

2025

Annual Progress Report



City of Hesperia
9700 Seventh Avenue
Hesperia, California 92376

TABLE OF CONTENTS

Introduction.....	3
General Plan Overview	4
Land Use Elment	5
Housing Element	9
Safety Element	16
Health Element	19
Circulation Element	22
Planning and Development Activities.....	25
City Applications Received.....	25

INTRODUCTION

This Annual Progress Report (APR) is submitted to the California Department of Housing and Community Development (HCD) pursuant to Government Code Section 65400. The APR describes the City of Hesperia's progress in implementing its adopted Housing Element for the 2021–2029 planning period and documents housing development activity and program implementation during the reporting year.

The Annual Progress Report (APR) also serves to inform the public and decision-makers of the City's progress toward achieving the community's long-term goals and policies. Pursuant to California Government Code Section 65400(a), the City of Hesperia investigates and evaluates the effectiveness of its General Plan and Housing Element and makes recommendations to the City Council regarding reasonable and practical actions necessary for implementation. Through this ongoing review, the City ensures that the General Plan continues to function as an effective guide for orderly growth and development, the preservation and conservation of open space and natural resources, and the efficient expenditure of public funds related to land use, housing, infrastructure, and public services.

This Annual Progress Report (APR) summarizes the planning activities for the City of Hesperia conducted between January 1, 2025, and December 31, 2025.

GENERAL PLAN OVERVIEW

The City of Hesperia's General Plan was adopted in 2010, which represented the City's first comprehensive General Plan update. Since adoption, the General Plan has served as the City's primary policy document guiding long-term growth, land use decision-making, infrastructure planning, and the provision of public services. In 2025, the City completed a Focused General Plan Update that amended the Land Use, Safety, and Circulation Elements. The update also incorporated a new Healthy Communities and Environmental Justice component into the Safety Element to ensure continued consistency with State law and to address evolving community needs.

This Annual Progress Report describes the elements of the General Plan and summarizes the implementation status of each element's goals and policies. A discussion of development activity, planning programs, and capital improvement projects undertaken during the reporting period is provided under the Planning and Development Activities section.

The General Plan addresses the critical issues that will shape the City of Hesperia's future growth and development. The plan addresses the appropriate types and mix of land uses needed to support economic stability while maintaining a high quality of life, the transportation systems necessary to accommodate planned growth and ensure mobility, the infrastructure systems required to support development and public services, the protection and integration of natural resources and open space within the development pattern, the community facilities needed to serve existing and future residents, and the amenities that contribute to a balanced, attractive, and livable environment for residents, businesses, and visitors.

The implementation of the recently updated elements is summarized below.

Land Use Element

The Land Use Element is a mandatory element of the General Plan and establishes the policy foundation that directs land use decision making within the City of Hesperia and its Sphere of Influence. The Land Use Element provides guidance to policymakers, decision makers, the development community, and the public regarding the desired pattern of land use and development over the long term.

Consistent with California Government Code Section 65302(a), the Land Use Element describes the general distribution, location and extent of land uses throughout the Planning Area and includes standards for population density and building intensity. The Land Use Element was recently updated in 2025 as part of the City's Focused General Plan Update and in coordination with the City's 6th Cycle Housing Element to ensure adequate capacity to accommodate the City's Regional Housing Needs Allocation (RHNA) and to incorporate environmental justice considerations.

The Land Use Map identifies planned land uses throughout the City and Sphere of Influence using a classification system that includes multiple land use designations and overlays. These designations are generally grouped into Residential, Mixed-Use, Commercial, Industrial, Public/Institutional/Open Space, Overlays, and Specific Plan areas. Each designation identifies permissible uses and allowable development densities.

LAND USE ELEMENT GOALS AND IMPLEMENTATION

The goals, objectives, and policies of the Land Use Element are organized around the following topic areas: Balanced Growth, Economic Prosperity, Quality of Life and Community Character. Progress toward achieving these goals during the reporting period is summarized below:

Goal 1: An arrangement of compatible land uses that protects and maintains attractive and safe neighborhoods while providing opportunities for commercial and industrial uses.

Implementation: During 2025, the City continued advancing its goal of balancing land use compatibility by implementing a strategic zoning framework that prioritizes the physical and environmental separation of industrial activities from residential neighborhoods. By clustering heavy commercial and warehousing projects primarily along the I-15 corridor and incorporating dedicated buffer zones, the City minimizes the potential for noise, traffic, and operational impacts on established residential areas. This spatial organization is further reinforced through updated development standards requiring enhanced architectural design, landscaping improvements, and site-specific operational and environmental assessments for new projects.

Throughout 2025, the City received a total of 26 commercial entitlement applications, 8 industrial entitlement applications, 4 multi-family residential entitlement applications, and 2 single-family tract home entitlement applications. Of these, 12 commercial, 3 industrial, 3 multi-family residential, and 2 single-family tract home entitlement applications were approved. Additionally, building permits were issued for 505 single-family homes and 23 accessory dwelling units (ADUs).

Approved projects supporting the City's commerce, industry, housing, and employment base included new apartment complexes, expansions of educational facilities, industrial warehouse and distribution centers, and the establishment of new restaurants and retail businesses. These development activities reflect the City's continued commitment to fostering a balanced and sustainable community that promotes economic vitality while providing diverse housing and employment opportunities for residents.

Goal 2: Residential development that is visually pleasing and compatible with existing uses, neighborhoods, and the natural desert environment.

Implementation: In 2025 the City remained committed to the goal of ensuring that residential development is both visually pleasing and compatible with the natural desert environment. To achieve this, the City adopted Objective Design Standards for multi-family and mixed-use developments, which mandate high-quality aesthetics through building articulation, diverse materials, varied rooflines and thoughtful building orientation. These standards ensure that new residential projects are architecturally balanced and contribute positively to the visual character of Hesperia's neighborhoods.

As part of the Focused General Plan Update that was completed in November 2025, the City implemented targeted land use and zoning updates within the Regional Commercial (RC), Multi-Family Residential (R3), and General Commercial (C2) designations. Updates to the RC designation expanded opportunities for mixed-use developments and 100 percent multi-family developments east of the I-15 by allowing residential uses at densities ranging up to 30 dwelling units per acre in areas previously limited to commercial. Revisions to the R3 designation increased the City's capacity for multi-family housing by increasing the maximum allowable densities from 15 to up to 30 dwelling units per acre, thereby supporting the development of housing affordable to a range of income levels. Modifications to the C2 designation introduced additional flexibility by permitting 100 percent multi-family developments and mixed-use development at densities up to 30 dwelling units per

acre in areas previously limited to commercial uses. Collectively, these changes increased residential development capacity, supported infill development, and promoted more efficient use of land and infrastructure while maintaining consistency with the General Plan, Housing Element policies and the City's RHNA obligations.

Goal 3: Balanced and efficient commercial development that is attractive, safe, accessible, and strengthens the local economy.

Implementation: In 2025 the City continued to advance its goal of fostering balanced and efficient commercial development that is attractive, safe, and accessible. Primary retail and commercial centers are strategically located along major arterial corridors and the I-15 corridor to ensure high-traffic businesses remain accessible to residents and regional visitors while protecting established residential neighborhoods from incompatible impacts. This intentional land use pattern supports both economic vitality and neighborhood integrity.

Strategic siting is reinforced through infrastructure requirements that mandate frontage improvements, roadway enhancements, and the expansion or installation of necessary utilities prior to occupancy. Commercial developments must demonstrate adequate service capacity and maintain acceptable levels of service for transportation, public safety, and utilities before commencing operations. These requirements ensure that economic growth does not compromise public safety, accessibility, or infrastructure performance.

The City also continued its proactive business outreach efforts. The Economic Development Division serves as the primary point of contact for developers and prospective businesses seeking to invest in the City of Hesperia. Staff provide data-driven insights regarding local demographics, market trends, and available commercial acreage to help position new ventures for long-term success. Through coordinated assistance and streamlined communication, the City continues to attract new businesses that generate employment opportunities, expand local services, and strengthen long-term economic stability.

Goal 4: Industrial development that expands the City's tax base and provides a range of employment activities while minimizing the impacts to the community and environment.

Implementation: The City continued to advance Goal 4 by facilitating industrial development that strengthens the local tax base while maintaining compatibility with surrounding land uses. In 2025, three entitlement applications were approved for the construction of four new industrial warehouse buildings totaling approximately 720,000 square feet.

Construction also progressed on a 2.5 million square-foot distribution facility for Amazon, along with an approximately 409,000 square-foot warehouse building for a future tenant. Collectively, the City currently has approximately 4,267,518 square feet of entitled warehouse projects and an additional 3,566,650 square feet of warehouse facilities in various stages of the entitlement process. These projects represent substantial private investment and are expected to generate significant employment opportunities, diversify the City's economic base, and enhance long-term fiscal stability.

To minimize impacts to the community and environment, the City continues to apply comprehensive development standards and performance requirements to all industrial projects. These include site-specific health risk and air quality assessments, traffic impact evaluations, and the incorporation of architectural enhancements, screen walls, and landscaped buffers to reduce visual and operational impacts. Infrastructure improvements, including roadway and utility upgrades, are required to be constructed concurrent with

development to ensure adequate service capacity. Through these measures, the City supports economic growth while safeguarding public health, environmental quality, and neighborhood character.

Goal 5: High quality public facilities that serve the needs of the community through schools, parks, open space, services, and utilities and infrastructure.

