

**HESPERIA CITY COUNCIL  
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
HOUSING AUTHORITY  
COMMUNITY DEVELOPMENT COMMISSION  
FIRE PROTECTION DISTRICT  
WATER DISTRICT  
AGENDA**

*Regular Joint Meetings*  
*1<sup>st</sup> and 3<sup>rd</sup> Tuesday*

**Date: January 16, 2018**  
**REGULAR MEETING**

**Time: 5:30 P.M.** (Closed Session)  
**6:30 P.M.** (Regular Meeting)  
**8:30 P.M. C.S.T.**

**CITY COUNCIL MEMBERS**

Russ Blewett, Mayor

Bill Holland, Mayor Pro Tem

Larry Bird, Council Member

Paul Russ, Council Member

Rebekah Swanson, Council Member

❖ - ❖ - ❖ - ❖ - ❖ - ❖ - ❖ - ❖

Nils Bentsen, City Manager

Eric L. Dunn, City Attorney



*City of Hesperia*

Council Chambers  
9700 Seventh Avenue  
Hesperia, CA 92345 and  
Teleconference Locations:  
5855 Citrus Blvd, Apt. 120,  
Harahan, LA 70123 and  
7175 Danbury, Hesperia, CA 92345

City Clerk's Office: (760) 947-1007

**Agendas and Staff Reports are  
available on the City Website**  
[www.cityofhesperia.us](http://www.cityofhesperia.us)

Documents produced by the City and  
distributed less than 72 hours prior to the  
meeting, regarding items on the agendas, will be made  
available in the City Clerk's Office located at  
9700 Seventh Avenue during normal  
business hours.

**UPDATE: January 16, 2018 1:00 pm**

**Teleconference location 7175 Danbury,  
Hesperia, CA 92345 listed will not be  
used as a meeting location.**



**NOTE:** In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (760) 947-1007 or (760) 947-1056. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

**REGULAR MEETING AGENDA  
HESPERIA CITY COUNCIL  
SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
HESPERIA HOUSING AUTHORITY  
HESPERIA COMMUNITY DEVELOPMENT COMMISSION  
HESPERIA FIRE PROTECTION DISTRICT  
HESPERIA WATER DISTRICT**

**Meeting to be held at the following locations:  
9700 Seventh Avenue, Hesperia, CA 92345 and  
5855 Citrus Blvd, Apt. 120, Harahan, LA 70123 (teleconferencing location) and  
7175 Danbury, Hesperia, CA 92345 (teleconferencing location)**

**As a courtesy, please silence your cell phones and other electronic devices while the meeting is in session. Thank you.**

*Prior to action of the Council, 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.*

*Individuals wishing to speak during General Public Comments or on a particular numbered item must submit a speaker slip to the City Clerk with the agenda item noted. Speaker slips should be turned in prior to the public comment portion of the agenda or before an agenda item is discussed. Comments will be limited to three minutes for General Public Comments, Consent Calendar items and New Business items. Comments are limited to five minutes for Public Hearing items.*

*In compliance with the Brown Act, the City Council may not discuss or take action on non-agenda items or engage in question and answer sessions with the public. The City Council may ask brief questions for clarification; provide a reference to staff or other resources for factual information and direct staff to add an item to a subsequent meeting.*

**CLOSED SESSION - 5:30 PM**

**Roll Call**

*Mayor Russell Blewett  
Mayor Pro Tem Bill Holland  
Council Member Larry Bird  
Council Member Paul Russ  
Council Member Rebekah Swanson*

Conference with Legal Counsel - Potential Litigation:  
Government Code Section 54956.9(d)2

1. Two (2) cases

Personnel Matters - Performance Evaluations  
Government Code Section 54957

1. City Manager Personnel Evaluation

**CALL TO ORDER - 6:30 PM**

**A. Invocation**

**B. Pledge of Allegiance to the Flag****C. Roll Call**

*Mayor Russell Blewett  
Mayor Pro Tem Bill Holland  
Council Member Larry Bird  
Council Member Paul Russ  
Council Member Rebekah Swanson*

**D. Agenda Revisions and Announcements by City Clerk****E. Closed Session Reports by City Attorney****ANNOUNCEMENTS/PRESENTATIONS**

## 1. Community Events Calendar

**GENERAL PUBLIC COMMENTS (For items and matters not listed on the agenda)**

*Individuals wishing to speak during General Public Comments or on a particular numbered item must submit a speaker slip to the City Clerk with the agenda item noted. Speaker slips should be turned in prior to the public comment portion of the agenda or before an agenda item is discussed. Comments will be limited to three minutes for General Public Comments, Consent Calendar items and New Business items. Comments are limited to five minutes for Public Hearing items.*

*In compliance with the Brown Act, the City Council may not discuss or take action on non-agenda items or engage in question and answer sessions with the public. The City Council may ask brief questions for clarification; provide a reference to staff or other resources for factual information and direct staff to add an item to a subsequent meeting.*

- 1) City Council
- 2) Fire District
- 3) Water District

**JOINT CONSENT CALENDAR**

1. Consideration of the Draft Minutes from the Regular Meeting held Tuesday, December 19, 2017

**Recommended Action:**

It is recommended that the City Council approve the Draft Minutes from the Regular Meeting held Tuesday, December 19, 2017.

