

PLANNING COMMISSION

ATTACHMENT A

Site Plan Resolution

RESOLUTION NO. P-25-007

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING SITE PLAN CASE NO. PLAN24-00006; A SITE PLAN WITH AN ENVIRONMENTAL EXEMPTION TO ALLOW FOR THE DEVELOPMENT OF AN APPROXIMATELY 5,900-SQUARE-FOOT RESTAURANT WITH A DRIVE-THRU, THAT INCLUDES A DEVIATION FROM MUNICIPAL CODE SIGN STANDARDS TO ALLOW FOR A WALL SIGN THAT EXTENDS ABOVE THE PARAPET AND AWNING SIGNAGE ON A VACANT PROPERTY ZONED GENERAL COMMERCIAL (C-2) APPROXIMATELY 400' FEET WEST OF THE INTERSECTION OF LOCUST AVENUE AND BEAR VALLEY ROAD.

WHEREAS, an application has been received from Steeno Design Studio regarding property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

A PORTION OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A RECORD OR SURVEY FILED IN BOOK 62, PAGE 51 OF RECORDS OF SURVEY, RECORDS OF SAID COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 31, AS SHOWN ON SAID RECORD OF SURVEY, THENCE NORTH 88° 9' 04" EAST ALONG THE SOUTH LINE OF SECTION 31, SAID LINE ALSO BEING THE CENTERLINE OF BEAR VALLEY ROAD, 661.76 FEET TO THE SOUTHWEST CORNER OF SAID PORTION OF SECTION 31;

THENCE NORTH 01 09' 36" WEST ALONG THE WEST LINE OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE

SOUTHEAST ONE-QUARTER OF SECTION 31 44.00 FEET TO THE NORTHERLY LINE OF THAT LAND CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED OCTOBER 13, 1965 IN BOOK 6490 AT PAGE 668 O.R., SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE NORTH $01^{\circ} 09' 36''$ WEST 616.03 FEET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF TOKAY STREET WITH SAID WEST LINE AS SHOWN ON PARCEL MAP NO. 9541, RECORDED IN BOOK 107, PAGES 72 THROUGH 73 OF PARCEL MAPS;

THENCE NORTH $88^{\circ} 17' 11''$ EAST ALONG THE PROLONGATION OF SAID CENTERLINE 330.68 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31;

THENCE SOUTH $01^{\circ} 10' 40''$ EAST ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, A DISTANCE OF 616.21 FEET TO THE NORTHEASTERLY CORNER OF SAID LAND CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED OCTOBER 13, 1965 IN BOOK 6490 AT PAGE 668 O.R, SAID CORNER BEING 44' NORTHERLY, MEASURED AT A RIGHT ANGLE, FROM THE CENTERLINE OF BEAR VALLEY ROAD;

THENCE SOUTH $88^{\circ} 19' 04''$ WEST ALONG A LINE THAT IS PARALLEL TO AND NORTHERLY 44 FEET FROM THE CENTERLINE OF BEAR VALLEY ROAD, 330.87 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS ALSO SHOWN AS PARCEL "B" IN THAT CERTAIN LOT LINE ADJUSTMENT, CITY OF VICTORVILLE CASE NO. ADM16-00068, RECORDED DECEMBER 08, 2016 AS INSTRUMENT NO. 2016-0538090 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 3093-251-06-0-000; and

WHEREAS, a public hearing was held on the 12th day of March 2025, and, pursuant to Title 7, Division I, Chapter 4, of the Government Code, State of California, to hear arguments for and against the issue; and

WHEREAS, this project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) based upon CEQA Guidelines Section 15332, entitled "In-fill Development Projects" since the development meets the conditions described in the noted section of CEQA as follows: the scope of work area is less than five acres in size and substantially surrounded by urban development including existing roadways, and abutting similar commercial uses; the proposal is consistent with the underlying zoning regulations defined within the General Commercial zone as a drive-thru restaurant development is permitted by the underlying C-2 zone; the scope of work area has no value as habitat for rare, endangered, threatened, or special status species based on the results of the biological resources assessment, the development can be served by all required utilities and public services as conditioned; and approval of the project will not result in any significant effects to traffic, noise, air or water quality given the development standards required the Victorville Municipal Code; and

