

# HESPERIA CITY COUNCIL ADVISORY COMMITTEE AGENDA

*Regular Meetings*

*2<sup>nd</sup> Wednesday*

*January, April, July & October*

**Date: January 9, 2019  
REGULAR MEETING**

**Time: 6:00 P.M.**

## **COMMITTEE MEMBERS**

Bob Stine, Chair

John Holland, Vice Chair

Sophie Steeno

John Roberts

Mark Kirk

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

Council Member Rebekah Swanson  
Council Liaison

Nils Bentsen, City Manager



**CITY OF HESPERIA**  
9700 Seventh Avenue  
Council Chambers  
Hesperia, CA 92345  
City Offices: (760) 947-1000

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 City Clerk's office located at 9700 Seventh Avenue during normal business hours or on the City's website.



**NOTE:** In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the Building Inspection Supervisor, Mike Hearn at (760) 947-1223. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

**REGULAR MEETING AGENDA  
HESPERIA CITY COUNCIL ADVISORY COMMITTEE  
9700 Seventh Ave., Hesperia, CA 92345**

**CALL TO ORDER - 6:00 p.m.**

- A. Pledge of Allegiance
- B. Invocation
- C. Roll Call

*Chair Bob Stine  
Vice Chair John Holland  
Committee Member Sophie Steeno  
Committee Member James Roberts  
Committee Member Mark Kirk*

**PUBLIC COMMENTS**

*Please complete a "Comment Card" and give it to the 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, Members are prohibited from taking action on oral requests. However, Members may respond briefly or refer the communication to staff.*

**CONSENT CALENDAR**

- 1. Page 3                      Consideration of the December 12, 2018 City Council Advisory Committee Draft Minutes

**Recommended Action:**

It is recommended that the City Council Advisory Committee approve the Draft Minutes from the Special Meeting held on December 12, 2018.

**Staff Person:**     Administrative Secretary Erin Baum

**Attachments:**    121218 Draft Minutes

**ITEMS FOR CONSIDERATION**

- 2. Page 7                      Appeal of Notice of Public Nuisance 7070 Summit Valley Road

**Recommended Action:**

It is recommended that the Hesperia City Council Advisory Committee consider the following supplemental timeline regarding the appeal of Notice of Public Nuisance and uphold the notice. This item is continued from the December 12, 2018 Special Meeting.

**Attachments:**

AIRPORT Combined Timeline

010918 Fazzi Supplementary Hearing Brief with Exhibits

Staff Report and attachments from 12/12/18

121218 CCAC Docs Fazzi

**COMMITTEE MEMBER AND STAFF COMMENTS**

*Committee Members and/or staff may make comments of general interest to the Committee.*

*Information Item - CCAC will have a Special Meeting on Wednesday, February 27, 2019.*

**ADJOURNMENT**

*The Chair will adjourn the meeting of the Committee.*

*I, Erin Baum, Secretary to the City Council Advisory Committee for the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, December 20, 2018 at 5:30 p.m. pursuant to California Government Code §54954.2.*

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*Erin Baum*

*Hesperia City Council Advisory Committee Secretary*



**Meeting Minutes - Draft**

**HESPERIA CITY COUNCIL ADVISORY COMMITTEE  
SPECIAL MEETING  
December 12, 2018  
MINUTES**

**CALL TO ORDER - 6:00 p.m.**

**A. Pledge of Allegiance**

Chair Bob Stine led the Pledge of Allegiance.

**B. Invocation**

Committee Member Mark Kirk led the invocation.

**C. Roll Call**

**Present: Chair Bob Stine  
Vice Chair John Holland  
Member Sophie Steeno  
Member James Roberts  
Member Mark Kirk**

**PUBLIC COMMENTS**

Chair Stine opened Public Comments at 6:07  
Russ Barry spoke in regards to illegal dumping  
Chair Stine closed Public Comments at 6:09

**CONSENT CALENDAR**

**1. Consideration of the July 18, 2018 City Council Advisory Committee Meeting  
Draft Minutes**

A motion was made by Committee Member Steeno, seconded by Committee Member Holland, that this item be approved. The motion carried by the following vote:

<b>Vote:</b>	<b>4-0</b>	
<b>Ayes:</b>	<b>4</b>	<b>Committee Member Roberts, Committee Member Stine, Committee Member Steeno and Committee Member Holland</b>
<b>Nay:</b>	<b>0</b>	
<b>Abstain:</b>	<b>1</b>	<b>Committee Member Kirk</b>

## Meeting Minutes - Draft

### 2. Consideration of the October 10, 2018 City Council Advisory Committee Meeting Draft Minutes

A motion was made by Committee Member Holland, seconded by Committee Member Steeno, that this item be approved. The motion carried by the following vote:

<b>Vote:</b>	<b>4-0</b>	
<b>Ayes:</b>	<b>4</b>	<b>Committee Member Roberts, Committee Member Kirk, Committee Member Steeno and Committee Member Holland</b>
<b>Nay:</b>	<b>0</b>	
<b>Recused:</b>	<b>1</b>	<b>Committee Member Stine</b>

### ITEMS FOR CONSIDERATION

#### 3. Appeal of Notice of Public Nuisance 7070 Summit Valley Road

##### **Recommended Action:**

It is recommended that the Hesperia City Council Advisory Committee consider the following narrative regarding the appeal of Notice of Public Nuisance and uphold the notice.

*At this time Committee Member Stine recused herself from the proceedings.*

*Present for the appellant - Louis G. Fazzi, representing Silverwood Properties and the Hesperia airport, and Debbie Vespe, Hesperia Airport Manager.*

*Present for the City of Hesperia - Senior Code Enforcement Officer Ernesto Montes and City Building Official Mike Hearn.*

*Senior Code Enforcement Ernesto Montes gave summary of facts in case CE17-00610*

*Mr. Fazzi questioned City Staff regarding case.*

*Committee Members and Council Liaison asked questions of City Staff*

*Mr. Fazzi asked follow up questions of City Staff in response to Committee questions.*

*Chris Munoz spoke on behalf of the appellant.*

*Debbie Vespe, Hesperia Airport Manager, spoke on behalf of the appellant.*

*Committee members asked questions of speakers.*

*Timeline from staff and appellant.*

## **Meeting Minutes - Draft**

A motion was made by Committee Member Kirk, seconded by Committee Member Roberts, that this item be continued to the January 9, 2019 meeting so that City Staff can provide the Committee with a time-line of events for further consideration. The motion carried by the following vote:

**Ayes:** 4 - Committee Member Roberts, Committee Member Steeno, Committee Member Holland and Committee Member Kirk

**Nay:** 0

**Recused:** 1 - Committee Member Steeno

### **COMMITTEE MEMBER AND STAFF COMMENTS**

*Information Item - CCAC will meet again on January 9, 2019*

### **ADJOURNMENT**

Chair Stine adjourned the meeting at 8:39 until the regularly scheduled January 9, 2019 meeting.

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*Erin Baum*  
*Secretary to the City Council Advisory Committee*

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# City Timeline

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7070 SUMMIT VALLEY ROAD TIMELINE

DATE:	BUILDING & SAFETY (HOTEL AND HANGARS)		PLANNING (HANGARS ONLY)		CODE ENFORCEMENT (HANGARS ONLY)	
	ACTION TAKEN:	NOTES:	ACTION TAKEN:	NOTES:	ACTION TAKEN:	NOTES:
9/25/2014		HOTEL: RECEIVED COMPLAINT "A LOT OF WORK BEING DONE AT THIS ADDRESS W/O PERMITS".				
9/29/2014	NOV ISSUED	HOTEL: PERMITS REQUIRED FOR ROOFING, LATH AND STUCCO (COMPLETE REMODEL OF HOTEL).				
10/22/2014	NOPN ISSUED	HOTEL: VIOLATIONS REMAIN. LACK OF PROGRESS. ISSUE CITATION.				
11/19/2014	3WK EXT APPROVED	HOTEL: MIKE HEARN SPOKE W/ENGR RE: STRUCTURAL CONCERNS OF ADDED WEIGHT ON RAFTERS.				
12/11/2014	30 DAY EXT APPROVED	HOTEL: MIKE HEARN MET ON-SITE WITH ENGR AND MANAGER (ALLOW ADDITIONAL TIME).				
3/9/2015	30 DAY EXT APPROVED	HOTEL: MIKE HEARN WORKING W/ENGR (ALLOW ADDITIONAL 30 DAYS).				
4/22/2015		HANGARS: CITY RECEIVED COMPLAINT OF NEWLY CONSTRUCTED AIRPLANE HANGARS AT AIRPORT.				
4/23/2015	NOV ISSUED	HANGARS: PLANNING APPROVAL, BUILDING PERMITS AND INSPECTIONS REQUIRED FOR AIRPLANE HANGARS.				
5/5/2015	4WK EXT APPROVED	HANGARS: MIKE HEARN SPOKE W/PROPERTY OWNER - ALLOW 4 WKS. IF NO ACTIVITY PROCEED W/ENFORCEMENT.				
6/4/2015	1ST CITATION ISSUED	HOTEL: VIOLATIONS REMAIN. LACK OF PROGRESS. ISSUE CITATION.				
6/4/2015	NOPN ISSUED	HANGARS: VIOLATIONS REMAIN. LACK OF COMMUNICATION/PROGRESS. ISSUE CITATION.				
7/1/2015		HOTEL: OWNER OBTAINED PERMIT (AFTER THE FACT) FOR REROOF.				
8/27/2015	1ST CITATION ISSUED	HANGARS: VIOLATIONS REMAIN. LACK OF COMMUNICATION/PROGRESS. ISSUE CITATION.				
9/30/2015	2ND CITATION ISSUED	HANGARS: VIOLATIONS REMAIN. LACK OF COMMUNICATION/PROGRESS. ISSUE CITATION.				
10/15/2015	4WK EXT APPROVED	HANGARS: MIKE HEARN SPOKE W/PROPERTY OWNER - ALLOW 4 WKS. IF NO ACTIVITY PROCEED W/ENFORCEMENT.				
11/16/2015	3RD CITATION ISSUED	HANGARS: VIOLATIONS REMAIN. LACK OF COMMUNICATION/PROGRESS. ISSUE CITATION.				
12/9/2015	4TH CITYATION ISSUED	HANGARS: VIOLATIONS REMAIN. LACK OF COMMUNICATION/PROGRESS. ISSUE CITATION.				
12/10/2015	2ND CITATION ISSUED	HOTEL: VIOLATIONS REMAIN. LACK OF PROGRESS. ISSUE CITATION.				
1/11/2016	3RD CITATION ISSUED	HOTEL: VIOLATIONS REMAIN. LACK OF PROGRESS. ISSUE CITATION.				
1/11/2016	5TH CITATION ISSUED	HANGARS: VIOLATIONS REMAIN. LACK OF COMMUNICATION/PROGRESS. ISSUE CITATION. ** OWNERS HAVE BEEN NON-RESPONSIVE FOR 263 DAYS SINCE ISSUANCE OF NOV. REFER CASE TO CODE ENFORCEMENT DIVISION.				
4/8/2016		HOTEL: OWNER FINALED PERMIT (ATER THE FACT) FOR REROOF.				
4/22/2016			APPLICATION FOR CONDITIONAL USE PERMIT (CUP) SUBMITTED	ASSIGNED PROJECT NUMBER CUPR16-00004		
4/28/2016			PRE-DRC	PRE-DRC "FIRST LOOK"		
5/5/2016			PRE-DRC	PRE-DRC "ACCEPTANCE" - PROJECT INCOMPLETE - RETURNED WITH CORRECTIONS.		
6/9/2016	4TH CITATION ISSUED	HOTEL: VIOLATIONS REMAIN. LACK OF PROGRESS. ISSUE CITATION.				
6/28/2016	5TH CITATION ISSUED	HOTEL: VIOLATIONS REMAIN. LACK OF PROGRESS. ISSUE CITATION.				
7/13/2016			REVISED SITE PLANS SUBMITTED			
7/21/2016			PRE-DRC	PRE-DRC "FIRST LOOK"		
7/28/2016			PRE-DRC	PRE-DRC "ACCEPTANCE" - PROJECT ACCEPTED		

7/29/2016		HOTEL: OWNER SUBMITTED PLANS (AFTER THE FACT) FOR REMODEL .				
8/10/2016			DRC	DEVELOPMENT REVIEW COMMITTEE - CONTINUED TO NEXT MEETING PENDING SITE PLAN REVISION TO INCLUDE HANGAR RELOCATION		
8/24/2016			DRC	DEVELOPMENT REVIEW COMMITTEE - CUPR16-00004 APPROVED WITH CONDITIONS. - <b>EXPIRES 12/6/2016</b>		
11/8/2016		HOTEL: OWNER OBTAINED PERMITS (AFTER THE FACT) FOR REMODEL.				
12/6/2016			CUP EXPIRED	CUP EXPIRED - NO PERMITS PULLED, NO PROGRESS.		
4/3/2017						COMPLAINT REFERRED FROM BUILDING AND SAFETY
4/13/2017					NOV ISSUED	PERMITS REQUIRED FOR HANGARS
5/2/2017					NOPN ISSUED	VIOLATIONS REMAIN
5/16/2017					3WK EXT APPROVED	SPOKE WITH DEBBIE. DEBBIE TOLD ME SHE NEEDED MORE TIME. HIRED JERRY MILES FOR STRUCTURAL ENGINEERING SERVICES. I GAVE THREE WEEKS TO SUBMIT PLANS, PAY FEES TO BUILDING & SAFETY. DEBBIE TOLD ME SHE UNDERSTOOD THE DEADLINE.
6/6/2017					ADM-741 ISSUED	VIOLATIONS REMAIN.
						SPOKE TO DEBBIE. DEBBIE STATED SHE HAD COMPLETED PERMITS FOR HOTEL, BUT STILL NEEDS TO PAY FEES.
						SPOKE TO BUILDING & SAFETY DEBBIE TRIED TO SUBMIT PLANS BUT PLANS WERE INCOMPLETE. PLANS SENT BACK TO
6/22/2017					PHONE CALL	SPOKE TO B&S. WAS TOLD PLANS SUBMITTED ON 6/22/17.
8/1/2017					PHONE CALL	SPOKE TO B&S. PLANS RETURNED TO DEBBIE WITH CORRECTIONS A FEW WEEKS PRIOR. SPOKE TO DEBBIE.
8/21/2017					PHONE CALL	SPOKE TO PLAN CHECKER FROM B&S. INFORMED ME THAT DEBBIE HAS BEEN IN SEVERAL TIMES TO ASK QUESTIONS ABOUT CORRECTIONS. BUT NO PLANS SUBMITTED. PLAN CHECKER SAID PLANS WERE PICKED UP 1 MONTH PRIOR, AND HAVE NOT BEEN
9/11/2017					ADM-928 ISSUED	VIOLATIONS REMAIN
9/19/2017					ADM-944 ISSUED	VIOLATIONS REMAIN.
						SPOKE TO B&S, PLANS STILL HAVE NOT BEEN RESUBMITTED.
9/25/2017					APPEAL RECEIVED	RECEIVED APPEAL REQUEST FOR ADM-928 AND ADM-944
10/6/2017					ADM-969 ISSUED	VIOLATIONS REMAIN
10/10/2017		HOTEL: OWNER FINALED PERMIT FOR REMODEL. <b>**OWNERS TOOK 3 YRS (1,107 DAYS) AFTER NOV ISSUED TO COMPLETE TWO PERMITS FOR WORK ALREADY COMPLETED.</b>			ADM-973 ISSUED	VIOLATIONS REMAIN
10/18/2017					ADM-980 ISSUED	VIOLATIONS REMAIN
10/19/2017					PHONE CALL	SPOKE WITH B&S, PLANS WERE RESUBMITTED.
11/1/2017					APPEAL HEARING	APPEAL HEARING FOR ADM-928 & ADM-944
11/6/2017					RESULTS OF APPEAL HEARING	ADMIN CITES UPHELD
11/9/2017					PHONE CALL	SPOKE TO B&S, DEBBIE PICKED UP PLANS THAT NEED TO BE CORRECTED.
12/13/2017					APPEAL HEARING	CITATIONS UPHELD
1/2/2017					ADM-1057 ISSUED	VIOLATIONS REMAIN
1/12/2018					ADM-1069 ISSUED	VIOLATIONS REMAIN
1/19/2018					ADM-1076 ISSUED	VIOLATIONS REMAIN
1/24/2018					ADM-1081 ISSUED	VIOLATIONS REMAIN
1/26/2018					ADM-1084 ISSUED	VIOLATIONS REMAIN
2/2/2018					ADM-1092 ISSUED	VIOLATIONS REMAIN
2/7/2018					ADM-1098 ISSUED	VIOLATIONS REMAIN
2/15/2018					ADM-1110 ISSUED	VIOLATIONS REMAIN
2/17/2018					ADM-1111 ISSUED	VIOLATIONS REMAIN
2/22/2018					ADM-1114 ISSUED	VIOLATIONS REMAIN
2/24/2018					ADM-1120 ISSUED	VIOLATIONS REMAIN
2/28/2018					ADM-1126 ISSUED	VIOLATIONS REMAIN
3/7/2018					ADM-1134 ISSUED	VIOLATIONS REMAIN



3/8/2018					APPEAL HEARING	CITATIONS UPHELD
3/9/2018					ADM-1137 ISSUED	VIOLATIONS REMAIN
3/22/2018					ADM-1151 ISSUED	VIOLATIONS REMAIN
3/28/2018					ADM-1160 ISSUED	VIOLATIONS REMAIN
4/6/2018					ADM-1170 ISSUED	VIOLATIONS REMAIN
4/13/2018					ADM-1181 ISSUED	VIOLATIONS REMAIN
4/20/2018					CASE REVIEW BY CITY ATTORNEY	CASE ON HOLD
5/10/2018					DISSMISSAL OF ALL FINES, RELEASE OF LIEN ISSUED	DUE TO TYPOGRAPHICAL ERROR, IN WHICH THE WRONG PARCEL NUMBER WAS BEING USED ON ALL CITES.  ALL FESS HAVE BEEN DISMISSED AND LIEN HAS BEEN REMOVED.
5/23/2018					INSPECTION	VIOLATIONS REMAIN
9/26/2018					NOV ISSUED	PERMITS REQUIRED FOR HANGARS, VIOLATIONS REMAIN
10/24/2018					NOPN ISSUED	VIOLATIONS REMAIN
11/5/2018					APPEAL OF NOPN RECEIVED FROM DEBBIE VESPE	THE CASE IS ON HOLD UNTIL HEARING IS COMPLETED.
11/18/2018					PHONE CALL	PERMITS STILL NOT RECEIVED.
12/12/2018					APPEAL HEARING HELD	DECISION PENDING ADDITIONAL DATA FROM ALL INVOLVED DEPARTMENTS.

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**Supplemental Brief and**  
**Exhibits Submitted**  
**by Mr. Fazzi**

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Attorney for Silverwood Properties Corp..

**CITY OF HESPERIA CODE ENFORCEMENT APPEAL**  
**COUNTY OF SAN BERNARDINO**

In re Appeal of Notice of Public Nuisance ) Case No. CE17-00610  
Silverwood Properties Corp. ) Supplementary Brief re: Timeline

**COMES NOW SILVERWOOD PROPERTIES CORP.:**

**1. Time line of Events**

**2015**

Bill Jensen negotiates with Rialto Airport for transfer of several Port a Port Hangars<sup>1</sup>  
Silverwood Pays \$100,000 to transport the Hangars to Hesperia Airport  
Bill Jensen discusses exemptions for these hangars with City of Hesperia officials,  
including Councilman Bill Holland, tells Airport ownership he is working with City officials to  
draft an ordinance based on the Long Beach Airport exemption and that “The Ordinance is to  
allow Structural Portable Buildings to be EXEMPT From the Code, there is no Aircraft hangar in  
the Code.” “Thats (sic) why I installed and followed with Permit Application after the fact.”  
Bill Jensen also warned Airport Management not to bring in an attorney to help deal with  
the citations regarding the hangars “unless you want a rule book lesson in how to choke on every  
last detail.” Was Jensen a prophet, or was that a threat that Bill Holland would fulfill if Jensen

<sup>1</sup> “Hangars” as used herein will refer to Port a Port hangars at all relevant times.

