

# PLANNING COMMISSION

## ***REGULAR MEETING***

**Date: July 12, 2018**

**Time: 6:30 P.M.**

### **COMMISSION MEMBERS**

Tom Murphy, Chair

Cody Leis, Vice Chair

Rusty Caldwell, Commissioner

Joline Hahn, Commissioner

Jim Heywood, Commissioner

\* - \* - \* - \* - \* - \* - \*

Jeff Codega, Principal Planner

Jeff M. Malawy, Assistant City Attorney



## **CITY OF HESPERIA**

**9700 Seventh Avenue**

**Council Chambers**

**Hesperia, CA 92345**

**City Offices: (760) 947-1000**

The Planning Commission, in its deliberation, may recommend actions other than those described in this agenda.

Any person affected by, or concerned regarding these proposals may submit written comments to the Planning Division before the Planning Commission hearing, or appear and be heard in support of, or in opposition to, these proposals at the time of the hearing. Any person interested in the proposal may contact the Planning Division at 9700 Seventh Avenue (City Hall), Hesperia, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m. on Fridays) or call (760) 947-1200. The pertinent documents will be available for public inspection at the above address.

If you challenge these proposals, the related Negative Declaration and/or Resolution in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact Jeff Codega, Principal Planner (760) 947-1200. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.10235.104 ADA Title 11]

Documents produced by the City and distributed less than 72 hours prior to the meeting regarding any item on the Agenda will be made available in the Planning Division, located at 9700 Seventh Avenue during normal business hours or on the City's website.

**AGENDA**  
**HESPERIA PLANNING COMMISSION**

**As a courtesy, please silence your cell phones, pagers, and other electronic devices while the meeting is in session. Thank you.**

*Prior to action of the Planning Commission, any member of the audience will have the opportunity to address the legislative body on any item listed on the agenda, including those on the Consent Calendar. PLEASE SUBMIT A COMMENT CARD TO THE COMMISSION SECRETARY WITH THE AGENDA ITEM NUMBER NOTED.*

**CALL TO ORDER - 6:30 PM**

- A. Pledge of Allegiance to the Flag**
- B. Invocation**
- C. Roll Call**

*Tom Murphy Chair  
Cody Leis Vice Chair  
Rusty Caldwell Commissioner  
Joline Bell Hahn Commissioner  
James Heywood Commissioner*

**JOINT PUBLIC COMMENTS**

*Please complete a "Comment Card" and give it to the Commission Secretary. Comments are limited to three (3) minutes per individual. State your name for the record before making your presentation. This request is optional, but very helpful for the follow-up process.*

*Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests. However, Members may respond briefly or refer the communication to staff. The Commission may also request the Commission Secretary to calendar an item related to your communication at a future meeting.*

**CONSENT CALENDAR**

- 1. Page 4.** Consideration of the June 14, 2018 Planning Commission Draft Meeting Minutes

**Recommended Action:**

It is recommended that the Planning Commission approve the Draft Minutes from the Regular Meeting held on June 14, 2018.

**Staff Person:** Administrative Secretary Erin Baum

**Attachments:** 06-14-18 PC MINUTES

**PUBLIC HEARINGS**

- 2. Page 7.** Consideration of Conditional Use Permit CUP18-00008 to construct a new 18,200 square foot indoor shooting range and retail gun store on a 1.7 gross

acre lot zoned General Commercial (C-2) located on the east side of Hesperia Road, approximately 1,080 feet south of Eucalyptus Street (Applicant: Got Range LLC; APN: 0415-132-04)

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2018-13 approving CUP18-00008.

**Staff Person:** Senior Planner Ryan Leonard

**Attachments:** [Staff Report](#)

[Attachment 1 - Site Plan](#)

[Attachment 2 - General Plan Map](#)

[Attachment 3 - Aerial photo](#)

[Attachment 4 - Floor Plan](#)

[Attachment 5 - Color Elevations](#)

[Resolution No. PC-2018-13](#)

[Conditions of Approval](#)

**PRINCIPAL PLANNER'S REPORT**

*The Principal Planner or staff may make announcements or reports concerning items of interest to the Commission and the public*

D. DRC Comments

E. Major Project Update

**PLANNING COMMISSION BUSINESS OR REPORTS**

*The Commission Members may make comments of general interest or report on their activities as a representative of the Planning Commission.*

**ADJOURNMENT**

*I, Erin Baum, Planning Commission Secretary of the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, July 5, 2018 at 5:30 p.m. pursuant to California Government Code §54954.2.*

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Erin Baum,  
Planning Commission Secretary



# City of Hesperia

## Meeting Minutes

### Planning Commission

City Council Chambers  
9700 Seventh Ave.  
Hesperia CA, 92345  
[www.cityofhesperia.us](http://www.cityofhesperia.us)

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Thursday, June 14, 2018

6:30 PM

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#### AGENDA

#### HESPERIA PLANNING COMMISSION

##### CALL TO ORDER - 6:30 PM

**A. Pledge of Allegiance to the Flag**

**B. Invocation:**

Invocation led by Commissioner Joline Hahn

**C. Roll Call:**

PRESENT: Vice Chair Cody Leis  
Commissioner Rusty Caldwell  
Commissioner Joline Hahn  
Commissioner Jim Heywood  
ABSENT: Chair Tom Murphy

##### JOINT PUBLIC COMMENTS:

Vice Chair Cody Leis opened the Joint Public Comments at 6:32 pm.  
There were no Public Comments  
Vice Chair Cody Leis closed the Joint Public Comments at 6:33 pm.

