

# **Development Review Committee**

**Meeting Agenda  
Wednesday, January 14, 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) 947-1252. 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, JANUARY 14, 2026**

1. Page 1                   **Project Number:** SPR24-00012

**Project Description:**

Consideration of a Site Plan Review SPR24-00012 to construct a 4,980 square foot and a 3,320 square foot warehouse building in Phase 1; and (4) 3,320 square foot, warehouse buildings in Phase 2 on 2.6 acres within the Limited Manufacturing (I1) Zone located 720 feet south of E Avenue, on the east side of G Avenue (Applicant: Asia 88, LLC; APN: 0415-171-09)

**Staff Person:** Associate Planner Leilani Henry

**Attachments:** [SPR24-00012 Draft Conditions of Approval](#)

[SPR24-00012 Project Plans](#)

2.                   **Project Number:** CUPR25-00009 [Project continued to January 28,2026 DRC meeting.](#)

**Project Description:**

Consideration of revised Conditional Use Permit CUPR25-00009 to allow a 9,368 square-foot enclosed service bay addition to an existing semi-truck repair and sales facility, including the reconfiguration of parking spaces and tenant improvements to the existing building within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located at 8205 Caliente Road (Applicant: Rush Truck Centers of California, Inc.; APN: 3039-351-04).

**Staff Person:** Senior Planner Edgar Gonzalez

3. Page 15                   **Project Number:** SPRR25-00009

**Project Description:**

Consideration of Site Plan Review Revision SPRR25-00009 to construct a 8,516 square foot office building on 1.11 acres within the C2 General Commercial zone located on the southeast corner of Apatite Avenue and Outer Bear Valley Road (Applicant: CJC Holdings, LLC; APNs: 0415-021-37)

**Staff Person:** Senior Planner Edgar Gonzalez

**Attachments:** [SPRR25-00009 - Draft Conditions of Approval](#)

[SPRR25-00009 - Project Plans](#)

4. Page 33

**Project Number:** CUPR25-00010**Project Description:**

Consideration of Revised Conditional Use Permit CUPR25-00010 for temporary occupancy of 2 mobile hydrogen fueling systems during the construction of the hydrogen fueling station on 15.1-acres within the General Industrial (GI) zone of the Main Street and Freeway Corridor Specific Plan located east of "E" Avenue, approximately 630 feet north of Smoke Tree Street (Applicant: Linde H2 Mobility; APNs: 0410-121-06, 07 & 16)

**Staff Person:** Principal Planner Ryan Leonard

**Attachments:** [CUPR25-00010 Conditions of Approval](#)

[CUPR25-00010 Project Plans](#)

5. Page 37

**Project Number:** SPRR25-00010**Project Description:**

Consideration of Site Plan Review Revision SPRR25-00010 to establish a two-phase development for the previously approved Silverwood Crest Club community center (SPR23-00009). Phase 1 includes the construction of a community pool, accessory buildings and equipment, 50 paved parking spaces and related street improvements. Phase 2 will include two multi-purpose buildings totaling approximately 5,569 square feet, a tot lot area, various recreational courts, additional parking spaces and further street improvements (Applicant: Silverwood Development; APN: 0397-521-02)

**Staff Person:** Senior Planner Edgar Gonzalez

**Attachments:** [SPRR25-00010 - Draft Conditions of Approval](#)

[SPRR25-00010 - Project Plans \(Crest Club\)](#)

# DRAFT

## ATTACHMENT "A" List of Conditions for SPR24-00012

Approval Date: January 14, 2026

Effective Date: January 27, 2026

Expiration Date: January 27, 2029

This list of conditions applies to: Consideration of a Site Plan Review SPR24-00012 to construct a 4,980 square foot and a 3,320 square foot warehouse building in Phase 1; and (4) 3,320 square foot, warehouse buildings in Phase 2 on 2.6 acres within the Limited Manufacturing (I1) Zone located 720 feet south of E Avenue, on the east side of G Avenue (Applicant: Asia 88, LLC; APN: 0415-171-09)

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

<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	
		<p>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.</p> <p>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.</p> <p>B. Groundwater Protection. The Project shall ensure any retention/infiltration or detention facilities will not adversely impact groundwater.</p> <p>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.</p>
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	<p>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)</p>
<u>COMPLETED</u>	<u>COMPLIED BY</u>	GEOTECHNICAL REPORT. The Developer shall provide two

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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)

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**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](mailto: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.

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

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**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)

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**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)

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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)

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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)

## CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY

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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)

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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

<u><b>COMPLETED</b></u> NOT IN COMPLIANCE	<u><b>COMPLIED BY</b></u>	prior to development of improvements within the public right-of-way. (B)
<u><b>COMPLETED</b></u> NOT IN COMPLIANCE	<u><b>COMPLIED BY</b></u>	<b>SURVEY.</b> The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)
<u><b>COMPLETED</b></u> NOT IN COMPLIANCE	<u><b>COMPLIED BY</b></u>	<b>SWPPP IMPLEMENTATION.</b> 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)
<u><b>COMPLETED</b></u> NOT IN COMPLIANCE	<u><b>COMPLIED BY</b></u>	<b>APPROVAL OF IMPROVEMENT PLANS.</b> 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)
<u><b>COMPLETED</b></u> NOT IN COMPLIANCE	<u><b>COMPLIED BY</b></u>	<b>UTILITY NON INTERFERENCE/QUITCLAIM.</b> 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><b>COMPLETED</b></u> NOT IN COMPLIANCE	<u><b>COMPLIED BY</b></u>	<p><b>"G" AVENUE.</b> Construct half width paving and improvements on "G" Avenue across the project frontage, based on City's 70 foot Industrial/Collector Roadway Standard. The curb face is to be located at 23' 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:</p> <ul style="list-style-type: none"> <li>A. 8" Curb and Gutter per City standards.</li> <li>B. Sidewalk (width = 6 feet) per City standards.</li> <li>C. Roadway drainage device(s).</li> <li>D. Streetlights per City standards.</li> <li>E. Commercial driveway approaches per City standards.</li> <li>F. Pavement transitions per City Standards.</li> <li>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.</li> <li>H. Cross sections every 50 feet per City standards.</li> <li>I. Traffic control signs and devices as required by the traffic study and/or the City Engineer.</li> <li>J. Provide a signage and striping plan per City standards.</li> <li>K. It is the Developer's responsibility to obtain any off site dedications for transition tapers including acceleration / deceleration tapers per City standards.</li> <li>L. Relocate existing utilities as required. The Developer shall</li> </ul>

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coordinate with affected utility companies.

**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)

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

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**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 12" ACP water line in "G" Avenue per City Standards.
- C. It is the Developer's responsibility to connect to sewer and pay the appropriate fees. The Developer will be required to extend and connect to the existing 8" PVC sewer main located in an easement at the rear of the property 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.

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

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**SEWER IMPROVEMENT PLAN:** The Developer shall design and construct an 8 minimum PVC SDR 35 sewer main in easement at rear of property from existing to the southerly property line of project. Design shall consist of plan and profile per City standards. (E)

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**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))

## 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
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	ELECTRIC VEHICLE CHARGING INFRASTRUCTURE. [NEW INDUSTRIAL AND COMMERCIAL ONLY, NOT INCLUDING HOTELS AND MOTELS] 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)
<u>COMPLETED</u>	<u>COMPLIED BY</u>	LIGHT POLLUTION REDUCTION. The project shall comply

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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)

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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)

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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.

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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,

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and provid

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. 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)

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SOLID MASONRY WALL/FENCING. 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. A combination solid three-foot high split-face masonry wall or other approved decorative wall with a three-foot high wrought iron fence shall be provided along the property lines as per the approved site plan. (P)

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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)

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

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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)

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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)

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WINDOWS. All windows located within public view and along property frontage shall be a minimum of 3'x4' or as approved by the Planning Division. (P)

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METAL SIDING. The metal siding shall be treated with a textured coating as per the approved elevations. (P)

## CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY

<u><b>COMPLETED</b></u> NOT IN COMPLIANCE	<u><b>COMPLIED BY</b></u>	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)
<u><b>COMPLETED</b></u> NOT IN COMPLIANCE	<u><b>COMPLIED BY</b></u>	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)
<u><b>COMPLETED</b></u> NOT IN COMPLIANCE	<u><b>COMPLIED BY</b></u>	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.
<u><b>COMPLETED</b></u> NOT IN COMPLIANCE	<u><b>COMPLIED BY</b></u>	AS BUILT PLANS. The Developer shall provide as built plans. (E)
<u><b>COMPLETED</b></u> NOT IN COMPLIANCE	<u><b>COMPLIED BY</b></u>	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)
<u><b>COMPLETED</b></u> NOT IN COMPLIANCE	<u><b>COMPLIED BY</b></u>	LANDSCAPING/IRRIGATION. The Developer shall install the landscaping and irrigation as required by the Planning Division. (P)
<u><b>COMPLETED</b></u> NOT IN COMPLIANCE	<u><b>COMPLIED BY</b></u>	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)

**NOTICE TO DEVELOPER: IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONACT 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>

LEGAL DESCRIPTION:  
APN# 0415-171-09  
LOT 174 OF TRACT 4600, IN  
THE CITY OF HESPERIA,  
COUNTY OF SAN BERNARDINO,  
STATE OF CALIFORNIA.

DEVELOPER:  
ASIA 88 LLC  
KHASHATAR BAGNERI, MGR  
14 CASTELINA DRIVE  
NEWPORT COAST, CA 92657  
714-716-7868

AREA TABULATION

SITE AREA (COMMERCIAL) 121,870 (2.79 ACRES) GROSS  
115,051 S.F. (2.64 ACRES) NET

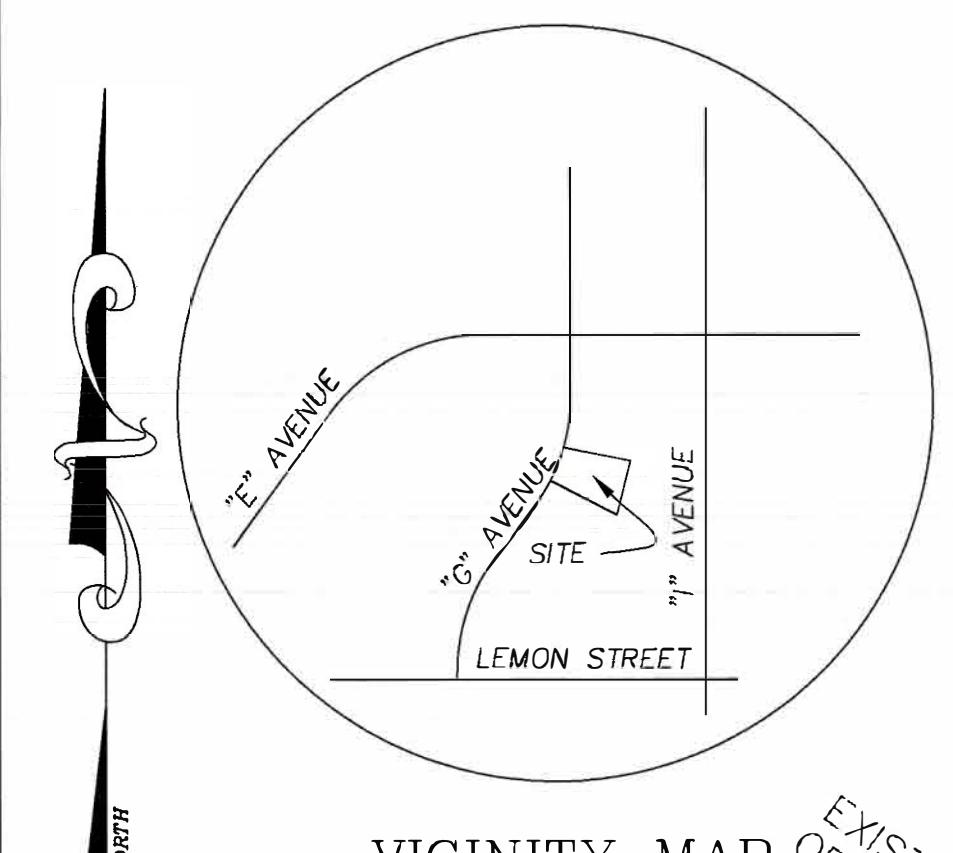
NET SITE (COMMERCIAL)	8,300 S.F. BUILDING	45,802 S.F. PARCEL
PHASE 1		
TOTAL BUILDING S.F. = 21,580 S.F.		
LOT BUILDING RATIO = 121,870 S.F./21,580 = 5.64%		
EXTERIOR STREET ALREADY PAVED		
SIDEWALKS 6,113 S.F.		
PARKING/DRIVEWAY ACCESS 51,380 S.F.		
NATIVE/XERISCAPE AREA 3,713 S.F. RETENTION BASIN ONLY		
STREET LANDSCAPING 2,364 S.F.		
OTHER PERIMETER 1,906 S.F.		
PARKING ISLANDS 1,991 S.F.		
LANDSCAPING LOT RATIO 121,870 S.F./10,199 = 8.36%		
IMPERVIOUS LOT RATIO = 121,870 S.F./9,073 = 64.88%		
OPEN SPACE = 121,870 S.F./32,831 = 26.94%		

