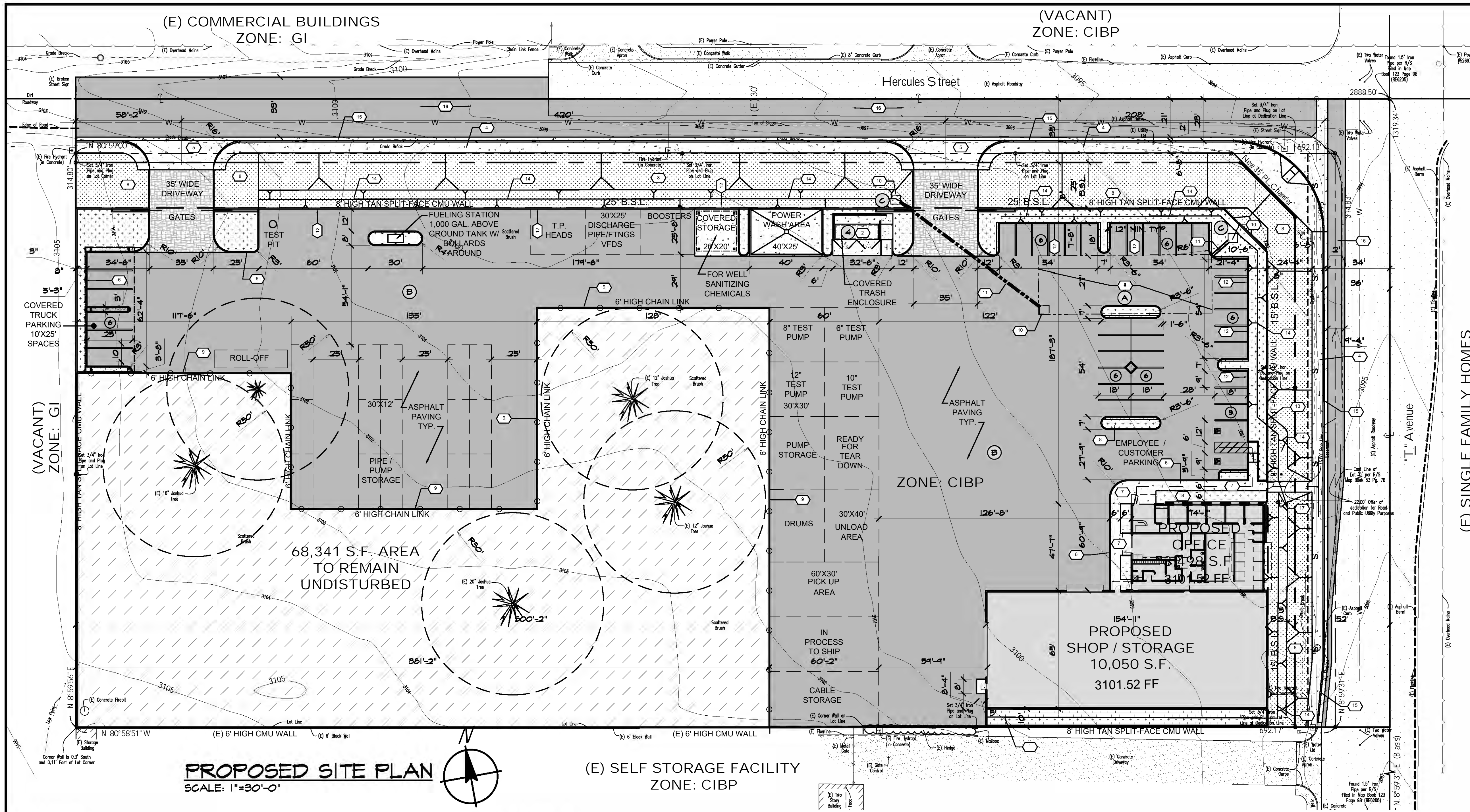




**Initial Study/Mitigated Negative Declaration
General Pump-Hesperia Construction Yard
Site Plan Review SPR24-00018**

Appendix I

Project Plans



SCOPE OF WORK:
 PROPOSED NEW BRANCH FOR GENERAL PUMP COMPANY TO EASILY SERVE THE CRITICAL GROUNDWATER INFRASTRUCTURE NEEDS OF CLIENTS. GENERAL PUMP ASSISTS MUNICIPAL AND PRIVATE CLIENTS INSTALL, REPAIR, AND MAINTAIN THE PUMPS AND WELLS THAT POWER OUR DRINKING AND AGRICULTURAL WATER SUPPLY.