1 was fired by Airport Management? Jensen was terminated on August 31, 2015 on suspicion of  
2 mismanagement of airport loan funds supposed to be used to rectify the hangars issues..  
3 June 8, 2015 Bill Jensen hired Tom Steeno to help complete city citation response. In exchange  
4 for Ron Steeno room at motel for 1 month free, 2nd month \$500, 3rd month \$595  
5 Deposit waived  
6 June 12, 2015 notice of public nuisance unpermitted structures 12 newly installed private aircraft  
7 hangers  
8 June 12, 2015 administrative citation case number INV14-00199-1  
9 Permits required for re-roof  
10 Lath/stucco \$148.00  
11 July 1, 2015 City receipts in the amount of \$299.08 and 197.56 for permits/field  
12 investigation/building permit  
13 August 6, 2015 Email Bill Jensen to go to Gerd Schneider and Claudia Schneider  
14 explaining that City of Hesperia Staff and council working on ordinance that allows for hangers  
15 to be exempt same as Long Beach Airport city ordinance  
16 Steeno working with planning department regarding site plan and variance;  
17 Randy Coleman providing site plan survey work DWG files to Steeno for a variance  
18 work/property boundaries and sent back to determinations;  
19 Roofing picture to be submitted to building and safety by Bill Jensen;  
20 Stucco pictures to be submitted to building and safety by Bill Jensen;  
21 Electrical contractor has talk to building and safety and received instructions;  
22 August 12, 2015 Bill Jensen made deal with Tom Steeno to do hanger motel city permit  
23 application and processing by Steeno Design studio in exchange for Ron  
24 Steeno room for the month of August.  
25 August 26, 2015 administrative citation number INV1500106-1  
26 Unpermitted structures \$148.00 pd 10/6/15  
27 August 31, 2015 Bill Jensen's employment terminated  
28 September 21, 2015 Invoice number 3883 from Steeno Design studio in the amount of

1 \$6500.00 for hangers and motel permits  
2 September 30, 2015 administrative citation number INV1500106-2  
3 Unpermitted structures \$248.00 paid 10/6/15  
4 November 16, 2015 administrative citation number INV1500106-3  
5 Unpermitted structures \$548.00 paid 12/11/15  
6 December 9, 2015 administrative citation number INV1500106-4  
7 Unpermitted structures \$548.00  
8 December 10, 2015 administrative citation number INV14-00199-2  
9 Re-roof & Lath/stucco \$248.00  
10 [The following part of the time line was provided by Sophie Steeno for Steeno Design  
11 Studio, Inc. and is her explanation of what work Steeno Design Studio did for Airport ownership:  
12 12/21/15 and 12/22/15 -Met with Tony Rastapole (Airport rep) for review of City  
13 Citations  
14 12/23/15 -Wrote Letter to City of Hesperia saying Steeno Design Studio was  
15 commissioned by Airport owner to address City Citations on Modulars (Hangars) and other  
16 unpermitted items.  
17 **2016**  
18 January 11, 2016 administrative citation number INV14-00199-3  
19 Reroof & Lath/stucco \$548.00  
20 January 11, 2016 administrative citation number INV1500106-5 unpermitted structures  
21 \$548.00  
22 1/26/16 -Met with City officials to discuss Airport issues surrounding unpermitted  
23 modular units and get application and site plan submittal requirements. Also discussed  
24 unpermitted Airport Hotel Remodel and the need for ADA , A /C Unit details, Electrical changes  
25 and grounding, roofing finish.  
26 2/10/16 through 4/11/16 -Met several times with Bruce Thielbar (3/16/16 , 4/11/16,  
27 4/20/16) to review modular unit locations and ultimate locations. Completed items required  
28 For City Planning Application Requirements for Modulars (i.e. Hangars).

1 4 /22/16 Submitted CUP Planning Application to the City of Hesperia for Modulares.  
2  
3 April 22, 2016 Conditional use permit  
4 Total paid \$657.72  
5 5/5/16 Received Planning Incomplete Letter, circulated to all parties (owner and Bruce  
6 Thielbar).  
7 7/8/16 Sophie Steeno met with Debbie, Airport Manager and Bruce Thielbar to discuss  
8 citations and progress.  
9 7/11/16 - Met with City Development Director- Michael Slay for exact requirements to  
10 resubmit to Planning.  
11 7/13/16 -Resubmitted package to City Planning per Incomplete Letter Requirements and  
12 results of Michael Blay's suggestions.  
13 June 9, 2016 Citation number BADM/2522 unpermitted Lath/ stucco  
14 \$548.00  
15 June 30, 2016 citation number BADM/2532  
16 violation of California building code administrative fee \$548.00  
17 August 30, 2016 conditions of approval to install nine aircraft hangers  
18 **2017**  
19 April 13, 2017 notice of violation case number CE17-00610  
20 Complete permits for motel remodel it obtain site plan from planning and get approvals  
21 for all hangers on the property no obstruction in the clear sight triangle let's keep the curvature of  
22 the road clear  
23 June 6, 2017 \$100 Citation number ADM 741  
24 September 11, 2017 citation number ADM 928  
25 September 19, 2017 citation number ADM 944  
26 October 6, 2017 citation number ADM 969  
27 October 10, 2017 citation number ADM 973  
28 October 18, 2017 citation number 980



December 20, 2017 citation number 1053

**2018**

January 2, 2018 citation number 1057

January 12, 2018 citation number ADM 1069

January 19, 2018 citation number ADM1076

January 24, 2018 citation number ADM1081

January 26, 2018 citation number 1084

February 2, 2018 citation number ADM1092

February 7, 2018 citation ADM 1098

February 15, 2018 citation ADM – 1110

February 17, 2018 citation ADM – 1111

February 22, 2018 citation ADM 1114

February 24, 2018 citation ADM1120

February 28, 2018 citation ADM 1126

March 7, 2018 citation ADM 1134

March 9, 2018 citation ADM 1137

March 22, 2018 citation ADM 1151

March 28, 2018 citation ADM 1160

March 30, 2018 citation ADM 1162

April 6, 2018 citation ADM 1170

June 2018      Appeal Hearing for citations, after which all citations issued were rescinded

Silverwood paid thousands of dollars in fine and cost and appeal fees for the citations issued until mid 2018, when the Code Enforcement Department realized that each citation was issued to the improper parcel number because Mr. Montes used a computerized form for each citation, which was automatically populated with a parcel number on which none of the hangars were located. After an appeal hearing in June 2018, all previous citations were rescinded based on that mistake. However, the City has refunded none of the money in fines and appellate fees paid for the appeals of every citation. Silverwood is entitled to a refund of each fine and

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1 assessment made against it, and will pursue that claim through appropriate procedures by a claim  
2 against the City of Hesperia.

3 As Ms. Vespe testified during the hearing, during 2018 until the June appeal hearing, Mr.  
4 Montes was issuing a new citation every 3 days. The fees, expenses and costs to Silverwood  
5 amounts to more than \$60,000, not including funds paid for permits, variances, exemptions and  
6 the like, and not including the fees paid to Steeno Design for its work with the City Planning  
7 Dept. through 2017.

8 The exhibits attached to this Supplementary Brief establish the facts which are set out  
9 above.

10 Dated: December 20, 2018

11  
12  
13 s/ electronically signed  
Louis G. Fazzi, Esq.

---

## Hesperia Airport Project Update

6 messages

---

Sophie <Sophie@steenodesign.com>

Wed, Jul 13, 2016 at 5:15 PM

To: Diana Carloni <diana@carlonilaw.com>

Cc: tom steeno <tom@steenodesign.com>, "Bruce Thielbar (bruce.thielbar@gmail.com)" <bruce.thielbar@gmail.com>, "Gerd Schneider (g.schneider@azurfive.com)" <g.schneider@azurfive.com>, Andy L <andrew@steenodesign.com>, "deb.airport.hesperia@gmail.com" <deb.airport.hesperia@gmail.com>

Hi Diana, as requested here is a summary of events and update to the Hesperia Airport project:

12/21/15 and 12/22/15 -Met with Tony Rastapole for review of City Citations

12/23/15 -Wrote Letter to City of Hesperia saying Steeno Design Studio was commissioned by Airport owner to address City Citations on Modulares

and other unpermitted items.

1/26/16 -Met with City officials to discuss Airport issues surrounding unpermitted modular units and get application and site plan submittal requirements.

-Also discussed unpermitted Airport Hotel Remodel and the need for ADA, A/C Unit details, Electrical changes and grounding, roofing finish.

2/10/16 through 4/11/16 -Met several times with Bruce Thielbar (3/16/16, 4/11/16, 4/20/16) to review modular unit locations and ultimate locations. Completed items required

For City Planning Application Requirements for Modulares.

4/22/16 -Submitted CUP Planning Application to the City of Hesperia for Modulares.

5/5/16 -Received Planning Incomplete Letter, circulated to all parties (owner and Bruce Thielbar).

7/8/16 -Met with Debbie, Airport Manager and Bruce Thielbar to discuss citations and progress.

7/11/16 - Met with City Development Director – Michael Blay for exact requirements to resubmit to Planning.

7/13/16 -Resubmitted package to City Planning per Incomplete Letter Requirements and results of Michael Blay's suggestions.

The upated Site plan is attached for your review and we will keep you update on City's review.

Thank you, Sophie Steeno

Steen Design Studio Inc.

11774 Hesperia Road, Suite B1

Hesperia, CA 92345

[www.SteenDesign.com](http://www.SteenDesign.com)

ph: 760.244.5001

fax: 760.244.1948

---

**From:** Diana Carloni [mailto:[diana@carlonilaw.com](mailto:diana@carlonilaw.com)]

**Sent:** Tuesday, July 12, 2016 11:49 AM

**To:** Sophie

**Subject:** RE: City Meeting Ref Airport

Hey Sophie, hope all is well....I really need a comprehensive summary....even if Tom gives it to me orally. My file has a big hole in it, which I need to fill with that information....

What is the 35,000 agl view of the matter, the overall objective etc. I do not need the detail. Thanks Diana

Diana J. Carloni

Attorney at Law

*Efficiency, Effectiveness, Excellence*





William Hough <williamjhhough@gmail.com>

---

**RE: conversation with planning dept.**

2 messages

---

**g.schneider** <g.schneider@azurfive.com>

Wed, Aug 26, 2015 at 3:33 AM

To: Diana Carloni <diana@carlonilaw.com>

Cc: Jackie Gray <jgray@carlonilaw.com>, "Bill Hough (Gmail)" <williamjhhough@gmail.com>

Dear Diana,

thanks a lot for your e-mail, sounds like we are not dealing with some catastrophic matters, but rather with some negligence . BJ had stated various times that he has finished the site plan and he has also submitted professional blue prints.

Anyhow the reply relieves me from some major stress , as BJ had threatened that the City will shut down the airport if I do not let him handle this, and if third parties are getting involved.

We have sent out the cheque for your retainer with Citizen's Bank bill pay today ; and

I have paid the fine for the citation.

In the afternoon I am finishing the package with the documents for the property transfer and submit that also to you for a review.

I am looking for the signed copy of the L 26 management agreement, and I think that it is essential that we terminate it, once the property is separated.

Looking forward working with you on these "headaches", and cutting myself and the airport loose from the grip that BJ has put on it.

Sincerely

Gerd Schneider

PS: Mr Miles from DOT has also replied to my letter / email, and is available to talk to me today

---

**From:** Diana Carloni [mailto:diana@carlonilaw.com]

**Sent:** Thursday, August 20, 2015 10:57 PM

**To:** g.schneider@azurfive.com  
**Cc:** Jackie Gray  
**Subject:** conversation with planning dept.

Gerd:

I have spoken with Dave Reno in planning and now understand better what is needed to bring all pending matters into compliance. The entire hangar issue can be addressed in a planning application which includes a request for approval of a site plan to locate the hangars, and a variance in the setbacks from the property line, due to size, convenience for aircraft, safety in movement. The variance would allow the structures to be one to three feet inside the fence line, which is different than the code requires, but Mr. Reno did not think it would be too great a problem if all safety issues are addressed. A site plan alone would be an administrative act, but a variance would require planning commission approval. In bringing this application, we can address the structural issues that concern the building and safety department. I am informed that a preliminary sketch has been presented to the city by Mr. Jensen. The city had advised Mr. Jensen to secure a professional submittal of a site plan, which would be the reason that Mr. Steeno (a local architect) may have become involved. I use Mr. Steeno with some of my clients and he is competent, does a good job and has a good reputation with the city. If he ultimately does the work for you, he will be okay to use and do a good job.

The city presently has no issues with the fencing, because any chain-link fence, 6 feet high or less is not subject to permit. The fence issue I will leave to your efforts with the airport authorities.

The citations with fines have been issued, but once I receive authority to speak with the city, I can request that they be dismissed or extensions granted to bring the property into compliance. I must do that with the Community Development Director, Mr. Scott Priester.

This problem does not seem insurmountable at this time. I hope this brings some relief for you. If there is any question, please let me know.

Diana J. Carloni

Attorney at Law

*Efficiency, Effectiveness, Excellence*

14390 Civic Drive, Suite B

Victorville, CA 92392

760-955-7222 ph

760-955-7220 fx

diana@carlonilaw.com





**RECEIPT**  
**City of Hesperia**  
**Building and Safety Division**  
**9700 Seventh Avenue**  
**Hesperia, California 92345**  
Phone: (760) 947-1300

**Receipt No: R23597**

**Permits**

**COM17-00208**

**7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE	100-29-300-3020-4930	\$37.68
COM PERMIT		
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00
TI PLAN REVIEW	100-29-300-3000-5041	\$45.00
FIRE FEES		
FIRE MODIFICATIONS-TI	200-55-523-0000-5390	\$315.00

**COM17-00209**

**7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE	100-29-300-3020-4930	\$12.48
COM PERMIT		
TI PLAN REVIEW	100-29-300-3000-5041	\$45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00

**COM17-00210**

**7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE	100-29-300-3020-4930	\$12.48
COM PERMIT		
TI PLAN REVIEW	100-29-300-3000-5041	\$45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00

**COM17-00211**

**7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE	100-29-300-3020-4930	\$12.48
COM PERMIT		
TI PLAN REVIEW	100-29-300-3000-5041	\$45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00

**COM17-00212**

**7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE	100-29-300-3020-4930	\$12.48
COM PERMIT	25	
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00

**COM17-00213****7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE		
	100-29-300-3020-4930	\$12.48
COM PERMIT		
TI PLAN REVIEW	100-29-300-3000-5041	\$45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00

**COM17-00214****7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE		
	100-29-300-3020-4930	\$12.48
COM PERMIT		
TI PLAN REVIEW	100-29-300-3000-5041	\$45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00

**COM17-00215****7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE		
	100-29-300-3020-4930	\$12.48
COM PERMIT		
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00
TI PLAN REVIEW	100-29-300-3000-5041	\$45.00

**COM17-00216****7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE		
	100-29-300-3020-4930	\$12.48
COM PERMIT		
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00
TI PLAN REVIEW	100-29-300-3000-5041	\$45.00

**Total Fees Paid:****\$1,856.52**

Date Paid: 7/3/2017

Paid By: SILVERWOOD AVIATION INC

Pay Method: CHECK 1170

Received By: CREEVES





132205131 1114-3

**Hesperia Administrative Processing**

C/O Citation Processing Center

P.O. Box 7275

Newport Beach, CA 92658-7275

**OFFICIAL TAX OFFSET NOTICE  
ADMINISTRATIVE CITATION(S)**DTR0430B \*\*\* 7000001233 00.0006.0107 1233/1  
AUTO ALL FOR AADC 923SILVERWOOD AVIATION INC  
7070 SUMMIT VALLEY ROAD  
HESPERIA CA 92345-5720**NOTICE DATE:**

05/01/18

**AMOUNT DUE:**

\$3,628.90

**IMPORTANT**

1. Send check or money order. **NO CASH.** US funds only.
2. Print citation number on your payment.
3. To ensure proper credit, return the bottom portion of this notice with your payment.

Our records show that you have a delinquent debt due to the Agency. You have 30 days to voluntarily pay this amount before we submit your account to the Franchise Tax Board (FTB) for interagency intercept collections. FTB operates an intercept program in conjunction with the State Controller's Office, collecting delinquent liabilities individuals owe to state and local agencies and colleges. FTB intercepts tax refunds, unclaimed property (UPD) claims and lottery winnings owed to individuals.

FTB redirects these funds to pay the individual's debts to the agencies/colleges (California Government Code Sections 12419.2, 12419.7, 12419.8, 12419.9, 12419.10, 12419.11 and 12419.12).

If you have questions or do not believe you owe this debt, contact us within 30 days from the date of this letter. A representative will review your questions or objections. If you do not contact us within that time, or if you do not provide sufficient objections, we will proceed with intercept collections.

If you are the recipient of this notice and you have already made a payment it is possible your payment was received late and you owe a penalty. Please contact the Citation Processing Center at 1-800-969-6158 or via the web at [www.CitationProcessingCenter.com](http://www.CitationProcessingCenter.com) for more information.

Citation #	Date & Time Issued	Description of Violation	Location	Amount
ADM980	10/18/2017 08:15 AM	CBC 105.1, Permits Required	7070 SUMMIT VALLEY RD	\$525.00
ADM973	10/10/2017 02:58 PM	CBC 105.1, Permits Required	7070 SUMMIT VALLEY RD	\$525.00
ADM969	10/19/2017 08:37 AM	CBC 105.1, Permits Required	7070 SUMMIT VALLEY ROAD	\$525.00
ADM1053	12/20/2017 10:21 AM	CBC 105.1, Permits Required	7070 SUMMIT VALLEY RD	\$500.00
ADM1057	01/02/2018 09:35 AM	CBC 105.1, Permits Required	7070 SUMMIT VALLEY ROAD	\$500.00

(If paid, return copy (Front & Back) of canceled check, money order, or receipt)  
Please return this portion with your payment -- Use the enclosed envelope (1114-1)

Notice Date

Notice Number

05/01/18

TW132205131

**TOTAL DUE NOW****\$3,628.90**SILVERWOOD AVIATION INC  
7070 SUMMIT VALLEY ROAD  
HESPERIA CA 92345-5720

0 1 3 2 2 0 5 1 3 1

A convenience fee may be applied

1114-3

**DO NOT SEND CASH. WRITE CITATION # ON PMT  
MAKE CHECK OR MONEY ORDER PAYABLE TO:**☐ Visa ☐ Master Card ☐ Discover ☐ American Express

Number \_\_\_\_\_ Exp. \_\_\_\_\_ Zip Code: \_\_\_\_\_

Signature \_\_\_\_\_ Phone \_\_\_\_\_

10/18/2017 ADM980	\$525.00 CBC 105.1	01/12/2018 ADM1069	\$525.00 CBC 105.1
10/10/2017 ADM973	\$525.00 CBC 105.1	01/12/2018 ADM1069	\$28.90 ADMIN
10/19/2017 ADM969	\$525.00 CBC 105.1	01/19/2018 ADM1076	\$500.00 CBC 105.1
12/20/2017 ADM1053	\$500.00 CBC 105.1		
01/02/2018 ADM1057	\$500.00 CBC 105.1		

Hesperia Administrative Processing  
C/O Citation Processing Center  
P.O. Box 7275  
Newport Beach, CA 92658-7275





124329582 1114-1

**Hesperia Administrative Processing**

C/O Citation Processing Center

P.O. Box 7275

Newport Beach, CA 92658-7275

**OFFICIAL NOTICE OF DELINQUENT  
ADMINISTRATIVE CITATION(S)****NOTICE DATE:** 09/28/15**AMOUNT DUE:** \$148.00

DTB0925I

4000000273 273/1



SILVERWOOD AVIATION INC

3749 CAHUENGA BLVD

STUDIO CITY CA 91604-3504

**IMPORTANT**

1. Send check or money order. **NO CASH.** US funds only.
2. Print citation number on your payment.
3. To ensure proper credit, return the bottom portion of this notice with your payment.

Our records indicate that you have previously failed to pay the fine assessed by The Agency within the time specified on the citation. You have 30 days from the DATE OF THIS NOTICE to pay this fine. Your immediate response to this request for payment will prevent further action such as, but not limited to:

- 1) Assessment of late fees equal to a minimum of 100% of the penalty owed
- 2) Notification to credit reporting agencies
- 3) Special assessment and/or property lien
- 4) Other legal action

Payment of citation does NOT constitute correction. You must pay this fine and if you have been cited for a correctable ordinance, correction must be made through The Agency. If you need further clarification about payment of the citation, go to: [www.CitationProcessingCenter.com](http://www.CitationProcessingCenter.com) or call (800) 969-6158.

If you are the recipient of this notice and you have already made a payment it is possible your payment was received late and you owe a penalty. Please contact the Citation Processing Center at 1-800-969-6158 or via the web at [www.CitationProcessingCenter.com](http://www.CitationProcessingCenter.com) for more information.

