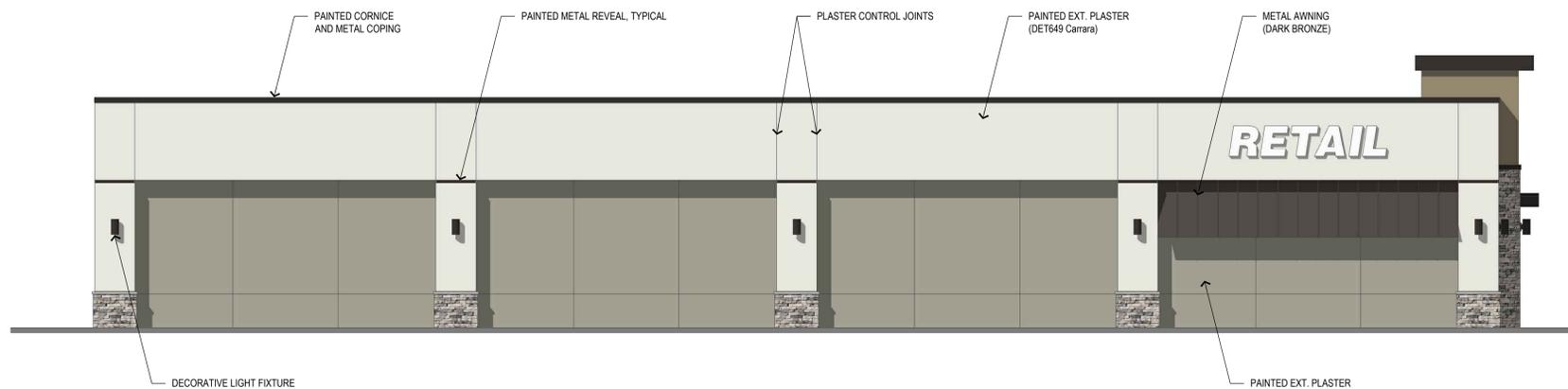
**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"

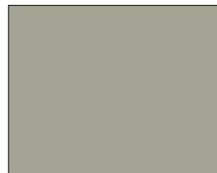
**COLORS & MATERIALS**



PAINT:  
DUNN EDWARDS  
DET649 "CARRARA"



