

City of Hesperia STAFF REPORT



DATE: June 16, 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: Final Tract Map No. 16591-3 & -4

RECOMMENDED ACTION

It is recommended that the City Council adopt Resolution No. 2026-26 approving Final Tract Map No. 16591-3 & -4 to create 91 single-family residential lots and 2 lettered lots on approximately 23.26 gross acres within the Single Family Residential (R-1) zone, located at the southwest corner of Muscatel Street and Tamarisk Avenue (Applicant: Pacific Communities Builder, Inc.; APN: 3046-101-60).

BACKGROUND

On August 23, 2017, the Hesperia Development Review Committee approved a fourth extension of time for Tentative Tract Map No. 16591 to create 172 single-family residential lots on approximately 46.2 gross acres within the Single Family Residential (R-1) zone.

The tentative tract was divided into four phases, creating Tentative Tract Map No.'s. 16591-1, 16591-2, and 16591 -3 & -4. Tracts 16591-1 and -2 have been fully developed, and the improvements have been accepted by the City Council. Pacific Communities Builder, Inc. will fully develop Tract Map No. 16591-3 & -4 to create a total of 91 single-family residential lots and 2 lettered lots on approximately 23.26 gross acres within the Single Family Residential (R-1) zone.

Staff have reviewed Final Tract Map No. 16591-3 & -4 and determined that it complies with all General Plan and zoning regulations, all required conditions of approval, and all local ordinances related to the creation of these parcels. The developer has executed 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. 2026-26
2. Final Tract Map No. 16591-3 & -4