A NEW 19,990 S.F. METAL BUILDING IS PROPOSED WITH AN OFFICE AREA OF 5,440 S.F. AND A SHOP/STORAGE SPACE OF 10,050 S.F. THE OFFICE AREA WILL CONSIST OF A SMALL WAITING AREA AND RECEPTION, OFFICES, BUBBLES, A CONFERENCE ROOM, RESTROOMS, BREAK ROOM, AND LOCKER ROOM WITH SHOWERS. THE MACHINE SHOP, WHICH WILL BE ENCLOSED AND INSULATED WITH SOUND-DAMPENING MATERIALS, WILL HAVE A VERTICAL TURRET LATHE, COMPUTER NUMERICAL CONTROLLED (CNC) HORIZONTAL LATHE, A HORIZONTAL ENGINE LATHE, A WELDING STATION, AND SEVERAL ELECTRIC BAYS.

THE SITE WILL INCLUDE ASPHALT PAVING FOR PARKING AND DRIVE AISLES. COVERED FLEET TRUCK PARKING AND ABOVE GROUND FUELING STATION. THE VEHICLE FLEET WILL CONSIST OF UP TO TWO OVERHEAD RIG TRUCKS, ONE 40-TON CRANE, THREE 48' FLATBED TRUCKS, AND UP TO SIX PICKUP / STAKE BED TRUCKS, AND TWO FORKLIFTS. THERE WILL BE INDOOR AND OUTDOOR STORAGE FOR PUMP AND WELL MATERIALS (MOTOR HEADS, PUMP BOWL ASSEMBLIES, STEEL TUBE AND LINE SHAFT, AND NSF-APPROVED WATER TREATMENT CHEMICALS). MATERIALS STORED OUTDOORS WILL NOT BE AT A TALLER HEIGHT THAN THE 8' HIGH CMU SECURITY WALL. ALSO INCLUDED WILL BE AN OUTDOOR WASH PAD FOR CLEANING OF COMPONENTS WITH AN UNDERGROUND CLARIFIER, A TEST PIT FOR PIPE ALIGNMENT VERIFICATION, A CANOPY COVER FOR SANITATION CHEMICALS STORED OUTDOORS, A COVERED TRASH ENCLOSURE, EMPLOYEE AND CUSTOMER PARKING AREA. AN 8' TALL CMU BLOCK WALL IS PROPOSED AROUND ENTIRE SITE WITH METAL ROLLING GATES AT DRIVEWAY LOCATIONS. EXISTING JOSHUA TREES ARE TO HAVE A MINIMUM 50' UNDISTURBED RADIUS WITH A 6' HIGH CHAIN LINK FENCE TO CLOSE OFF AREA. STREET IMPROVEMENTS INCLUDE NEW ASPHALT, CONCRETE CURBS AND GUTTERS, NEW SIDEWALKS, DRIVEWAYS AND LANDSCAPE ON BOTH I AVENUE AND HERCULES STREET.

TYPICAL WORK HOURS ARE 6:00 AM TO 4:00 PM, MONDAY THROUGH FRIDAY. WEEKEND OR AFTERHOURS WORK FOR CLIENT EMERGENCIES AND AREA CLEANUP ARE SOMETIMES NECESSARY.

AT FULL CAPACITY, THE ANTICIPATED HAVING NO MORE THAN 20 EMPLOYEES ONSITE DURING A TYPICAL WORK DAY. THE MAJORITY OF THESE EMPLOYEES WILL BE FIELD CREWS WHO WILL SPEND THE MAJORITY OF THE DAY AT CLIENT SITES (ESTIMATED 12 HOURS PER DAY). THE REMAINING EMPLOYEES ARE THE MACHINE SHOP TEAM, A GENERAL MANAGER, PROJECT MANAGERS, AND AN ADMINISTRATIVE ASSISTANT.

ONSITE HYDROLOGY INDICATES THE FOLLOWING:
 EXISTING 100 YEAR PEAK FLOW RATE OF 6.41 CFS AND 31,994 CF OF RUNOFF.
 PROPOSED 100 YEAR PEAK FLOW RATE OF 11.72 CFS AND 42,350 CF OF RUNOFF.
 AN IN GROUND INFILTRATION BASIN WILL PROVIDE 14,349 CF OF STORAGE AND WILL REDUCE THE DISCHARGE VOLUME TO 27,991 CF. THIS BRINGS RUNOFF BELOW 40% OF PRE PROJECT RUNOFF (28,260 CF).
 THE PROPOSED DEVELOPMENT OF THE SITE ADEQUATELY HANDLES RUNOFF PRODUCED BY ONSITE DEVELOPMENT AND WILL NOT ADVERSELY AFFECT DOWNSTREAM FACILITIES. IMPACTS TO ANY EXISTING DOWNSTREAM PROPERTIES ARE LESS THAN OR EQUAL TO EXISTING CONDITIONS.
 THIS REPORT IS A PRELIMINARY ASSESSMENT TO ILLUSTRATE HOW ONSITE AN OFFSITE FLOW WILL BE MANAGED. THE REPORT HAS DEMONSTRATED PROPOSED FLOWS WILL BE REDUCED TO LESS THAN EXISTING, AND DRAINAGE INFRASTRUCTURE IS ADEQUATELY SIZED TO SAFELY CONVEY OFFSITE FLOWS THROUGH THE SITE. A MORE DETAILED DRAINAGE REPORT WILL BE PROVIDED WITH THE FINAL DESIGN. CALCULATIONS AND EXHIBITS ACCOMPANY THIS DISCUSSION TO ILLUSTRATE THESE FINDINGS.