Implementation: During 2025 the City achieved significant progress in providing high quality infrastructure to meet the evolving needs of the community. Central to these efforts was the continued advancement of the Ranchero Road Corridor project, which significantly improved east-to-west connectivity and overall traffic flow through the widening of five miles of roadway. Additionally, the City enhanced public safety and pedestrian accessibility by securing funding from developers for new traffic signals and requiring the installation of street improvements along their project frontage.

As part of the Silverwood Master Planned Community, the developer is currently advancing the construction of a comprehensive park network designed to serve as the recreational backbone of this new neighborhood. This system includes a community park intended for major regional gatherings and active recreation, complemented by a series of integrated pocket parks strategically located between residential tracts. These smaller pocket parks provide residents with immediate, walkable access to green space, fostering a "park-to-home" connectivity that encourages outdoor activity.

The Silverwood development will also be establishing an extensive multi-use trail system that weaves throughout the community, connecting residential neighborhoods to the park network and the surrounding natural landscape. These trails are designed to accommodate both pedestrians and cyclists, offering a safe and scenic alternative to vehicle travel while promoting a healthy, active lifestyle. This proactive approach to infrastructure secures a high standard of living for Hesperia's residents while preserving the community's connection to the unique mountain desert environment.

Goal 6: A well designed, well maintained, and sustainable community that enhances the quality of life for residents, workers, and visitors.

Implementation: During 2025, the City continued advancing its vision of a well-designed and sustainable community by adopting Objective Design Standards that establish clear and predictable requirements for new multi-family and mixed-use development. These standards emphasize durable materials, architectural articulation, and desert-appropriate landscaping that reflect the High Desert character and community expectations.

The City's Code Enforcement and Public Works teams support these efforts through proactive maintenance programs that prevent blight and ensure clean, safe, and well-maintained public and private spaces.

Sustainability remains central to this goal. The City encourages infill and compact development patterns and supports projects such as the Silverwood Master Planned Community, which integrates parks, multi-use trails, and open space to promote walkability and preserve natural features. Ongoing water conservation efforts and energy-efficient building practices further reinforce long-term community resilience.

Together, these efforts enhance community character, environmental stewardship, and overall quality of life in Hesperia.

Goal 7: A balanced mix of land uses and development types that results in fiscal sustainability and support continuously improving public facilities and services.

Implementation: During 2025, the City continued to refine its land use strategy to ensure a diverse and fiscally sustainable development pattern that directly supports the enhancement of public facilities. By prioritizing a balanced mix of residential, commercial and industrial uses, the City generates a diversified tax base that shields the municipal budget from fluctuations. This fiscal stability allows for the continuous funding of essential services and the long-term maintenance of the City's infrastructure. A key implementation of this goal is the City's focus on commercial development, which create retail opportunities that provide the necessary tax revenue to fund public safety, road improvements and community programs.

The City continues to collect Development Impact Fees (DIF) for every project and requires projects to construct infrastructure. This model ensures that as new projects are approved, whether they are single-family homes in the Silverwood community or industrial warehouses along the I-15 Freeway, they contribute their fair share toward the utilities and facilities they require. By maintaining this balance, the City ensures that every new development project not only adds to the local economy but also provides the recurring revenue needed to maintain Hesperia as a high quality, well-served community for years to come.

Housing Element

The Housing Element is a cornerstone of the Hesperia General Plan, serving as the City's primary blueprint for meeting the housing needs of all residents, regardless of income level or lifestyle. Mandated by State law and updated every eight years, the 2021-2029 Housing Element (6th Cycle) establishes a comprehensive strategy to facilitate the development, preservation, and improvement of Hesperia's housing stock. Unlike other sections of the General Plan, the Housing Element is subject to rigorous review and certification by the California Department of Housing and Community Development (HCD) to ensure the City is doing its part to address the statewide housing crisis. On March 24, 2023, Department of HCD found that the draft Housing Element satisfies all State statutory requirements.

The City seeks to conserve and improve existing housing by protecting the quality of affordable units and maintaining the character of established neighborhoods. At the same time, the City aims to expand housing opportunities by allowing multi-family residential developments and mixed-use projects within the RC and C2 zones, as well as higher-density development of up to 30 units per acre within the R3 zone. These efforts further the City's fair housing goals by promoting an equitable distribution of housing and ensuring that all residents have access to high-resource neighborhoods, employment opportunities, and essential services.

A central component of the Housing Element is the Regional Housing Needs Allocation (RHNA), which tasks Hesperia with identifying enough land zoned at appropriate densities to accommodate a total of 8,155 new housing units by 2029.

Income Category	Income Level (% of AMI)	RHNA Allocation
Extremely Low/Very Low Income	Up to 50% of AMI	1,921 Units
Low Income	51 to 80% of AMI	1,231 Units
Moderate Income	81 to 120% of AMI	1,409 Units
Above Moderate Income	More than 120% of AMI	3,594 Units
Total		8,155 Units

Note: To ensure compliance with "No Net Loss" state law (SB 166), the City plans for a 15% buffer in each category, bringing the total capacity target to 9,355 units.

Following adoption of the Focused General Plan Update and the Objective Design Standards, the City submitted the adopted documents to the California Department of Housing and Community Development (HCD) for review. On December 18, 2025, the City received written confirmation from HCD that the adopted General Plan Update and Objective Design Standards fully satisfied the actions required under Housing Element Programs 14 and 22. Based on completion of these actions, HCD formally determined that the City of Hesperia's Housing Element was in substantial compliance with State Housing Element Law.

HOUSING ELEMENT GOALS AND IMPLEMENTATION

The goals, policies, and programs of the Housing Element are organized around key topic areas that address housing availability, affordability, equity, and quality throughout the City. These topic areas include Housing Supply and Diversity, Housing Affordability, Special Needs Housing, Fair Housing and Environmental Justice and Regulatory Efficiency. Progress toward achieving the Housing Element goals during the reporting period is summarized below:

Goal 1: Assist in the provision of housing that meets the needs of all economic segments of the community.

Providing affordable housing is essential for a healthy community. In addition to a diverse mix of housing types, it is necessary to make available housing for residents of all income levels. Seeking funding from varied sources increases the opportunities for development of affordable housing units. The City actively works with both nonprofit and for-profit developers in the production of affordable for sale and rental housing. Recognizing that homeownership plays a significant role in establishing strong neighborhoods and a sense of community pride, the City supports programs that make purchasing a home a realistic option for lower-income households. The City has also made it a priority to ensure that adequate housing options are available for lower-wage workers employed in Hesperia but who cannot currently afford to live in or near the City.

Implementation:

First-Time Homebuyer Assistance (Program 1): The City does not currently operate a Down Payment Assistance Program. However, the City intends to pursue State and federal funding sources, such as CalHome or HOME funds, should they become available, to support future first-time homebuyer assistance opportunities for income-qualified households. In the interim, the City provides information and referrals to external agencies and programs that offer homebuyer assistance.

Rental Assistance (Program 2): The City does not administer a Housing Choice Voucher (Section 8) program. The Housing Authority of the County of San Bernardino coordinates Section 8 rental assistance on behalf of the City. The City coordinates, as appropriate, with regional and county agencies to support rental housing opportunities and encourages property owners to participate in available rental assistance programs. Federal regulations require that 70% of this assistance be targeted toward extremely low-income households.

Affordable Housing (Program 3): The City facilitates the development of affordable housing through implementation of its Housing Element programs, zoning regulations, density allowances, streamlined review processes, and compliance with State density bonus law. The City works cooperatively with nonprofit and for-profit developers interested in constructing income-restricted housing and supports applications for external funding sources when requested.

Large Sites for Lower-Income (Program 4): To accommodate the City's Regional Housing Needs Allocation (RHNA), the City has identified large parcels that are suitable for higher density residential development. As part of the City's 2025 Focused General Plan Update, the City increased allowable residential densities in key zoning districts and expanded opportunities for mixed-use development. Specifically, the allowable density in the Multi-Family Residential (R3) zone was increased from a maximum of 15 units per acre to 30 units per acre, and the General Commercial (C2) and Regional Commercial (RC) zones were amended to allow mixed-use and residential development at densities of up to 30 units per acre.

These changes significantly expand the City's capacity to accommodate higher-density residential projects, including housing affordable to lower-income households. The City continues to facilitate development on these sites through objective development standards, streamlined review procedures, and ministerial processing where applicable for qualifying housing projects.

Adequate Sites Monitoring Program (Program 5): This is a critical regulatory program that ensures Hesperia maintains sufficient land capacity to meet its total allocation of 9,355 new housing units. The City has identified residential capacity through mixed-use developments within the RC zone of the Main Street and Freeway Corridor Specific Plan, as well as the C2 zone in the northern portions of the City. The City conducts ongoing annual review of available capacity and will implement rezoning, if necessary, to maintain compliance with State Housing Element law.

Green Building (Program 6): The City recently adopted the 2024 California Green Building Standards Code (CALGreen), which establishes mandatory green building measures for new residential and nonresidential development. The Green Building Code promotes energy efficiency, water conservation, material resource efficiency, indoor environmental quality and construction waste reduction. Through implementation of these standards, the City ensures that new development incorporates sustainable design features that reduce greenhouse gas emissions, improve building performance and support long-term environmental efforts.

Homeless and Special Needs Assistance (Program 7): The City supports efforts to address homelessness and special housing needs through coordination with County agencies, regional service providers, and nonprofit organizations. While the City does not directly operate homeless shelters or assistance programs, it participates in regional planning efforts and supports land use policies that allow emergency shelters, transitional housing, and supportive housing in compliance with State law.

Goal 2: Maintain and enhance the existing viable housing stock and neighborhoods within Hesperia.

