

# CITY OF PALM DESERT STAFF REPORT

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MEETING DATE: January 22, 2026

PREPARED BY: Cesar Lopez, Senior Engineer

SUBJECT: RESOLUTION APPROVING FINAL TRACT MAP NO. 38640, LOCATED AT 73815 SHADOW MOUNTAIN DRIVE, WEST OF PORTOLA AVENUE.

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## **RECOMMENDATION:**

Adopt a Resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM DESERT, CALIFORNIA, APPROVING FINAL TRACT MAP NO. 38640, LOCATED AT 73815 SHADOW MOUNTAIN DRIVE, WEST OF PORTOLA AVENUE."

## **BACKGROUND/ANALYSIS:**

On August 5, 2025, the Planning Commission approved Tentative Tract Map 38640 (TTM 38640) by Resolution No. 2896. The request by Robert Johnson (Applicant) was to subdivide a 0.31-acre property into four (4) residential lots to construct a single-story multi-family complex for condominium purposes and one (1) common lot for access, parking, drainage, and trash collection purposes located at 73815 Shadow Mountain Drive (APN 627-341-004).

Resolution No. 2896 included Conditions of Approval for certain improvements to be constructed and impact fees to be paid. The City Engineer has determined that Final Tract Map (FTM 38640) 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 38640. Applicant has entered into a Subdivision Improvement Agreement with bonds for the completion and payment of these improvements based on the 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.

## **Legal Review:**

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

## **FINANCIAL IMPACT:**

There is no direct fiscal impact to the General Fund with this action.

## **ATTACHMENTS:**

1. Resolution 2026-
2. Tentative Tract Map 38640
3. Final Tract Map 38640
4. Subdivision Improvement Agreement and Bonds

**CONFLICT OF INTEREST AWARENESS CHECKLIST:**

**Site-Specific Property Interest** – Councilmembers should check if they own or lease real property within 1,000 feet of the project site (Gov. Code § 87103(b); FPPC Reg. 18702.2).

**SB 1439 Applicability (Campaign Contributions)** – Applies to licenses, permits, or other entitlements for use, and to contracts or franchise agreements other than competitively bid, labor, or personal employment contracts.

**Applicant(s)/Appellant(s):** Robert Johnson\_\_\_\_\_

Councilmembers should review any campaign contributions received within the last 12 months from parties or participants to the proceeding and must not accept contributions over \$500 from those parties for 12 months following the final decision (Gov. Code § 84308).

*Note: These indicators are informational and do not constitute a legal determination. Each Councilmember is responsible for identifying and disclosing any disqualifying interests in accordance with the Political Reform Act and FPPC regulations.*