

# City of Hesperia

## STAFF REPORT



**DATE:** October 7, 2025

**TO:** Mayor and Council Members

**FROM:** Rachel Molina, City Manager

**BY:** Cassandra Sanchez, Director of Public Works/City Engineer  
Kevin Sin, Deputy City Engineer  
Dena Alcayaga, Administrative Analyst

**SUBJECT:** Final Tract Map No. 18989-3

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### RECOMMENDED ACTION

It is recommended that the City Council adopt Resolution No. 2025-38 approving Final Tract Map No. 18989-3 to amend Tentative Tract Map No. 18989 to reflect the following modifications:

- 1) Expansion 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 (Applicant: Silverwood Development Phase I, LLC).

### BACKGROUND

On January 26, 2016, the City Council approved Tentative Tract Map No. 18989 to create 39 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. The Final Tract Map No. 18989-1 dedicates the backbone right-of-way for future utility infrastructure and streets and creates the planning areas that will be subdivided in the future under Tentative Tract Map No. 18955 to create single family residential lots, parks, open space, public facilities, and commercial development within the Silverwood project.

On March 22, 2023, the Design Review Committee approved a Tentative Tract Revision for Tentative Tract Map 18989 to make minor modifications to Tentative Tract Map 18989 which consists of 986 gross acres and was previously approved for 39 lots and rights-of-way necessary to develop Phase 1 of the Tapestry Specific Plan. The proposed minor adjustments consisted of modifying some of the planning area boundaries and planning area acreages resulting in final road alignments, grading plans, and other refinements. The minor modifications did not result in an increase in the total number of units or modifications to any of the previously approved development standards.

On May 16, 2023, City Council approved Final Map 18989-1 which created 14 numbered lots, 7 lettered lots, remainder parcels and roadway dedications.

On December 3, 2024, City Council approved Final Tract Map No. 18989-2 a subdivision of the remainder parcels and lots "A" through "C", inclusive of Tract Map 18989-1, creating 3 numbered lots and 4 lettered lots of the Tapestry Specific Plan.

On August 13, 2025, the Development Review Committee approved a Tentative Tract Revision for Tentative Tract Map No.18989 to reflect the following modifications: 1) expansion 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.

Staff has reviewed the Final Tract Map No. 18989-3 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. A Subdivision Improvement Agreement and bonds have been collected.

#### **ISSUES/ANALYSIS**

There are no issues identified with this item.

#### **FISCAL IMPACT**

There are no 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. 2025-38
2. Final Tract Map No. 18989-3