

Approved Tentative Tract Maps

TENTATIVE TRACT NO.	ASSOCIATED PROJECT NUMBER	TOTAL LOTS	Unrecorded Lots	Undeveloped (Recorded)	APN	APPLICANT	DESCRIPTION	EXPIRATION DATE	STATUS
TT-16639	TTE17-00010; TTE19-00004	20	20	0	0405-062-17	Pacific Communities Bldr.	20 lots; 300 feet south of Live Oak Street, approximately 400 feet west of Mt. Shasta Dr	6/5/2020	Approved tentative Tract Map
TT-17091		-	-	0	398-251-27	Mega Factors Ltd,	26 lots; south side of Buckthorn Avenue, 334 feet east of Pico Avenue.	10/7/2015	Expired
TT-17004	TTE17-00002; TTE20-00003	9	9	0	398-312-23	Philip Crocker	9 lots; 200 feet north of Fairburn Street, between Arcadia Avenue and Gaylor Avenue.	3/13/2020	Approved tentative Tract Map
TT-17352	TTE15-00001; TTE18-00001	64	64	0	407-111-01 thru 03 and 407-121-02 & 05	Affordable Housing Dvlp't	64 lots; south side of Willow Street, between 11th and 9th Avenues.	10/7/2021	Approved tentative Tract Map
TT-17153				0	411-191-08 & 58	Fortune Pacific Dvlp't	66 lots; east side of Glendale Avenue, approximately 400 feet south of Carmel St	8/5/2016	Expired
TT-17679	TTE17-00007	9	9	0	0405-521-43	Hollister Homes, LLC	9 lots; southwest corner of Hollister St, and Afton Avenue.	4/15/2020	Approved tentative Tract Map
TT-17359				0	410-232-33	L & L Property Int's LLC	48 lots; southeast corner of Muscatel Street and "G" Avenue.	1/5/2017	Expired
TT-17138				0	397-181-17	Zeev Lehavi	13 lots; northwest corner of Ortega Avenue and Rockport Road.	12/5/2016	Expired
TT-17335				0	405-521-28	Jacob Poon et al	12 lots; northwest corner of Fuente Avenue and Hollister Street.	12/2/2015	Expired
TT-17550				0	0397-161-33 & 34	Mike Lansing	25 lots; 660 feet south of Crockett Avenue, on the east side of Ryland Road.	4/25/2016	Expired
TT-17269	TTE17-00004	-	-	0	0398-198-13	JG Investments Trust	8 lots; West side of Damon Drive, south of Rancho Road.	3/25/2020	Approved tentative Tract Map
TT-14730				0	0398-031-43 & 44	M. Curtis Renfro/Noble & Sheila Breshears	8 lots; North side of Calpella Avenue, southwest of Arrowhead Lake Road.	1/31/2017	Expired
TT-17801					0405-053-05	Paul Brenia	16 lots; southwest corner of Valencia Street and Maple Avenue.	4/4/2016	Expired
TT-17680	TTE16-00006; TTE17-00008	12	12	0	405-053-05	Hollister Homes, LLC	12 lots; northwest corner of Hollister Street & Joshua Tree Avenue.	5/23/2020	Approved tentative Tract Map
TT-17681	TTE17-00009	20	20	0	405-521-09	Hollister Homes, LLC	20 lots; northwest corner of Hollister Street, and Afton Avenue.	4/15/2020	Approved tentative Tract Map
TT-17243	TTE16-00002; TTE19-00001	125	125	0	0405-042-23 & 43	Pacific Communities Bldr	125 lots; north side of Mesa Street between Topaz Avenue and Tamarisk Ave	3/25/2022	Approved tentative Tract Map

Approved Tentative Tract Maps (continue)

