

RESOLUTION NO. 2025-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HESPERIA, CALIFORNIA, ADOPTING REVISED TENTATIVE TRACT MAP NO. 18955 TO MAKE MODIFICATIONS TO THE LOT LAYOUT FOR MULTIPLE PLANNING AREAS WITHIN THE TAPESTRY SPECIFIC PLAN, REFERRED TO AS SILVERWOOD (TTR25-00002)

WHEREAS, on January 26, 2016, the City Council of the City of Hesperia adopted Ordinance No. 2015-10, thereby adopting the Tapestry Specific Plan; and

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, the Applicant has also filed an application requesting approval of Specific Plan Amendment SPLA25-00001, to amend the land use designations of multiple Planning Areas within the Tapestry Specific Plan. The proposed amendments include the replacement of Planning Area A41 with Planning Area A42, and changing the zoning designation from Medium Density (minimum lot size of 2,900 square feet) to Low Medium Density (minimum lot size of 5,000 square feet). Similarly, Planning Area A10 will be replaced by Planning Area A43, and changing the zoning designation from Park (no minimum lot size requirements) to Low Medium Density (minimum lot size of 5,000 square feet) within Phase 1B. In Phase 1C, the zoning designation of Planning Area A14 would be changed from Low Density (minimum lot size of 7,200 square feet) to Low Medium Density (minimum lot size of 5,000 square feet); 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 within Phase 1 would remain below the originally approved 2,104 lots, with 2,097 lots designated for future construction; and

WHEREAS, approval of the proposed revised Tentative Tract Map No. 18955 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), as it does not increase the density or intensity permitted by the Tapestry Specific Plan and therefore it can be determined with certainty that the amendment will not have a 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 revised Tentative Tract Map No. 18955 and concluded said hearing on that date; and

WHEREAS, on November 18, 2025, the City Council of the City of Hesperia conducted a duly noticed public hearing pertaining to the revised Tentative Tract Map No. 18955 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 CITY COUNCIL AS FOLLOWS:

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

Section 2. Based upon substantial evidence presented to this City Council during the above-referenced November 18, 2025, hearing, including public testimony and written and oral staff reports, this City Council 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 are consistent with development standards of the Tapestry Specific Plan and 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 City Council 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. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

ADOPTED AND APPROVED on this 18th day of November 2025.

Allison Lee, Mayor

ATTEST:

Jessica Giber, Assistant City Clerk