

# **PLANNING COMMISSION REGULAR MEETING**



## **Meeting Agenda**

**Thursday, August 13, 2026**

**6:30 PM**

**City Council Chambers  
9700 Seventh Ave.,  
Hesperia, CA, 92345**

**Planning Department: (760) 947-1224**

## **Planning Commission Members**

**Roger Abreo, Chair  
Sophie Steeno, Vice Chair  
Dale Burke, Commissioner  
Earl Hodson V, Commissioner  
Timothy Auman, Commissioner**

**Orlando Acevedo, Director of Development Services  
Ryan Leonard, Principal Planner  
Robert Hensley, Assistant City Attorney**



**NOTE:** In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (760) 947-1224. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

To leave a Public Comment by phone, call and leave a recorded message at (760) 947-1224 up to 5:30 pm on the day of the scheduled meeting. Planning Commission meetings may be viewed live or after the event on the City's website at [www.hesperiacalifornia.gov](http://www.hesperiacalifornia.gov).

**AGENDA**  
**HESPERIA PLANNING COMMISSION**  
**9700 Seventh Ave., Council Chambers, Hesperia, CA 92345**

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

*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 PM**

**A. Pledge of Allegiance to the Flag**

**B. Invocation**

**C. Roll Call**

*Chair Roger Abreo  
Vice Chair Sophie Steeno  
Commissioner Dale Burke  
Commissioner Earl Hodson V  
Commissioner Timothy Auman*

**D. Agenda Revisions and Announcements by Planning Secretary**

**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 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**

**1 Page 6** Consideration of June 11, 2026 Planning Commission Meeting Minutes

**Recommended Action:**

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on June 11, 2026.

**Staff Person:** Planning Specialist Leovi Wolsieffer

**Attachments:** [Meeting Minutes 6-11-26](#)

**PUBLIC HEARINGS**

**2 Page 8**

Consideration of a Conditional Use Permit, CUP26-00007 to permit the conversion of an existing single-family residence into priest living quarters and the construction of a 4,995-square-foot church building on a 5-acre site within the Limited Agriculture (A1) zone located at 11767 Orchid Ave (Applicant: Victor Valley Gospel Church; APN: 0399-011-50)

**Recommended Action:**

It is recommended that the Planning Commission adopt Resolution No. PC-2026-10 approving Conditional Use Permit CUP26-00007.

**Staff Person:** Associate Planner Leilani Henry

**Attachments:** [Staff Report](#)

[Attachment 1: Site Plan](#)

[Attachment 2: Aerial](#)

[Attachment 3: General Plan Map](#)

[Attachment 4: Floor Plan](#)

[Attachment 5: Elevations](#)

[Attachment 6: Colored Renderings](#)

[Resolution PC-2026](#)

[Conditions of Approval](#)

**PLANNING DIVISION REPORT**

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

**A. DRC Comments**

**B. Major Project Update**

**ASSISTANT CITY ATTORNEY REPORT**

*The Assistant Attorney may make comments of general interest to the City.*

**DIRECTOR REPORT**

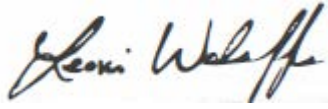
*The Director may make announcements or reports concerning items of interest to the Commission or the public.*

**PLANNING COMMISSION COMMENTS**

*The Commission Members may make comments of general interest to the City.*

**ADJOURNMENT**

*I, Leovi Wolsieffer, Planning Commission Secretary of the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, , 2026 at 5:30 p.m. pursuant to California Government Code §54954.2.*



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*Leovi Wolsieffer ,  
Planning Commission Secretary*



# City of Hesperia

## Meeting Minutes

### Planning Commission

City Council Chambers  
9700 Seventh Ave.,  
Hesperia, CA 92345

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Thursday, June 11, 2026

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#### **CALL TO ORDER - 6:33 PM**

- A. Pledge of Allegiance to the Flag**  
Commissioner Auman led the pledge of allegiance.
- B. Invocation**  
Chair Abreo led the invocation
- C. Roll Call**  
**Present** 4 - Chair Abreo, Vice Chair Steeno, Commissioner Hodson V, & Commissioner Auman.  
**Absent** 1 - Commissioner Burke
- D. Agenda Revisions and Announcements by Planning Secretary**  
No revisions to the agenda.

#### **JOINT PUBLIC COMMENTS**

*Public Comments opened at 6:35 PM.*

*There were no white cards.*

*Public Comments closed at 6:35 pm.*

#### **CONSENT CALENDAR**

1. Consideration of May 14, 2026, Planning Commission Meeting Minutes

##### **Recommended Action:**

It is recommended that the Planning Commission approve the Draft Minutes from the regular scheduled meeting on May 14, 2026.

**Staff Person:** Planning Specialist Leovi Wolsieffer

**A motion was made by Vice Chair Steeno, seconded by Commissioner Auman, that this item be approved. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Hodson V, Vice Chair Steeno, Chair Abreo and Commissioner Auman

**Nay:** 0

**Absent:** 1 – Commissioner Burke

#### **PRESENTATION**

2. Receive and file a presentation on the proposed 2026/27 Capital Improvement Program.

**Recommended Action:**

Staff recommends that the Planning Commission receive and file the presentation regarding the proposed Fiscal Year 2026/27 Capital Improvement Program (CIP).

**Staff Person:** Director of Public Works/City Engineer Cassandra Sanchez

**ASSISTANT CITY ATTORNEY REPORT**

The Assistant Attorney has nothing to report.

**PLANNING DIVISION / DIRECTOR REPORT**

Principal Planner Ryan Leonard commented that since the last Planning Commission meeting, two Development Review Committee (DRC) meetings have been held. During those meetings, a handful of minor exceptions were approved, along with a parcel map for the Aldi center to create two parcels, a dog kennel project, and a proposed McDonald's and Starbucks development.

Principal Planner Ryan Leonard also spoke about the upcoming overall Development Code update, noting that a series of workshops will be held with the Planning Commission as part of the process.

Director of Development Services, Orlando Acevedo, spoke on the Sam's Club project, which was approved by the City Council and is currently in plan check. He also reported that 357 single-family residential (SFR) permits have been issued, with a total of 865 permits issued over the past two years.

Additionally, Burlington will be hosting staff orientation and is anticipated to open at the end of June. The New Castle warehouse also recently hosted an open house to attract potential tenants.

Director Acevedo further commented on the recent Las Vegas event, noting that it was very successful and generated a great deal of positive conversation and energy among retailers, developers, and brokers.

