

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: November 14, 2024

PREPARED BY: Carlos Flores, AICP, Principal Planner

SUBJECT: ADOPT RESOLUTION APPROVING FINAL TRACT MAP NO. 37506-3
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 MAP OF FINAL TRACT MAP 37506-3."

Note: This item may be pulled from the agenda if the final attachments are not provided by Tuesday, November 12, 2024.

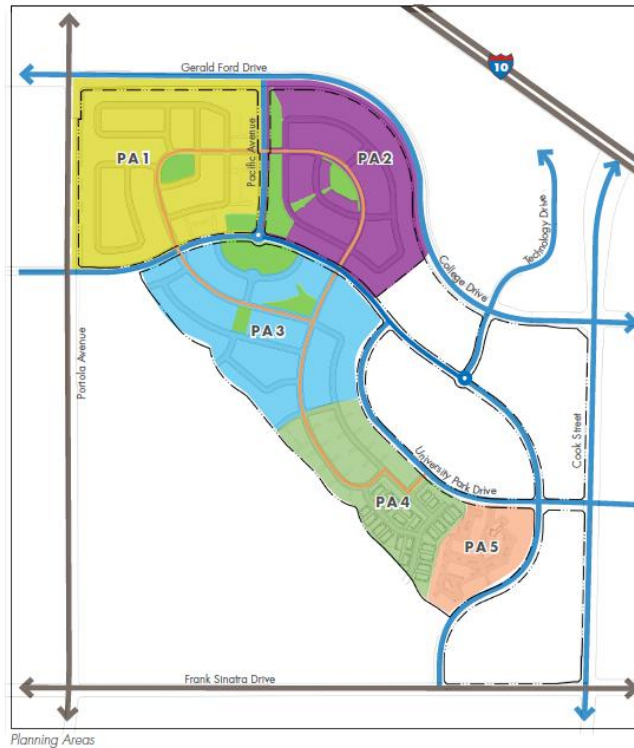
BACKGROUND/ANALYSIS:

On November 2017, the Palm Desert City Council adopted Ordinance No. 1312, approving the University Neighborhood Specific Plan (UNSP). This specific plan established the allowable density and development standards for a 400-acre area bound by Gerald Ford Drive to the north, Portola Avenue to the west, Cook Street to the east, and Frank Sinatra Drive to the South.

On November 20, 2018, the Palm Desert Planning Commission (Commission) adopted Resolution No. 2745, approving Vesting Tentative Tract Map 37506 (VTTM 37506) for a 174-acre, 1069-unit residential subdivision within the UNSP, generally known as University Park. This approval included a Master Precise Plan, which establishes standards and design guidelines for the tract, including minimum required lot standards, and established five (5) planning areas and public park locations, as shown in Figure 1. VTTM 37506 was approved as a phased map, with future Final Tract Maps to be approved by planning area.

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Figure 1 – University Park Planning Areas



On January 14, 2021, the City Council adopted Resolution No. 2021-01, approving Final Tract Map 37506-1 for Planning Area 1 and approved an agreement for the exchange of real property for public parks within University Park. On September 15, 2022, City Council adopted Resolution No. 2022-79, approving Final Tract Map 37506-2 for Planning Area 3.

Planning Area 2, a 40.4-acre portion of the 174-acre subdivision, includes 146 residential lots and 12 non-residential lots for a community park, open space, a retention basin, and a well site. On October 17, 2023, the Commission adopted Resolution No. 2846, which approved TTM23-0004/VTTM 37506, Amendment No. 3 to revise pad elevations and adjust lot lines within Planning Area 2 of the University Park Subdivision.

Final Tract Map 37506-3 (FTM 37506-3) is a proposal by Meritage Homes (Applicant) to finalize a phased portion of Tract Map 37506 for Planning Area 2. FTM 37506-3 meets the application requirements of the Subdivision Map Act and the City’s ordinances. FTM 37506-3 has been deemed technically correct by the City Engineer and the Conditions of Approval from Planning Commission Resolution Nos. 2745 and 2846 have been satisfied. University Park has approved and recorded Covenants, Conditions, and Restrictions (CC&Rs) for the Homeowner’s Association that documents the maintenance obligations of the development. The Applicant has submitted documentation to include Planning Area 3 within the existing CC&Rs and is working with City staff and the City Attorney’s office on any required CC&R amendments.

FTM 37506-3 includes a total gross area of 36.4-acres and includes 146 residential lots, public streets, open space lots, and a well site within Planning Area 2. The Subdivision Improvement

Agreements and Grading Agreement with associated bonds were submitted by the applicant to guarantee the completion of construction of all improvements, both private and public. The public parks within Planning Area 2 are not a part of this Final Map and are established as legal lots. Construction of these parks are the obligation of the Applicant, and a Parks Improvement Agreement with associated bonds has been submitted as part of this approval.

Lot R of Tract Map 37506-3 will be dedicated in fee for public purposes to the Coachella Valley Water District for well site purposes. City is to verify quit claim deed documents are recorded prior to recordation of this map.

Legal Review:

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

FINANCIAL IMPACT:

There is no direct impact to the General Fund with this action. However, once the proposed public streets and parks are completed and accepted, their long-term maintenance will be the responsibility of the City of Palm Desert.

ATTACHMENTS:

1. Resolution No. 2024-
2. Planning Commission Resolution No. 2745
3. Planning Commission Resolution No. 2846
4. Final Tract Map 37506-3
5. Grading Agreement
6. Grading Bonds
7. Subdivision Improvement Agreement
8. Subdivision Improvement Bonds
9. Parks Improvement Agreement
10. Parks Bond