

# PLANNING COMMISSION AGENDA

## ***REGULAR MEETING***

**Date: April 9, 2015**

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

### **COMMISSION MEMBERS**

Tom Murphy, Chair

William A. Muller, Vice Chair

Jim Heywood, Commissioner

Joline Bell- Hahn, Commissioner

Bob Rogers, Commissioner

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

Dave Reno, Principal Planner

Jeff M. Malawy, Assistant City Attorney



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

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

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

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

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

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

April 9, 2015

**AGENDA  
HESPERIA PLANNING COMMISSION**

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

**CALL TO ORDER**

**6:30 p.m.**

- A. Pledge of Allegiance to the Flag
- B. Invocation
- C. Roll Call:
  - Chair Tom Murphy
  - Vice Chair William Muller
  - Commissioner James Heywood
  - Commissioner Joline Bell-Hahn
  - Commissioner Bob Rogers

**JOINT PUBLIC COMMENTS**

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

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

**CONSENT CALENDAR**

- D. Approval of Minutes: March 12, 2015 Planning Commission Meeting Draft Minutes.

-1-

**PUBLIC HEARINGS**

- 1. Consideration of Conditional Use Permit CUP15-00002 to establish an adult day care center within an existing 10,031 square-foot building at 15075 Main Street (Applicant: Cole Vocational Services; APN: 0408-171-09)
- 2. Public comments relating to the Tapestry Specific Plan and Draft Environmental Impact Report

1-1

**PRINCIPAL PLANNER'S REPORT**

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

E. Capital Improvement Program Report by Scott Priester, Director of Development Services 2-1

F. DRC Comments

G. Major Project Update

**PLANNING COMMISSION BUSINESS OR REPORTS**

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

**ADJOURNMENT**

The Chair will close the meeting after all business is conducted.

I, Andrea Ngalo, Planning Commission Secretary for City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, April 2, 2015 at 5:30 p.m. pursuant to California Government Code §54954.2.

\_\_\_\_\_  
Andrea Ngalo  
Planning Commission Secretary

HESPERIA PLANNING COMMISSION MEETING  
REGULAR MEETING  
March 12, 2015  
MINUTES

DRAFT

The Regular Meeting of the Planning Commission was called to order at 6:30 p.m. by Chair Elvert in the Council Chambers, 9700 Seventh Avenue, Hesperia, California.

**CALL TO ORDER 6:30 p.m.**

Pledge of Allegiance to the Flag

Invocation

Roll Call:

**Present: Tom Murphy  
William Muller  
James Heywood  
Joline Bell-Hahn  
Bob Rogers**

**JOINT PUBLIC COMMENTS**

Chair Murphy opened Public Comments at 6:32 p.m.

Mr. Bob Nelson commented on Tapestry.

Chair Murphy closed Public Comments at 6:35p.m.

**CONSENT CALENDAR**

Approval of Minutes: February 12, 2015 Planning Commission Meeting Draft Minutes.

**Motion by Joline Bell Hahn to approve February 12, 2015 Planning Commission Meeting Draft Minutes, Seconded by William Muller, passed with the following roll call vote:**

**AYES: Tom Murphy, James Heywood, William Muller, Joline Bell Hahn, and Bob Rogers**  
**NOES: None**

**PUBLIC HEARING**

Consideration of Conditional Use Permit CUP15-00001 to allow live entertainment for an existing hookah lounge at 14466 Main Street, B104 (Applicant: Paradise Hookah Lounge; APN: 0405-271-46)

**Assistant Planner Lisette Sanchez-Mendoza gave a presentation.**

Chair Murphy opened Public Comments at 6:39 p.m.

Applicant commented and answered Commission questions.

Chair Murphy closed Public Comments at 6:41 p.m.

**Motion by Joline Bell Hahn to adopt Resolution No. PC-2015-05 to approve CUP15-00001, Seconded by James Heywood, passed with the following roll call vote:**

**AYES: Tom Murphy, James Heywood, William Muller, Joline Bell Hahn, and Bob Rogers**  
**NOES: None**

Consideration of Conditional Use Permit CUP14-00011 to construct an 85-foot high wireless communications facility within an existing water tank site and Variance VAR14-00008 to exceed the 35-foot height limitation of the A1 zone located on the west side of Pinon Avenue, 550 feet south of Sycamore Street, resubmitted to expand the noticing area (APNs: 0406-101-21 & 22; Applicant: LA Verizon Wireless).

Senior Planner Daniel Alcayaga gave a presentation.

Chair Murphy opened Public Comments at 6:52 p.m.

Three people spoke in opposition of the project. There was a petition submitted to the Commissioners signed by 21 neighboring property owners opposing the project.

Chair Murphy closed Public Comments at 7:02 p.m.

Motion by Tom Murphy to adopt Resolution No. PC-2015-01 and Resolution No. PC-2015-2 CUP14-00011 and VAR14-00008, Seconded by William Muller, passed with the following roll call vote:

AYES: Tom Murphy, James Heywood, William Muller, and Bob Rogers  
NOES: Joline Bell Hahn

Public comments relating to the Tapestry Specific Plan and Draft Environmental Impact Report

Chair Murphy opened Public Comments at 7:09 p.m.

Four people spoke about The Tapestry Project. Also a letter was sent in and given to Commissioners.

Chair Murphy closed Public Comments at 7:22 p.m.

Annual Report on Status and Implementation of the General Plan

Dave Reno, Principal Planner, gave a report on the progress of implementation of the City's General Plan.

Vice Chair Muller motioned via voice vote to approve the Report, Commissioner Hahn seconded the motion, all Commissioners in favor.

DRC Comments

Major Project Update

ADJOURNMENT

Chair Murphy adjourned the meeting at 7:40 p.m. until April 9, 2015.

Tom Murphy  
Chair

By: Andrea Ngalo  
Commission Secretary

City of Hesperia  
STAFF REPORT



**DATE:** April 9, 2015  
**TO:** Planning Commission  
**FROM:**  Dave Reno, AICP, Principal Planner  
**BY:**  Daniel S. Alcayaga, AICP, Senior Planner  
**SUBJECT:** Conditional Use Permit CUP15-00002; Applicant: Cole Vocational Services;  
APN: 0408-171-09

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### RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2015-07, approving Conditional Use Permit CUP15-00002.

### BACKGROUND

**Proposal:** Consideration of a Conditional Use Permit to allow an adult day care center within an existing 10,031 square-foot building.

**Location:** 15075 Main Street (Attachment 1)

The Main Street and Freeway Corridor Specific Plan identifies the property to be within the Office Commercial (OC) zone. The surrounding land is designated as noted on Attachment 2. Commercial development exists on the opposite side of Main Street to the north. An established single-family residential neighborhood exists to the south. Vacant land exists to the east and to the west (Attachment 3).

### ISSUES/ANALYSIS:

The applicant, Cole Vocational Services, proposes to establish an adult day care program within an existing building, previously occupied by Kid's Planet. The OC zone, which is part of the Main Street and Freeway Corridor Specific Plan, permits an adult day care center with approval of a conditional use permit (CUP). The program, funded by the California Department of Developmental Services, intends to assist people with developmental disabilities such as individuals with cerebral palsy, epilepsy, autism and intellectual disabilities. In order to participate in the program, individuals must be declared disabled prior to the age of 18 and must be referred by the Inland Regional Center. Walk-ins are not permitted.

Adults enrolled in the program suffer from various forms of disabilities in various stages. Some individuals require a high level of supervision while others function with minimal supervision. Some benefit from the program by obtaining vocational training. Others may be severely limited in their mental, physical, and/or oral ability. The program intends to expose individuals to art, music, and fitness activities, as well as culinary training. The program assists individuals to improve communication skills and prepares them to be more independent. Networks with local businesses and organizations, including the chamber of commerce and the local community college, are made to expose disabled adults to volunteering and group activities. The organization has other facilities in California, including one in Victorville.

The existing 10,031 square foot building will include an 8,031 square foot area programmed with activities and a 2,000 square foot office area to be used for administration functions. Support for up to 75 clients will be provided with the assistance of 32 employees. A staffing ratio of 3:1 must be maintained as a requirement of the State. The program will operate completely within the building, which is already equipped with fire sprinklers. Some interior improvements will be made to create more offices and restrooms. Computer, library and art rooms, as well as lockers and a kitchen will be established within the building (Attachment 4).

Transportation is arranged between the regional resource center and caregivers, and is primarily determined by the individual's functioning ability. Although some individuals use public transportation, the majority are dropped off and picked up by a shuttle or a caregiver. Three vans, which will be operated by a non-profit organization, will be used for shuttling services. These vans will not be parked overnight on premises.

The project complies with parking and circulation. There are 78 parking spaces, including four accessible (handicap) parking spaces, existing on the property. The required number of parking spaces is based on the number of employees, students, and floor area. As required by the development code, one parking space must be provided for each employee, as well as one parking space for every three students. In addition, the code requires four spaces for every 1,000 square feet of office area. As proposed, 65 parking spaces are required (see table below).