WHEREAS, the Planning Commission finds that all materials that constitute the record of proceedings upon which its decision is based, shall be located with the City of Victorville Clerk, located at 14343 Civic Drive, Victorville, CA; and

WHEREAS, the Planning Commission finds that the site is adequate in size to accommodate the proposed use along with adequate development standards to ensure land use compatibility due to the sites location within a general commercial zone, the projects conformance with applicable standards of Title 16 of the Victorville Municipal Code including sufficient access and off-site connections, and the sites location along a Super Arterial Roadway (Bear Valley Road); and

WHEREAS, the Planning Commission finds that the proposed use does not meet the suspension allowances provided by Planning Commission Policy PCP-09-001 or Section 16-5.12.190 of the Victorville Municipal Code for any unfinished right-of-way improvements and that the suspension of any unfinished improvements may adversely affect the public's health, safety and welfare; and therefore requires the construction of any unfinished right-of-way improvements as required by the Victorville Municipal Code and conditions of approval contained within this resolution; and

WHEREAS, the Planning Commission finds a deviation from the municipal code sign definition standard Section 16-1.03.010 of the Development Code entitled 'Wall Sign' is found not to be injurious to the public health, safety and welfare and based on the characteristics of the site. Since the wall sign protrudes above the roofline of the building due to the architectural character of the building and its 1950s design, to better reflect a period-appropriate theme, the elimination of the development standard will have no adverse effects on surrounding properties; and

WHEREAS, the Planning Commission finds that the proposed site plan satisfies the Site Plan Review criteria, pursuant to Section 16-3.01.030(a) of the Victorville Municipal Code because the project generally follows the existing contours of the site and does not create significant slopes or introduce buildings with views that would impact or reduce the privacy of neighboring businesses or residents; and

WHEREAS, the Planning Commission finds that the proposed site plan satisfies the Site Plan Review criteria, pursuant to Section 16-3.01.030(b) of the Victorville Municipal Code because the project will include a 1950's era classic design theme with screened refuse collection, as well as the inclusion of complete roadway improvements that will aid in traffic congestion and improve upon existing development and circulation in the vicinity and the use of various wall planes and building materials, as well as multiple vehicular access points utilizing and improving upon the existing right-of-way; and

WHEREAS, the Planning Commission finds that the proposed site plan satisfies the Site Plan Review criteria, pursuant to Section 16-3.01.030(c) of the Victorville Municipal Code because the proposal will ensure minimum disruption to surrounding uses since the project site is bound by public rights-of-way and/or undeveloped commercial properties; and

WHEREAS, the Planning Commission finds that the proposed site plan satisfies the Site Plan Review criteria, pursuant to Section 16-3.01.030(d) & (e) of the Victorville Municipal Code because the development is in general compliance with the applicable development standards, regulations and requirements of Title 16 of the Victorville Municipal Code the applicable standards of the Commercial Design

Guidelines including setbacks, building height, landscaping, site design, site access, and refuse collection; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission, pursuant to Section 16-3.01.060 of the Victorville Municipal Code that Site Plan Case No. PLAN24-00006, to allow for the development of a 5,900 sq.ft. drive-thru restaurant on undeveloped C-2 General Commercial zoned property on the hereinabove described property be granted subject to the following conditions of approval:

Planning Conditions:

1. The proposed approval allows for the development of an approximately 5,900 sq. ft. restaurant with drive-thru and associated improvements such as landscaping, parking, water quality measures, and the installation of a trash enclosure.
2. The proposed development shall comply with all applicable development standards of Title 16 and shall be in general compliance with the Commercial Design Guidelines.
3. The proposed development shall be in substantial conformity with the plans submitted as part of this application, unless modification is required to comply with the applicable development standards of Title 16 and/or conditions of approval.
4. The development shall be in substantial conformity with the architectural elevations and renderings submitted with this application, unless modification is required by condition.
5. Any change in use or implementation of a new use within the facility, which will require additional parking spaces resulting in noncompliance with the parking standards of Title 16, shall cause that use to be subject to Planning Commission review and approval.
6. The number and location of all handicapped parking spaces shall be subject to Development Department review and approval.
7. Stamped color concrete shall be installed along the building frontage, driveway entrances and the ADA path of travel in an acceptable color and design, subject to review and approval by the Zoning Administrator prior to the submittal for a building

permit. The stamped color concrete shall also be noted on the approved construction plans accordingly.