PHASE 1 = BUILDING 1, 2 & EXTERIOR + 20 PARKING  
PHASE 2 = BUILDINGS 3 - 6 + 25 PARKING

BLDG 1 = 3 UNITS  
BLDG 2 = 2 UNITS  
BLDG 3 = 2 UNITS  
BLDG 4 = 2 UNITS  
BLDG 5 = 2 UNITS  
BLDG 6 = 2 UNITS  
TOTAL = 15 UNITS

15 UNITS (2.5 PARKING) = 37.5 SPACES REQUIRED  
8 ADA + 37 STANDARD = 45 PARKING SPACES PROVIDED

- PROPOSED CONCRETE
- PROPOSED PLANTER
- ACCESSIBLE PATH OF TRAVEL
- PROPOSED NEW INTERIOR STREET
- RIP RAP 4' WIDE BY 1' DEEP WITH VARIOUS LENGTH, FILLED WITH 4"-6" ROCK.
- TRAFFIC DIRECTIONAL ARROWS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- 6'-8' BLOCK WALL WITH 2' RETAINING
- 2' BLOCK WALL WITH 4' WROUGHT IRON



**811**  
Know what's below.  
Call 811 before you dig.

RETENTION BASIN NOTES:

10:1 TAPER 150' TO EP  
= 4' X 4' X 1' DEEP ROCK SWALE FILLED WITH 4"-6" ROCK AT ENTRANCE AND EXIT OF RETENTION BASIN (STORMWATER DISCONNECT)  
CONSTRUCT OPENING FOR V-DITCH DRAINAGE IN 6FT BLOCK WALL

CONSTRUCT OPENING FOR V-DITCH DRAINAGE IN 6FT BLOCK WALL  
**LOT 173**

S68°23'18"E  
378.33'

CONSTRUCT OPENING FOR V-DITCH DRAINAGE IN 6FT BLOCK WALL

20' BSL

CONSTRUCT OPENING FOR V-DITCH DRAINAGE IN 6FT BLOCK WALL

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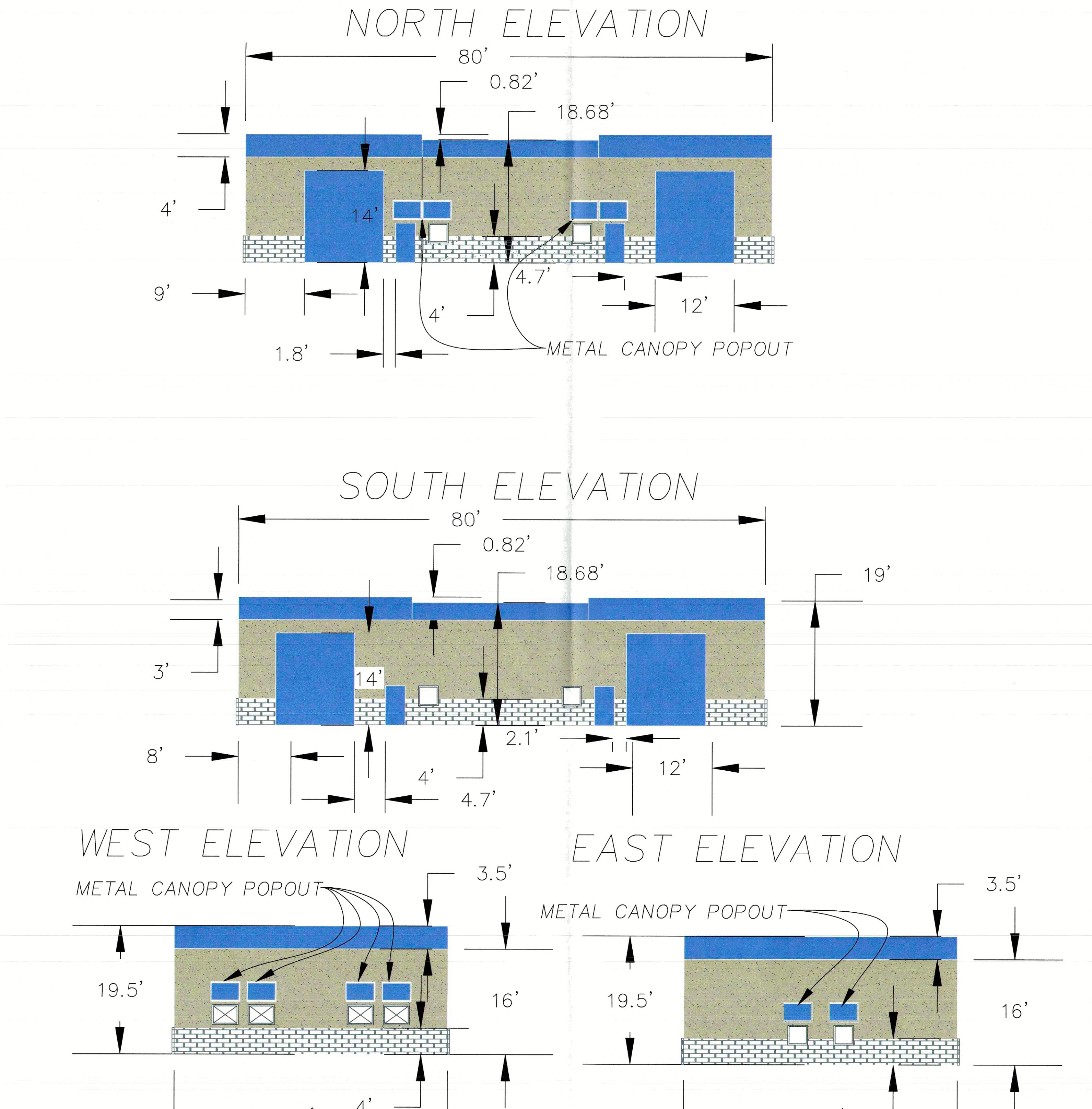
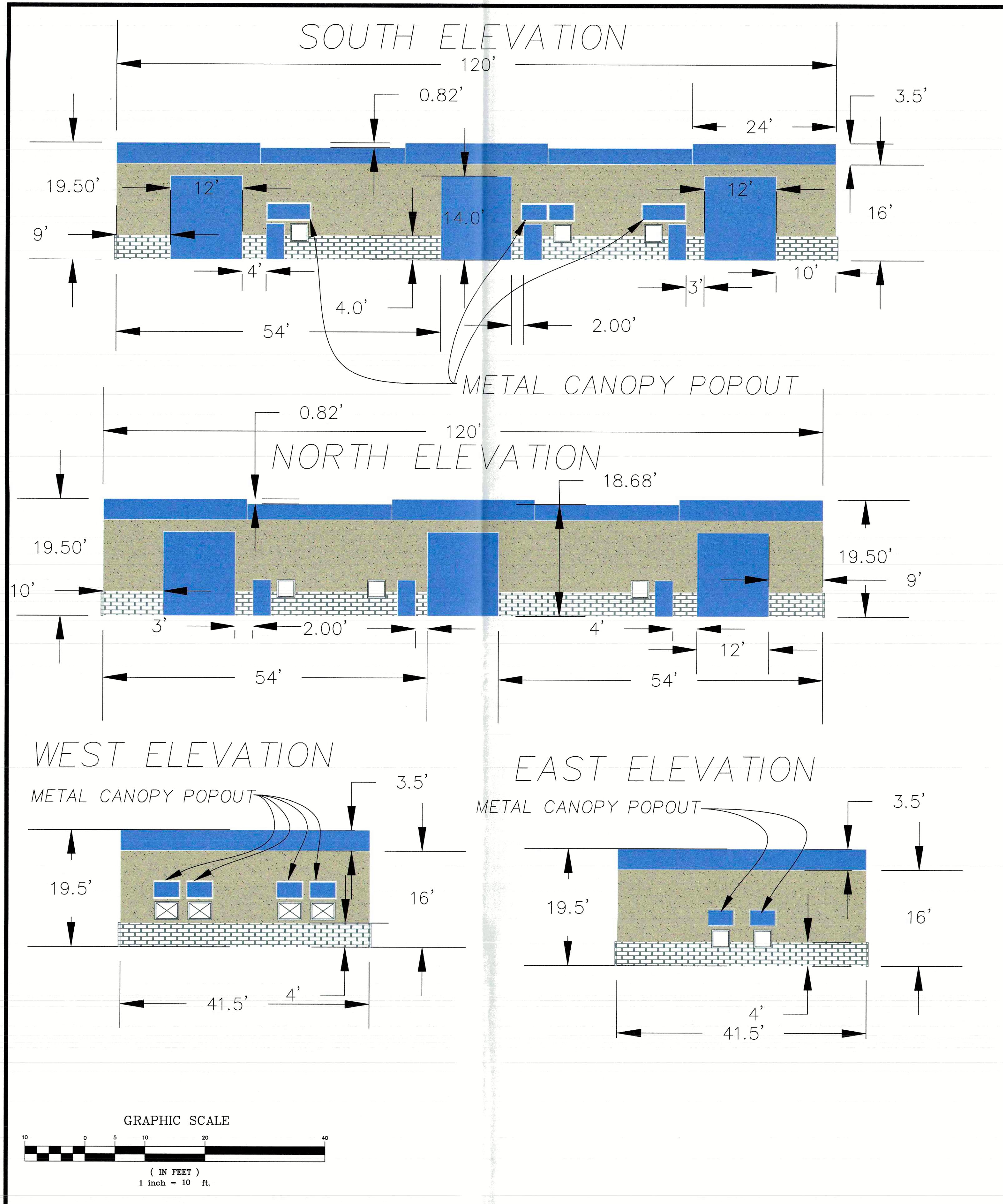
20' BSL

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20' BSL

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20' BSL



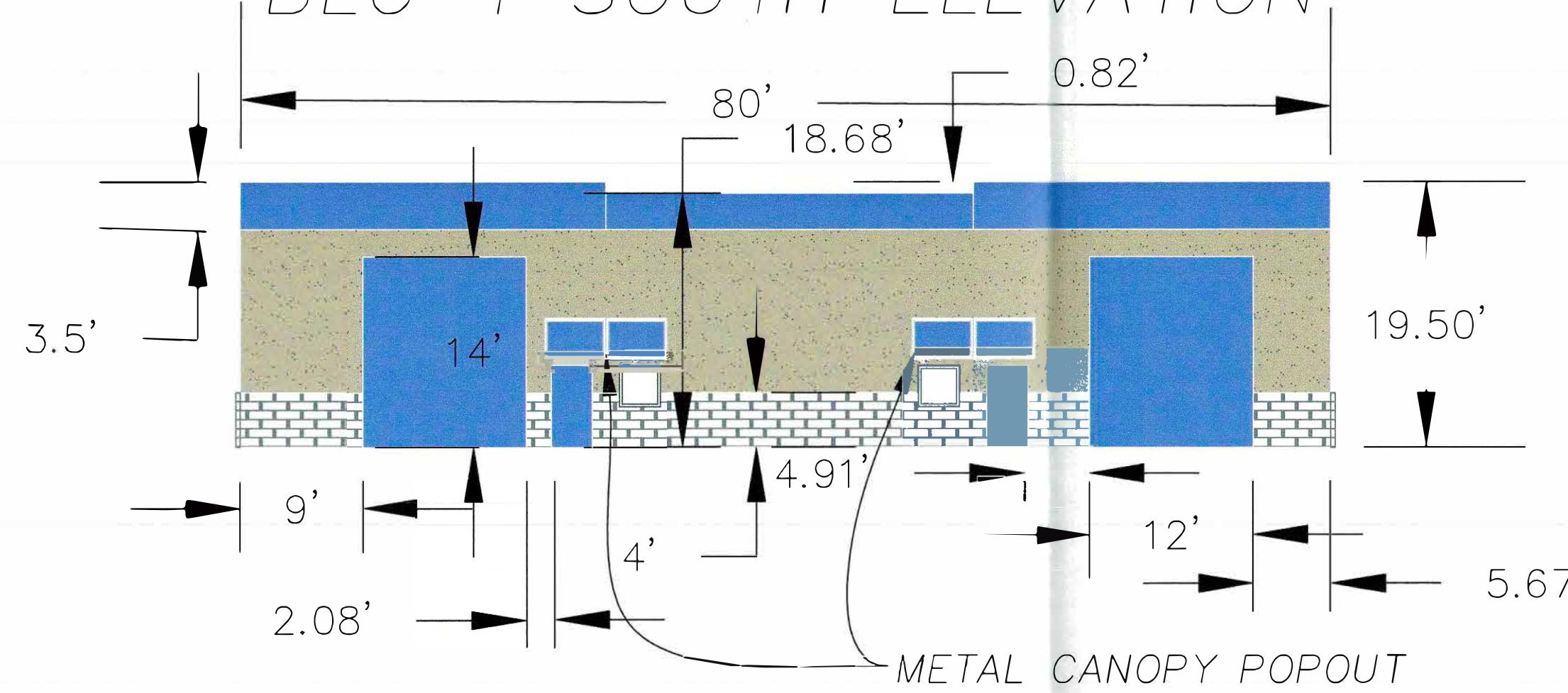
MATERIAL SPECIFICATIONS	
MATERIAL	TYPE AND COLOR
METAL ROOFING	STEEL, COLOR: SIGNATURE 200 COBALT BLUE
METAL DOORS	STEEL, COLOR: SIGNATURE 200 COBALT BLUE
BAY DOORS	STEEL, COLOR: SIGNATURE 200 COBALT BLUE
METAL SIDING	STEEL, COLOR: SIGNATURE 200 LIGHT STONE (textured)
STONE	GENSTONE STACKED STONE, COLOR: IRON DRE FAUX

