



# City of La Quinta

**CITY / SA / HA / FA MEETING DATE:** February 4, 2014

**AGENDA CATEGORY:**

**ITEM TITLE:** ADOPT RESOLUTION TO EXTEND TIME TO COMPLETE ON-SITE IMPROVEMENTS FOR TRACT MAP NO. 31627, RESIDENCE CLUB AT PGA WEST

**BUSINESS SESSION:**

**CONSENT CALENDAR:** 2

**STUDY SESSION:**

**PUBLIC HEARING:**

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## **RECOMMENDED ACTION:**

Adopt a resolution to extend the time for completion of the on-site improvements as specified in the approved Subdivision Improvement Agreement for Tract Map No. 31627, Residence Club at PGA West.

## **EXECUTIVE SUMMARY:**

- A tentative map was approved in 2004, for the Residence Club at PGA West, located at the entrance to PGA West just south and east of the intersection of PGA West Boulevard and Avenue 54 (Attachment 1).
- The developer, Nadador, LLC, has constructed all on-site and off-site improvements with the exception of final on-site paving and survey monuments.
- The developer has requested City Council approval of a time extension of the Subdivision Improvement Agreement to October 1, 2014 in order to complete the required on-site improvements.

## **FISCAL IMPACT:**

None. Bonds of sufficient value are currently in place to secure the incomplete improvements.

## **BACKGROUND/ANALYSIS:**

On April 15, 2004, the City approved Tentative Map No. 31627. Since then, all but the final lift of pavement for the interior streets and the survey monuments have been constructed. In a letter dated December 19, 2013 (Attachment 2), the developer requests a time extension due to the slowdown in sales. Staff received no resident requests regarding these on-site improvements.

**ALTERNATIVES:**

Since the developer has agreed to finish the remaining items by September 2014 and no residents have asked for these improvements sooner, staff does not recommend an alternative to the recommended action.

Report prepared by: Edward J. Wimmer, P.E., Principal Engineer

Report approved for submission by: Timothy R. Jonasson, P.E.

Public Works Director/City Engineer

- Attachments:
1. Vicinity Map
  2. Letter from Nadador, LLC

**RESOLUTION NO. 2014 -**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, GRANTING AN EXTENSION OF TIME FOR THE COMPLETION OF THE ON-SITE IMPROVEMENTS AS SPECIFIED IN THE SUBDIVISION IMPROVEMENT AGREEMENT UNTIL SEPTEMBER 16, 2014 FOR TRACT MAP NO. 31627, RESIDENCE CLUB AT PGA WEST**

**WHEREAS**, the City Council approved the Subdivision Improvement Agreement (SIA) for Tract Map No. 31627, Residence Club at PGA West on April 15, 2004; and

**WHEREAS**, Section 6. Completion of Improvements, of the approved SIA requires that the developer begin construction of the improvements within ninety days and complete the construction within twelve months after the approval of the Agreement; and

**WHEREAS**, failure by the developer to complete construction of the improvements by October 1, 2014 shall constitute cause for the City, in its sole discretion and when it deems necessary, to declare the Subdivider in default of the approved agreement; and

**WHEREAS**, the developer has committed to completing the final lift of paving for the interior street and complete the survey monumentation; and

**WHEREAS**, Section 8. Time Extension, of the approved SIA allows for, at the City Council's sole and absolute discretion, an extension of time for completion of the improvements with additions or revisions to the terms and conditions of the Agreement.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of La Quinta, California, as follows:

**SECTION 1.** The time for the completion of the off-site and on-site improvements as required by the approved SIA is extended to October 1, 2014.

**SECTION 2.** The time extension for completing the improvements shall expire when City offices close for regular business on October 1, 2014 if the installation of the improvements has not been completed.

**SECTION 3.** The provided security amount as required in the approved SIA is satisfactory. No additional securities are required.

**SECTION 4.** All other terms, responsibilities and conditions as listed in the approved SIA shall remain in full force and effect.

**PASSED, APPROVED and ADOPTED** at a regular meeting of the La Quinta City Council held on this 4<sup>th</sup> day of February 2014, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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DON ADOLPH, Mayor  
City of La Quinta, California

**ATTEST:**

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SUSAN MAYSELS, City Clerk  
City of La Quinta, California