TENTATIVE TRACT No.		TOTAL LOTS	Unrecorded Lots	Undeveloped (Recorded)	APN	APPLICANT	DESCRIPTION	EXPIRATION DATE	STATUS
TT-16766				0	0405-341-34 & 35	Vicperia, LLC	18 lots; southwest corner of Muscatel Street and Mesa Avenue	6/22/2016	Expired
TT-18309	TTE16-00008; TTE19-00003	12	12	0	0397-181-04	George Baum	12 lots; south side of Farmington Road (Formerly Ryeland road), approximately 540 feet east of Danbury Avenue.	5/20/2022	Approved tentative Tract Map
TT-16763				0	0357-303-59	C. Douglas Gorgen	10 lots; northwest corner of Meadowlark Ave and Verbena Road	11/28/2016	Expired
TT-16546	TT-16546-E1; TT-16546-E2; TTE16-00016; TTE19-00010	56	56	0	0405-062-18 & 19	Pacific Communities	56 lots; south side of Live Oak Street, ½ mile west of Topaz Avenue.	10/5/2019	Expired
TT-17655	TTE16-00011; TTE19-00008	118	118	0	0405-052-03, 27 thru 30	Pacific Communities	118 lots; southwest corner of Verde St and Topaz Avenue.	7/21/2022	Approved tentative Tract Map
TT-18214	TTE15-00003; TTR17-00001; TTE19-00014	36	36	0	0397-161-10, 12, 13, 16 & 17	Hagai Rappaport	36 lots; southeast corner of Ranchero Rd and Glider Avenue.	11/1/2020	Approved tentative Tract Map
TT-15868		185	185	0	0405-261-77	Hesperia 154 North, LLC	185 lots; south side of Mojave St between Topaz Avenue and Tamarisk Avenue	3/25/2020	Approved tentative Tract Map
TT-18499				0	0405-951-23	William Redman	15 lots; southeast corner of Maple Ave and Jenny St.	1/2/2016	Expired
TT-16570-E	TTE17-00003; TTE20-00002	35	35	0	0405-341-22 & 23	SPI California I, LLC	35 lots; north side of Palm Street between Afton Avenue and Mesa Avenue	2/2/2020	Expired
TT-16385-E2	TTE16-00003; TTE17-00005	103	103	0	0397-171-1 & 14	LA-DF Investment Fund #9	103 lots; northwest corner of the logical extensions of Crockett Avenue and Farmington Street (Ryeland Road)	2/24/2020	Approved tentative Tract Map
TT-16505	TTE17-00019	17	17	0	3046-011-06	Pacific Communities	17 lots; southeast corner of Muscatel Road and Afton Avenue	12/19/2020	Approved tentative Tract Map
TT-15033	TTE17-00018	36	36	0	3046-011-12	Pacific Communities	36 lots; northwest corner of Palm Street and Fuente Avenue	12/19/2020	Approved tentative Tract Map
TT-16849				0	3046-131-27	James Vandenberg	9 lots; southeast corner of Topaz Avenue and Sage Street	6/18/2016	Expired
TT-16750	TT-16750-E1; TT-6750-E2; TTE16-00009; TTE19-00006	35	35	0	3046-011-09	Pacific Communities	35 lots; northwest corner of Palm St and Mesa Avenue.	6/22/2020	Approved tentative Tract Map