BENCHMARK: CITY OF HESPERIA BENCHMARK H-33 LOCATED AT THE SOUTHWEST CORNER OF LEMON STREET AND "I" AVENUE. ELEVATION = 3040.61	DESIGNED BY: CHAD	DRAWN BY: CHAD	CHECKED BY: CPC
TEMPORARY BENCHMARK AT THE SOUTHWEST PROPERTY CORNER ON TOP OF 1" IRON PIPE TAGGED LS 3980. MARKED AS SHOWN. ELEVATION = 3032.17	ALTEC ENGINEERING CORP. O O CARL COLEMAN O O 19531 Highway 18 O O Apple Valley, CA. 92307 O O O (760) 242-9917 • ALTEC1ENG@GMAIL.COM		
REV. BY	REVISIONS	APP'D	DATE

	PHASE 1 ELEVATION PLANS		FILING NO. ELVATIONS LAND PROJ 2004 19-045
	BUILDING ELEVATIONS APN 0415-171-09 "G" AVE HESPERIA, CA		
REV. BY	REVISIONS	APP'D	DRAWING NO. E-1
			SHEET 1 OF 2

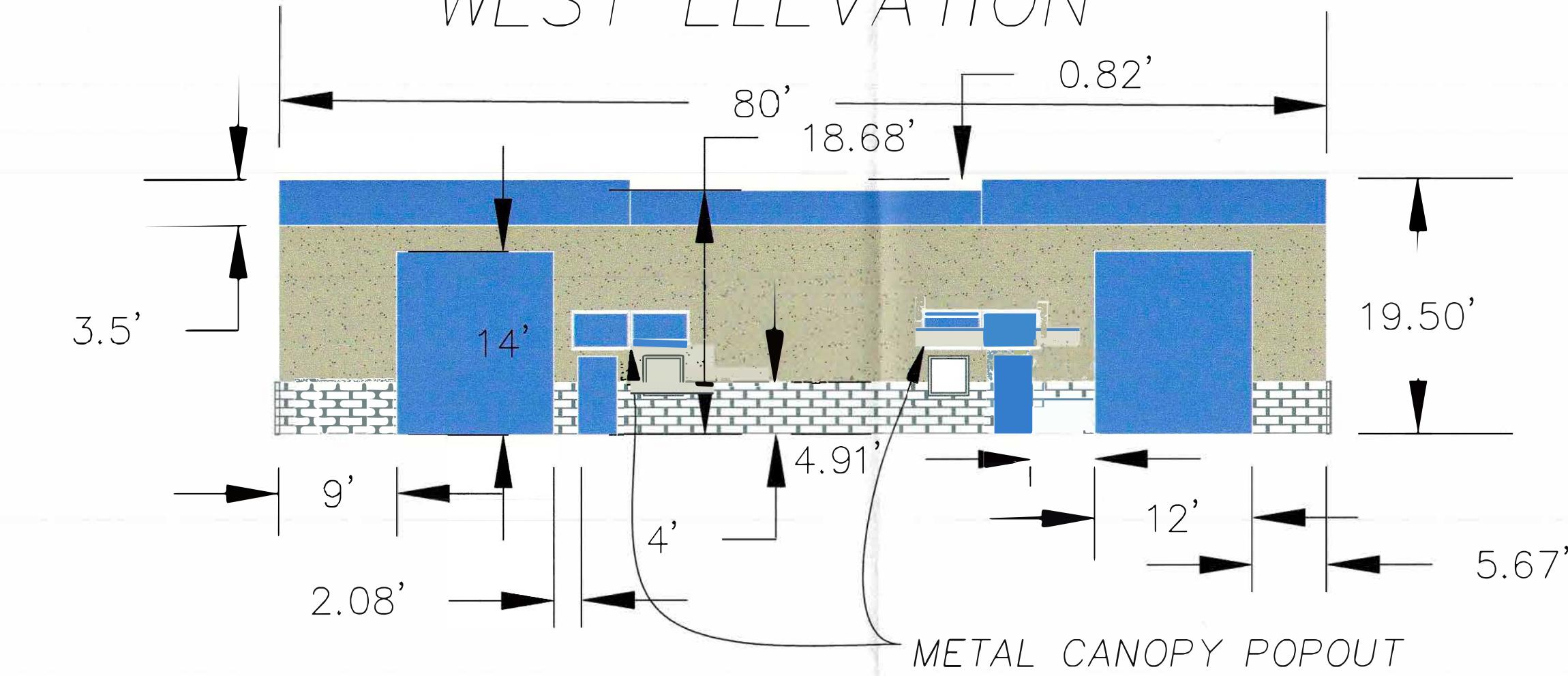
# BUILDINGS 3 & 4

## BLG 3 NORTH ELEVATION BLG 4 SOUTH ELEVATION

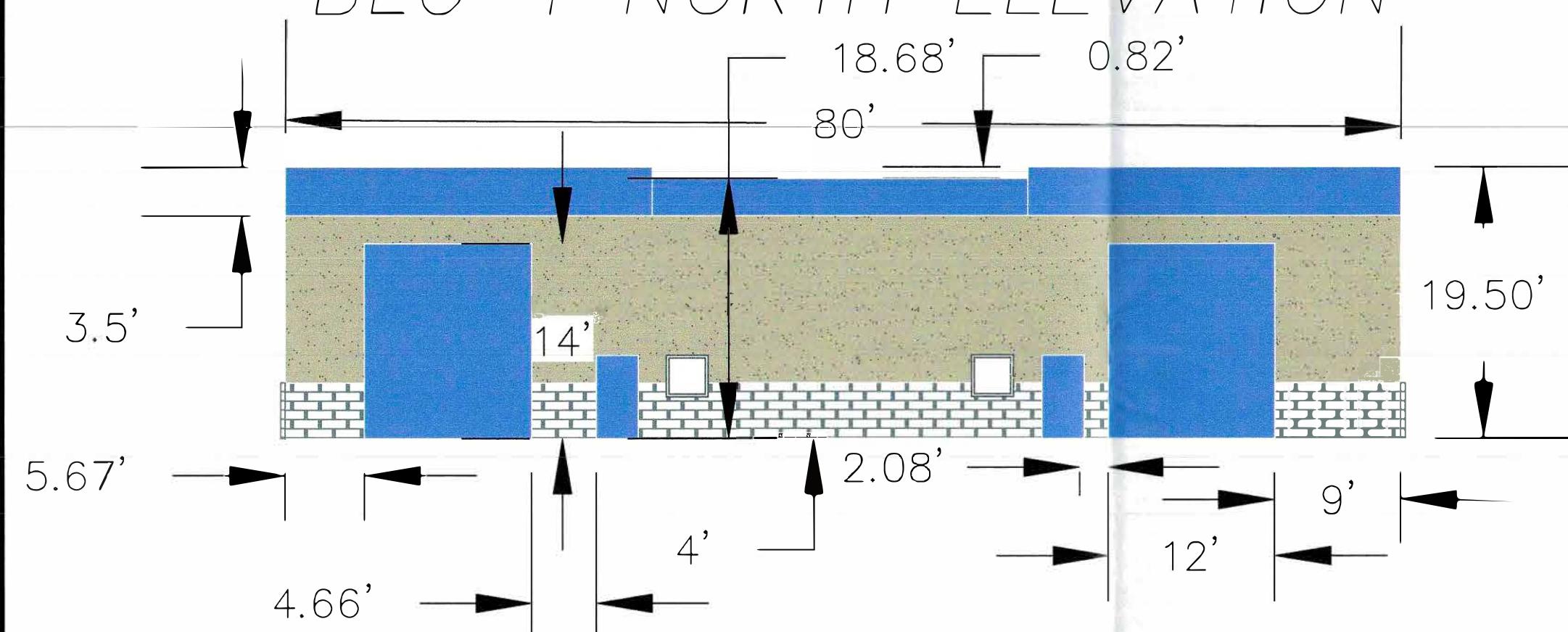


# BUILDINGS 5 & 6

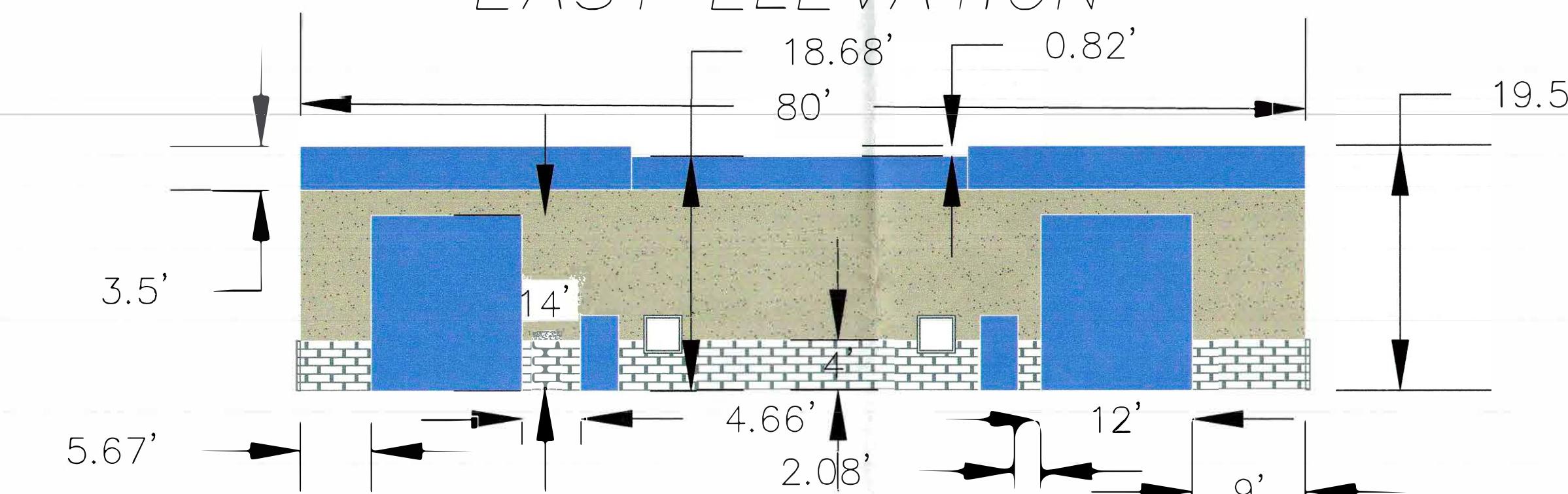
## WEST ELEVATION



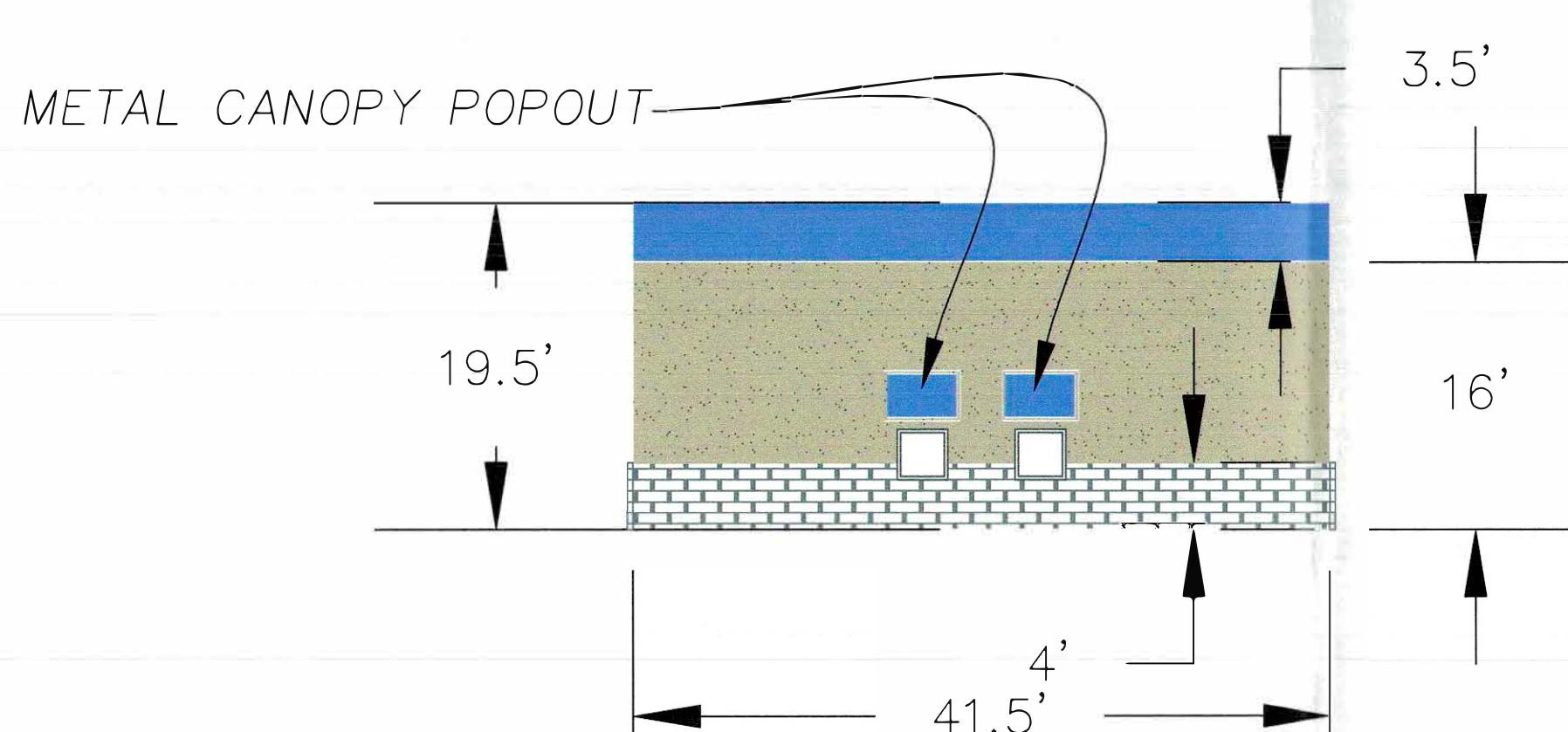
## BLG 3 SOUTH ELEVATION BLG 4 NORTH ELEVATION