Citation #	Date & Time Issued	Description of Violation	Location	Amount
INV15001061	08/26/2015 01:50 PM	15.04.010, Violation of California Building Code(s)	7070 SUMMIT VALLEY RD	\$100.00
INV15001061	08/26/2015 01:50 PM	CBC 105.1, Permits Required	7070 SUMMIT VALLEY RD	\$0.00
INV15001061	08/26/2015 01:50 PM	ADMIN, Administrative Fee	7070 SUMMIT VALLEY RD	\$48.00

(If paid, return copy (Front & Back) of canceled check, money order, or receipt)  
Please return this portion with your payment -- Use the enclosed envelope (1114-2)

Notice Date	Notice Number	TOTAL FINE AMOUNTS
09/28/15	TW124329582	TOTAL DUE NOW \$148.00

SILVERWOOD AVIATION INC  
3749 CAHUENGA BLVD  
STUDIO CITY CA 91604-3504



0 1 2 4 3 2 9 5 8 2

A convenience fee may be applied

1114-1

**DO NOT SEND CASH. WRITE CITATION # ON PMT**  
MAKE CHECK OR MONEY ORDER PAYABLE TO:

☐ Visa ☐ Master Card ☐ Discover ☐ American Express

Number \_\_\_\_\_ Exp. \_\_\_\_\_ Zip Code: \_\_\_\_\_

Signature \_\_\_\_\_ Phone \_\_\_\_\_



Hesperia Administrative Processing  
C/O Citation Processing Center  
P.O. Box 7275  
Newport Beach, CA 92658-7275

08/26/2015 INV15001061 100.00  
08/26/2015 INV15001061 0.00  
08/26/2015 INV15001061 48.00



## Citation Processing Center Receipt

**Citation Information**

Agency: Hesperia Administrative Citations  
Number: INV15001061  
Date: 08/26/15  
Time: 01:50:00 PM

**Vehicle Information**

Lic. Plate State:  
Lic. Plate Number:

**Responsible Party Information**

Name: SILVERWOOD AVIATION INC  
Address: 3749 CAHUENGA BLVD  
STUDIO CITY, CA, 91604

**Payments**

--DATE----	AMOUNT-----	NUMBER---
10/06/15	\$148.00	0000

If you have any questions or for more information, please call (800)-989-2058

Return

---

© Copyright 2015 Citation Processing Center. All Rights Reserved



# City of Hesperia

Community Development-Building and Safety  
9700 Seventh Avenue  
Hesperia, CA 92345  
(760) 947-1216

Est. 1988

## INVOICE

Please note, any unpaid amounts are subject to be assessed to the County of San Bernardino's Tax Roll  
in August 2017 as a Special Assessment.

Bill To: SILVERWOOD PROPERTIES CORP.

Date Billed: June 2, 2017

Property Address: 7070 SUMMIT VALLEY

Responsible Party (tenant or owner): SILVERWOOD PROPERTIES CORP.

Please note, per the Hesperia Municipal Code, Section 1.04.050, the definition of 'Responsible Party'  
may include both the tenant and the property owner and the City is authorized by the H.M.C. to proceed  
with collection of fines and fees with both or either the tenant or property owner as the responsible  
party.

---

**You must pay this total amount within thirty days of the date of this notice.**

**Total Fees Due: \$732.00**

Please remit payment to:

City of Hesperia  
ATTN: Tina Bulgarelli  
9700 Seventh Avenue  
Hesperia, CA 92345

Billing Address:

SILVERWOOD PROPERTIES CORP.  
3749 CAHUENGA BLVD  
STUDIO CITY, CA 91604



# RECEIPT

City of Hesperia  
Code Enforcement Department  
15840 Smoke Tree Street  
Hesperia, CA 92345  
Phone: (760) 947-1343

Receipt No: R24663

Case No: CE17-00610

Owner Name: SILVERWOOD AVIATION INC  
Address: 7070 SUMMIT VALLEY ROAD  
HESPERIA, CA 92345

Fee Description	Account	Fee Amount
FIRST CITATION-CODE	100-29-305-3010-5405	100.00
NOTICE OF PENDENCY FE	100-29-305-3010-5405	36.00

**Total Fees Paid:**

**136.00**

Date Paid: 08/15/2017  
Date Printed: 08/15/2017  
Paid By: L26 HOSPITALITY SERVICES, LLC  
Pay Method: CHECK  
Received By: LV

CUSTOMER



**L 26 Aviation LLC.**  
7070 Summit Valley Rd  
Hesperia, CA 92345

2594  
90-3582/1222

PAY TO THE ORDER OF City of Hesperia July 1 2015 \$ 197.50

ONE HUNDRED NINETY SEVEN DOLLARS & 50/100 DOLLARS

**Us Bank**  
16832 Main Street  
Hesperia, CA 92345

FOR Field Investigation Bur MP

⑆ 122235821⑆ 157502582016⑆ 2594

**L 26 Aviation LLC.**  
7070 Summit Valley Rd  
Hesperia, CA 92345

2593  
90-3582/1222

PAY TO THE ORDER OF City of Hesperia July 1 2015 \$ 299.00

TWO HUNDRED NINETY NINE DOLLARS & 00/100 DOLLARS

**Us Bank**  
16832 Main Street  
Hesperia, CA 92345

FOR City Inspection Ref Bur MP

⑆ 122235821⑆ 157502582016⑆ 2593

INVOICE NO. 2017-613  
DATE: June 5, 2017

JERRY L. MILES, P.E.  
P.O. BOX 1861  
APPLE VALLEY, CA 92307  
(760) 646-0203

INVOICE FOR ENGINEERING SERVICES

To: L26 HOSPITALITY LLC  
SILVERWOOD AVAITION INC  
7070 Summit Valley Road #A  
Hesperia, CA 92345  
760-988-2551

Project Name	SEVICES RENDERED	FEE
PORTABLE HANGERS 7070 Summit Valley Road Hesperia, CA	Lateral & Vertical Structural Calculations PER 2016 C.B.C.	\$ 3,100.00
Total		\$ 3,100.00

TOTAL CONTRACT AMOUNT: \$ 3,100.00  
RETAINER AMOUNT RECEIVED: \$ (-1,400.00)  
TOTAL AMOINT OF THIS INVOICE: \$ 2,800.00  
TOTAL AMOUNT OF RETENTION\*: \$ 300.00  
TOTAL AMOUNT NOE DUE (\$2,800 - \$1,400): \$ 1,400.00

\* RETENTION DUE UPON CITY APPROVAL

MAKE CHECKS PAYABLE TO: JERRY L. MILES



Date Printed: 6/30/2017



City of Hesperia  
Code Enforcement Department  
15840 Smoke Tree St.  
Hesperia, CA 92345

8/11/17

\$136.00

**Code Enforcement Partial Billing Statement**

**Due Date: 7/30/2017**

Date: June 30, 2017

Case Number: CE17-00610

Violation Address: 7070 SUMMIT VALLEY RD

Property Owner: SILVERWOOD AVIATION INC

Mailing Address: 7070 SUMMIT VALLEY ROAD, HESPERIA 92345

This is your monthly statement for fines and fees currently associated with the Code Enforcement Case listed above. Please pay the total amount due to the address below by no later than 7/30/2017.

**Notice: The above mentioned case is still open. Fines and fees will continue to accrue until the violations have been abated.**

**Make Payments To:**

City of Hesperia  
Code Enforcement  
15840 Smoke Tree St.  
Hesperia, CA 92345

**Total Due: \$136.00**

The City of Hesperia accepts payment via check, cashiers check or money order, cash, or credit card (Master Card, Discover, Visa)

Payment must be made no later than 30 days from the date of this invoice.

**Please note, unpaid fines may become a lien against the property and result in placement of unpaid fines on the property tax bill.**

<b>RECEIPT</b>		DATE <u>8-11-17</u>	No. <u>972862</u>
RECEIVED FROM <u>L26 Hospitality</u>		\$ <u>136.00</u>	
<u>One hundred Thirty Six + 00/100</u>		DOLLARS	
<input type="radio"/> FOR RENT		<input type="radio"/> FOR <u>7070 Summit Valley CE17-00610</u>	
ACCOUNT	<u>136.00</u>	<input type="radio"/> CASH	FROM _____ TO _____
PAYMENT	<u>136.00</u>	<input type="radio"/> CHECK	
BAL. DUE	<u>000</u>	<input type="radio"/> MONEY ORDER <input type="radio"/> CREDIT CARD	
		BY <u>[Signature]</u>	

7070 SUMMIT VALLEY ROAD  
HESPERIA, 92345



**FW: San Bernardino County Tax Collector: Payment Confirmation**

1 message

**g.schneider** <g.schneider@azurfive.com>

Tue, Nov 7, 2017 at 12:01 PM

To: Claudia Schneider &lt;claudia.schneider@compassltd.com&gt;

Cc: Accounting@donnawellscpa.com, Debbie Vespe &lt;deb.airport.hesperia@gmail.com&gt;

For your information

**From:** ATCWeb [mailto:[feedback@atc.sbcounty.gov](mailto:feedback@atc.sbcounty.gov)]**Sent:** Tuesday, November 7, 2017 10:00 PM**To:** [g.schneider@azurfive.com](mailto:g.schneider@azurfive.com)**Subject:** San Bernardino County Tax Collector: Payment Confirmation**Oscar Valdez**San Bernardino County Tax Collector  
268 West Hospitality Lane, First Floor  
San Bernardino, CA 92415-0360**Confirmation # 95745672106****Items Paid****Transaction Details****Payment Date:** 11/7/2017 11:59 AM PST**Recipient:** Tax Collector**Location:** Internet**Received Via:** Online**Paid By**

Silverwood Properties Corporation

[g.schneider@azurfive.com](mailto:g.schneider@azurfive.com)**Items**

Item	Description	Amount
TAX PMT TAX PMT APN 0397144010000, Bill # 20170327360-01		\$ 1,251.11
TAX PMT TAX PMT APN 0397144020000, Bill # 20170327361-01		\$ 733.75
TAX PMT TAX PMT APN 0397144030000, Bill # 20170327362-01		\$ 620.68
TAX PMT TAX PMT APN 0397144040000, Bill # 20170327363-01		\$ 806.19
TAX PMT TAX PMT APN 0397134060000, Bill # 20170327308-01		\$ 218.78
TAX PMT TAX PMT APN 0397122220000, Bill # 20170327196-01		\$ 1,152.73

**Payments**

Payment	Account	Paid
e-check	Citizens Bank ***2857	\$ 4,783.24
<b>Total Charged:</b>		<b>\$ 4,783.24</b>

Thank you for using PaymentExpress for electronic check payment of your Property Taxes.

PaymentExpress payments are effective the date they are submitted. However, they will not be posted and show on our website for 1 to 2 business days.

Please note: this transaction is pending verification of funds and acceptance by your bank. The payment transaction will debit your bank account and will appear on your next statement. If you believe this transaction is in error please contact your bank immediately.

If your checking or savings account transaction is returned for any reason, you will be charged a \$25.00 returned item fee plus any applicable penalties and interest. If routing and account numbers are not entered correctly the transaction will be returned to us and you will be charged the \$25.00 returned item fee.



# INVOICE

City of Hesperia  
Building and Safety Division  
9700 Seventh Ave  
Hesperia, CA 92345  
Phone: (760) 947-1300

APPLICANT: DEBBIE VESPEL  
7070 SUMMIT VALLEY RD  
BLDG PERMIT COMM/NEW OR ADDITIO

Invoice No: CG:002280  
Permit No: COM17-00208

Parcel No: 039714401

Description: AIRPORT HANGER #1

Valuation: \$10,000.00  
1500.00

Fee Description	Account	Fee Amount
AUTOMATION FEE	100-29-300-3020-4930	\$ 37.68
FIRE MODIFICATIONS-TI	200-55-523-0000-5390	\$ 315.00
TI PLAN REVIEW	100-29-300-3000-5041	\$ 45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$ 111.00

Total Fees Due:

\$ 508.68

Date Printed: 06/22/2017



**INVOICE**  
*City of Hesperia*  
**Building and Safety Division**  
**9700 Seventh Ave**  
**Hesperia, CA 92345**  
Phone: (760) 947-1300

APPLICANT: DEBBIE VESPE  
7070 SUMMIT VALLEY RD  
BLDG PERMIT COMM/NEW OR ADDITIO

Invoice No: CG:002281  
Permit No: COM17-00209

Parcel No: 039714401

Description: AIRPORT HANGER #2

Valuation: ~~\$10,000.00~~  
1500.00

Fee Description	Account	Fee Amount
AUTOMATION FEE	100-29-300-3020-4930	\$ 12.48
TI PLAN REVIEW	100-29-300-3000-5041	\$ 45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$ 111.00

**Total Fees Due:**

**\$ 168.48**

Date Printed: 06/22/2017





# INVOICE

City of Hesperia  
Building and Safety Division  
9700 Seventh Ave  
Hesperia, CA 92345  
Phone: (760) 947-1300

APPLICANT: DEBBIE VESPE  
7070 SUMMIT VALLEY RD  
BLDG PERMIT COMM/NEW OR ADDITIO

Invoice No: CG:002282  
Permit No: COM17-00210

Parcel No: 039714401

Description: AIRPORT HANGER #3

Valuation: ~~\$10,000.00~~  
1500.00

Fee Description	Account	Fee Amount
AUTOMATION FEE	100-29-300-3020-4930	\$ 12.48
TI PLAN REVIEW	100-29-300-3000-5041	\$ 45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$ 111.00

Total Fees Due:

\$ 168.48

Date Printed: 06/22/2017



# INVOICE

City of Hesperia  
Building and Safety Division  
9700 Seventh Ave  
Hesperia, CA 92345  
Phone: (760) 947-1300

APPLICANT: DEBBIE VESPE  
7070 SUMMIT VALLEY RD  
BLDG PERMIT COMM/NEW OR ADDITIO

Invoice No: CG:002283  
Permit No: COM17-00211

Parcel No: 039714401

Description: AIRPORT HANGER #4

Valuation: ~~\$10,000.00~~  
1500.00

Fee Description	Account	Fee Amount
AUTOMATION FEE	100-29-300-3020-4930	\$ 12.48
TI PLAN REVIEW	100-29-300-3000-5041	\$ 45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$ 111.00

Total Fees Due:

\$ 168.48

Date Printed: 06/22/2017



# INVOICE

City of Hesperia  
Building and Safety Division  
9700 Seventh Ave  
Hesperia, CA 92345  
Phone: (760) 947-1300

APPLICANT: DEBBIE VESPE  
7070 SUMMIT VALLEY RD  
BLDG PERMIT COMM/NEW OR ADDITIO

Invoice No: CG:002284  
Permit No: COM17-00212

Parcel No: 039714401

Description: AIRPORT HANGER #5

Valuation: ~~\$10,000.00~~

1500.00

Fee Description	Account	Fee Amount
AUTOMATION FEE	100-29-300-3020-4930	\$ 12.48
TI PLAN REVIEW	100-29-300-3000-5041	\$ 45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$ 111.00

Total Fees Due:

\$ 168.48

Date Printed: 06/22/2017



# INVOICE

City of Hesperia  
Building and Safety Division  
9700 Seventh Ave  
Hesperia, CA 92345  
Phone: (760) 947-1300

APPLICANT: DEBBIE VESPE  
7070 SUMMIT VALLEY RD  
BLDG PERMIT COMM/NEW OR ADDITIO

Invoice No: CG:002285  
Permit No: COM17-00213

Parcel No: 039714401

Description: AIRPORT HANGER #6

Valuation: ~~\$10,000.00~~  
1500.00

Fee Description	Account	Fee Amount
AUTOMATION FEE	100-29-300-3020-4930	\$ 12.48
TI PLAN REVIEW	100-29-300-3000-5041	\$ 45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$ 111.00

Total Fees Due:

\$ 168.48

Date Printed: 06/22/2017



# INVOICE

City of Hesperia  
Building and Safety Division  
9700 Seventh Ave  
Hesperia, CA 92345  
Phone: (760) 947-1300

APPLICANT: DEBBIE VESPE  
7070 SUMMIT VALLEY RD  
BLDG PERMIT COMM/NEW OR ADDITIO

Invoice No: CG:002288  
Permit No: COM17-00214

Parcel No: 039714401

Description: AIRPORT HANGER #7

Valuation: ~~\$10,000.00~~

1500.00

Fee Description	Account	Fee Amount
AUTOMATION FEE	100-29-300-3020-4930	\$ 12.48
TI PLAN REVIEW	100-29-300-3000-5041	\$ 45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$ 111.00

Total Fees Due:

\$ 168.48

Date Printed: 06/22/2017





**INVOICE**  
*City of Hesperia*  
**Building and Safety Division**  
**9700 Seventh Ave**  
**Hesperia, CA 92345**  
Phone: (760) 947-1300

APPLICANT: DEBBIE VESPE  
7070 SUMMIT VALLEY RD  
BLDG PERMIT COMM/NEW OR ADDITIO

Invoice No: CG:002286  
Permit No: COM17-00215

Parcel No: 039714401

Description: AIRPORT HANGER #8

Valuation: ~~\$10,000.00~~

1500.00

8

Fee Description	Account	Fee Amount
AUTOMATION FEE	100-29-300-3020-4930	\$ 12.48
TI PLAN REVIEW	100-29-300-3000-5041	\$ 45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$ 111.00

**Total Fees Due:**

**\$ 168.48**

Date Printed: 06/22/2017



Date Printed: 12/1/2017

*City of Hesperia*

Code Enforcement Department  
15840 Smoke Tree St.  
Hesperia, CA 92345

**Code Enforcement Partial Billing Statement**

**Due Date: 12/31/2017**

Date: December 01, 2017

Case Number: CE17-00610

Violation Address: 7070 SUMMIT VALLEY RD

Property Owner: SILVERWOOD AVIATION INC

Mailing Address: 7070 SUMMIT VALLEY ROAD, HESPERIA 92345

This is your monthly statement for fines and fees currently associated with the Code Enforcement Case listed above. Please pay the total amount due to the address below by no later than 12/31/2017.

**Notice: The above mentioned case is still open. Fines and fees will continue to accrue until the violations have been abated.**

**Make Payments To:**

City of Hesperia  
Code Enforcement  
15840 Smoke Tree St.  
Hesperia, CA 92345

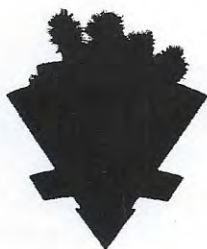
**Total Due: \$2,338.50**

The City of Hesperia accepts payment via check, cashiers check or money order, cash, or credit card (Master Card, Discover, Visa)

Payment must be made no later than 30 days from the date of this invoice.

**Please note, unpaid fines may become a lien against the property and result in placement of unpaid fines on the property tax bill.**

SILVERWOOD AVIATION INC  
7070 SUMMIT VALLEY ROAD  
HESPERIA, 92345



# City of Hesperia

Community Development-Building and Safety  
9700 Seventh Avenue  
Hesperia, CA 92345  
(760) 947-1216

Est. 1988

## INVOICE

Please note, any unpaid amounts are subject to be assessed to the County of San Bernardino's Tax Roll  
in August 2016 as a Special Assessment.

Bill To: SILVERWOOD PROPERTIES CORP.

Date Billed: June 29, 2016

Property Address: 7070 SUMMIT VALLEY

Responsible Party (tenant or owner): SILVERWOOD PROPERTIES CORP.

Please note, per the Hesperia Municipal Code, Section 1.04.050, the definition of 'Responsible Party'  
may include both the tenant and the property owner and the City is authorized by the H.M.C. to proceed  
with collection of fines and fees with both or either the tenant or property owner as the responsible  
party.

---

**You must pay this total amount within thirty days of the date of this notice.**

**Total Fees Due: \$1374.00**

Please remit payment to:

City of Hesperia  
ATTN: Tina Bulgarelli  
9700 Seventh Avenue  
Hesperia, CA 92345

Billing Address:

SILVERWOOD PROPERTIES CORP.  
3749 CAHUENGA BLVD  
STUDIO CITY, CA 91604





# City of Hesperia

Gateway to the High Desert

June 28, 2016

SILVERWOOD PROPERTIES CORP.  
3749 CAHUENGA BLVD  
STUDIO CITY, CA 91604

Dear SILVERWOOD PROPERTIES CORP.

This is to inform you that the City of Hesperia has incurred costs related to Building and Safety at a property owned by you. Several attempts to collect payment have been initiated by the City with either yourself or your tenant to date with no result. The City's Municipal Code states that the enforcement officer is authorized to use any and all approved methods to recover fees, enforcement costs, and abatement costs.

