

City of Hesperia STAFF REPORT



DATE: November 18, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Orlando Acevado, Director of Development Services
Ryan Leonard, Principal Planner
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SUBJECT: Specific Plan Amendment SPLA25-00001 and revised Tentative Tract Map No. 18955 (TTR25-00002); Applicant: Silverwood Development; Area Affected: Tapestry Specific Plan (referred to as Silverwood).

RECOMMENDED ACTION

It is recommended that the City Council introduce and place on first reading Ordinance No. 2025-09 and Resolution No. 2025-44 approving Specific Plan Amendment SPLA25-00001 and revised Tentative Tract Map No. 18955 (TTR25-00002), to amend the land use designation of multiple Planning Areas within the Tapestry Specific Plan (referred to as Silverwood) and to make modifications to the lot layout for multiple Planning Areas under TTM No.18955.

BACKGROUND

The Tapestry Specific Plan (Specific Plan), adopted by the City of Hesperia in January 2016, authorizes development of a master-planned community in the southeastern portion of the City. The project, now known as “Silverwood”, encompasses approximately 9,365 acres and permits up to 15,663 residential units in a range of densities and styles, along with mixed-use districts, schools, parks, fire stations, trails, and more than 3,500 acres of preserved open space and conservation areas. The Specific Plan is being implemented in multiple phases, beginning with Phase 1, which is currently under construction.

The implementation of Phase 1 is guided by a series of Tentative Tract Maps (TTMs), each establishing a different level of subdivision and development detail. The history and current status of each map are summarized below.

Tentative Tract Map No. 18985

Tentative Tract Map (TTM) 18985 was the first layer of mapping for the Specific Plan, creating large parcels consistent with future phasing and large open space areas. The map subdivided the property into 15 parcels, each ranging from 40 acres to over 1,000 acres, to facilitate future subdivision, development and project financing.

TTM 18985 was recorded in 2020 and establishes the framework for subsequent subdivision maps and phasing of the Silverwood development.

Tentative Tract Map No. 18989

TTM 18989 represents the second layer of subdivision, breaking Phase 1 into 39 lots over 986 gross acres. These lots established planning areas for future residential tracts, schools, parks,

open space, water quality basins, and public facilities. The map also created the backbone infrastructure for Phase 1, including roadways and utility corridors. The City Council approved TTM 18989 on January 26, 2016, as part of the initial implementation of the Tapestry Specific Plan.

Following its approval, the City has taken a series of actions to record portions of the subdivision and refine certain planning areas. On May 16, 2023, the City Council approved and recorded Final Tract Map 18989-1, which created 14 numbered lots, 7 lettered lots, roadway dedications, and remainder parcels to establish the backbone right-of-way and infrastructure improvements.

On December 3, 2024, the City Council approved and recorded Final Tract Map 18989-2, which further subdivided remainder parcels and certain lots into three numbered lots and four lettered lots.

On August 13, 2025, the Development Review Committee (DRC) approved a Tentative Tract Revision for TTM 18989 to expand Lot 23 to accommodate the previously approved Wastewater Treatment Plant that was included in the Original Tapestry Specific Plan, adjust the overall boundary to incorporate an additional 1.9 acres consistent with the realignment of Kennedy Meadows, and reconfigure lot numbering. These modifications did not result in an increase in the number of residential units or changes to the approved development standards. To implement these changes, Final Tract Map 18989-3 was prepared and is in the process of being recorded.

Tentative Tract Map No. 18955

TTM 18955 is the third layer of mapping, subdividing the Planning Areas established by TTM 18989 into individual single-family residential lots. Originally, TTM 18955 proposed 24 tracts totaling 1,884 single-family units, along with two additional parcels that could accommodate up to 220 attached units, for a total of 2,104 units in Phase 1. The map also reserved lots for parks, open space, water quality basins, and a wastewater treatment plant.

When the Specific Plan was adopted in 2016, the City Council imposed minimum lot size requirements to ensure compatibility along the project edge. Specifically, a 5,000 square-foot minimum lot size was established for Phases 1–4 and 6–10, and an 18,000 square-foot minimum lot size was required for lots adjacent to the perimeter boundary within designated Planning Areas. Implementation of these requirements reduced the total Phase 1 lot count slightly from 2,104 to 2,097 units.

Subsequent approvals have further refined the map. In 2022, the DRC approved minor modifications to incorporate the larger perimeter lot sizes while maintaining the approved overall layout. In 2024, the DRC approved additional adjustments to the eastern and western portions of the map to refine roadway alignments and lot configurations.

Planning Commission Review

On October 9, 2025, the Planning Commission deliberated and discussed the proposed Specific Plan Amendment and the revision to Tentative Tract Map No. 18955. Three Planning Commissioners disclosed a conflict of interest (Earl Hodson – Contractor working on the project, Timothy Auman and Sophie Steeno – living with 500 feet of the project site), and were required to recuse themselves from participating in the public hearing. To ensure that a quorum of three commissioners could be maintained, a fair coin toss was conducted to determine which one of the conflicted commissioners would remain on the hearing panel. Commissioner Steeno won the coin toss and participated in the hearing, allowing the meeting to proceed in compliance with quorum requirements. After the discussion, the Planning Commission voted 3-0 to forward this

item to the City Council with a recommendation for approval. There were no residents who spoke either in favor of or in opposition to the proposed project.