AWNING:  
CUSTOM METAL AWNINGS  
BRONZE COLORED

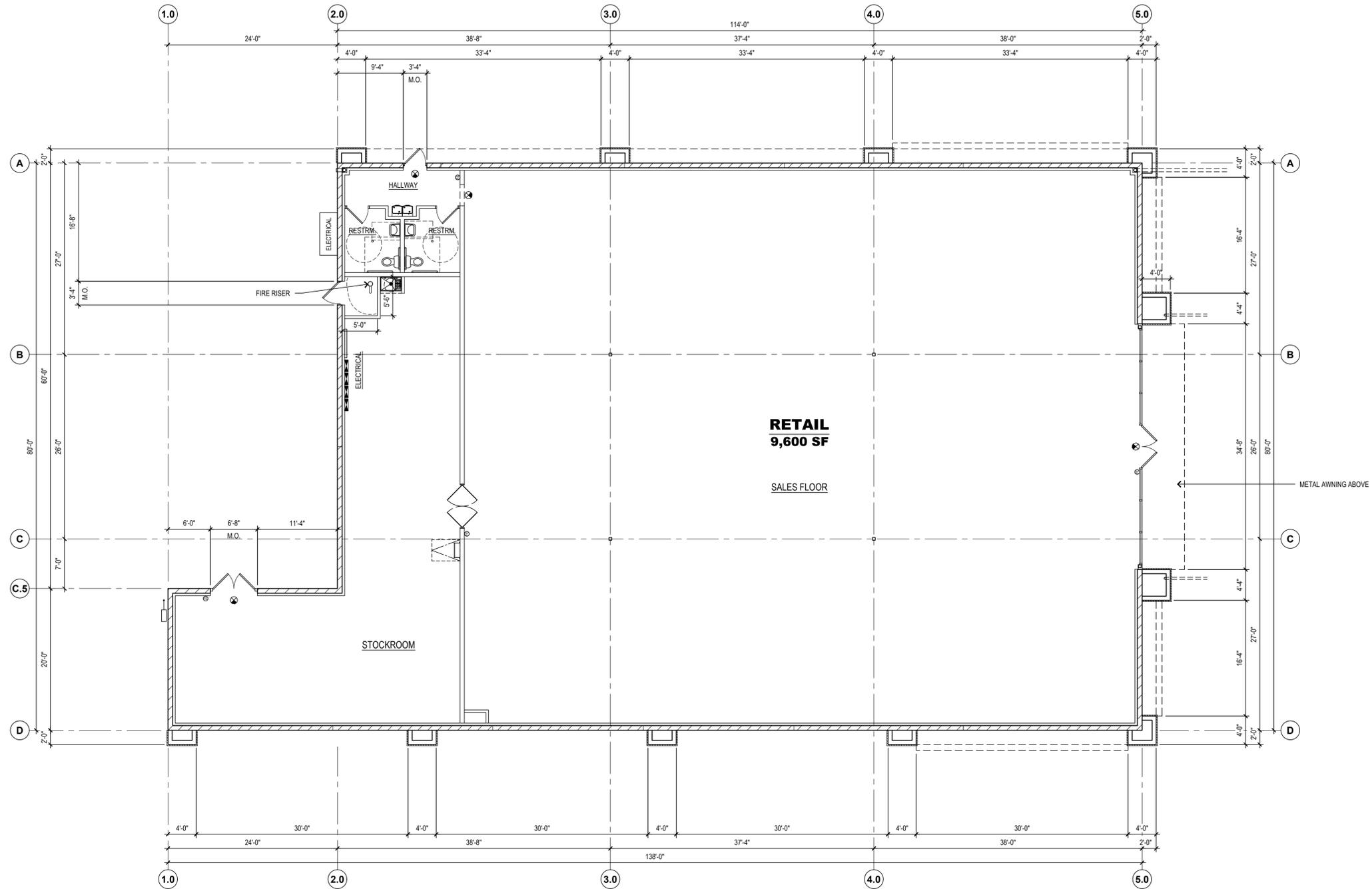


PAINT:  
DUNN EDWARDS  
DET512 "WHALE WATCHING"