#### PARKING DATA

Land Use	Parking requirement	Unit	Parking Required
Vocational Day Care	1 parking for every 3 students	75 students	25
Vocational Day Care	1 parking for each employee	32 employees	32
Administration	4 spaces for every 1,000 sf	2,000 s f of office floor area	8
<b>Total required parking</b>			<b>65</b>
<b>Total provided parking</b>			<b>78</b>

The OC zone supports the proposed land use and will not affect surrounding properties. The proposed use will employ 32 people and provides services to disabled adults in Hesperia and surrounding areas. The facility is not intended for adults with violent behavioral issues or criminal backgrounds. No medical treatment or overnight services will be provided. The program strives to improve occupational opportunities and empower disabled individuals to live a meaningful and purposeful life. Employees of the facility closely supervise participants. The responsibility falls on the facility to ensure participants, which are severely limited, do not place themselves in harmful situations and that adequate transportation is provided. According to the organization, calls for ambulance/police services originating from other facilities are rare occurrences. A six-foot high block wall exists along the southern property boundary and no direct access to residences exists.

**Drainage/Street improvements:** No additional improvements are required, as the proposal utilizes an existing fully developed site and all improvements are limited to interior construction.

**Environmental:** This project is exempt from the California Environmental Quality Act (CEQA), per Section 15301, Existing Facilities.

**Conclusion:** Staff supports this conditional use permit because it proposes to re-use an existing building that has been vacant for many years and will bring new jobs to Hesperia. The proposed program provides an important service to disabled residents in Hesperia and the rest of the High Desert. The proposed conditional use permit complies with the regulations of the Main Street and Freeway Corridor Specific Plan and meets the intent of the General Plan.

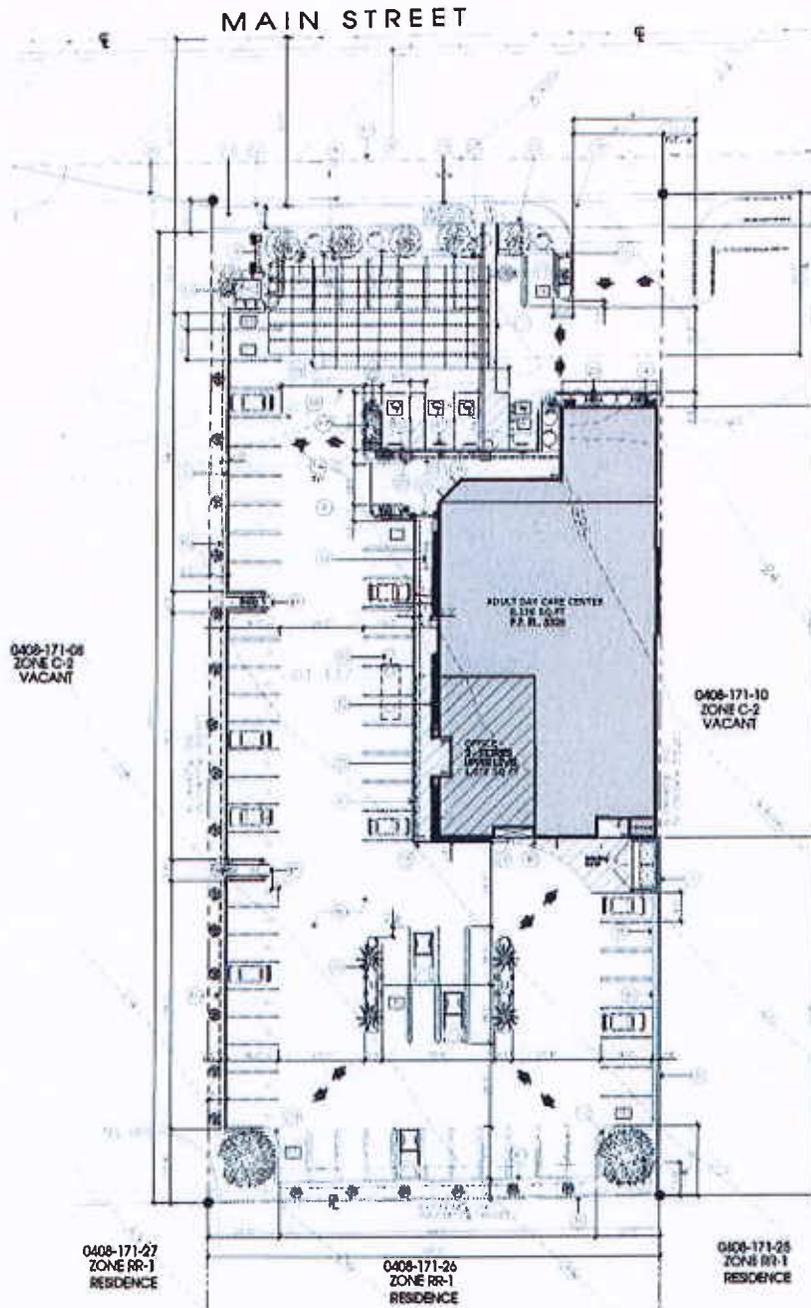
#### **ALTERNATIVE**

1. Provide alternative direction to staff.

#### **ATTACHMENTS**

1. Site Plan
2. General plan land use map
3. Aerial Photo
4. Floor Plan
5. Resolution No. PC-2005-07, with list of conditions

# ATTACHMENT 1



**APPLICANT(S):**  
COLE VOCATIONAL SERVICES

**FILE NO(S):**  
CUP15-00002

**LOCATION:**  
15075 MAIN STREET

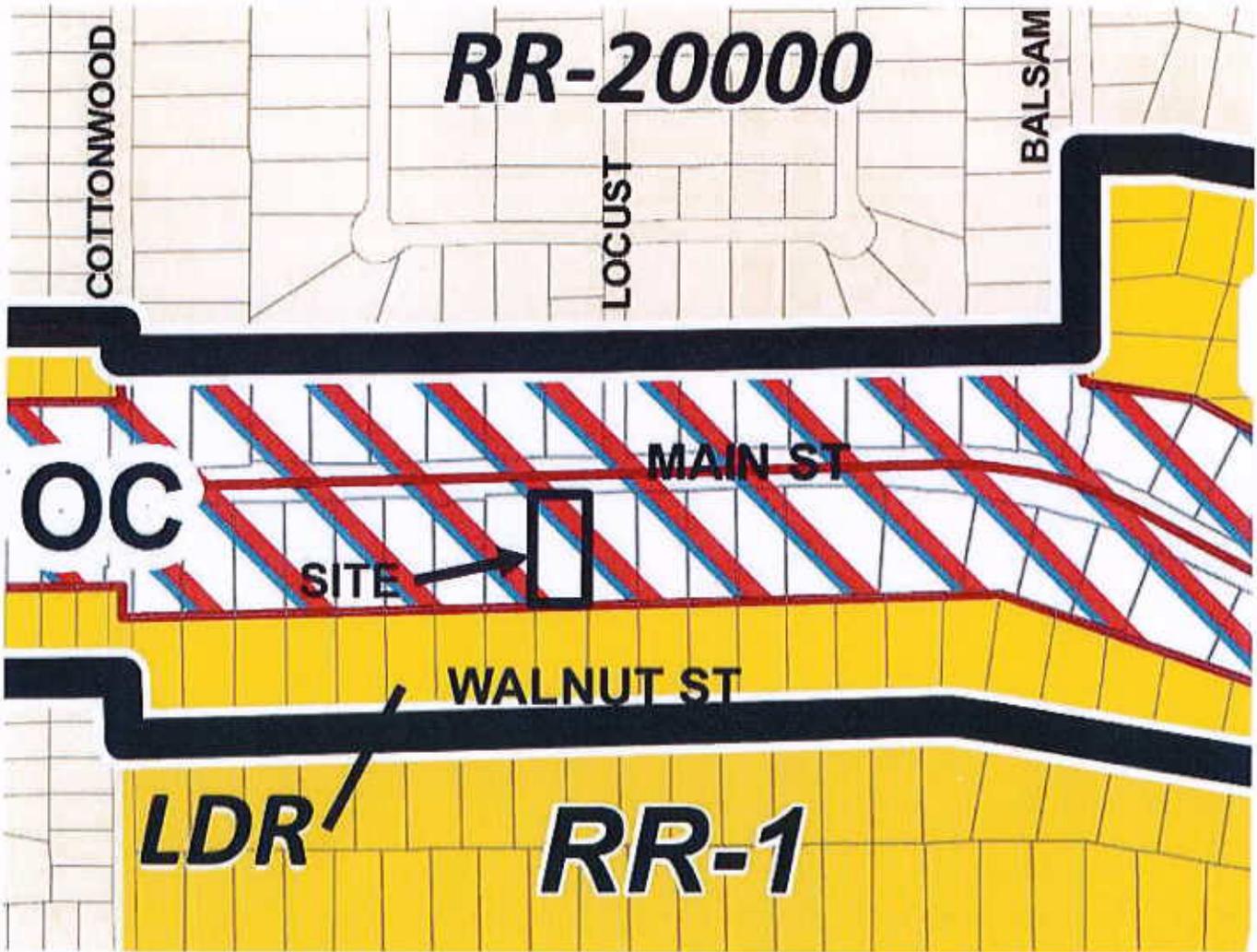
**APN(S):**  
0415-081-41

**PROPOSAL:**  
CONSIDERATION OF A CONDITIONAL USE PERMIT TO ESTABLISH AN ADULT DAY CARE CENTER WITHIN AN EXISTING 10,031 SQUARE-FOOT BUILDING