Issuing Department: Building and Safety  
Case Number: INV1500106

Property Address: 7070 SUMMIT VALLEY  
APN: 039714401  
Amount Owed: \$1,374.00

You must pay this total amount to:

City of Hesperia  
Attn: Community Development  
9700 Seventh Avenue  
Hesperia, CA 92345

by no later than August 9, 2016. Failure to pay will result in all unpaid amounts being applied to the property tax roll.

Please feel free to contact the issuing department listed above if you have any questions.

Building and Safety: 760-947-1216

Sincerely,  
Tina Bulgarelli  
Administrative Analyst  
City of Hesperia Community Development  
(760)947-1216

---

*Bill Holland, Mayor  
Paul Russ, Mayor Pro Tem  
Russ Blewett, Council Member  
Mike Leonard, Council Member  
Eric Schmidt, Council Member*

*Nils Bentsen, City Manager*

*9700 Seventh Avenue  
Hesperia, CA 92345  
760-947-1000  
TD 760-947-1119*

[www.cityofhesperia.us](http://www.cityofhesperia.us)

**BOB DUTTON**

ASSESSOR - RECORDER - CLERK

339 City of Hesperia

Doc#: 2016-0261051



Titles: 1

Pages: 1

Fees	15.00
Taxes	0.00
Other	0.00
PAID	\$15.00

1 Recorded At The Request of,  
2 When Recorded Return To

3 Tina Bulgarelli  
4 City of Hesperia  
5 Attn: Community Development  
6 9700 Seventh Avenue  
7 Hesperia, CA 92345

8 In Re The Matter of: Building and Safety

Case No. BS-7070 SUMMIT VALLEY

9 SILVERWOOD PROPERTIES CORP.

10 Notice of Pendency

11 3749 CAHUENGA BLVD

Administrative Proceedings

12 STUDIO CITY, CA 91604

Health & Safety Code Sec. 17985

13 And Does 1 through 10 Owners

14 Parcel No: 0397-144-01-0000

15 Common Address:


16 7070 SUMMIT VALLEY  
Hesperia, CA 92345

17 **NOTICE IS HEREBY GIVE**

18 Pursuant to State of California health and safety code section 17985, the City of  
19 Hesperia has incurred service fees on the parcel number listed and such charges  
20 when processed as required by law, will become a lien on such parcel.

21 Further details regarding this notice may be acquired by addressing an inquiry to the  
22 City of Hesperia, Community Development Department.

23  
24  
25 Dated 6-28-16

26   
Tina Bulgarelli, Administrative Analyst  
27 City of Hesperia  
28



# RECEIPT

City of Hesperia  
Code Enforcement Department  
15840 Smoke Tree Street  
Hesperia, CA 92345  
Phone: (760) 947-1343

Receipt No: R24663  
Case No: CE17-00610

Owner Name: SILVERWOOD AVIATION INC  
Address: 7070 SUMMIT VALLEY ROAD  
HESPERIA, CA 92345

Fee Description	Account	Fee Amount
FIRST CITATION-CODE	100-29-305-3010-5405	100.00
NOTICE OF PENDENCY FE	100-29-305-3010-5405	36.00

---

**Total Fees Paid:**

**136.00**

Date Paid: 08/15/2017  
Date Printed: 08/15/2017  
Paid By: L26 HOSPITALITY SERVICES, LLC  
Pay Method: CHECK  
Received By: LV

CUSTOMER



FIRE HYDRANT

ALLEY RD

Blueprints - Aug 2015  
Site plan - for setback

### SYMBOL LEGEND

- ✱ EXISTING RUNWAY LIGHTS TO BE REMOVED
- ◇ TIEDOWNS
- ✱ FIRE HYDRANT (LOCATED AT SOUTHWEST CORNER OF SITE)
- ✱ WATER VALVE (ALONG SANTE FE AVENUE EAST)
- AIR-VAC FOR WATER LINE (ALONG SANTE FE AVENUE EAST)
- WATER METER (ALONG SANTE FE AVENUE EAST)
- GAS METER (ALONG SANTE FE AVENUE EAST)
- MAIL BOX (ALONG SANTE FE AVENUE EAST)
- ▲ PROPOSED CLEAR RUNWAY LIGHT UNLESS NOTED
- PROPOSED TAXIWAY BLUE REFLECTOR

### PROJECT DATA

ZONE: I-1  
OCCUPANCY: U  
CONSTRUCTION TYPE: 1-A  
STORIES: 1  
FIRE SPRINKLERS: NO  
A.P.N.: 0408-134-25  
SITE ADDRESS: 7070 SUMMIT ROAD

#### ARCHITECT/REPRESENTATIVE:

STEENO DESIGN STUDIO, INC.  
ARCHITECT: TOM STEENO  
11774 HESPERIA ROAD, SUITE B-1  
PH: 760-244-5001 FAX: 760-244-1948

#### PROPERTY OWNER / APPLICANT:

OWNER: SILVERWOOD AVIATION INC.  
7070 SUMMIT VALLEY ROAD  
HESPERIA, CA. 92345  
310 658 1825  
SITE MANAGER: BILL JENSEN  
7070 SUMMIT VALLEY ROAD  
HESPERIA, CA. 92345  
760 640 6416

#### BENCH MARK

CITY OF HESPERIA  
NGS BENCHMARK 5-41 LOCATED 644 FEET  
WEST OF THE SOUTHWEST CORNER OF  
THE RUNWAY, 96 FEET SE OF THE SE RAIL.  
ELEV = 3411.31

#### LEGAL DESCRIPTION

A.P.N.: 0408-134-25

### SCOPE OF WORK

THE SCOPE OF THE WORK UNDER THIS PERMIT IS TO HAVE A  
REVISION TO AN APPROVED ACTION ALLOWING "PORTABLE  
RELOCATING AIRPLANE HANGERS" ALONG THE FRONTAGE OF  
SUMMIT VALLEY ROAD TO BE INSIDE THE SETBACK FROM THE  
PROPERTY LINE.

PROJECT: PORTABLE HANGER ENCROACHMENT

BILL JENSEN

PROJECT ADDRESS:  
7070 SUMMIT VALLEY ROAD  
HESPERIA, CA 92345

CONTACT INFO:  
BILL JENSEN  
7070 SUMMIT VALLEY ROAD  
HESPERIA, CA 92345 (760) 646-6416

JOB NO.

COM15-130

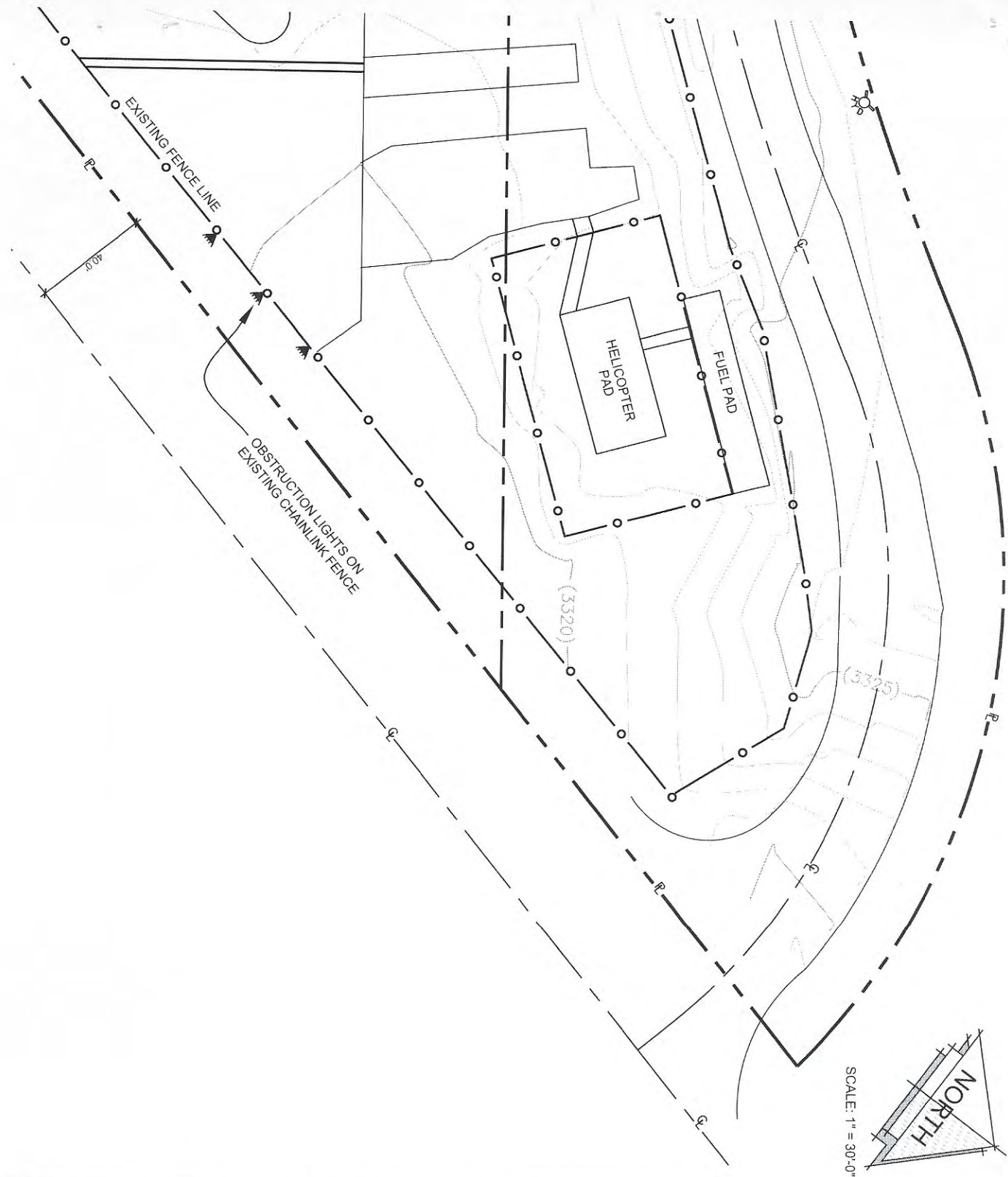
SHEET NAME:

SITE PLAN

PAGE

C-1

OF SHTS.



**STEENO**

DESIGN STUDIO INC.

ARCHITECTURE ♦ DESIGN ♦ PLANNING

11774 HESPERIA ROAD, SUITE B ♦ HESPERIA, CA. 92345

PHONE (760) 244-5001 ♦ FAX (760) 244-1948

[www.steenodesignstudio.com](http://www.steenodesignstudio.com)

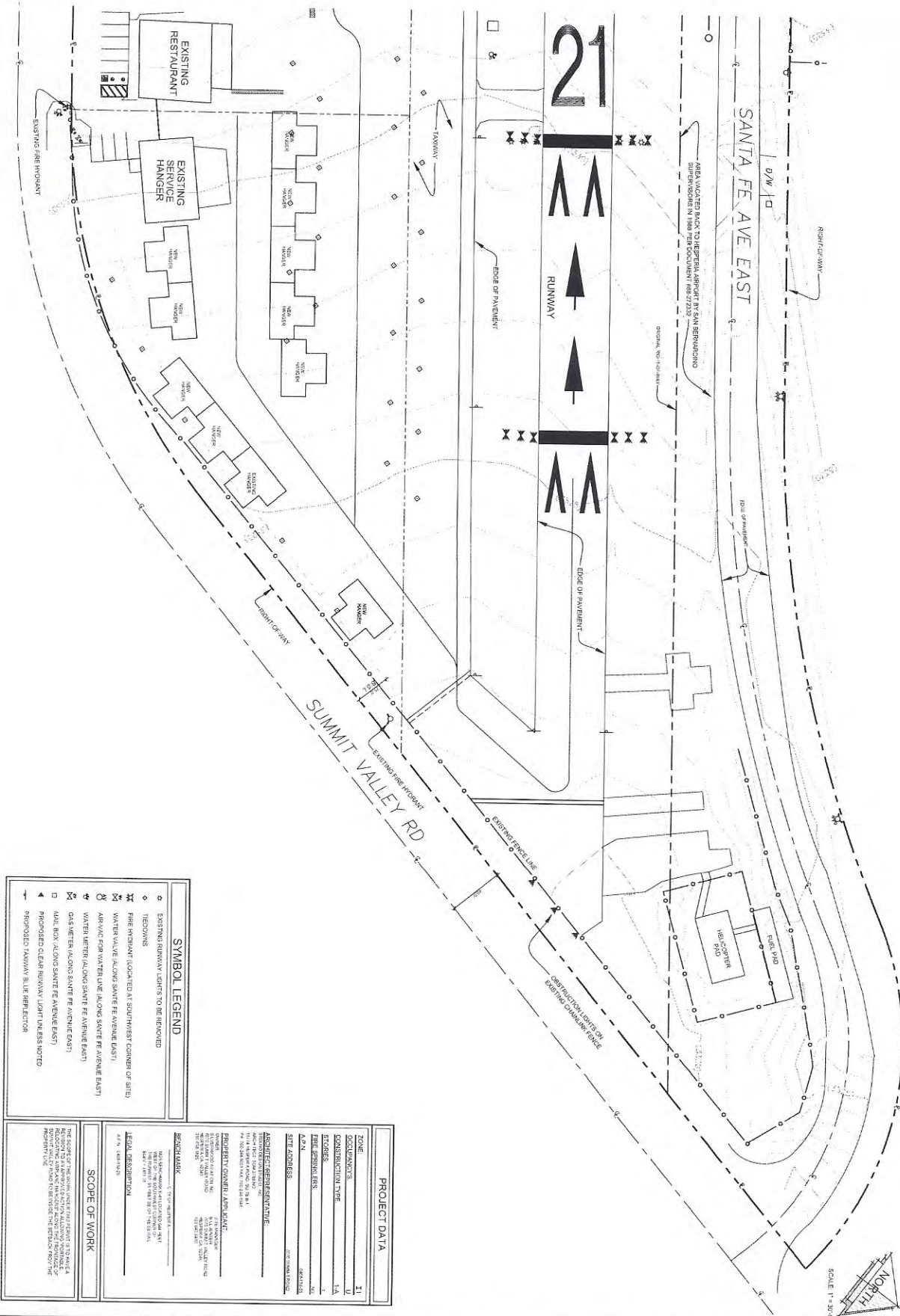
DATE FINISHED  
AUGUST 2015

REVISIONS

THESE PLANS SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2010 IRC, 2010 CBC AND THE 2013 ENERGY STANDARDS.

THESE DOCUMENTS AND THE DESIGN AND IDEAS INCORPORATED THEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE SOLE PROPERTY OF STEENOD DESIGN STUDIO INC. ANY REUSE OR REPRODUCTION FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.

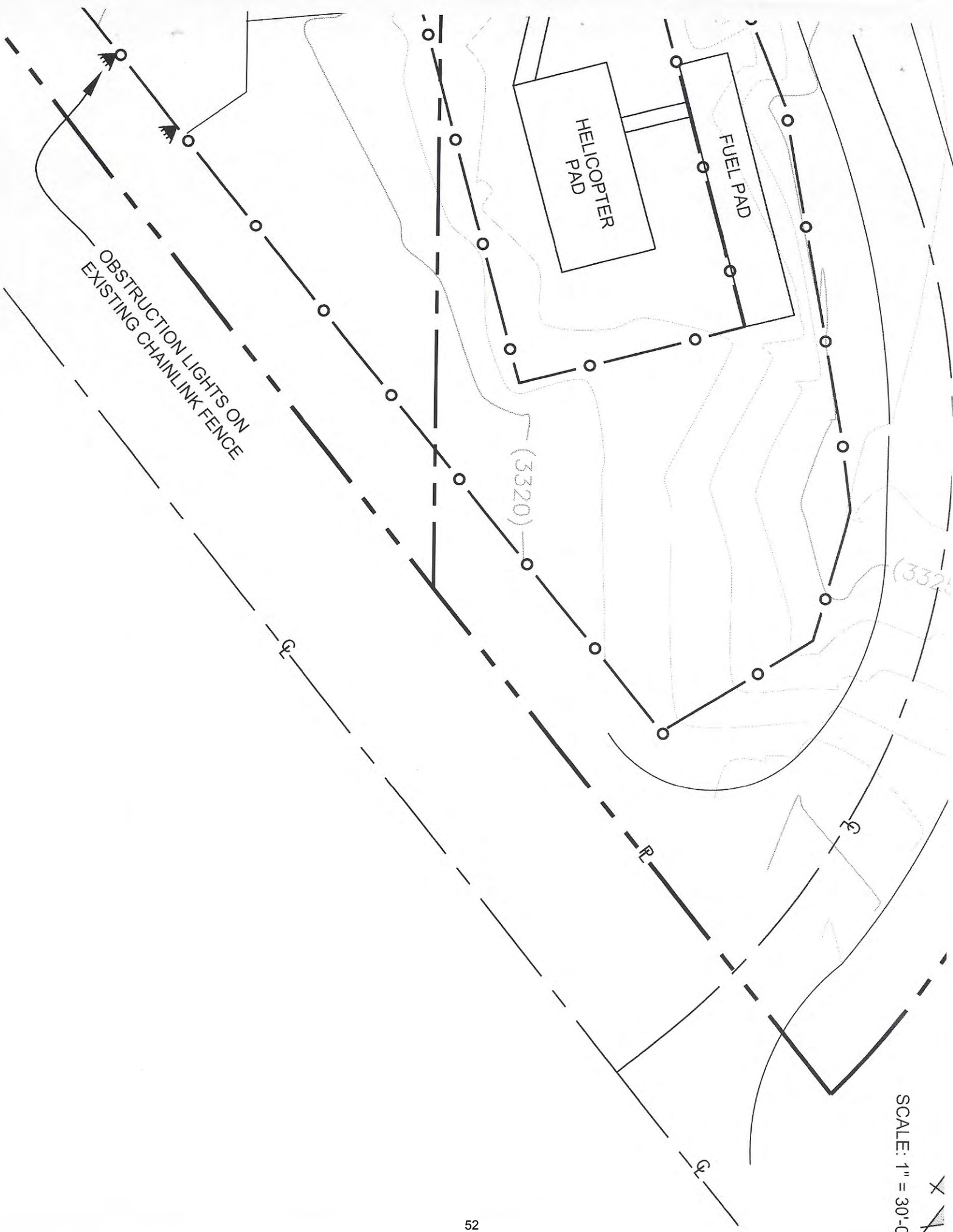




SYMBOL LEGEND	
	EXISTING RUNWAY LIGHTS TO BE REMOVED
	FIRE HYDRANT LOCATED AT SOUTHWEST CORNER OF SITE
	WATER VALVE ALONG SANTA FE AVENUE EAST
	AIR/WATER ALONG SANTA FE AVENUE EAST
	GAS/WATER ALONG SANTA FE AVENUE EAST
	MAIL BOX ALONG SANTA FE AVENUE EAST
	PROPOSED CLEAR RUNWAY LIGHT UNLESS NOTED
	PROPOSED RUNWAY BLUE REFLECTOR

PROJECT DATA	
ZONE	T-1
OCCUPANCY	U
CONSTRUCTION TYPE	1A
STORIES	1
FIRE SPRINKLER	NO
ADN	NO
SITE ADDRESS	2010 SUMMIT VALLEY RD
ADDITIONAL INFORMATION	
PROPERTY OWNER/APPlicant	
PROJECT DESCRIPTION	
SCOPE OF WORK	
LEGAL DESCRIPTION	
RECORD MAP	
SCOPE OF WORK	
LEGAL DESCRIPTION	
RECORD MAP	

<p>PROJECT: PORTABLE HANGER ENCROACHMENT</p> <p>BILL JENSEN</p> <p>PROJECT NO: 2015-001</p> <p>DATE: 12/23/2015</p> <p>SCALE: 1" = 30'-0"</p>	<p>DATE: 12/23/2015</p> <p>REVISIONS:</p>	<p>STEENO</p> <p>DESIGN STUDIO</p> <p>ARCHITECTURE &amp; ENGINEERING</p> <p>11774 REDWOOD ROAD SUITE 200 DENVER, CO 80231</p> <p>PHONE: (303) 755-1111 FAX: (303) 755-1112</p> <p>WWW.STEENODENVER.COM</p>	<p>PAGE</p> <p>C-1</p> <p>OF 3115</p>	<p>SITE PLAN</p>
			<p>PROJECT: PORTABLE HANGER ENCROACHMENT</p> <p>BILL JENSEN</p> <p>PROJECT NO: 2015-001</p> <p>DATE: 12/23/2015</p> <p>SCALE: 1" = 30'-0"</p>	



SCALE: 1" = 30'-0"

**PHASE I  
CONSTRUCTION LOAN REQUEST  
as of 10-23-13**

**AMOUNT REQ'D      DESCRIPTION**

28,094.72	May Fly Flood Damage - Personal Loan Payment
5,000.00	Clifford Ichiyasu - Flood Reimbursement
25,000.00	Gerd Schneider - Flood Damage Reimbursement
49,512.00	All American Fencing - 100% with Card Lock Gates
25,324.00	Steve Mills - Roofing
1,500.00	Cameras

**Administrative**

8,292.00	A. Property Taxes - 2013-2014
2,292.50	B. Richard Anderson Law Office - Access License Review
7,000.00	C. Randy Coleman, Survey Engineer
1,800.00	D. County Health Permit and City Business License
5,000.00	E. Administrative Services - Permit, Architect, Licenses, FTB, Etc.
5,000.00	F. Appraisal, Paul Jacobs Appriaser
5,000.00	G. Steeno Design Studio - Architect

---

<b>168,815.22</b>	<b>TOTAL:</b>
-------------------	---------------

---

Monthly Payment: \$1,055.46  
\$168,815.00 (25 yrs amortization @ 6% interest)

?



mail

Debbie Vespe <deb.airport.hesperia@gmail.com>

## FW: Port-A-Port Parts | Port-A-Port Hangar Parts Authorized Distributor

3 messages

Tue, Sep 26, 2017 at 4:59 AM

g.schneider <g.schneider@azurfive.com>  
To: Debbie Vespe <deb.airport.hesperia@gmail.com>

I will send you some stuff regarding the Hangars - please deliver tot he lawyer

-----Original Message-----

From: Bethany Nosko [mailto:Bethany@steenodesign.com]  
Sent: Thursday, December 24, 2015 12:09 AM  
To: g.schneider; 'Anthony Raftopol'  
Cc: tom steeno; Sophie; 'Diana Carloni'  
Subject: RE: Port-A-Port Parts | Port-A-Port Hangar Parts Authorized Distributor

Mr. Schneider and Mr. Raftopol,  
Please find attached our draft letter to the City of Hesperia requesting an extension to correct citation #INV14-00106-4. Please advise and we will send to the City of Hesperia upon your approval.