Conserving and improving the housing stock helps maintain investment in the community and keeps existing housing affordable. Several factors can cause residential units to become unsafe or unhealthy to live in. Preventing these problems from occurring and addressing them when they do occur protect the safety and welfare of the residents and assist in meeting housing needs throughout the City. The City is focusing its efforts on Code Enforcement and preserving existing affordable units to take a proactive approach to conserving the current housing stock. The City also intends to pursue State and federal funding sources, such as CalHome or HOME funds, should they become available, to support a home rehabilitation and home repair program.

Implementation:

City of Hesperia Township (Program 8): The City has invested in infrastructure improvements within the original Hesperia Township area, including street rehabilitation and installation of public improvements such as sewer infrastructure, curb and gutter, street lighting, and landscaping. These improvements support neighborhood revitalization and help maintain the long-term viability of the housing stock within this historic

area of the community. The City continues to maintain infrastructure within the Township area and will pursue available grants and funding opportunities to support future improvements.

Code Enforcement (Program 9): The City's Code Enforcement Division works to address substandard housing conditions and neighborhood blight through complaint-based and proactive enforcement activities. Code enforcement efforts focus on ensuring compliance with health and safety standards, correcting property maintenance issues, and preventing the deterioration of residential neighborhoods. Through inspections, property owner outreach, and enforcement actions when necessary, the City works to improve living conditions, protect property values, and maintain safe and sustainable neighborhoods.

Owner-Occupied Rehabilitation (Program 10): The City supports the rehabilitation of owner-occupied housing units through programs funded by federal or state resources when available. These programs provide financial assistance to income-qualified homeowners for repairs that address health and safety issues and correct substandard housing conditions. The City continues to pursue funding opportunities that would allow the creation of homeowner rehabilitation assistance.

CDBG Housing Rehabilitation (Program 11): As an eligible recipient of federal Community Development Block Grant (CDBG) funds, the City may allocate funding toward housing rehabilitation activities that assist lower-income homeowners with essential home repairs. These improvements help ensure that homes remain safe, sanitary, and structurally sound while preventing the loss of existing housing due to deterioration.

Lead-Based Paint Education and Outreach (Program 12): To reduce the risk of lead-based paint exposure in older homes constructed prior to 1978, the City provides educational materials and information regarding lead hazards and safe mitigation practices. Outreach materials are made available at City facilities, on the City's website, and through coordination with regional and community organizations to help increase public awareness of potential health risks and available resources.

Affordable Housing Monitoring (Program 13): The City continues to implement Program 13 by monitoring deed-restricted affordable housing developments to ensure compliance with affordability requirements and to maintain the long-term availability of housing for lower-income households.

Consistent with the monitoring requirements established by funding sources and regulatory agreements, the City conducts periodic reviews of affordable housing developments to verify that affordability restrictions remain in place, tenant income eligibility requirements are met, and housing quality standards are maintained. These monitoring activities help ensure that deed-restricted units continue to serve eligible households throughout the affordability period.

The City also provides information and resources to tenants regarding their housing rights. Information regarding tenant protections and housing resources is available through the City's website, including links to relevant resources provided by the California Department of Housing and Community Development (HCD).

In accordance with State law, the City provides annual notifications to property owners of deed-restricted affordable housing developments regarding compliance requirements, including extended noticing provisions related to potential expiration of affordability restrictions. These notices inform property owners of the required three-year, one-year, and six-month Notice of Intent requirements should affordability restrictions be proposed to expire.

Through ongoing monitoring and coordination with property owners, qualified affordable housing operators, and State agencies such as the California Department of Housing and Community Development, the City works to identify any deed-restricted units that may be at risk of converting to market-rate housing. If such risks are identified, the City will coordinate with the property owners and relevant agencies to explore preservation strategies to maintain affordability for lower-income households.

Goal 3: Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price, and tenure.

The City continues to implement land use policies and zoning regulations that provide adequate sites to accommodate a variety of housing types and densities consistent with the City's Regional Housing Needs Allocation (RHNA). Through the General Plan, Housing Element programs, and zoning regulations, the City supports the development of housing across a range of income levels, household sizes, and tenure types.

In 2025, the City completed a Focused General Plan Update that amended the Land Use, Circulation, and Safety Elements. As part of this effort, the City also adopted new Objective Design Standards for multi-family and mixed-use developments to ensure consistency with State housing law and to support the City's housing production goals. The update expanded opportunities for residential development, including higher-density residential and mixed-use housing in appropriate areas of the community. These changes increase the availability of sites capable of supporting multi-family and mixed-use housing developments and help facilitate the development of housing needed to meet the City's RHNA obligations.

Implementation:

RC and C2 Zones (Program 14): As part of the 2025 Focused General Plan Update, the City implemented targeted land use and zoning changes within the Regional Commercial (RC) and General Commercial (C2) designations to expand housing opportunities. Updates to the RC designation allow mixed-use development and 100 percent multi-family residential development east of Interstate 15, permitting residential densities of up to 30 dwelling units per acre in areas that were previously limited to commercial uses.

Similarly, modifications to the C2 designation introduced additional flexibility by allowing both mixed-use development and 100 percent multi-family residential development at densities of up to 30 dwelling units per acre. These changes expand the City's capacity to accommodate higher-density housing and support the development of housing affordable to a range of income levels while promoting more efficient use of commercially designated land.

Density Bonus (Program 15): As part of its commitment to expanding affordable housing, the City is actively implementing Density Bonus Program to encourage the production of housing for lower- and moderate-income households. Under this program, the City offers developers density increases that exceed the maximum limits of the applicable zoning district and the General Plan in exchange for constructing below-market-rate units. To further facilitate these developments, the City provides incentives and regulatory concessions, such as modified development standards. The most recent approval of a density bonus was in 2024 for a 114-unit senior apartment complex, which included a 2 percent density bonus and 34 affordable units, located at the south side of Live Oak Street between Eighth and Ninth Avenue.

ADU's and JADU's (Program 16): The Hesperia Municipal Code is regularly updated to remain consistent with new State law regulations, reducing development constraints and streamlining the application and review process for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). In 2025, the City processed 53 ADU and JADU applications, of which 49 were approved, one was withdrawn, and three remain

incomplete. This continued activity demonstrates the effectiveness of the City's efforts to facilitate in-fill housing opportunities and expand the local housing supply.

Not Net Loss Reporting (Program 17): In alignment with the City of Hesperia's 2021-2029 Housing Element, the City is actively implementing No Net Loss Reporting to ensure that its residential land inventory remains sufficient to meet the state mandated Regional Housing Needs Allocation (RHNA). The City continues to monitor the development of all sites identified in its housing inventory throughout the eight-year planning period. Maintaining the no net loss standard, Hesperia ensures that it consistently provides a variety of housing opportunities for all economic segments of the community, even as individual development projects fluctuate.

Goal 4: Mitigate any potential governmental constraints to housing production and affordability.

Consistent with State housing law, the City works to identify and, where legally and ethically feasible, reduce governmental constraints that may affect the maintenance, improvement, and development of housing. Addressing regulatory constraints helps facilitate housing production by streamlining development processes, improving regulatory clarity, and reducing unnecessary costs associated with housing construction.

Through implementation of the Housing Element, updates to the General Plan and zoning regulations, and adoption of Objective Design Standards, the City continues to evaluate and modify its policies and procedures to ensure they do not unduly constrain housing development. These efforts help expedite project review, support housing affordability, and encourage the development of a variety of housing types needed to meet the City's housing needs.

Implementation:

Housing for Homeless and Low-Income Households (Program 18): The City of Hesperia continues to allow group homes, supportive housing, single-room occupancy and transitional housing either administratively or as Conditional Use Permit depending on the number of persons housed on site within residentially zoned properties. These housing types are treated as residential uses and are allowed in the same manner as other dwellings, ensuring that low-income individuals and those experiencing homelessness have access to housing opportunities within established neighborhoods.

Farmworker Housing (Program 19): The City will be amending the Municipal Code to allow farmworker housing, which will permit employee housing for agricultural workers consisting of up to 36 beds in group quarters or 12 individual units/spaces within agricultural land use designations. Furthermore, the City allows group homes that accommodate six or fewer persons as a single-family structure, allowing it by right in any zone where single-family residences are permitted. This regulatory framework ensures that farm workers, including those who may not work on the specific property where they reside, have access to safe and legal housing without facing additional governmental constraints.

Housing for Persons with Disabilities (Program 20): The City permits a range of residential care facilities, including senior care facilities, intermediate care facilities for persons with disabilities and other licensed care homes within appropriate zoning districts consistent with State law. These facilities are allowed in a manner that treats them as residential uses when required, ensuring they are integrated into the community and not subject to undue constraints. Accommodating various levels of care, from independent senior living to facilities providing more comprehensive medical or supportive services, the City supports residents at different stages of life and with varying needs.

Permit Streamlining (Program 21): All entitlement projects submitted to the City are processed in accordance with the State Permit Streamlining Act, which requires the City to determine within 30 days whether an application is complete. This ensures timely review and provides applicants with clear direction early in the process. In addition, the City has an application pursuant to Senate Bill 330, the Housing Crisis Act of 2019, which expedites the approval process for qualifying residential developments. Through compliance with these State regulations, the City is committed to reducing processing times, increasing certainty for applicants, and facilitating the timely delivery of housing projects.

