

# City of Hesperia STAFF REPORT



**DATE:** April 1, 2025  
**TO:** Mayor and Council Members  
**FROM:** Rachel Molina, City Manager  
**BY:** Cassandra Sanchez, Director of Public Works/City Engineer  
Dena Alcayaga, Administrative Analyst  
**SUBJECT:** Final Tract Map No. 18955-3

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## RECOMMENDED ACTION

It is recommended that the City Council adopt Resolution No. 2025-08 approving Final Map No. 18955-3 to create 122 residential lots on approximately 50.72 gross acres and accept right-of-way necessary to develop Tract 18989-2 Lot 3, Planning Area 2 of the Tapestry Specific Plan (Applicant: Silverwood Development Phase I, LLC).

## BACKGROUND

On January 26, 2016, the City Council approved Tentative Tract Map No. 18955 to create 2,104 residential unit lots on 986 gross acres within the Tapestry Specific Plan, now known as the Silverwood Project, located south of Ranchero Road at the intersection of I Avenue. On November 27, 2024, the Development Review Committee approved amended Tentative Tract Map No. 18955 to make minor modifications to the street alignments, utility easements and parks.

Final Map 18955-3 subdivides Lot 3, Planning Area 2 of Final Map 18989-2 to create 122 residential lots on approximately 50.72 gross acres and dedicates the in-tract right-of-way for utility infrastructure, streets, easements, open space, and parks within the Silverwood project.

Staff has reviewed the final map and determined that it complies with the Tapestry Specific Plan, the Tapestry Development Agreement, the General Plan and zoning regulations, all required conditions of approval, and all local ordinances related to the creation of these parcels. The developer has executed a Subdivision Improvement Agreement in accordance with local ordinances and the Subdivision Map Act and posted the necessary bonds for offsite improvements.

## ISSUES/ANALYSIS

There are no issues identified with this item.

## FISCAL IMPACT

There are no significant fiscal impacts to the City related to this action.

**CITY GOAL SUPPORTED BY THIS ITEM**

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

**ALTERNATIVE(S)**

1. Provide alternative direction to staff.

**ATTACHMENT(S)**

1. Resolution No. 2025-08
2. Final Tract Map No. 18955-3