

# 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. 20450

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## RECOMMENDED ACTION

It is recommended that the City Council adopt Resolution No. 2026-20 approving Final Tract Map No. 20450 to create 36 Single-family Residential lots and 1 Lettered lot on approximately 10.06 gross acres within the Single Family Residential (R1) zone located at the northwest corner of Palm Street and Mesa Avenue (Applicant: Hesperia 54, LP APN: 3046-011-07, 08).

## BACKGROUND

On January 26, 2023, the City of Hesperia Planning Commission approved Tentative Tract Map No. 20450 to create 36 Single-family Residential lots and 1 lettered lot on approximately 10 gross acres within Single Family Residential (R1) zone.

Staff have reviewed Final Tract Map No. 20450 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. 2026-20
2. Final Tract Map No. 20450