



DATE: April 8, 2021
TO: Planning Commission
FROM: Chris Borchert, Principal Planner
BY: Ryan Leonard, Senior Planner
SUBJECT: Conditional Use Permit CUP21-00001; Applicant: Loyal Brothers;
APN: 3064-561-15

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2021-06, approving CUP21-00001.

BACKGROUND

Proposal: A Conditional Use Permit (CUP) has been filed to allow a semi-truck repair and maintenance facility and the construction of a 12,800 square foot truck service garage. The proposed building will include 12 service bays, 1,600 square feet of office space and a 1,600 square foot parts department. The project is located on approximately 5 gross acres (Attachment 1).

Location: On the north side of Muscatel Street, approximately 300 feet east of Caliente Road.

Current General Plan, Zoning and Land Uses: Within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan. The surrounding land is all designated as Commercial Industrial Business Park as noted on Attachment 2. The site is currently vacant. Light industrial/warehouse facilities exist to the south. The properties to the east and west are vacant. The property to the north is vacant but it is improved with a drive approach that serves as the entrance to the former Compleitive Edge Motocross Park (the park has been closed since December 2018) (Attachment 3).

ISSUES/ANALYSIS

Land Use: The proposed project consists of the development of a semi-truck repair and maintenance facility. Development of the site includes the construction of a 12,800 square foot service garage. The development also consists of the construction of a parking lot, asphalt paving, landscaping, drainage and access improvements. The site is designed with the service garage on the southern half of the site fronting Muscatel Street. Access to the service garage will be from a 50-foot-wide driveway approach off of Muscatel Street.

The north-half of the site is proposed to be paved, fenced and will include 43 tractor/trailer spaces for storage. A 6-foot-high wrought iron fence/rolling gate is proposed across the middle of the site to separate the north and south-half of the site. A 50-foot wide driveway entrance which is proposed to be gated will provide secondary access to the site off Aspen Road.

The applicant has indicated that the 43 tractor/trailer spaces are to be used strictly for the semi-truck repair and maintenance operations. They would not be used for long term parking or leased out for storage.

Muscatel Street is currently an unimproved dirt road, while Aspen Road is a partially improved roadway with asphalt concrete pavement adjacent to the majority of the site. The project will be required to pave Muscatel Street from Caliente Road to across the project frontage, as well as construct new curb, gutter, and sidewalk across the project frontages of both Aspen Road and Muscatel Street.

The project requires a minimum of 49 parking spaces based on 3 spaces per service bay, plus 4 spaces per 1,000 square feet of non-service bay area. The project proposes 49 conventional parking spaces for employees/customers and 43 oversized parking spaces for tractor trailers. As proposed, the project complies with the minimum number of parking spaces.

The architecture of the proposed service garage complies with the architectural requirements of the Specific Plan (Attachment 4). The exterior of the building includes variation in wall and roof planes and the use of a variety of exterior colors and materials. A stacked stone tower is designed at the front corner of the building to create an entry feature on the south and west elevations. Stacked stone siding and columns are predominantly featured along the south and west facades. The building also features steel awnings over the glass entrances and varying accent colors.

The project also provides a surplus of landscaping. The minimum required landscape coverage is 10% of the developed site; the project provides 30,069 square feet (15.3%) of total landscape coverage.

A 6-foot-high tubular steel fence is proposed across the perimeter of the site. Both driveway approaches are proposed to be gated after hours for security purposes. As a condition of approval, staff is requiring that the rear half of the site that is proposed to be used for truck parking be screened with an 8-foot-high block wall. The block wall shall extend across both side property lines, as well as along the project frontage along Aspen Road (with the exception of the rolling gate). This condition of approval will ensure that the truck parking area will be properly screened from the public right-of-way as well as from Highway 395.

The truck repair facility proposes to operate from 8:00 a.m. to 8:00 p.m. Monday through Saturday. Approximately 20-25 employees are anticipated to work at the facility each day, with a maximum of 18 employees working on the largest shift.