**Staff Person:** City Clerk Melinda Sayre

**Attachments:** [Draft CC Min 2017-12-19](#)

2. Warrant Run Report (City - Successor Agency - Housing Authority - Community Development Commission - Fire - Water)

**Recommended Action:**

It is recommended that the Council/Board ratify the warrant run and payroll report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, Fire District, and Water District.

**Staff Person:** Deputy Finance Director Anne Duke

**Attachments:** [SR Warrant Run 1-16-2018](#)

[Attachment 1 - Warrant Runs](#)

3. Treasurer's Cash Report for the unaudited period ended November 30, 2017

**Recommended Action:**

It is recommended that the Council/Board accept the Treasurer's Cash Report for the City, Successor Agency to the Hesperia Community Redevelopment Agency, Hesperia Housing Authority, Community Development Commission, Fire District, and Water District.

**Staff Person:** Deputy Finance Director Anne Duke

**Attachments:** [SR Treasurer's Report 1-16-2018](#)

[Attachment 1 - Investment Reports](#)

4. Rescinding Resolution No. HWD 2017-20 amending the FY 2017-18 Water District Budget

**Recommended Action:**

It is recommended that the Board of Directors of the Hesperia Water District authorize the City Manager to rescind Resolution No. HWD 2017-20 approving the 2017-18 First Quarter Budget Review and amending the 2017-18 Hesperia Water District Budget.

**Staff Person:** Budget/Finance Manager Casey Brooksher

**Attachments:** [SR Rescind Resolution HWD 2017-20 1-16-2018](#)

[Attachment 1 - Resolution HWD 2017-20](#)

5. Development Impact Fee Study Contract Amendment

**Recommended Action:**

It is recommended that the City Council authorize the City Manager to execute an amendment to contract number 2015-16-048 with David Taussig & Associates, Inc., for an additional \$29,000, for a not to exceed amount of \$109,000 for the completion of a Development Impact Fee (DIF) Study.

**Staff Person:** Deputy Finance Director Anne Duke and Budget/Finance Manager Casey Brooksher

**Attachments:** [SR DIF Contract Amendment 1-16-2018](#)

6. Purchase and Sale Agreement APN 0408-182-10

**Recommended Action:**

It is recommended that the City Council of the City of Hesperia (City) adopt Resolution No. 2018-01: 1) approving the "Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions" (Agreement) by and between the City (Buyer) and Percy and Wesley Bakker (Seller) for parcel number 0408-182-10 (Property); and 2) authorize the City Manager to execute all documents necessary to consummate the transaction.

**Staff Person:** Economic Development Manager Rod Yahnke

**Attachments:** [SR Real Property Purchase 1-16-2018](#)

[Resolution 2018-01](#)

[Attachment 2 - Purchase and Sale Agreement](#)

7. Professional Services Agreement Amendment for Smothers Appraisal

**Recommended Action:**

It is recommended that City Council, Chair and Commissioners of the Hesperia Community Development Commission (HCDC), and the Hesperia Housing Authority (HHA): 1) authorize an amendment to Professional Services Agreement (PSA) 2015-16-076 with Smothers Appraisal thereby increasing the contract by \$50,000 bringing the total contract to \$100,000; and 2) extend the term of the contract an additional year which will take it through June 30, 2019.

**Staff Person:** Economic Development Manager Rod Yahnke

**Attachments:** [SR Smothers Appraisal Agreement Amendment 1-16-2018](#)

8. Joint Resolution Amending the City-Wide Fee Schedule

**Recommended Action:**

It is recommended that the Council and respective Boards adopt Joint Resolution No.2018-05, Resolution No. HWD 2018-01, Resolution No. HFPD 2018-03, Resolution No. HHA 2018-01, and Resolution No. HCDC 2018-01 amending Joint Resolution No. 2017-043, Resolution No. HWD 2017-15, Resolution No. HFPD 2017-14, Resolution No. HHA 2017-07, and Resolution No. HCDC 2017-08, amending the City-wide fee schedule.

**Staff Person:** Assistant City Manager Michael Blay and Administrative Analyst Tina Bulgarelli

**Attachments:** [SR Amend City-Wide Fee Schedule 1-16-2018](#)

[Joint Resolution](#)

[Attachment 2 - Exhibit A](#)

9. Adoption of Resolution No. 2018-04 related to fines for Commercial and Personal Cannabis Activities

**Recommended Action:**

It is recommended that the City Council adopt Resolution No. 2018-04, amending Resolution No. 2002-42 and rescinding Resolution No. 2017-50, and amending the City Bail Schedule.

