

# City of Hesperia STAFF REPORT



**DATE:** February 18, 2020  
**TO:** Mayor and Council Members  
**FROM:** Nils Bentsen, City Manager  
**BY:** Michael Blay, Assistant City Manager  
Michael Thornton, City Engineer  
Jamie Carone, Administrative Analyst  
**SUBJECT:** Tract Map No. 18985-1

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## RECOMMENDED ACTION

It is recommended that the City Council adopt Resolution No. 2020-006 approving Tract Map No. 18985-1 to create three parcels from 2,856.74 gross acres located south of the intersection of Ranchero Road and I Avenue (Applicant: Hesperia Venture I, LLC).

## BACKGROUND

On January 26, 2016, the Planning Commission approved Tentative Tract Map No. 18985, a finance map. The map will be used for finance and conveyance purposes only. The map does not create a legal building site. Further applications are necessary to develop the subject property. The Applicant has requested that the approved tentative map be recorded in phases with the subject map being the first phase.

Staff has reviewed the map and determined that it substantially conforms to the approved tentative map and complies with all Specific Plan requirements, all required conditions of approval, and with all local ordinances related to the creation of these parcels.

## ISSUES/ANALYSIS

There are no issues identified with this item.

## 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. 2020-006
2. Tract Map No. 18985-1