Lastly, the City is currently in the early stages of forming a Community Facilities District (CFD) that will levy a special tax on future prospective industrial developments. The purpose of the CFD is to fund public services that are necessary to serve industrial developments (i.e. increased road maintenance, traffic improvements, etc.). As a condition of approval, the applicant shall be required to participate in a CFD once it is formed. As a further condition of approval, if the applicant constructs the project prior to the formation of a CFD, the developer will enter into an agreement with the City to ensure the same financial assurances otherwise offered by a CFD.

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

Water and Sewer: The development will connect to an existing 16-inch water line located in Muscatel Street. The proposed development is allowed to use an approved on-site septic system.

Environmental: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, which are consistent with the General Plan and are substantially surrounded by urban uses. Prior to issuance of a grading permit, a pre-construction survey conducted by an approved biologist shall be performed to determine whether the site contains burrowing owls. The project would also be required to comply with the City's Desert Native Plant Protection Ordinance which requires the project applicant to prepare and submit a protected plant plan prior to the issuance of any grading permits. The protected plant plan will determine if the site contains any Joshua Trees, and whether they can be relocated or protected in place.

Conclusion: The project conforms to the policies of the City's General Plan as well as the intent of the Specific Plan. In addition, the area surrounding the project site is oriented towards trucking related uses including truck repair and trucking companies.

FISCAL IMPACT

None.

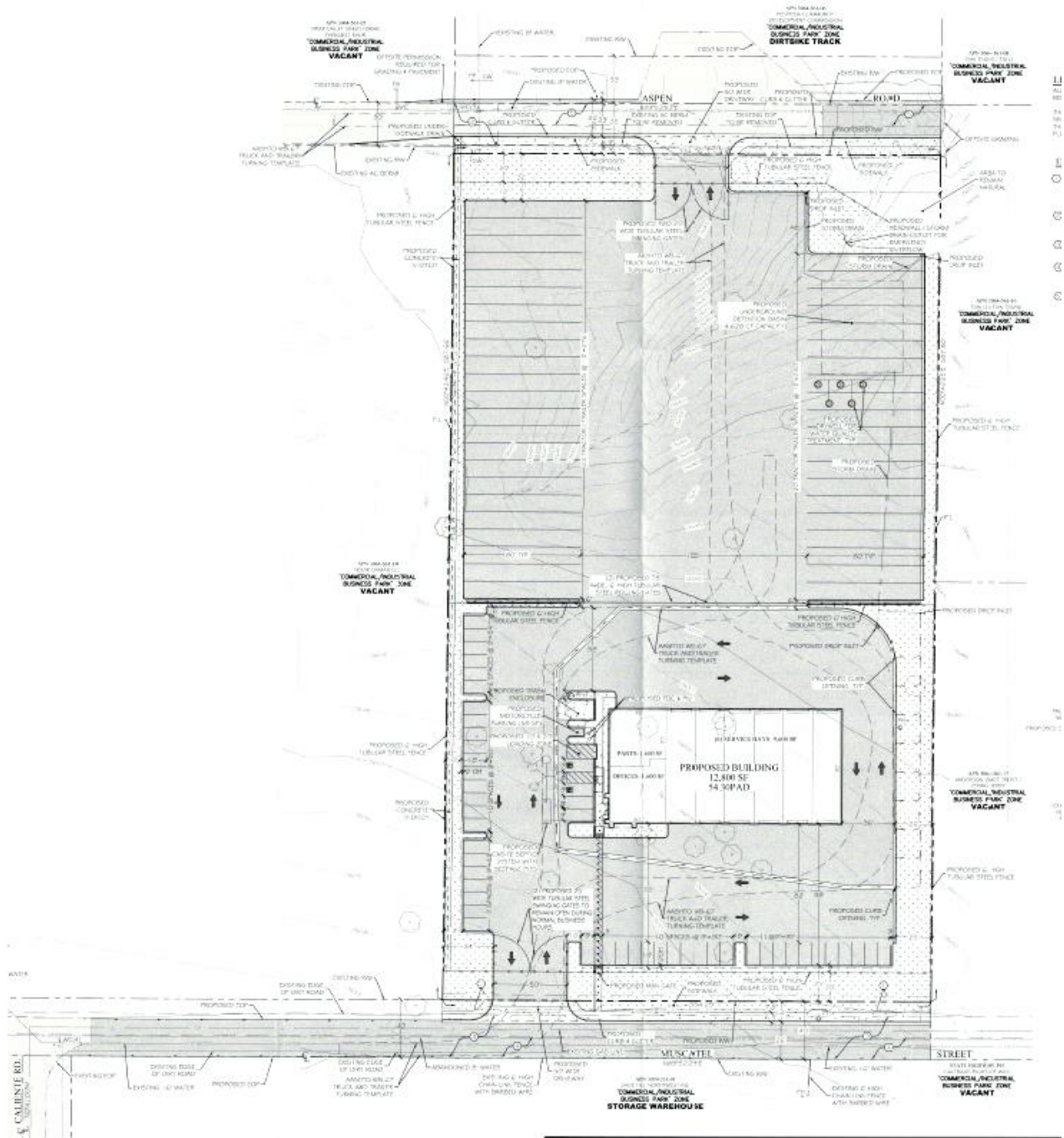
ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Site Plan
2. General Plan/Specific Plan Zoning
3. Aerial photo
4. Elevations
5. Resolution No. PC-2021-06, with list of conditions

