

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: September 11, 2025

PREPARED BY: Cesar Lopez, Associate Engineer

SUBJECT: TRACT MAP 37506-2 PARKS D AND E, UNIVERSITY PARK - ACCEPT PUBLIC IMPROVEMENTS AND RELEASE RELATED BONDS, AND ACCEPT A MAINTENANCE BOND

RECOMMENDATION:

1. Accept public improvements for Park D and Park E of Tract Map 37506-2, University Park.
2. Release the following bonds:
 - a. Faithful Performance Bond in the amount of \$815,648.
 - b. Labor and Materials Bond in the amount of \$815,648.
3. Accept the Maintenance Bond in the amount of \$81,564.80.

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 37506-2 is phase II of this project. Phase II includes ten public streets, two public parks (D & E), and 169 single family lots. The two (2) public parks including Park D (Lot EE of Tract Map 37506-2), 1.133 acres, and Park E (Lot FF of Tract Map 37506-2), 0.63 acres.

Bonds in the amount of \$815,648 for Faithful Performance and \$815,648 for Payment (Labor and Materials) were submitted for construction of the two public parks. Separate bonds for public improvements for streets and grading were submitted at the time of map approval.

- Park D includes a shade structure, tables and benches, open space, and a walking trail.
- Park E consists of a walking trail, a bench, and open space.

On August 22, 2025, 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. The approved grading plan (PG22-0029) and approved landscape plans are filed within the Development Services Department.

Pursuant to the Palm Desert Municipal Code Section 26.28.140, the City of Palm Desert requires the acceptance of a ten percent Maintenance guarantee for a one-year period after completion of improvements. The developer has submitted a Maintenance (Warranty) Bond in the amount of \$81,564.80.

Legal Review:

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

FINANCIAL IMPACT:

With approval of this action, the City of Palm Desert will be responsible for the annual maintenance of the two public parks. Costs to maintain these improvements are estimated to be approximately \$74,300 annually and have been included in the adopted budget for landscape maintenance.

ATTACHMENTS:

1. Vicinity Map
2. Faithful Performance and Labor and Material Bonds
3. Maintenance Bond