GRADING NOTES:
 1 AC FLOW LINE
 2 NEW TRASH ENCLOSURE TO BE CONSTRUCTED PER CITY OF HESPERIA
 3 16'x44' STORMTECH AREA
 4 SIDEWALK PER CITY STANDARD ST-4
 5 COMMERCIAL DRIVE APPROACH PER CITY STD ST-1
 6 6" CONCRETE CURB PER STD 120-2
 7 INSTALL MIN 4" WIDE CONCRETE WALK PER DTL. 2, INSTALL EXPANSION & CONTROL JOINTS PER DTL. 1
 8 LANDSCAPED AREA PER SEPARATE LANDSCAPE PLANS
 9 6" AC BERM
 10 NEW 24"x24" OLD CASTLE CATCH BASIN, #2424CB, OR APPROVED EQUAL
 11 INSTALL 12" H.D.P.E. DRAIN PIPE @ 1.0%
 12 OMIT 18" SECTION OF CURB TO ALLOW DRAINAGE TO LANDSCAPED SWALE
 13 CREATE 8" WIDE BY 4" HIGH OPENING IN WALL TO ALLOW FOR DRAINAGE
 14 PROPOSED LANDSCAPE SWALE
 15 CONSTRUCT CONCRETE 6" CURB AND 24" GUTTER
 16 NEW ROAD IMPROVEMENTS PER CITY CONDITIONS
 17 NEW SIDEWALK CULVERT

LEGEND:

- NEW LANDSCAPED AREA
- NEW STREET ASPHALT PAVING
- NEW CONCRETE
- NEW STAMPED COLOR CONCRETE
- UNDEVELOPED - UNDISTURBED AREA
- EXISTING PROPERTY LINE
- STREET CENTER LINE
- NEW AC PAVEMENT EDGE
- EX. AC PAVEMENT EDGE
- EX. CONTOURS
- PROPOSED CONTOURS
- CENTERLINE
- CONSTRUCTION NOTE
- PROPOSED SLOPE

TRW = TOP OF RETAINING WALL
 TF = TOP OF FOOTING
 EP = EDGE OF PAVEMENT
 C/L = CENTERLINE
 RW = RIGHT OF WAY
 DW = DRIVEWAY
 P/L = PROPERTY LINE
 BCR = BEGIN CURB RETURN
 ECR = END CURB RETURN
 S = SEWERLINE
 SMH = SEWER MANHOLE
 W = WATERLINE
 GV = GATE VALVE

TC = TOP OF CURB ELEVATION
 FL = FLOWLINE ELEVATION
 FG = FINISH GRADE ELEVATION
 FS = FINISH SURFACE ELEVATION
 PE = PAD ELEVATION
 FF = FINISH FLOOR ELEVATION
 GFF = GARAGE FINISH FLOOR ELEVATION
 EDF = EXTENDED DEEPENED FOOTING
 NG = NATURAL GROUND
 GB = GRADE BREAK
 TW = TOP OF WALL

BMP NOTES:

- (A) INFILTRATION BASIN MANAGED PER TC-11
- (B) PARKING LOT TO BE SWEEP MONTHLY
- (C) STORMDRAIN SIGNAGE "DRAINS TO WATERWAY"
- (D) TRASH STORAGE PER SD-32

PERVIOUS AREA

NQMP NOTES:

- INFILTRATION BMP FOOTPRINTS SHALL NOT BE USED FOR STAGING OR STORING OF MATERIALS OR EQUIPMENT DURING CONSTRUCTION
- INFILTRATION BMP EXCAVATION SHALL NOT BE USED FOR RECEIVING CONSTRUCTION SITE RUNOFF.
- INFILTRATION BMP SHALL NOT BE PUT INTO SERVICE OR RECEIVE RUNOFF PRIOR TO STABILIZATION OF THE DRAINAGE FOR EACH BMP.

SIGNAGE NOTE:
 ALL PROPOSED SIGNAGE SHALL COMPLY WITH TITLE 18 AND REQUIRES SEPARATE SUBMITTAL, REVIEW, APPROVAL AND PERMIT OF THE PLANNING DEPARTMENT.
 OWNERS SIGN COMPANY TO SUBMIT A MASTER SIGN PLAN FOR ALL SITE SIGNAGE INCLUDING BUT NOT LIMITED TO MONUMENT SIGNS, DIRECTIONS SIGNS, BUILDING SIGNS, AND TENANT SIGNS.