## SITE PLAN

# ATTACHMENT 2



**APPLICANT(S):**  
COLE VOCATIONAL SERVICES

**FILE NO(S):**  
CUP15-00002

**LOCATION:**  
15075 MAIN STREET

**APN(S):**  
0415-081-41

**PROPOSAL:**  
CONSIDERATION OF A CONDITIONAL USE PERMIT TO ESTABLISH AN ADULT DAY CARE CENTER WITHIN AN EXISTING 10,031 SQUARE-FOOT BUILDING



## GENERAL PLAN

# ATTACHMENT 3



**APPLICANT(S):**  
COLE VOCATIONAL SERVICES

**FILE NO(S):**  
CUP15-00002

**LOCATION:**  
15075 MAIN STREET

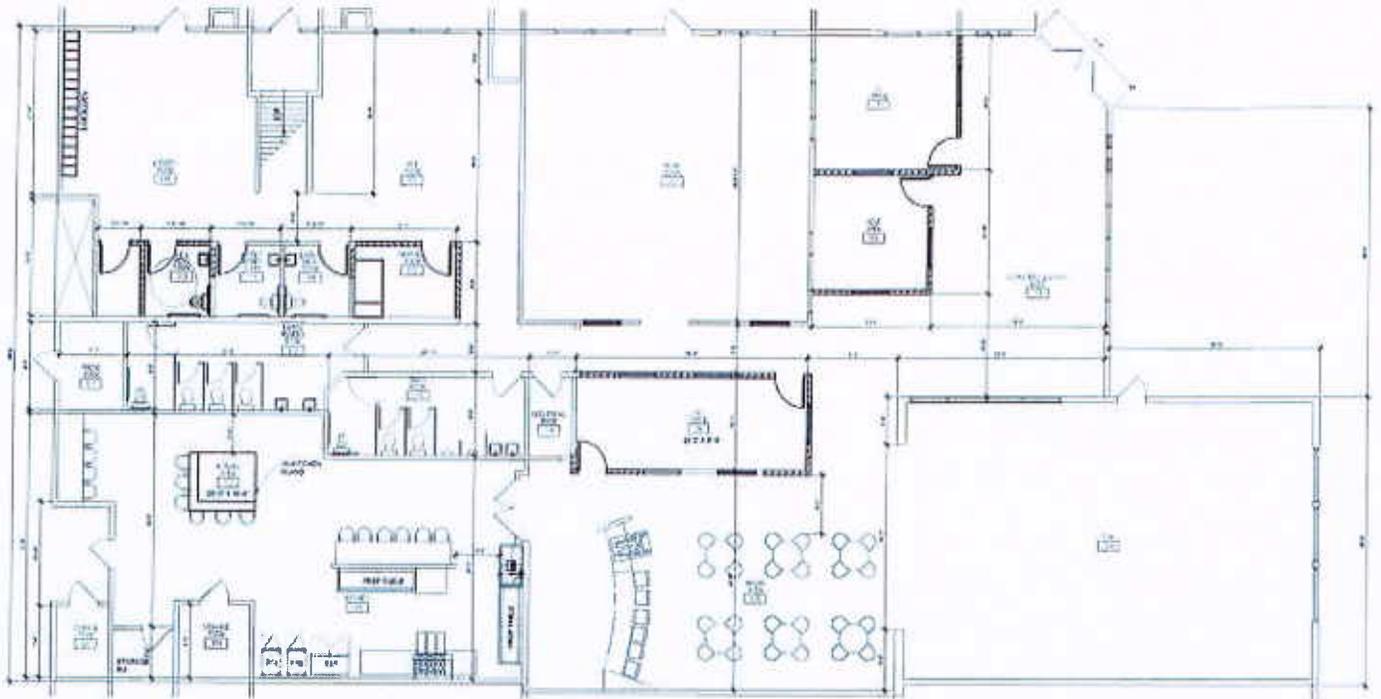
**APN(S):**  
0415-081-41

**PROPOSAL:**  
CONSIDERATION OF A CONDITIONAL USE PERMIT TO ESTABLISH AN ADULT DAY CARE CENTER WITHIN AN EXISTING 10,031 SQUARE-FOOT BUILDING

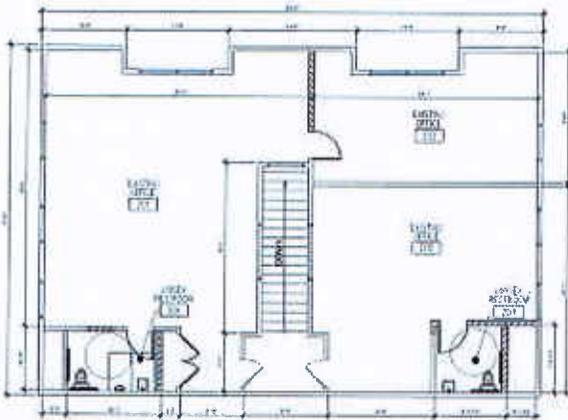


## AERIAL PHOTO

# ATTACHMENT 4



FIRST FLOOR



SECOND FLOOR

**APPLICANT(S):**  
COLE VOCATIONAL SERVICES

**FILE NO(S):**  
CUP15-00002

**LOCATION:**  
15075 MAIN STREET

**APN(S):**  
0415-081-41

**PROPOSAL:**  
CONSIDERATION OF A CONDITIONAL USE PERMIT TO ESTABLISH AN ADULT DAY CARE CENTER WITHIN AN EXISTING 10,031 SQUARE-FOOT BUILDING



## FLOOR PLAN

# ATTACHMENT 5

## RESOLUTION NO. PC-2015-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN ADULT DAY CARE CENTER WITHIN AN EXISTING 10,031 SQUARE-FOOT BUILDING AT 15075 MAIN STREET (CUP15-00002)**

**WHEREAS**, Cole Vocational Services has filed an application requesting approval of Conditional Use Permit CUP15-00002 described herein (hereinafter referred to as "Application"); and

**WHEREAS**, The Application applies to a property within the Office Commercial (OC) zone of the Main Street and Freeway Corridor Specific Plan at 15075 Main Street and consists of Assessor's Parcel Numbers 0408-171-09; and

**WHEREAS**, The property in question is developed with a 10,031 square foot building, previously occupied by Kid's Planet. Commercial development exists on the opposite side of Main Street to the north. An established single-family residential neighborhood exists to the south. Vacant land exists to the east and to the west; and

**WHEREAS**, The subject property is within the Office Commercial (OC) zone of the Main Street and Freeway Corridor Specific Plan. The surrounding properties are also within the OC zone to the north, east and west. The properties to the south are within the Low Density Residential (LDR) zone; 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 applies to developments on sites no larger than five acres, which are consistent with the General Plan and the applicable zone and are substantially surrounded by urban uses; and

**WHEREAS**, On April 9, 2015, the Planning Commission of the City of Hesperia conducted a hearing on the 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 this Commission during the above-referenced April 9, 2015 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

- (a) The site for the proposed use is adequate in size and shape to accommodate the proposed use because the site can accommodate all proposed improvements in conformance with the Development Code.

- (b) The proposed use will not have a substantial adverse effect on abutting properties or the permitted use thereof because the proposed project is consistent with the OC zone of the Main Street and Freeway Corridor Specific Plan. Minimal impacts will be caused because the program will operate completely indoors and participants will be dropped off or picked up at designated areas. Disabled individuals will be closely supervised and preventive measures will be in place to prevent confused or disoriented individuals from entering the street or disturbing adjacent properties.
- (c) The proposed project is consistent with the goals, policies, standards and maps of the adopted 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 for an adult day care within the OC zone of the Main Street and Freeway Corridor Specific Plan. In addition, the site complies with standards for landscaping, driveway aisles, parking stall dimensions, building heights, fire lanes and turn-around, trash enclosures, and loading areas. The development complies with the Americans with Disabilities Act (ADA) by providing the required accessible parking spaces and path of travel. All new improvements will also be constructed pursuant to the California Building and Fire Codes and adopted amendments.
- (d) The site for the proposed use will have adequate access based upon the site's access from Main Street, which have been constructed to City standards.
- (e) The proposed project is consistent with the adopted General Plan of the City of Hesperia. The project site is within the OC zone of the Main Street and Freeway Corridor Specific Plan. An adult day care is an allowable use 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 CUP15-00002 subject to the conditions of approval as shown in Attachment "A".