Best Regards,

Bethany Nosko

Steen Design Studio Inc.  
11774 Hesperia Road, Suite B1  
Hesperia, CA 92345  
www.SteenDesign.com  
ph: 760.244.5001

-----Original Message-----

From: tom steeno  
Sent: Wednesday, December 23, 2015 1:41 PM  
To: g.schneider; 'Anthony Raftopol'  
Cc: 'Diana Carloni'; Sophie; Bethany Nosko  
Subject: RE: Port-A-Port Parts | Port-A-Port Hangar Parts Authorized Distributor

Good morning Mr. Schneider, I did indeed go to the site yesterday to photo & measure. Upon my entry onto the site a worker from Mercy Air spoke to us about how the hangars have affected the airport. First issue was the western row of hangars block entry into the original permanent hanger for entry from their helicopter, and blocking view from the restaurant towards the helipad. I am not sure how you feel about those this but I wanted you to know of my conversation. On the issue of the hangars at the eastern property line next to the road, the two adjacent to the existing service hanger look to be fine in that location, the remaining hangars look to be inside the setback area and potential of obstructing a proper visual corridor. To determine an official line of site diagram we would need a traffic engineer, however between my office, some in office drawings and negotiating with the city staff we could potentially reach a decision. The center row of hangars (I

12-23-15

12-23-15/TS says he  
Went to site to  
photo + measure.  
Why are there  
Blue prints from  
8/15? w/steeno as  
architect

spoke of previously) my office can provide structural calculations for the hangers, I do understand the concern for the obstructions inside of the buildings. We can also provide electrical calcs and diagrams for electrical to the hangers, but the locations will be finalized first. My office will write a letter letting them know my firm has been commissioned to rectify these code issues. I will also contact them directly so there will be an open line of communication. I will make myself available tomorrow morning for a phone conference with you, say around 10am California time, please call my office then.  
Have a great day.

Thomas R. Steeno  
Architect

Steen Design Studio Inc.  
11774 Hesperia Rd.  
Suite B1  
Hesperia, CA 92345  
PH: (760)244-5001  
FX: (760)244-1948

-----Original Message-----

From: g.schneider [mailto:g.schneider@azurfive.com]  
Sent: Wednesday, December 23, 2015 7:00 AM  
To: 'Anthony Raftopol'; tom steeno  
Cc: 'Diana Carloni'  
Subject: RE: Port-A-Port Parts | Port-A-Port Hangar Parts Authorized Distributor

Dear Tom,

please let me know when it is a good moment to talk to you and to find out what makes most sense , regarding the placement of the Hangars.

The City was worried about two things a) line of sight - and b) windload ( which is probably mainly a matter of anchoring)

The DOT is worried about a) if the City is not in agreement, DOT cant say its right b) width of taxiway c) safety issues in the restaurant patio area d) distance to height ratio in the obstacle free area

I am worried about a) cost ..... b) losing too much space with them if they are set up in a row, instead of their intended nestled design ( which I think helps also the windload calculation) c) being legal with them and maybe getting a permit to have electricity in them (because with electricity the rent is 100 -150 higher per month)

The Hangars are at the moment not properly anchored , and the anchors pose a big hazard inside . if someone falls inside them, he will turn into a skewer.

I am glad that this does not look to bad, they have cost far too much money to throw them away.

I guess the main problem is that our friend Jensen has pissed half of the City staff off , by not respecting them.

I think my idea of putting the hangars in 2 clusters of 4, max 5 is not so bad. Then we can have the transient parking again along the fence .



Let me know , when is a good time to talk

All the best and again many thanks

Gerd

-----Original Message-----

From: Anthony Raftopol [mailto:araftopol@ternir-group.com]

Sent: Wednesday, December 23, 2015 4:06 PM

To: tom steeno

Cc: Gerd Schneider; Diana Carloni

Subject: Fwd: Port-A-Port Parts | Port-A-Port Hangar Parts Authorized Distributor

Tom:

Thanks for the follow-up meeting of yesterday, and for your diligence in going out to the Airport. Please let us know whether your walk-through of the property revealed any surprises.

I have updated Gerd on your plans and on my discussions yesterday morning with Diana (the details of which you were briefed during our meeting). For your information, Gerd confirmed that the dimensions of the hangars we are using are here: [http://www.portaportparts.com/executive\\_1.html](http://www.portaportparts.com/executive_1.html). This may assist you in finalising your calculations.

As discussed, our immediate priority is to request that the City halt the monthly Citations now that we are working on the issue. If you need Diana's direct assistance on any of this, we are happy to have you work together. However, please discuss this with Gerd first. It is our understanding, in any case, that you are taking up the labouring oar on this issue.

Gerd and I are relieved and confident on a resolution, now that you and Diana are ready to work on this issue. We thank you both for your efforts.

Going forward, please feel free to address all issues with Gerd, directly, with a c.c. to me.

Cordially,  
Tony



**Airport Letter\_Citation INV14-00106-4.pdf**  
111K

**g.schneider** <g.schneider@azurfive.com>  
To: "Louis G. Fazzi" <louisfazzi@yahoo.com>

Sun, Apr 8, 2018 at 10:54 PM



City of Hesperia

Planning Division

9700 Seventh Ave, Hesperia, CA 92345

August 30, 2016

To: SILVERWOOD AVIATION INC  
3749 CAHUENGA BLVD  
STUDIO CITY, CA 91604

RE: **Consideration of Revised Conditional Use Permit CUPR16-00004, to install nine aircraft hangars within the northeast portion of the Hesperia Airport at 7070 Summit Valley Road (Silverwood Aviation, Inc.; APN: 0397-144-01)**

FILE NO(S):  
CUPR16-00004

EXPIRATION DATE(S):  
December 06, 2016

Dear SILVERWOOD AVIATION INC,

After reviewing all the information pertaining to this project, it was the decision of the Development Review Committee to approve CUPR16-00004 at its August 24, 2016 meeting, subject to the attached conditions.

These conditions shall become null and void if all conditions have not been complied with and the occupancy or use of the land has not taken place prior to the expiration date. **Pursuant to Section 16.12.045 of the Hesperia Municipal Code, unless this decision is appealed to the Planning Commission by September 05, 2016, the project(s) listed above will become effective on September 06, 2016.**

Additional extensions of twelve (12) months each may be granted after the appropriate applications have been filed and fees paid. This expiration date is separate from the time limits for any necessary building and grading permits issued to complete the occupancy. Should substantial construction proceed prior to the expiration date of this approval, work authorized under the building and grading permits may extend the application beyond the expiration date. If you have any questions, please contact me at 760-947-1231.

Sincerely,

STAN LIDDAHL, AICP  
SENIOR PLANNER

CC:

STEENO DESIGN STUDIO INC  
11774 HESPERIA ROAD #B1  
HESPERIA, CA 92345



**ATTACHMENT "A"**  
**List of Conditions for CUPR16-00004**

Approval Date: August 24, 2016  
Effective Date: September 06, 2016  
Expiration Date: December 06, 2016

**This list of conditions applies to: Consideration of Revised Conditional Use Permit CUPR16-00004, to install nine aircraft hangars within the northeast portion of the Hesperia Airport at 7070 Summit Valley Road (Silverwood Aviation, Inc.; APN: 0397-144-01)**

**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 PRIOR TO BUILDING PERMIT ISSUANCE**

<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	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. The building plans shall be submitted to the Building Division within 30 days, building permits shall be obtained within 60 days, and construction shall be completed within 90 days of the effective date of approval of CUPR16-00004. (B)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	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)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	SURVEY. The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	DEVELOPMENT FEES. The Developer shall pay required development fees as follows:  A. School Fees (B)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	AQMD APPROVAL. The Developer shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	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.
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	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]
<b><u>COMPLETED</u></b> NOT IN COMPLIANCE	<b><u>COMPLIED BY</u></b>	ACCESS EASEMENTS. The Developer shall grant an Access Easement to provide reciprocal access across Assessor's Parcel Numbers 0397-144-01 and 0397-144-02. The required application and fees shall be submitted to the Planning Division prior to review and approval by the City for recordation. (P)
<b><u>COMPLETED</u></b>	<b><u>COMPLIED BY</u></b>	INDEMNIFICATION. As a further condition of approval, the Applicant agrees to and shall



NOT IN COMPLIANCE

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)

## CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY

**COMPLETED** **COMPLIED BY** SPECIALTY PLANS. The following additional plans/reports shall be required for  
NOT IN COMPLIANCE businesses with special environmental concern:

A. Demolition permits shall be obtained from the Building Division prior to demolition of above or below ground structures. Prior to issuance of a certificate of occupancy for the hangars, the abandoned non-operational fuel tank at south end of the runway shall be removed or put back into service. The demolition permits shall be submitted to the Building Division within 30 days and demolition shall be completed within 90 days of the effective date of approval of CUPR16-00004. (B)

**COMPLETED** **COMPLIED BY** DEVELOPMENT FEES. The Developer shall pay required development fees as follows:  
NOT IN COMPLIANCE

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

**COMPLETED** **COMPLIED BY** UTILITY CLEARANCES. The Building Division will provide utility clearances after  
NOT IN COMPLIANCE required permits and inspections for the facility. Utility meters shall be permanently labeled. (B)

**COMPLETED** **COMPLIED BY** FIRE REQUIREMENTS. Airplane hanger clusters must meet all requirements of NFPA  
NOT IN COMPLIANCE 409. The applicant must remove the existing non-operational fuel tank at south end of runway or shall get the tank back in service. (F)

**COMPLETED** **COMPLIED BY** FIRE EXTINGUISHERS. Hand portable fire extinguishers are required. The location,  
NOT IN COMPLIANCE type, and cabinet design shall be approved by the Fire Department. [F88]

**COMPLETED** **COMPLIED BY** KNOX BOX. An approved Fire Department key box is required in conjunction with a  
NOT IN COMPLIANCE mandatory 20-foot wide vehicular access gate. [F85]

**COMPLETED** **COMPLIED BY** ON SITE IMPROVEMENTS. All on site improvements as recorded in these conditions,  
NOT IN COMPLIANCE and as shown on the approved site plan shall be completed in accordance with all applicable Title 16 requirements within 90 days of the effective date of approval of CUPR16-00004. All hangars shall be consistent with the design and exterior color of the existing service hangar. 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 CONTACT 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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## Hesperia Airport Project Update

6 messages

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**Sophie** <Sophie@steenodesign.com>

Wed, Jul 13, 2016 at 5:15 PM

To: Diana Carloni <diana@carlonilaw.com>

Cc: tom steeno <tom@steenodesign.com>, "Bruce Thielbar (bruce.thielbar@gmail.com)" <bruce.thielbar@gmail.com>, "Gerd Schneider (g.schneider@azurfive.com)" <g.schneider@azurfive.com>, Andy L <andrew@steenodesign.com>, "deb.airport.hesperia@gmail.com" <deb.airport.hesperia@gmail.com>

Hi Diana, as requested here is a summary of events and update to the Hesperia Airport project:

12/21/15 and 12/22/15 -Met with Tony Rastapole for review of City Citations

12/23/15 -Wrote Letter to City of Hesperia saying Steeno Design Studio was commissioned by Airport owner to address City Citations on Modulares

and other unpermitted items.

1/26/16 -Met with City officials to discuss Airport issues surrounding unpermitted modular units and get application and site plan submittal requirements.

-Also discussed unpermitted Airport Hotel Remodel and the need for ADA, A/C Unit details, Electrical changes and grounding, roofing finish.

2/10/16 through 4/11/16 -Met several times with Bruce Thielbar (3/16/16, 4/11/16, 4/20/16) to review modular unit locations and ultimate locations. Completed items required

For City Planning Application Requirements for Modulares.

4/22/16 -Submitted CUP Planning Application to the City of Hesperia for Modulares.

5/5/16 -Received Planning Incomplete Letter, circulated to all parties (owner and Bruce Thielbar).

7/8/16 -Met with Debbie, Airport Manager and Bruce Thielbar to discuss citations and progress.

7/11/16 - Met with City Development Director – Michael Blay for exact requirements to resubmit to Planning.



7/13/16 -Resubmitted package to City Planning per Incomplete Letter Requirements and results of Michael Blay's suggestions.

The upated Site plan is attached for your review and we will keep you update on City's review.

Thank you, Sophie Steeno

Steen Design Studio Inc.

11774 Hesperia Road, Suite B1

Hesperia, CA 92345

[www.SteenDesign.com](http://www.SteenDesign.com)

ph: 760.244.5001

fax: 760.244.1948

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**From:** Diana Carloni [mailto:[diana@carlonilaw.com](mailto:diana@carlonilaw.com)]

**Sent:** Tuesday, July 12, 2016 11:49 AM

**To:** Sophie

**Subject:** RE: City Meeting Ref Airport

Hey Sophie, hope all is well....I really need a comprehensive summary....even if Tom gives it to me orally. My file has a big hole in it, which I need to fill with that information....

What is the 35,000 agl view of the matter, the overall objective etc. I do not need the detail. Thanks Diana

Diana J. Carloni

Attorney at Law

*Efficiency, Effectiveness, Excellence*



William Hough <williamjhough@gmail.com>

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**RE: conversation with planning dept.**

2 messages

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**g.schneider** <g.schneider@azurfive.com>

Wed, Aug 26, 2015 at 3:33 AM

To: Diana Carloni <diana@carlonilaw.com>

Cc: Jackie Gray <jgray@carlonilaw.com>, "Bill Hough (Gmail)" <williamjhough@gmail.com>

Dear Diana,

thanks a lot for your e-mail, sounds like we are not dealing with some catastrophic matters, but rather with some negligence . BJ had stated various times that he has finished the site plan and he has also submitted professional blue prints.

Anyhow the reply relieves me from some major stress , as BJ had threatened that the City will shut down the airport if I do not let him handle this, and if third parties are getting involved.

We have sent out the cheque for your retainer with Citizen's Bank bill pay today ; and

I have paid the fine for the citation.

In the afternoon I am finishing the package with the documents for the property transfer and submit that also to you for a review.

I am looking for the signed copy of the L 26 management agreement, and I think that it is essential that we terminate it, once the property is separated.

Looking forward working with you on these "headaches", and cutting myself and the airport loose from the grip that BJ has put on it.

Sincerely

Gerd Schneider

PS: Mr Miles from DOT has also replied to my letter / email, and is available to talk to me today

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**From:** Diana Carloni [mailto:diana@carlonilaw.com]

**Sent:** Thursday, August 20, 2015 10:57 PM

**To:** g.schneider@azurfive.com  
**Cc:** Jackie Gray  
**Subject:** conversation with planning dept.

Gerd:

I have spoken with Dave Reno in planning and now understand better what is needed to bring all pending matters into compliance. The entire hangar issue can be addressed in a planning application which includes a request for approval of a site plan to locate the hangars, and a variance in the setbacks from the property line, due to size, convenience for aircraft, safety in movement. The variance would allow the structures to be one to three feet inside the fence line, which is different than the code requires, but Mr. Reno did not think it would be too great a problem if all safety issues are addressed. A site plan alone would be an administrative act, but a variance would require planning commission approval. In bringing this application, we can address the structural issues that concern the building and safety department. I am informed that a preliminary sketch has been presented to the city by Mr. Jensen. The city had advised Mr. Jensen to secure a professional submittal of a site plan, which would be the reason that Mr. Steeno (a local architect) may have become involved. I use Mr. Steeno with some of my clients and he is competent, does a good job and has a good reputation with the city. If he ultimately does the work for you, he will be okay to use and do a good job.

The city presently has no issues with the fencing, because any chain-link fence, 6 feet high or less is not subject to permit. The fence issue I will leave to your efforts with the airport authorities.

The citations with fines have been issued, but once I receive authority to speak with the city, I can request that they be dismissed or extensions granted to bring the property into compliance. I must do that with the Community Development Director, Mr. Scott Priester.

This problem does not seem insurmountable at this time. I hope this brings some relief for you. If there is any question, please let me know.

Diana J. Carloni

Attorney at Law

*Efficiency, Effectiveness, Excellence*

14390 Civic Drive, Suite B

Victorville, CA 92392

760-955-7222 ph

760-955-7220 fx

diana@carlonilaw.com





**RECEIPT**  
**City of Hesperia**  
**Building and Safety Division**  
**9700 Seventh Avenue**  
**Hesperia, California 92345**  
Phone: (760) 947-1300

**Receipt No: R23597**

**Permits**

**COM17-00208**

**7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE	100-29-300-3020-4930	\$37.68
COM PERMIT		
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00
TI PLAN REVIEW	100-29-300-3000-5041	\$45.00
FIRE FEES		
FIRE MODIFICATIONS-TI	200-55-523-0000-5390	\$315.00

**COM17-00209**

**7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE	100-29-300-3020-4930	\$12.48
COM PERMIT		
TI PLAN REVIEW	100-29-300-3000-5041	\$45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00

**COM17-00210**

**7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE	100-29-300-3020-4930	\$12.48
COM PERMIT		
TI PLAN REVIEW	100-29-300-3000-5041	\$45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00

**COM17-00211**

**7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE	100-29-300-3020-4930	\$12.48
COM PERMIT		
TI PLAN REVIEW	100-29-300-3000-5041	\$45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00

**COM17-00212**

**7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE	100-29-300-3020-4930	\$12.48
COM PERMIT		
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00

**COM17-00213****7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE		
	100-29-300-3020-4930	\$12.48
COM PERMIT		
TI PLAN REVIEW	100-29-300-3000-5041	\$45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00

**COM17-00214****7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE		
	100-29-300-3020-4930	\$12.48
COM PERMIT		
TI PLAN REVIEW	100-29-300-3000-5041	\$45.00
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00

**COM17-00215****7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE		
	100-29-300-3020-4930	\$12.48
COM PERMIT		
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00
TI PLAN REVIEW	100-29-300-3000-5041	\$45.00

**COM17-00216****7070 SUMMIT VALLEY RD**

<u>Fee Description</u>	<u>Account Number</u>	<u>Fee Amount</u>
AUTOMATION FEE		
	100-29-300-3020-4930	\$12.48
COM PERMIT		
TI PLAN REVIEW	100-29-300-3020-5030	\$111.00
TI PLAN REVIEW	100-29-300-3000-5041	\$45.00

**Total Fees Paid:****\$1,856.52**

Date Paid: 7/3/2017

Paid By: SILVERWOOD AVIATION INC

Pay Method: CHECK 1170

Received By: CREEVES



Tom, Told Gard in email he took pictures 12-22-15



11774 HESPERIA ROAD, SUITE B  
HESPERIA, CA. 92345  
PHONE: (760) 244-5001

## HESPERIA AIRPORT SITE PHOTOS 8-13-15

PROJECT ADDRESS:  
7070 SUMMIT VALLEY ROAD  
HESPERIA, CA 92345

CONTACT INFO:  
BILL JENSEN  
7070 SUMMIT VALLEY ROAD  
HESPERIA, CA 92345 (760) 646-6416





## HESPERIA AIRPORT SITE PHOTOS 8-13-15

PROJECT ADDRESS:  
7070 SUMMIT VALLEY ROAD  
HESPERIA, CA 92345

CONTACT INFO:  
BILL JENSEN  
7070 SUMMIT VALLEY ROAD  
HESPERIA, CA 92345 (760) 646-6416





## HESPERIA AIRPORT SITE PHOTOS 8-13-15

PROJECT ADDRESS:  
7070 SUMMIT VALLEY ROAD  
HESPERIA, CA 92345

CONTACT INFO:  
BILL JENSEN  
7070 SUMMIT VALLEY ROAD  
HESPERIA, CA 92345 (760) 646-6416

**Staff Report and**  
**Attachments from**  
**December 12, 2018 Meeting**

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City of Hesperia  
STAFF REPORT



**DATE:** November 9, 2018

**TO:** Chair and Committee Members  
Hesperia City Council Advisory Committee

**FROM:** Ernesto Montes, Senior Code Enforcement Officer

**SUBJECT:** Appeal of the Notice of Public Nuisance

**PROPERTY:** 7070 Summit Valley Road. – APN: 0397-144-01

**CASE NO:** CE17-00617

**APPLICANT:** Debbie Vespe  
15067 Farmington Street  
Hesperia, CA 92345

**OWNER:** Silverwood Properties Corporation  
7070 Summit Valley Rd #A  
Hesperia, CA 92345

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**RECOMMENDED ACTION:**

It is recommended that the Hesperia City Council Advisory Committee consider the following narrative regarding the appeal of Notice of Public Nuisance and uphold the notice.