**PLANNING COMMISSION COMMENTS**

Commissioner Hodson V thanked Director of Public Works/City Engineer Cassandra Sanchez for her presentation on the Capital Improvement Program.

Vice Chair Steeno stated how pleased she is with the quality of the road improvements throughout the City. She also expressed concern regarding the high development impact fees associated with residential construction and asked that the fees be evaluated in an effort to attract more developers and construction activity to the City, helping to make Hesperia more economically feasible.

Commissioner Auman thanked staff for their hard work and mentioned how encouraging it is to hear that the City is actively participating in business development efforts.

Chair Abreo agreed with Commissioner Auman and commented on how impressed he is with the recent street improvements throughout the City. He also stated that the Capital Improvement Program presentation was summarized very well.

**ADJOURNMENT**

Meeting was adjourned at 7:20 until the next regular meeting on July 9, 2026

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Leovi Wolsieffer,  
Planning Commission Secretary

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Roger Abreo,  
Planning Commission Chair

# City of Hesperia STAFF REPORT



**DATE:** August 13, 2026

**TO:** Planning Commission

**FROM:** Orlando Acevedo, Director of Development Services

**BY:** Ryan Leonard, Principal Planner  
Leilani Henry, Associate Planner

**SUBJECT:** Conditional Use Permit CUP26-00007; Applicant: Victor Valley Gospel Church;  
APN: 0399-011-50)

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## RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2026-10, approving CUP26-0007.

## BACKGROUND

Proposal: A Conditional Use Permit (CUP) has been filed to allow for the conversion of an existing single-family residence into priest living quarters and the construction of a 4,995-square-foot church building on approximately 5 gross acres. (Attachment 1)

Location: The project is proposed on an existing residential lot located at 11767 Orchid Avenue, on the east side of Orchid Avenue approximately 230 feet north of Pepper Avenue. (Attachment 2).

Current General Plan, Zoning and Land Uses: The subject site is zoned Limited Agriculture (A1) and is developed with an existing 1,806-square-foot single-family residence. The property to the south is also zoned Limited Agriculture (A1) and is developed with a single-family residence. The properties to the west are zoned Rural Residential (RR-20,000) and are each developed with a single-family residence. The property to the north is zoned Neighborhood Commercial (C2) and is currently vacant. The Mojave River is located immediately east of the subject site. (Attachment 3)

## ISSUES/ANALYSIS

Conditional Use Permit: The proposed project consists of the conversion of an existing single-family residence into priest living quarters and the construction of a 4,995-square-foot church building. Pursuant to the City's Development Code, a church within all zoning designations, including Limited Agriculture (A1), are subject to approval of a Conditional Use Permit.

Conformance with Development Standards: The project complies with all applicable development standards of the Development Code, including building setbacks, landscaping, parking, and site design requirements. Although the Development Code does not establish specific development standards for churches adjacent to residential uses, the proposed project has been designed to ensure compatibility with the surrounding neighborhood through the placement of the building, site layout, landscaping, circulation, parking, and operational characteristics.

The proposed church building is located toward the rear of the property while maintaining the existing single-family residence at the front of the site. The proposed building height is 23.5 feet, which is below the maximum permitted height of 35 feet within the A-1 (Limited Agriculture) zoning district. The building would be setback approximately 52 feet from the nearest adjacent residential dwelling to the south, providing additional separation between the proposed institutional use and surrounding residences. This separation is further enhanced by a proposed 6-foot-high decorative masonry wall and a 6-foot-wide landscaped planter buffer along the shared property line, which would provide visual screening, enhance compatibility, and reduce potential privacy and aesthetic impacts to neighboring residential properties.

Landscaping is incorporated throughout the development, including an 8-foot-wide landscaped planter along the street frontage. Overall, landscaping comprises approximately 10.8 percent of the project site, exceeding the minimum landscaping necessary to soften the appearance of the development and provide an attractive transition to adjacent uses.

A 26-foot-wide drive aisle accommodates two-way vehicular circulation and emergency vehicle access throughout the site. Based on the proposed sanctuary seating capacity, the Development Code requires one parking space for every four seats, resulting in a minimum parking requirement of 32 parking spaces. The site plan provides 38 off-street parking spaces, exceeding the minimum requirement and ensuring adequate parking is available during regular church operations and related activities.

Conditions of approval have been included requiring the church to comply with the noise and glare standards of the Development Code at all times. These conditions prohibit the project from generating noise that exceeds the City's allowable noise limits at adjacent residential property lines and require all exterior lighting to be designed, installed, and maintained in compliance with the Development Code to prevent glare or light spillover onto adjacent properties. In addition, any outdoor activities or events conducted on the site shall require approval of a Temporary Special Event Permit in accordance with the Development Code. These requirements ensure that future outdoor activities are reviewed for potential impacts and that the project remains compatible with the surrounding residential neighborhood. (Attachment 4)

Access/Roadway Improvements: Access to the site will be provided via a 32-foot-wide driveway approach from Orchid Avenue. The project will be responsible for constructing half-width street improvements along the project frontage on Orchid Avenue, consistent with the City's 60-foot Local Roadway Standard. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable.

Architecture: The proposed church building is consistent with the architectural requirements of the Development Code and is compatible with both the surrounding residential neighborhood and adjacent nonresidential property. The building is proposed as a pre-engineered metal structure, which is consistent with the types of accessory and nonresidential buildings commonly permitted within the A-1 (Limited Agriculture) zoning district. While metal construction is utilized as the primary building material, the structure incorporates a traditional gabled roof form and residential-scale architectural elements that reduce the perceived mass of the building and complement the character of the existing single-family residences in the area. The building also features a prominent, defined main entrance accented with stone veneer, vertically oriented windows, decorative wall-mounted lighting, color accents, and consistent architectural detailing on all elevations, creating an attractive institutional appearance. Architectural treatments are carried around the entire building, eliminating expansive blank wall planes and providing visual interest

from all public and private viewpoints. Collectively, these design elements create an appropriate transition between the surrounding residential neighborhood and adjacent nonresidential development while providing the level of architectural quality envisioned by the Development Code for institutional uses. (Attachment 5 & 6)

Water and Sewer: The development will connect to an existing 12-inch water line located within Orchid Avenue to serve the project site. Sewer service will not be required unless an on-site septic system is determined to be inadequate in meeting Regional Water Quality Control Board or City standards. The project may utilize an approved on-site septic system, subject to satisfactory percolation testing and review and approval by the Building and Safety Division.