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

**ADOPTED AND APPROVED** this 9<sup>th</sup> day of April 2015.

\_\_\_\_\_  
Tom Murphy, Chair, Planning Commission

ATTEST:

\_\_\_\_\_  
Andrea Ngalo, Secretary, Planning Commission

**ATTACHMENT "A"**  
**List of Conditions for CUP15-00002**

Approval Date: April 09, 2015  
Effective Date: April 21, 2015  
Expiration Date: April 21, 2018

This list of conditions applies to: Consideration of Conditional Use Permit to establish an adult day care center within an existing 10,031 square-foot building at 15075 Main Street (Applicant: Cole Vocational Services; APN: 0408-171-09).

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

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

**CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE**

<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	TENANT IMPROVEMENT (T.I.) PLANS. Five complete sets of T.I. plans prepared and wet stamped by a California licensed Civil or Structural Engineer or Architect shall be submitted to the Building Division with the required application fees for review. (B)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	FIRE ACCESS. The development shall have a minimum of two points of vehicular access. These are for fire emergency equipment access and for evacuation routes. 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. (F)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	FIRE ALARM-AUTO OR MANUAL. A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. (F)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	FIRE SPRINKLER NFPA#13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of (minimum 1/8 scale) shall include hydraulic calculations and manufacturers specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. (F)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	FIRE TURNAROUND. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. (F)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	HOOD AND DUCT SUPPRESSION. An automatic hood and duct fire extinguishing system is required. A Fire Department approved designer/installer shall submit three (3) sets of detailed plans (minimum 1/8 scale) with manufactures specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. (F)
<u>COMPLETED</u> IN COMPLIANCE	<u>COMPLIED BY</u>	INDEMNIFICATION. As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether

by the City Council, the Planning Commission, or other City reviewing authority), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing the approval or otherwise carrying out and performing work on Applicants project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers, employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The Citys election to defend itself, whether at the cost of the Applicant or at the Citys own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)

**CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY**

- COMPLETED**  
NOT IN COMPLIANCE      **COMPLIED BY** FIRE EXTINGUISHERS. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. (F)
- COMPLETED**  
NOT IN COMPLIANCE      **COMPLIED BY** HYDRANT MARKING. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. (F)
- COMPLETED**  
NOT IN COMPLIANCE      **COMPLIED BY** KNOX BOX. An approved Fire Department key box is required. (F)
- 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** LANDSCAPING/IRRIGATION. The Developer shall maintain the landscaping and irrigation as per the approved plans on file with the Planning Division. Any plants or irrigation fixtures which have been damaged or destroyed must be restored to the approved condition. (P)
- COMPLETED**  
NOT IN COMPLIANCE      **COMPLIED BY** ON-SITE IMPROVEMENTS. All on site improvements as recorded in these conditions, and as shown on the approved site plan shall be completed in accordance with all applicable Title 16 requirements. A drop-off and pick-up area shall be designated on the property. Any exceptions shall be approved by the Director of Development Services. (P)

**ONGOING CONDITIONS**

- COMPLETED**  
NOT IN COMPLIANCE      **COMPLIED BY** TRANSPORTATION. All drop offs and pick-ups shall occur within designated areas on the property. At no time shall disabled individuals enrolled in the program be dropped off or picked up in the right-of-way, unless by an authorized transit operator and from a designated bus stop. The program operator shall make reasonable efforts to ensure individuals, which are incapable of full independent care, have safe and adequate transportation before releasing them.
- COMPLETED**  
NOT IN COMPLIANCE      **COMPLIED BY** SUPERVISION. At all times shall disabled participants be supervised as required by state law. This is in order that individuals are prevented from causing inadvertent harm to themselves and others. Preventive measures shall be in place to prevent upset or disoriented individuals from entering traffic on Main Street or causing disruptions to adjacent properties. A copy of preventive measures shall be on file with the Planning Department.
- COMPLETED**  
NOT IN COMPLIANCE      **COMPLIED BY** OPERATING LIMITATIONS. This conditional use permit does not authorize overnight sleeping quarters, and does not authorize outdoor activities without an approved temporary special event permit. Any operational changes affecting type and number of participants or operating conditions shall require approval of a revised conditional use permit.

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

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

City of Hesperia  
STAFF REPORT



**DATE:** April 9, 2015  
**TO:** Planning Commission  
**FROM:** Scott Priester,  Director of Development Services  
**SUBJECT:** Determination of Conformity – 2015-16 Capital Improvement Program

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### RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2015-06, finding that the proposed 2015-16 Capital Improvement Program as shown on Exhibit "A" is in conformance with the Hesperia General Plan, and direct that this finding be reported to the City Council, Hesperia Water and Fire Protection districts.

### BACKGROUND

Every year, a Capital Improvement Program (CIP) is annually adopted jointly by the City of Hesperia, and Hesperia Water and Fire Protection districts. This CIP outlines the significant expenditures to be made for developing new or improving existing infrastructure in areas of transportation, storm drain and water facilities as well as public facilities such as fire stations, and other buildings and uses. The CIP implements the City-adopted master plans or policy documents, among those being the General Plan Circulation Element, the Water and Sewer Master Plans, and the Public Safety Needs Report.

California Government Code Section 65103(c), part of the Planning and Zoning law, establishes the local "Planning Agency" (in Hesperia's case the Planning Commission) as the body responsible to review the CIP and determine if it conforms and is consistent with the City's General Plan prior to its adoption.

### ISSUES/ANALYSIS

Staff has prepared the attached CIP, which contains projects broken down into five categories: Streets, Drainage, Other (for public facilities), Water and Sewer. As with past CIP lists, many of the projects listed are a continuation from the prior year. This is not uncommon for such large projects that are developed over several years, as the multiple steps of design, property acquisition, bidding and ultimate construction can't be completed in one year's time. The CIP includes many more projects than are provided funding to allow decision-makers to see the projected time-line for all multi-year projects; however, staff is only requesting review and recommended funding for next fiscal year.

The 14 projects recommended for funding are broken down into three of the following five categories: Streets (10), Drainage (1), Water and Sewer (1) and Other (2). Four "new" projects are proposed to be funded, but two are annual "phased" projects that began in previous years. This results in two new projects. Staff will present the proposed CIP during the meeting, and respond to any questions the Committee may have. For comparison, staff has also included the adopted 2014-15 CIP index for information. This was reviewed by the Commission on April 10, 2014.

In review of the project list, staff believes they are consistent with the numerous goals and policies contained in the City's adopted General Plan, including the following specific elements:

1. Land Use Element - Facilities to be designed and/or constructed are to be located on property with a proper Land Use and zoning designation for such use;
2. Safety Element – Projects are proposed which address drainage and flooding, as well as additional fire facilities to provide adequate response time for development;
3. Circulation Element – Facilities to be designed and/or constructed are part of the City's planned network of roadways necessary to serve the City.

Because of the size and scope of the proposed CIP, it has not been given prior policy review by the City Council, which in the past occurred as part of the Mid-Year Budget Workshop held in February. Given that the proposed CIP continues with prior year projects that have been approved by the Council, there is no shift in direction from last year's approval so the review was deemed unnecessary. The City Council Advisory Committee (CCAC) is scheduled to review the proposed CIP on April 8, 2015. A final determination of the CIP's acceptance will be made when the City Council considers its final adoption as part of the budget process in June.

**Environmental:** This conformity finding is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3). Therefore, no further action is necessary at this time. Subsequent CEQA review of the individual projects contained within the CIP will occur prior to the time physical construction begins.

#### **FISCAL IMPACT**

The current estimated cost of the 2015-16 CIP projects is \$10.03 million, less than this year's \$10.4 million CIP budget. The loss of Redevelopment funding for future projects also continues to hinder the number of projects desired. The entire CIP budget will be paid from numerous funding sources, including City General Fund, Development Impact Fees, Water District funds, State and Federal grants, and County reimbursements. Adequate funds are available to carry out the CIP as proposed, however full funding will be demonstrated before they are carried out by the respective agency.

#### **ALTERNATIVES**

None

#### **ATTACHMENTS**

1. Resolution No. PC-2015-06, with Exhibit "A" (Proposed 2015-16 Capital Improvement Program).
2. Adopted 2014-15 Capital Improvement Program

# ATTACHMENT 1

## RESOLUTION NO. PC-2015-06

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, MAKING A DETERMINATION OF CONFORMITY OF THE PROPOSED 2015-16 CITY OF HESPERIA, AND HESPERIA WATER AND FIRE PROTECTION DISTRICTS' CAPITAL IMPROVEMENT PROGRAM WITH THE HESPERIA GENERAL PLAN.