PARKING TABULATION:

(OFFICE) REQUIRED: 1 SPACE PER 250 G.S.F. MIN. 4 SPACES
 (INDUSTRIAL) REQUIRED: 0.4 SPACE PER 1,000 G.S.F.

REQUIRED PARKING:

OFFICE AREA: 5,440 S.F. / 250 = 19.4
 OFFICE PARKING REQUIRED: 14 SPACES

STORAGE AREA: 10,050 S.F. / 1,000 = 10.05 X 0.4 = 4.02
 STORAGE PARKING REQUIRED: 4 SPACES

TOTAL PARKING REQUIRED: 14 + 4 = 18 SPACES

PROVIDED PARKING:

STANDARD PARKING: 33 SPACES
 ACCESSIBLE PARKING: 1 SPACE
 VAN ACCESSIBLE PARKING: 1 SPACE
 TOTAL PARKING PROVIDED: 35 SPACES
 COVERED FLEET VEHICLE PARKING: 6 SPACES

LANDSCAPING TABULATION:
 A MINIMUM OF 10% OF LOT IS TO BE LANDSCAPED

LANDSCAPE REQUIRED: 10% OF 207,623 S.F. = 20,762.3 S.F.
 INTERIOR LANDSCAPE PROVIDED: 6,071 S.F.
 STREET SIDE LANDSCAPE PROVIDED: 23,214 S.F.
 TOTAL LANDSCAPE PROVIDED: (14.1%) 29,285 S.F.

CIVIL ENGINEER:
 ANDREW BELL, PE, PLS
 CAPSTONE ENGINEERING INC.
 4930 HAGEMAN ROAD
 BAKERSFIELD CA. 93301
 661-230-4084

PROJECT APPLICANT / OWNER:
 GENERAL PUMP COMPANY
 C/O RIG CONSTRUCTION CO. INC.
 10675 E. AVE. SUITE 1
 HESPERIA, CA. 92345
 PHONE: (760) 244-7144
 EMAIL: KAREN.JACOBS@RIGCONSTRUCTION.COM

PLANS PREPARED BY & AGENT:
 MARTINEZ + OKAMOTO ARCHITECTS, INC.
 ROBERT A. MARTINEZ AIA, CASp
 14467 PARK AVE
 VICTORVILLE, CA. 92382
 OFFICE: (760) 241-7858
 FAX: (760) 241-7854

SITE DATA:

GROSS AREA: 5.7 AC. (248,985 S.F.)
 NET AREA: 4.53 AC. (207,623 S.F.)
 EXISTING ZONING: CIBP - COMMERCIAL / INDUSTRIAL BUSINESS PARK
 BUILDING / LOT F.A.R. 19,548 S.F. / 207,623 S.F. = 6.5%

BUILDING DATA:

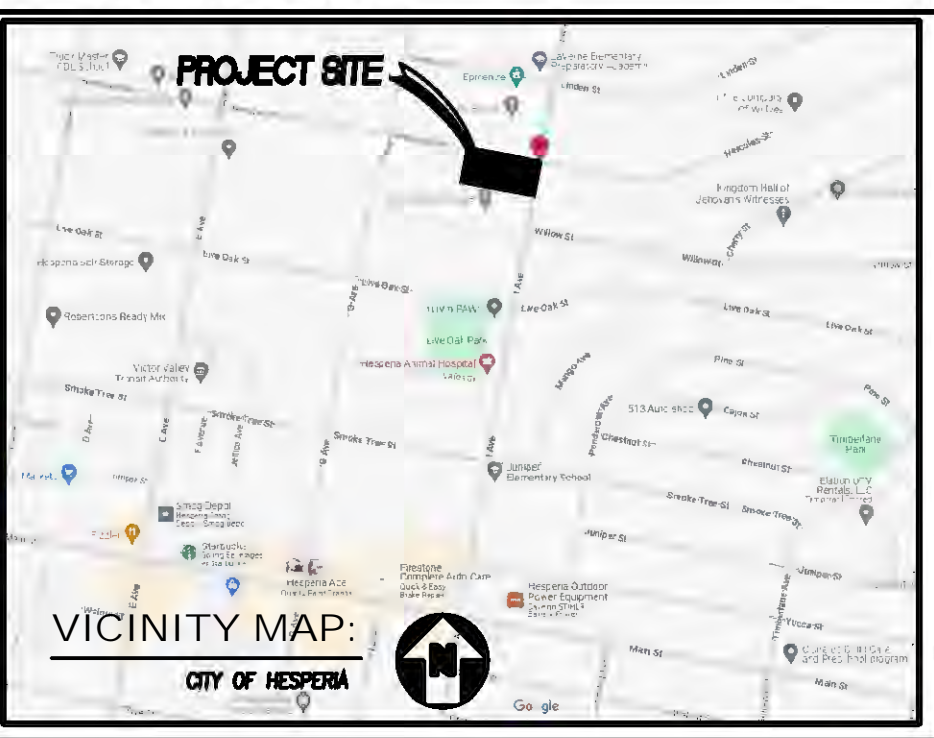
BUILDING G.F.A.:
 OFFICE AREA: 5,440 S.F.
 INDUSTRIAL STORAGE AREA: 10,050 S.F.
 TOTAL G.F.A.: 19,548 S.F.