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

Environmental Analysis: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, which are consistent with the General Plan and are substantially surrounded by urban uses. The site contains Joshua trees. Prior to issuance of a grading permit, the applicant shall obtain any required authorization from the California Department of Fish and Wildlife, including an incidental take permit if applicable. In addition, a pre-construction biological survey for burrowing owls shall be conducted by a qualified biologist to determine whether the species is present on the site. If burrowing owls are identified, all applicable state and federal regulations shall be complied with prior to commencement of grading or construction.

#### **CITY GOAL SUPPORTED BY THIS ITEM**

Future Development: Facilitate balanced growth to ensure cohesive community development and pursue economic development.

#### **FISCAL IMPACT**

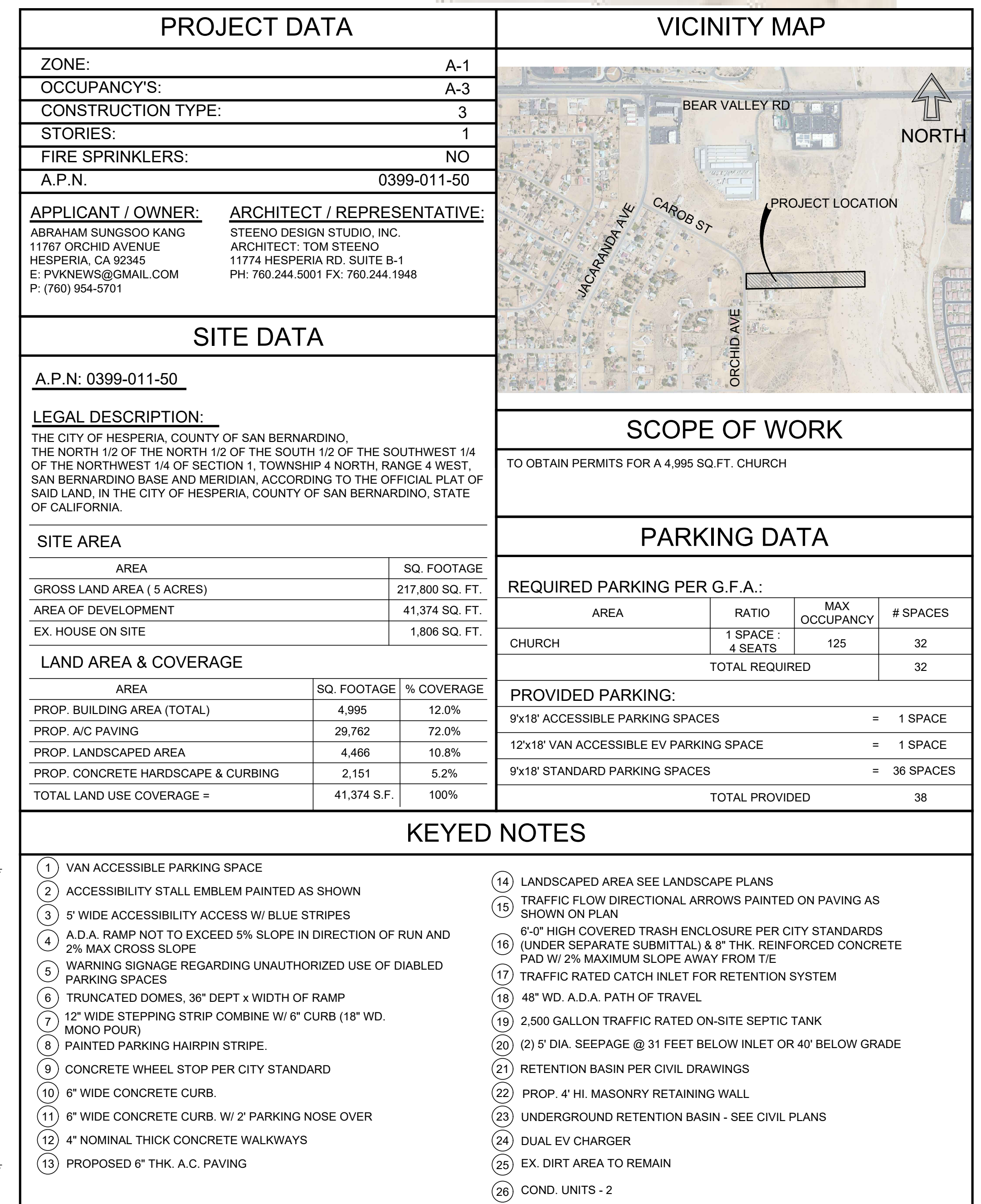
The proposed development shall be subject to the payment of all applicable permit, development impact, and certificate of occupancy fees in accordance with the City's adopted fee schedule.

#### **ALTERNATIVE(S)**

1. Provide alternative direction to staff.

#### **ATTACHMENT(S)**

1. Site Plan
2. Aerial
3. General Plan Land Use Map
4. Floor Plan
5. Elevations
6. Colored Renderings
7. Resolution No. PC-2026-10 & Conditions Of Approval