**WHEREAS**, a Capital Improvement Program (CIP) is annually adopted jointly by the City of Hesperia, and Hesperia Water and Fire Protection districts; and

**WHEREAS**, said CIP outlines the significant expenditures to be made for transportation, storm drain and water facilities as well as public facilities; and

**WHEREAS**, Pursuant to Government Code Section 65103(c), the Planning Commission is responsible to review said Capital Improvement Program for consistency with the City's General Plan prior to its adoption; and

**WHEREAS**, the proposed CIP for Fiscal Year 2015-16 has been prepared in connection with the annual Budget process; and

**WHEREAS**, the Planning Commission has determined that the projects listed further the goals of the City; and

**WHEREAS**, this conformity finding is not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3); and

**WHEREAS**, on April 9, 2015, the Planning Commission of the City of Hesperia conducted a hearing pertaining to the proposed conformity determination, 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 this Commission during the above-referenced April 9, 2015 hearing, including public testimony and written and oral staff reports, this Commission specifically finds that the proposed 2015-16 Capital Improvement Program is consistent with the goals and policies contained in the adopted General Plan of the City of Hesperia, including the following specific elements:

1. Land Use Element – Public Facilities to be designed and/or constructed are to be located on property properly designated for such use;

2. Safety Element – Projects are proposed which address drainage and flooding, as well as additional fire facilities to provide adequate response time to development;
3. Circulation Element - Facilities to be designed and/or constructed are consistent with, or part of the City's planned network of roadways necessary to serve the City.

Section 3. The Planning Commission hereby concurs that the action under this Resolution is not a project under the California Environmental Quality Act because it does not have the potential to have a direct or indirect effect on the environment.

Section 4. Based on the findings and conclusions set forth in this Resolution, this Commission hereby finds that the proposed 2015-16 Capital Improvement Program as shown on Exhibit "A" is in conformance with the Hesperia General Plan, and directs that this finding be reported to the City Council, and Hesperia Water and Fire Protection district boards.

Section 5. That the Secretary shall certify to the adoption of this Resolution.

**ADOPTED AND APPROVED** on this 9<sup>th</sup> day of April 2015.

Tom Murphy, Chair, Planning Commission

ATTEST:

Andrea Ngalo, Secretary, Planning Commission

DRAFT

3/19/2015

CO#	Project Name	Revised/Actual FY 14-15	Proposed FY 15-16	FY 16-17	FY 17-18	
<b>STREETS CIP PROJECTS</b>						
7046	Ranchero Road Under Crossing: Misc. Mitigation, Misc. Construction / mitigation	17,040	200,000	Year 4	Final year	
7086	Ranchero Road I-15 Interchange: ROW Acquisition Bridge Construction Mitigation Construction Mgmt	430,000	250,000	Yr 2 mit	Yr 1 Reim	
7094	Ranchero Rd Improvements-7 <sup>th</sup> Ave to Mariposa, Phase 1- Design & ROW Identification (w/ County) - Aqueduct widening design - ROW Acquisition	120,000	700,000	ROW	Const	
7096	Aqueduct Crossing Improvements-Widen Bridge at Main Street - Phase 1 - Design and ROW Identification - ROW Acquisition - Construction	140,000	400,000	ROW Acq.		
7105	Main Street Corridor-Design (395 to 11 <sup>th</sup> Ave) All Phases - Phase 1 ROW Acquisition (I-15 to Maple) - Phase 1 Construction - Phase 2 ROW Acquisition (Maple to 11 <sup>th</sup> ) - Phase 2 Construction - Phase 3 ROW Acquisition (395 to I-15) - Phase 3 Construction - Phase 4 Reconstruct 11th to I					
7108	Industrial Park Lead Track - mitigation -Construction Ph 2					
7123	Willow Street Paseo	2,033	905,338			
7126	FY 2013-14 Street Improvement Project	1,953,000	-			
7129	FY 2014-15 Street Improvement Project	10,000	2,490,000			
7400	FY 2014-15 ADA Transition Plan Project	99,000	2,000	Yr 3	Yr 4	
xxxx	FY 2015-16 ADA Transition Plan Project		250,000			
xxxx	FY 2015-16 Street Improvement Project		2,000,000			
xxxx	Traffic Signal @ Ranchero/Maple - Design/ROW - ROW/Construction		500,000	500,000		
xxxx	Bear Valley Road Reconstruction Cottonwood - Amargosa (w/ Victorville)		250,000			
	<b>TOTAL OF STREETS CIP PROJECTS</b>	<b>\$ 2,771,073</b>	<b>\$ 7,947,338</b>			
<b>DRAINAGE CIP PROJECTS</b>						
7091	H-01 Drainage Facility - Section 3 (Third-Fourth Aves) FEMA Project  - Environmental/Construction		1,185,537			
XXXX	A-04 Drainage Facility - Section 1 (Main to Live Oak)  - Design (crossing only) - ROW Acquisition -Construction (crossing only)	30,000	SFD			
	<b>TOTAL OF DRAINAGE CIP PROJECTS</b>	<b>\$ 1,215,537</b>	<b>\$ 1,185,537</b>			
<b>OTHER CITY PROJECTS</b>						
XXXX	Fire Station 306 (Ranchero Rd/Oxford/I) - Phase 1 Design				Design Ph1	

2014/2015 - 2017/2018 CAPITAL IMPROVEMENT PROGRAM

CO#	Project Name	Revised/Actual FY 14-15	Proposed FY 15-16	FY 16-17	FY 17-18	
	- Phase 2 Property Acquisition - Phase 3 Construction					
6515	Civic Plaza Park -Design (Completed 2007) -Construction - Ph 1 (completed 2008) -Construction - Phase 2 (Bathrooms/concession)					
6517	Fire Station 301 Construction/Property - Property Acquisition (Completed 2007) - Design - revision (2014-2015) - Construction (Ph 1) Grade/Sewer/Walls	60,000				
6519	Fire Station 302 (Lemon) -Property Acquisition -Design -Construction			Prop Acq	Design	
6521	Fire Station 304 Interim Expansion (Eucalyptus) - Design revision (new Code) - Construction					
6524	Animal Control Facility sewer project - VVWRA fees - Site Remediation/Paving	47,900 9,800	- 175,500			
6523	Park and Ride Facility		722,346			
	<b>TOTAL OTHER CITY CIP PROJECTS</b>	\$ 117,700	\$ 897,846			
<b>WATER CIP PROJECTS</b>						
6506	Mojave Corportation Yard Expansion					
8077	Interstate 15 Corridor – New Water and Wastewater System -Design -Construction	20,000	SFD			
8078	Property Acquisition for (Reservoir Expansion at Sites 19A and 21), new Reservoir to Serve Freeway Corridor (5 acres)					
8086	Interstate 15/Ranchero Road Frontage Road Improvements -Design - Construction					
8087	Reclaimed Water Distribution System - Design Construction	16,200				
	<b>TOTAL OF WATER PROJECTS</b>	\$ 36,200	\$ -			
<b>SEWER CAPITAL CIP PROJECTS</b>						
9007	Sub-regional Wastewater Reclamation Plant (WRF-1) - Phase I Property Acquisition (Completed) -Phase 2 Design and Construction Phase 3 Construction	VVWRA	VVWRA	VVWRA		
	<b>TOTAL OF SEWER CAPITAL CIP PROJECTS</b>	\$ -	\$ -			
<b>Total for Water and Sewer Projects</b>		\$ 36,200	\$ -			
<b>Totals for ALL CIP Projects</b>		\$ 4,140,510	\$ 10,030,721			

# CAPITAL IMPROVEMENT PROGRAM (C I P)

- *Overview and Summary*
- *C I P Expenditures by Project*
- *C I P Expenditures By Fund and Project*
- *C I P Project Listing*
- *C I P Project Descriptions*

## CAPITAL IMPROVEMENT PROGRAM (CIP)

### OVERVIEW

The Capital Improvement Program (CIP) Summary includes new and continued capital projects funded in the Fiscal Year (FY) 2014-15 Budget. Information on capital projects completed in FY 2013-14 and projects temporarily suspended are also included to identify funds spent on recently completed projects as well as those that may resume in future years. Fiscal Year 2011-12 and Fiscal Year 2012-13 CIP projects are also included for historical purposes on the expenditure summaries. Frequently, CIP projects extend beyond one fiscal year.

The City's construction projects and major capital acquisitions that have an extended life are included in the Capital Improvement Program. In some circumstances, studies undertaken related to anticipated future capital projects are also included. Generally, the CIP will include capital replacement projects that repair, replace, or enhance existing facilities, equipment, or infrastructure, and capital facility projects that significantly expand or add capacity to the City's existing fixed assets.