8. All proposed signs, including any freestanding signage, shall comply with Title 16. The applicant shall be required to submit a sign package for review and must gain approval by the Planning Commission prior to approval of any signage proposed which is inconsistent with Title 16. All signs shall be subject to Planning Staff review and approval prior to obtaining a building permit.
9. All proposed temporary signage shall comply with Title 16. All temporary signs (grand openings, special sales, etc.) shall only be affixed to the suite they serve in accordance with an approved Temporary Sign Permit. Flags or other off-site signage is prohibited within multi-tenant developments.
10. All required parking spaces shall measure a minimum of 9' in width and 20' in depth in accordance with Section 16-3.21.050 of the Victorville Municipal Code, subject to review and approval by the Zoning Administrator prior to the issuance of a building permit.
11. All rooftop and/or ground mounted equipment visible from public right-of-ways shall be screened from view and architecturally integrated into the building.
12. All tower elements shall be fully boxed subject to the review and approval of the Zoning Administrator.
13. Any wall mounted utility equipment (i.e. meters, panels, boxes, conduit etc.) shall not be visually exposed on the building. This type of equipment shall be internally located, screened with landscaping or covered in a manner that is architecturally integrated into the design of the building, subject to the review and approval of the Zoning Administrator.
14. Roof drains (i.e. scuppers and down spouts) shall not be visually exposed on the building(s). Roof drains shall be internally located, subject to the review and approval of the Zoning Administrator.
15. The applicant shall install a trash enclosure in conformance with Section 16-3.24.110 of the Victorville Municipal Code. The enclosure shall have solid block walls with non-transparent metal gates, a solid roof/cover that is architecturally compatible with the primary building(s) onsite and serves to protect the refuse area from inclement weather, wrought iron that fully encloses the trash enclosure between the block wall/metal gates and the roof to prevent unauthorized entry and

be designed to accommodate 3 separate bins for general refuse, recyclables, and food waste/organics. Additionally, all trash enclosures shall include “walk-in” rear or side access for pedestrian use. The location, design and quantity of said enclosures shall be subject to Planning Staff review and approval.

16. A six-inch wide planter curbing, in accordance with Engineering Standard S-09, is required along the perimeter of all landscaped areas, including planters that abut the public right-of-way sidewalk. All planter strips abutting a public right-of-way and planter islands/landscape fingers shall be a minimum interior width of five feet, exclusive of curbing. Additionally, said curbing shall be installed at all driveways and drive aisles where abutting undeveloped property in order to prevent access to undeveloped areas of the site. The grading and site plans shall clearly show all required curbing.
17. The applicant/developer shall provide landscaping/irrigation plans in accordance with Chapter 13.60 of the Victorville Municipal Code, entitled Water Conservation. Landscape areas shall not exceed a slope of 3:1 and shall also meet Title 16 standards, including the minimum interior percentage of landscaping and the maximum dispersal of landscaping within a parking lot. The landscaping plan shall include a minimum of one 24-inch box tree for every eight parking spaces provided on-site. In addition, the landscaping plan shall include the maximum spacing of all plants as follows:
 - A. Ground cover – eighteen inches on center
 - B. One-gallon plants – three feet on center
 - C. Five-gallon plants – five feet on center

In addition, a note shall be conspicuously placed on the landscape plan indicating the following: Any discrepancy between the maximum spacing criteria and the number of plants shown on the landscape plan shall result in the spacing criteria superseding any other information shown on the landscape plan.