ATTACHMENT 2



APPLICANT(S): VICTOR VALLEY GOSPEL CHURCH

FILE NO(S): CUP26-00007

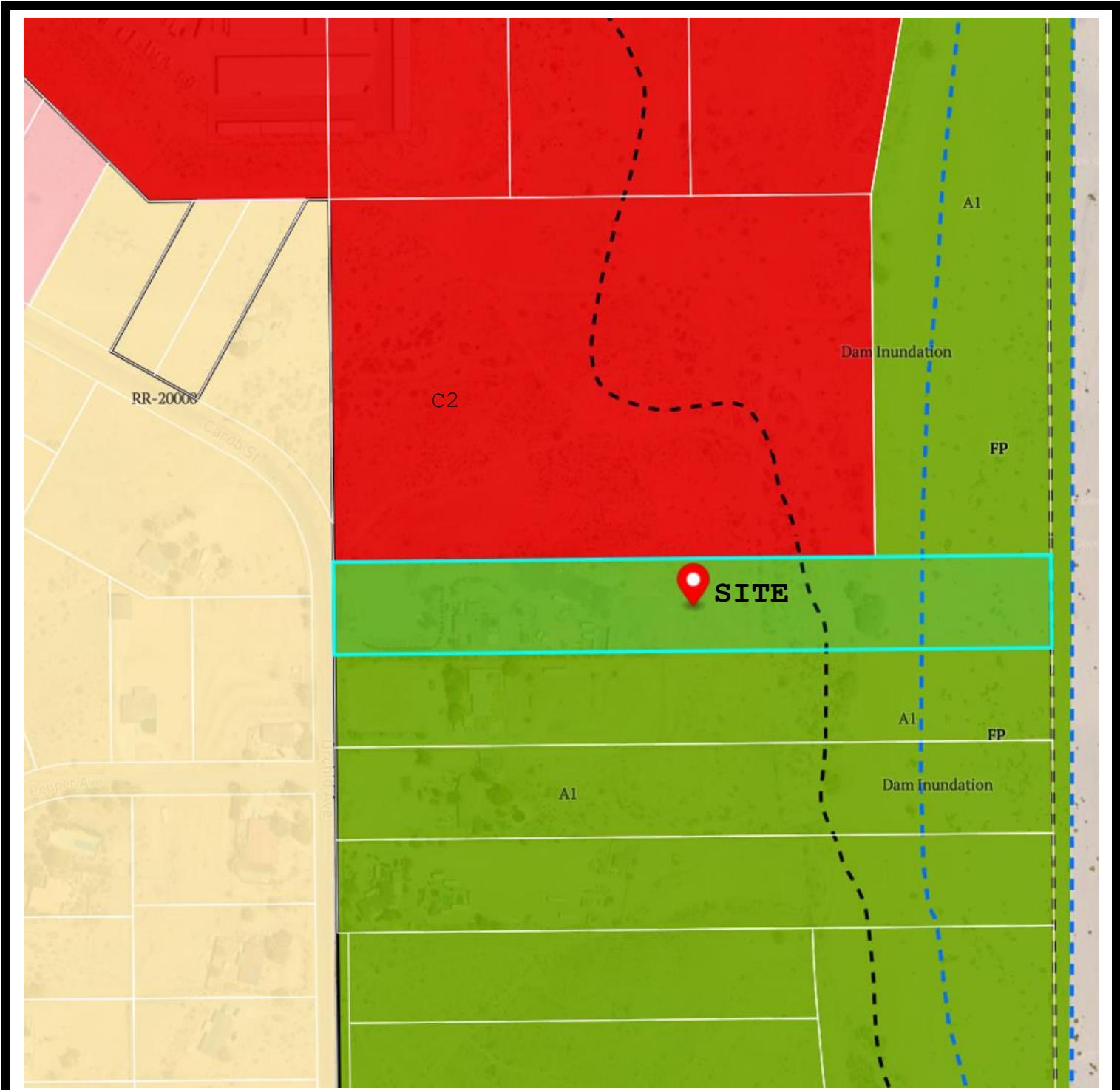
LOCATION: 11767 ORCHID AVENUE

APN(S): 0399-011-50

**PROPOSAL:** CONSIDERATION OF CONDITIONAL USE PERMIT TO PERMIT THE CONVERSION OF AN EXISTING SINGLE-FAMILY RESIDENCE INTO PRIEST LIVING QUARTERS AND THE CONSTRUCTION OF A 4,995-SQUARE-FOOT CHURCH BUILDING ON A 5-ACRE SITE WITHIN THE LIMITED AGRICULTURE (A1) ZONE