### SUMMARY

The CIP projects are summarized as follows:

<u>CIP Major Categories</u>	Projects Completed in <u>FY 2013-14</u>	Projects Continued in <u>2014-15 Budget</u>	New Projects Included in <u>2014-15 Budget</u>	New & Continued Projects Included in <u>2014-15 Budget</u>
Streets CIP Projects	\$2,595,895	\$4,762,338	\$2,601,000	\$ 7,363,338
Storm Drainage	0	1,185,537	0	1,185,537
Facilities	0	1,607,961	233,200	1,841,161
Water	648,146	0	40,000	40,000
Sewer	0	0	0	0
Total CIP Projects	<u>\$3,244,041</u>	<u>\$7,555,836</u>	<u>\$2,874,200</u>	<u>\$10,430,036</u>

#### Streets CIP Projects - \$7,363,338 (2014-15 Budget)

- 2014-15 Street Improvement Project – \$2,500,000 has been included in the FY 2014-15 Budget. The program history is as follows:

	<u>Expenditures</u>	<u>Miles Paved</u>	<u>Slurry Seal Miles</u>
2000-01 Street Improvement Project	\$ 2,226,573	18.0	0
2001-02 Street Improvement Project	\$ 2,148,349	19.4	0
2002-03 Street Improvement Project	\$ 1,993,142	16.5	0
2003-04 Street Improvement Project	\$ 2,033,719	17.1	0
2004-05 Street Improvement Project	\$ 3,166,412	18.2	12.4
2005-06 Street Improvement Project	\$ 6,221,264	51.1	14.2
2006-07 Street Improvement Project	\$10,994,391	57.0	11.0
2007-08 Street Improvement Project	\$19,134,056	57.0	4.0
2008-09 Street Improvement Project	\$ 9,193,091	28.0	0
2009-10 Street Improvement Project	\$ 5,726,868	13.9	0
2010-11 Street Improvement Project	\$ 0	0	0
2011-12 Street Improvement Project	\$ 2,446,984	2.5	7.5
2012-13 Street Improvement Project	\$ 1,705,349	2.3	6.6
<u>2013-14 Street Improvement Project</u>	<u>\$ 2,003,000</u>	<u>1.8</u>	<u>9.3</u>
Fourteen Year Total	\$68,993,198	302.8	65.0
 <u>2014-15 Street Improvement Project</u>	 <u>\$ 2,500,000</u>	 <u>2.0</u>	 <u>25.0</u>
Fifteen Year Total	\$71,493,198	304.8	90.0

**CAPITAL IMPROVEMENT PROGRAM (CIP)**

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▪ One Other New Street Project – 1 Project \$101,000 – Funding in the amount of \$101,000 has been included in the FY 2014-15 Budget for the 2014-15 Americans With Disabilities Act (ADA) Transition Plan.

▪ Ranchero Road Related Projects – 3 Projects \$1,604,000 – Included in the FY 2014-15 Budget are projects related to the Ranchero Road Corridor, with the largest overall project being the Ranchero Road Interchange project. The three projects are as follows:

• Ranchero Road Undercrossing	\$ 240,000
• Ranchero Road I-15 Interchange	902,000
• Ranchero Road Improvement – Seventh Avenue to Mariposa Road	<u>462,000</u>
	\$1,604,000

▪ Three Other Streets Projects – 3 Projects \$3,158,338 – Included in the FY 2014-15 Budget are three other continuing street projects. These projects include a carryover of a Street Improvement Project:

• 2013-14 Street Improvement Project	\$1,953,000
• Willow Street Paseo	905,338
• Aqueduct Crossing Improvements – Widen Bridge at Main Street Design and Right-Of-Way Acquisition	<u>300,000</u>
	\$3,158,338

Storm Drainage C I P Project - 1 Project \$1,185,537 – Included in the FY 2014-15 Budget is the continuation of one drainage project as shown below:

• H-01 Drainage Facility – (Section 3A) Third Avenue to Fourth Avenue	<u>\$1,185,537</u>
	\$1,185,537

One New Facility Project – 1 Project \$233,200 – Funding in the amount of \$233,200 has been included in the FY 2014-15 Budget for the Animal Control Sewer Project.

Other Facilities C I P Projects – 2 Projects \$1,607,961 – The following 2 projects, totaling \$1,607,961, will be continued in Fiscal Year 2014-15 as follows:

• Fire Station 301 Construction/Property	\$ 885,615
• Park and Ride Facility	<u>722,346</u>
	\$1,607,961

Water C I P Project – 1 New Project \$40,000 – Funding in the amount of \$40,000 has been included in the FY 2014-15 Budget for the Reclaimed Water Distribution System Project.

## C I P EXPENDITURES BY PROJECT

Project Number	Project Title	2011-12 Actual	2012-13 Actual	2013-14 Budget	2013-14 Revised	2014-15 Budget
<b><u>New Streets Projects in FY 2014-15</u></b>						
7129	2014-15 Street Improvement Project	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,500,000
7400	2014-15 ADA Transition Plan	0	0	0	0	101,000
	<b>Sub-Total New 2014-15 Streets C I P Projects</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 2,601,000</b>
<b><u>Streets CIP Projects Continued in FY 2014-15</u></b>						
7046	Ranchero Road Undercrossing -Design, Right-of-Way, Construction	\$ 13,341,909	\$ 10,918,738	\$ 1,636,600	\$ 896,359	\$ 240,000
7086	Ranchero Road I-15 Interchange Project Approval and Environmental Document-Design, Right-of-Way, Construction	9,926,770	3,650,579	650,000	1,020,770	902,000
7094	Ranchero Road Improvements – 7 <sup>th</sup> Avenue to Mariposa Road, Phase 1 – Engineering & Right-of-Way Identification	191,422	273,285	460,000	210,000	462,000
7096	Aqueduct Crossing Improvements – Wden Bridge at Main Street– Design and Right-of-Way Acquisition	0	0	300,000	0	300,000
7123	Willow Street Paseo	0	0	918,088	12,750	905,338
7128	2013-14 Street Improvement Project	0	0	1,861,500	50,000	1,953,000
	<b>Sub-Total CIP Projects Continued in FY 2014-15</b>	<b>\$ 23,460,101</b>	<b>\$ 14,842,602</b>	<b>\$ 5,826,188</b>	<b>\$ 2,189,879</b>	<b>\$ 4,762,338</b>
<b><u>Streets CIP Projects Completed in FY 2013-14 and Temporarily Suspended Projects that may Resume in Future Years</u></b>						
7098	Muscatel Street Overpass, Phase 1 – Project Study Report/Project Development Study (PSR/PDS)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
7104	Railroad Crossing Feasibility Study	0	0	0	0	0
7105	Main Street Corridor Design (395 to 11th Avenue)	0	0	0	0	0
7121	2011-12 Street Improvement Project	484,872	1,962,111	0	0	0
7122	Choicena/Talsman Realignment	4,235	0	205,374	205,374	0
7124	Sequoia Bike Routes	0	17,217	481,888	555,847	0
7125	2012-13 Street Improvement Project	0	675	1,735,482	1,704,674	0
7127	Main Street Overhead Railroad Bridge Rehab	0	0	100,000	130,000	0
	<b>Sub-Total Streets CIP Projects Completed in FY 2013-14 and Temporarily Suspended Projects that may Resume in Future Years</b>	<b>\$ 489,107</b>	<b>\$ 1,980,003</b>	<b>\$ 2,522,744</b>	<b>\$ 2,595,895</b>	<b>\$ 0</b>
<b><u>Streets CIP Projects Completed in FY 2012-13</u></b>						
7126	Cinema West Site*	\$ 6,231	\$ 1,497,870	\$ 0	\$ 0	\$ 0
	<b>Sub-Total Streets CIP Projects Completed in FY 2012-13</b>	<b>\$ 6,231</b>	<b>\$ 1,497,870</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>

\*Project funded in part by the Successor Agency to the Former Redevelopment Agency. Expenditures related to the project will not be included in the City Budget and will instead be shown in the Successor Agency Budget

