

RESOLUTION NO. 2025-\_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING THE FINAL SUBDIVISION MAP OF TRACT MAP 38866

WHEREAS, the Tract Map conforms to the requirements of the Subdivision Map Act and City Ordinances; and

WHEREAS, the Tentative Tract Map 38866 (TTM 38866) was approved to subdivide 93.5 acre site into 1 condominium lot (14.29 acres) and 332 single family residential lots (approximately 70 acres); and

WHEREAS, the Final Subdivision Map of Tract Map 38866 has been approved by the City Engineer as a phasing map through Condition of Approval 21 of Resolution No. 2022-93; and

WHEREAS, at its regular meeting on August 22, 2024, the City Council of the City of Palm Desert adopted Resolution 2024-066, approving the final subdivision map of Final Tract Map No. 38434-1 for the first phase of the project which included 135 single-family lots, 10 public street and infrastructure lots, 11 lots of open space, and one lot for a clubhouse; and

WHEREAS, Resolution 2024-066 included approval of grading, subdivision improvement, and maintenance and easement agreements for the entirety of Tract Map 38434, including phase 2; and

WHEREAS, the Final Subdivision Map of Tract Map 38434-2 has been approved by the City Engineer as a phasing map and securities posted for the associated phases. Final Subdivision Map of Tract 38434-2 includes 197 single family residential lots, 10 lots for public streets, and 7 lots for private open space; and

WHEREAS, the Final Subdivision Map of Tract Map 38866, has met the Conditions of Approval for this project (Resolution Nos. 2022-93, 2841, and 2859).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Palm Desert, California, as follows:

SECTION 1. That the foregoing Recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The Final Subdivision Map of Parcel Map 38434-2, City of Palm Desert, California, is hereby approved as the official map of said tract, subject to the conditions of the Tentative Map.

SECTION 3. The Director of Development Services is directed to process the

Tract Map for recording upon receipt of the required payment of all fees.

SECTION 4. Effective Date. This Resolution shall take effect immediately upon this adoption.

ADOPTED ON \_\_\_\_\_, 2025.

\_\_\_\_\_  
JAN HARNIK, MAYOR

ATTEST:

\_\_\_\_\_  
ANTHONY J. MEJIA, CITY CLERK

I, Anthony J. Mejia, City Clerk of the City of Palm Desert, hereby certify that Resolution No. 2025-\_\_ is a full, true, and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Desert on \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Palm Desert, California, on \_\_\_\_\_, 2025.

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ANTHONY J. MEJIA  
CITY CLERK