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TT-16386				0	0397-171-11 & 13	LADF Investment Fund #9	32 lots; South side of Ranchero Road, 450 feet west of Danbury Avenue	9/21/2019	Expired
TT-16751	TTE16-00010	100	100	0	0405-521-10, 11, 14, 15, 16, 49, & 50	Pacific Communities	100 lots; south side of Sultana Street, 300 feet east of Escondido Avenue	9/17/2022	Approved tentative Tract Map
TT-17175				0	0405-521-27	All Star Investment Group	11 lots; southwest corner of Oak Valley Rd and Fuente Avenue	11/19/2016	Expired
TT-16974-E				0	0398-031-56	Jose Saldivar	18 lots; southeast corner of Rock Springs Rd and Glendale Road.	12/16/2016	Expired
TT-16767	TT-16767-E; TTE16-00018; TTE19-00013	52	52	0	3057-051-33 thru 35	Pacific Communities	52 lots; south side of Hollister Street, approximately 650 feet west of Fuente Ave	11/5/20120	Approved tentative Tract Map
TT-16591	TTE17-00011	172	172	0	0405-351-46	Cambridge Homes (Thomas Seaman, Receiver for Cambridge)	172 lots; south side of Muscatel Street, approximately ¼ mile west of Maple Ave	12/20/2020	Approved tentative Tract Map
TT-17959	TTE17-00015	31	31	0	0397-161-44, 45, & 06	Loma Verde, Inc.	31 lots; west side of Farmdale Avenue, approximately 400 feet south of Ranchero Rd.	4/6/2020	Approved tentative Tract Map
TT-17305	TTE15-00002; TTE17-00016	52	52	0	0407-111-04 & 0407-141-01	Maged Youssef	52 lots; west side of Ninth Avenue, north and south of Live Oak Street.	10/7/2019	Expired
TT-17732	TTR16-00001	17	17	0	0405-441-23	Global Builders, Inc.	17 lots; southwest corner of Cromdale St and Redwood Ave.	8/31/2017	Approved tentative Tract Map
TT-17736				0	0397-161-08	Joseph Dunn	18 lots; northwest corner of Ryeland Rd and Farmdale Ave.	1/3/2017	Expired
TT-17825				0		Whitestone Properties, Inc.	23 lots; southeast corner of Hollister St and Joshua Tree Ave.	6/1/2016	Expired
TT-17915	TTE17-00013	268	268	0	0405-052-19, 20, 21 & 26	NV Hesperia Investors, LLC.	268 lots; on the north side of Mojave St. 335 feet west of Topaz Ave.	11/21/2020	Approved tentative Tract Map
TT-17652				0	0397-181-05	Benchmark Homes, LLC	Tentative Tract to subdivide 9.98 gross acres into 18 single-family residential lots. Located on the south side of Ryeland Road, approximately 660 feet east of Danbury Road	5/20/18	Expired
TT-17723				0	0405-042-07 & 08	Hesperia, Verano 2 Land Investors, LLC	109 lots; south of Eucalyptus Street, between Topaz Avenue and Maple Avenue	5/20/17	Expired

TT-17916	TTE16-00007	177	177	0	0405-261-15	NV Hesperia Investors, LLC.	177 lots; on the southwest corner of Mojave St. and Topaz Ave.	7/21/2022	Approved tentative Tract Map
TT-17092				0	0398-281-09	Mega Factors, LLC	5 lots; southeast corner of Centennial Street and Peach Avenue	8/20/2015	Expired
TT-17980 TTR13-00001	TTE16-00017; TTE19-00011	312	312	0	0405-371-17, 47; 0405-383-01, 31 & 32	Frontier Communities	north of Rancho Road, south of Mission Street, east of Topaz Avenue and west of Maple Avenue	1/5/2021	Approved tentative Tract Map
TT-17594					397-161-09	Fred Dotterer	South side of Rancho Street at the terminus of Farmdale Avenue.	10/25/2016	Expired
TT14-00002 (TT-18941)	TTE17-00014	12	12	0	3057-051-43	Farshad Khosravi	300 feet south of Hollister Road, on the west side of Afton Avenue	8/26/2020	Approved tentative Tract Map
TT-18942	TTE17-00012	8	8	0	3046-011-14	Saeung, Victor	300 feet north of Palm Rd, on the west side of Afton Ave	9/6/2020	Approved tentative Tract Map
TT14-00003 (TT17173)		36	36	0	3046-011-10	John and Janet Kavak	southwest corner of Muscatel Street and Fuente Avenue	7/25/2020	Approved tentative Tract Map
TT16-00001 (TT-20046)		24	24	0	3046-101-11, 12 & 13	Harris Homes	west side of Maple Avenue, 290 feet south of Muscatel Street	10/25/2019	Approved tentative Tract Map
TT17-00002		18	18	0	0398-031-41	Yogesh Goradia	west side of Arrowhead Lake Road, approximately 900 feet south of Calpella Ave	3/19/2022	Approved tentative Tract Map
TT18-00001		18	18	0	0397-161-32	Cubit Engineering	southeast corner of Ryeland Road and Crockett Avenue	11/20/2021	Approved tentative Tract Map
TT18-00002 (Map no. 20259)		19	19	0	0415-036-08	Matt Youssef	southeast corner of Sequoia Street and A Avenue	7/23/2022	Approved tentative Tract Map
Total		2208	2208	0					