**Narrative:**

I have made inspections of the property located at 7070 Summit Valley Road. I found multiple buildings that appeared to be hangars to be in violation of the Hesperia Municipal Code due to lack of building permits.

**Inspection:**

On 9/26/2018 I inspected the property and found multiple hangars on the property. I checked with Building and Safety and no permits were found for the hangars. I attempted to make contact on the office door but received no response. I issued a Notice of Violation. I posted the Notice of Violation on the office door. I called the manager Debbie Vespe, and she met me at the property. Debbie removed the notice from the door when she arrived. I explained the violations to Debbie. I asked her if I could measure the hangars. Debbie said I could only look at the hangar from the outside. She would not let me look inside the hangars. I measured one of the hangars and found it to be 1,020 square feet. I asked her what keeps the hangars from flying away on windy days. She told me the hangars are fastened to the asphalt with spikes that go down pretty deep. I asked her how the hangars are portable. She told me they would have to remove the spikes, attach the wheels and weld a new tongue on in order to be moved. I took photos and left the property. I mailed a copy of the Notice of Violation to the property owner.

The Notice of Violation gave the property and business owner 14 days to correct the following:



**Violation Cited:**

CBC 105.1                      Permits Required  
HMC 15.04.010              California Codes Adopted.

Submit plans and obtain permits/approvals from Building and Safety for the illegal airplane hangars or remove the hangars from the property.

**Inspection:**

On 10/24/2018 I re-inspected the property. I checked with Building and Safety and there were no completed plans for the hangars. I knocked on the office door, but I received no response. I posted a Notice of Public Nuisance on the door for the violations. I left the property. I called Debbie a few minutes later and she told me she found the notice on the door. I mailed copy of the Notice of Public Nuisance to the property owner.

The Notice of Public Nuisance gave the property and business owner 10 days to correct the following:

**Violation Cited:**

CBC 105.1                      Permits Required  
HMC 15.04.010              California Codes Adopted.

Submit plans and obtain permits/approvals from Building and Safety for the illegal airplane hangars or remove the hangars from the property.

**EVIDENCE:**

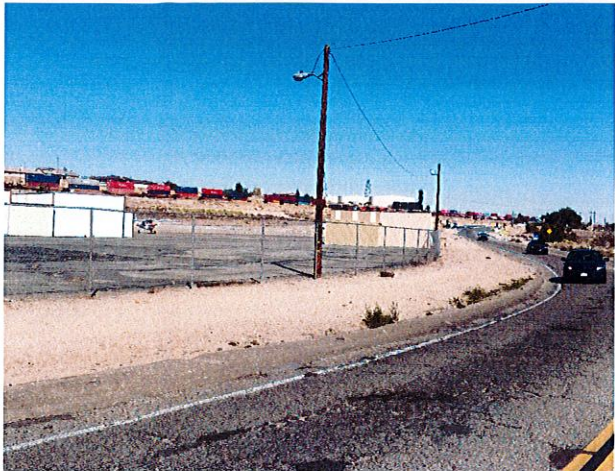
Photographs taken of the violations at the property on October 24, 2018.  
Photographs taken of the violations at the property on November 9, 2018.

**ATTACHMENTS:**

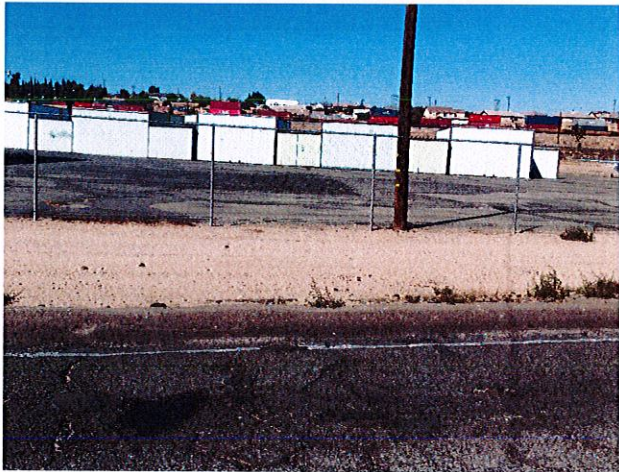
Appeal of Notice of Public Nuisance Application  
Copy of Notice of Violation  
Copy of Notice of Public Nuisance  
Copy of HMC Section 15.04.010  
Copy of CBC Section 105.1



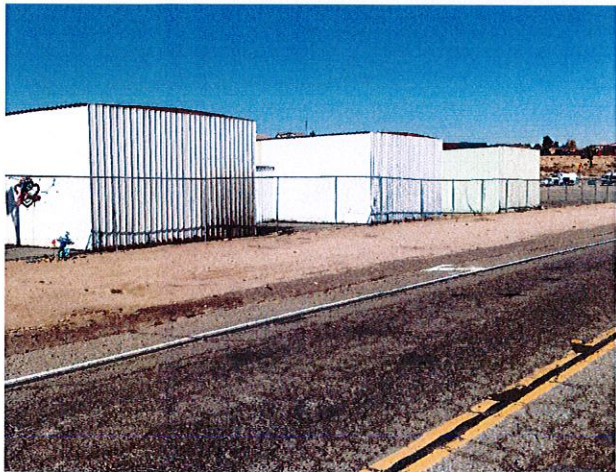
Before



Before

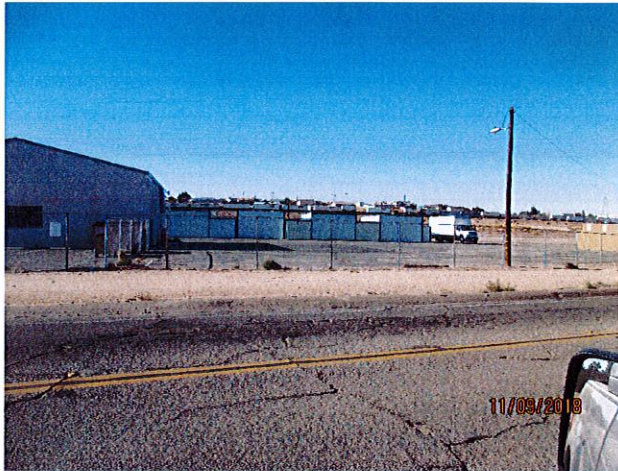


Before

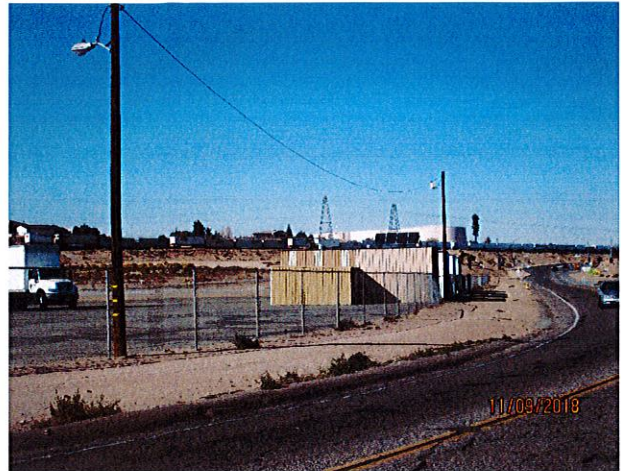


Before

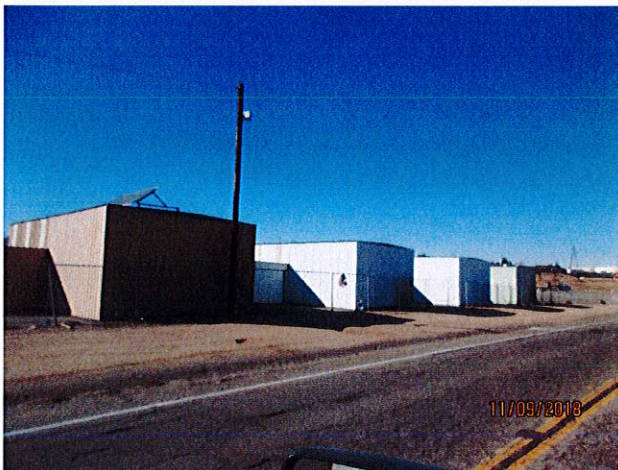




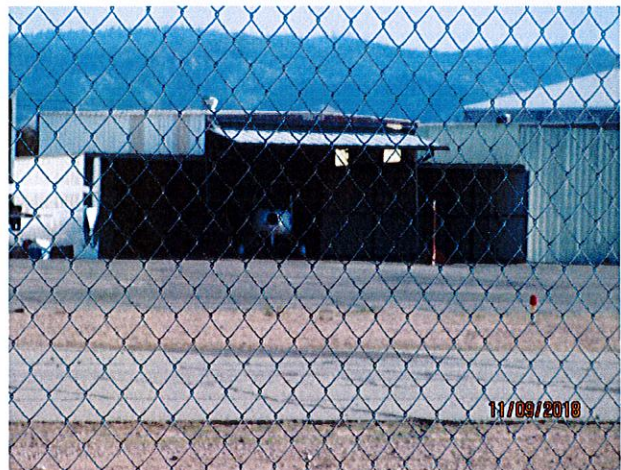
Before



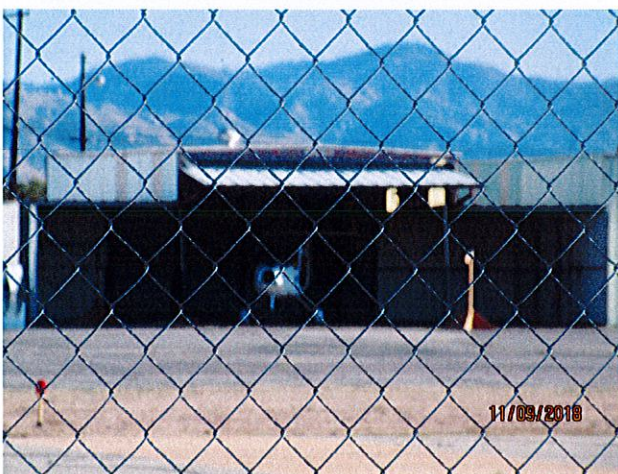
Before



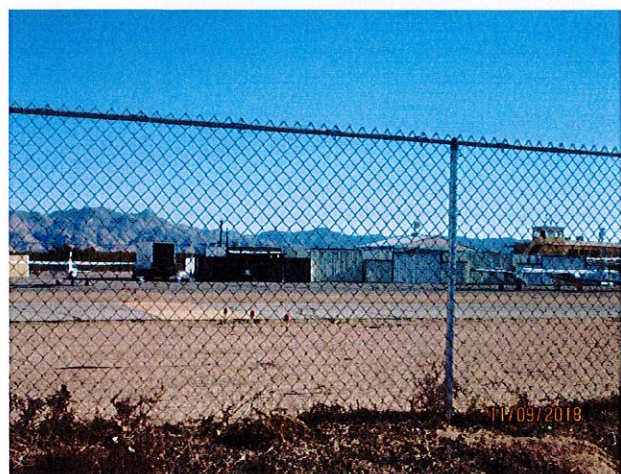
Before



Before



Before



Before





City of Hesperia

Code Enforcement Department

15840 Smoke Tree St. Hesperia, CA 92345

## NOTICE OF VIOLATION

09/26/2018

Date of Notice

To: SILVERWOOD PROPERTIES CORPORATION  
3749 CAHUENGA BLVD WEST  
STUDIO CITY, CA 91604

Case Number: CE17-00610

Concerning real property or structure located at: 7070 SUMMIT VALLEY RD

Parcel Number: 039714401

The City of Hesperia has investigated a possible code violation for the above mentioned property. Our site inspection of your property revealed the following violation(s) exist:

### Violation

PERMITS REQUIRED  
CA CODES ADOPTED

### Description

CBC 105.1. PERMITS REQUIRED  
HMC 15.04.010. CALIFORNIA CODES ADOPTED

The City requires that the following action be taken to correct the noted violation(s):

Submit plans and obtain permits/approvals from Building and Safety for the illegal airplane hangars or remove hangars from the property..

### ALL VIOLATIONS MUST BE CORRECTED BY 10/10/2018

**Failure to comply will result in further action, which may include criminal prosecution, and/or recordation of property with abatement fees.**

If you have any questions regarding this matter, contact the Code Enforcement Department Monday through Thursday 8:00 am to 5:00 pm and Friday from 8:00 am to 4:00 pm at the phone number listed below.

Please note, the City operates on a 9/80 work schedule, alternating Fridays. Please leave the officer a message if necessary.

Sincerely,

ERNESTO MONTES  
Code Enforcement Officer

760-947-1074  
Phone Number





City of Hesperia

Code Enforcement Department

15840 Smoke Tree St. Hesperia, CA 92345

## NOTICE OF PUBLIC NUISANCE

10/24/2018

### Date of Notice

To: SILVERWOOD PROPERTIES CORPORATION  
3749 CAHUENGA BLVD WEST  
STUDIO CITY, CA 91604

Case Number: CE17-00610

Concerning real property or structure located at: 7070 SUMMIT VALLEY RD

Parcel Number: 039714401

On , an inspection of the above-referenced real property was conducted. The following Public Nuisance(s) was/were found:

#### Violation

PERMITS REQUIRED  
CA CODES ADOPTED

#### Description

CBC 105.1. PERMITS REQUIRED  
HMC 15.04.010. CALIFORNIA CODES ADOPTED

To abate the public nuisance(s) the following action(s) must be completed by 11/05/2018

Submit plans and obtain permits/approvals from Building and Safety for the illegal airplane hangars or remove hangars from the property..

ERNESTO MONTES

Code Enforcement Officer

760-947-1074

Phone Number

Code Enforcement Officers will be available Monday through Thursday 8:00 am to 5:00 pm and Friday from 8:00 am to 4:00 pm at the phone number listed above.

Please note, the City operates on a 9/80 work schedule, alternating Fridays. Please leave the officer a message if necessary.

### Right of Appeal

If you object to the determination of a public nuisance(s), you have a right to appeal this notice pursuant to Hesperia Municipal Code. Any appeal must be in writing and received by the Hesperia Code Enforcement Officer at 15840 Smoke Tree St., Hesperia, CA 92345 within ten (10) calendar days of the date of this notice. The appeal shall (i) be dated and signed by the person filing the appeal, (ii) contain the typed or printed name, address, and telephone number of the person appealing, (iii) the address of the property where the public nuisance is alleged to exist, and (iv) the reason(s) for the appeal. The appeal must be accompanied by the appeal fee as set by the Hesperia City Council.

Please take further notice that your failure to file a timely appeal or to abate the public nuisance(s) in the required period may lead to the initiation of civil, equitable, or criminal court proceedings against you, as well as administrative actions by the City to abate the public nuisance(s). You may also be charged enforcement and abatement costs.



City of Hesperia  
Code Enforcement

Advisory Committee

APPEAL OF NOTICE OF PUBLIC NUISANCE

Date: 11-1-18 (Date Filed With City) Case # CE17-00610  
Fee: 25.00 (\$25.00)  
Receipt #: R35182 Issuing Officer: ERNESTO MONTES

Site Address: 7070 Summit Valley Rd  
APN#: 039714401

Property Owner: Name: Silverwood Properties Corp  
Address: 7070 Summit Valley Rd #A  
Phone #: 442-243-4331

Tenant: Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_

Applicant: Name: Debbie Vespe  
(If other than Address: 15067 Farmington St  
above.) Phone #: 442 243-4331

I hereby appeal the notice at the above referenced address for the following reason(s):

Attorney Louis Fazzi is handling permits

(Describe what is being appealed and what action or change you seek, be specific and attach any support documents.)

I/We hereby certify that I/We are the Appellant(s) and that the foregoing statement, in all respects, is true and Correct.

Debbie Vespe  
(Signature)

Debbie Vespe  
(Print name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print name)

# PROOF OF SERVICE

Case Number CE17-00610

## STATE OF CALIFORNIA, COUNTY OF SAN BERNARDINO

I am employed in the City of Hesperia, County of San Bernardino, and State of California. I am over the age of 18 and not a party to the within action. My business address is 15840 Smoke Tree St., Hesperia, California, 92345.

On 11/20/2018, I served the within document described as;  
(month, day, year)

☐ Notice of Violation ☐ Notice of Public Nuisance ☐ Citation ☒ Other: Officer Case Narrative Appeal of NOPN

on the interested parties in this action by placing a true copy there in enclosed in a sealed

envelope addressed as follows:

DEBBIE VESPE  
(Name)  
15067 FAMINGTON ST.  
(Address)  
HESPERIA, CA 92345  
(City, State, Zip)

VIA CERTIFIED PRIORITY MAIL



(By Certified Priority Mail) By placing a true copy of the within document(s) in a sealed envelope addressed as set forth above. I placed each such envelope for collection and mailing following ordinary business practices. I am readily familiar with the City's practice for collection and processing of correspondence for mailing. Under that practice, the correspondence would be deposited with the United States Postal Service on that same day, with postage thereon fully prepaid at Hesperia, California, in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

Executed on 11/20/2018, at Hesperia, California.  
(date)




(By Personal Service) I caused such envelope to be delivered by hand to the/office of the addressee. Executed on \_\_\_\_\_, at Hesperia, California.  
(date)



(Posted) I caused such envelope to be posted at the property. Executed on \_\_\_\_\_, at Hesperia, California.  
(date)

I declare under penalty of perjury, under the Law of the State of California that the above is true and correct.

LISA VIERA  
(Print name)

  
(Signature)



## PROOF OF SERVICE

Case Number CE17-00610

### STATE OF CALIFORNIA, COUNTY OF SAN BERNARDINO

I am employed in the City of Hesperia, County of San Bernardino, and State of California. I am over the age of 18 and not a party to the within action. My business address is 15840 Smoke Tree St., Hesperia, California, 92345.

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on the interested parties in this action by placing a true copy there in enclosed in a sealed envelope addressed as follows:

SILVERWOOD PROPERTIES CORP.

(Name)

7070 SUMMIT VALLEY RD # A

(Address)

HESPERIA, CA 92345

(City, State, Zip)

VIA CERTIFIED PRIORITY MAIL

**X**

(By Certified Priority Mail) By placing a true copy of the within document(s) in a sealed envelope addressed as set forth above. I placed each such envelope for collection and mailing following ordinary business practices. I am readily familiar with the City's practice for collection and processing of correspondence for mailing. Under that practice, the correspondence would be deposited with the United States Postal Service on that same day, with postage thereon fully prepaid at Hesperia, California, in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

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(date)

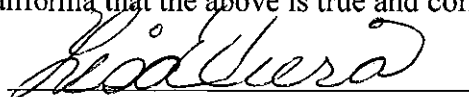
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LISA VIERA

(Print name)

  
(Signature)

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Case Number CE17-00610

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(month, day, year)

☐ Notice of Violation ☐ Notice of Public Nuisance ☐ Citation ☒ Other: Officer Case Narrative Appeal of NOPN

on the interested parties in this action by placing a true copy there in enclosed in a sealed

envelope addressed as follows:

SILVERWOOD PROPERTIES CORP.