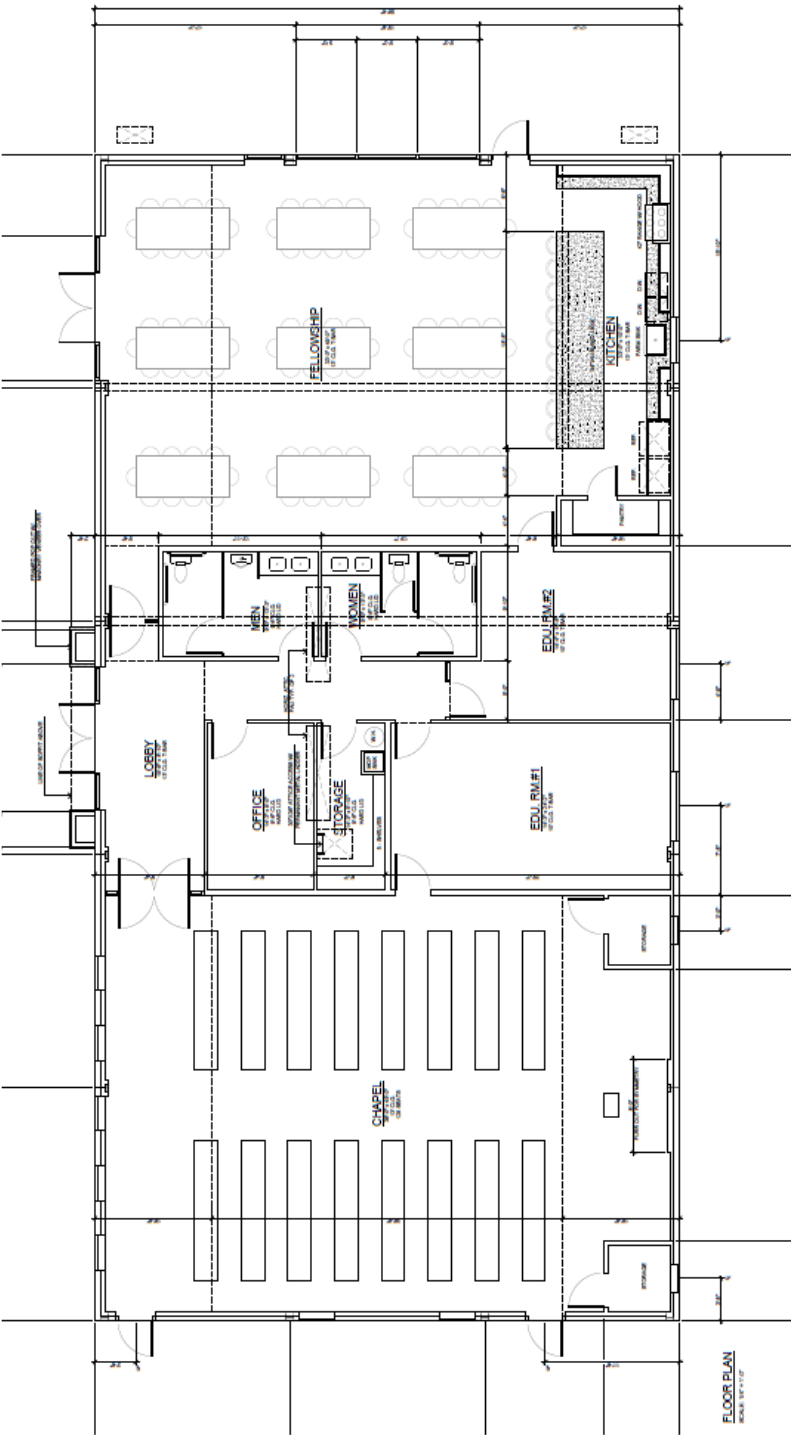
ATTACHMENT 3



|                                                                                                                                                                                                                                                                            |                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>APPLICANT(S):</b> VICTOR VALLEY GOSPEL CHURCH                                                                                                                                                                                                                           | <b>FILE NO(S):</b> CUP26-00007 |
| <b>LOCATION:</b> 11767 ORCHID AVENUE                                                                                                                                                                                                                                       | <b>APN(S):</b> 0399-011-50     |
| <b>PROPOSAL:</b> CONSIDERATION OF CONDITIONAL USE PERMIT TO PERMIT THE CONVERSION OF AN EXISTING SINGLE-FAMILY RESIDENCE INTO PRIEST LIVING QUARTERS AND THE CONSTRUCTION OF A 4,995-SQUARE-FOOT CHURCH BUILDING ON A 5-ACRE SITE WITHIN THE LIMITED AGRICULTURE (A1) ZONE |                                |



ATTACHMENT 4



APPLICANT(S): VICTOR VALLEY GOSPEL CHURCH

FILE NO(S): CUP26-00007

LOCATION: 11767 ORCHID AVENUE

APN(S): 0399-011-50

**PROPOSAL:** CONSIDERATION OF CONDITIONAL USE PERMIT TO PERMIT THE CONVERSION OF AN EXISTING SINGLE-FAMILY RESIDENCE INTO PRIEST LIVING QUARTERS AND THE CONSTRUCTION OF A 4,995-SQUARE-FOOT CHURCH BUILDING ON A 5-ACRE SITE WITHIN THE LIMITED AGRICULTURE (A1) ZONE



# ATTACHMENT 5



**APPLICANT(S):** VICTOR VALLEY GOSPEL CHURCH

**FILE NO(S): CUP26-00007**

**LOCATION:** 11767 ORCHID AVENUE

**APN(S):** 0399-011-50

**PROPOSAL:** CONSIDERATION OF CONDITIONAL USE PERMIT TO PERMIT THE CONVERSION OF AN EXISTING SINGLE-FAMILY RESIDENCE INTO PRIEST LIVING QUARTERS AND THE CONSTRUCTION OF A 4,995-SQUARE-FOOT CHURCH BUILDING ON A 5-ACRE SITE WITHIN THE LIMITED AGRICULTURE (A1) ZONE

## ELEVATIONS

# ATTACHMENT 6



**APPLICANT(S):** VICTOR VALLEY GOSPEL CHURCH

**FILE NO(S):** CUP26-00007

**LOCATION:** 11767 ORCHID AVENUE

**APN(S):** 0399-011-50

**PROPOSAL:** CONSIDERATION OF CONDITIONAL USE PERMIT TO PERMIT THE CONVERSION OF AN EXISTING SINGLE-FAMILY RESIDENCE INTO PRIEST LIVING QUARTERS AND THE CONSTRUCTION OF A 4,995-SQUARE-FOOT CHURCH BUILDING ON A 5-ACRE SITE WITHIN THE LIMITED AGRICULTURE (A1) ZONE

**RESOLUTION NO. PC-2026-10**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP26-00007 TO ALLOW THE CONVERSION OF AN EXISTING SINGLE-FAMILY RESIDENCE INTO PRIEST LIVING QUARTERS AND THE CONSTRUCTION OF A 4,995-SQUARE-FOOT CHURCH BUILDING ON APPROXIMATELY 5 GROSS ACRES. LOCATED AT 11767 ORCHID AVENUE (CUP26-00007)**

**WHEREAS**, Victor Valley Gospel Church (Applicant) has filed an application requesting approval of Conditional Use Permit CUP26-00007 described herein (hereinafter referred to as "Application"); and

**WHEREAS**, the proposed project consists of the conversion of an existing single-family residence into priest living quarters and the construction of a 4,995-square-foot church building on an approximately 5 gross acre site; and

**WHEREAS**, the approximately 5-acre project site is partially developed with an existing 1,806-square-foot single-family residence. The property to the north is vacant, the Mojave River is located to the east, and the properties to the south and west are developed with single-family residences; and

**WHEREAS**, the subject site and the property to the south are zoned Limited Agriculture (A-1), the property to the west is zoned Rural Residential (RR-20000), the property to the north is zoned Neighborhood Commercial (C-2), and the Mojave River is located to the east; and

**WHEREAS**, the proposed project consists of consists of Assessor's Parcel Number 0399-011-50; and

**WHEREAS**, the conversion of an existing single-family residence into priest living quarters and the construction of a 4,995-square-foot church building, which requires approval of a conditional use permit; and

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

**WHEREAS**, on August 13, 2026, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Application, and concluded said hearing on that date; and

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

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

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

Section 2. Based upon substantial evidence presented to this Commission during the above-referenced August 13, 2026, 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 conversion of the existing 1,806-square-foot single-family residence into priest living quarters and the construction of a new 4,995-square-foot church building. The development complies with the applicable provisions of the Hesperia Development Code, including building setbacks, building height, landscaping, parking, circulation, and site design requirements. The site provides 38 off-street parking spaces, exceeding the minimum parking requirement, and includes a 26-foot-wide drive aisle to accommodate two-way circulation and emergency vehicle access. The project also complies with applicable accessibility requirements, including the Americans with Disabilities Act (ADA) and California accessibility standards. The development will be constructed in accordance with the California Building Code, California Fire Code, and all applicable local amendments.

(b) The proposed use will not have a substantial adverse effect on abutting properties or the permitted use thereof because the proposed church is a conditionally permitted use within the A-1 (Limited Agriculture) zoning district and has been designed to be compatible with the surrounding residential neighborhood. The church building is located toward the rear of the property while maintaining the existing residence at the front of the site, providing approximately 52 feet of separation from the nearest adjacent residence. A 6-foot-high decorative masonry wall and a 6-foot-wide landscaped planter buffer along the southern property line provide additional visual screening and compatibility with adjacent residential uses. The building height of 23.5 feet is well below the maximum permitted height of 35 feet. The site provides parking in excess of Development Code requirements and incorporates landscaping throughout the development, including an enhanced landscaped street frontage. Conditions of approval require compliance with the City's noise and outdoor lighting standards and require Temporary Special Event Permit approval for future outdoor activities, ensuring that the project will not create significant noise, glare, traffic, or other impacts detrimental to neighboring properties or the public health, safety, or welfare. In addition, on-site stormwater retention facilities will be constructed to accommodate runoff generated by the development, preventing adverse drainage impacts to adjacent properties.