ISSUES/ANALYSIS

The developer is now proposing an amendment to the Tapestry Specific Plan that would revise the approved Land Use Plan to modify certain zoning designations within designated Planning Areas. In conjunction with these proposed zone changes, the applicant is also proposing an amendment to Tentative Tract Map No. 18955 to adjust the approved lot layouts within Phase 1B and Phase 1C. The modifications to the map are a direct result of the proposed zoning changes, as well as additional refinements to lot configurations and street alignments within some of the Planning Areas. The proposed zone changes and revisions to Tentative Tract Map No. 18955 are further described below.

Proposed Land Use Changes: In Phase 1B, Planning Area A41 will be replaced by Planning Area A42, with the zoning designation changing 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, changing from Park (no minimum lot size requirements) to Low Medium Density (minimum lot size of 5,000 square feet). In Phase 1C, Planning Area A14 will be changing from Low Density (minimum lot size of 7,200 square feet) to Low Medium Density (minimum lot size of 5,000 square feet).

Overall, these revisions will reflect a shift toward Low Medium Density zoning, with standardized minimum lot sizes of 5,000 square feet (Attachment 1 & 2). The following table reflects the zone changes and minimum lot sizes.

Table 1- Land Use Changes

Planning Area & Lot Number	Approved Zone	Minimum Lot Size	Proposed Zone	Minimum Lot Size
Phase 1B				
A41 – Lot 30 to be replaced by A42 – Lot 18	Medium Density	2,900 square feet	Low Medium Density	5,000 square feet
A10 – Lot 31 to be replaced by A43 – Lot 19	Park	None	Low Medium Density	5,000 square feet
Phase 1C				
A14 – Lot 23	Low Density	7,200 square feet	Low Medium Density	5,000 square feet

Changes to Tentative Tract Map No. 18955: As part of the proposed amendment to change the land use designations for three Planning Areas, the applicant also requests modifications to multiple lot layouts within Tentative Tract Map No. 18955. The proposed modifications involve a reconfiguration of the lotting layout, realignment of certain streets, and the reassignment of zoning designations for the three Planning Areas described above.

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.

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.

Even with these modifications, 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. The following table summarizes the proposed changes by Planning Area (Attachment 3).

Table 2- Lot Count Changes

Planning Area & Lot Number	Approved TTM Lots	Proposed TTM Lots
Phase 1B		
A18 – Lot 20	79	65
A28 – Lot 13	106	98
A29 – Lot 14	72	96
A30 – Lot 15	109	109
A37 – Lot 16	68	79
A38 – Lot 17	106	88
A42 – Lot 18	65	90
A43 – Lot 19	135	162
Total	740	787
Phase 1C		
A14 – Lot 23	113	144
A15 – Lot 22	101	99
A16 – Lot 21	111	126
Total	325	369

The three Planning Areas that are subject to the zone change (A42, A43, and A14) would include an increase in the total number of lots as a result of land use adjustments. For example, Planning Area A14 is changing from Low Density to Low Medium Density, reducing the minimum lot size from 7,200 square feet to 5,000 square feet. The smaller lot size requirement allows for the creation of additional lots within the same area. Planning Area A41 is being consolidated into Planning Area A42, with the land use designation shifting from Medium Density to Low Medium Density. While the larger 5,000 square foot minimum lot size would normally reduce the total number of lots compared to Medium Density, the overall number of lots in A42 will still increase because the planning area itself is expanding in size with the inclusion of A41. In the same way, Planning Area A10 is being incorporated into Planning Area A43, replacing its former Park designation with Low Medium Density residential. Since A10 was not previously designated for single-family homes, its inclusion into A43 adds entirely new residential lots to the plan.

In contrast, the other Planning Areas are not experiencing zoning changes but are instead being reconfigured through adjustments to lot layouts and internal street patterns. These refinements improve circulation and neighborhood design, with some Planning Areas resulting in an increase in the total number of lots while others decrease slightly, all within their existing zoning and minimum lot size standards.

The proposed amendment to the Tapestry Specific Plan and modifications to Tentative Tract Map No. 18955 reflect an improvement to the land use plan and lot patterns, bringing them into closer alignment with current development objectives. Collectively, these modifications are intended to

promote a more balanced distribution of residential densities, enhance the neighborhood design of tracts and support the overall implementation of the Silverwood Development.

Environmental: Approval of the modifications to Tentative Tract Map No. 18955 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), as it can be determined with certainty that the project will not have a significant effect on the environment. The proposed Specific Plan Amendment is also exempt under this section, as it does not increase the density or intensity permitted by the Tapestry Specific Plan and therefore will not result in significant environmental impacts.

Conclusion: The proposed amendment and tract map modifications are intended to optimize the layout and functionality of the Silverwood community while maintaining consistency with the Tapestry Specific Plan and General Plan.

CITY GOAL SUPPORTED BY THIS ITEM

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

FISCAL IMPACT

There are no fiscal impacts identified with this action.

ALTERNATIVE(S)

1. The City Council may provide alternative direction to staff.

ATTACHMENT(S)

1. Amended Land Uses
2. Silverwood Phase 1 (A, B & C) Map for reference
3. Revised TTM No. 18955
4. Ordinance No. 2025-09
5. Resolution No. 2025-44
6. Conditions of Approval