##### CONSENT CALENDAR

**1. Approval of Minutes of May 10, 2018, Planning Commission Meeting Draft Minutes**

**Recommended Action:**

**It is recommended that the Planning Commission approve the Draft Minutes from the Regular Meeting held on May 10, 2018.**

**Sponsors:** Principal Planner Jeff Codega

**Motion by Commissioner Joline Hahn to approve the Draft Minutes from the Regular Meeting held on May 10, 2018, seconded by Commissioner Rusty Caldwell, passed with the following roll call vote:**

AYES: Vice Chair Cody Leis  
Commissioner Joline Hahn  
Commissioner Rusty Caldwell  
ABSENT: Chair Tom Murphy  
ABSTAIN: Commissioner Jim Heywood

**PUBLIC HEARINGS**

2. **Consideration of Conditional Use Permit CUP17-00012 and VAR17-00003; Applicant: Verizon Wireless; APN: 0410-021-06**

**Recommended Action:**

**It is recommended that the Planning Commission adopt Resolution Nos. PC-2018-10 and PC-2018-11, approving CUP17-00012 and VAR17-00003.**

**Sponsor:** Senior Planner Ryan Leonard

Senior Planner Ryan Leonard presented CUP17-00012 and VAR17-00003.

The Commission asked questions of staff with discussion ensuing.

Vice Chair Cody Leis opened the Public Hearing at 6:39 pm

Pete Blide spoke representing the applicant, Verizon.

The Commission asked questions of Mr. Blide and discussion ensued.

There were no public comments

Vice Chair Leis closed the Public Hearing at 6:42 pm.

**Motion by Commissioner Joline Hahn to adopt Resolution Nos. PC-2018-10 and PC-2018-11, to approve CUP17-00012 and VAR17-00003, seconded by Commissioner Rusty Caldwell, passed with the following roll call vote:**

AYES:	Vice Chair Cody Leis
	Commissioner Joline Hahn
	Commissioner Rusty Caldwell
ABSENT	Chair Tom Murphy
ABSTAIN	Commissioner Jim Heywood

3. **Consideration of Conditional Use Permit CUP18-00004; Applicant: Project Passion Group; APN: 0357-011-50**

**Recommended Action:**

**It is recommended that the Planning Commission adopt Resolution No. PC-2018-12, approving CUP18-00004.**

**Sponsor:** Associate Planner Chris Borchert

Associate Planner Chris Borchert presented CUP18-00004

The Commission asked questions of staff with discussion ensuing.

Vice Chair Cody Leis opened the Public Hearing at 6:21 pm

Howard Harden of Planning Associates and Steve Durler of Passion Projects answered Commission questions and discussion ensued.

There were no public comments.

Vice Chair Cody Leis closed the Public Hearing at 6:58 pm.

**Motion by Commissioner Joline Hahn to adopt Resolution Nos. PC-2018-12, to approve CUP18-00004, seconded by Commissioner Rusty Caldwell, passed with the following roll call vote:**

AYES:	Vice Chair Cody Leis
	Commissioner Joline Hahn
	Commissioner Rusty Caldwell
ABSENT	Chair Tom Murphy
ABSTAIN	Commissioner Jim Heywood

**PRINCIPAL PLANNER'S REPORT**

**D. DRC Comments**

Senior Planner Daniel Alcayaga filled in for absent Principal Planner Jeff Codega. Daniel reported on the following:

- 2 Upcoming Hotel projects that are approved through the Development Review Committee.
- Discussed likelihood of regularly scheduled July Meeting.
- Proposed Diesel Exhaust Fluid Facility.
- Proposed Indoor Shooting Range.

**E. Major Project Update**

No additional items were discussed.

**PLANNING COMMISSION BUSINESS OR REPORTS**

No reports given

**ADJOURNMENT**

Meeting adjourned at 7:08 pm. until Thursday, July 12, 2018.

Cody Leis,  
Vice Chair

By: Erin Baum  
Commission Secretary

# City of Hesperia STAFF REPORT



**DATE:** July 12, 2018  
**TO:** Planning Commission  
**FROM:** Jeff Codega, Principal Planner  
**BY:** Ryan Leonard, Senior Planner  
**SUBJECT:** Conditional Use Permit CUP18-00008; Applicant: Got Range LLC; APN: 0415-132-04

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## RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2018-13 approving CUP18-00008.

## BACKGROUND

**Proposal:** A Conditional Use Permit (CUP) to construct an 18,200 square foot indoor shooting range and retail gun store on an approximately 1.7 gross acre parcel (Attachment 1).

**Location:** On the east side of Hesperia Road, approximately 1,080 feet south of Eucalyptus Street.

**Current General Plan, Zoning and Land Uses:** The site has a zoning designation of General Commercial (C2). The surrounding land is designated as noted on Attachment 2. The site is currently vacant. The site to the south is built with a church. The properties to the east are built with single family residences. The property to the north and the properties to the west on the opposite side of Hesperia Road are vacant (Attachment 3).

## ISSUES/ANALYSIS

Approval of a CUP is required in order to allow the establishment and operation of an indoor shooting range in the General Commercial (C2) zone. The applicant proposes to construct a new 18,200 square foot building that will feature a 9,485 square foot indoor shooting range with twenty 25-yard shooting lanes that can accommodate handguns and small caliber rifles for target shooting. The proposed building will also feature a 538 square foot viewing area, a 2,068 square foot retail area for firearm sales, rentals and accessories, a 1,231 square foot deli and seating area, a 340 square foot virtual reality room and a 885 square foot classroom. The remaining floor area will be offices, a break room, storage areas and restrooms (Attachment 4).

The hours of operation are planned to be from 10:00 a.m. - 9:00 p.m. Monday thru Friday; 10:00 a.m.-10:00 p.m. on Saturday; and 10:00 a.m.-7:00 p.m. on Sunday. Incidental uses associated with the shooting range will include a variety of instructional and safety classes, concealed carry weapon (CCW) classes as well as self-defense classes. The applicant also plans to provide a high end virtual reality simulator that is typically used by law enforcement for training for the public to use.