(Name)

3749 CAHUENGA BLVD. WEST

(Address)

STUDIO CITY, CA 91604

(City, State, Zip)

VIA CERTIFIED PRIORITY MAIL

☒ (By Certified Priority Mail) By placing a true copy of the within document(s) in a sealed envelope addressed as set forth above. I placed each such envelope for collection and mailing following ordinary business practices. I am readily familiar with the City's practice for collection and processing of correspondence for mailing. Under that practice, the correspondence would be deposited with the United States Postal Service on that same day, with postage thereon fully prepaid at Hesperia, California, in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

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LISA VIERA

(Print name)

  
(Signature)

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Case Number CE17-00610

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(month, day, year)

☐ Notice of Violation ☐ Notice of Public Nuisance ☐ Citation ☒ Other: Officer Case Narrative Appeal of NOPN

on the interested parties in this action by placing a true copy there in enclosed in a sealed envelope addressed as follows:

LAW OFFICES OF LOUIS G. FAZZI

(Name)

11601 PARK LANE

(Address)

APPLE VALLEY, CA 92308

(City, State, Zip)

VIA CERTIFIED PRIORITY MAIL

☒ (By Certified Priority Mail) By placing a true copy of the within document(s) in a sealed envelope addressed as set forth above. I placed each such envelope for collection and mailing following ordinary business practices. I am readily familiar with the City's practice for collection and processing of correspondence for mailing. Under that practice, the correspondence would be deposited with the United States Postal Service on that same day, with postage thereon fully prepaid at Hesperia, California, in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

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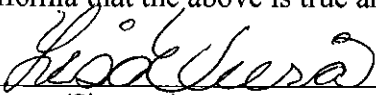
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I declare under penalty of perjury, under the Law of the State of California that the above is true and correct.

LISA VIERA

(Print name)

  
(Signature)



## **Title 15 - BUILDINGS AND CONSTRUCTION** :

### **Chapter 15.04 - BUILDING CODES<sup>[1]</sup>** :

#### **15.04.010 - California codes adopted.** :

The 2016 California Building Code, Volumes 1 and 2, the 2016 California Residential Code, the 2016 California Electrical Code, the 2016 California Mechanical Code, the 2016 California Plumbing Code, the 2016 California Fire Code, the 2016 California Green Building Standards Code, and the 2016 California Referenced Standards Code, are hereby adopted as the building regulations for the City of Hesperia, together with the amendments, additions, deletions, and exceptions set forth in this Section.

( Ord. No. 2016-08, § 3(Exh. A), 11-15-16)

5. Submission to the applicant of written notice specifying the difference between the design flood elevation and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that construction below the design flood elevation increases risks to life and property.

**[A] 104.11 Alternative materials, design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved. *[DSA-SS, DSA-SS/CC & OSHPD 1, 2 & 4] Alternative system shall satisfy ASCE 7 Section 1.3, unless more restrictive requirements are established by this code for an equivalent system.*

*[DSA-SS, DSA-SS/CC] Alternative systems shall also satisfy the California Administrative Code, Section 4-304.*

*[OSHPD 1, 2 & 4] Alternative systems shall also satisfy the California Administrative Code, Section 7-104.*

**[A] 104.11.1 Research reports.** Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

**[A] 104.11.2 Tests.** Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records.

**104.11.3 Peer review.** *[OSHPD 1 & 4] When peer review is required, it shall be performed pursuant to Section 3414A.*

**104.11.4 Earthquake monitoring instruments.** *[OSHPD 1 & 4] The enforcement agency may require earthquake monitoring instruments for any building that receives approval of an alternative system for the Lateral Force Resisting System (LFRS). There shall be a sufficient num-*

*ber of instruments to characterize the response of the building during an earthquake and shall include at least one tri-axial free field instrument or equivalent. A proposal for instrumentation and equipment specifications shall be forwarded to the enforcement agency for review and approval.*

*The instruments shall be interconnected for common start and common timing. Each instrument shall be located so that access is maintained at all times and is unobstructed by room contents. A sign stating "MAINTAIN CLEAR ACCESS TO THIS INSTRUMENT" shall be posted in a conspicuous location.*

*The Owner of the building shall be responsible for the implementation of the instrumentation program. Maintenance of the instrumentation and removal/processing of the records shall be the responsibility of the enforcement agency or its designated agent.*

## SECTION 105 PERMITS

**[A] 105.1 Required.** Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**[A] 105.1.1 Annual permit.** In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the building official is authorized to issue an annual permit upon application therefor to any person, firm or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the permit.

**[A] 105.1.2 Annual permit records.** The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building official shall have access to such records at all times or such records shall be filed with the building official as designated.

**[A] 105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

### Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet (11 m<sup>2</sup>).
2. Fences not over 7 feet (2134 mm) high.
3. Oil derricks.

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**Brief and Documents**  
**Submitted by Mr. Fazzi**  
**During the**  
**December 12, 2018 Meeting**

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Louis G. Fazzi, Esq.  
Attorney & Counselor at Law  
11601 Park Lane  
Jess Ranch, CA 92308  
909-833-1843 Fax 888-483-8961  
lgf@louisgfazzi.com

Louis G. Fazzi, Esq. SBN84362  
Attorney & Counselor at Law  
11601 Park Lane  
Jess Ranch, CA 92308  
909-833-1843  
Fax 888-483-8961  
[lgf@louisgfazzi.com](mailto:lgf@louisgfazzi.com)

Attorney for Silverwood Properties Corp..

**CITY OF HESPERIA CODE ENFORCEMENT APPEAL**  
**COUNTY OF SAN BERNARDINO**

In re Appeal of Notice of Public Nuisance      )  
Silverwood Properties Corp.                                )  
\_\_\_\_\_ )      Case No. CE17-00610

**COMES NOW SILVERWOOD PROPERTIES CORP.:**

**1. No Nuisance Has Been Committed**

The recent case of *Lippman v. City of Oakland*, 19 Cal.App.5th 750, 229 Cal.Rptr.3d 206 (2017), discussed the analysis of state law concerning the application of the state building codes in municipalities such as the City of Hesperia, and addresses the question whether the building code applies to structures such as Port a Port aircraft hangars which have been onsite at the Hesperia Airport for several years. It should be noted too that the very kind of hangars which are the subject of this appeal can be found at many airports around Southern California, including the Apple Valley airport (which has about 40 of the same kinds of hangars), the Riverside Airport, Ontario Airport, Los Angeles International Airport, the Van Nuys Airport, and many others throughout the state of California. A simple Google search for Port-a-Port hangars reveals that they are everywhere, at airports large and small, paved or simply vacant fields used as airstrips. The reasons are simple: they are relatively inexpensive, can be easily moved, are constantly bought and sold, and function well when used for the storage of small aircraft typically



found at all local airports. They are storage sheds used to protect small aircraft from the elements.

The *Lippman* court's analysis of state law requirements includes the following:

"1. State Law

"The State Housing Law (Health & Saf. Code, § 17910 et seq.) provides statewide construction and occupancy standards for buildings used for human habitation. (Emphasis added.) The State Housing Law incorporates into state law the Building Code, as well as various uniform codes, including the Uniform Housing Code. (Id. § 17922.) The State Housing Law, the building standards published in the Building Code, and rules and regulations promulgated therein 'apply in all parts of the state' to apartment houses, hotels, motels, and dwellings, and buildings and structures accessory thereto. (Id. § 17950.)"

2. **The City of Hesperia Has Issued Illegal Citations to Silverwood**

Code enforcement Officer Ernesto Montes has issued innumerable administrative citations to Silverwood Aviation citing violation of CBC 105.1 for more than 3 years. That is a citation to the California Building Code § 105.1, which requires permits and provides in relevant part:

"105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit."  
(Emphasis added.)

The language used in the code, as quoted, must be read to mean what it says and as it is intended, as was explained in the *Lippman* case. Pursuant to the legal doctrine *ejusdem generis* (meaning of the same kind or of the same class, i.e. "where general words follow the enumeration of particular classes of persons or things, the general words will be construed as

1 applicable only to persons or things of the same general nature or class as those enumerated.”  
2 (*O’Grady v. Superior Court* (2006) 139 Cal.App.4th 1423, 1461, 44 Cal.Rptr.3d 72), it is  
3 obvious that this code section only refers to buildings or structures meant for human occupation.  
4 This is bolstered by the use of the word “*occupancy*” in this context, because only humans could  
5 “occupy” the type of buildings meant to be included. A small airplane does not “occupy” a  
6 hangar. It is stored in one. The first sentence obviously refers to buildings or structures used for  
7 human habitation; storage sheds or Port a Port hangars are not such buildings or structures. In  
8 fact, the very code cited by Code Enforcement Officer Montes, §105.1, demonstrates that the  
9 drafters of that code, the state legislature, never intended storage and similar sheds to be included  
10 in the requirement for building permits. This interpretation is bolstered by the exemptions listed.  
11 Section 105.1 exempts from the requirement for building permits:

12 “105.2 Work exempt from permit Exemptions from permit requirements  
13 of this code shall not be deemed to grant authorization for any work to be done in  
14 any manner in violation of the provisions of this code or any other laws or ordi-  
15 nances of this jurisdiction. Permits shall not be required for the following:

16 Building:

- 17 1. One-story detached accessory structures used as tool and storage  
18 sheds, playhouses and similar uses, provided the floor area is not  
19 greater than 120 square feet (11m ).” (Emphasis added.)

20 While the Port a Port hangars at the Hesperia Airport may exceed the square footage  
21 designated, it is nevertheless clear that these hangars are nothing more than sheds similar to the  
22 type and kind found for sale in most home improvement stores like Home Depot and Lowes, and  
23 exempt from section 105.1. This is an airport, a small, municipal one, which should not be  
24 harassed for having hangars on its property. Hangars belong on airports; they are what you expect  
25 to find. Why is this the only small airport in the country that is being harassed by the very City  
26 where it provides an important public service? The City of Hesperia should be promoting the  
27 Airport, not constantly harassing it for having Port a Port hangars.

28 If the City of Hesperia intends Port a Port hangars to be included in the requirement for

1 building permits, then the municipal code should be amended in some manner to make it so,  
2 because as presently existing it is not clear at all that it does. To be sure, the very notion of due  
3 process of law requires that the residents of the City be made aware of what is required of them  
4 before one can be cited for failing to comply with a requirement which is not clear and obvious to  
5 all its residents.

6 The issue is therefore whether the permits requirement is “regulated by this code.” We  
7 respectfully submit that it is not, and that all of the citations based on CBC 105.1 were  
8 unlawfully issued in the first instance because they were all directed to Port a Port hangars on  
9 property owned by Silverwood, and Port a Port hangars are not within the scope of the code  
10 which was cited.

11 As is made clear in the case of *Lippman v.. City of Oakland, supra*, the California State  
12 Housing Law which City of Hesperia Code Enforcement has used is found in *Cal. Health & Saf.*  
13 *Code*, Div. 13 Housing, Part 1.5 REGULATION OF BUILDINGS USED FOR HUMAN  
14 HABITATION § 17910 et seq. and provides statewide construction and occupancy standards for  
15 buildings used for human habitation. The State Housing Law incorporates into state law the  
16 Building Code, as well as various uniform codes, including the Uniform Housing Code. (Id. §  
17 17922.) The State Housing Law, the building standards published in the Building Code, and rules  
18 and regulations promulgated therein “apply in all parts of the state” to” apartment houses, hotels,  
19 motels, and dwellings, and buildings and structures accessory thereto.” (Id. § 17950.) Port a Port  
20 aircraft hangars are not within these criteria, because they are not attached to buildings suitable  
21 for human habitation, nor were they intended to be.

22 California Code of Regulations, Title 24, which is the California State Building Code,  
23 does not apply in any way to Port a Port hangars, and it is improper to cite Silverwood for  
24 violating provisions of the state Building Code to Port a Port structures which are not within the  
25 scope of the code. Each of the citations in issue is based on violation of CBC 105.1, which only  
26 applies to buildings used for human habitation. The very language of § 105.1 itself proves that  
27 this section only applies to “the occupancy of a building or structure.” The citation is neither  
28 proper, legal or appropriate, and is an unconstitutional abuse of the power granted to the city of

Louis G. Fazzi, Esq.  
Attorney & Counselor at Law  
11601 Park Lane  
Jess Ranch, CA 92308  
909-833-1843 Fax 888-483-8961  
lgf@louisgfazzi.com

1 Hesperia.

2 The existence of hangars at an airport does not and cannot constitute a public nuisance.  
3 Instead, they are a public service provided to the aircraft owners who rent them, and to those  
4 who's properties line the airport property. There are numerous similar hangars on properties up  
5 and down the streets adjacent to the airport, none of which have required permits. Some have  
6 been present there for more than 40 years, and there are hangars even larger than the port a port  
7 hangars on Hesperia Airport property, none of which has been cited for being a public nuisance  
8 or for not having building permits.

9 It is clear from the existence of the hundreds of port a port hangars all around the Victor  
10 Valley, at the Hesperia Airport, the Apple Valley Airport, the Southern California Logistics  
11 Airport, all the way from Victorville to Palmdale, Lancaster and beyond, that these hangars are  
12 safe and need no engineering to be safe. As long as they are grounded properly pursuant to the  
13 manufacturer's design, they are perfectly safe for ordinary use in our high desert environment.

14 We respectfully submit that this appeal should be sustained, and the citation overturned.  
15 Dated: December 12, 2018  
16  
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25  
26  
27  
28

\_\_\_\_\_  
Louis G. Fazzi, Esq.



**BCA Engineering Corp.**

19531 Highway 18  
Apple Valley, CA 92307

(760) 242-9917

RandyAICP@gmail.com

R. Coleman: AICP CEP, CCIM, SR/WA, Certified Wildlife Biologist #04390, Certified Arborist #WE-8024A  
Calif.: Civil Engineer #36293, Surveyor #5413, REA #5791, Real Estate Broker #836955, REA #05791, QSD/P 21595

May 27, 2015

City of Hesperia  
c/o Dave Reno, AICP, Principal Planner (760) 947-1224  
9700 Seventh Ave.  
Hesperia, CA 92345

For: Silverwood Aviation Inc. [Hesperia Airport] c/o Bill Jensen, Airport Manager

RE: **CLEARANCE LETTER FOR NOTICE OF VIOLATION – CASE #: INV15-00106**  
**12 RELOCATABLE AND PORTABLE PRIVATE AIRCRAFT HANGARS**

I prepared this Clearance Letter to clarify and confirm any potential City of Hesperia Planning Department issues regarding the addition of 12 relocatable and portable Private Aircraft Hangars recently added to the Hesperia Airport per the above referenced Case #.

**NOTE:** Hesperia Airport already has relocatable and portable Private Aircraft Hangars that have been on-site for a significant period of time.

This Clearance Letter is to confirm that I have provided various direct and indirect consulting services [civil and soils engineering, land and master planning, instrument landing system, appraisals, acquisitions and dispositions, land surveying, easements and including Expert Witness (litigation) purposes] for, adjacent to, or nearby the Apple Valley, Adelanto, Hesperia and other scattered Airports in San Bernardino and Los Angeles Counties since 1970's.

Additionally, from 2010 til 2015 (chair in 2013-14), I was on the San Bernardino County Airport Land Use Commission where the Commission approves projects that require approvals on or nearby existing airport facilities. **NOTE:** The addition of relocatable and portable Private Aircraft Hangars on any of these facilities has never been an issue in the past.

This Clearance Letter is to confirm that the existing fencing along Summit Valley Road is within the property lines per the Tract Map 5807. **NOTE:** Landscaping could be placed along this line.

This Clearance Letter is to confirm that I have been providing on-site inspections prior to, during and completion of installation of these relocatable and portable Private Aircraft Hangars.

This Clearance Letter is to confirm that I have been in contact with the following:

California Department of Transportation  
Division of Aeronautics  
c/o Patrick Miles, Aviation Safety Office  
1120 North Street, Room 330, NS40  
PO Box 942874  
Sacramento, CA 94272-0001

We have had numerous face-to-face conversations and numerous telephone conversations during the last two – (2) years during the preparation of various engineering and planning documents and mapping. This is to confirm that relocatable and portable private aircraft Hangars have never been an issue of concern.

I have attached several photographs taken at the Hesperia Airport on May 21, 2015 all indicating the Relocatability and Portability of the "Mobile Aircraft Hangars" (see attached photographs). This would conclude these are not permanent buildings per the Building Code.

Civil & Soils Engineering  
Land Surveying, GPS & GIS  
Land & School Planning

Biological, Native Plant & Phase 1 (DTSC) Assessments  
Valuations, Feasibility & Marketing Studies

Real Estate Services  
Right-of-Way & Fiscal Analysis  
Construction Management & Inspection

**BCA Engineering Corp.**

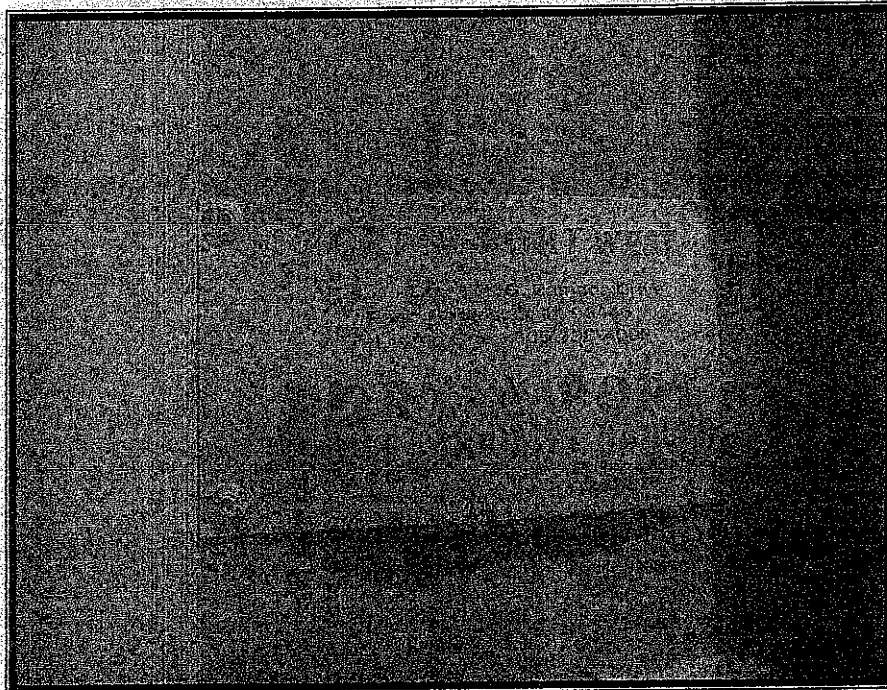
19531 Highway 18  
Apple Valley, CA 92307

(760) 242-9917

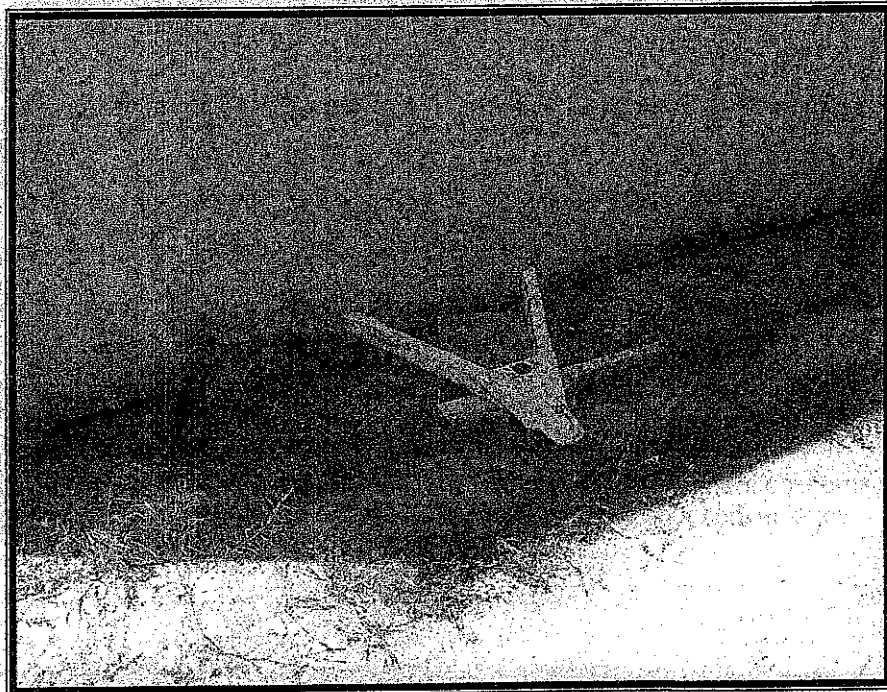
[RandyAICP@gmail.com](mailto:RandyAICP@gmail.com)

R. Coleman: AICP CEP, CCIM, SR/WA, Certified Wildlife Biologist #04390, Certified Arborist #WE-8024A  
Calif.: Civil Engineer #36293, Surveyor #5413, REA #5791, Real Estate Broker #836955, REA #05791, QSD/P 21595

---



**MOBILE AIRCRAFT HANGAR Patent # and Manufacturer information**



**Showing Trailer Hitch still attached on existing Private Aircraft Hangar**

Civil & Soils Engineering  
Land Surveying, GPS & GIS  
Land & School Planning

Biological, Native Plant & Phase I (DTSC) Assessments  
Valuations, Feasibility & Marketing Studies

Real Estate Services  
Right-of-Way & Fiscal Analysis  
Construction Management & Inspection

## BCA Engineering Corp.

19531 Highway 18  
Apple Valley, CA 92307

(760) 242-9917

[RandyAICP@gmail.com](mailto:RandyAICP@gmail.com)

R. Coleman: AICP CEP, CCIM, SR/WA, Certified Wildlife Biologist #04390, Certified Arborist #WE-8024A  
Calif.: Civil Engineer #36293, Surveyor #5413, REA #5791, Real Estate Broker #836955, REA #05791, QSD/P 21595



### Showing License Plate for relocation on public streets for Private Aircraft Hangar

The attached brochure has pictures showing the Relocatability and Portability of the "Mobile Aircraft Hangars" and additional information for the City.