ATTACHMENT 1



APPLICANT(S): LOYAL BROTHERS

FILE NO(S): CUP21-00001

LOCATION: NORTH SIDE OF MUSCATEL STREET, APPROXIMATELY 300 FEET EAST OF CALIENTE ROAD

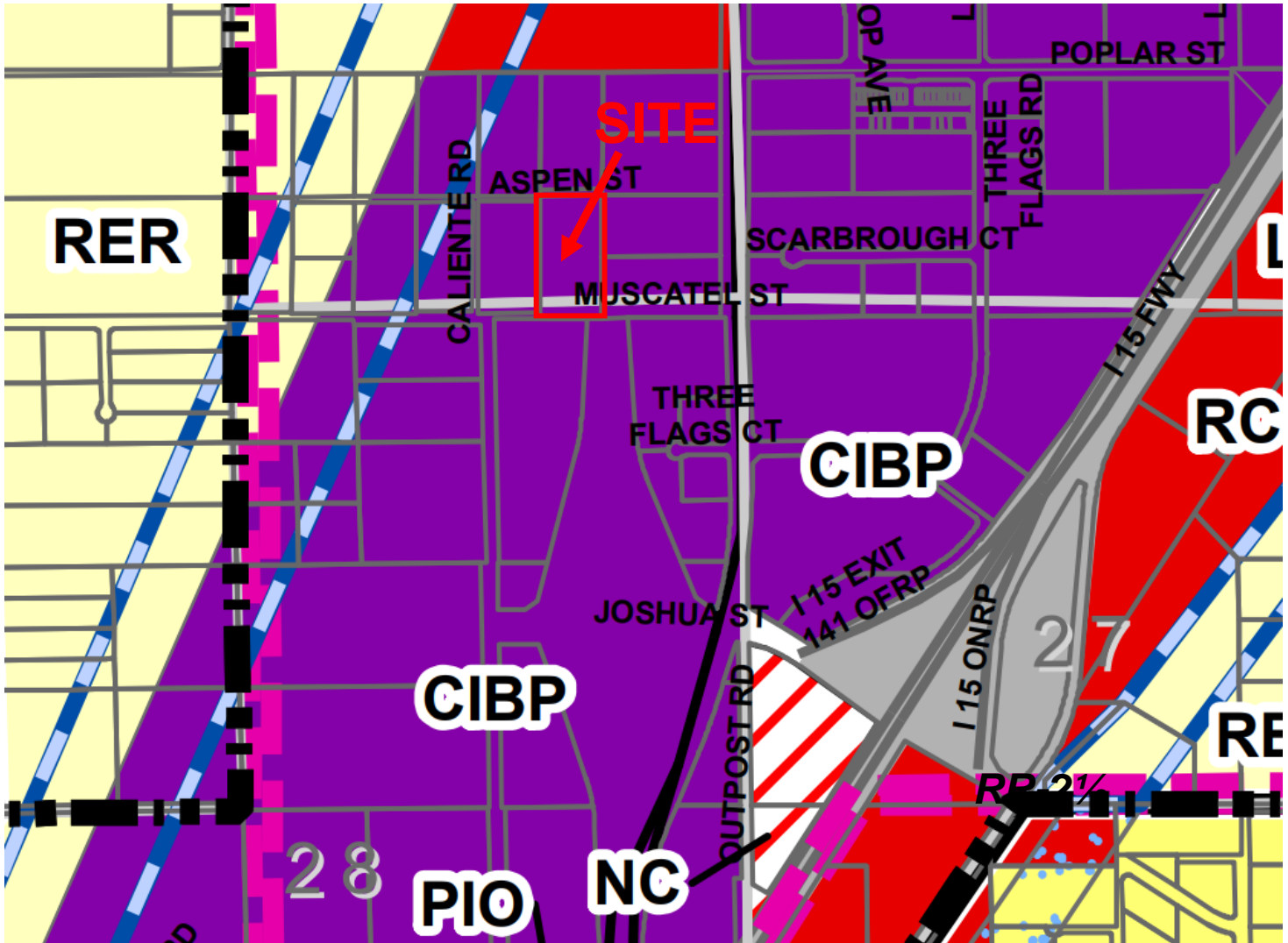
APN(S): 3064-561-15

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW A SEMI-TRUCK REPAIR AND MAINTENANCE FACILITY AND THE CONSTRUCTION OF A 12,800 SQUARE FOOT TRUCK SERVICE GARAGE ON APPROXIMATELY 5 GROSS ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN.



SITE PLAN

ATTACHMENT 2



APPLICANT(S): LOYAL BROTHERS

FILE NO(S): CUP21-00001

LOCATION: NORTH SIDE OF MUSCATEL STREET, APPROXIMATELY 300 FEET EAST OF CALIENTE ROAD

APN(S):
3064-561-15

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW A SEMI-TRUCK REPAIR AND MAINTENANCE FACILITY AND THE CONSTRUCTION OF A 12,800 SQUARE FOOT TRUCK SERVICE GARAGE ON APPROXIMATELY 5 GROSS ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN.



GENERAL PLAN MAP

ATTACHMENT 3



APPLICANT(S): LOYAL BROTHERS

FILE NO(S): CUP21-00001

LOCATION: NORTH SIDE OF MUSCATEL STREET, APPROXIMATELY 300 FEET EAST OF CALIENTE ROAD

APN(S):
3064-561-15

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW A SEMI-TRUCK REPAIR AND MAINTENANCE FACILITY AND THE CONSTRUCTION OF A 12,800 SQUARE FOOT TRUCK SERVICE GARAGE ON APPROXIMATELY 5 GROSS ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN.