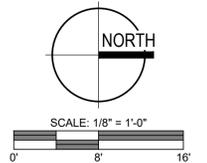


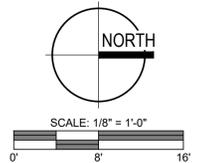
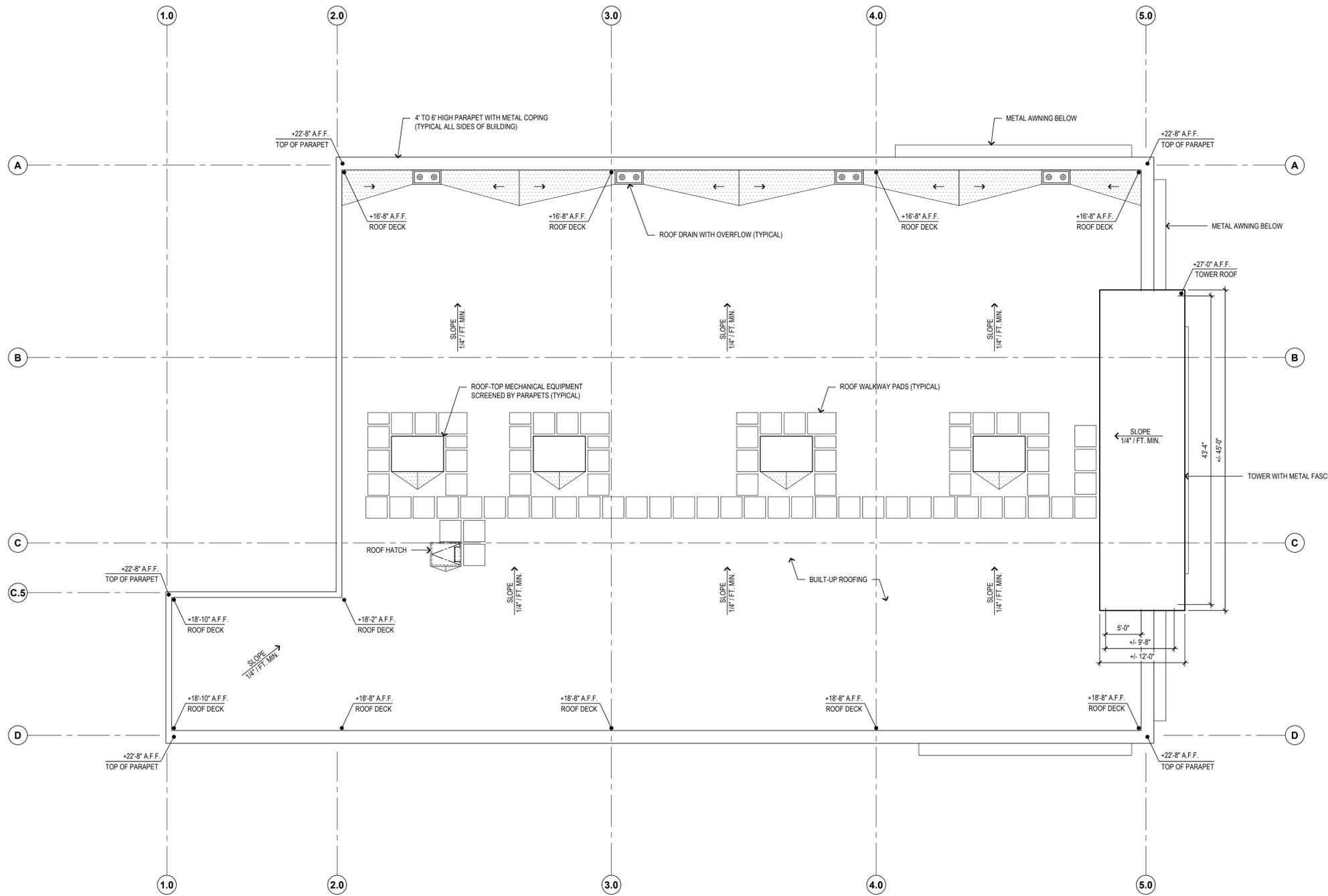
STONE VENEER:  
CORONADO STONE  
HONEY LEDGE - HURON  
TO MATCH EXISTING ADJACENT  
BUILDING AND MONUMENT SIGNS

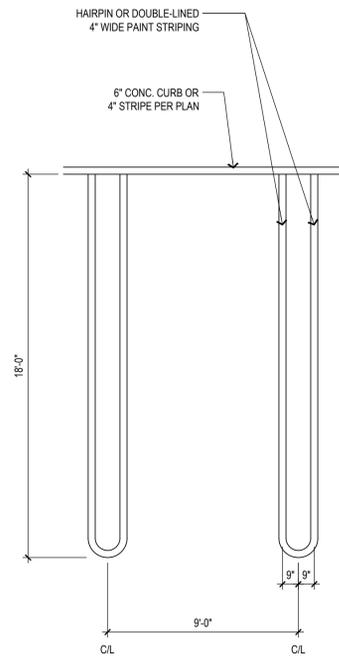




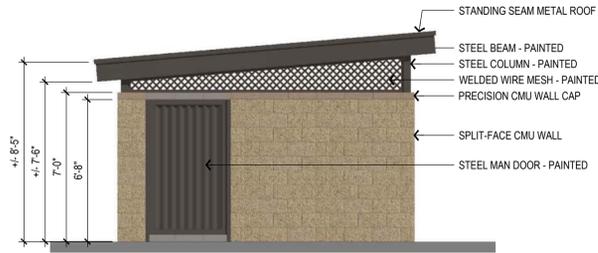
NOTE:  
LAYOUT OF ROOMS AND ALL OTHER INTERIOR  
IMPROVEMENTS SHOWN ON THE PLAN ARE  
PRELIMINARY. THE FINAL FLOOR PLAN MAY VARY.



