

City of Hesperia

STAFF REPORT



DATE: October 5, 2021

TO: Mayor and Council Members

FROM: Nils Bensten, City Manager

BY: Rachel Molina, Assistant City Manager
Bethany Hudson, Administrative Analyst

SUBJECT: Final Tract Map 17959

RECOMMENDED ACTION

It is recommended that the City Council adopt Resolution No. 2021-49 approving Final Tract Map No. 17959 to create 31 Single-family Residential lots on approximately 15.6 gross acres designated R-1 18,000 located 218 feet south from the southwest corner of Ranchero Road and Farmdale Avenue (Applicant: Farmdale Homes, LLC APN: 3097-161-06).

BACKGROUND

On January 25, 2006, the Development Review Committee recommended that Tentative Tract Map No. 17959 be advanced to the Planning Commission for approval, creating 31 Single-family Residential lots on 15.6 gross acres, designated R-1 18,000 located 218 feet south from the southwest corner of Ranchero Road and Farmdale Avenue. Planning Commission approved Tentative Tract Map 17959 on March 23, 2006.

Staff has reviewed the maps and determined that it complies with all General Plan and zoning regulations, all required conditions of approval with one exception, and with all local ordinances related to the creation of these parcels. Due to the time needed for completing the annexation, the condition to annex into the Hesperia Recreation and Park Lighting and Landscape District shall be satisfied prior to the issuance of building permits. The developer has executed a Subdivision 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.

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. 2021-49
2. Final Tract Map No. 17959