Removal of Constrains to Multi-Family in Opportunity Areas (Program 22): In alignment with California state law, the City of Hesperia treats Accessory Dwelling Units (ADUs) ministerial projects, meaning they are processed at a staff level without the need for discretionary public hearings. The City is in the process of updating the City's ADU ordinance to be consistent with State law and allow additional ADU's on Multi-Family zoned properties, which will further increase housing needs and remove existing local constraints. The City encourages the development of projects consisting of five or more residential units by offering developers a range of incentives designed to promote housing production and affordability. To further facilitate these developments, the City provides regulatory concessions and incentives such as the Density Bonus, including modified development standards, reductions in parking requirements and streamlined processing.

Development of Affordable Housing (Program 23): The City has successfully facilitated the development of several affordable housing projects by providing incentives and regulatory flexibility to enhance project feasibility, expanding housing opportunities for lower income households and supporting compliance with State housing requirements. Additionally, Hesperia Housing Authority (HHA) have historically acquired land and transferred it to developers at reduced rates, significantly lowering construction costs for multi-family developments.

Large Site Development (Program 24): The City implements Program 24 through a combination of regulatory flexibility, streamlined processing, and coordination efforts intended to facilitate the development of large sites identified in the Housing Element Sites Inventory. To support large lot development, the City allows for expedited review of subdivision applications, including tentative tract maps and parcel maps, consistent with State law and local procedures. The City also provides flexibility in subdivision design and standards, where appropriate, to accommodate site-specific constraints and promote feasible residential development. This may include modifications to development standards or conditions of approval when necessary to facilitate housing production, particularly on larger or more complex sites. The City is also reaching out to the development community on a quarterly basis to advertise these available sites and their accompanying incentives to ensure the City meets its regional housing targets.

Goal 5: Continue to promote equal housing opportunity in the City's housing market regardless of age, race, sex, marital status, ethnic background, source of income, and other factors.

The City is committed to promoting equal housing opportunity and ensuring that all residents have fair access to housing regardless of age, race, color, religion, sex, marital status, national origin, disability, familial status, source of income, or other protected characteristics. Consistent with federal and State fair housing laws, the City works to prevent discrimination in the housing market and supports policies and programs that promote fair and equitable access to housing.

Through implementation of the Housing Element and coordination with regional, State, and nonprofit organizations, the City provides information and resources related to fair housing rights and responsibilities. The City also supports outreach and educational efforts that help inform residents, landlords, and housing providers about fair housing requirements.

By promoting fair housing practices and supporting equal access to housing opportunities, the City continues to foster inclusive neighborhoods and a housing market that serves residents of all backgrounds.

Implementation:

Diversity of Land Use Designation and Building Type (Program 25): The City continues to implement Program 25 by maintaining land use designations and development regulations that support a diverse range of housing types and building forms. Through the 2025 Focused General Plan Update and related Development Code amendments, the City expanded opportunities for a variety of residential building types and innovative housing options within appropriate land use designations.

As part of the update, the City amended the Land Use Element and corresponding zoning regulations to increase flexibility in residential and mixed-use areas. These changes support a broader mix of housing types, including small-lot single-family homes, townhomes, duplexes and other multi-unit configurations, courtyard-style developments, and multi-family residential projects. The City also continues to allow accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) consistent with State law, which further expands housing opportunities within existing residential neighborhoods.

In addition, the 2025 Focused General Plan Update expanded opportunities for mixed-use development within certain commercial designations, including the Regional Commercial (RC) and General Commercial (C2) districts. These changes allow residential uses in combination with professional and commercial uses and permit residential development at densities of up to 30 dwelling units per acre in designated areas. This regulatory framework supports the development of live/work units, mixed-use housing projects, and other flexible housing configurations.

Through the implementation of the 2025 Focused General Plan Update, updates to the Development Code, and ongoing evaluation of development regulations, the City continues to promote a diverse mix of housing types and building styles. These efforts help accommodate evolving housing needs while ensuring that new housing types comply with State and local building standards.

Furthering Fair Housing (Program 26): To ensure all residents have equal access to housing and are protected from discriminatory practices, the City contracts with non-profit service providers to provide comprehensive services, including bilingual (English/Spanish) education for tenants and landlords, mediation for rental disputes, and investigation of housing discrimination complaints. A critical focus of this program is the implementation of a formal Nondiscrimination Policy and Complaint Procedure, particularly in response to the repeal of the "Crime-Free" Rental Housing Program following a federal settlement. The City aims to increase awareness of fair housing rights, especially among lower-income households and persons with disabilities and provide a direct, accessible path for residents to resolve housing conflicts.

Fair Housing Support and Services (Program 27): Through a partnership with non-profit service providers, the City offers a suite of services including bilingual landlord-tenant mediation, fair housing education and the processing of housing discrimination complaints. This program specifically targets the removal of barriers for protected classes and lower-income households by ensuring that a formal, transparent Nondiscrimination Policy and Complaint Procedure is readily available to the public.

Water and Wastewater Services for Affordable Housing (Program 28): In accordance with state law (SB 1087), the City of Hesperia ensures that the lack of utility capacity does not become a barrier to low-income residential development. This program mandates that the Hesperia Water District and the City's wastewater services provide priority service allocations to proposed housing projects that include units affordable to

lower-income households. The City formally distributes the document to the Hesperia Water District to ensure their capital improvement plans and service priorities are aligned with the City's regional housing needs

Negative Environmental, Neighborhood, Housing and Health Impacts (Program 29): The City aims to improve the quality of life for residents in areas characterized by lower median incomes and higher environmental burdens by prioritizing the rehabilitation of aging housing stock and the enhancement of public infrastructure. As part of the 2025 Focused General Plan Update, the City adopted a Healthy Communities and Environmental Justice component within the Safety Element to address environmental and public health conditions affecting disadvantaged communities and to ensure consistency with State environmental justice requirements.

Through implementation of this component and related Housing Element programs, the City seeks to improve community conditions by supporting neighborhood improvements, such as street repairs and other public infrastructure upgrades within identified census tracts. These improvements help foster safer, healthier, and more equitable living environments for residents.

In addition, the City works to reduce environmental hazards and potential health risks by coordinating with regional and local agencies to monitor environmental conditions, including air quality, and by ensuring that new residential developments are appropriately located and designed to minimize potential exposure to nearby industrial uses or other environmental pollutants. These efforts support the City's broader goal of promoting healthier neighborhoods and reducing environmental burdens in disadvantaged areas.

Place Based Improvements (Program 30): Concentrating public investments and infrastructure enhancements within disadvantaged neighborhoods, specifically those identified as having higher concentrations of lower income residents and limited access to high quality amenities. By 2029, the City aims to complete a significant portion of its prioritized capital improvement projects, such as road paving and streetlight installation within these targeted census tracts. These actions are designed to improve the physical environment and overall quality of life for long-term residents, ensuring that community assets are distributed equitably and that the most vulnerable areas receive the necessary support to thrive.

Safety Element

The Safety Element provides a strategic framework for reducing risks associated with natural and human-caused hazards. It serves as the City's primary tool for protecting life and property by guiding long-term decisions related to emergency preparedness, disaster response, and hazard mitigation.

Consistent with California Government Code Section 65302(g), the Safety Element identifies and addresses a range of potential risks, including seismic activity, flood hazards, wildland and urban fires and slope instability. In alignment with recent state mandates, the element also incorporates comprehensive strategies for climate change adaptation and resiliency, ensuring that the City is prepared for the evolving impacts of extreme weather, drought, and heat.

The Safety Element was recently updated in 2025 as part of the City's Focused General Plan Update. This revision was performed in close coordination with the Land Use and Circulation Elements to ensure that future development is directed away from high-risk areas and supported by adequate evacuation infrastructure. Furthermore, the 2025 update integrated environmental justice considerations to address the unique safety and health needs of vulnerable populations, confirming that Hesperia's approach to hazard mitigation is both equitable and resilient for all who live and work in the community.

SAFETY ELEMENT GOALS AND IMPLEMENTATION

The goals, objectives, and policies of the Safety Element are organized around the following topic areas: Hazard Mitigation and Disaster Preparedness, Seismic and Geologic Safety, Flood and Fire Protection and Climate Adaptation. Progress toward achieving these goals during the reporting period is summarized below:

Goal 1: Minimize injury, loss of life, property damage, and economic and social disruption caused by seismic shaking and other earthquake-induced hazards, and by geologic hazards such as slope instability, compressible and collapsible soils, and subsidence.

Implementation: On May 6, 2025 the City Council formally adopted the 2025 Hesperia Local Hazard Mitigation Plan, which identifies specific short-term mitigation actions to eliminate hazard risks related to earthquakes and geologic movements. The City further ensures compliance by mandating the preparation of geotechnical studies by state-certified professionals for new development projects. These studies must evaluate potential risks such as liquefaction in the Mojave River floodplain and slope instability in the southern natural slopes, providing specific mitigation measures before any projects are approved.

The City, in coordination with the San Bernardino County Operational Area, ensures a coordinated and effective response to large-scale emergencies and disasters. An Emergency Operations Center (EOC) team, composed of representatives from multiple City departments, is responsible for implementing the Emergency Operations Plan. The EOC team also conducts regular emergency training with the San Bernardino County Office of Emergency Services to ensure staff are prepared to respond efficiently to a wide range of incidents, including natural disasters, public health emergencies, and major infrastructure disruptions.

Goal 2: Minimize injury, loss of life, property damage, and economic and social disruption caused by flooding and inundation hazards.

Implementation: The City continues to implement policies and regulations intended to reduce risks associated with flooding and inundation hazards. The City maintains Flood Hazard Protection Regulations consistent with requirements of the Federal Emergency Management Agency (FEMA) and participates in the National Flood Insurance Program. These regulations require that development within identified flood hazard areas comply with applicable floodplain management standards to reduce potential risks to life and property.