ATTACHMENT 4



APPLICANT(S): LOYAL BROTHERS

FILE NO(S): CUP21-00001

LOCATION: NORTH SIDE OF MUSCATEL STREET, APPROXIMATELY 300 FEET EAST OF CALIENTE ROAD

APN(S):
3064-561-15

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW A SEMI-TRUCK REPAIR AND MAINTENANCE FACILITY AND THE CONSTRUCTION OF A 12,800 SQUARE FOOT TRUCK SERVICE GARAGE ON APPROXIMATELY 5 GROSS ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN.

COLOR ELEVATIONS

ATTACHMENT 5

RESOLUTION NO. PC-2021-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW A SEMI-TRUCK REPAIR AND MAINTENANCE FACILITY AND THE CONSTRUCTION OF A 12,800 SQUARE FOOT TRUCK SERVICE GARAGE ON APPROXIMATELY 5 GROSS ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN LOCATED ON THE NORTH SIDE OF MUSCATEL STREET, APPROXIMATELY 300 FEET EAST OF CALIENTE ROAD (CUP21-00001)

WHEREAS, Loyal Brothers has filed an application requesting approval of CUP21-00001 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to approximately 5 gross acres located on the north side of Muscatel Street, approximately 300 feet east of Caliente Road also referenced Assessor's Parcel Number 3064-561-15; and

WHEREAS, the Application proposes the construction and operation of a semi-truck repair and maintenance facility and a 12,800 square foot truck service garage, which requires approval of a conditional use permit; and