18. All proposed landscaping plant materials shall be listed on the City’s approved water-wise plant list and verified during the building permit plan check. Any plant materials not listed on the approved plant shall be subject to review and approval by the Zoning Administrator to confirm the plant’s ability to survive in the local climate. Additionally, the site shall include rock groundcover throughout all landscaped areas in accordance with the Municipal Code.
19. Prior to issuance of a certificate of occupancy, the Applicant/Owner shall submit documentation that demonstrates the site will be regularly maintained by a

commercial landscape company or comparable means, subject to the review and approval of the Zoning Administrator. The Applicant/Owner shall also include current property management contact information when submitting the documentation.

20. All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of all plants. In addition, all landscaped areas shall be provided with a suitable permanent water system.
21. All light standards (wall and freestanding) shall be approved by the Zoning Administrator prior to building permit issuance and be architecturally compatible with the design of the building. All freestanding light standards shall match and be consistent with lighting utilized throughout the site. Typical square “shoebox” style lighting is prohibited.
22. The applicant shall install 6-inch curbing and a four-foot-high split-rail fence, subject to review and approval of the Zoning Administrator, where the shared access points and drive aisles are provided to the site and the vacant undeveloped adjacent parcels which abut the project area to prevent vehicular traffic from entering the undeveloped areas.
23. Prior the issuance of a building permit, the applicant shall grant reciprocal access rights through the subject parcel to the adjacent abutting parcels to the north, east and west of the project site, subject to Planning Staff review and approval. This grant of access will not become active until the abutting parcel reciprocates access with the subject development.
24. Electrical transformers and associated bollards shall be delineated on the site plan, landscape plan and utility plan. This equipment shall be appropriately screened from view, should not be placed adjacent to public areas and shall not encroach into required planters and/or parking stalls. The location of this equipment shall be subject to the review and approval of the Zoning Administrator and shall correspond with the utility company’s approved location.
25. The applicant/owner/architect/engineer is responsible for demonstrating all conditions of approval on the grading/building plans. Any conflicting or missing conditions of approval demonstrated on the building plans shall be subject to these required conditions of approval during the construction process and final inspection.

26. The Applicant/Owner shall agree to defend, indemnify and hold harmless, the City of Victorville, its agents, officers and employees from any claim, action or proceeding against the City of Victorville or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Victorville shall promptly notify the applicant of any such claim, action or proceeding, and the City of Victorville shall cooperate fully in the defense.
27. Prior to the release of any utilities for the use, all Title 16 improvements for the project shall be installed or a bond posted in the amount of one hundred fifty percent (150%) of the value of the uncompleted work shall be submitted to the Development Department, unless otherwise deemed unnecessary by the Zoning Administrator. Any modifications to the amount of the bond shall be subject to review and approval by the Zoning Administrator only if it is found that there are circumstances unique to the use that is not applicable to other uses.
28. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
29. The project shall comply with all Federal, State and local laws and policies, including: the California Government Code (including the Planning, Zoning and Development Laws), Environmental Quality Act (CEQA), Subdivision Map Act, International Building Code, Green Code, Fire Code; and, Victorville General Plan and Municipal Code; unless permitted to deviate through provisions of such, or through adopted mitigation measures, conditions of approval, or the plans themselves.
30. The proposed development is required to mitigate its ongoing economic impacts that require the provision of additional municipal services. To mitigate ongoing economic impacts created by new development, the City is preparing to form a Community Facilities District (CFD) to fund the ongoing costs of City services permitted by the CFD, including such services as public safety, street/sidewalk maintenance, and other eligible service impacts. Once formed, the City CFD will have established a uniform, standardized City-wide rate structure that will apply to new developments. If the City forms said CFD prior to the recordation of a final map or issuance of a building permit for the proposed development, the Developer shall annex the subject site into the CFD or shall establish a funding mechanism to provide an ongoing source of funds for the additional services comparable to the uniform standardized City-wide rate established in the CFD Resolution and associated Financial Impact Analysis report.
31. The handling and disposal of construction and demolition waste for the project shall comply with 6.36.040 of the Victorville Municipal Code. In summary, only the City of

Victorville's employees working in their official capacity and the City's waste handling contractor, Victorville Disposal (Burrtec Waste), are authorized to provide solid waste handling services from any and all premises in the City; and no person other than those above specified shall provide solid waste handling services, convey or transport any solid waste material in, along or over any public street, alley or highway in the City, with the exception of solid waste removed from any premises by the waste generator, and which is transported personally by such waste generator (or his/her employees) to a processing or disposal facility in a manner consistent with all applicable laws and regulations, utilizing equipment owned and/or leased by the waste generator.

