

# City of Hesperia

## STAFF REPORT



**DATE:** August 5, 2025

**TO:** Mayor and Council Members  
Chair and Board Members, Hesperia Water District

**FROM:** Rachel Molina, City Manager

**BY:** Cassandra Sanchez, Director of Public Works/City Engineer  
Kevin Sin, Deputy City Engineer  
Dena Alcayaga, Administrative Analyst

**SUBJECT:** Vacation of Pipeline Easement

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### RECOMMENDED ACTION

It is recommended that the City Council adopt Resolution No. 2025-32 to approve the Vacation of a Pipeline Easement located east of Mesa Linda Avenue, north of Poplar Street, and south of Main Street as described in Exhibit A and Exhibit B (Applicant: Mesa Linda 68 LLC APN: 3064-601-20).

### BACKGROUND

On August 11, 1992, two easements of 10 feet each were granted to the Hesperia Water District for the south side of Assessors Parcel Number 3064-601-07 and the north side of Assessors Parcel Number 3064-621-01. The total width of the easement that was granted was 20 feet and it was dedicated for utility purposes. Shortly after, a sewer line was installed in the easement. On January 17, 2023, City Council approved Tentative Parcel Map No. 20315 in conjunction with Conditional Use Permit CUP21-00004, Development Agreement DA22-00002, and Specific Plan Amendment SPLA21-00001 to allow the construction of a 1,108,000 square foot warehouse distribution building. On October 1, 2024, City Council approved Final Parcel Map No. 20315 which realigned the property lines for both assessor parcel numbers and the map recorded with the San Bernardino County Records office giving the two parcel numbers one new Assessor Parcel Number 3064-601-20 which is located on the east side of Mesa Linda Avenue, north of Poplar Street, and south of Main Street. The pipeline easement lies directly through the new assessor parcel number.

In order to conform with the approved site plan submitted under the Conditional Use Permit CUP21-00004, Development Agreement DA22-00002, and Specific Plan Amendment SPLA21-00001, vacating the pipeline easement is necessary as shown in Exhibit A and Exhibit B. The developer will abandon the sewer line that runs across the property, reestablish the connection at Mesa Linda Avenue and Sultana Street, install a new sewer line running north on Mesa Linda Avenue, and connect to the existing sewer line on Main Street. This will not impact the public sewer nor sewer connections by surrounding properties. Abandoning the sewer line and vacating the sewer easement allows for the development of this property and will benefit some additional surrounding properties.

## **ISSUES/ANALYSIS**

There are no issues identified with this item.

## **CITY GOAL SUPPORTED BY THIS ITEM**

**Future Development** - Facilitated 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. 2025-32
2. Attachment 2- Exhibit "A" Legal Description
3. Attachment 3- Exhibit "B" Plat