WHEREAS, the 5-acre site is vacant; light industrial and warehouse facilities exist to the south and the properties to the east and west are vacant. The property to the north is vacant but it is improved with a drive approach that serves as the entrance to the former Competitive Edge Motocross Park; and

WHEREAS, the subject property as well as the surrounding properties are within the Commercial Industrial Business Park (CIBP) Zone of the Main Street and Freeway Corridor Specific Plan (Specific Plan); and

WHEREAS, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, which are consistent with the General Plan and are substantially surrounded by urban uses; and

WHEREAS, on April 8, 2021, the Planning Commission of the City of Hesperia conducted a public hearing pertaining to the proposed Application, and concluded said hearing on that date; and

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

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

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

Section 2. Based upon substantial evidence presented to the Planning Commission during the above-referenced April 8, 2021 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

- (a) The proposed use of a semi-truck repair and maintenance facility is a conditionally permitted use within the CIBP Zone of the Specific Plan

and complies with all applicable provisions of the Specific Plan and Development Code. The proposed use would not impair the integrity and character of the surrounding neighborhood. The site is suitable for the type and intensity of the use that is proposed.

- (b) The proposed use would not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other allowed uses in the vicinity or be adverse to the public convenience, health, safety or general welfare.
- (c) The proposed project is consistent with the goals, policies, standards and maps of the adopted zoning, Specific Plan, Development Code and all applicable codes and ordinances adopted by the City of Hesperia because the project is consistent with the regulations allowing vehicle repair (major) uses within the CIBP zone of the Specific Plan. The development is subject to conditions of approval and complies with the standards for landscaping, driveway aisles, parking stall dimensions, building heights, trash enclosure, loading areas, and all other applicable development standards. The project also complies with the Americans with Disabilities Act (ADA), as the required accessible parking spaces and paths of travel will meet the standards within the ADA as well as state and federal handicapped accessible regulations. The development will be constructed pursuant to the California Building and Fire Codes and subsequent adopted amendments.
- (d) The site for the proposed use will have adequate access based upon its frontage along Muscatel Street and Aspen Road and the driveways which comply with separation and sight distance requirements. There are also general services for sanitation, water and public utilities to ensure the public convenience, health, safety and general welfare. Additionally, the site is currently served with adequate infrastructure to operate without a major extension of infrastructure.
- (e) The proposed project is consistent with the adopted General Plan of the City of Hesperia. The project site is within the CIBP zone of the Main Street and Freeway Corridor Specific Plan. The proposed semi-truck repair and maintenance facility are allowable uses with approval of a conditional use permit.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Conditional Use Permit CUP21-00001, subject to the conditions of approval as shown in Attachment "A".

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

ADOPTED AND APPROVED on this 8th day of April 2021.

Cody Leis, Chair, Planning Commission

ATTEST:

Maricruz Montes, Secretary, Planning Commission

DRAFT

ATTACHMENT "A" List of Conditions for CUP21-00001

Approval Date: April 08, 2021
Effective Date: April 20, 2021
Expiration Date: April 20, 2024

This list of conditions applies to: Consideration of Conditional Use Permit CUP21-00001 to allow a semi-truck repair and dispatch facility on 5.08 gross acres within the Commercial/Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located on the north side of Muscatel Street, approximately 300 feet east of Caliente Road (Applicant: Loyal Brothers; APN: 3064-561-15).

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

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

CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY NON INTERFERE/QUITCLAIM DOCS. The Developer shall provide non interference and or quitclaim letter(s) from any applicable utility agencies for any utility easements that affect the proposed project. All documents shall be subject to review and approval by the Engineering Department and the affected utility agencies. The improvement plans will not be accepted without the required documents and approval from the affected agencies. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PLAN CHECK FEES. Plan checking fees must be paid in conjunction with the improvement plan submittal. All required plans, maps, requested studies, CFD annexations, etc. must be submitted as a package. The Developer shall coordinate

with the City's Engineering Analyst, Jamie Carone at (760)947-1149 or jcarone@cityofhesperia.us, to obtain the fee calculation form which shall be completed and submitted, along with fee payment, at time of plan submittal. Any outstanding fees must be paid before final inspection and the release of bonds. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