The proposed development complies with site development regulations, including the minimum building requirements, landscaping, and number of parking spaces. Since the parking ordinance does not identify a parking ratio for shooting ranges, staff determined that the 9,485 square foot shooting range portion of the building should be parked at 1 space per lane. This is similar to the City's parking requirements for a golf driving range which requires 1 space per tee. Therefore, the 9,485 shooting range with 20 shooting lanes should have 20 parking spaces. The remaining 8,715 square feet of the building is required 35 parking spaces based on the City's parking requirements of 4 spaces per 1,000 square feet of building area. As proposed the project complies with the intent of the parking ordinance. The project will provide 58 total parking spaces.

The proposed development complies with all building setback requirements including the 20-foot building setback along the eastern boundary of the property, since this boundary abuts a residential zone. In addition, the development code requires a 6-foot high block wall when a commercial development abuts a residential zone. As required, a six-foot high decorative block wall will be constructed along the eastern boundary. The project also provides a surplus of landscaping. The minimum required landscape coverage is 5% of the total site area and the project provides 13,756 square feet (20%) of total landscape coverage.

The site design complies with the architectural guidelines in the City's Development Code. The exterior of the building includes variation in wall and roof planes and the use of a variety of exterior materials and colors. The front of the building is designed with enhanced tower elements to create an entry feature and includes a combination finish of stucco and metal siding. The rear of the building, which will include the shooting range, is designed with a stucco finish. Other architectural features include decorative crosshairs and scopes incorporated into the design, decorative lighting on the walls of the buildings and metal awnings (Attachment 5).

**Noise:** The City Municipal Code requires that noise generated from the proposed shooting range may not exceed 60 dB(A) at the property line of the adjacent residential properties. The nearest residential property from the proposed shooting range is located approximately 80 feet to the east. The shooting range has also been designed to reduce firearm discharge noise from outside the building. The 9,485 square foot shooting range is designed with solid concrete tilt up walls around the perimeter to serve as an added noise barrier. In addition the applicant is proposing a concrete ceiling above the shooting range to further contain the noise levels to inside the building.

However to ensure that the project will be in compliance with the City's Noise Ordinance, the project is conditioned to prepare an acoustical analysis prior to the issuance of any building permits. Any recommendations from the acoustical study will be incorporated into the final building design and will be reviewed during the building plan check process.

The applicant also provided staff with three noise studies that were prepared for other indoor shooting ranges. These studies analyzed projects that were built with similar attributes to the proposed project, but variables existed which precluded them from being a scientific comparison. Nonetheless, the studies demonstrated that the anticipated noise level from an indoor shooting range can be mitigated so as to not affect adjacent properties.

**Drainage:** Any additional runoff created on-site will be detained in an approved storm drain storage system. A landscaped detention basin and an underground drainage system are proposed to store the necessary volume. Upon completion of the on-site drainage improvements, the impact of the project upon properties downstream is not considered significant.



**Water and Sewer:** The development will connect to an existing 12-inch water line and 10-inch sewer line along Hesperia Road.

**Traffic/Street Improvements:** As part of developing the site, the developer is required to dedicate right-of-way and construct street improvements, including curb, gutter and sidewalk along Hesperia Road.

**Environmental:** The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, which are consistent with the General Plan and are substantially surrounded by urban uses. Prior to issuance of a grading permit, a pre-construction survey conducted by an approved biologist shall be performed to determine whether the site contains burrowing owls.

**Conclusion:** The project conforms to the policies of the City's General Plan and meets the standards of the Development Code.

#### **FISCAL IMPACT**

None.