**MITIGATION and RECOMMENDATIONS:** The relocation of these Relocatable and Portable Private Aircraft Hangars can be by either components or by dismantling process and trucking. If these Hangars are relocated off-site they will have to follow the required process by the Department of Motor Vehicles (California DMV).

No additional mitigation or recommendations.

**CONCLUSION:** Based upon my personal research of these units, long-term experiences and observations prior to and during the installation process, these structures are adequate for the intended purposes. The above information is more than adequate to conclude these hangars are not permanent buildings per the Building Code or be subject to the Building Setback Lines like other portable structures scattered throughout the City of Hesperia and other areas.

This Clearance Letter attempts to satisfy all potential Planning Department concerns of the City of Hesperia. If you have any questions, please give me a call at your convenience.

Sincerely,

A handwritten signature in cursive script, which appears to read "Randolph Coleman".

Randolph Coleman, PE-Civil #36293, Certified Arborist #WE-8024A, Land Surveyor #5413, QSD/P #21595, REA #05791

Civil & Soils Engineering  
Land Surveying, GPS & GIS  
Land & School Planning

Biological, Native Plant & Phase 1 (DTSC) Assessments  
Valuations, Feasibility & Marketing Studies

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May 27, 2015

City of Hesperia  
c/o Dave Reno, AICP, Principal Planner (760) 947-1224  
9700 Seventh Ave.  
Hesperia, CA 92345

For: Silverwood Aviation Inc. [Hesperia Airport] c/o Bill Jensen, Airport Manager

RE: **CLEARANCE LETTER FOR NOTICE OF VIOLATION – CASE #: INV15-00106**  
**12 RELOCATABLE AND PORTABLE PRIVATE AIRCRAFT HANGARS**

I prepared this Clearance Letter to clarify and confirm any potential City of Hesperia Planning Department issues regarding the addition of 12 relocatable and portable Private Aircraft Hangars recently added to the Hesperia Airport per the above referenced Case #.

**NOTE:** Hesperia Airport already has relocatable and portable Private Aircraft Hangars that have been on-site for a significant period of time.

This Clearance Letter is to confirm that I have provided various direct and indirect consulting services [civil and soils engineering, land and master planning, instrument landing system, appraisals, acquisitions and dispositions, land surveying, easements and including Expert Witness (litigation) purposes] for, adjacent to, or nearby the Apple Valley, Adelanto, Hesperia and other scattered Airports in San Bernardino and Los Angeles Counties since 1970's.

Additionally, from 2010 til 2015 (chair in 2013-14), I was on the San Bernardino County Airport Land Use Commission where the Commission approves projects that require approvals on or nearby existing airport facilities. **NOTE:** The addition of relocatable and portable Private Aircraft Hangars on any of these facilities has never been an issue in the past.

This Clearance Letter is to confirm that the existing fencing along Summit Valley Road is within the property lines per the Tract Map 5807. **NOTE:** Landscaping could be placed along this line.

This Clearance Letter is to confirm that I have been providing on-site inspections prior to, during and completion of installation of these relocatable and portable Private Aircraft Hangars.

This Clearance Letter is to confirm that I have been in contact with the following:

California Department of Transportation  
Division of Aeronautics  
c/o Patrick Miles, Aviation Safety Office  
1120 North Street, Room 330, NS40  
PO Box 942874  
Sacramento, CA 94272-0001

We have had numerous face-to-face conversations and numerous telephone conversations during the last two – (2) years during the preparation of various engineering and planning documents and mapping. This is to confirm that relocatable and portable private aircraft Hangars have never been an issue of concern.

I have attached several photographs taken at the Hesperia Airport on May 21, 2015 all indicating the Relocatability and Portability of the "Mobile Aircraft Hangars" (see attached photographs). This would conclude these are not permanent buildings per the Building Code.

Civil & Soils Engineering	Biological, Native Plant & Phase 1 (DTSC) Assessments	Real Estate Services
Land Surveying, GPS & GIS	Valuations, Feasibility & Marketing Studies	Right-of-Way & Fiscal Analysis
Land & School Planning	©	Construction Management & Inspection



## BCA Engineering Corp.

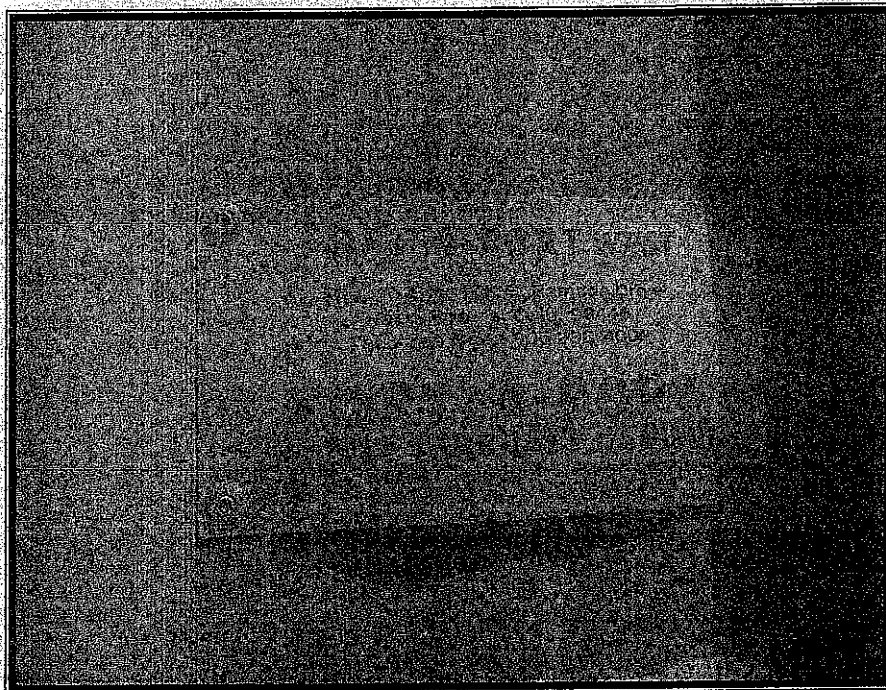
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**MOBILE AIRCRAFT HANGAR Patent # and Manufacturer information**



**Showing Trailer Hitch still attached on existing Private Aircraft Hangar**

Civil & Soils Engineering  
Land Surveying, GPS & GIS  
Land & School Planning

Biological, Native Plant & Phase I (DTSC) Assessments  
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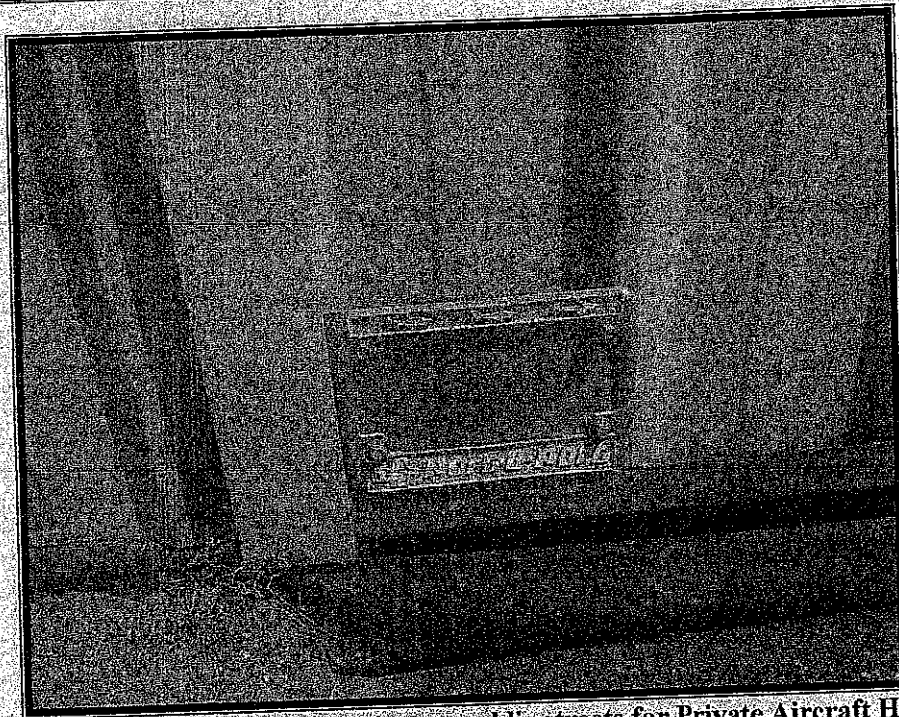
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Sincerely,

Randolph Coleman, PE-Civil #36293, Certified Arborist #WE-8024A, Land Surveyor #5413, QSD/P #21595, REA #05791

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*City of Hesperia*

**Planning Division**

9700 Seventh Ave, Hesperia, CA 92345

August 30, 2016

To: SILVERWOOD AVIATION INC  
3749 CAHUENGA BLVD  
STUDIO CITY, CA 91604

RE: **Consideration of Revised Conditional Use Permit CUPR16-00004, to install nine aircraft hangars within the northeast portion of the Hesperia Airport at 7070 Summit Valley Road (Silverwood Aviation, Inc.; APN: 0397-144-01)**

FILE NO(S):  
CUPR16-00004

EXPIRATION DATE(S):  
December 06, 2016

Dear SILVERWOOD AVIATION INC,

After reviewing all the information pertaining to this project, it was the decision of the Development Review Committee to approve CUPR16-00004 at its August 24, 2016 meeting, subject to the attached conditions.

These conditions shall become null and void if all conditions have not been complied with and the occupancy or use of the land has not taken place prior to the expiration date. Pursuant to Section 16.12.045 of the Hesperia Municipal Code, unless this decision is appealed to the Planning Commission by September 05, 2016, the project(s) listed above will become effective on September 06, 2016.

Additional extensions of twelve (12) months each may be granted after the appropriate applications have been filed and fees paid. This expiration date is separate from the time limits for any necessary building and grading permits issued to complete the occupancy. Should substantial construction proceed prior to the expiration date of this approval, work authorized under the building and grading permits may extend the application beyond the expiration date. If you have any questions, please contact me at 760-947-1231.

Sincerely,

STAN LJUDAHL, AICP  
SENIOR PLANNER

CC:

STEENO DESIGN STUDIO INC  
11774 HESPERIA ROAD #B1  
HESPERIA, CA 92345

NOT IN COMPLIANCE

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)

#### CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY

COMPLETED COMPLIED BY SPECIALTY PLANS. The following additional plans/reports shall be required for NOT IN COMPLIANCE businesses with special environmental concern:

A. Demolition permits shall be obtained from the Building Division prior to demolition of above or below ground structures. Prior to issuance of a certificate of occupancy for the hangars, the abandoned non-operational fuel tank at south end of the runway shall be removed or put back into service. The demolition permits shall be submitted to the Building Division within 30 days and demolition shall be completed within 90 days of the effective date of approval of CUPR16-00004. (B)

COMPLETED COMPLIED BY DEVELOPMENT FEES. The Developer shall pay required development fees as follows: NOT IN COMPLIANCE  
A. Development Impact Fees (B)  
B. Utility Fees (E)

COMPLETED COMPLIED BY UTILITY CLEARANCES. The Building Division will provide utility clearances after NOT IN COMPLIANCE required permits and inspections for the facility. Utility meters shall be permanently labeled. (B)

COMPLETED COMPLIED BY FIRE REQUIREMENTS. Airplane hanger clusters must meet all requirements of NFPA NOT IN COMPLIANCE 409. The applicant must remove the existing non-operational fuel tank at south end of runway or shall get the tank back in service. (F)

COMPLETED COMPLIED BY FIRE EXTINGUISHERS. Hand portable fire extinguishers are required. The location, NOT IN COMPLIANCE type, and cabinet design shall be approved by the Fire Department. (F)

COMPLETED COMPLIED BY KNOX BOX. An approved Fire Department key box is required in conjunction with a NOT IN COMPLIANCE mandatory 20-foot wide vehicle access gate. (F)

COMPLETED COMPLIED BY ON SITE IMPROVEMENTS. All on site improvements as recorded in these conditions, NOT IN COMPLIANCE and as shown on the approved site plan shall be completed in accordance with all applicable Title 16 requirements within 90 days of the effective date of approval of CUPR16-00004. All hangars shall be consistent with the design and exterior color of the existing service hangar. 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 CONTACT 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





## City of Hesperia

9700 Seventh Avenue, Hesperia, CA 92345  
Phone (760) 947-1000 Fax (760) 947-1418

# PLAN CORRECTIONS

SUBMITTAL: 1st

Site Address: 7070 SUMMIT VALLEY RD Applicant: DEBBIE VESPEL

Date: 7/19/2017

Permit Number: COM17-00208

Number of Plan Sets to Return: 3

Associated Permits: 0

Approved Building and Safety: ☐  
Approved Planning: ☐  
Approved Engineering: ☐  
Approved Fire: ☒  
Approved CASP: ☐

Permit Type: BLDG PERMIT COMM  
Permit Subtype: NEW OR ADDITION  
Building Use:  
Type Const:  
Occ. Group:

Dear Applicant:

- A. Please make all corrections on the original tracings and resubmit new sets with the previously submitted set(s).  
B. Plans submitted with corrections in ink will require a "Wet" signature from the plan preparer.

C. Resubmit this Plan Check Correction list with the corrected plans. **Use the RESPONSE portion of this form to comment and indicate where corrections can be found within the corrected plans.** Further clarification may be provided with a correction response list.

Finally, the approval of the plans and specifications does not grant authority to violate or cancel any ordinance or law. Thus any act of omission or failure to bring items of correction to the applicant's attention does not constitute grounds for waiver of requirements.

**Thank you for your cooperation.**

## CORRECTION REQUESTS

## RESPONSE (Comments and Page Number)

1ST SUBMITTAL BLDG

(7/18/2017 3:21 PM LB)

Larry Bachmann - Plans Examiner (760) 947-1317:

1. The floors of aircraft hangers shall be graded towards the door provide a sloped floor towards the door to prevent water or fuel from remaining on the floor. 2016 CBC 412.3
2. Exterior walls located 30 feet or less to the property line or public way shall have a fire resistance rating of not less than 2 hours. 2016 CBC 412.4.1

(7/18/2017 3:23 PM LB)

3. Correct the Occupancy classification to S-1.

1ST SUBMITTAL PLNG

(7/6/2017 8:17 AM SL)

Reviewed by: Stan Liudahl, AICP, Senior Planner @ (760) 947-1231

Upon review of the building plans submitted June 22, 2017, staff would indicate the following issues which require resolution prior to approval by the Planning Department:

1. The hangars shall be painted to match the exterior color and shall be consistent with the exterior design of the existing service hangar in accordance with the conditions of approval for Revised Conditional Use Permit CUPR16-00004. Therefore, photos of the proposed hangars and a brochure of the proposed paint to be used on the hangars shall be submitted with the building plans.
2. The Developer shall grant an Access Easement to provide reciprocal access across Assessor's Parcel Numbers 0397-144-01 and 0397-144-02 prior to issuance of a building permit. The required application (attachment) and fees shall be submitted to the Planning Division prior to review and approval by the City for recordation.

Notes:

1. Demolition permits shall be obtained from the Building Division prior to removal/relocation of above or below ground structures in accordance with CUPR16-00004.
2. A legal survey of the property shall be prepared and the property line staked prior to issuance of a building permit so that the relocation of the hangars will be outside the required line of sight along Summit Valley Road pursuant to CUPR16-00004.
3. Prior to issuance of a building permit, evidence of acceptance by the Mojave Desert Air Quality Management District shall be provided as required by CUPR16-00004.
4. The airplane hanger clusters must meet all requirements of NFPA 409. The applicant must remove the existing non-operational fuel tank at south end of runway or shall get the tank back in service prior to issuance of a certificate of occupancy for the first hangar cluster pursuant to CUPR16-00004.



# City of Hesperia

9700 Seventh Avenue, Hesperia, CA 92345  
Phone (760) 947-1000 Fax (760) 947-1418

## PLAN CORRECTIONS

SUBMITTAL: 2nd

Site Address: 7070 SUMMIT VALLEY RD Applicant: DEBBIE VESPEL Date: 11/9/2017

Permit Number: COM17-00208

Number of Plan Sets to Return: 3

Associated Permits: 0

Approved Building and Safety:

Approved Planning:

Approved Engineering:

Approved Fire:

Approved CASP:

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

Permit Type: BLDG PERMIT COMM

Permit Subtype: NEW OR ADDITION

Building Use:

Type Const:

Occ. Group:

Dear Applicant:

A. Please make all corrections on the original tracings and resubmit new sets with the previously submitted set(s).

B. Plans submitted with corrections in ink will require a "Wet" signature from the plan preparer.

C. Resubmit this Plan Check Correction list with the corrected plans. **Use the RESPONSE portion of this form to comment and indicate where corrections can be found within the corrected plans.** Further clarification may be provided with a correction response list.

Finally, the approval of the plans and specifications does not grant authority to violate or cancel any ordinance or law. Thus any act of omission or failure to bring items of correction to the applicant's attention does not constitute grounds for waiver of requirements.

**Thank you for your cooperation.**

### CORRECTION REQUESTS

### RESPONSE (Comments and Page Number)

2ND SUBMITTAL BLDG

(11/9/2017 10:20 AM LB)

Larry Bachmann - Plans Examiner (760) 947-1317:

1. The floors of aircraft hangers shall be graded towards the door provide a sloped floor towards the door to prevent water or fuel from remaining on the floor. 2016 CBC 412.4.3

REPLY: Provide a minimum of two floor elevations within each hanger- one at the rear wall and the second at the front wall/entry of each hanger.

2. "Exterior walls located 30 feet or less to the property line or public way shall have a fire resistance rating of not less than 2 hour. 2016 CBC 412.4.1

REPLY: The plans must include dimensions indicating the specific locations and lengths of the 2 hour rated construction. Provide details prepared by a licensed Engineer for the construction of approved 2 hour fire rated assemblies found in the 2016 California Building Code, the Gypsum Association Manual or other tested and approved assembly. 2016 CBC 703.2

3. Correct the Occupancy Type in the Project Data to S-1. 2016 CBC 311.2

2ND SUBMITTAL PLNG

(10/31/2017 9:28 AM SL)

Reviewed by: Stan Liudahl, AICP, Senior Planner @ (760) 947-1231

Upon review of the building plans submitted October 19, 2017, staff would indicate the following issue which requires resolution prior approval by the Planning Department:

1. The Developer shall grant an Access Easement to provide reciprocal access across Assessor's Parcel Numbers 0397-144-01 & 0397-144-02 prior to issuance of a building permit. The required application (attachment) and fees shall be submitted to the Planning Division prior to review and approval by the City for recordation.

Notes:

1. Demolition permits shall be obtained from the Building Division prior to removal/relocation of above or below ground structures in accordance with CUPR16-00004.
2. A legal survey of the property shall be prepared and the property line staked prior to issuance of a building permit so that the relocation of the hangars will be outside the required line of sight along Summit Valley Road pursuant to CUPR16-00004.