CONSTRUCTION TYPE: II-B
 HEIGHT: 50'-0" MAX.
 FIRE SPRINKLER: YES - OFFICE AREA
 OCCUPANCY: GROUP B BUSINESS & F-2 LOW HAZARD FACTORY INDUSTRIAL
 MAX. ALLOWABLE AREA: 37,500 S.F. - NON SPRINKLER
 PROPOSED SANITATION: PUBLIC SEWER

LEGAL DESCRIPTION:
 APN: 041007206
 A PORTION OF LOT 'D' IN BLOCK '382' OF TOWN OF HESPERIA, MAP BOOK 12 PAGES 21-27.

ON SITE EARTHWORK QUANTITIES/PRELIM. GRADING:

CUT: 3,100 CY
 FILL: 2,600 CY



REVISION BY

GENERAL PUMP COMPANY
 NEW CONSTRUCTION
 i AVE. AND HERCULES ST.
 HESPERIA, CA.

LEASED ARCHIVE
 ROBERTO MARTINEZ
 No. C25113
 Dt. 10/21/20

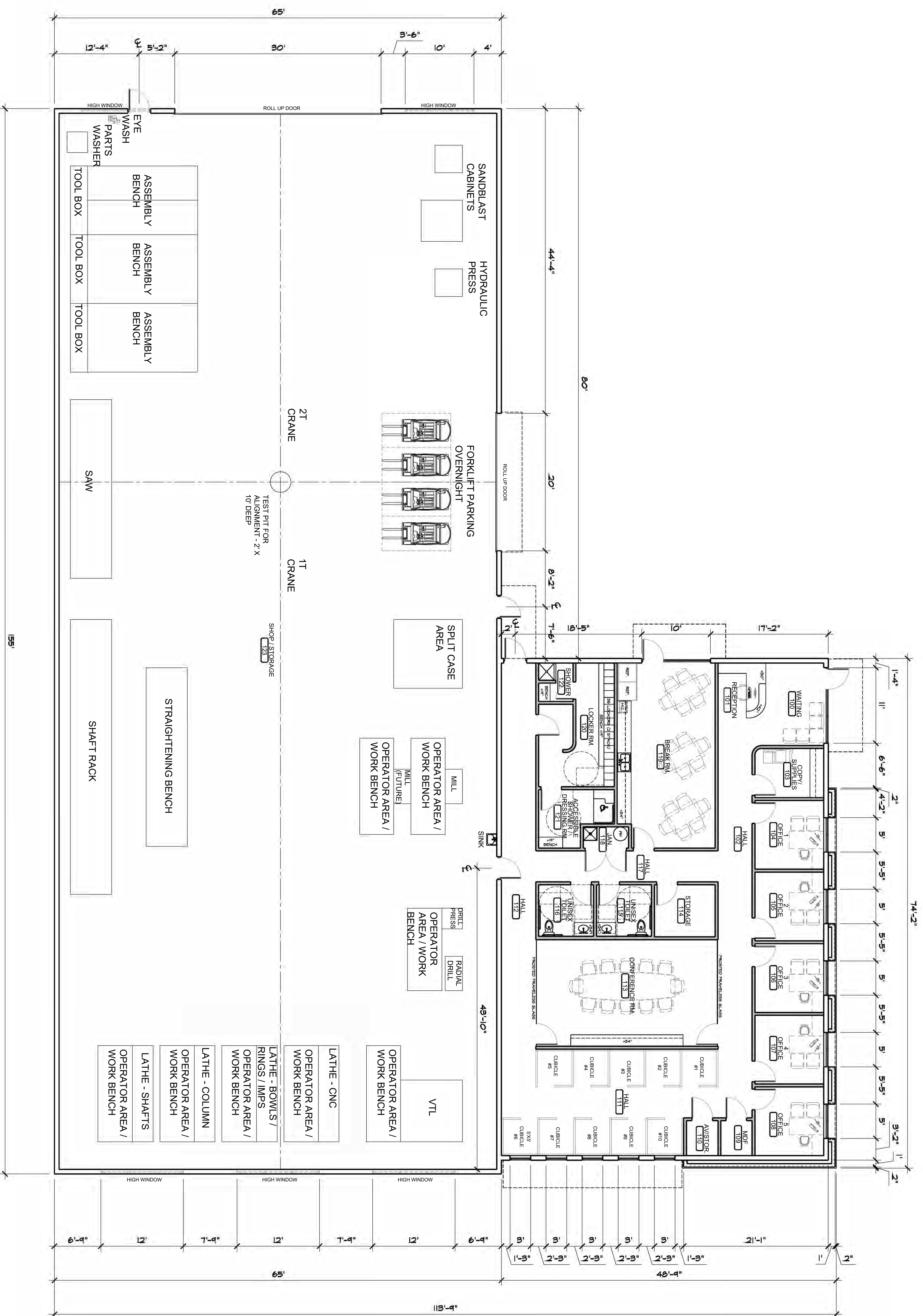
MARTINEZ + OKAMOTO architects, inc.
 14467 PARK AVE
 VICTORVILLE, CA 92382
 TEL: (760) 241-7858
 BUS: (760) 241-7858