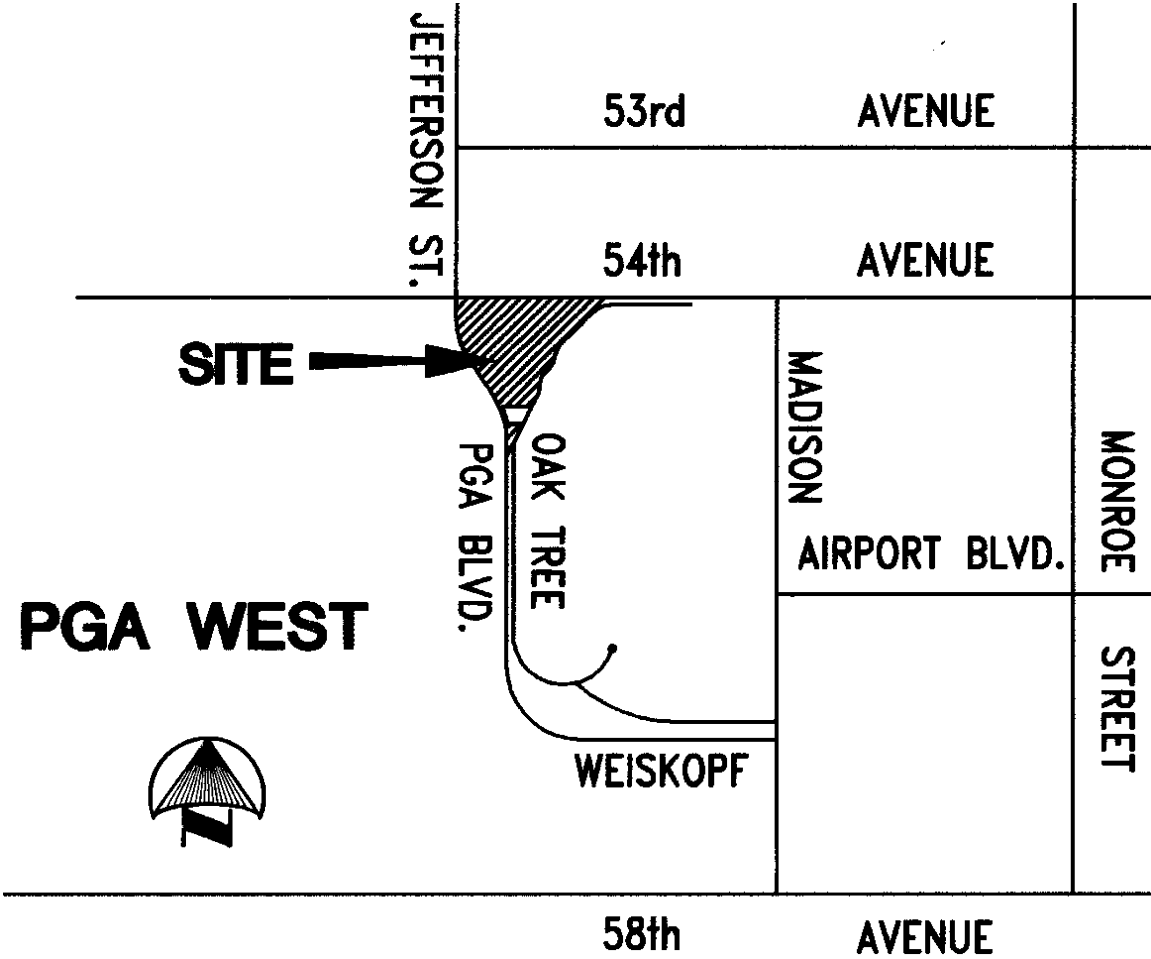
(CITY SEAL)

**APPROVED AS TO FORM:**

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M. KATHERINE JENSON, City Attorney  
City of La Quinta, California

TM 31627 RESIDENCE CLUB AT PGA WEST



VICINITY MAP

NOT TO SCALE

# NADADOR, LLC

December 19, 2013

Mr. Tim Jonasson  
Public Works Director  
City of La Quinta  
78-495 Calle Tampico  
La Quinta, CA 92253

Re: Request for Extension Subdivision Improvement Agreement – Tract 31627

Dear Mr. Jonasson:

Please accept this letter as our request to extend the Subdivision Improvement Agreement for the Residence Club at PGA WEST. As you are aware, our project like many others has experienced a slowdown in sales absorption resulting in an extended completion date. Although sales at the Residence Club continue to outpace our peer group we are not immune to the difficult market conditions we are all experiencing.

Our previously provided estimates for the installation of project improvements were based upon absorption rates prior to current conditions. As such, we would respectfully request that the City consider the following adjusted dates for the completion of the items set forth in the Subdivision Improvement Agreement.

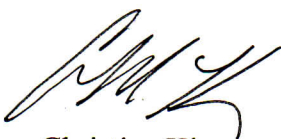
***On-site***

- Final paving lift – The final paving lift for the interior street in the Residence Club is scheduled for completion in September 2014.
- Survey Monumentation – Installation of the survey monuments is scheduled immediately upon completion of the final paving lift.

We appreciate your consideration of our request. We are very proud of our project and look forward to our continued relationship with the City as we work through to the successful completion of the project.

Regards,

NADADOR, LLC



Christine Kiener  
Project Director