

# CITY OF PALM DESERT STAFF REPORT

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MEETING DATE: June 26, 2025

PREPARED BY: Cesar Lopez, Associate Engineer

SUBJECT: RELEASE THE MAINTENANCE BOND FOR TRACT MAP 37506-1  
PARKS A AND B, UNIVERSITY PARK

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## **RECOMMENDATION:**

Release the Maintenance Bond for Tract Map 37506-1 in the full amount of \$58,393.28.

## **BACKGROUND/ANALYSIS:**

On November 20, 2018, Planning Commission approved by Resolution No. 2745 a request by University Park Investors, LLC (801 San Ramon Valley Blvd., Suite F, Danville, CA 94526) to construct a 174+ acre, master planned subdivision located on Gerald Ford Drive between Portola Avenue and Pacific Avenue. Tract Map 37506-1 is phase I of this project. Phase I includes 16 public streets, two public parks (A & B), and 236 single family lots.

The two (2) public parks including Park A (Lot PP of Tract Map 37506-1), APN: 694-574-003, 1.32 acres and Park B (Lot X of Tract Map 37506-1), APN: 694-570-040, 0.99 acres. Park A includes playground equipment with shade structures, tables and benches, a drinking fountain, and a walking trail. Park B consists of a walking trail, a bench, and open space. See Attachment 3.

On September 11, 2023, the Public Works Department verified the completion of the parks. Additionally, the Engineer of Record has submitted a Letter of Certification verifying the completion of improvements. Improvements for the parks can be found in approved grading plan G-1426. A Record Drawing of the improvements is on file in the Development Services Department.

On October 26, 2023, the City Council accepted Parks A & B for city's continued maintenance, releasing the faithful performance and payment (Labor and Materials) Bonds, and accepting the Maintenance Warranty Bond in the amount of \$58,393.28. Pursuant to the Palm Desert Municipal Code Section 26.28.140, the City of Palm Desert required the acceptance of a ten percent Maintenance guarantee for a one-year period after completion of improvements.

On May 29, 2025, the Public Works Department confirmed that both parks remain in good condition, concluding the warranty period.

## **Legal Review:**

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

## **FINANCIAL IMPACT:**

Annual Maintenance is included in the FY 2025-26 Proposed Budget and estimated at a cost of \$90,060. There is no additional financial impact to the General Fund.

**ATTACHMENTS:**

1. Maintenance Bond
2. Vicinity Map
3. Approved landscape plans for Park A and Park B