

ATTACHMENT 2

RESOLUTION NO. PC-2025-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT THE 2025 GENERAL PLAN UPDATE.

WHEREAS, on September 7, 2010, the City Council of the City of Hesperia adopted the City's General Plan, currently applicable with regards to development within the City; and

WHEREAS, on September 2, 2008, the City Council of the City of Hesperia adopted Resolution No. 2008-12, thereby adopting the Main Street and Freeway Corridor Specific Plan; and

WHEREAS, fifteen (15) years have passed since the City of Hesperia adopted its 2010 General Plan and changes to the City's size and population as well as new laws, regulations, and circumstances that did not exist when the original plan was adopted, require an update to the General Plan described herein (hereinafter referred to as "General Plan Update" or "Project"); and

WHEREAS, on May 2, 2023 the City Council adopted the 2021-2029 Housing Element (6th Cycle Housing Element Update) which includes several program actions that require the City to amend the Development Code and update the General Plan to allow for up to 30 dwelling units per acre (du/ac) in the Multi-Family (R3) zone; to allow for 100-percent residential development ranging from 20 to 30 du/ac in the General Commercial (C-2) zone; and to allow for up to 30 du/ac in the Regional Commercial (RC) zone within the Main Street and Freeway Corridor Specific Plan.

WHEREAS, the General Plan Update establishes the City's overall policy development framework to help realize the community's vision to the year 2050 planning horizon; and

WHEREAS, the General Plan Update is a focused update to the Land Use, Safety, and Circulation Elements of the General Plan; and

WHEREAS, the City of Hesperia, as the lead agency, prepared an Addendum to the 2010 General Plan Environmental Impact Report ("EIR") pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines, and determined that no new significant environmental impacts would occur beyond those previously analyzed in the 2010 General Plan EIR, and that the existing analysis and mitigation measures remain applicable to the proposed project; and

WHEREAS, the Planning Commission held five workshops on April 11, 2024, May 23, 2024, July 11, 2024, August 8, 2024 and September 26, 2024 to review and discuss critical components of each element; and

WHEREAS, on November 18, 2024, the City Council held a workshop to review and discuss the 2025 General Plan Update; and

WHEREAS, pursuant to California Government Code Section 65302.5(b), the California Department of Forestry and Fire Protection reviewed the draft Safety Element and consulted with the City from December 2024 to January 2025. The State Board of Forestry and Fire Protection's Resource Protection Committee reviewed the Safety Element on March 4, 2025, during its regular meeting and approved the City to proceed with the public hearings and adoption of the Safety Element without revisions; and

WHEREAS, on June 12, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed 2025 General Plan Update 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 the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to this Planning Commission during the above-referenced June 12, 2025, hearing, including public testimony and written and oral staff reports, this Planning Commission specifically finds as follows:

- (a) An Addendum to the 2010 General Plan EIR has been prepared for the 2025 General Plan Update. The 2025 General Plan Update qualifies for an Addendum under CEQA Guidelines Section 15164, as the proposed project is consistent with the scope of the 2010 General Plan EIR and does not meet any of the conditions outlined in Section 15162(a) or Section 15163(a) of the CEQA Guidelines, that would require preparation of a Subsequent or Supplemental EIR. The environmental impacts remain within the range analyzed in the 2010 General Plan EIR, and no new significant impacts or substantial increases in the severity of impacts have been identified. Therefore, preparation of a full Subsequent EIR is not warranted, and the Addendum process is both appropriate and compliant with CEQA requirements.
- (b) The Planning Commission has independently reviewed and analyzed the Addendum and finds that it reflects the independent judgment of the Commission, and that there is no substantial evidence, in light of the whole record, that the project may result in new significant impacts or substantial increases in the severity of impacts that were previously identified.
- (c) Adoption of the 2025 General Plan Update will achieve the following goals:
 - Ensuring compatibility between adjacent uses;
 - Preserving and enhancing residential areas;
 - Promoting balanced, efficient commercial development to generate sales taxes;
 - Providing for industrial development to increase opportunities for local employment;
 - Investing in high-quality public facilities;
 - Sustainable development measures, including water conservation, energy efficient design and Leadership in Energy Efficient Design (LEED) building certification;
 - Improving the quality of life for all community members;

- Ensuring that future growth is fiscally sustainable.
- Ensuring a safe and efficient roadway network;
- Facilitating goods movement without negatively impacting sensitive areas;
- Providing opportunities for non-motorized alternatives to vehicular travel;
- Supporting safe and convenient regional transit;
- Reducing pollution exposure;
- Improving air quality;
- Opportunities for physical activity;
- Access to healthy food;
- Affordable, safe, and sanitary homes;
- Access to public facilities and services; and
- Increasing opportunities for civic involvement

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends that the City Council approve the 2025 General Plan Update and certify the Addendum to the 2010 General Plan EIR.

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

ADOPTED AND APPROVED on this 12th day of June 2025.

Roger Abreo, Chair, Planning Commission

ATTEST:

Maricruz Montes, Secretary, Planning Commission