(c) The proposed project is consistent with the goals, policies, standards and maps of the Development Code, the adopted General Plan, and all applicable codes and ordinances adopted by the City of Hesperia. The project site is within the A1 zone. A church is allowed with approval of a Conditional Use permit. The development shall be constructed pursuant to the California Building and Fire Codes as well as adopted amendments. Further, the project shall comply with the conditions of approval for both off-site and on-site improvements. The conditions of approval shall be met based upon specific milestones. Some conditions shall be met prior to grading, some prior to building construction and prior to issuance of a Certificate of Occupancy.

(d) The site for the proposed use will have adequate access based upon its frontage along Orchid Avenue. There are also general services for water and public utilities to ensure the public convenience, health, safety and general welfare. The site will also include an on-site septic system for wastewater. Additionally, the building will have adequate infrastructure to operate without a major extension of infrastructure.

Commission hereby approves Conditional Use Permit CUP26-000007 subject to the Conditions of Approval as set forth in ATTACHMENT "A."

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

**ADOPTED AND APPROVED** this 13th day of August 2026.

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Roger Abreo, Chair, Planning Commission

ATTEST:

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Leovi Wolsieffer, Secretary, Planning Commission

# DRAFT

## ATTACHMENT "A" List of Conditions for CUP26-00007

Approval Date:  
Effective Date: August 25, 2026  
Expiration Date: August 25, 2029

This list of conditions applies to: Consideration of Conditional Use Permit (CUP26-00007) to permit the conversion of an existing single-family residence into priest living quarters and the construction of a 4,995-square-foot church building on a 5-acre site within the Limited Agriculture (A1) zone located at 11767 Orchid Ave (Applicant: Victor Valley Gospel Church; APN: 0399-011-50)

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

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

### CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS

COMPLETED  
NOT IN COMPLIANCE

COMPLIED BY

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

COMPLETED  
NOT IN COMPLIANCE

COMPLIED BY

PERCOLATION TEST. The applicant shall submit a percolation test, performed by a California licensed civil or soils engineer, for determining the percolation rate for the required private sewage disposal systems. Should the applicant agree in writing to use the most restrictive percolation test for a site in close proximity to the subject property in designing the sewage disposal systems, then a percolation test shall not be required to be performed on-site. The applicability of any percolation test for use in designing the sewage disposal systems shall be subject to review and approval by the Building and Safety Division. In the event a tract map or parcel map has previously been recorded on the project site, the City of Hesperia has a percolation test on file, and no unusual conditions apply, this requirement may be waived by the Building and Safety Division. (B)

COMPLETED  
NOT IN COMPLIANCE

COMPLIED BY

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

COMPLETED  
NOT IN COMPLIANCE

COMPLIED BY

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

COMPLETED

COMPLIED BY

PLAN CHECK FEES. Plan checking fees must be paid in

NOT IN COMPLIANCE

conjunction with the improvement plan submittal. All required plans, maps, requested studies, CFD annexations, etc. must be submitted as a package. The Developer shall coordinate with the City's Engineering Analyst, Dena Alcayaga at (760) 947-1438 or [dalcayaga@cityofhesperia.us](mailto:dalcayaga@cityofhesperia.us), to obtain the fee calculation form which shall be completed and submitted, along with fee payment, at time of plan submittal. Any outstanding fees must be paid before final inspection and the release of bonds.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

DRAINAGE STUDY. The Developer shall submit three (3) copies of a Final Drainage Study which analyzes the pre-project and proposed project hydrology, including flows from offsite, flows generated onsite, hydraulic properties of flows entering or exiting the project to and from natural or constructed conveyances, and capacity and function of any runoff management structures such as catch basins, inlets, outlets and detention or retention structures. The study must include all information specified in the City's hydrology study outline

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

STORM WATER POLLUTION PREVENTION PLAN. The Project shall submit to the City for approval two (2) copies of a Storm Water Pollution Prevention Plan (SWPPP) as specified in the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board. Prepare the SWPPP using or following the format of the most recent SWPPP Template in the Construction BMP Handbook prepared by the California Stormwater Quality Association (requires subscription); see: <https://www.casqa.org/resources/bmp-handbooks>

NPDES: The Project shall enroll under the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board and pay applicable fees. The Project shall provide proof of such permit coverage including a copy of the Notice of Intent Receipt Letter and the project WDID No. to the City.

Alternatively, projects from 1 to 5 acres with an approved Rainfall Erosivity Waiver authorized by U.S. EPA Phase II regulations certifying to the State Water Resources Control Board that construction activity will occur only when the Rainfall Erosivity Factor is less than 5 (R in the Revised Universal Soil Loss Equation), shall provide a copy of the project's Erosivity Waiver Certification and Waiver ID to the City.

NPDES-PERMIT TERMINATION: Upon completion of construction, the Project shall ensure that all disturbed areas are stabilized and all construction waste, equipment, and unnecessary temporary BMPs are removed from the site. In

addition, the Project shall file a Notice of Termination (NOT) with the Lahontan Regional Water Board as required by the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

INDEMNIFICATION(1). To the furthest extent allowed by law, Applicant shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, damages and costs (including attorney's fees, litigation expenses and administrative record preparation costs) arising from, resulting from, or in connection with any Third-Party Action (as hereinafter defined). The term "Third Party Action" collectively means any legal action or other proceeding instituted by (i) a third party or parties, or (ii) a governmental body, agency or official other than the City, that: (a) challenges or contests any or all of these Conditions of Approval or any approval associated with entitlements associated with the project to which these conditions of approval apply (collectively "Approvals"); or (b) claims or alleges a violation of CEQA or another law in connection with the Approvals by the City, or the grant, issuance or approval by the City of any or all Approvals. Applicant's obligations under this paragraph shall apply regardless of whether City or any of its officers, officials, employees, consultants, agents or volunteers are actively or passively negligent, but shall not apply to any loss, liability, fines, penalties forfeitures, costs or damages caused solely by the active negligence or willful misconduct of the City or any of its officers, officials, employees, agents or volunteers. The provisions of this section shall survive any termination, revocation, overturn, or expiration of an approval. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