Due to the City's proximity to the Mojave River and associated floodplain areas, the City requires new development to incorporate appropriate drainage design and flood control improvements. Development proposals are reviewed to ensure that adequate stormwater management measures are incorporated, including drainage infrastructure designed to safely convey stormwater and reduce flood risk.

The City also continues to maintain and improve local drainage infrastructure through routine maintenance of stormwater basins and related facilities. Coordination with regional agencies and review of drainage infrastructure, including water crossings along evacuation routes, helps ensure that emergency access routes remain functional during severe weather events.

This commitment to preparedness and effective response was clearly demonstrated at the end of 2025 when the City experienced significant flooding. In response, the Public Works team worked extensive after-hour

shifts to repair ruined streets and critical infrastructure, ensuring the community remained safe and accessible. Beyond emergency response, the City implementation includes regular maintenance of water basins and coordination with regional authorities to analyze water crossings under evacuation routes to prevent compromising emergency access during severe weather events.

Goal 3: Minimize injury, loss of life, property damage, and economic and social disruption caused by wildland and urban fires.

Implementation: The City contracts with the San Bernardino County Fire Protection District to provide fire prevention and suppression services, including the operation of five local fire stations to ensure adequate response times and equipment availability across all sections of the community. The City addresses the heightened risk in the southern hillsides and Wildland Urban Interface areas by encouraging new development to occur outside of Very High Fire Hazard Severity Zones. For projects that must be located in these high-risk areas, Hesperia mandates strict compliance with state and local building and fire codes, including the use of fire-resistant materials and the provision of defensible space to slow the spread of fire from wildlands to structures.

Implementation also includes robust mutual aid agreements through the San Bernardino County Operational Area, which allows for a coordinated response from neighboring departments in Victorville and Apple Valley during large scale emergencies. To improve community resilience, the City offers educational programs such as Community Emergency Response Team (CERT) training, empowering residents to increase their own disaster awareness and response capabilities.

Goal 4: Minimize the potential for hazardous materials contamination in Hesperia.

Implementation: The City manages risks associated with the daily use of hazardous substances in industrial, commercial, medical and residential applications, focusing on preventing both short-term and long-term exposure. Hesperia coordinates with several state agencies and the San Bernardino County Fire Protection District to oversee the storage, handling, and transport of hazardous wastes, particularly in industrial zones near the I-15 corridor.

The City implementation includes enforcing land use policies that separate incompatible uses and funding community programs to clean up local sources of pollutants. The City holds an annual clean-up day for the residents of Hesperia to provide them with an opportunity to remove trash, debris and hazardous materials from their home at no cost. Additionally, the City regularly monitors and tests its groundwater to address potential threats like elevated nitrates from septic tanks or naturally occurring deposits, ensuring that all drinking water continues to meet state and federal safety standards.

Goal 5: A community prepared to withstand and recover from natural disasters and other emergencies.

Implementation: The City has integrated its Local Hazard Mitigation Plan (LHMP) into the General Plan, which provides a framework for multi-departmental cooperation and identifies short-term actions to reduce community vulnerabilities.

Hesperia's implementation of this goal is evidenced by its active participation in the Ready San Bernardino County emergency alert system, which ensures that evacuation notices are delivered in multiple languages and accessible formats to all residents. To ensure operational continuity, the City's policy is to locate essential public facilities, such as the public library and community centers, outside of mapped hazard zones whenever possible. If such facilities must be located within risk areas, they are built to higher design standards to remain fully functional after an event. Additionally, the City is working to establish Resilience Centers at well-used

community facilities, equipped with backup power and water, to serve as cooling or disaster shelters for vulnerable residents, including seniors and those with limited mobility.

Goal 6: A resilient community able to adapt to climate change hazards.

Implementation: As part of the 2025 Focused General Plan Update, the City completed a comprehensive Vulnerability Assessment that identifies how climate-related hazards—such as extreme temperatures, wildfire, and drought—impact community assets and vulnerable populations. The assessment emphasizes adaptation strategies, guiding policies and programs that increase the City’s ability to respond to and recover from these hazards.

Key adaptation measures include promoting water conservation programs and coordinating with regional water providers to maintain sustainable supplies for fire suppression during prolonged drought periods.

Populations most at risk, including seniors and residents with chronic illnesses, are supported through Resilience Centers equipped with backup power and water to provide shelter during extreme weather events. Hesperia also participates in regional collaborations, such as the Inland Southern California Climate Collaborative, to share resources and strategies for long-term community resilience.

Through the 2025 Focused General Plan Update and these adaptation-focused initiatives, the City is strengthening its capacity to protect residents, critical infrastructure, and community assets from climate-related hazards.

Health Element (Environmental Justice)

In 2025, the City of Hesperia fully integrated Environmental Justice into its long-term planning framework to ensure that all residents benefit from a healthy environment and have meaningful participation in decision-making processes. Mandated by Senate Bill 1000, these policies aim to reduce the compounded health risks often experienced in disadvantaged communities by addressing pollution exposure and improving access to essential public assets.

The City’s implementation strategy focuses on several core pillars, beginning with the reduction of pollution exposure through stricter land use buffers and performance standards for industrial projects. This is particularly vital for residential areas near the I-15 corridor, where the City is working to mitigate the impact of air pollutants and heavy vehicle emissions.

To ensure that planning efforts reflect community needs, the City has modernized its civic engagement approach by hosting community workshops and other inclusive outreach efforts, removing barriers to participation and fostering a more transparent planning process.

By embedding Environmental Justice principles directly into the 2025 General Plan Updates, Hesperia ensures that future growth will be equitable, sustainable, and protective of the health and well-being of all residents.

HEALTH ELEMENT (ENVIRONMENTAL JUSTICE) GOALS AND IMPLEMENTATION

The goals, objectives, and policies of the Environmental Justice Element are organized around the following topic areas: Pollution Exposure and Air Quality, Public Facilities and Food Access, Safe and Healthy Housing, and Civic Engagement. Progress toward achieving these goals during the reporting period is summarized below:

Goal 1: Minimize exposure to sources of pollution and improve air quality in Hesperia to benefit the health of the community

Implementation: The City has integrated its Climate Action Plan and Healthy Community policies to reduce greenhouse gas emissions and limit the concentration of pollutants like ozone, wildfire smoke and dust, which are expected to increase due to warmer regional temperatures. Hesperia's implementation strategy includes conducting health risk assessments for industrial and commercial zones, particularly along the I-15 corridor, to prevent a disproportionate pollution burden on nearby neighborhoods.

Every development in the City is required to obtain the necessary permits from the Mojave Desert Air Quality Management District, which has primary responsibility for monitoring regional air quality and implementing strategies to achieve and maintain compliance with State and federal standards in the High Desert. The district regulates stationary sources of air pollution, establishes permitting requirements and enforces rules designed to reduce emissions from construction activities, industrial operations and other sources. As part of the development review process, projects must comply with applicable air quality regulations, incorporate dust control measures during construction and implement operational standards that minimize emissions.

Goal 2: Ample parks, trails, community facilities, and services that meet community needs, are well maintained, distributed equitably, and provide opportunities for active living.

Implementation: The City and the Hesperia Recreational and Park District work together to ensure the community has ample, well maintained and equitably distributed spaces that support active living. A primary implementation strategy is the collection of development impact fees from new projects, which the City then provides to the Hesperia Recreation and Park District to fund new public parks as the population grows. This collaboration aims to meet the community target of providing five acres of parkland for every 1,000 residents while prioritizing the creation of public parks within a 15-minute walk of every household.

As mentioned previously, the Tapestry Specific Plan (now referred to as Silverwood) is projected to provide approximately 4,900 acres of open space and parks, creating an extensive network of preserved natural areas, recreational facilities, trails, and community gathering spaces. The first phase is currently underway, which will create three community parks, 24 pocket parks and various open space areas for trails. This open space system is designed to protect environmentally sensitive areas, maintain scenic vistas and provide buffers between land uses while enhancing overall community character.

Goal 3: Ample access to affordable, healthy food choices, and appropriate regulations that curb alcohol, tobacco, and drug use.

Implementation: The City prioritizes attracting healthy food stores, farmers' markets and community gardens, particularly near residential areas where such options are beyond a 10-minute drive. Hesperia also supports nonprofit organizations and public agencies, such as the High Desert Food Collaborative and the local Senior Center, in providing affordable meals and nutrition assistance to reduce food insecurity for low-income families and seniors.

The use of alcohol, tobacco and drugs, is enforced through existing Municipal Code regulations, including the prohibition of smoking lounges and a requirement for a Conditional Use Permit for any business seeking an on-sale or off-sale alcohol license. The Police Department enforces laws related to the illegal use, possession, and distribution of controlled substances within the City. Through these combined efforts, Hesperia works to reduce health risks and discourage the use of products that can harm the well-being of its residents.

Goal 4: Affordable, safe, and sanitary housing choices and stable neighborhoods that contribute to a high quality of life and enhance resident security.

Implementation: Recognizing that a significant portion of the City's housing stock was built decades ago and may be experiencing age-related deterioration, the City enforces building, property maintenance, and rental housing standards to protect resident health and safety. Through the Development Code and Rental Housing Business License and Inspection Program, the City works with property owners to ensure basic habitability standards are met and to prevent deterioration that can lead to unsafe or unsanitary conditions.

The Code Enforcement Division maintains property standards citywide and focuses on reducing blight, correcting substandard conditions, and improving neighborhood appearance. These efforts promote voluntary compliance with applicable codes while providing for enforcement actions when necessary to address ongoing violations.

