

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: July 10, 2025

PREPARED BY: Cesar Lopez, Associate Engineer

SUBJECT: RESOLUTION APPROVING FINAL PARCEL MAP NO. 38366 AND AGREEMENTS

RECOMMENDATION:

1. Adopt a Resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING THE FINAL SUBDIVISION OF FINAL PARCEL MAP NO. 38366."
2. Authorize the Mayor to execute Easement Agreements.
3. Authorize the City Attorney to make non-substantive changes to the Agreements and City Manager to execute said Agreements.

BACKGROUND/ANALYSIS:

On October 13, 2022, the City Council approved Palm Villas at Millenium for a Precise Plan (PP) 22-0003, Tentative Parcel Map (TPM) 38366, and Environmental Assessment (EA) 22-0003 by Resolution No. 2022-85 within the Millennium Palm Desert Specific Plan (MSP), a request by Palm Communities, LLC, 100 Pacifica, Ste 205, Irvine, CA 92618 (Applicant). A two-phased development of a 241-unit multi-family (affordable housing) development, a housing density bonus, and related improvements on a 10.49-acre site (Project) located at the northwest corner of Gerald Ford Drive and the extension of Technology Drive.

The vacant 10.49-acre site includes Parcel 8 and a portion of Parcel 9 of Parcel Map 36792, Assessor's Parcel Number 694-120-028 and 694-120-029, parcels owned by the City of Palm Desert. The TPM 38366 approvals by Resolution No. 2022-85 (Conditions of Approval), allowed the subdivision of the 10.49-acre site into two parcels (Parcel 1 and Parcel 2).

On November 23, 2022, the City of Palm Desert Housing Authority and the Applicant entered into a Disposition, Development, and Loan Agreement (DDLA) to sell the undeveloped property after the City records Final Parcel Map 38366. Subsequent amendments and restated DDLA agreements have been signed with the latest dated October 10, 2024. Therefore, the city is scheduled to collect the Subdivision Improvement Agreements and Bonds to secure improvements after the close of escrow per the DDLA.

On October 1, 2024, the Planning Commission approved a twelve-month time extension for PP22-0003 and TPM 38366 until October 1, 2025 by Resolution No. 2884.

The City Engineer has determined that Final Parcel Map No. 38366 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 with the exceptions stipulated in the DDLA which requires the Applicant to

provide agreements and securities after conveyance of the property. The cost estimates for these improvements and monuments have been evaluated and easement agreements required for the Project have been reviewed in draft form.

The Applicant will enter into an agreement with the city to ensure the maintenance obligations for the phased 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.

On June 26, 2025, the City Council accepted public improvements for the extension of Technology Drive and Zenith Drive Staff fronting the City-owned parcel associated with the Palm Villas project. These improvements were constructed by Palm Desert University Gateway, LLC as part of the adjacent development, and the City will reimburse the developer for the cost of constructing the improvements fronting the property, consistent with the terms of the reimbursement arrangement.

While Resolution 2022-85 identified these specific street improvements as the responsibility of the Palm Villas project in the event they were not otherwise constructed, their completion by the master developer satisfies that obligation. Therefore, Palm Villas is no longer responsible for this specific scope of work.

All remaining required improvements, including sidewalks, landscaping, irrigation, and utilities, remain the responsibility of the Palm Villas project, as outlined in Resolution 2022-85.

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.

ATTACHMENTS:

1. Resolution 2025-
2. Conditions of Approval Res No. 2022-85
3. Tentative Parcel Map 38366
4. Time Extension Resolution No. 2884
5. Final Parcel Map 38366
6. Applicant's Bonding Letter
7. Draft Phase I and Phase II Access Easement
8. Draft Parcel 9 Easement
9. Draft Maintenance Easement Agreement