Recorded Tracts by which a portion was completed

TENTATIVE TRACT No.	TOTAL LOTS	Unrecorded Lots	Undeveloped (recorded)	APN	APPLICANT	DESCRIPTION	EXPIRATION DATE	STATUS
TT-16938	36	0	20	397-181-06 & 07	Ryeland Homes, LLC	36 lots; south side of Ryeland Road, 990 feet east of Danbury Avenue.	N/A	Approved Final Tract Map-Partially Constructed
TT-16676	1038	0	169	405-341-01, 04 & 05; 405-521-54	Empire Land LLC	1,039 lots; west side of Escondido Avenue, between Hollister Street and Cedar Street.	N/A	Approved Final Tract Map-Partially Constructed
TT-17117	42	0	13	405-351-57, 58 & 74	Cambridge Homes, Inc.	42 lots; south of Muscatel Avenue and 650 feet west of the corner of Muscatel and Maple Avenue.	N/A	Approved Final Tract Map-Partially Constructed
TT-17303	57	0	47	405-521-17, 19, 20 & 23	Frontier Homes	57 lots; south side of Sultana Street between Fuente and Escondido Avenues.	N/A	Approved Final Tract Map-Partially Constructed
TT-17291	314	0	255	407-111-01 thru 03 and 407-121-02 & 05	Frontier Homes	314 lots; bounded by Topaz Avenue to the west, Mesa Street to the north, Maple Avenue to the east and Mojave Street to the south.	N/A	Approved Final Tract Map-Partially Constructed
TT-17441	46	0	6	405-521-45, 47 & 48	Frontier Homes	46 lots; east side of Escondido Avenue, between Muscatel Street and Hollister St	N/A	Approved Final Tract Map-Partially Constructed
TT-12009	334	0	33		Nasa Industries	West side of Maple Street, approximately 190 ft. north of Hercules Street.	N/A	Approved Final Tract Map-Partially Constructed
TT-14744	104	0	88	405-471-03		104 lots; south side of Rancho Road between Topaz Avenue and the logical extension of Primrose Avenue (APN:)	N/A	Approved Final Tract Map-Partially Constructed
TT-16660	109	0	70			109 lots; northeast corner of Sultana Street and Escondido Avenue		Approved Final Tract Map-Partially Constructed
TT-14045	67	0	67	397-012-06 397-013-01	Thomas Ross	East side of Paisley, 660' south of Rancho.	N/A	Approved Final Tract Map-Partially Constructed
TT-19910	19	0	0	0405-351-51	Maria Mutis	19 lots; northwest corner of Palm Street and Maple Avenue	N/A	Approved Final Tract Map-Partially Constructed
TT-14937	71	0	71	397-161-01 thru 04	Daniel Najor	71 lots; southeast corner of Rancho Road and Century Avenue.	N/A	Approved Final Tract Map-Partially Constructed
TT-17177	19		0	3046-101-15	URAI SN, Inc.	19 lots; northeast corner of Palm Street and Tamarisk Avenue	N/A	Approved Final Tract Map-Partially Constructed
Total	2256	0	839					

Recorded Tracts but have not done any improvements

TENTATIVE TRACT No.	TOTAL LOTS	Unrecorded Lots	Undeveloped (recorded)	APN	APPLICANT	DESCRIPTION	EXPIRATION DATE	STATUS
TT-17436	18	0	18	405-521-22	Frontier Homes	18 lots; 320 feet west of Fuente Avenue and Hollister Street.	N/A	Approved Final Tract Map-No Construction
TT-17375	53	0	53	405-053-21	Hesperia Properties	53 lots; southwest corner of Valencia St and Tamarisk Avenue.	N/A	Approved Final Tract Map-No Construction
Total	71	0	71					