In addition to regulatory enforcement, the City uses available planning and community development tools to support neighborhood investment and infrastructure improvements, recognizing that stable neighborhoods are fundamental to overall quality of life. Efforts to coordinate housing quality standards with infrastructure maintenance and community development priorities help reinforce safe, equitable, and well-maintained residential environments throughout the City.

Goal 5: Equitable access to quality public facilities and services for all neighborhoods, including lower resource areas.

Implementation: The City utilizes Community Development Block Grant (CDBG) funds and local resources to address infrastructure gaps in disadvantaged census tracts, where household incomes are at or below 80 percent of the Area Median Income. Street repairs, pavement rehabilitation, and other infrastructure improvements are regularly prioritized in these neighborhoods to ensure safe and convenient access to homes, schools, parks, and community destinations. Public safety services, including police and fire protection, are provided throughout the community without regard to location, and the City coordinates with regional partners to support emergency response and disaster preparedness. In addition, infrastructure investments ensure that adequate water, sanitation, and drainage services are maintained citywide, with particular attention to underserved areas. Through these coordinated efforts, the City affirms its commitment to providing equitable access to essential public facilities and services for all residents.

Goal 6: Meaningful opportunities for civic engagement in the public decision-making process and implementation of programs.

Implementation: The City Council holds public hearings on the first and third Tuesday of each month and the Planning Commission conducts hearings on the second Thursday of each month, providing regular opportunities for residents to participate in the City's decision making process and offer input on proposed projects and policy matters. Community meetings and public hearings are held in accessible locations, such as the City Council Chambers, to encourage public engagement. Residents may participate in person or submit comments by email or voicemail in advance of the meeting. All hearings are streamed live on the City's website, allowing the public to observe proceedings remotely and stay informed about actions and development projects throughout the City.

The City conducts community workshops, informational sessions, and outreach efforts related to housing, planning and public safety to ensure residents are informed and able to participate. Through the City's official

social media accounts, the City shares updates on public meetings, development projects, community programs, road closures, public safety information and special events. These platforms provide residents with timely access to important information and offer an additional avenue for staying informed about City initiatives.

Circulation Element

The City of Hesperia is actively implementing transportation strategies designed to provide a safe and efficient network for the movement of people, goods, and services. The City's current efforts are focused on completing critical infrastructure projects within its Capital Improvement Program, such as widening major arterials and the modernization of railroad crossings to reduce traffic congestion at key physical barriers. Central to this implementation is the pursuit of a balanced transportation system that reduces automotive dependency by expanding the non-motorized network. This includes the integration of bicycle lanes, pedestrian walkways and multi-use pathways into current street designs.

To ensure that the transportation network remains high-quality and reliable, the City is utilizing its Pavement Management Plan to maintain existing roadways while requiring new developments to pay their fair share of motorized and non-motorized improvements through development impact fees. The City is also coordinating closely with regional partners like the Victor Valley Transit Authority (VVTA) to enhance public transit accessibility between residential hubs, job centers, and healthcare facilities. By prioritizing these circulation goals, Hesperia is fostering a well-connected community that supports economic prosperity and enhances the overall quality of life for residents and visitors alike.

CIRCULATION ELEMENT GOALS AND IMPLEMENTATION

The goals, objectives, and policies of the Circulation Element are organized around the following topic areas: Street Classifications and Roadway Capacity, Physical Barriers and Goods Movement, Public Transit, and Non-Motorized Transportation. Progress toward achieving these goals during the reporting period is summarized below:

Goal 1: A roadway network that provides for the safe and efficient mobility needs of residents, businesses, visitors, and emergency services.

Implementation: The City strives to maintain a Level of Service (LOS) standard of LOS D or better for its general roadway network, while allowing LOS E during peak hours at critical freeway interchanges and major corridors, including Bear Valley Road and Main Street. Implementation of this goal includes maintaining a multi-year Capital Improvement Program (CIP) to coordinate the financing and construction of necessary infrastructure, as well as requiring new development projects to pay a "fair share" fee to mitigate their impacts on both motorized and non-motorized transportation networks.

The City has completed several large-scale infrastructure projects to enhance regional mobility, improve safety, and reduce congestion. The Ranchero Road Widening Project is a notable example, significantly improving traffic circulation and connectivity within the community. Phase I, a \$31 million undercrossing at the BNSF Railroad tracks, was completed in 2013, followed by Phase II, a \$59 million I-15 freeway interchange, completed in 2015. Phase III, a \$54 million project, includes widening Ranchero Road between the I-15 freeway interchange and Seventh Avenue to five lanes, with two travel lanes in each direction and a center striped median, which has been completed. This phase also involves the demolition and reconstruction of the bridge

over the California Department of Water Resources aqueduct, with demolition complete and the new bridge currently under construction.

These projects, implemented in partnership with San Bernardino County and the San Bernardino County Transit Authority, are designed to reduce traffic congestion, improve emergency response times, and accommodate the more than 15,000 motorists who use this corridor daily, demonstrating the City's commitment to maintaining safe, efficient, and reliable transportation infrastructure.

Goal 2: A circulation system that facilitates the movement of goods and services while minimizing impacts to sensitive land uses, such as homes, schools, and hospitals, and vulnerable roadway users, such as pedestrians and cyclists.

Implementation: The City has adopted designated truck routes that support the efficient movement of freight while minimizing impacts on residential areas and other sensitive land uses. Official truck routes, such as interstate 15, Highway 395, Bear Valley Road, and portions of Santa Fe Avenue, Lemon Street, and I Avenue, are established and enforced to guide commercial vehicle movements through appropriate corridors. These routes reduce air and noise pollution and limit heavy truck traffic on residential and other non-industrial streets, consistent with Assembly Bill 98 (AB 98).

In support of this circulation system, the City has approved several industrial and warehouse projects near the I-15 and Highway 395 corridors. In 2025, three entitlement applications were approved for the construction of four new industrial warehouse buildings totaling approximately 720,000 square feet. Construction also progressed on a 2.5 million square-foot distribution facility for Amazon, along with an approximately 409,000 square-foot warehouse for a future tenant. Collectively, the City currently has approximately 4,267,518 square feet of entitled warehouse projects and an additional 3,566,650 square feet of warehouse facilities in various stages of the entitlement process. These projects are strategically located along designated truck routes, ensuring that heavy vehicle traffic remains on arterial corridors and minimizes impacts to residential neighborhoods and other sensitive land uses.

Goal 3: A comprehensive bicycle and pedestrian network that promotes physical activity and non-automotive travel within Hesperia for people of all ages and abilities.

Implementation: The City integrates non-motorized transportation features into its various street classifications to enhance pedestrian accessibility. The Circulation Plan implements the use of multi-use pathways and dedicated bicycle lanes on major corridors to ensure safe access for people of all ages. The City prioritizes the expansion of this non-motorized network by leveraging public rights of way and easements while requiring new development projects to pay their fair share toward these essential transportation improvements to promote a healthier community and improved environmental quality.

The Tapestry Specific Plan (now referred to as Silverwood) is projected to provide approximately 4,900 acres of for open space and parks, which will create an extensive system of trails and recreational facilities accessible to people of all ages and abilities. Implementation is already moving forward with the first phase, which includes the construction of three community parks and 24 pocket parks connected by a vast network of preserved natural areas. This design not only protects environmentally sensitive regions and scenic vistas but also promotes physical activity by providing safe and convenient paths that encourage walking and cycling over automotive travel.

Goal 4: A transit network that provides for safe and convenient access to goods and services, job centers, and healthcare facilities.

Implementation: The City coordinates closely with the Victor Valley Transit Authority to provide residents and workers with accessible service between residential neighborhoods, commercial centers and medical facilities. Recent efforts include the development of improved bus stops with ADA compliant features, expanded routes linking residential areas to retail and medical hubs and partnerships with regional agencies to plan for future transit oriented development. A bus transfer hub was recently approved within the VVTA site located at the northwest corner of Smoke Tree Street and G Avenue. The new facility is designed to provide a safer and more efficient space for riders to transfer between routes. Once completed, several existing routes would be rerouted to the new hub, improving connections within Hesperia and to nearby communities.

In addition to local transit improvements, the City supports the development of a regional commuter rail line as part of the Brightline West high-speed rail project. A commuter station is planned within the City of Hesperia, which will provide regional connectivity for residents across the High Desert to major employment centers in San Bernardino, Los Angeles, Orange, and San Diego counties, as well as Las Vegas. For Hesperia residents, this improved rail access is expected to expand commuting options, enhance regional accessibility, and reduce reliance on private vehicles, helping to alleviate traffic congestion along the I-15 freeway. The City continues to coordinate with Brightline and regional partners to support ongoing planning and design efforts, ensuring that the project integrates effectively with local transit, community infrastructure, and future development plans.