## EAST ELEVATION

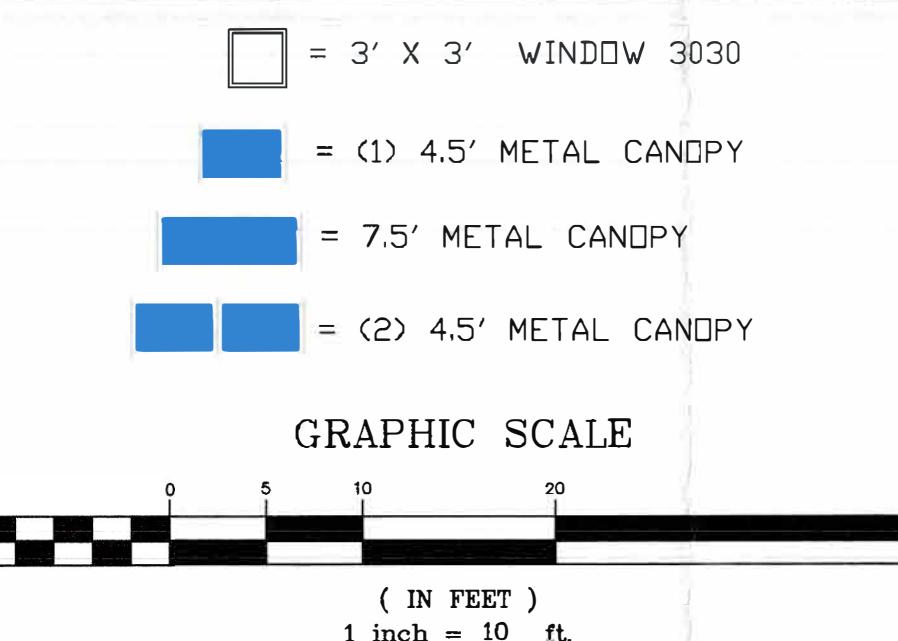


## EAST & WEST ELEVATION

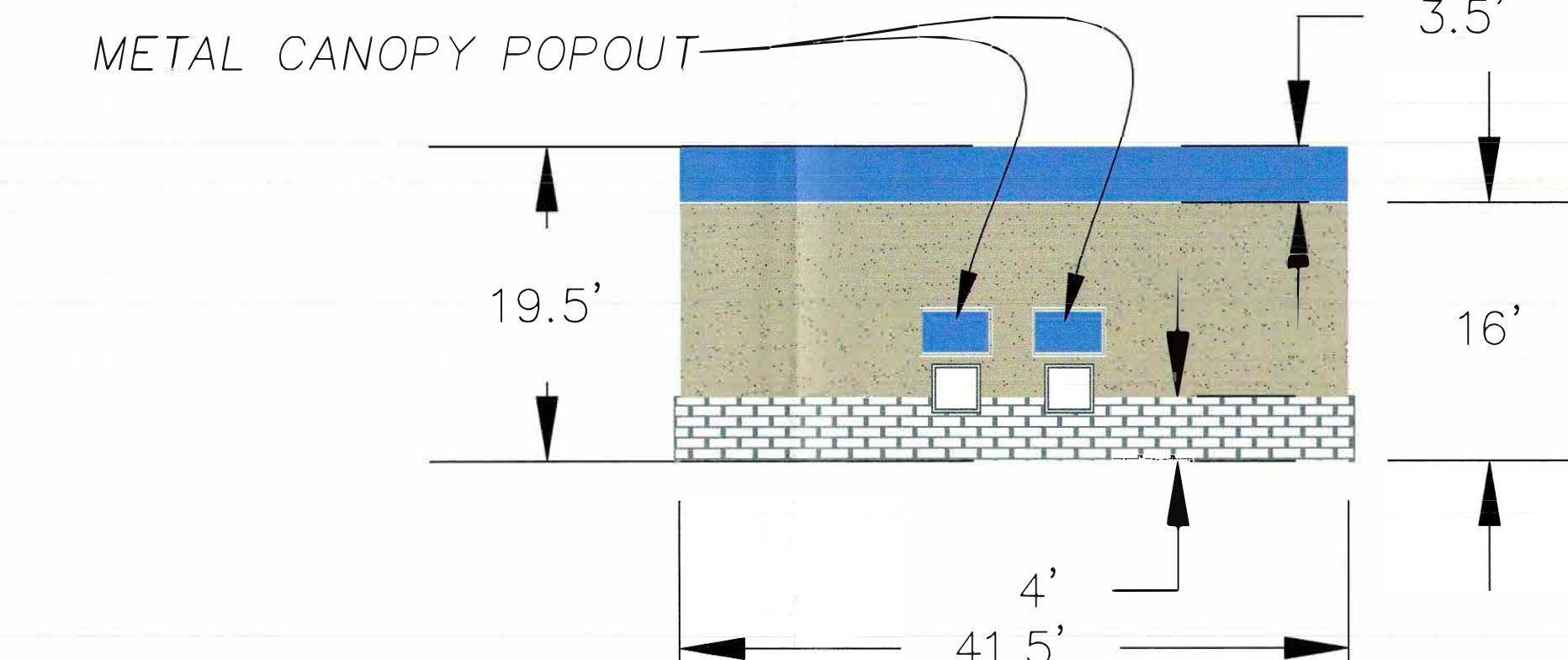


### MATERIAL SPECIFICATIONS

MATERIAL	TYPE AND COLOR
METAL ROOFING	STEEL, COLOR: SIGNATURE 200 COBALT BLUE
METAL DOORS	STEEL, COLOR: SIGNATURE 200 COBALT BLUE
BAY DOORS	STEEL, COLOR: SIGNATURE 200 COBALT BLUE
METAL SIDING	STEEL, COLOR: SIGNATURE 200 LIGHT STONE (textured)
STONE	GENSTONE STACKED STONE, COLOR: IRON ORE FAUX



## NORTH & SOUTH ELEVATION



BENCHMARK:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
CITY OF HESPERIA BENCHMARK H-33 LOCATED AT THE SOUTHWEST CORNER OF LEMON STREET AND "I" AVENUE. ELEVATION = 3040.61	CHAD	CHAD	CPC
TEMPORARY BENCHMARK AT THE SOUTHWEST PROPERTY CORNER ON TOP OF 1" IRON PIPE TAGGED LS 3980. MARKED AS SHOWN. ELEVATION = 3032.17	ALTEC ENGINEERING CORP. O O CARL COLEMAN O O 19531 Highway 18 O O Apple Valley, CA. 92307 O O (760) 242-9917 * ALTEC1ENG@GMAIL.COM		
REVISIONS	APPV'D	DATE	12/4/2025

PHASE 2 ELEVATION PLANS  
BUILDING ELEVATIONS  
APN 0415-171-09  
"G" AVE  
HESPERIA, CA

FILING NO.  
ELVATIONS  
LAND PROJ 2004  
19-045  
DRAWING NO.  
E-2  
SHEET 2 OF 2

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# DRAFT

## ATTACHMENT "A" List of Conditions for SPRR25-00009

Approval Date: January 14, 2026  
Effective Date: January 27, 2026  
Expiration Date: January 27, 2029

This list of conditions applies to: Consideration of Site Plan Review Revision SPRR25-00009 to construct a 8,516 square foot office building on 1.11 acres within the C2 General Commercial zone located on the southeast corner of Apatite Avenue and Outer Bear Valley Road (Applicant: CJC Holdings, LLC; APNs: 0415-021-37)

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

<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	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)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	DUST CONTROL. Dust control shall be maintained before, during, and after all grading operations. (B)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	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)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	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)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	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

<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	with the City's Engineering Analyst, Dena Alcayaga at (760) 947-1438 or <a href="mailto:dlalcayaga@cityofhesperia.us">dlalcayaga@cityofhesperia.us</a> , 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.
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	<b>TITLE REPORT.</b> The Developer shall provide a complete title report 90-days or newer from the date of submittal. (E)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	<b>DRAINAGE IMPACT PREVENTION.</b> The Project shall provide additional drainage facilities, and/or additional drainage facility capacity to mitigate flooding or other downstream impacts associated with or in the vicinity of the proposed project per direction of the City Engineer.
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	<b>DRAINAGE STUDY.</b> 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
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	<b>DRYWELLS.</b> 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:

- Sediment/debris level fills = 25% of the capacity;
- Drywell ownership or maintenance responsibility changes;
- 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.

**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**

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)

#### 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**

APATITE AVENUE. Saw-cut (2-foot min.) and match-up asphalt pavement on Apatite Street 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. It is the Developer's responsibility to obtain any off-site dedications for transition tapers including acceleration / deceleration tapers per City standards.
- M. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

**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**

OFF-SITE GRADING LETTER(S). It is the Developers responsibility to obtain signed Off-Site Grading Letters from any adjacent property owner(s) who are affected by any Off-Site Grading that is needed to make site work. The Off-Site Grading letter(s) along with the latest grant deed(s) must be submitted and appropriate fees paid to the City's Engineering Department for plan check approval. (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**

OUTER BEAR VALLEY ROAD. Saw-cut (2-foot min.) and match-up asphalt pavement on Outer Bear Valley Road across the project frontage. The curb face is to be located 15' north of property line to match existing further east of project. 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

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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. It is the Developer's responsibility to obtain any off-site dedications for transition tapers including acceleration / deceleration tapers per City standards.  
M. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

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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 12" PVC water line in Outer Bear Valley Road per City Standards.  
C. The Developer will be required to connect to the existing 8" PVC sewer main in Outer Bear Valley Road 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.

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)

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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**      **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 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)

## 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

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

<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	project. (B)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	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)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	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)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	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)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	<p>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:</p> <ol style="list-style-type: none"> <li>Projects shall provide site-specific percolation test data to substantiate the performance and effective drawdown time of all proposed surface retention basins.</li> <li>Projects shall provide site-specific, depth-appropriate percolation test data for the proposed subsurface infiltration/retention system; and/or for any proposed drywells.</li> <li>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:</li> </ol> <p><a href="http://www.floodcontrol.co.riverside.ca.us/NPDES/LIDBMP.aspx">http://www.floodcontrol.co.riverside.ca.us/NPDES/LIDBMP.aspx</a> (E)</p>
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	<p>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:</p> <p><a href="https://www.casqa.org/resources/bmp-handbooks">https://www.casqa.org/resources/bmp-handbooks</a></p>

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)

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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)

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NOT IN COMPLIANCE

**COMPLIED BY**

FENCING PLANS. If the drainage channel exceeds 18 inches in depth, a combination wall consisting of a 2-foot-high split-face masonry wall with a 4-foot-high wrought iron fence above shall be constructed along the channel boundary in accordance with City standards, except along the south boundary, where a 6-foot high block wall is provided. (P)

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**COMPLIED BY**

MASONRY WALLS AND FENCING. The Developer shall submit four sets of masonry wall and fencing plans to the Building & Safety Division with the required application fees for all proposed walls. A 6-foot-high split-face wall with decorative cap shall be provided along the north side of the eastment located south of the property. A 4 to 5 foot-high retaining wall featuring a split-face exterior finish with a 3-foot-high metal railing on top shall be provided along the northeast corner of the site, as shown on the approved site plan. The required

**COMPLETED** NOT IN COMPLIANCE **COMPLIED BY** masonry walls and wrought iron fencing shall be completed in accordance with City standards. (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** STAMPED CONCRETE. Stamped color concrete shall be installed at the driveway entrances in a color and design consistent with the architectural theme of the structures on-site, prior to the issuance of a building permit. The stamped color concrete shall be noted on the approved construction plans accordingly. (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)

## 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:

- Development Impact Fees (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** **COMPLIED BY** EXECUTED AND RECORDED WQMP MAINTENANCE

NOT IN COMPLIANCE

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)

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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. (P)