M:O:A
 architects

PROJECT DATA AND SITE PLAN

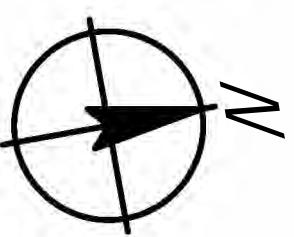
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 SCALE: 1"=30'-0"
 DRAWN BY: RC
 JOB: 24-18
 CHECKED BY:
 FILE STATION (ACTIVE)

SHEET
SPO



**PROPOSED BLDG
FLOOR PLAN**

SCALE: 1/8"=1'-0"
OFFICE AREA: 3448 S.F.
STORAGE AREA: 10050 S.F.



PROPOSED BUILDING
FLOOR PLAN

M:OA
architects

MARTINEZ + OKAMOTO
architects, inc.
14467 PARK AVE.
VICTORVILLE, CA 92392
FAX: (760) 241-7854
BUS: (760) 241-7858

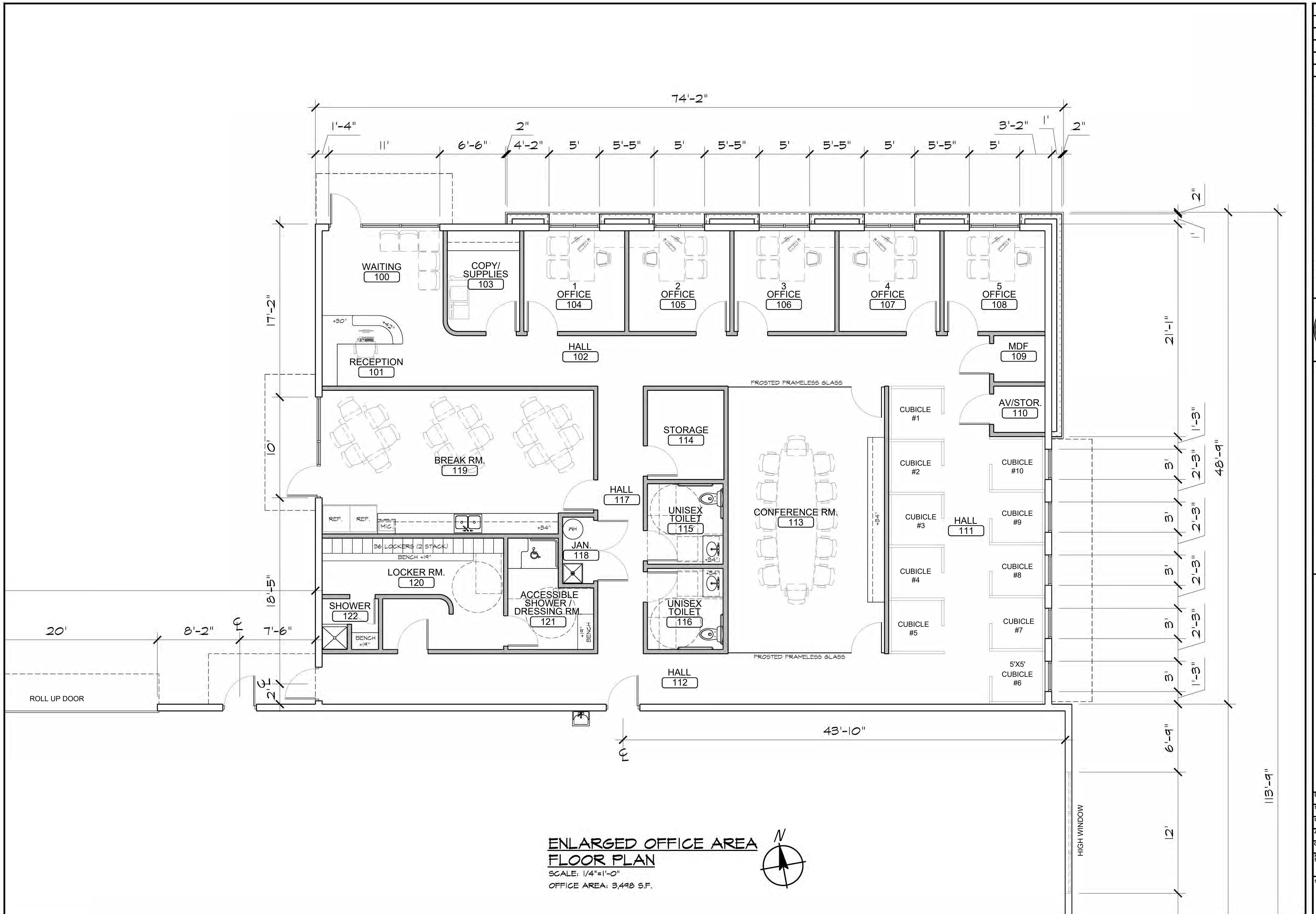


GENERAL PUMP COMPANY
NEW CONSTRUCTION
1 AVE. AND HERCULES ST.
HESPERIA, CA.