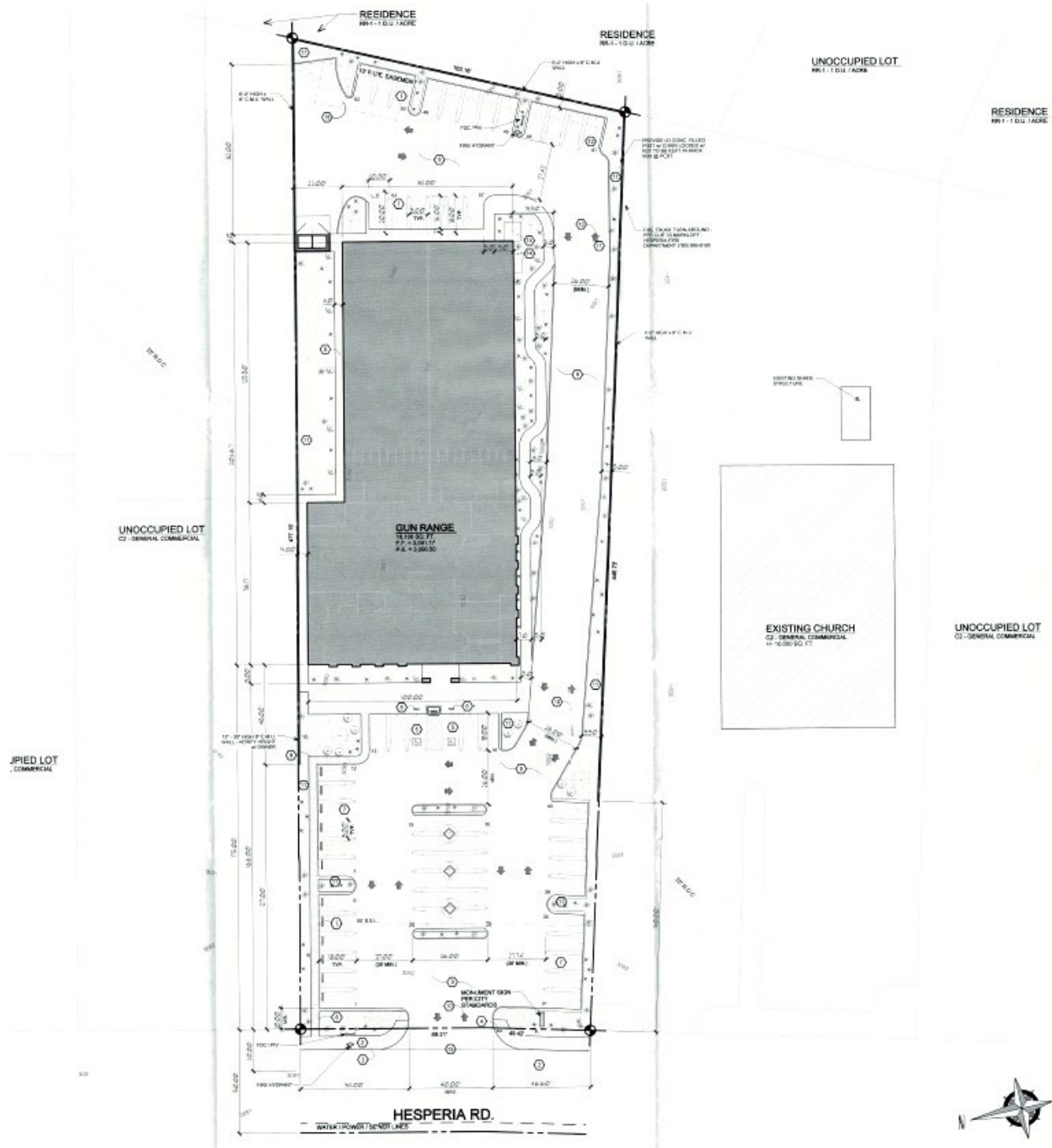
#### **ALTERNATIVE(S)**

1. Provide alternative direction to staff.

#### **ATTACHMENT(S)**

1. Site Plan
2. General Plan
3. Aerial photo
4. Floor plans
5. Color elevations
6. Resolution No. PC-2018-13, with list of conditions

# ATTACHMENT 1



**APPLICANT(S):** GOT RANGE LLC

**FILE NO(S):** CUP18-00008

**LOCATION:** EAST SIDE OF HESPERIA ROAD, APPROXIMATELY 1,080 FEET SOUTH OF EUCALYPTUS STREET.

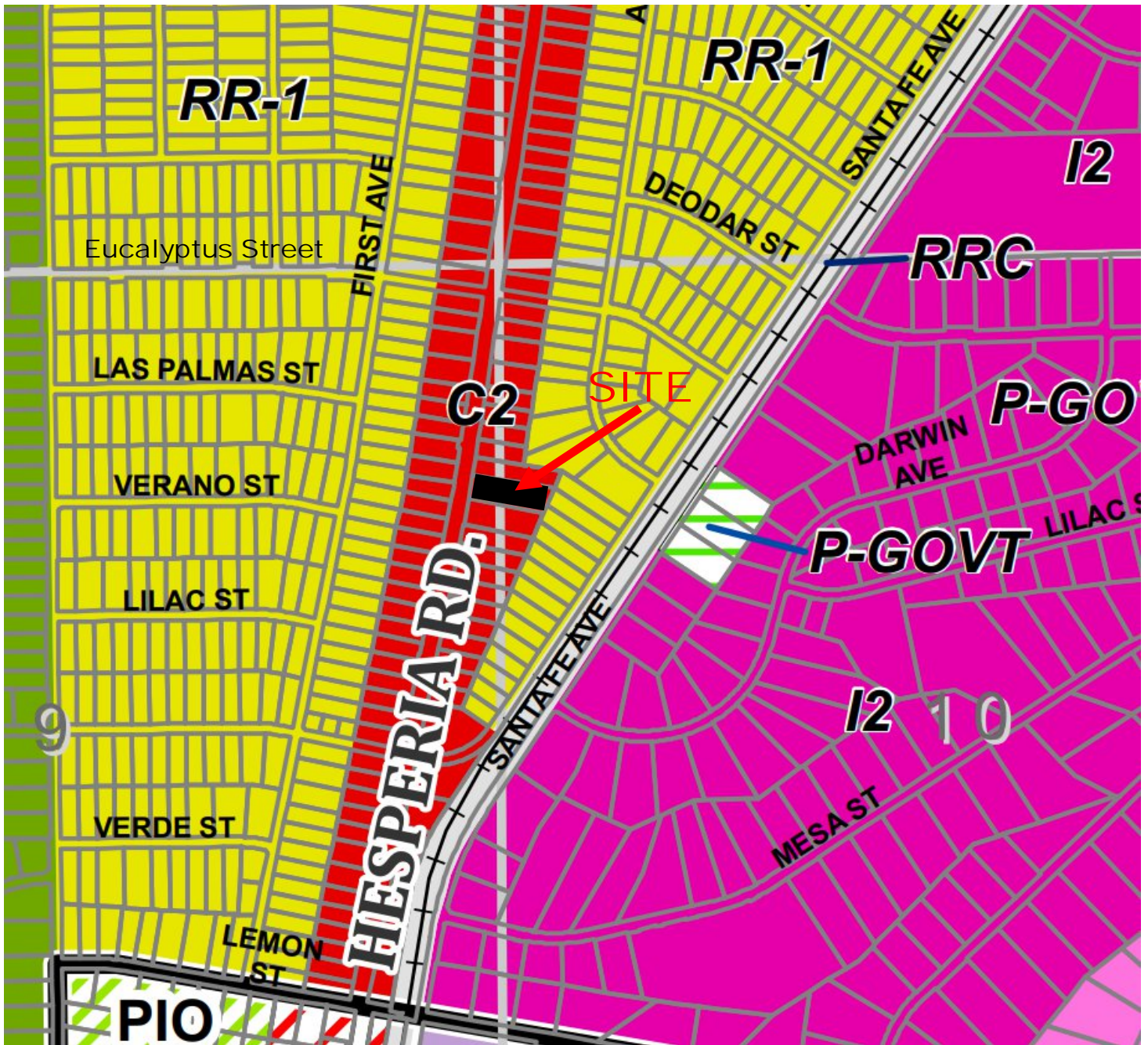
**APN(S):**  
0415-132-04

**PROPOSAL:** A CONDITIONAL USE PERMIT (CUP) TO CONSTRUCT AN 18,200 SQUARE FOOT INDOOR SHOOTING RANGE AND RETAIL GUN STORE ON AN APPROXIMATELY 1.7 GROSS ACRE PARCEL