COMPLETED

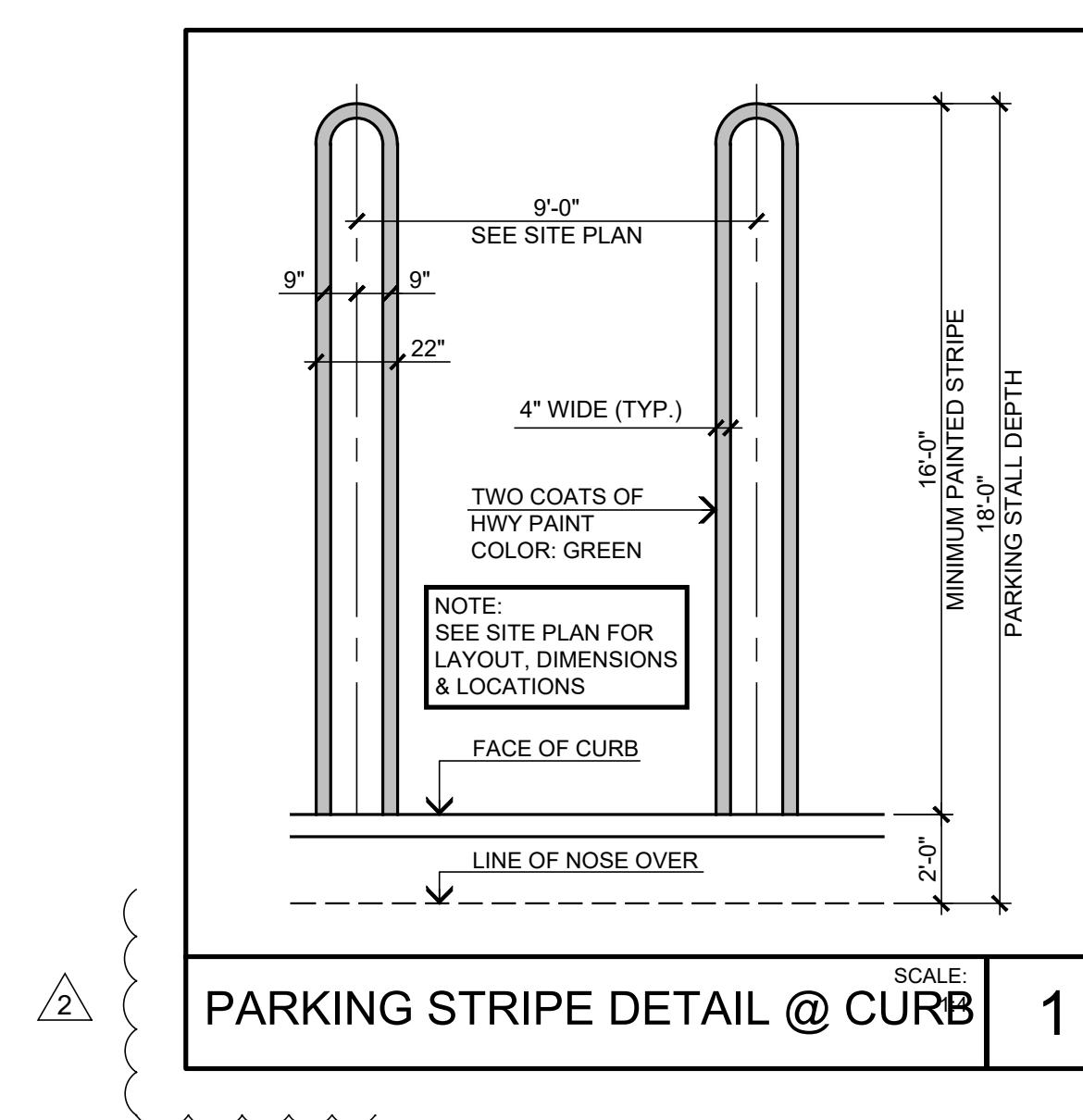
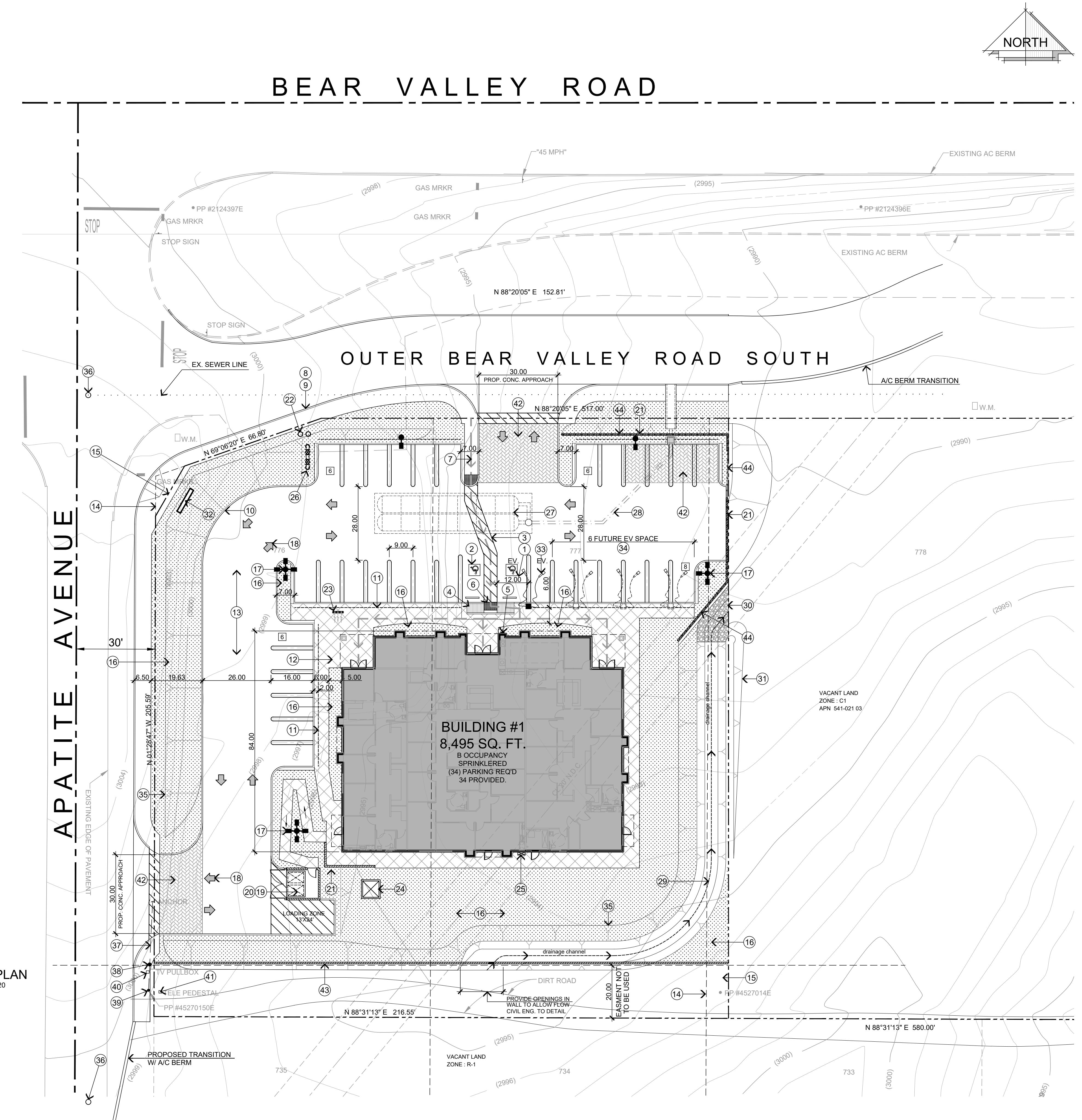
NOT IN COMPLIANCE

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 CONACT 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



## KEYED NOTES

- 1 VAN ACCESSIBLE PARKING SPACE
- 2 ACCESSIBILITY STALL EMBLEM PAINTED AS SHOWN
- 3 48" WIDE ACCESSIBILITY ACCESS W/ BLUE STRIPES
- 4 A.D.A. RAMP NOT TO EXCEED 5% SLOPE IN DIRECTION OF RUN AND 2% MAX CROSS SLOPE
- 5 WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES
- 6 TRUNCATED DOMES, 36" DEPT x WIDTH OF RAMP
- 7 A.D.A. PATH OF TRAVEL
- 8 PROPOSED CONC. CURB & GUTTER PER CITY/COUNTN STANDARDS
- 9 PROPOSED 6' WD. CONC. SIDEWALK PER CITY/COUNTY STANDARDS
- 10 6" WIDE CONCRETE CURB.
- 11 6" WIDE CONCRETE CURB. W/ 2' PARKING NOSE OVER
- 12 4" NOMINAL THICK CONCRETE WALKWAYS
- 13 PROPOSED 6" THK. A.C. PAVING
- 14 VACATED PROPERTY LINE
- 15 PROPERTY LINE POST LLA
- 16 LANDSCAPED AREA SEE LANDSCAPE PLANS
- 17 20' HIGH SITE LIGHT STANDARD, SEE PLAN FOR NUMBER OF HEADS
- 18 TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN
- 19 PROPOSED 12'-9" x 12'-2" x 6' HI. ACCESSIBLE TRASH ENCLOSURE W/ STANDING SEAM METAL ROOFING; COLOR TO MATCH DECORATIVE FINISH OF BUILDING. UNDER SEPARATE PERMIT
- 20 8" THK. REINFORCED CONCRETE PAD W/ 2% MAXIMUM SLOPE AWAY FROM T/E
- 21 EXTERIOR SPLIT-FACE CMU RETAINING WALL SEE CIVIL DWGS
- 22 DOUBLE DETECTOR CHECK VALVE, SEE UTILITY PLANS
- 23 PROVIDE PERMANENTLY ANCHORED BICYCLE RACK WITH-IN 200' OF THE ENTRANCE W/ CAPACITY FOR 5% OF PARKING STALLS & A MIN. OF (1) TWO-BIKE CAPACITY RACK.
- 24 PROPOSED LOCATION OF ELECTRICAL TRANSFORMER
- 25 PROPOSED LOCATION OF GAS METER
- 26 6" FIRE P.I.V. & F.D.C., SEE UTILITY PLANS
- 27 UNDERGROUND STORM TECH BASINS
- 28 UNDERGROUND DRAINAGE PIPE GOING TO PRIVATE UNDER SIDEWALK DRAIN, SEE ENGINEER HYDROLOGY REPORT
- 29 CONC. DRAINAGE CHANNEL SEE CIVIL DRAWINGS
- 30 RIP RAP CHANNEL OVERFLOW FROM RETENTION BASIN
- 31 SLOPING GRADE MOVES TO NEIGHBORS PROPERTY
- 32 PROPOSED MONUMENT SIGN PER CITY OF HESPERIA REQUIREMENTS, UNDER SEPARATE PERMIT
- 33 DOUBLE LEVEL 2 EV CHARGER - TYP. (SEE PARKING DATA FOR BREAKDOWN)
- 34 FUTURE EV CHARGER - TYP. (SEE PARKING DATA FOR BREAKDOWN)
- 35 SLOPE LINES, SEE CIVIL PLANS FOR SLOPE
- 36 EXISTING SEWER MAN HOLE TO REMAIN
- 37 REMOVING EX. GUY WIRE AND ANCHOR
- 38 REPLACE GUY WIRE W/ DEADMAN LATERAL SUPPORT POLE
- 39 EXISTING POWER POLE
- 40 EXISTING TV PULLBOX
- 41 EXISTING TELE PEDESTAL
- 42 POROUS DECORATIVE PAVERS
- 43 6' HI TAN SPLIT FACE GARDEN WALL
- 44 3' HI METAL RAIL FENCING ABOVE RETAINING WALL

PROJECT DATA	
APPLICATION TYPE:	CUP
ZONE:	COM
OCCUPANCY'S:	B,S
CONSTRUCTION TYPE:	IV - B
STORIES:	1
FIRE SPRINKLERS:	YES
<u>APPLICANT / OWNER:</u>	<u>ARCHITECT / REPRESENTATIVE:</u>
CJC HOLDINGMN	STEENO DESIGN STUDIO, INC.
CHRIS@DOCSTARSERVICES.COM	ARCHITECT: TOM STEENO
	11774 HESPERIA RD. SUITE B-1
	PH: 760.244.5001 FX: 760.244.1948

## SITE DATA

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A.P.N:  
0415-021-37

**LEGAL DESCRIPTION:**

# STEENO

DATE FINISHED  
NOVEMBER 2025

R E V I S I O N S  
1 B&S\_03-29-23  
2 05-11-23  
12-31-2025

THESE PLANS SHALL COMPLY  
WITH THE 2022 CALIFORNIA  
BUILDING CODE WHICH ADOPTS  
THE 2022 CMC, 2022 CPC, 2022  
CEC, 2022 CGC, 2022 CRC AND

A circular license seal for Thomas R. Steeno, a licensed architect in the State of California. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom. The inner circle contains the name "THOMAS R. STEENO" in the center, with a signature line below it. The signature "T.R. STEENO" is written in cursive. The number "20448" is printed below the signature. At the bottom of the inner circle, the text "REN. 2/28/27" is printed, indicating the renewal date.