32. Approval of this wall sign deviation is granted to Walt's to accommodate a period-correct 1950s theme for their restaurant. In the event that a new restaurant replaces Walt's or should a building design be proposed (including but not limited to changes to architectural features or building colors) that no longer incorporates the approved 1950's architectural theme, the approved wall signage that deviates from Title 16 sign placement area shall be replaced with Title 16 compliant signage or revised with period-correct signage that compliments the building design, subject to review and approval by the Zoning Administrator prior to the issuance of a building permit.

Engineering Conditions:

33. The developer shall dedicate an easement for public right-of-way to the City of Victorville for the following in accordance with the Circulation Element:
- A. An additional 24-feet from the centerline of improvements for Bear Valley Road.
34. The developer shall install all improvements required by Section 9.32.040 of the Victorville Municipal Code (including curbs, gutters, sidewalks, pavement widening, drive approaches, street lighting, and drainage facilities) along the street frontages of the project, in accordance with the Standard Specifications for Public Improvements of the City of Victorville. The required street improvements include:
- A. Construction of curb & gutter, commercial sidewalk, street lighting, pavement widening, and commercial driveway approaches along the Bear Valley Road frontage per City Standards.
 - B. Bear Valley Road has been partially constructed. Bear Valley Road shall be widened to it's ultimate road designation along the project frontage. The developer shall match the existing concrete-pavement street improvements currently existing in front of the project frontage. If the existing improvements do not meet the minimum specifications or are damaged during construction, then it shall be removed and replaced per concrete panel to the centerline of improvements along the entire project frontage.

- C. The main commercial drive approach shall be modified to accommodate a $\frac{3}{4}$ access configuration. This configuration shall include a median “porkchop” that accommodates the ADA pedestrian bypass, as well as, a wider curb radius of 50-feet on the westerly end of the drive approach. See conceptual striping plan.
 - D. The shared driveway access, west of the project frontage, shall be redesigned and reconstructed as an intersection, including a standard cross gutter per City Standard S-05.
 - E. Landscaping parkway improvements along the frontages of the property per City Standards. See City Standard for Landscape, Basin, and Drainage Guidelines.
 - F. Installation of commercial (decorative marbelite) streetlights along the frontages of the property, per City Standards.
35. Grading plans and Erosion control plans for the subdivision shall be prepared by a licensed Civil Engineer per City Standards and submitted to Development Engineering for review and mylar approval by the City Engineer.
36. Street improvement plans for all required curb and gutter, sidewalks, pavement widening, driveway approaches, and cross-gutters, with reference to drainage structures, street lighting, signing & striping, and other roadway improvements within public right-of-way, shall be prepared by a licensed Civil Engineer per City Standards and submitted to Development Engineering for review and mylar approval by the City Engineer.
37. Utility plans shall be prepared by a licensed Civil Engineer per City Standards and submitted to the Development Engineering for review and mylar approval by the City Engineer. If landscaped areas equal or exceeds 1,000 square feet than a separate irrigation with an RP device shall be required. A reduced pressure backflow device per City standard W-39 must be installed behind the domestic water meter serving the site. A Fire Service Reduced Pressure Detector Assembly per City standard W-28 shall be installed on the fire protection service if on-site protection is required. The utility improvement plans shall show water service connections and valves. A current water service will serve letter from Victorville Water District is required with the plan submittal. Water service construction shall be subject to the conditions within the will serve letter and the approved Water Feasibility Study. This project requires a connection to the City’s sewage collection system. All improvements shall be installed by the developer in accordance with the Standard Specifications for Public Improvements of the City of Victorville.
38. Signing and Striping improvement plans shall be prepared by a licensed Civil/Traffic Engineer per City Standards and submitted to the Development Engineering for review and mylar approval by the City Engineer.
39. Streetlight improvement plans shall be prepared by a licensed Civil Engineer per City Standards and submitted to the Development Engineering for review and mylar approval by the City Engineer.

