

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: February 13, 2025

PREPARED BY: Cesar Lopez, Associate Engineer
Richard Cannone, Director of Development Services

SUBJECT: GERALD FORD APARTMENTS – ACCEPT PUBLIC IMPROVEMENTS
AND RELEASE RELATED BONDS, AND ACCEPT A MAINTENANCE
BOND

RECOMMENDATION:

1. Accept public improvements for Gerald Ford Apartments.
2. Release the following bonds:
 - a Faithful Performance Bond in the amount of \$108,091.50
 - b Labor and Materials Bond in the amount of \$108,091.50
 - c Grading Bond in the amount of \$173,470.
3. Accept the Maintenance Bond in the amount of \$10,809.15

BACKGROUND/ANALYSIS:

On December 8, 2005, the City Council approved by Resolution No. 05-105, a Tentative Tract Map 33837 for 755 residential units known as the Spanish Walk community and Gerald Ford Apartments.

On June 7, 2022, the Planning Commission approved by Resolution No. 2813, approving a Precise Plan (PP22-0004) for a 150-unit affordable multifamily development. The project includes eight three-story apartment buildings, a single-story clubhouse, and open space amenities on a 6.8-acre parcel, developed by Gerald Ford Apartment, LP (c/o Western National Group, 8 Executive Circle, Irvine, CA 92614). Per the resolution, bonds for public improvements were required before the grading permit (RG22-0009) was issued. This requirement was met and the following bonds were provided:

- Public Improvements:
 - \$108,091.50 for Faithful Performance
 - \$108,091.50 for Labor and Materials
- Grading: \$173,470

On February 3, 2025, the Public Works Department verified the completion of all public improvements for this project. Additionally, the Engineer of Record has submitted the Letter of Certification verifying the completion of improvements.

Project requirements are documented in the approved grading plan (RG22-0009, PG22-0030) and the Engineer's Estimate. A Record Drawing of the improvements is on file with the Development Services Department. Offsite improvements for Gerald Ford Drive, as specified in

City of Palm Desert

Accept Public Improvements, Release Bonds, and Accept Maintenance Bond

the approved plans, are postponed until the final street segment is completed, aligning with the design for Fire Station 102, a Capital Improvement Project.

Per Palm Desert Municipal Code Section 26.28.140, a 10% Maintenance Bond is required for one year after completion. The developer has submitted a \$10,809.15 bond for this purpose.

Legal Review:

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

FINANCIAL IMPACT:

With the approval of this action, the City of Palm Desert will be responsible for the maintenance of public improvements, including streets, storm drains, and sidewalks. Costs to maintain these improvements are estimated to be approximately \$387 annually.

ATTACHMENTS:

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