PROPOSED LAND AREA & COVERAGE		
	SQ. FOOTAGE	LOT COVERAGE
BUILDING 1 AREA		
NET SITE AREA	48,499	100%
BUILDING AREA (TOTAL)	8,495	17.5%
A/C PAVING	16,064	32.9%
CONCRETE Hardscape & CURBING	7,156	14.9%
LANDSCAPED AREA	16,784	34.7%

PARKING DATA			
AREA	RATIO	S.F.	# SPACES
BUILDING 1	1:250	8,409	34
REQUIRED PARKING			34

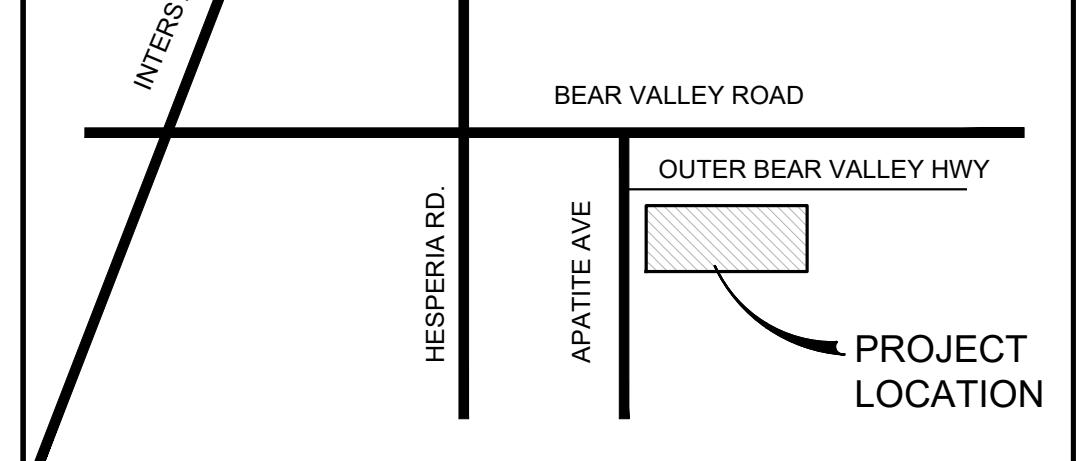
<b>PROVIDED PARKING:</b>	
9'x18' STANDARD PARKING SPACES	= 25 SPACES
9'x18' ACCESSIBLE PARKING SPACE	= 1 SPACE
12'x18' VAN ACCESSIBLE EV PARKING SPACE	= 1 SPACE
9'x18' STANDARD EV PARKING SPACES	= 7 SPACES
<b>TOTAL PROVIDED</b>	<b>34 SPACES</b>

# HESPERIA UTILITIES

# SCOPE OF WORK

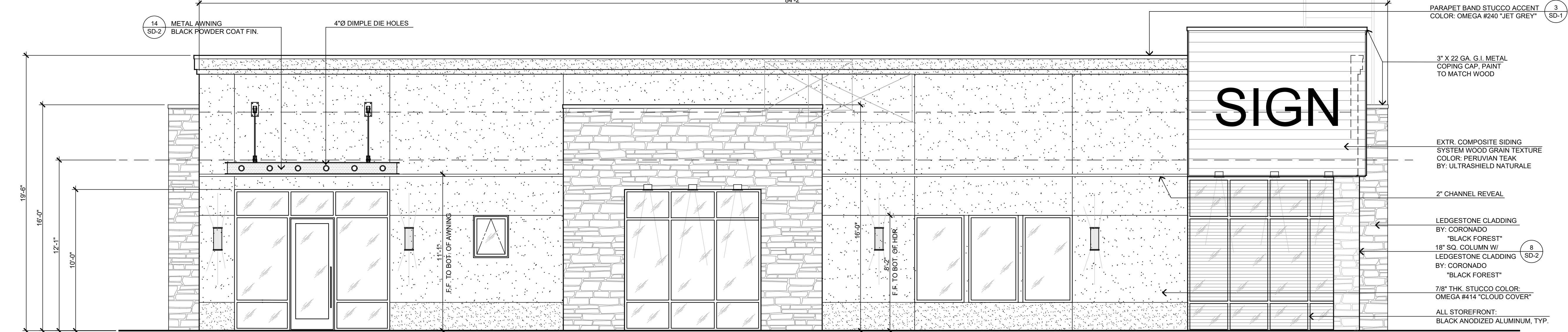
PROPERTY TO INCLUDE: A 3,100 SQ.FT. COMMERCIAL BUILDING. THERE ARE EXISTING POWER, WATER, SEWER AND GAS UTILITIES NEAR THE SITE.

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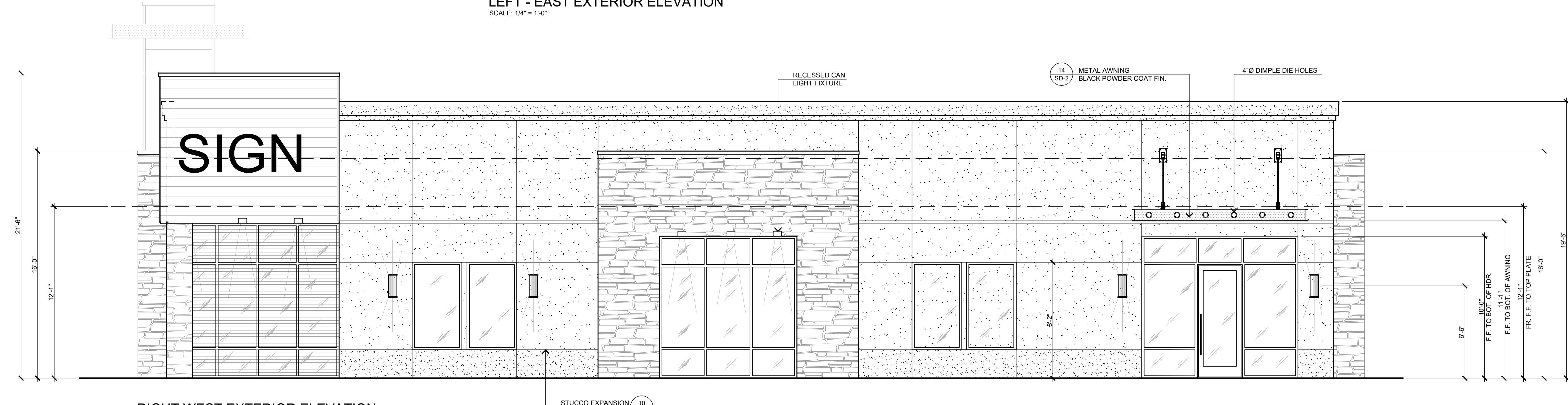


## CITY OF HESPERIA





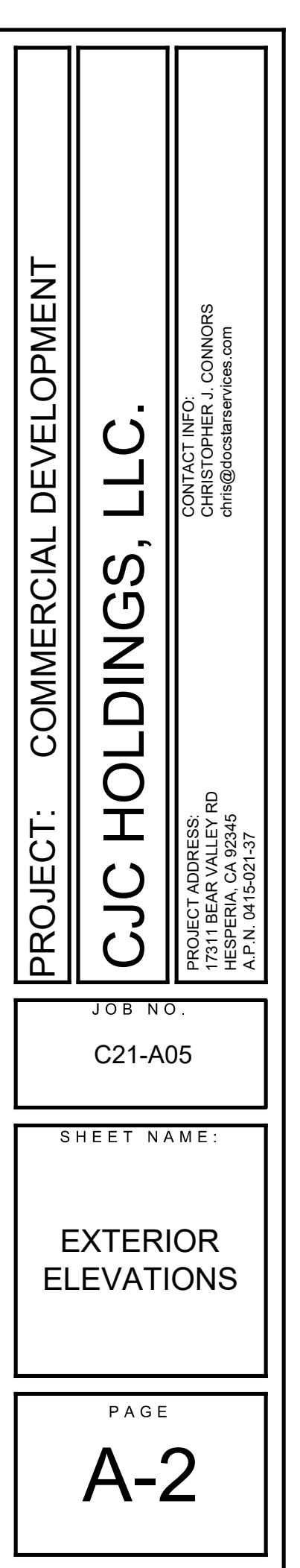
**LEFT - EAST EXTERIOR ELEVATION**

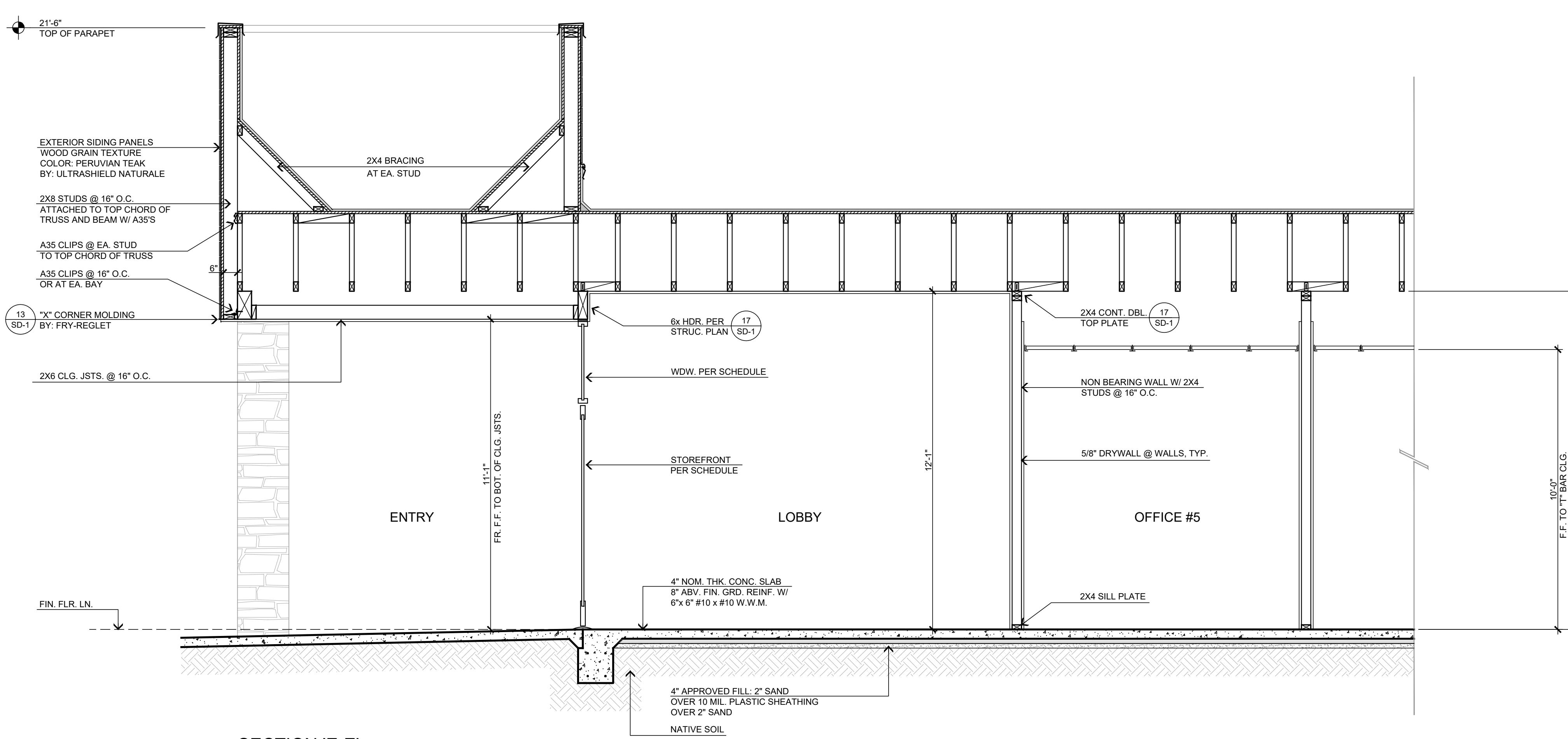
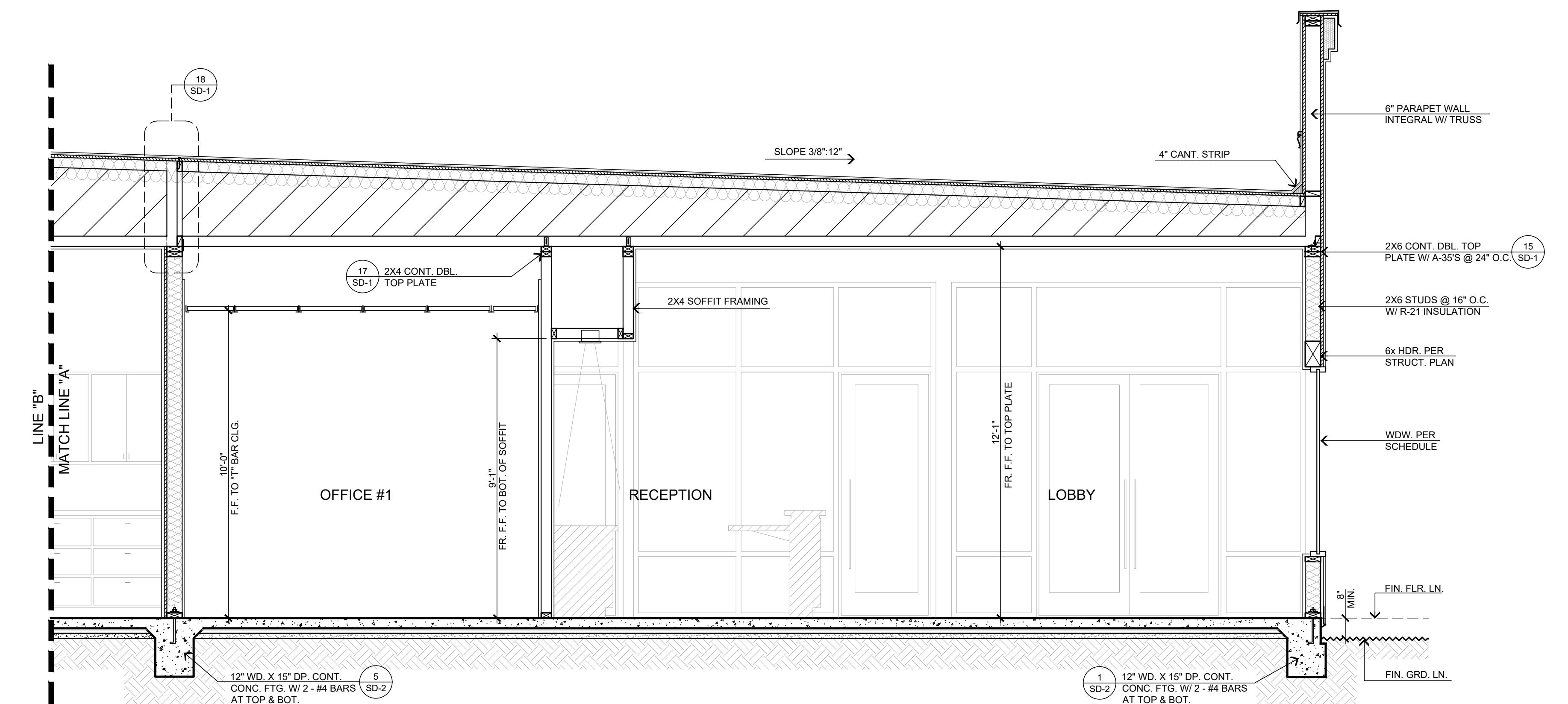
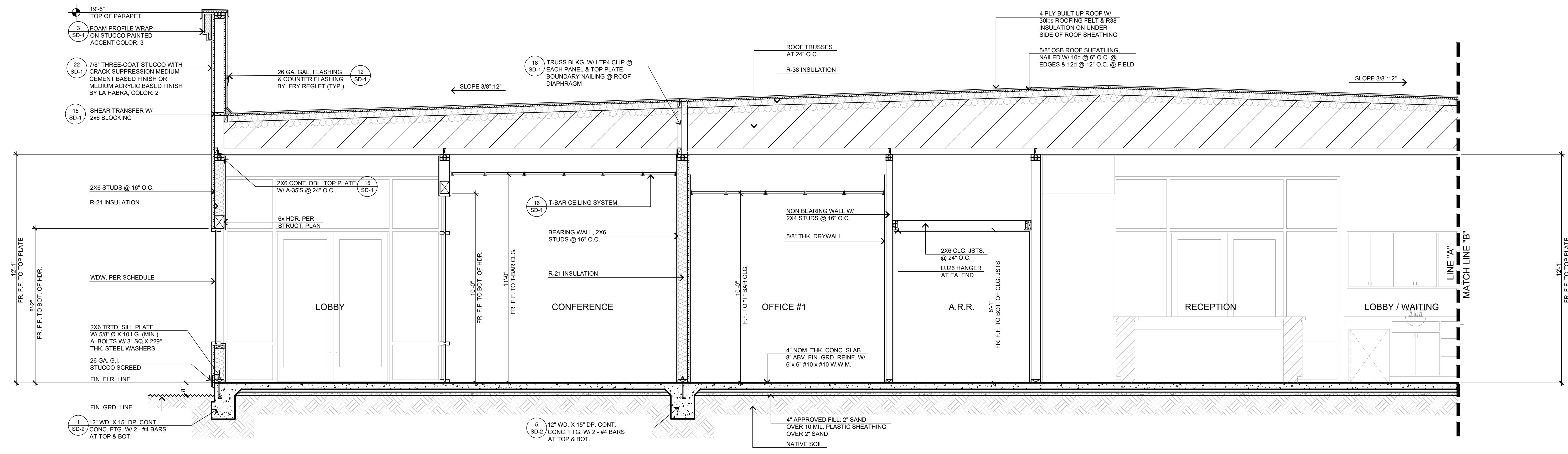