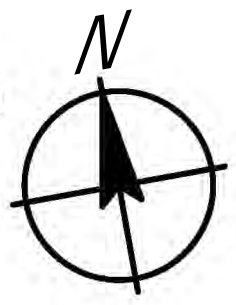
SHEET
DD1

DATE: 01/25/2024
SCALE: 1/8"=1'-0"
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CHKD BY: 24-1B
STATION NUMBER

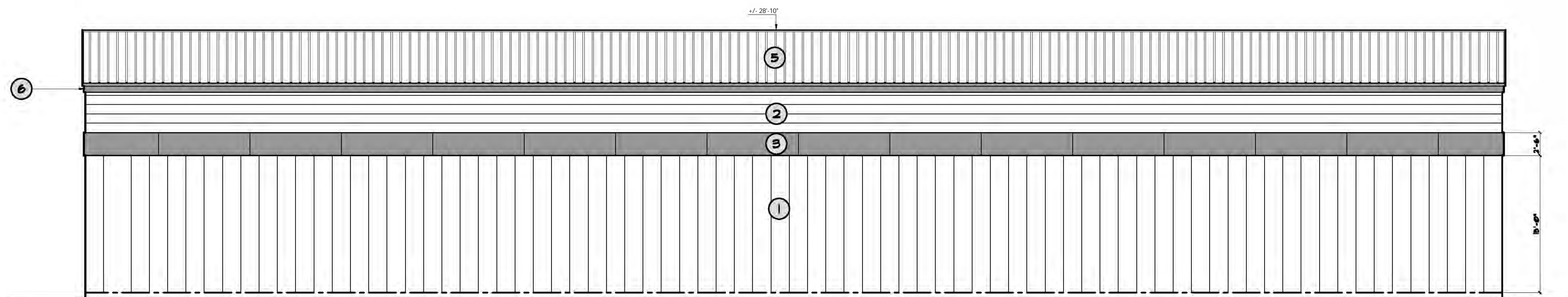
REV/NO



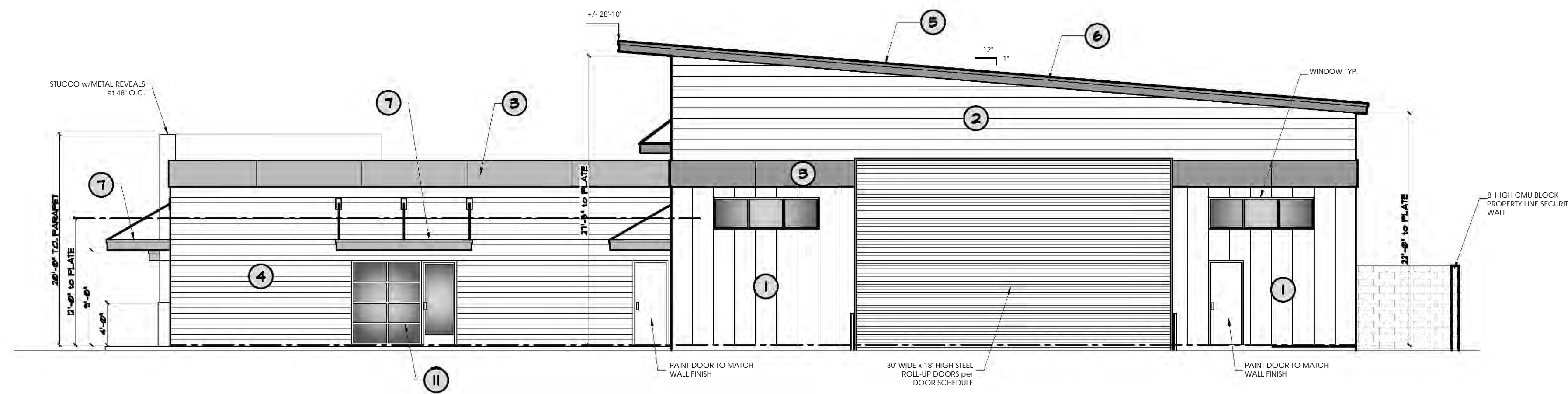
**ENLARGED OFFICE AREA
FLOOR PLAN**
SCALE: 1/4"=1'-0"
OFFICE AREA: 3,498 S.F.