40. Landscape and irrigation improvement plan shall be submitted to the Development Engineering for review and mylar approval by the City Engineer.
41. A final hydrology and hydraulic study shall be prepared by a licensed Civil Engineer per City Standards and submitted to Development Engineering for review and approval by the City Engineer. The developer shall provide hydrology and hydraulic calculations to size any drainage structures and facilities included in all the improvement plans. The study shall identify both on and off-site flows including an analysis of all recommended drainage structures and facilities included within the channel and/or storm drains.
42. A final geotechnical report shall be prepared by a licensed Civil/Geotechnical Engineer per City Standards and submitted to Development Engineering for review and approval by the City Engineer.
43. A final Water Quality Management Plan (WQMP) for the subdivision for the on-site post-construction BMPs for treatment of storm water run-off, along with a WQMP exhibit, shall be prepared by a licensed Civil Engineer per City Standards and submitted to Development Engineering for review and approval by the City Engineer.
44. The site shall be designed and permanent drainage detention facilities installed such that post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rate where the increase peak storm water discharge rate will result in increased potential for downstream erosion, and to mitigate potential water quality impacts related to stormwater. A flood control water quality retention/detention improvement plan prepared by a licensed Civil Engineer detailing all proposed mitigatory measures/infrastructure shall be prepared and submitted to Development Engineering for review and approval by the City Engineer in accordance with the approved WQMP and final hydrology study.
45. A permit issued from the City's Engineering Department is required prior to commencement of any work performed within public right-of-way and the City's inspection process followed for the connection to and construction of any facilities that are to be dedicated to, owned and maintained by the City.
46. An application for plan review and an engineer's construction cost estimate for civil improvements shall be required at the time of initial improvement plan submittal. Payment of plan and map check fees as per the City's Development Department Engineering Plan Check Fee Schedule based on the engineer's cost estimate shall be required with the plan submittal.
47. A current water service will serve letter from Victorville Water District is required with the plan submittal.
 - A. Developer shall apply for two separate water (EWTR) permits:
 - i. Water Meter Installation(s) Permit
 - ii. RP/RPDA Installation & Testing Permit.
48. The site and public walkways shall be designed and constructed for accessibility in compliance with the guidelines of the Americans with Disabilities Act Standards for

Accessible Design and the Standard Specifications for Public Improvements of the City of Victorville.

49. The project property owner shall enter into a maintenance agreement with the City for the water quality management plan.
50. The developer shall be responsible for all costs (including application, design, and construction fees) incurred due to the relocation of existing utility facilities where such facilities conflict with the improvements associated with this project.
51. The developer shall pay any and all fees and charges that may become effective prior to the issuance of a building permit or utility connection and shall pay such fees as a condition of obtaining a building permit.
52. Prior to construction of any improvements or any land disturbance, the developer shall construct temporary drainage facilities and provide erosion control measures as necessary to minimize storm water run-off, erosion, and silt deposition. The developer shall provide an erosion control plan of the Best Management Practices to be implemented during construction. The National Pollutant Discharge Elimination System (NPDES) stormwater permit program requires operators of construction sites one acre or larger (including smaller sites that are part of a larger common plan of development) to obtain an NPDES permit and prepare a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP, and an erosion control plan shall be submitted to the Development Department. All NPDES guidelines must be adhered to, and best management practices followed at all times during construction.
53. In accordance with State Water Quality Resources Board requirements, the developer shall implement measures for site design, source control, run-off reduction, storm water treatment and baseline hydro modification as defined by the Phase II Small MS4 Permit. This includes measures installed such that post-development peak storm water runoff discharge rates do not exceed the estimated pre-development rate, and on-site post-construction BMPs for treatment of storm water run-off.
54. A boundary survey or corner record must be performed, and property corners verified prior to construction to facilitate the placement of improvements per plan direction. The developer's engineer shall provide a horizontal control plan to the City for review or provide adequate control/dimensioning on the site/grading plan.
55. The developer shall annex into the Communities Facilities District (CFD) for the perpetual maintenance for the required parkway, landscaping, irrigation, and/or drainage improvements.
56. Prior to the issuance of permits, the developer shall enter into an Improvement Agreement for the completion of all public improvements as required by Section 9.32.040 of the Victorville Municipal Code. The improvement agreement shall be secured by one of the forms specified by Section 17.64.060 of the Victorville Municipal Code.
57. Grading operations and construction shall be conducted in a manner and/or measures taken to prevent sand, dust, and debris to blow onto other properties. An