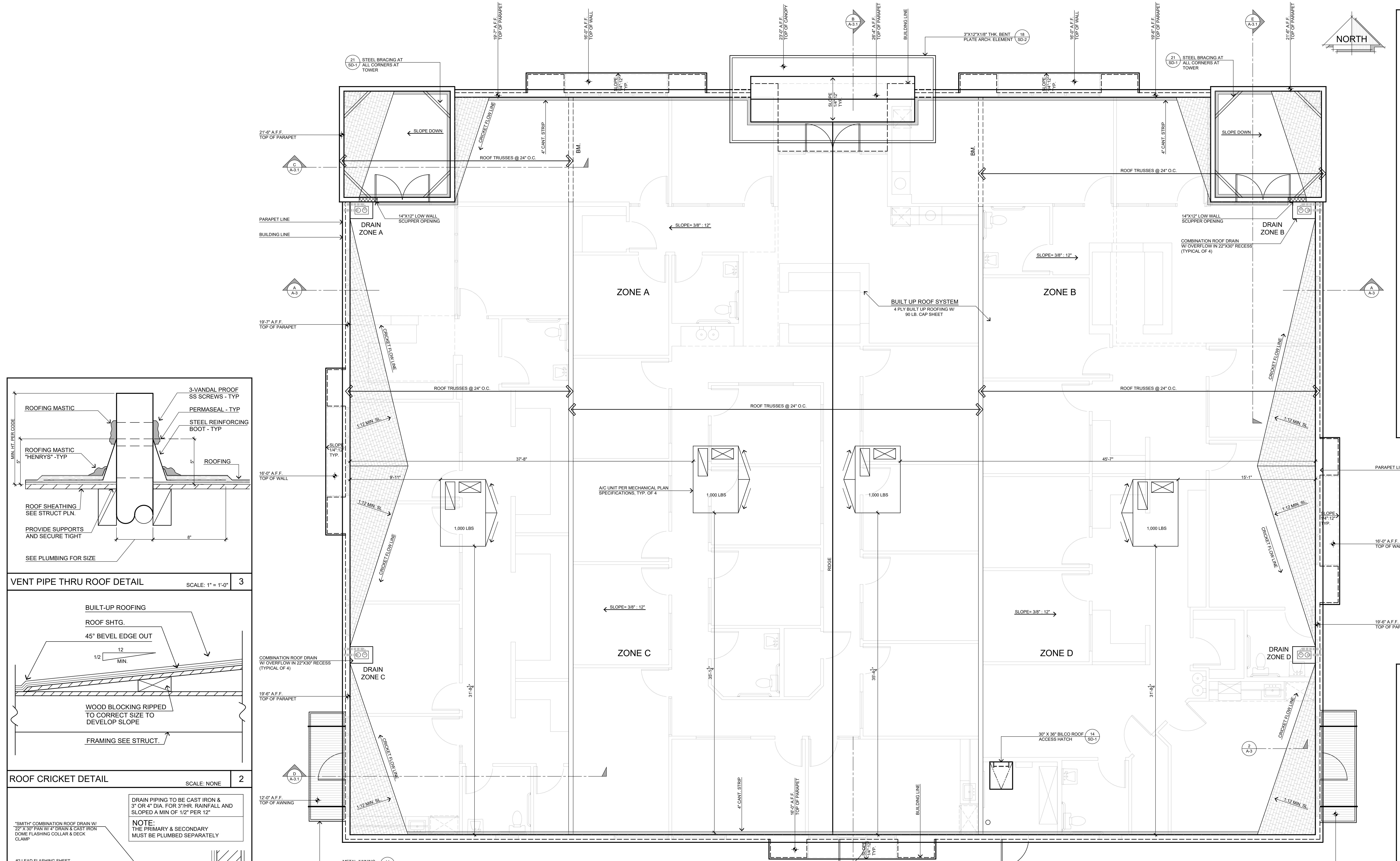
## RIGHT WEST EXTERIOR ELEVATION




## REAR SOUTH EXTERIOR ELEVATION







ROOF FRAMING NOTES		ROOF DIAPHRAGM - 2x FRAMING		ROOF DRAIN CALCULATIONS		ROOF DRAIN CALCULATIONS	
1. REFER TO SHEET GN-1 FOR GENERAL NOTES.		USE 5/8" C-DX PLYWOOD ZONED ROOF DIAPHRAGM		ZONE A		ZONE B	
2. REFER TO OTHER CONTRACT DOCUMENTS FOR ITEMS NOT SHOWN SUCH AS NON-STRUCTURAL CURBS, WALLS, OPENINGS PENETRATIONS ETC., AS WELL AS FOR ITEMS NOT SPECIFIED, DIMENSIONS AND ELEVATIONS NOT NOTED ETC.		BLOCKED ZONE: USE 10d NAILS SPACED @ 4" O.C. ALONG DIAPHRAGM BOUNDARIES, @ 6" O.C. ALONG ALL OTHER SUPPORTED PANEL EDGES & @ 12" O.C. ALONG INTERMEDIATE SUPPORTS.		ROOF AREA = 2,133 SQ. FT.			
3. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING WORK.		UNBLOCKED ZONE: USE 10d NAILS SPACED @ 4" O.C. ALONG DIAPHRAGM BOUNDARIES & ALL OTHER SUPPORTED PANEL EDGES & 12" O.C. ALONG INTERMEDIATE SUPPORTS.		SIDE WALL AREA CALC PER 1103.4 = 747 SQ. FT.	SIDE WALL AREA CALC PER 1103.4 = 747 SQ. FT.	SIDE WALL AREA CALC PER 1103.4 = 747 SQ. FT.	SIDE WALL AREA CALC PER 1103.4 = 747 SQ. FT.
4. TYPICAL ROOF SHEATHING SHALL BE 1/8" THK. C-DX PLYWOOD APA RATED (SPAN INDEX 48/0 W/ 10d (0.131" DIA X 2-1/2") NAILS AT 6 B.N., 6 E.N., 12 F.N., UNBLOCKED).		REQUIRED PER TABLE 1101.8 (2) @ 4" DIA.		TOTAL ZONE A = 2,880 SQ. FT.	REQUIRED PER TABLE 1101.8 (2) @ 4" DIA.	TOTAL ZONE A = 2,880 SQ. FT.	REQUIRED PER TABLE 1101.8 (2) @ 4" DIA.
5. FOR VERTICAL PLYWOOD SHEATHING THICKNESS, NAIL SIZE AND SPACING REFER TO "SHEARWALL SCHEDULE" ON PLANS. SEE "PLAN FOR LOCATION" (WHERE OCCURS).		PROVIDED PER PLAN (2) @ 4" DIA.		REQUIRED PER TABLE 1101.8 (2) @ 4" DIA.	PROVIDED PER PLAN (2) @ 4" DIA.	REQUIRED PER TABLE 1101.8 (2) @ 4" DIA.	PROVIDED PER PLAN (2) @ 4" DIA.
6. SOLID BLOCKING SHALL BE PLACED BETWEEN ALL JOISTS AND RAFTERS AT ALL POINTS OF SUPPORT AND AT 10 FOOT INTERVALS FOR RAFTERS AND AT 8 FOOT INTERVALS FOR JOISTS. THIS IS IN ADDITION TO THE ONE SHOWN ON PLANS.		ZONE C		ROOF AREA = 2,147 SQ. FT.			
7. WHENEVER THE DOUBLE TOP PLATES ARE CUT BY PERPENDICULAR BEAM, CONNECT THE TOP PLATES TOGETHER USING SIMPSON MST48 OR MST160. REFER TO SIMPSON CATALOG FOR CORRECT INSTALLATION OF CONNECTORS.		ROOF DIAPHRAGM - 2x FRAMING		SIDE WALL AREA CALC PER 1103.4 = 751 SQ. FT.	SIDE WALL AREA CALC PER 1103.4 = 751 SQ. FT.	SIDE WALL AREA CALC PER 1103.4 = 751 SQ. FT.	SIDE WALL AREA CALC PER 1103.4 = 751 SQ. FT.
8. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN OR NOTED.		UNBLOCKED ZONE: USE 10d NAILS SPACED @ 4" O.C. ALONG DIAPHRAGM BOUNDARIES & ALL OTHER SUPPORTED PANEL EDGES & 12" O.C. ALONG INTERMEDIATE SUPPORTS.		TOTAL ZONE B = 2,898 SQ. FT.			



# DRAFT

## ATTACHMENT "A" List of Conditions for CUPR25-00010

Approval Date: January 14, 2026

Effective Date: January 27, 2026

Expiration Date: January 27, 2029

This list of conditions applies to: Consideration of Revised Conditional Use Permit CUPR25-00010 for temporary occupancy of 2 mobile hydrogen fueling systems during the construction of the hydrogen fueling station on 15.1-acres within the General Industrial (GI) zone of the Main Street and Freeway Corridor Specific Plan located east of "E" Avenue, approximately 630 feet north of Smoke Tree Street (Applicant: Linde H2 Mobility; APNs: 0410-121-06, 07 & 16)

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).

### Others

COMPLETED                    COMPLIED BY  
NOT IN COMPLIANCE

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                    COMPLIED BY  
NOT IN COMPLIANCE

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**

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. Any exceptions shall be approved by the Director of Development Services. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

FIRE APPROVAL. Applicant shall obtain all required permits and inspections with San Bernardino County Fire prior to operation.