INDEMNIFICATION(2). Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim unless the City approves the settlement in writing. Additionally, the City shall not be prohibited from independently defending any claim, and whether or not the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Unless the City independently chooses to defend any Third Party Action on its behalf, Applicant shall control the conduct of the defense of any claim or action provided that: (1) the City shall have the right, prior to filing, to review and approve any and all pleadings or related documents filed with the court in connection with such defense and Applicant shall reimburse the City for review time for each draft brief or pleading to be filed on behalf of the City; and (2) the City shall review and reasonably approve any proposed settlement. The Applicant acknowledges that the City is not obligated to approve a proposed settlement requiring the City to pay or incur any monetary amount, take a future legislative action, render a future quasi judicial decision, or otherwise take a future discretionary government action. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

INDEMNIFICATION(3). The City may, at any time, require the applicant to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of processing or defending any Third-Party Actions. The City shall provide Applicant with an invoice detailing all reasonable costs incurred. Applicant shall tender to the City payment in full of all reasonable and necessary costs within thirty (30) days from the date upon the invoice. Applicant further acknowledges and agrees that failure to timely tender payment in full to the City shall be considered a breach and non compliance with the conditions of approval for the project. Applicant shall also be required, upon request of the City, to deposit two month's estimated costs anticipated by the City to be incurred, which may be used by the City as a draw down account to maintain a positive balance pending tender of payment by Applicant as noted herein. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

EXPIRATION OF ENTITLEMENT. Unless the applicant has obtained a grading permit and/or building permit and commenced construction, this approval shall expire three (3) years from the date of action of the reviewing authority. Where no grading or building permit is required, the allowed use on the site shall have commenced prior to the expiration date in compliance with the approval and any applicable conditions of approval. An extension of time may be granted pursuant to Municipal Code Section 16.12.060 if the applicant files an application and written request for an extension prior to the expiration of the permit. (P)

#### **CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY**

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

DEDICATION(S). The Developer shall grant to the City an Irrevocable Offer of Dedication for Orchid Avenue The right-of-way full width for Orchid Avenue shall be sixty (60') feet. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

ORCHID AVENUE: Developer shall design to construct half-width asphalt pavement on Orchid Avenue across the project frontage based on City's 60-foot Local Roadway Standard. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of (E)

A. Pavement transitions per City Standards.

B. Design roadway sections per existing approved street sections and per R value testing with a traffic index of 8 and per the soils report.

C. Cross sections every 50-feet per City standards.

D. Traffic control signs and devices as required by the traffic study and or the City Engineer.

E. Provide a signage and striping plan per City standards.

F. It is the Developers responsibility to obtain any off-site dedications for transition tapers including acceleration deceleration tapers per City standards

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

A. A remote read automatic meter reader shall be added on all meter connections as approved by the City Engineer.

B. The Developer shall design a Utility Plan for service connections and / or private water and sewer connections. Domestic and fire connections shall be made from the existing 12" PVC water line in Orchid Avenue per City Standards.

C. The Developer is not required to install sewer lines unless the proposed septic system cannot meet the La Honton Regional Water Quality Boards requirements or the City of Hesperias EDU requirements.

D. Complete V.V.W.R.A.s Wastewater Questionnaire for

Commercial / Industrial Establishments and submit to the Engineering Department. Complete the Certification Statement for Photographic and X ray Processing Facilities as required. The Wastewater Questionnaire is only required if the project is required to connect to sewer.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

EROSION CONTROL. The Developer shall provide an Erosion and Sediment Control Plan, prepared using the City's ESCP Template, with the improvement plans submittal per City Standards. A City-approved SWPPP developed pursuant to the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities may substitute for the ESCP. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

EXECUTED AND RECORDED WQMP MAINTENANCE AGREEMENT. The WQMP Maintenance Agreement: Covenant and Agreement Regarding Water Quality Management Plan and Stormwater Best Management Practices Transfer, Access, and Maintenance, must be (1) prepared using the WQMP Maintenance Agreement Template provided as Attachment A to the City of Hesperia WQMP Templates, and (2) the complete WQMP Maintenance Agreement, with the Property Owners notarized signature(s) and suitable for recordation by the City, must be received before the City will authorize the final inspection or issue a Certificate of Occupancy.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

WQMP PERMIT. The Property Owner shall apply for a City WQMP Permit with the Building and Safety Department and pay the applicable permit fees. The WQMP Permit shall be renewed annually. To comply with the WQMP Permit, the Property Owner shall certify on an annual basis that all of the post-construction best management practices (BMPs) described in the approved project WQMP have been inspected and maintained as specified and required by the BMP Inspection and Maintenance Form and Operation and Maintenance Plan. The Property Owner shall provide proof of the WQMP Permit before the City will issue a Certificate of Occupancy.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

materials encountered during the project. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

INCIDENTAL TAKE PERMIT. Prior to the issuance of any grading or building permit, the applicant shall obtain a Western Joshua Tree Conservation Act (WJTCA) Incidental Take Permit from the California Department of Fish and Wildlife (CDFW) authorizing the proposed take of western Joshua trees associated with the project. The applicant shall provide the City with a copy of the approved permit and shall implement all permit conditions, including any required avoidance, minimization, relocation, mitigation, and monitoring measures, to the satisfaction of CDFW. (P)

#### **CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE**

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

A. School Fees

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE. The project shall comply with the requirements of California Green Building Standards Code (CALGreen) Section 5.106.5.3 regarding electric vehicle (EV) charging infrastructure for non-residential developments. The developer shall provide the

required number of EV-capable parking spaces, including the necessary raceways, conduits, panel capacity, and other supporting infrastructure to facilitate the future installation of EV charging stations in accordance with state and local requirements. This may include designated Electric Vehicle Charging Spaces (EVCS) that are required to have Electric Vehicle Supply Equipment (EVSE) installed as part of the project. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

ACCESSIBLE PARKING SPACES. The project shall comply with California Building Code (CBC) Section 11B-208, ensuring that accessible parking spaces are provided as required for non-residential developments. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

SAN BERNARDINO COUNTY FIRE. Prior to the issuance of building permits and/or commencement of operations, the applicant/tenant shall submit project plans to the San Bernardino County Fire Department for review and approval. The project shall comply with all applicable fire and life safety requirements, including but not limited to fire access, fire flow, fire sprinklers, alarms, and hazardous materials regulations, as determined by the Fire Department. All required permits, inspections, and approvals from the Fire Department shall be obtained prior to final occupancy.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

LIGHTING: The design, installation, and operation of all exterior lighting and other sources of illumination shall comply with the City of Hesperia Development Code lighting and glare standards. All exterior lighting shall be fully shielded and directed downward onto the project site to prevent light spillover and glare onto adjacent properties and public rights-of-way. Illumination generated by the project shall not exceed 0.5 foot-candle, measured at any property line or public right-of-way. Prior to the issuance of building permits, the applicant shall submit three (3) sets of exterior lighting plans, including light standard details, fixture specifications, and a photometric plan, to the Building and Safety Division for review and approval. The submitted plans shall demonstrate compliance with this condition.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

LANDSCAPE PLANS. The Developer shall submit three two sets of landscape and irrigation plans including water budget calculations, required application fees, and completed landscape packet to the Building Division.

Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number, size, type and configuration of plants approved by the City shall be maintained in accordance with the Development Code. (P)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

SOLID MASONRY WALL. The Developer shall submit four sets of masonry wall plans to the Building Division with the required application fees for all proposed walls. Applicant shall install a six-foot high wall with decorative cap in accordance with the Development Code as per the approved site plan (P)

**COMPLETED**

**COMPLIED BY**

TRASH ENCLOSURE. All trash enclosures shall be in

NOT IN COMPLIANCE

conformance with Municipal Code Section 16.16.360 and City approved construction details. The enclosure shall be enclosed on three sides by a minimum six-foot tall decorative masonry wall with split face block on the viewable side and a decorative cap. The masonry wall shall be earth tone in color; solid grey block is not allowed. The enclosure shall have non-transparent metal gates and a solid roof-cover that is architecturally compatible with the primary building onsite and that serves to protect the refuse area from inclement weather, as well as prevents unauthorized entry into the enclosure. (P)

#### CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

BUSINESS LICENSE. Prior to the commencement of operations, the applicant/tenant shall obtain and maintain a valid City business license in accordance with the Municipal Code. (B)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

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

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

DRAINAGE IMPACT PREVENTION. The Project shall provide additional drainage facilities, and/or additional drainage facility capacity to mitigate flooding or other downstream impacts associated with or in the vicinity of the proposed project per direction of the City Engineer.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

EROSION CONTROL. The Project shall implement all requirements of the approved Erosion and Sediment Control Plan (or SWPPP if applicable) prior to the City's issuance of a grading permit, and provide ongoing implementation until the project is complete and all disturbed areas are fully stabilized. (E)

**COMPLETED**

**COMPLIED BY**

OFFSITE DRAINAGE IMPACT PREVENTION. The Project

NOT IN COMPLIANCE

shall provide safe conveyance for offsite runoff either routed through the project or around the project site. The Project shall ensure that the proposed conveyance of offsite flows will not increase adverse impacts to downstream properties and/or drainage facilities for the 1-hour design storm for the 100-year return frequency rainfall events.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

ONSITE DRAINAGE IMPACT PREVENTION. The Project shall be designed to prevent adverse impacts to downstream properties and/or drainage facilities caused or exacerbated by the project. The project shall demonstrate that runoff from the completed project site will not exceed 90% of the pre-project runoff discharge rates for the 24-hour design storm for the 100-year return frequency rainfall events.

A. Drawdown Time. All drainage facilities which are designed to percolate/infiltrate surface runoff (including basins, drywells, or infiltration-based low impact development features) shall not accumulate standing water for more than 48 hours. All drainage facilities designed to provide detention storage shall recover 100 percent of their design detention volume within 48 hours.

B. Groundwater Protection. The Project shall ensure any retention/infiltration or detention facilities will not adversely impact groundwater.

C. Underground Retention/Detention Systems. The Project shall demonstrate a minimum functional life span of 50 years for materials (e.g., polymer, metal, mineral-based, or other) used in underground retention/detention systems.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

OVERFLOW-OUTFALL. Each project shall be designed such that the outfall(s) for discharges from the project site in excess of design capacity and or in excess of the 100-year, 24-hr design storm is are routed to a public street, storm drain, drainage channel, or natural watercourse.

If such an outfall does not exist, the Project shall provide an outfall.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

SWPPP IMPLEMENTATION. All of the requirements of the City-approved Storm Water Pollution Prevention Plan shall be implemented prior to the City's issuance of a grading permit, and shall be maintained until construction is complete and all disturbed areas are fully stabilized. (E)

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

LANDSCAPING/IRRIGATION. The Developer shall install the landscaping and irrigation as required by the Planning Division. (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. The building shall be designed consistent with the design shown upon the approved materials board and color exterior building elevations. (P)

## Others

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

PROJECT OPERATIONS. The use authorized by this Conditional Use Permit shall be limited to normal indoor church operations conducted in compliance with the City of Hesperia Development Code performance standards applicable to the Limited Agriculture (A1) Zone. The project shall be designed, constructed, and operated so as not to create excessive noise, vibration, dust, odors, smoke, glare, or other nuisances that adversely affect adjacent properties.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

NOISE. Noise generated by the project shall comply with all applicable provisions of the Hesperia Development Code and Municipal Code. Noise levels attributable to the project shall not exceed the maximum permissible limits, including but not limited to 60 dB(A) at any adjacent residential property line between the hours of 7:00 a.m. and 10:00 p.m., unless otherwise permitted by the Municipal Code.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

GLARE & LIGHTING. All exterior lighting shall comply with the City of Hesperia Development Code lighting and glare standards. Lighting shall be shielded and directed downward onto the project site and shall not exceed 0.5 foot-candle at any property line or public right-of-way.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

TEMPORARY SPECIAL EVENTS. Activities outside the scope of normal indoor church operations, including but not limited to outdoor amplified sound, festivals, carnivals, concerts, large outdoor gatherings, or other special events that may exceed applicable performance standards, shall not be conducted unless authorized through a Temporary Special Event Permit or an approved amendment to this Conditional Use Permit, as determined by the Director of Development of Services or his/her designee.

**COMPLETED**  
NOT IN COMPLIANCE

**COMPLIED BY**

CONTINUED COMPLIANCE. The applicant shall maintain compliance with all conditions of approval and applicable provisions of the Hesperia Development Code and Municipal Code. Failure to comply with these conditions, including verified nuisance complaints related to excessive noise, glare, lighting, vibration, dust, odors, or other operational impacts, may result in enforcement action, including the initiation of proceedings to modify or revoke this Conditional Use Permit in accordance with the Hesperia Municipal Code.

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

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