

City of Hesperia

STAFF REPORT



DATE: July 15, 2025

TO: Mayor and Council Members

FROM: Rachel Molina, City Manager

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

SUBJECT: Amending Final Tract Map No. 17915-2

RECOMMENDED ACTION

It is recommended that the City Council hold a public hearing to receive public comments and adopt Resolution No. 2025-23 to approve Amending Final Tract Map No. 17915-2 to correct an error on the Owner's Statement of the map which is located on the north side of Mojave Street and the south side of Valencia Street, west of Topaz Avenue (Applicant: NV Hesperia Investors, LLC APN: 0405-052-37).

BACKGROUND

On October 21, 2008, the City Council approved Tentative Tract Map No. 17915 to create 268 Single-family Residential lots on approximately 46 gross acres within the low density residential (LDR) zone of the Main Street and Freeway Corridor Specific Plan located on the north side of Mojave Street and the south side of Valencia Street, 335 feet west of Topaz Avenue. The map was approved for 6 phases. Tentative Tract Map No. 17915 was subsequently extended by the City and State of California multiple times. The first phase Final Tract Map No. 17915-1 was originally recorded on July 28, 2022. Consequently, the remaining phases of Tentative Tract Map No. 17915 received extensions until May 23, 2026.

Final Tract Map No. 17915-2 was approved by City Council on February 18, 2025, and has been recorded with the San Bernardino County. This map creates 205 Single-family Residential lots and 5 Lettered lots. The portion covers approximately 35.15 gross acres. This map includes phases 2 through 6. The Developer is amending Final Tract Map 17915-2 to correct an error within the Owner's Statement that lists the wrong street names to be dedicated to the City of Hesperia for right-of-way. The proper street names need to be listed in the Owner's Statement to be dedicated to the City of Hesperia for right-of-way and public use.

Staff reviewed Amending Final Tract Map No. 17915-2 and determined that it complies with all General Plan and zoning regulations and with all local ordinances related to the creation of these parcels

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. 2025-23
2. Final Tract Map No. 17915-2
3. Amending Final Tract Map No. 17915-2