**Staff Person:** Assistant City Manager Michael Blay and Administrative Analyst Tina Bulgarelli

**Attachments:** [SR Amend City Bail Schedule 1-16-2018](#)  
[Resolution 2018-04](#)  
[Attachment 2 - Exhibit A](#)

## **CONSENT ORDINANCES**

### WAIVE READING OF ORDINANCES

*Approve the reading by title of all ordinances and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.*

- 10.** Amendment to Ordinance 2017-16 related to Regulation of Commercial Cannabis Activity

**Recommended Action:**

Place on second reading and adopt by title waiving the text of Ordinance No. 2017-22 amending Ordinance No. 2017-16, amending Title 5 of the Hesperia Municipal Code to allow M-Type 9, Non-Storefront Retailer Licenses, and prohibit all other types, within the City of Hesperia.

**Staff Person:** Assistant City Manager Michael Blay and Administrative Analyst Tina Bulgarelli

**Attachments:** [SR Commerical Cannabis Regulation 12-19-2017](#)  
[Ordinance 2017-22](#)  
[Attachment 2 - Exhibit C](#)

- 11.** Development Agreement - Tapestry Specific Plan

**Recommended Action:**

Place on second reading and adopt by title waiving the text of Ordinance No. 2017-21, authorizing the City to enter into a Development Agreement with Hesperia Venture I, LLC regarding the Tapestry Specific Plan. (DA13-00002)

**Staff Person:** Assistant City Manager Michael Blay

**Attachments:** [SR Tapestry Development Agreement 12-19-2017](#)  
[Attachment 1 - Draft Development Agreement](#)  
[Attachment 2 - Exhibit D](#)  
[Attachment 3 - Exhibit E](#)  
[Attachment 4 - Addendum to EIR](#)  
[Ordinance 2017-21](#)

## **PUBLIC HEARINGS**

Individuals wishing to comment on public hearing items must submit a speaker slip to the City Clerk with the numbered agenda item noted. Speaker slips should be turned in prior to an agenda item being taken up. Comments will be limited to five minutes for Public Hearing items.

#### WAIVE READING OF ORDINANCES

Approve the reading by title of all ordinances and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

### **PUBLIC HEARING**

12. Consideration of General Plan Amendment GPA17-00001 from Rural Residential with a minimum lot size of 2.5 acres (RR-2 1/2) to Public (P-GOVT) on 350 acres in conjunction with Conditional Use Permit CUP17-00008 to construct a solar farm on 4.7 gross acres located on the east side of Arrowhead Lake Road, south of Hesperia Lake Park. The City Council is also considering the project's Mitigated Negative Declaration and Addendum as a responsible agency under CEQA. (Applicant: Lake Arrowhead Community Services District; APNs: 0397-013-03, 04, 05, 17 thru 22).

#### **Recommended Action:**

The Planning Commission recommends that the City Council adopt Resolution Nos. 2018-02 and 2018-03 approving GPA17-00001 from RR-2 1/2 to P-GOVT on 350 acres and CUP17-00008 to construct a solar farm on 4.7 gross acres.

**Staff Person:** Senior Planner Daniel Alcayaga

**Attachments:** [SR GPA17-00001 1-16-2018](#)

[Attachment 1 - Site Plan](#)

[Attachment 2 - General Plan Map](#)

[Attachment 3 - Aerial](#)

[Attachment 4 - Elevations](#)

[Attachment 5 - Perspective](#)

[Resolution 2018-02](#)

[Attachment 7 - Exhibit A](#)

[Attachment 8 - Reso. No. 2018-03](#)

[Attachment 9 - Conditions of Approval](#)

[Attachment 10 - Negative Declaration; Addendum](#)

### **NEW BUSINESS**

13. San Bernardino Council of Governments Funding

#### **Recommended Action:**

It is recommended that the City Council receive the information provided and provide direction to staff on the San Bernardino Council of Governments (SBCOG) proposed increase in fees.

**Staff Person:** Management Analyst Julie Ryan



**Attachments:** [SR SBCOG Funding 1-16-2018](#)

### **COUNCIL COMMITTEE REPORTS AND COMMENTS**

*The Council may report on their activities as appointed representatives of the City on various Boards and Committees and/or may make comments of general interest or report on their activities as a representative of the City.*

### **CITY MANAGER/CITY ATTORNEY/STAFF REPORTS**

*The City Manager, City Attorney or staff may make announcements or reports concerning items of interest to the Council and the public.*

### **ADJOURNMENT**

*I, Melinda Sayre, City Clerk of the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, January 11, 2018 at 5:30 p.m. pursuant to California Government Code §54954.2.*

---

*Melinda Sayre,  
City Clerk*

*Documents produced by the City and distributed less than 72 hours prior to the meeting regarding items on the agenda will be made available in the City Clerk's Office during normal business hours.*