

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: December 11, 2025

PREPARED BY: Cesar Lopez, Senior Engineer

SUBJECT: RESOLUTION APPROVING FINAL TRACT MAP NO. 39276

RECOMMENDATION:

Adopt a Resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING FINAL TRACT MAP NO. 39276 FOR FINANCING AND CONVEYANCE PURPOSES LOCATED SOUTH OF FRANK SINATRA DRIVE AND WEST OF PORTOLA AVENUE."

BACKGROUND/ANALYSIS:

On November 4, 2025, the Planning Commission approved Tentative Tract Map 39276 (TTM 39276) by Resolution No. 2906. The request by Blue Fern West (Applicant), was to subdivide an 81.43-acre property into eleven (11) lots for finance and conveyance purposes.

- The lots are located south of Frank Sinatra Drive and West of Portola Avenue.
- The approval does not have any conditions of approval.
- No construction permits will be issued, and no bonds will be collected in connection with this map.

Final Tract Map (FTM) 39726 serves as a Finance Map to facilitate the financing and conveyance but does not allow for any construction. This map allows the project site to be subdivided into larger financing parcels. FTM 39726 has been deemed technically correct by the City Engineer and consistent with TTM 39276.

Legal Review:

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

FINANCIAL IMPACT:

There is no direct fiscal impact with this action.

ATTACHMENTS:

1. Resolution 2025-
2. Tentative Tract Map 39276
3. Final Tract Map 39276