## SITE PLAN

# ATTACHMENT 2



**APPLICANT(S):** GOT RANGE LLC

**FILE NO(S):** CUP18-00008

**LOCATION:** EAST SIDE OF HESPERIA ROAD, APPROXIMATELY 1,080 FEET SOUTH OF EUCALYPTUS STREET.

**APN(S):**  
0415-132-04

**PROPOSAL:** A CONDITIONAL USE PERMIT (CUP) TO CONSTRUCT AN 18,200 SQUARE FOOT INDOOR SHOOTING RANGE AND RETAIL GUN STORE ON AN APPROXIMATELY 1.7 GROSS ACRE PARCEL



## GENERAL PLAN MAP



# ATTACHMENT 3



**APPLICANT(S):** GOT RANGE LLC

**FILE NO(S):** CUP18-00008

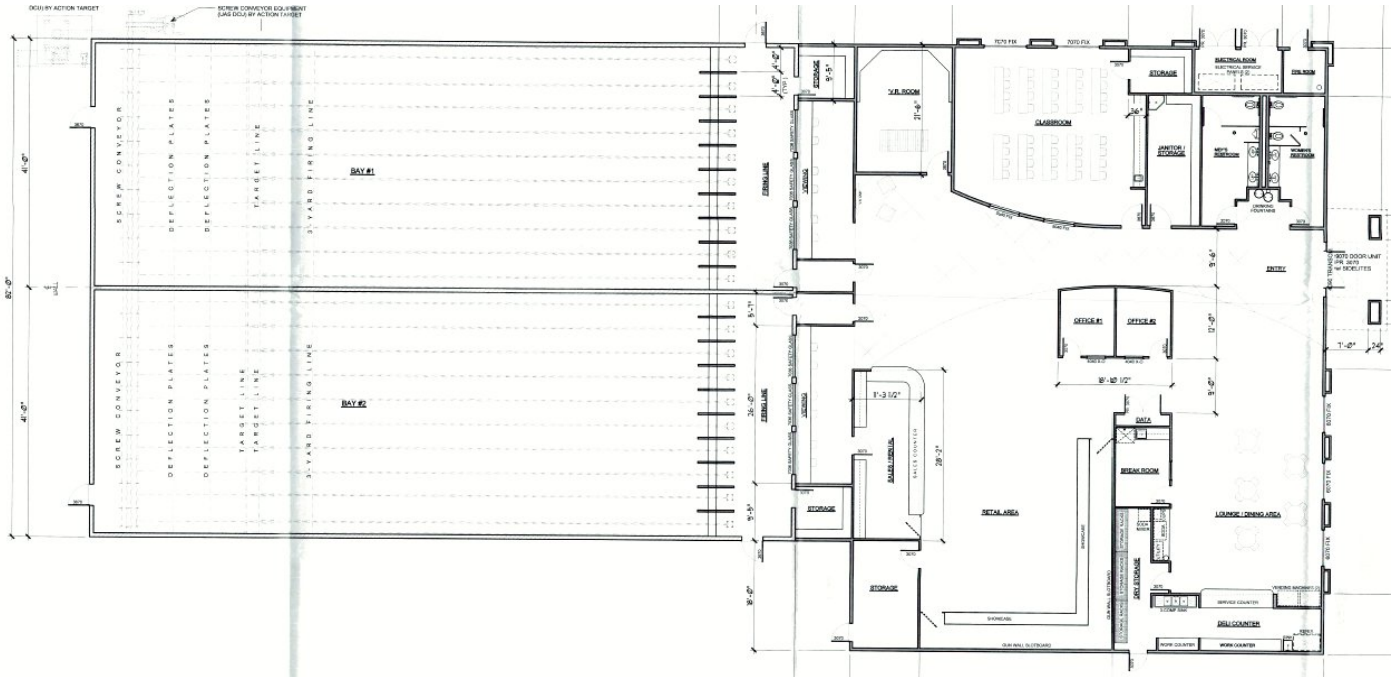
**LOCATION:** EAST SIDE OF HESPERIA ROAD, APPROXIMATELY 1,080 FEET SOUTH OF EUCALYPTUS STREET.

**APN(S):**  
0415-132-04

**PROPOSAL:** A CONDITIONAL USE PERMIT (CUP) TO CONSTRUCT AN 18,200 SQUARE FOOT INDOOR SHOOTING RANGE AND RETAIL GUN STORE ON AN APPROXIMATELY 1.7 GROSS ACRE PARCEL

## AERIAL PHOTO

# ATTACHMENT 4



**APPLICANT(S):** GOT RANGE LLC

**FILE NO(S):** CUP18-00008

**LOCATION:** EAST SIDE OF HESPERIA ROAD, APPROXIMATELY 1,080 FEET SOUTH OF EUCALYPTUS STREET.

**APN(S):**  
0415-132-04

**PROPOSAL:** A CONDITIONAL USE PERMIT (CUP) TO CONSTRUCT AN 18,200 SQUARE FOOT INDOOR SHOOTING RANGE AND RETAIL GUN STORE ON AN APPROXIMATELY 1.7 GROSS ACRE PARCEL