## C I P EXPENDITURES BY PROJECT

Project Number	Project Title	2011-12 Actual	2012-13 Actual	2013-14 Budget	2013-14 Revised	2014-15 Budget
<b>Streets CIP Projects Completed in FY 2011-12</b>						
7100	New Traffic Signal – Main Street & Rock Springs Road - Construction, Design	\$ 871,900	\$ 0	\$ 0	\$ 0	\$ 0
7102	Township Improvements and Redevelopment - Construction (Spruce/SmokeTree)*	299,426	0	0	0	0
7108	Industrial Park Lead Track Project -Design, ROW Acquisition, Construction	4,513,863	0	0	0	0
<b>Sub-Total Streets CIP Projects Completed in FY 2011-12</b>		<b>\$ 5,685,189</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Total Summary Streets C I P Projects</b>		<b>\$ 29,640,628</b>	<b>\$ 18,320,475</b>	<b>\$ 8,348,932</b>	<b>\$ 4,785,774</b>	<b>\$ 7,363,338</b>
<b>Storm Drainage C I P Projects</b>						
7090	H-01 Drainage Facility – Section 1 (Maple Avenue to Main Street) – Design and Right-of-Way Acquisition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
7091	H-01 Drainage Facility - Section 3A (Third Avenue to Fourth Avenue)	80,664	12,504	1,200,000	14,463	1,185,537
<b>Total Storm Drainage C I P Projects</b>		<b>\$ 80,664</b>	<b>\$ 12,504</b>	<b>\$ 1,200,000</b>	<b>\$ 14,463</b>	<b>\$ 1,185,537</b>
<b>Facilities Projects</b>						
6517	Fire Station 301 Construction/Property	55,356	60,854	3,562,000	613	885,615
6520	High Desert County Government Center	3,522,021	7,711,226	0	0	0
6521	Fire Station 304 Expansion Project	47,098	0	0	0	0
6523	Park and Ride Facility	2,158	4,935	743,593	21,795	722,346
6524	Animal Control Sewer Project	0	0	0	0	233,200
<b>Total Facilities Projects</b>		<b>\$ 3,626,633</b>	<b>\$ 7,777,015</b>	<b>\$ 4,305,593</b>	<b>\$ 22,408</b>	<b>\$ 1,841,161</b>
<b>New Water Project in FY 2014-15</b>						
8087	Reclaimed Water Distribution System (NEW)	\$ 0	\$ 0	\$ 0	\$ 26,000	\$ 40,000
<b>Total New Water Project in FY 2014-15</b>		<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 26,000</b>	<b>\$ 40,000</b>
<b>Water C I P Projects Completed in FY 2013-14 and Temporarily Suspended Projects that will Resume in Future Years</b>						
8077	Interstate 15 Corridor – New Water System Design	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
8078	Property Acquisition for Reservoir Expansion @ Sites 19A & 21, New Reservoir to Serve Freeway Corridor	0	0	0	0	0
8086	Interstate 15 & Rancho Road: Frontage Road Water Improvements	0	773,222	600,300	648,146	0
<b>Total Water C I P Projects Completed in FY 2013-14</b>		<b>\$ 0</b>	<b>\$ 773,222</b>	<b>\$ 600,300</b>	<b>\$ 648,146</b>	<b>\$ 0</b>
<b>Total Water C I P Projects</b>		<b>\$ 0</b>	<b>\$ 773,222</b>	<b>\$ 600,300</b>	<b>\$ 674,146</b>	<b>\$ 40,000</b>
<b>Total Summary</b>						
<b>Total Summary Streets C I P Projects</b>		<b>\$ 29,640,628</b>	<b>\$ 18,320,475</b>	<b>\$ 8,348,932</b>	<b>\$ 4,785,774</b>	<b>\$ 7,363,338</b>
<b>Total Storm Drainage C I P Projects</b>		<b>80,664</b>	<b>12,504</b>	<b>1,200,000</b>	<b>14,463</b>	<b>1,185,537</b>
<b>Total Facilities Projects</b>		<b>3,626,633</b>	<b>7,777,015</b>	<b>4,305,593</b>	<b>22,408</b>	<b>1,841,161</b>
<b>Total Water C I P Projects</b>		<b>0</b>	<b>773,222</b>	<b>600,300</b>	<b>674,146</b>	<b>40,000</b>
<b>Grand Total</b>		<b>\$ 33,347,925</b>	<b>\$ 26,883,216</b>	<b>\$ 14,454,825</b>	<b>\$ 5,496,791</b>	<b>\$ 10,430,036</b>

Note #1 - Sewer funds have been used to partially fund a streets project and a facilities project and the sewer funding is shown with those specific projects.

## C I P EXPENDITURES BY FUND AND PROJECT

Project Number	Project Title	2011-12 Actual	2012-13 Actual	2013-14 Budget	2013-14 Revised	2014-15 Budget
<b>100 General Fund</b>						
6524	Animal Control Sewer Project	\$ 0	\$ 0	\$ 0	\$ 0	\$ 233,200
7129	2014-15 Street Improvement Project	0	0	0	0	500,000
<b>Total General Fund 100</b>		<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 733,200</b>
<b>160 Obligation Retirement Fund P/A #1</b>						
7102	Township Improvements*	\$ 2,650	\$ 0	\$ 0	\$ 0	\$ 0
7126	Cinema West Site*	6,231	1,497,870	0	0	0
<b>Total Obligation Retirement Fund P/A #1</b>		<b>\$ 8,881</b>	<b>\$ 1,497,870</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>201 Measure I - Arterial Fund</b>						
7121	2011-12 Street Improvement Project	\$ 94,772	\$ 141,665	\$ 0	\$ 0	\$ 0
<b>Total Measure I - Arterial Fund 201</b>		<b>\$ 94,772</b>	<b>\$ 141,665</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>204 Measure I Renewal</b>						
6523	Park and Ride Facility	\$ 2,158	\$ 4,935	\$ 51,247	\$ 21,795	\$ 30,000
7094	Ranchero Road Improvements - 7th Avenue to Mariposa Road, Phase 1 - Engineering & Right-of-Way Identification	0	0	300,000	0	0
7096	Aqueduct Crossing Improvements - Widen Bridge at Main Street - Design and Right-of-Way Acquisition	0	0	300,000	0	0
7121	2011-12 Street Improvement Project	291,443	298,998	0	0	0
7122	Choiceana/Talisman Realignment	4,235	0	205,374	205,374	0
7123	Willow Street Paseo	0	0	83,188	12,750	70,438
7124	Sequoia Bike Routes & Bus Stop	0	17,217	31,888	11,291	0
7125	2012-13 Street Improvement Project	0	675	1,560,116	1,523,168	0
7127	Main Street Overhead Railroad Bridge Rehab	0	0	100,000	130,000	0
7128	2013-14 Annual Street Improvement	0	0	1,670,000	50,000	1,953,000
7129	2014-15 Street Improvement Project	0	0	0	0	2,000,000
7400	2014-15 ADA Transition Plan	0	0	0	0	50,250
<b>Total Measure I Renewal Fund 204</b>		<b>\$ 297,836</b>	<b>\$ 321,825</b>	<b>\$ 4,301,813</b>	<b>\$ 1,954,378</b>	<b>\$ 4,103,688</b>
<b>207 Local Transportation Fund Article 8 (LTF)</b>						
7046	Ranchero Road Undercrossing	\$ 0	\$ 0	\$ 0	\$ 539,000	\$ 0
7094	Ranchero Road Improvements - 7th Avenue to Mariposa Road, Phase 1 - Engineering & Right-of-Way Identification	0	0	0	66,237	462,000
7096	Aqueduct Crossing Improvements - Widen Bridge at Main Street - Design and Right-of-Way Acquisition	0	0	0	0	300,000
<b>Total Local Transportation Fund 207</b>		<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 605,237</b>	<b>\$ 762,000</b>
<b>251 Community Development Block Grant (CDBG)</b>						
7400	2014-15 ADA Transition Plan	\$ 0	\$ 0	\$ 0	\$ 0	\$ 50,750
<b>Total CDBG Fund 251</b>		<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 50,750</b>
<b>300 Development Impact Fee (DIF)-Streets Fund</b>						
7046	Ranchero Undercrossing	\$ 288,020	\$ 4,201,783	\$ 919,871	\$ 329,583	\$ 240,000
7086	Ranchero Road I-15 Interchange Project Approval and Environmental Document	2,784,004	3,650,579	650,000	1,020,770	902,000
7094	Ranchero Road Improvements - 7th Avenue to Mariposa Road - Phase 1	8,078	(86,143)	0	48,734	0
7100	New Traffic Signal - Main Street and Rock Springs Road	19,208	0	0	0	0
<b>Total DIF Fund-Streets 300</b>		<b>\$ 3,099,310</b>	<b>\$ 7,766,219</b>	<b>\$ 1,569,871</b>	<b>\$ 1,399,087</b>	<b>\$ 1,142,000</b>

\*Project funded in part by the Successor Agency to the Former Redevelopment Agency. Expenditures related to the project will not be included in the City Budget and will instead be shown in the Successor Agency Budget.

## C I P EXPENDITURES BY FUND AND PROJECT

Project Number	Project Title	2011-12 Actual	2012-13 Actual	2013-14 Budget	2013-14 Revised	2014-15 Budget
<b>301 Development Impact Fee (DIF)-Storm Drainage</b>						
7091	H-01 Drainage Facility - Section 3A (Third Avenue to Fourth Avenue)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
	<b>Total DIF-Storm Drainage Fund 301</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>302 Development Impact Fee (DIF) - Fire</b>						
6517	Fire Station 301 Construction/Property	\$ 55,356	\$ 60,854	\$ 840,615	\$ 613	\$ 0
6521	Fire Station 304 Expansion	47,098	0	0	0	0
	<b>Total DIF-Fire Fund 302</b>	<b>\$ 102,454</b>	<b>\$ 60,854</b>	<b>\$ 840,615</b>	<b>\$ 613</b>	<b>\$ 0</b>
<b>502 Fire Capital Fund</b>						
6517	Fire Station 301 Construction	\$ 0	\$ 0	\$ 2,521,385	\$ 0	\$ 535,615
	<b>Total Fire Capital Fund 502</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 2,521,385</b>	<b>\$ 0</b>	<b>\$ 535,615</b>
<b>503 County - High Desert Government Center</b>						
6520	High Desert County Government Center	\$ 3,522,021	\$ 7,711,226	\$ 0	\$ 0	\$ 0
	<b>Total County Govt. Center Fund 503</b>	<b>\$ 3,522,021</b>	<b>\$ 7,711,226</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>504 City Wide Projects</b>						
6523	Park and Ride Facility	\$ 0	\$ 0	\$ 692,346	\$ 0	\$ 692,346
7091	H-01 Drainage Facility - Section 3A (Third Avenue to Fourth Avenue)	80,664	12,504	1,200,000	14,463	1,185,537
7094	Ranchero Road Improvements - 7th Avenue to Mariposa Road, Phase 1 - Engineering & Right-of-Way Identification	183,344	359,428	160,000	59,049	0
7100	New Traffic Signal - Main Street and Rock Springs Road	852,692	0	0	0	0
7121	2011-12 Street Improvement Project	98,657	1,521,448	0	0	0
7123	Willow Street Paseo	0	0	834,900	0	834,900
7124	Sequoia Bike Routes & Bus Stop Improvements	0	0	450,000	544,556	0
7125	2012-13 Street Improvement Project	0	0	175,366	181,506	0
7128	2013-14 Street Improvement Project	0	0	191,500	0	0
	<b>Total City Wide Projects Fund 504</b>	<b>\$ 1,215,357</b>	<b>\$ 1,893,380</b>	<b>\$ 3,704,112</b>	<b>\$ 799,574</b>	<b>\$ 2,712,783</b>
<b>506 Industrial Park Lead Track</b>						
7108	Industrial Park Lead Track Project	\$ 4,513,863	\$ 0	\$ 0	\$ 0	\$ 0
	<b>Total Industrial Park Lead Track</b>	<b>\$ 4,513,863</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>507 Township Capital</b>						
7102	Township Improvements and Redevelopment	\$ 287,715	\$ 0	\$ 0	\$ 0	\$ 0
	<b>Total Township Capital Fund 507</b>	<b>\$ 287,715</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>508 Ranchero Undercrossing-Local</b>						
7046	Ranchero Road Undercrossing	\$ 8,292,730	\$ 0	\$ 0	\$ 0	\$ 0
	<b>Total Ranchero Undercrossing-Local</b>	<b>\$ 8,292,730</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>586 Redevelopment Capital - Project Area No. 1</b>						
6521	Fire Station 304 Expansion Project	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
7046	Ranchero Road Undercrossing	0	0	0	0	0
7102	Township Improvements and Redevelopment	9,061	0	0	0	0
	<b>Total Redevelopment Capital - Project Area No. 1 586</b>	<b>\$ 9,061</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>