INDEMNIFICATION. As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether by the City Council, the Planning Commission, or other City reviewing authority), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing the approval or otherwise carrying out and performing work on Applicants project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers, employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The City's election to defend itself, whether at the cost of the Applicant or at the City's own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)

CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DEDICATION(S). The Developer shall grant to the City an Irrevocable Offer of Dedication for Muscatel Street and Aspen Road. The right of way full width for Muscatel Street shall be forty (40') feet and the right of way full width for Aspen Road shall be thirty-five (35') feet. It is the Developers responsibility to obtain any additional Right of Way dedication needed to satisfy the 26 minimum paving requirement at no cost to the City. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY NON INTERFERENCE/QUITCLAIM. The Developer shall provide non interference and or quitclaim letter(s) from any applicable utility agencies for any utility easements that affect the proposed project. All documents shall be subject to review and approval by the Engineering Department and the affected utility agencies. Grading permits will not be issued until the required documents are reviewed and approved by all

applicable agencies. Any fees associated with the required documents are the Developers responsibility. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

ASPEN ROAD. Saw-cut (2-foot min.) and match-up asphalt pavement on Aspen Road across the project frontage where pavement exists and construct min. 26' of paving across project frontage where there is no pavement, based on City's 75-foot Collector / Industriel Roadway Standard. The curb face is to be located at 23' from the approved centerline. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of:

- A. 8" Curb and Gutter per City standards.
- B. Sidewalk (width = 6 feet) per City standards.
- C. Roadway drainage device(s).
- D. Streetlights per City standards.
- E. Commercial driveway approaches per City standards.
- F. Pavement transitions per City Standards.
- G. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 10 and per the soils report.
- H. Cross sections every 50-feet per City standards.
- I. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
- J. Provide a signage and striping plan per City standards.
- K. It is the Developer's responsibility to obtain any off-site dedications for transition tapers including acceleration / deceleration tapers per City standards. It is also the Developer's responsibility to obtain any additional Right-of-Way dedication needed to satisfy the 26' minimum paving requirement at no cost to the City.
- L. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

GRADING PLAN. The Developer shall submit a Grading Plan with existing contours tied to an acceptable City of Hesperia benchmark. The grading plan shall indicate building footprints and proposed development of the retention basin(s) as a minimum. Site grading and building pad preparation shall include recommendations provided per the Preliminary Soils Investigation. All proposed walls shall be indicated on the grading plans showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 6.0 feet in height. Grading Plans are subject to a full review by the City of Hesperia and the City Engineer upon submittal of the Improvement Plans. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

MUSCATEL STREET. Developer shall design and construct half width improvements (26' min. paving) on Muscatel Street from Caliente Road to westerly project property line (26' min. paving only) and full half width improvements including curb,

gutter and sidewalk across the project frontage, based on City's modified 80-foot Secondary Arterial Roadway Standard. The curb face is to be located at 20' from the approved centerline. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of:

- A. 8" Curb and Gutter per City standards.
- B. Sidewalk (width = 6 feet) per City standards.
- C. Roadway drainage device(s).
- D. Streetlights per City standards.
- E. Commercial driveway approaches per City standards.
- F. Pavement transitions per City Standards.
- G. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 10 and per the soils report.
- H. Cross sections every 50-feet per City standards.
- I. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
- J. Provide a signage and striping plan per City standards.
- K. It is the Developer's responsibility to obtain any off-site dedications for transition tapers including acceleration / deceleration tapers per City standards. It is also the Developer's responsibility to obtain any additional Right-of-Way dedication needed to satisfy the 26' minimum paving requirement at no cost to the City.
- L. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY PLAN. The Developer shall design a Utility Plan for service connections and / or private hydrant and sewer connections. Any existing water, sewer, or storm drain infrastructures that are affected by the proposed development shall be removed / replaced or relocated and shall be constructed per City standards at the Developer's expense. (E)