## FLOOR PLAN



# ATTACHMENT 5



RIGHT ELEVATION



FRONT ELEVATION

**APPLICANT(S):** GOT RANGE LLC

**FILE NO(S):** CUP18-00008

**LOCATION:** EAST SIDE OF HESPERIA ROAD, APPROXIMATELY 1,080 FEET SOUTH OF EUCALYPTUS STREET.

**APN(S):**  
0415-132-04

**PROPOSAL:** A CONDITIONAL USE PERMIT (CUP) TO CONSTRUCT AN 18,200 SQUARE FOOT INDOOR SHOOTING RANGE AND RETAIL GUN STORE ON AN APPROXIMATELY 1.7 GROSS ACRE PARCEL

## COLOR ELEVATIONS

# ATTACHMENT 6

## RESOLUTION NO. PC-2018-13

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO CONSTRUCT A 18,200 SQUARE FOOT INDOOR SHOOTING RANGE ON AN APPROXIMATELY 1.7 GROSS ACRE PARCEL LOCATED ON THE EAST SIDE OF HESPERIA ROAD, APPROXIMATELY 1,080 FEET SOUTH OF EUCALYPTUS STREET (CUP18-00008)**

**WHEREAS**, Got Range, LLC has filed an application requesting approval of CUP18-00008 described herein (hereinafter referred to as "Application"); and

**WHEREAS**, the Application applies to approximately 1.7 gross acres located on the east side of Hesperia Road, approximately 1,080 feet south of Eucalyptus Street and consists of Assessor's Parcel Number 0415-132-04; and

**WHEREAS**, the Application, as contemplated, proposes to construct a 18,200 square foot indoor shooting range and retail gun store; and

**WHEREAS**, the 1.7 gross acre site is currently vacant. The site to the south is built with a church. The properties to the east are built with single family residences. The property to the north and the properties to the west on the opposite side of Hesperia Road are vacant; and

**WHEREAS**, the subject property as well as the properties to the north, south and west are within the General Commercial (C2) zoning designation and the properties to the east are designated Rural Residential with a minimum lot size of 1 acre (RR-1); and

**WHEREAS**, this project is exempt from the California Environmental Quality Act (CEQA), per Public Resources Code Section 15332, Infill Development Projects; and

**WHEREAS**, on July 12, 2018, the Planning Commission of the City of Hesperia conducted a public hearing pertaining to the proposed Application, and concluded said hearing on that date; and

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

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

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

Section 2. Based upon substantial evidence presented to the Planning Commission during the above-referenced July 12, 2018 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

- (a) The site for the proposed use is adequate in size and shape to accommodate the proposed use because the site can accommodate all proposed improvements in conformance with the Development Code.
- (b) The proposed indoor shooting range and retail gun store are consistent with the objectives, policies, general land uses and programs of the General Plan and Development Code and is

consistent with the allowable uses within the General Commercial (C2) zone with approval of a Conditional Use Permit.

- (c) The proposed use will not have a substantial adverse effect on abutting properties or the permitted use thereof because the proposed project is consistent with the General Commercial (C2) zone with approval of this conditional use permit. The proposed use would not create significant noise or traffic or cause other conditions or situations that may be objectionable or detrimental to other uses allowed in the vicinity or be adverse to the public convenience, health, safety or general welfare. Further, prior to the issuance of a building permit the applicant is required to submit an acoustical analysis demonstrating that the proposed project complies with the City's Noise Ordinance and it will not have a detrimental impact on adjacent properties.
- (d) The proposed project is consistent with the goals, policies, standards and maps of the adopted zoning and Development Code and all applicable codes and ordinances adopted by the City of Hesperia because the project is consistent with the regulations allowing nonresidential uses within the General Commercial (C2) zone of the Development Code. The development complies with the standards for landscaping, driveway aisles, parking stall dimensions, building heights, trash enclosure, loading areas, and all other applicable development standards. The project also complies with the Americans with Disabilities Act (ADA), as the required accessible parking spaces and paths of travel meet the standards within the ADA as well as state and federal handicapped accessible regulations. The development will be constructed pursuant to the California Building and Fire Codes and subsequent adopted amendments.
- (e) The site for the proposed use will have adequate access based upon its frontage along Hesperia Road. There are also general services for sanitation, water and public utilities to ensure the public convenience, health, safety and general welfare. Additionally, the building will have adequate infrastructure to operate without a major extension of infrastructure.
- (f) The proposed project is consistent with the adopted General Plan of the City of Hesperia. An indoor shooting range and retail gun store is an allowable use within the General Commercial (C2) zone with approval of a Conditional Use Permit.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Conditional Use Permit CUP18-00008, subject to the conditions of approval as shown in Attachment "A".

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



**ADOPTED AND APPROVED** on this 12<sup>th</sup> day of July 2018.

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Tom Murphy, Chair, Planning Commission

ATTEST:

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Secretary, Planning Commission

**ATTACHMENT "A"**  
**List of Conditions for CUP18-00008**

Approval Date: July 12, 2018  
Effective Date: July 24, 2018  
Expiration Date: July 24, 2021

This list of conditions applies to: Consideration of Conditional Use Permit CUP18-00008 to construct a new 18,200 square foot indoor shooting range and retail gun store on a 1.7 gross acre lot zoned General Commercial (C-2) located on the east side of Hesperia Road, approximately 1,080 feet south of Eucalyptus Street (Applicant: Got Range LLC; APN: 0415-132-04)

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been completed by the expiration date noted above. Extensions of time may be granted upon submittal of the required application and fee prior to the expiration date.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

**CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS**

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

CONSTRUCTION PLANS. Five complete sets of construction plans prepared and wet stamped by a California licensed Civil or Structural Engineer or Architect shall be submitted to the Building Division with the required application fees for review. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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 Citys Engineering Analyst, Jamie Carone at (760)947-1149 or jcarone@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. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

IRREVOCABLE OFFERS OF DEDICATION. The Developer shall submit an Offer of Dedication to the Citys Engineering Department for review and approval. At time of submittal the developer shall complete the Citys application for document review and pay all applicable fees. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

DRAINAGE STUDY. The Developer shall submit three (3) copies of a Final Drainage Study which analyzes the

pre-project and proposed project hydrology, including flows from offsite, flows generated onsite, hydraulic properties of flows entering or exiting the project to and from natural or constructed conveyances, and capacity and function of any runoff management structures such as catch basins, inlets, outlets and detention or retention structures. The study must include all information specified in the City's hydrology study outline

**COMPLETED**

NOT IN COMPLIANCE

**COMPLIED BY**

DRYWELLS. The Project may be permitted to install drywells to ensure the required drawdown time will be achieved.

A. Drywells shall have a City-approved pretreatment component equivalent to a 2-phase system with debris shield and filter element.

B. Drywells shall be constructed by a contractor qualified in the construction of drywells.

C. Drywells in retention basins shall include a secured grate to prevent unauthorized removal.

D. The excavation for the drywell shall penetrate a minimum of 10 continuous feet into a suitable permeable layer or when a depth of 60 feet has been reached, unless otherwise approved by the City Engineer.

E. Drywells that cease to drain a basin or underground system within 72 hours of the end of a storm event shall be replaced or refurbished by the owner. This requirement shall be written in the CC&Rs for all subdivisions where drywells are installed.

F. Drywell usage shall comply with all prevailing City, State, and Federal requirements, including the Underground Injection Control Regulations for Class V Injection Wells.

G. A Drywell Maintenance Plan shall be submitted to the City for review and approval prior to the approval of a drywell installation at a project site.

H. The Drywell Maintenance Plan shall include the following:

1. Drywell(s) location, depth, type, installing contractor, date of installation, owner, maintenance contractor, and emergency contact.

2. Settling chambers and interceptors to be inspected annually;

3. Removal of sediment and debris when:

a. Sediment/debris level fills = 25% of the capacity;

b. Drywell ownership or maintenance responsibility changes;

c. Material not resulting from stormwater/urban runoff enters the settling chamber or interceptor

I. Submit inspection/maintenance reports to the City (Building and Safety within 10 days of inspection/maintenance)

**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 24-hour design storm for 2-year, 10-year, 25-year, and 100-year return frequency rainfall events.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

ONSITE DRAINAGE IMPACT PREVENTION. 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 2-year, 10-year, 25-year, and 100-year return frequency rainfall events.

- A. Drawdown Time. All drainage facilities which are designed to percolate/infiltrate surface runoff (including basins, drywells, infiltration trenches, or infiltration-based low impact development features) shall not accumulate standing water for more than 72 hours. All drainage facilities designed to provide detention storage shall recover 100 percent of their design detention volume within 24 hours.
- B. Groundwater Protection. The Project shall ensure any retention/infiltration or detention facilities will not adversely impact groundwater.
- 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.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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 Citys election to defend itself, whether at the cost of the Applicant or at the Citys own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)

#### **CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY**

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City the Developer grading contractors and special inspectors to discuss permit requirements monitoring and other applicable environmental

mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

SURVEY. The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

APPROVAL OF IMPROVEMENT PLANS. All required improvement plans shall be prepared by a registered Civil Engineer per City standards and per the City's improvement plan checklist to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Development Services Department and Engineering Department for plan review with the required plan checking fees. All Public Works plans shall be submitted as a complete set. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

DEDICATION(S). The Developer shall grant to the City an Irrevocable Offer of Dedication for Hesperia Road. The right of way half width for Hesperia Road shall be fifty (50') feet. (E)

**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**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

HESPERIA ROAD: Saw-cut (2-foot min.) and match-up asphalt pavement on Hesperia Road across the project frontage, based on City's 100-foot Arterial Roadway Standard. The curb face is to be located at 36' 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. Commercial driveway approaches per City standards.
- F. Pavement transitions per City Standards.
- 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.
- H. Cross sections every 50-feet per City standards.

- I. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
- J. Provide a signage and striping plan per City standards.
- K. It is the Developer's responsibility to obtain any off-site dedications for transition tapers including acceleration / deceleration tapers per City standards.
- L. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

UTILITY PLAN. The Developer shall design a Utility Plan for service connections and / or private hydrant and sewer connections. Any existing water, sewer, or storm drain infrastructures that are affected by the proposed development shall be removed / replaced or relocated and shall be constructed per City standards at the 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 Hesperia Road 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 connect to the existing 8" PVC sewer main in Hesperia 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.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

FIRE FLOW TEST. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied. This requirement shall be completed prior to combination inspection by Building and Safety. [F 5b]

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

NOISE STUDY. Prior to the issuance of a building permit the applicant shall prepare an acoustical analysis for City review and approval. The acoustical study shall demonstrate that the project complies with the City's Noise Ordinance. Additional noise measurements from outside the building shall be required once the building is constructed and operating to confirm noise levels are in compliance with the City's Municipal Code.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

TRIBAL RESOURCES. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find shall cease and a

qualified archaeologist shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, a qualified archaeologist shall be retained to develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan. The Lead Agency and/or applicant shall, in good faith, consult local Indian tribes on the disposition and treatment of any artifacts or other cultural materials encountered during the project. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PRE-CONSTRUCTION SURVEY. A pre-construction survey for the burrowing owl shall be conducted by a City approved and licensed biologist, no more than 30 days prior to ground disturbance. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PROTECTED PLANTS. Three copies of a protected plant plan shall be submitted to the Building Division showing the present location and proposed treatment of all smoke tree, species in the 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**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

