

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: February 13, 2025

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

SUBJECT: WEST COAST SELF STORAGE - ACCEPT PUBLIC IMPROVEMENTS
AND RELEASE RELATED BONDS, AND ACCEPT A MAINTENANCE
BOND

RECOMMENDATION:

1. Accept public improvements for West Coast Self Storage.
2. Release the following bonds:
 - a Faithful Performance Bond in the amount of \$48,696.50
 - b Labor and Materials Bond in the amount of \$24,348.25
 - c Grading Bond in the amount of \$11,415.25
3. Accept the Maintenance Bond in the amount of \$4,869.65

BACKGROUND/ANALYSIS:

On December 6, 2022, the Planning Commission approved Resolution No. 2825, granting a Precise Plan (PP22-0005) for a 52,528-square-foot self-storage facility on a 1.87-acre property at the northwest corner of Dinah Shore Drive and Dick Kelly Drive, developed by West Coast Self-Storage Group. Per the resolution, bonds for public improvements were required before issuing the grading permit (PG23-0025). The following bonds were submitted at the time of grading approval:

- Public Improvements:
 - \$48,696.50 for Faithful Performance
 - \$24,348.25 for Labor & Materials
- Grading:
 - \$11,415.25

On January 9, 2025, the Public Works Department confirmed the completion of all public improvements. The Engineer of Record also provided a Letter of Certification verifying compliance. Project requirements are documented in the approved grading plan (PG23-0025) and the Engineer's Estimate. A Record Drawing of the improvements is on file with the Development Services Department.

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 \$4,869.65 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 \$729 annually.

ATTACHMENTS:

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

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