

City of Hesperia STAFF REPORT



DATE: August 4, 2026

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

BY: Cassandra Sanchez, Director of Public Works/City Engineer
Kevin Sin, Deputy City Engineer
Savannah Routh, Administrative Analyst

SUBJECT: Amending Final Tract Map No. 18955-3

RECOMMENDED ACTION

It is recommended that the City Council adopt Resolution No. 2026-35 amending Tract Map No. 18955-3 to create 122 residential lots on approximately 50.72 gross acres within Tract 18989-2 Lot 3, Planning Area 3 of the Tapestry Specific Plan (Applicant: Silverwood Development Phase I, LLC).

BACKGROUND

On April 1, 2025, the City of Hesperia City Council accepted Final Tract Map No. 18955-3 to create 122 residential lots and accept right-of-way necessary to develop Tract 18989-2 Lot 3 Planning Area 3 on approximately 50.72 gross acres.

The proposed amendments include the reconfiguration of lots "H", "K", 98, 99 and 114 through 118, inclusive. Additionally, Prado Court and Bridgewater Street are to be realigned, shortened or lengthened as necessary for the amended lot configuration.

Staff have reviewed Amending Tract Map No. 18955-3 and determined that it complies with all General Plan and zoning regulations, all required conditions of approval, and with all local ordinances related to the creation of these parcels. The developer has submitted a Subdivision Improvement Agreement and furnished the required securities for the public improvements in accordance with local ordinances and the Subdivision Map Act.

ISSUES/ANALYSIS

There are no issues identified with this item.

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 significant fiscal impacts to the City related to this action.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Resolution No. 2026-35
2. Amending Tract Map No. 18955-3