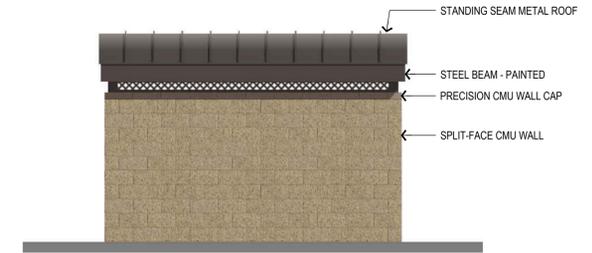




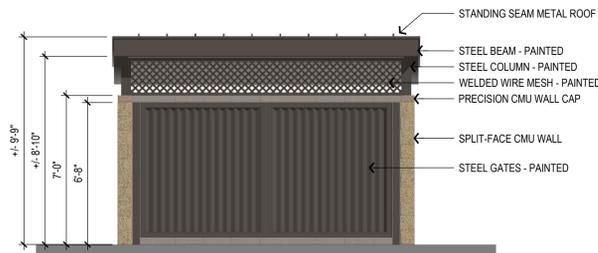
**TYPICAL PARKING STRIPING**  
SCALE: 1/4" = 1'-0"



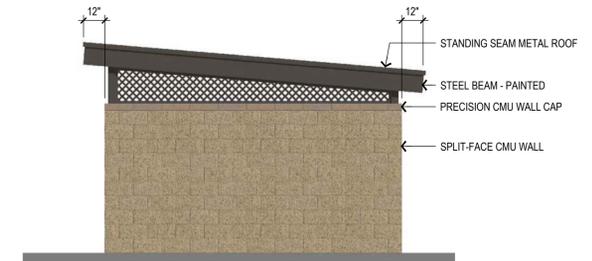
**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT-SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

**COLORS & MATERIALS**

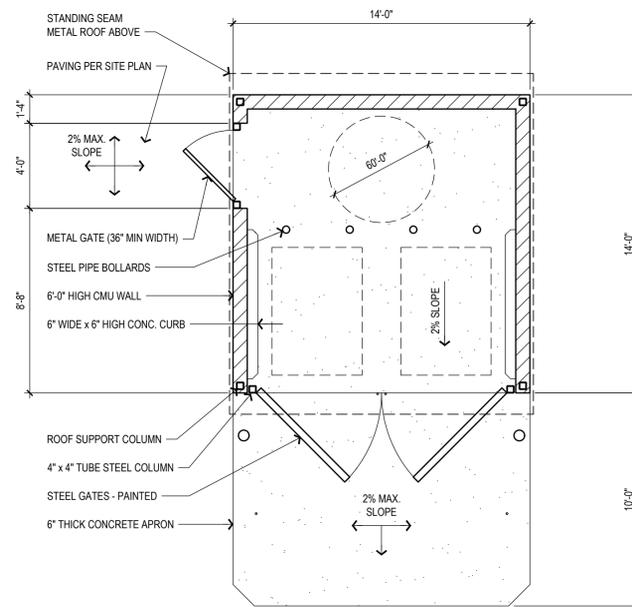
GATES AND TRELLIS:  
DUNN EDWARDS PAINT  
DE6392 "MINK"



WALL CAP:  
ORCO BLOCK  
8x4x16 PRECISION CMU CAP  
"OTAY BROWN"

TRASH ENCLOSURE WALL:  
ORCO BLOCK  
8x8x16 SPLIT FACE CMU BLOCK  
"WHEAT"

NOTE:  
CMU BLOCK AND CAP FINISHES TO MATCH EXISTING  
SHOPPING CENTER'S TRASH ENCLOSURES.