PLANNING AND DEVELOPMENT ACTIVITIES

This section provides an overview of planning and development activities associated with implementation of the City of Hesperia’s General Plan. The information is presented in terms of development projects and capital improvements. Projects discussed in this section include development applications such as General Plan Amendments, Zoning Amendments, Development Code Amendments, Specific Plan Amendments, Conditional Use Permits, Tentative Tract Maps, Tentative Parcel Maps, and Site Plan Reviews. From January 1, 2025, through December 31, 2025, a total of 55 project applications were processed by the Planning Division. Of these applications, 31 projects were approved, 18 applications were deemed incomplete, and 3 applications were withdrawn. Some of the approved projects included multiple entitlement requests; as a result, the 55 projects collectively encompassed the review and approval of 74 entitlement applications. These projects included commercial, industrial, multi-family, subdivision developments, and specific plan amendments throughout the City

City Applications Received

Case Number	Description	Status
<i>Commercial</i>		
SPR25-00002	Consideration of Site Plan Review SPR25-00002 to construct a 2,238 square foot Starbucks on 1.495 acres within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located on the southwest corner of Three Flags Road and Highway 395 (Applicant: Aziz LLC; APN: 3039-331-10)	Under Review
SPR25-00003	Consideration of Site Plan Review SPR25-00003 to construct a 3,262 square foot building with a 2,027 square foot drive-thru restaurant and 1,235 square foot retail suite on an existing pad on 0.81 acres within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located on the southeast corner of Main Street and Topaz Avenue (Applicant: EG&T Commercial Real Estate, LLC; APN: 3057-121-20)	Approved
SPR25-00005	SPR25-00005 Consideration of Site Plan Review SPR25-00005 to construct two (2) four-story hotel buildings within the Regional Commercial (RC) zone of the Main Street and Freeway Corridor Specific Plan. The proposed hotel on the west side consists of a 61,496-square-foot	Under Review

	building with 107 rooms on a 2.30-acre parcel, and the hotel on the east side consists of a 43,089-square-foot building with 87 rooms on a 2.15-acre parcel. The project site is located on the north side of Mariposa Road, approximately 560 feet south of Ranchero Road. (Applicant: Sam Patel; APN: 0357-561-86)	
SPR25-00007	Consideration of a site plan review SPR25-00007 to demo an existing building and construct a 510 square foot drive through only 7 Brew Coffee shop on 0.47 gross acres within the General Commercial (C2) zone located on the south side of Bear Valley Road 320 feet east of Hesperia Road (Applicant: CTAR Inc; APN: 0415-032-05)	Under Review
SPR25-00013	Consideration of Site Plan Review SPR25-00013 to construct a 1,025 square foot drive-thru Dutch Bros Coffee shop with a customer walk up window located on 1.13 acres within the Regional Commercial (RC) Zone of the Main Street and Freeway Corridor Specific Plan located off the corner of Main Street and Key Pointe Drive (Applicant: Dutch Bros Coffee, John Caglia; APNs: 3064-481-09 & 24)	Under Review
SPRR25-00001	Consideration of Site Plan Review Revision SPRR25-00001 to construct a 3,000 square foot building at the rear of an established 2-acre site within the Commercial Industrial Business Park zone (CIBP) of the Main Street and Freeway Corridor Specific Plan located at 12269 Scarbrough Court (Applicant: Best Opportunities, Inc.; APN: 3064-591-10)	Approved
SPRR25-00002	Consideration of Site Plan Review Revision SPRR25-00002 to construct a 1,484 square foot addition to an existing 4248 square foot Options for Youth School building within the General Commercial (C2) zone located at 11975 Hesperia Road (Applicant: Options for Youth.; APN: 0415-035-10)	Approved
SPRR25-00003	Consideration of a Site Plan Review Revision (SPRR25-00003) to construct an 1,848 square foot storage addition to Tractor Supply, on a 3.5-acre site within the Regional Commercial (RC) zone of the Main Street and Freeway Corridor Specific Plan located at 12543 Main Street (Applicant: Tractor Supply Remodel; APN: 3064-601-12)	Under Review
SPRR25-00004	Consideration of Site Plan Review Revision SPRR25-00004 to construct a 4935 square foot building at the rear of an established 2-acre site within the Commercial Industrial Business Park zone (CIBP) of the Main Street and Freeway Corridor Specific Plan located at 12269 Scarbrough Court (Applicant: Best Opportunities, Inc.; APN: 3064-591-10)	Approved
SPRR25-00006	Consideration of Site Plan Review Revision SPRR25-00006 to establish a dry cleaner business within a portion of an existing 2,541 square foot commercial building within the General Commercial (C2) zone on a 0.70-acre site located at 16229 Bear Valley Road (Applicant: Loly's Cleaners; APN: 0414-031-08)	Under Review
SPRR25-00007	Consideration of Site Plan Review Revision SPRR25-00007 to construct a patio with outdoor seating to an existing Pancho's restaurant within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan on 0.23 acres located at 16082 Main Street (Applicant: Delmy Hernandez; APN: 0413-043-26)	Under Review
SPRR25-00008	Consideration of Site Plan Review Revision SPRR25-00008 to construct a 1,225 square foot additional unit to an existing 2,546 square foot square commercial building, within the Neighborhood Commercial (NC) zone located at 9538 Hesperia Road (Applicant: Ayed Izabi Irsheid; APNs: 0407-303-03 & -04)	Under Review
SPRR25-00009	Consideration of Site Plan Review Revision SPRR25-00009 to construct a 8,516 square foot office building on 1.11 acres within the C2 General Commercial zone located on the southeast corner of Apatite Avenue and Outer Bear Valley Road (Applicant: CJC Holdings, LLC; APN: 0415-021-37)	Approved
SPRR25-00010	Consideration of Site Plan Review Revision SPRR25-00010 to establish a two-phase development for the previously approved Silverwood Crest Club community center (SPR23-00009). Phase 1 includes the construction of a community pool, accessory buildings and equipment, 50 paved parking spaces and related street improvements. Phase 2 will include two multi-purpose buildings totaling approximately 5,569 square feet, a tot lot area, various recreational courts, additional parking spaces and further street improvements (Applicant: Silverwood Development; APN: 0397-521-02)	Approved
CUP25-00001	Consideration of Conditional Use Permit CUP25-00001 to construct a 1,515 square foot drive-thru oil change facility (Take Five Oil Change) on a 1.01 gross acre lot within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located on the south side of Main Street, approximately 575 feet west of Ninth Avenue in conjunction with the adoption of a mitigated negative declaration pursuant to the provisions of CEQA (Applicant: Durban Development; APN: 0413-111-45).	Approved
CUP25-00002	Consideration of Conditional Use Permit CUP25-00002 to construct a Verizon wireless telecommunications facility to include a 79-foot-high monopole tower with standard park lights and a ground equipment enclosure within the Public Institutional Overlay (PIO) zone of the Main Street and Freeway Corridor Specific Plan located within the Live Oak Park at 17427 Live Oak Street (Applicant: APC Towers – Mike Daubenmire; APN: 0410-122-15)	Under Review
CUP25-00003	Consideration of Conditional Use Permit CUP25-00003 to construct an AT&T wireless telecommunications facility to include a 75-foot-high mono-eucalyptus tower and a ground	Withdrawn

	equipment enclosure within the Limited Agriculture (A1-2 ½) zone located within Victor Valley Christian Church at 11223 Eleventh Avenue (Applicant: Stella Shih; APN: 0414-091-33)	
CUP25-00004	Consideration of Conditional Use Permit CUP25-00004 to allow the on-site sale and consumption of beer and wine (Type 41 ABC License) within an existing restaurant Tacos La Mardina, located 12720 Main Street Suite A, within the Regional Commercial (C1) zone (Applicant Maria J. Acuna, APN: 3064-481-14)	Approved
CUP25-00007	Consideration of Conditional Use Permit CUP25-00007 to construct a 22,257 square foot development consisting of a 4950 square foot convenience store with off-site alcohol sales, a 6363 square foot retail and drive through restaurant, a 1,312 square foot automated carwash and 2 fuel canopies with pumps totaling 9,632 square feet on 5.7 acres located in the Auto Sales Commercial zone (ASC) of the Main Street and Freeway Corridor Specific Plan, on the southeast corner of Caliente Road and Ranchero Road (Applicant: Bajwa Group of Companies Inc; APN: 0357-591-60)	Under Review
CUP25-00008	Consideration of Conditional Use Permit CUP25-00008 to allow the on-site sale and consumption of beer and wine (Type 41 ABC License) within an existing restaurant Bangkok Broiler Restaurant, located 15800 Main Street Suite 190 & 200, within the Neighborhood Commercial (NC) zone (Applicant Bangkok Broiler, APN: 0413-033-06)	Approved
CUP25-00009	Consideration of Conditional Use Permit CUP25-00009 to construct two buildings consisting of a 2,223 sf office with one service bay and a 4,921 sf body shop with five service bays on a 0.7-acre site within the General Commercial (C2) zone located south of Bear Valley Road, approximately 430 feet west of Ninth Avenue (Applicant: Jeff Randall; APN: 0414-011-08)	Under Review
CUPR25-00004	Consideration of Revised Conditional Use Permit CUPR25-00004 to expand VVTA operations with the construction of a 12,981 square foot Hydrogen Station on 15.1-acres within the General Industrial (GI) zone of the Main Street and Freeway Corridor Specific Plan located east of "E" Avenue, approximately 630 feet north of Smoke Tree Street (Applicant: Trillium Energy; APNs: 0410-121-06, 07 & 16)	Approved
CUPR25-00005	Consideration of Revised Conditional Use Permit CUPR25-00005 to established San Joaquin Valley College – Trade Educational Center on an existing 10,105 square foot commercial building within the Regional Commercial (RC) zone of the Main Street and Freeway Corridor Specific Plan on 1.5 acres located at 9405 Mariposa Road (Applicant: SJVC – Harlan Lindholm; APN: 3064-611-09)	Withdrawn
CUPR25-00007	Consideration of Conditional Use Permit Revision CUPR25-00007 to establish a tire shop at an existing 5,800 square foot commercial building within the Service Commercial (C3) zone on 0.72 acres located at 12072 I Avenue (Applicant: Eriks Tires; APN: 0399-131-02)	Approved
CUPR25-00008	Consideration of Revised Conditional Use Permit CUPR25-00008 to modify the previously approved site design layout (CUP18-00002) to construct a 8,700 square foot Les Schwab Tire center and a 9,600 square foot retail building on 2.8 gross acres within the General Commercial (C2) zone located at the south side of Bear Valley Road, approximately 560 feet east of Mojave Fish Hatchery Road (Applicant: 18667 Hesperia, LLC; APN: 0399-271-58)	Under Review
CUPR25-00010	Consideration of Revised Conditional Use Permit CUPR25-00010 for temporary occupancy of 2 mobile hydrogen fueling systems during the construction of the hydrogen fueling station on 15.1-acres within the General Industrial (GI) zone of the Main Street and Freeway Corridor Specific Plan located east of "E" Avenue, approximately 630 feet north of Smoke Tree Street (Applicant: Linde H2 Mobility; APNs: 0410-121-06, 07 & 16)	Approved
<i>Industrial</i>		
SPR25-00004	Consideration of Site Plan Review SPR25-00004 to construct a 5,000 square foot industrial building for cylinder manufacturing and repair on a 1.6-acre lot within the General Manufacturing (I2) zone located southeast of E Avenue, approximately 612 feet west of G Avenue (Applicant: West Coast Cylinders; APN: 0415-181-26)	Under Review
SPRR25-00005	Consideration of a Site Plan Review Revision SPRR25-00005 to allow the construction of a 122,690 square foot warehouse and site improvements on a 12.53-acre parcel within the Commercial Industrial Business Park (CIBP) of the Main Street and Freeway Corridor Specific Plan located at 8787 Caliente Road (Applicant: GM Jin-KIA LLC; APN: 3039-331-01)	Under Review
CUP25-00005	Consideration of Conditional Use Permit CUP25-00005 to construct a 1,061,780 square foot industrial warehouse building with a 5.5-acre retail pad in conjunction with Tentative Parcel Map TPM26-00001 and with Specific Plan Amendment SPLA25-00003 to change the zoning from Auto Sales Commercial (ASC) to Commercial Industrial Business Park (CIBP) and Regional Commercial (RC) within the Main Street and Freeway Corridor Specific Plan, on 90 acres of land located on the west side of Caliente Road between Ranchero Road and Farmington Street (Applicant: Hesperia Gateway; APNs: 0357-591-58 and 59)	Under Review
CUP25-00006	Consideration of Conditional Use Permit CUP25-00006 to construct a 695,247 square foot industrial warehouse building in conjunction with Tentative Parcel Map TPM25-00002 on 41 acres of land within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located at the northeast corner of HWY 395 and Avenal Street (Applicant: N Desert 19, LLC; APNs: 3064-411-02,-03,-04,-11,-12,-13,-14 and -15)	Under Review

