

ATTACHMENT 5

RESOLUTION NO. PC-2025-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE REVISED TENTATIVE TRACT MAP NO. 18955 TO MAKE MODIFICATIONS TO THE LOT LAYOUT FOR MULTIPLE PLANNING AREAS (TTR25-00002)

WHEREAS, Silverwood Development has filed an application requesting approval of revised Tentative Tract Map No. 18955, Case Number TTR25-00002 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to the request to revise Tentative Tract Map No. 18955. Multiple modifications will be conducted to the lot layouts within Phase 1B to include Planning Areas A18, A28, A29, A30, A37, A38, A42, and A43, as well as Phase 1C to include Planning Areas A14, A15 and A16; and

WHEREAS, in Phase 1B, several Planning Areas including A18, A28, and A38 are proposed to experience reductions in the total number of lots, while other Planning Areas, such as A29, A37, A42, and A43, would see increases. The total number of lots for Planning Area A30 is proposed to remain unchanged. Overall, these modifications would increase the total number of lots within Phase 1B from 740 to 787, representing a net gain of 47 lots; and

WHEREAS, in Phase 1C, Planning Areas A14 and A16 are proposed to see increases in total lots, while Planning Area A15 would experience a slight reduction, resulting in an increase in the total number of lots from 325 to 369, or a gain of 44 lots. Collectively, these adjustments represent a combined net increase of 91 lots across both phases; and

WHEREAS, the total number of lots in Phase 1 would remain below the originally approved 2,104 homes, with approximately 2,097 homes projected for construction; and

WHEREAS, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15061(b)(3), as can be determined with certainty that there is no significant effect on the environment; and

WHEREAS, on October 9, 2025, the Planning Commission of the City of Hesperia conducted a duly noticed public hearing pertaining to the proposed Application, and concluded said hearing on that date; and

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

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

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

Section 2. Based upon substantial evidence presented to the Planning Commission during the above-referenced October 9, 2025, hearing, including written and oral staff reports, the Commission specifically finds as follows:

- (a) The site is physically suitable for the type of development, as the site could accommodate the additional proposed lots within the subdivision. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision; and
- (b) The site is physically suitable for the proposed density of development because the lots are adequate in size and shape and all development standards will be met with the concurrent adoption of the Specific Plan Amendment. The overall density of Phase 1 will remain below the originally approved number of 2,104 homes, as 2,097 homes are projected to be constructed; and
- (c) The proposed modifications to the lot layouts or type of improvements are not expected to cause substantial environmental damage or significantly and avoidably harm fish, wildlife, or their habitat. Conditions of approval for the project require surveys by an approved biologist to be conducted prior to the issuance of grading permits to confirm that no active wildlife is present on the site; and
- (d) The proposed modifications to the lot layouts or type of improvements are not likely to cause serious public health problems because all construction will require necessary permits and will conform to the City's adopted building and fire codes. Prior to any ground disturbance, improvement plans for drainage, erosion, sewer, water, and circulation are required to be submitted to ensure on-site and off-site improvements are constructed to the latest standards. The project will connect to a reliable potable water source and connect to sewer ensuring sanitary disposal of wastewater. Upon development of the residences, each home will be required to have trash pickup service from the City's franchised waste hauler; and
- (e) The proposed modifications are consistent with the goals, policies, standards and all applicable regulations of the City of Hesperia Municipal Code. The modifications or improvements proposed are consistent with the Tapestry Specific Plan, General Plan, and the Hesperia Municipal Code, as the project supports the existing surrounding land use; and
- (f) The proposed modifications provide to the extent feasible, passive or natural heating and cooling opportunities for each of the proposed lots. All single-family residences must meet the minimum energy efficiency standards in Title 24, which mandates among other things, building insulation, solar panels, and light/ventilation systems to make the homes energy efficient.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby recommends adoption of TTR25-00002 to make modifications to the lot layout for multiple Planning Areas under TTM No. 18955, subject to the conditions of approval as shown in Exhibit "A".

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

ADOPTED AND APPROVED on this 9th day of October 2025.

Roger Abreo, Chair, Planning Commission

ATTEST:

Maricruz Montes, Secretary, Planning Commission