- A. A remote read automatic meter reader shall be added on all meter connections as approved by the City Engineer.
- B. The Developer shall design a Utility Plan for service connections and / or private water connections. Domestic and fire connections shall be made from the existing 16" PVC water line in Muscatel Street per City Standards.
- C. The Developer is not required to install sewer lines unless the proposed septic system cannot meet the La Honton Regional Water Quality Board's requirements or the City of Hesperia's EDU requirements.
- D. Complete V.V.W.R.A.'s "Wastewater Questionnaire for Commercial / Industrial Establishments" and submit to the Engineering Department. Complete the "Certification Statement for Photographic and X-ray Processing Facilities" as required. The Wastewater Questionnaire is only required if the project is required to connect to sewer.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

FIRE PROTECTION. Plans for fire protection requirements shall be submitted to the Building Division as follows: (F)

A. Applicant shall annex the site into Community Facilities District CFD 94-01 and insure the reapportionment of all existing obligations affecting the property.

CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City the Developer grading contractors and special inspectors to discuss permit requirements monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DESIGN FOR REQUIRED IMPROVEMENTS. Improvement plans for off-site and on-site improvements shall be consistent with the plans approved as part of this site plan review application with the following revisions made to the improvement plans: (E, P)

A. The rear half of the site that is proposed to be used for truck parking shall be fully screened with a 8-foot high block wall. The block wall shall extend across the project frontage of Aspen Road as well as along both side property lines up to the rolling gate that is proposed across the center of the site.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PROTECTED PLANTS. Three copies of a protected plant plan shall be submitted to the Building Division showing the present

location and proposed treatment of all smoke tree, species in the Agavacea family, mesquite, large creosote bushes, Joshua Trees, and other plants protected by the State Desert Native Plant Act. The grading plan shall be consistent with the approved protected plant plan. No clearing or grading shall commence until the protected plant plan is approved and the site is inspected and approved for clearing. (P)

CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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

A. School Fees (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

SOLID MASONRY WALLS AND FENCES. The Developer shall submit four sets of masonry wall/wrought iron fencing plans to the Building Division with the required application fees for all proposed walls. A combination solid three foot high split face masonry wall or other approved decorative wall with a three foot high wrought iron fence shall be provided along the property lines where headlight glare from vehicles on site would negatively affect adjacent residentially designated properties. An approved six foot high wall with decorative cap may be substituted for the combination wall/fence provided its height is in accordance with the Development Code. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

AS BUILT PLANS. The Developer shall provide as built plans. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

ELECTRONIC COPIES. The Developer shall provide electronic copies of the approved project in AutoCAD format Version 2007 to the City's Engineering Department. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PUBLIC IMPROVEMENTS. All public improvements shall be completed by the Developer and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

LANDSCAPE PLANS. The Developer shall submit three sets of landscape and irrigation plans including water budget calculations, required application fees, and completed landscape packet to the Building Division. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number, size, type and configuration of plants approved by the City shall be maintained in accordance with the Development Code. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

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

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

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY CLEARANCE AND C OF O. The Building Division will provide utility clearances on individual buildings after required permits and inspections and after the issuance of a Certificate of Occupancy on each building. Utility meters shall be permanently labeled. Uses in existing buildings currently served by utilities shall require issuance of a Certificate of Occupancy prior to establishment of the use. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

ON SITE IMPROVEMENTS. All on site improvements as recorded in these conditions, and as shown on the approved site plan shall be completed in accordance with all applicable Title 16 requirements. The building shall be designed consistent with the design shown upon the approved materials board and color exterior building elevations identified as Exhibit A. Any exceptions shall be approved by the Director of Development Services. (P)

Others

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PAYMENT FOR ONGOING CITY SERVICES. The City is currently in the early stages of forming a Community Facilities District (CFD) to fund City services, including but not limited to, road maintenance, storm water management, public safety, etc. that will serve industrial developments generally located west of Interstate-15. The applicant shall join the CFD once it is established. As a further condition of approval, if the applicant constructs the project prior to the formation of a CFD, the developer will enter into an agreement with the City to ensure the same financial assurances otherwise offered by a CFD.

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

(B) Building Division
(E) Engineering Division
(F) Fire Prevention Division
(P) Planning Division
(RPD) Hesperia Recreation and Park District

947-1300
947-1476
947-1603
947-1200
244-5488