CUPR25-00001	Consideration of Revised Conditional Use Permit CUPR25-00001 to modify the previously approved site design layout (CUP20-00006) reducing the square footage of the previously approved distribution building from 444,000 square feet to 428,850 square feet on 23.5 acres within the Commercial/Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located on the west side of Amargosa Road, north of the California Aqueduct (Applicant: Covington Group; APN: 0405-062-51)	Approved
CUPR25-00002	Consideration of Conditional Use Permit Revision CUPR25-00002 to revise CUP21-00001 to allow a semi-truck repair facility on 5 gross acres within the Commercial/Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located on the north side of Muscatel Street, approximately 300 feet east of Caliente Road (Applicant: Loyal Brothers; APN: 3064-561-15)	Approved
CUPR25-00003	Consideration of Revised Conditional Use Permit CUPR25-00003 to establish a towing yard with minor improvements, including on-site paving and additional parking spaces, on an existing 1-acre site within the General Manufacturing (I2) zone located at 17402 Lilac Street (Applicant: Design Development; APN: 0415-244-09)	Under Review
CUPR25-00009	Consideration of revised Conditional Use Permit CUPR25-00009 to allow a 9,368 square-foot enclosed service bay addition to an existing semi-truck repair and sales facility, including the reconfiguration of parking spaces and tenant improvements to the existing building within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located at 8205 Caliente Road (Applicant: Rush Truck Centers of California, Inc.; APN: 3039-351-04)	Approved
<i>Multi-Family</i>		
SPR25-00006	Consideration of a site plan review SPR25-00006 to construct a 2 phase 10-unit multi-family development on 0.77 gross acres within the Multi-family Residential (R3) zone located at the southeast corner of Donert Street and First Avenue (Applicant: Fady Habib; APN: 0415-091-11)	Approved
SPR25-00009	Consideration of Site Plan Review SPR25-00009 in conjunction with Tentative Tract Map 20861 (TT25-00001) to construct a 31-unit condominium complex on a 2.2-acre site within the Medium Density Residential (MDR) zone of the Main Street and Freeway Corridor Specific Plan located at the northwest corner of Olive Street and C Avenue (Applicant: Trac Pham; APN: 0410-171-12)	Approved
SPR25-00010	Consideration of Site Plan Review SPR25-00010 in conjunction with Tentative Tract Map 20860 (TT25-00002) to construct 34-unit condominium complex on a 2.61-acre site within the Medium Density Residential (MDR) zone of the Main Street and Freeway Corridor Specific Plan located at the northwest corner of Sultana Street and Hesperia Road (Applicant: Trac Pham; APN: 0413-162-19)	Approved
SPR25-00011	Consideration of Site Plan Review SPR25-00011 to construct a 14 Unit Multifamily Development within the Multi-Family Residential (R3) zone located on "A" Avenue, approximately 180 feet south of Sequoia Street (Applicant: Wayne Carey; APN: 0415-036-07)	Under Review
<i>Single Family Residential Tracts</i>		
TTR25-00001	Consideration of a Revised Tentative Tract Map (TTR25-00001; Amendment No. 2 to TT-18989) to amend Tentative Tract Map 18989 to reflect the following modifications: 1) reduction of Lot 23 to accommodate a proposed Wastewater Treatment Plant that was originally approved as part of the Tapestry Specific Plan; 2) revision of the overall tract boundary and total acreage to incorporate an additional 1.9 acres, consistent with the approved improvement plans reflecting the re-alignment of Kennedy Meadows; and 3) reconfiguration of lot numbering and other minor adjustments to ensure consistency with recorded maps. The proposed revisions will not result in an increase in the total number of residential units or any changes to the previously approved development standards (Applicant: Silverwood Development)	Approved
TTR25-00002	Consideration Specific Plan Amendment SPLA25-00001 to change the land use designations for the following Planning Areas within the Tapestry Specific Plan (now referred to as the Silverwood Development): A14 from Low Density (minimum lot size 7,200 sq. ft.) to Low Medium Density (min. lot size 5,000 sq. ft.); A41 from Medium Density (min. lot size 2,900 sq. ft.) replace by A42 to Low Medium Density (min. lot size 5,000 sq. ft); and A10 from Park replace by A43 to Low Medium Density (min. lot size 5,000 sq. ft). The Specific Plan Amendment is being processed in conjunction with a revised Tentative Tract Map (TTR25-00002) to make modifications to Tentative Tract Map No. 18955 to change the lotting layout for Planning Areas A14-A16, A18, A28-A30, A37-38, A42-A43 (Applicant: Silverwood Development)	Approved
<i>Parcel Maps</i>		
TPM25-00001	Consideration of Tentative Parcel Map No. 21080 (TPM25-00001) to subdivide one 4.2-acre lot into five parcels for an existing industrial park within the General Manufacturing (I2) zone located west of Darwin Avenue, approximately 300 feet south of Eucalyptus Street (Applicant: Trac Pham; APN: 0415-242-11)	Approved

TPM25-00002	Consideration of Conditional Use Permit CUP25-00006 to construct a 695,247 square foot industrial warehouse building in conjunction with Tentative Parcel Map TPM25-00002 on 41 acres of land within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located at the northeast corner of HWY 395 and Avenal Street (Applicant: N Desert 19, LLC; APNs: 3064-411-02,-03,-04,-11,-12,-13,-14 and -15)	Under Review
TPME25-00002	Consideration of a third extension of time for Tentative Parcel Map No. 20252 (TPME25 00001) to create two parcels from 4.6 gross acres within the General Commercial (C2) and Service Commercial (C3) zones located on the southeast and southwest corners of Bear Valley Road and I Avenue (Applicant: Poche Partners, LLC; APNs: 0399 132 01, 04, 05, 06, 27, 28, 29, & 30)	Approved
<i>Development Code Amendments</i>		
DCA25-00001	Consideration of Development Code Amendment DCA25-00001 modifying development standards associated with Accessory Dwelling Units (Applicant: City of Hesperia; area affected: City Wide).	Approved
DCA25-00002	Consideration of Development Code Amendment DCA25-00002 to incorporate objective designed standards for multi-family and mixed-use zones and make modifications to the development standards (Applicant: City of Hesperia; area affected: City Wide).	Approved
DCA25-00003	Consideration of Development Code Amendment DCA25-00003 modifying development standards associated with Accessory Dwelling Units (Applicant: City of Hesperia; area affected: City Wide).	Under Review
DCA25-00004	Consideration of Development Code Amendment DCA25-00004 modifying General Performance Standards associated with outdoor residential lighting (Applicant: City of Hesperia; area affected: City Wide).	Withdrawn
<i>Specific Plan Amendments</i>		
SPLA25-00002	Consideration of Specific Plan Amendment SPLA25-00002 to incorporate objective designed standards for multi-family and mixed-use zones and make modifications to the development standards (Applicant: City of Hesperia; area affected: City Wide).	Approved
SPLA25-00004	Consideration of Specific Plan Amendment SPLA25-00004 to decrease the maximum allowable building height limitations within the Commercial Industrial Business Park zone of the Main Street and Freeway Corridor Specific Plan.	Approved