**COMPLETED**  
NOT IN COMPLIANCE

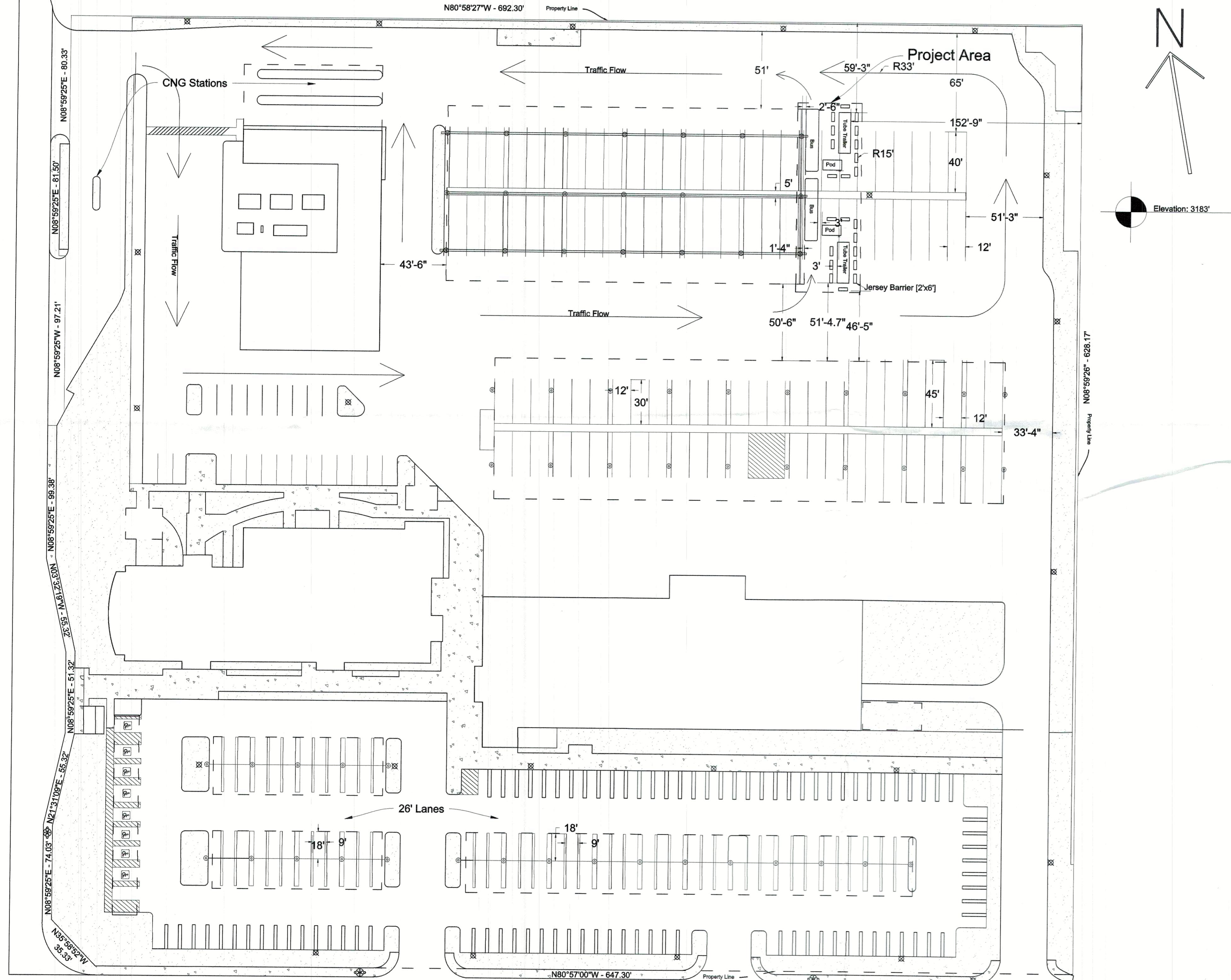
**COMPLIED BY**

EXPIRATION OF ENTITLEMENT. Approval of this entitlement authorizes an interim use consisting of two mobile hydrogen fueling systems prior to the construction of a permanent hydrogen fueling station previously approved under CUPR24-00004. The approval for the use and operation of the two mobile hydrogen fueling systems shall expire on January 27, 2029, unless construction of the permanent facility has commenced or an extension of time has been approved by the City.

**NOTICE TO DEVELOPER: IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONACT 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>

## "E" Avenue



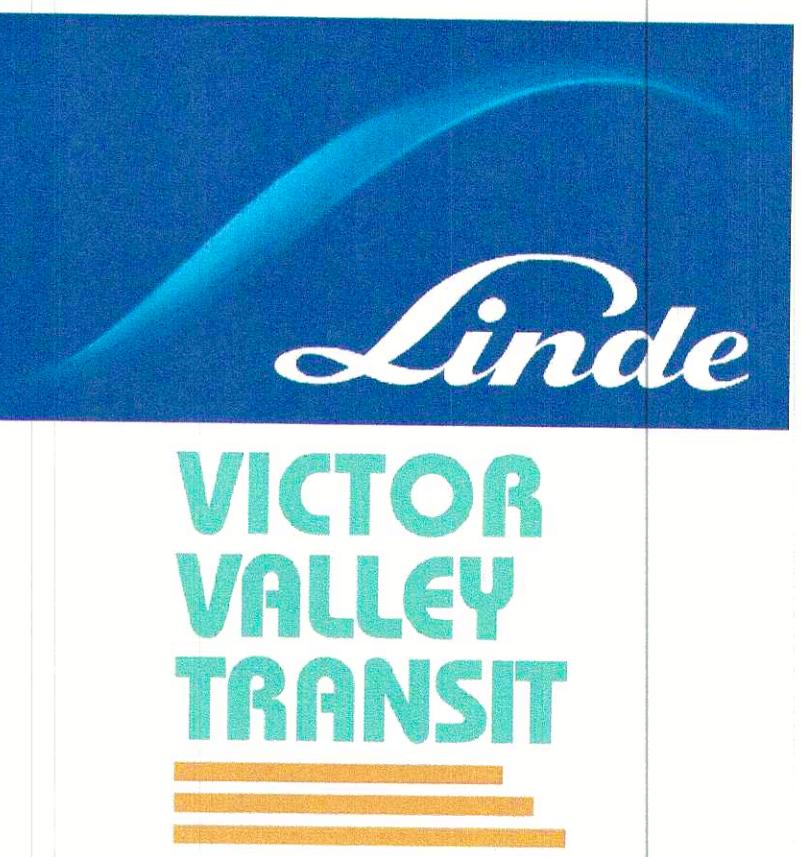
## Smoke Tree Street

### Parcel Data:

APN: 0410-121-16

Gross Acreage: 9.432

Legal Description:  
PARCELS 1, 2, 3 & 4 OF  
PARCEL MAP 10952, IN BOOK  
121, PAGES 83-84, SAN  
BERNARDINO BASE AND  
MERIDIAN, COUNTY OF SAN  
BERNARDINO, STATE OF  
CALIFORNIA.



### Produced by:



Total Hydrogen Corp.  
32617 Buffalo Park Road  
Evergreen, Colorado  
480-270-1435

Drawing by: S.B.R

	VVTA Mobile Fuelers
Project:	
Title:	Site Plan
Rev:	2
Date:	12/3/25
Scale:	1" = 40'
Status:	Complete
Notes:	

Each mobile fueler has one tube trailer and one dispenser pod.

Fuelers are placed so that buses will be adjacent to but not under the solar canopy.

### Vicinity Map:



17150 SMOKE TREE STREET,  
HESPERIA, CALIFORNIA, 92345

DEVELOPER: LINDE H2 MOBILITY  
DEVELOPER CONTACT:  
STEVE HERMON  
424-408-9923

OWNER: VVTA  
OWNER CONTACT:  
DUSTIN STRANDBERG  
760-995-3580

# DRAFT

## ATTACHMENT "A" List of Conditions for SPR 2 -00010

Approval Date: January 14, 2026  
Effective Date: January 27, 2026  
Expiration Date: January 27, 2029

This list of conditions applies to: Consideration of Site Plan Review Revision SPR25-00010 to establish a two-phase development for the previously approved Silverwood Crest Club community center (SPR23-00009). Phase 1 includes the construction of a community pool, accessory buildings and equipment, 50 paved parking spaces and related street improvements. Phase 2 will include two multi-purpose buildings totaling approximately 5,569 square feet, a tot lot area, various recreational courts, additional parking spaces and further street improvements (Applicant: Silverwood Development; APN: 0397-521-02)

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

<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	DRAINAGE STUDY. The Developer shall submit two (2) copies of a Final Drainage Study which analyzes the pre-project and proposed project hydrology, flows generated onsite, hydraulic properties of flows exiting the project to 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
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	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 Department, 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)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	PAVEMENT DESIGN REPORT. The Developer shall provide two copies of the pavement design report to substantiate street section. It shall include R value testing and pavement recommendations for parking area. (E B)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	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)

**COMPLETED**      **COMPLIED BY**  
NOT IN COMPLIANCE

RECREATIONAL FACILITIES. The Developer shall submit two sets of plans to develop the recreational facilities to the Building Division with the required application fees.

**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. Provide a six-inch concrete curb along the back of the curb along Kennedy Meadows to prevent landscape materials from descending into the sidewalk.

## 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

UTILITY PLAN. The Developer shall design a Utility Plan for service connections, hydrant locations (public or private) and sewer connections. (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.

## CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE

<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>	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>	PARKING DIMENSIONS. Parking spaces shall have dimensions not less than nine feet (9) in width and eighteen (18) feet in length. Parking spaces may overhang landscaped areas by up to two (2) feet, provided the encroachment does not reduce the required handicapped accessible path of travel and landscaping does not interfere with the allowed encroachment. All walkways adjacent to overhanging parked cars shall have a clear width of four (4) feet. (P)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	DRIVE AISLES. Drive aisles shall be a minimum of twenty-six (26) feet in width to provide for two-way vehicular access. (P)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	PARKING SPACE STRIPING. All parking spaces shall be clearly striped and permanently maintained with four (4) inch-wide double or hairpin lines on the surface of the parking facility, with the two (2) lines located at an equal distance of nine (9) inches on either side of the stall sidelines. (P)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	TEMPORARY PARKING AND PAVING. As part of phase two, the temporary parking and paving area shall be replaced with decorative pavers or another approved decorative ground treatment designed to enhance the visual quality and aesthetic character of the site. (P)

## CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY

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

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**

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)

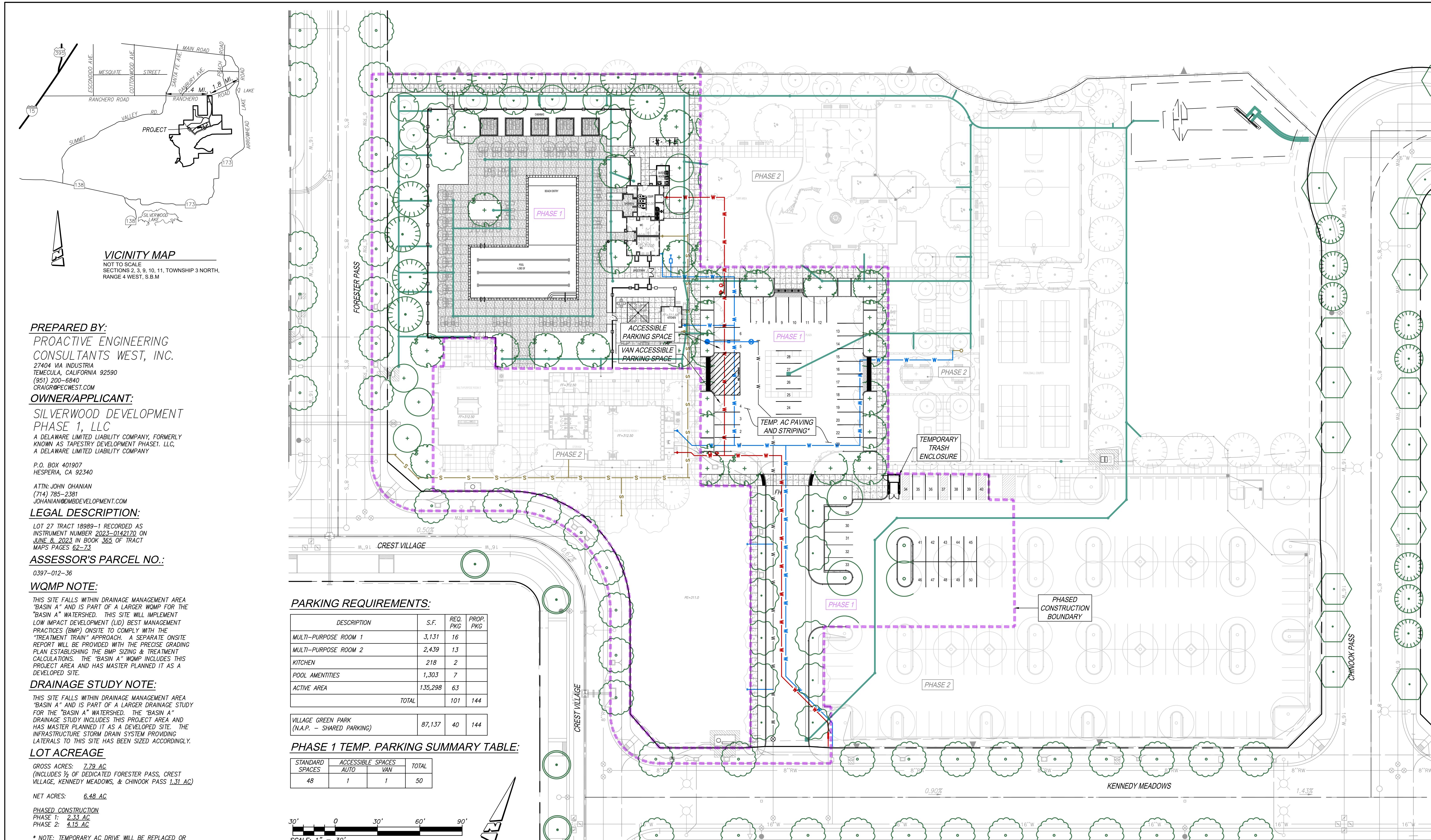
**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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)

**NOTICE TO DEVELOPER: IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONACT 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



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