**TRASH ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



**TRASH ENCLOSURE**

# DRAFT

## ATTACHMENT "A" List of Conditions for CUPR25-00008

Approval Date: March 11, 2026  
Effective Date: March 24, 2026  
Expiration Date: March 24, 2029

This list of conditions applies to: Consideration of Revised Conditional Use Permit CUPR25-00008 to modify the previously approved site design layout (CUP18-00002) to construct a 8,700 square foot Les Schwab Tire center and a 9,600 square foot retail building on 2.8 gross acres within the General Commercial (C2) zone located at the south side of Bear Valley Road, approximately 560 feet east of Mojave Fish Hatchery Road (Applicant: 18667 Hesperia, LLC; APN: 0399-271-58)

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

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, Dena Alcayaga at (760) 947-1438 or dlalcayaga@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.

**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**

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. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

OFFSITE DRAINAGE IMPACT PREVENTION. The Project shall provide safe conveyance for offsite runoff either routed through the project or around the project site. The Project shall ensure that the proposed conveyance of offsite flows will not increase adverse impacts to downstream properties and/or drainage facilities for the 1-hour design storm for the 100-year return frequency rainfall events. (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/Retention 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**

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 three (3) years from the date of action of the reviewing authority. Where no grading or building permit is required, the allowed use on the site shall have commenced prior to the expiration date in

compliance with the approval and any applicable conditions of approval. An 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)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PARCEL MAP. Any future subdivision of the existing parcel will require the submittal of a Parcel Map application for review and approval by the Development Review Committee. (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**

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 water 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 sewer main 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**

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**

OVERFLOW-OUTFALL. Each project shall be designed such that the outfall(s) for discharges from the project site in excess of design capacity and or in excess of the 100-year, 24-hr design storm is are routed to a public street, storm drain, drainage channel, or natural watercourse.

If such an outfall does not exist, the Project shall provide an outfall. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

NATIVE AMERICAN RESOURCES. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find shall cease and a qualified archaeologist shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, a qualified archaeologist shall be retained to develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan. The Lead Agency and/or applicant shall, in good faith, consult local Indian tribes on the disposition and treatment of any artifacts or other cultural materials encountered during the project. (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 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)

**CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE**

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

A. School Fees (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE. The project shall comply with the requirements of California Green Building Standards Code (CALGreen) Section 5.106.5.3 regarding electric vehicle (EV) charging infrastructure for non-residential developments. The developer shall provide the required number of EV-capable parking spaces, including the necessary raceways, conduits, panel capacity, and other supporting infrastructure to facilitate the future installation of EV charging stations in accordance with state and local requirements. This may include designated Electric Vehicle Charging Spaces (EVCS) that are required to have Electric Vehicle Supply Equipment (EVSE) installed as part of the project. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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)

**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 (BMPs), and includes calculations for BMP sizing. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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**

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 project's 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**

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**

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**

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)

**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**

FENCING PLANS. The project shall install a five-foot-high wrought iron fence along the southern and eastern boundaries of the developed portion of the property, as shown on the approved site plan. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

EQUESTRIAN TRAIL. The project shall install a equestrian trail along the eastern side of the property, as shown on the approved site plan. The trail shall have a minimum width of six feet, except for the center portion adjacent to the proposed drive aisle and parking area, which may be reduced to four feet in width. The trail surface shall consist of decomposed granite (DG) and shall include durable edging along both sides to contain the DG material. A minimum three-foot-high metal handrail shall be installed along portions of the trail adjacent steep slopes, as shown on the approved site plan.

**CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY**

**COMPLETED**

**COMPLIED BY**

UTILITY CLEARANCE AND C OF O. The Building Division

NOT IN COMPLIANCE

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. 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 color 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)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

ADDITIONAL LANDSCAPING ALONG BEAR VALLEY ROAD.  
The property owner shall fully landscape the area at the northeast corner of the site, located between the proposed equestrian trail and the proposed landscape area, upon completion of the Bear Valley Road bridge widening project.

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

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