## C I P EXPENDITURES BY FUND AND PROJECT

Project Number	Project Title	2011-12 Actual	2012-13 Actual	2013-14 Budget	2013-14 Revised	2014-15 Budget
<b>600 Rancho Road Undercrossing Fund</b>						
7046	Rancho Road Undercrossing	\$ 4,761,159	\$ 6,716,955	\$ 716,729	\$ 27,776	\$ 0
	<b>Total Rancho Road Undercrossing Fund 600</b>	<b>\$ 4,761,159</b>	<b>\$ 6,716,955</b>	<b>\$ 716,729</b>	<b>\$ 27,776</b>	<b>\$ 0</b>
<b>602 Rancho/I-15 Interchange Fund</b>						
7086	Rancho Road/I-15 Interchange	\$ 7,142,766	\$ 0	\$ 0	\$ 0	\$ 0
	<b>Total Rancho/I-15 Interchange Fund 602</b>	<b>\$ 7,142,766</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>701 Water Capital Fund</b>						
701	Water C I P Projects (See Water C I P for Project Detail)	\$ 0	\$ 773,222	\$ 600,300	\$ 674,146	\$ 40,000
	<b>Total Water Capital Fund 701*</b>	<b>\$ 0</b>	<b>\$ 773,222</b>	<b>\$ 600,300</b>	<b>\$ 674,146</b>	<b>\$ 40,000</b>
<b>711 Sewer Capital Fund</b>						
8517	Fire Station 301	\$ 0	\$ 0	\$ 200,000	\$ 0	\$ 350,000
7094	Rancho Road Improvements – 7th Avenue to Mariposa Road, Phase 1 – Engineering & Right-of-Way Identification Sewer C I P Projects (See Sewer C I P for Project Detail)	0	0	0	35,980	0
	<b>Total Sewer Capital Fund 711*</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 200,000</b>	<b>\$ 35,980</b>	<b>\$ 350,000</b>
	<b>TOTAL ALL C I P FUNDS</b>	<b>\$ 33,347,925</b>	<b>\$ 26,883,216</b>	<b>\$ 14,454,825</b>	<b>\$ 5,496,791</b>	<b>\$ 10,430,036</b>

\*Note: Differences may exist between the total Water CIP and Sewer CIP expenditures shown in section D of this document. These differences are due to capital expenditures of the respective funds that are not attributable to a specific CIP project.

Note: With the use of grants and other types of reimbursements, there may be instances of timing differences between the time when the expenditures were incurred and when the reimbursement is received. These instances have been noted on the applicable individual C.O. sheets.

Project Number	Project Title	2011-12 Actual	2012-13 Actual	2013-14 Budget	2013-14 Revised	2014-15 Budget
<b>Streets and Storm Drain Related</b>						
100	General Fund	\$ 0	\$ 0	\$ 0	\$ 0	\$ 500,000
160	Obligation Retirement Fund P/A #1	8,881	1,497,870	0	0	0
201	Measure I – Arterial Fund	94,772	141,665	0	0	0
204	Measure I - Renewal Fund	295,678	316,890	4,250,566	1,932,583	4,073,688
207	Local Transportation Fund Article 8 (LTF)	0	0	0	605,237	762,000
251	Community Development Block Grant Fund	0	0	0	0	50,750
300	Development Impact Fee-Streets Fund	3,099,310	7,766,219	1,569,871	1,399,087	1,142,000
301	Development Impact Fee-Storm Drainage	0	0	0	0	0
504	City-wide Projects	1,215,357	1,893,380	3,011,766	799,574	2,020,437
506	Industrial Park Lead Track	4,513,863	0	0	0	0
507	Township Capital	287,715	0	0	0	0
508	Rancho Undercrossing-Local	8,292,730	0	0	0	0
586	Redevelopment Capital - P/A #1	9,061	0	0	0	0
600	Rancho Road Undercrossing Fund	4,761,159	6,716,955	716,729	27,776	0
602	Rancho/I-15 Interchange Fund	7,142,766	0	0	0	0
711	Sewer Capital	0	0	0	35,980	0
	<b>Total Streets and Storm Drain Related</b>	<b>\$ 29,721,292</b>	<b>\$ 18,332,979</b>	<b>\$ 9,548,932</b>	<b>\$ 4,800,237</b>	<b>\$ 8,548,875</b>

## C I P EXPENDITURES BY FUND AND PROJECT

Project Number	Project Title	2011-12 Actual	2012-13 Actual	2013-14 Budget	2013-14 Revised	2014-15 Budget
<b>Facilities Related</b>						
100	General Fund	\$ 0	\$ 0	\$ 0	\$ 0	\$ 233,200
204	Measure I - Renewal Fund	2,158	4,935	51,247	21,795	30,000
302	Development Impact Fee - Fire	102,454	60,854	840,615	613	0
502	Fire Capital Fund	0	0	2,521,385	0	535,615
503	County - High Desert Government Center	3,522,021	7,711,226	0	0	0
504	Park and Ride Facility	0	0	692,346	0	692,346
711	Sewer Capital Fund	0	0	200,000	0	350,000
	<b>Total City Facilities Related</b>	<b>\$ 3,626,633</b>	<b>\$ 7,777,015</b>	<b>\$ 4,305,593</b>	<b>\$ 22,408</b>	<b>\$ 1,841,161</b>
<b>Water and Sewer Related</b>						
701	Water Capital Fund	\$ 0	\$ 773,222	\$ 600,300	\$ 674,146	\$ 40,000
711	Sewer Capital Fund	0	0	0	0	0
	<b>Total Water and Sewer Related</b>	<b>\$ 0</b>	<b>\$ 773,222</b>	<b>\$ 600,300</b>	<b>\$ 674,146</b>	<b>\$ 40,000</b>
	<b>Total City Capital Improvement Program (C I P)</b>	<b>\$ 33,347,925</b>	<b>\$ 26,883,216</b>	<b>\$ 14,454,825</b>	<b>\$ 5,496,791</b>	<b>\$ 10,430,036</b>

**CAPITAL IMPROVEMENT PROGRAM (CIP)**

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# City of Hesperia



## CITY OF HESPERIA DEVELOPMENT REVIEW COMMITTEE

City Hall Joshua Room  
9700 Seventh Avenue  
Hesperia, CA 92345  
BEGINNING AT 10:00 A.M.  
WEDNESDAY, April 8, 2015

### A. PROPOSALS:

#### 1. STEENO DESIGN (SPR15-00002/ TT15-00001)

**Proposal:** To construct a commercial/industrial business park and Tentative Tract to create 60 business condominium units.

**Location:** Southwest corner of 'E' Ave. and Smoketree St. (APN: 0410-142-01)

**Planner:** Daniel Alcayaga

#### 2. FRANCISCO AGUIRRE (TPM15-00002)

**Proposal:** To create 2 parcels on 2.04 acres.

**Location:** Southwest corner of Eucalyptus St. and Eleventh Ave. (APN: 3057-011-39)

**Planner:** Stan Liudahl

#### 3. RYAN MCGOWAN (SPR14-00009)

**Proposal:** To construct an 8,900 square foot retail center on one acre.

**Location:** South side of Main St., 575 feet west of Hickory Ave. (APN: 0408-182-06)

**Planner:** Lisette Sanchez-Mendoza