CONSTRUCTION WASTE. The developer or builder shall contract with the City's franchised solid waste hauler to provide bins and haul waste from the proposed development. At any time during construction, should services be discontinued, the franchise will notify the City and all building permits will be suspended until service is reestablished. The construction site shall be maintained and all trash and debris contained in a method consistent with the requirements specified in Hesperia Municipal Code Chapter 15.12. All construction debris, including green waste, shall be recycled at Advance Disposal and receipts for solid waste disposal shall be provided prior to final approval of any permit. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

EROSION CONTROL. The Project shall implement all requirements of the approved Erosion and Sediment Control Plan (or SWPPP if applicable) prior to the City's issuance of a grading permit, and provide ongoing implementation until the project is complete and all disturbed areas are fully stabilized. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

FINAL WQMP SUBMITTAL. Submit a final WQMP, prepared using the applicable City of Hesperia WQMP Template, which includes all required or proposed revisions, addresses any comments provided on the draft WQMP, provides final

designs for best management practices (BMP's), and includes calculations for BMP sizing. The WQMP must include a final Maintenance Agreement and must be signed and certified by the owner and preparer.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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 projects Erosivity Waiver Certification and Waiver ID to the City. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PERCOLATION TEST. The applicant shall provide percolation test data which are adequate to substantiate the hydrologic performance of all proposed basins, underground retention systems, drywells, or other features requiring percolation of surface water:

- A. Projects shall provide site-specific percolation test data to substantiate the performance and effective drawdown time of all proposed surface retention basins.
- B. Projects shall provide site-specific, depth-appropriate percolation test data for the proposed subsurface infiltration/retention system; and/or for any proposed drywells.
- C. Percolations tests shall be performed in accordance with the procedures in Appendix A of the Riverside County Design Handbook for Low Impact Development Best Management Practices; available online at:

<http://www.floodcontrol.co.riverside.ca.us/NPDES/LIDBMP.aspx>

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

STORM WATER POLLUTION PREVENTION PLAN. The Project shall submit to the City for approval two (2) copies of a Storm Water Pollution Prevention Plan (SWPPP) as specified in the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board.

Prepare the SWPPP using or following the format of the most recent SWPPP Template in the Construction BMP Handbook prepared by the California Stormwater Quality Association (requires subscription); see:

<https://www.casqa.org/resources/bmp-handbooks>

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

SWPPP IMPLEMENTATION. All of the requirements of the City-approved Storm Water Pollution Prevention Plan shall be implemented prior to the City's issuance of a grading permit,



and shall be maintained until construction is complete and all disturbed areas are fully stabilized. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

COMBUSTIBLE PROTECTION. Prior to combustibles being placed on the project site an approved all weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy. [F 44]

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

FIRE ACCESS 150+ FT. Dead End roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. [F 45]

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

FIRE ACCESS-POINTS OF VEH. ACCESS. The development shall have a minimum of one point of vehicular access. These are for fire/emergency equipment access and for evacuation routes.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

FIRE ACCESS-SINGLE STORY ROAD ACCESS. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

FIRE SPRINKLER NFPA#13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of (minimum 1/8 scale) shall include hydraulic calculations and manufacturers specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. [F 59]

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

FIRE SURFACE. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85 compaction and or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds. [F 42]

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

FIRE SURFACE-MINIMUM 80K POUNDS. All roads shall be designed to 85 compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds. [F 42]

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

FIRE TURNAROUND. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul de sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty (40) foot radius for residential turns and forty five (45) for non residential turns. [F 43]

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

WATER SYSTEM. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

WATER SYSTEM COMMERCIAL. A water system approved by the Fire Department is required. The system shall be operational prior to any combustibles being stored on the site. Fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel ways) and no more than three hundred (300) feet from any portion of a structure. [F 54]

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

A. School Fees (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

SOLID MASONRY WALLS AND FENCES. 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.

**CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY**

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

- A. Development Impact Fees (B)
- B. Utility Fees (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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**

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)

<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	AS BUILT PLANS. The Developer shall provide as built plans. (E)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	ELECTRONIC COPIES. The Developer shall provide electronic copies of the approved project in AutoCAD format Version 2007 to the City's Engineering Department. (E)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	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)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	EXECUTED AND RECORDED WQMP MAINTENANCE AGREEMENT. The WQMP Maintenance Agreement: Covenant and Agreement Regarding Water Quality Management Plan and Stormwater Best Management Practices Transfer, Access, and Maintenance, must be (1) prepared using the WQMP Maintenance Agreement Template provided as Attachment A to the City of Hesperia WQMP Templates, and (2) the complete WQMP Maintenance Agreement, with the Property Owners notarized signature(s) and suitable for recordation by the City, must be received before the City will authorize the final inspection or issue a Certificate of Occupancy.
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	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, and provide to the City a copy of the approved NOT. (E)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	VOLUME CERTIFICATION. The property owner will provide the City with certified as-built dimensions of the basins and the actual volume of storage provided. This must be based on As-Built topographic surveys made by either a Civil Engineer or Land Surveyor who is registered to practice in California. These as-built volumes must reflect permanent conditions, with finished landscaping in place. The volumes shall be certified by the Design Engineer that the volumes provided meet or exceed the required design volumes per City requirements and the approved Water Quality Management Plan. The volume of storage provided must equal or exceed the approved design volumes before the City will issue Letters of Acceptance for maintenance of any public facilities.
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	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.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

FIRE ALARM-AUTO OR MANUAL. A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. [F 62a]

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

FIRE EXTINGUISHERS. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88]

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

HYDRANT MARKING. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. [F80]

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

KNOX BOX. An approved Fire Department key box is required. [F85]

**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>