

# CITY OF PALM DESERT STAFF REPORT

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MEETING DATE: March 13, 2025

PREPARED BY: Cesar Lopez, Associate Engineer

SUBJECT: RESOLUTION APPROVING FINAL TRACT MAP NO. 38866

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## **RECOMMENDATION:**

Adopt a Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING THE FINAL SUBDIVISION OF FINAL TRACT MAP NO. 38866."

## **BACKGROUND/ANALYSIS:**

On June 18, 2024, the Planning Commission approved a Vesting Tentative Tract Map 38866 (TTM 38866) Shadow Ridge by Resolution No. 2873, a request by Toll Brothers (Applicant), 350 Commerce, Ste 200, Irvine, CA 92602, on behalf of record owner Marriott Ownership Resort, Inc., a Delaware Corporation, to subdivide approximately 20.69 acres into 93 numbered lots and 13 lettered lots for the development of a single-family residential community with private open space, landscape and vehicular access located on Shadow Ridge Road, generally south of Gerald Ford Drive and east of Monterey Avenue.

Resolution No. 2873 included Conditions of Approval for certain improvements to be constructed and impact fees to be paid. The City Engineer has determined that FTM 38866 meets the application requirements of the Subdivision Map Act and the City's ordinances. The Final Map has been deemed technically correct by the City Engineer, and the Conditions of Approval in the resolution have been satisfied for FTM 38866. Applicant has entered into a Subdivision Improvement Agreement with bonds for the completion and payment of these improvements based on the Preliminary Cost Estimates provided to the City and approved by the City Engineer.

The Covenants, Conditions, and Restrictions (CC&Rs) of the Homeowner's Association (HOA) document the maintenance obligations for the proposed site, which includes maintaining all lots reserved for open space, landscaping and storm drain purposes, and all landscaping located in the public right-of-way adjacent to private property and within medians and roundabouts within the community.

## **Legal Review:**

This report has been reviewed by the City Attorney's Office.

## **Environment Review:**

The proposed Final Map is a project under CEQA. The adoption of the Final Map is exempt from CEQA under Section 15268(b) of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines). Section 15628(b) exempts ministerial approval by public agencies from CEQA. Final Maps are specifically cited as a type of ministerial permit. Therefore, this project qualifies for the identified exemption.

**FINANCIAL IMPACT:**

There is no immediate impact on the General Fund with this action.

On February 27, 2025, the City Council adopted ordinance 1426, a CFD for Palm Desert Community Facilities District No. 2025-1 (Shadow Ridge Public Services). The effective date is March 29, 2025 (30 calendar days from 2/27/25). The CFD is intended to provide revenue sources to support police services, fire and ambulance and emergency response services, parks and open space maintenance, lighting and landscape maintenance, administrative fees of the City and any other services permitted under the Mello-Roos Community Facilities Act of 1982.

**ATTACHMENTS:**

1. Resolution 2025-
2. Conditions of Approval Res No. 2873
3. Tentative Tract Map 38866
4. Final Tract Map 38866
5. Grading Agreement and Bonds
6. Subdivision Improvement Agreement and Bonds