REVISION	BY
GENERAL PUMP COMPANY NEW CONSTRUCTION i AVE. AND HERCULES ST. HESPERIA, CA.	
MARTINEZ + OKAMOTO architects, inc. 1467 PARK AVE. VICTORVILLE, CA 92582 FAX (760) 241-7862 BUS. (760) 241-7866	
M:O:A architects	
ENLARGED OFFICE AREA FLOOR PLAN	
DATE:	10/25/2024
SCALE:	1/4"=1'-0"
DRAWN BY:	RC
JOB:	24-1B
CHECKED BY:	
FILE STATION (ACTIVE)	
SHEET	DD2



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

WEST AND SOUTH EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

COLOR & MATERIAL LEGEND:

METAL SIDING 1

- ① McELROY METAL
MODEL: 288T - PLANK
COVERAGE: 24"
RIB HEIGHT: 1-3/4"
MATERIAL: 26 GA. STEEL
FINISH: KYNAR 500 (PVDF)
COLOR: REGAL WHITE

METAL SIDING 2

- ② McELROY METAL
MODEL: FN PANEL - VEE GROOVES
COVERAGE: 12"
DEPTH: 1-1/2"
MATERIAL: 24 GA. STEEL
FINISH: KYNAR 500 (PVDF)
COLOR: ASH GRAY

METAL SIDING 3

- ③ McELROY METAL
MODEL: VISIONLINE F-SERIES
COVERAGE: CUSTOM 30"x60"
DEPTH: 1"
MATERIAL: 22 GA. STEEL
FINISH: KYNAR 500 (PVDF)
COLOR: ROMAN BLUE

METAL SIDING 4

- ④ McELROY METAL
MODEL: MSR PANEL - HORIZONTAL
COVERAGE: 16"
RIB HEIGHT: 3"
MATERIAL: 24 GA. STEEL
FINISH: KYNAR 500 (PVDF)
COLOR: ROMAN BLUE

METAL ROOF

- ⑤ METAL SALES
MODEL: VETICAL SEAM - STRIATED
COVERAGE: 16"
RIB HEIGHT: 1-3/4"
MATERIAL: 26 GA. STEEL
FINISH: MS COLORFAST45 PAINT SYSTEM
COLOR: POLAR WHITE (80)

METAL FASCIA

- ⑥ McELROY METAL
COVERAGE: 12"
MATERIAL: 24 GA. STEEL
FINISH: KYNAR 500 (PVDF)
COLOR: CLEAR ANODIZED ALUMINUM

METAL AWNING 1

- ⑦ CUSTOM FABRICATED METAL AWNING w/STEEL ROD SUPPORTS
MATERIAL: STEEL
FINISH: KYNAR 500 (PVDF)
COLOR: CLEAR ANODIZED ALUMINUM

METAL AWNING 2

- ⑧ CUSTOM FABRICATED METAL AWNING
MATERIAL: STEEL
FINISH: KYNAR 500 (PVDF)
COLOR: CLEAR ANODIZED ALUMINUM

STUCCO

OMEGA PRODUCTS INTERNATIONAL
THREE COAT STUCCO SYSTEM w/ 'MALIBU' TEXTURE FINISH
3/8" SCRATCH COAT
3/8" BROWN COAT
1/8" COLOR COAT FINISH
OVER METAL LATH
OVER DUPONT - TYVEK WEATHER BARRIER, FLASHING SYSTEMS AND ACCESSORIES

- ⑨ OMEGA PRODUCTS
ACRYLIC COLOR FINISH
COLOR MATCH TO #1 - REGAL WHITE

- ⑩ OMEGA PRODUCTS
ACRYLIC COLOR FINISH
COLOR MATCH TO #3 - ROMAN BLUE

STOREFRONT

MFR: US ALUMINUM
ALUMINUM STOREFRONT FRAME AND MULLIONS. FLUSH FRONT w/ DUAL LOW E GLAZINGS TO MEET OR EXCEED CURRENT TITLE 24 REQUIREMENTS.

- ⑪ 2" HIGH X 5' DP CLEAR ANODIZED ALUMINUM FRAMES AND MULLIONS

GENERAL NOTES:

- 1. ALL HEIGHTS ARE FROM FINISHED FLOOR 0'-0"
- 2. ALL SIGNAGE SHALL BE PER SEPARATE SUBMITTAL REVIEW AND APPROVAL BY THE TOWN OF APPLE VALLEY PLANNING DEPARTMENT.

REVISION	BY

GENERAL PUMP COMPANY
NEW CONSTRUCTION
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FAX: (760) 241-7854
BUS: (760) 241-7858

M:OA
architects

WEST AND SOUTH EXTERIOR ELEVATIONS

DATE: 10/25/2024
SCALE: 1/8"=1'-0"
DRAWN BY: RC
JOB: 24-18
CHECKED BY:
FILE: STATION INACTIVE

SHEET
DD4