adequate dust palliative shall be used at all times. After completion of grading the developer shall maintain the site such that sand, dust and debris do not blow onto other properties.

58. Temporary fencing shall be erected as required by City staff during construction to prevent windblown debris from leaving the project site and to ensure public safety.
59. The developer shall comply with Section 16-5.12.170 of the Victorville Municipal Code regarding the undergrounding of any existing above ground utilities on-site, along property lines, and street frontages. Overhead electrical utilities shall be relocated and placed underground prior to occupancy.
60. All public utility distribution lines, including service lines to the site, shall be installed by the developer.
61. The method of installation (trenching or boring) for connections to existing utilities (sewer, water, storm drain, etc.) within paved streets shall be subject to approval by the City Engineer.
62. On-site drainage to streets shall be conveyed through parkway drains or as approved by the City Engineer.
63. Landscaping within the traffic sighting distance triangle at intersections and driveway connections to public streets shall be limited to ground cover only and shall not include shrubs and trees.

Building Conditions:

64. The project shall comply with all building codes in effect at the time of plan submittal.
65. Plan check fees for this project will be due, and shall be paid in full, upon submittal of plans to the Building Division. The Building Division may be contacted at (760) 955-5100 for an estimation of these fees. Tools for estimating total permit fees are available on the City's website <https://www.victorvilleca.gov/government/city-departments/development/permit-center/fees-forms>. Actual amounts owed will be determined upon submittal of the plans via the City's online permit center.

Fire Conditions:

66. Shall comply with all 2022 California Building and Fire Code requirements based on occupancy classification; and all applicable City of Victorville Fire Prevention Standards.
67. Automatic Fire Sprinkler System(s) are required for the proposed building(s). System shall be monitored. Plans shall be submitted and approved prior to construction and comply with City of Victorville Fire Prevention Standard F-1.
68. Monitored Fire Alarm System(s) is required for the proposed building(s). Plans shall be submitted and approved prior to construction and comply with City of Victorville Fire Prevention Standard F-5.

69. Paved access from 2 separate points is required and shall comply with City of Victorville Fire Prevention Standard A-2. In all cases, to be considered a separate point of fire access, such access shall be located at least one half (1/2) of the diagonal distance of the development area served, apart from another point of fire access. Plans shall be approved prior to the commencement of construction.
70. Interior/exterior Fire Department access roadways/fire lanes shall be required per City of Victorville Fire Prevention Standard A-1. Fire Department access roadways providing access to the buildings in this project shall be a minimum of 26 feet wide and shall be directly adjacent to 2 sides of the building. Entrance off Bear Valley Road shall have a minimum unobstructed width of 20 feet (Plans reflect 16 feet).
71. An approved On-Site Private Underground Fire Service Line(s), in accordance with City of Victorville Fire Prevention Standard W-2 and City of Victorville Water Standard W-28, shall be in-service prior to any combustible materials being located on-site.
72. Required Fire Flow for this project is estimated to be 1,500gpm @20psi for a 2-hour duration at furthest remote hydrant. Contact City of Victorville Engineering Department to assure availability of required fire flow.
73. Knox Box/Key Box is required and shall be provided and installed in accordance with City of Victorville Fire Prevention Standard A-4.