



# City of La Quinta

**CITY / SA / HA / FA MEETING DATE:** October 7, 2014

**AGENDA CATEGORY:**

**ITEM TITLE:** ADOPT RESOLUTION TO EXTEND TIME TO COMPLETE ON-SITE IMPROVEMENTS FOR TRACT MAP NO. 33336, PALO VERDE II

**BUSINESS SESSION:**

**CONSENT CALENDAR:** 10

**STUDY SESSION:**

**PUBLIC HEARING:**

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## **RECOMMENDED ACTION:**

Adopt a resolution to extend the time to complete on-site improvements as specified in the approved Subdivision Improvement Agreement for Tract Map No. 33336, Palo Verde II.

## **EXECUTIVE SUMMARY:**

- Final Tract Map No. 33336 for the Palo Verde II residential development was approved in 2009. The development is located on the north side of Avenue 58 and west of Madison Street (Attachment 1).
- The developer, Standard Pacific Corp, has requested City Council approval of a time extension of the Subdivision Improvement Agreement to October 7, 2015 to complete the on-site improvements.
- On-site improvements are not necessary at this time and there have been no requests for either the on-site or off-site improvements.

## **FISCAL IMPACT:**

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

## **BACKGROUND/ANALYSIS:**

On January 20, 2009, the City Council approved Tract Map No. 33336. The developer has constructed the basin landscaping and graded the site, but the majority of the on-site improvements have not been constructed. In a letter dated July 23, 2014 (Attachment 2), the developer explains that the current housing market conditions have not yet improved to the necessary threshold to construct the required improvements. Consequently, the



**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 OCTOBER 7, 2015 FOR TRACT MAP NO. 33336, PALO VERDE II**

**WHEREAS**, the City Council approved the Subdivision Improvement Agreement (SIA) for Tract Map No. 33336, Palo Verde II, on January 20, 2009; 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 May 15, 2013 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**, 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 on-site improvements as required by the approved SIA is extended to October 7, 2015.

SECTION 2. The time extension for completing the improvements shall expire when City offices close for regular business on October 7, 2015 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 7<sup>th</sup> day of October 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

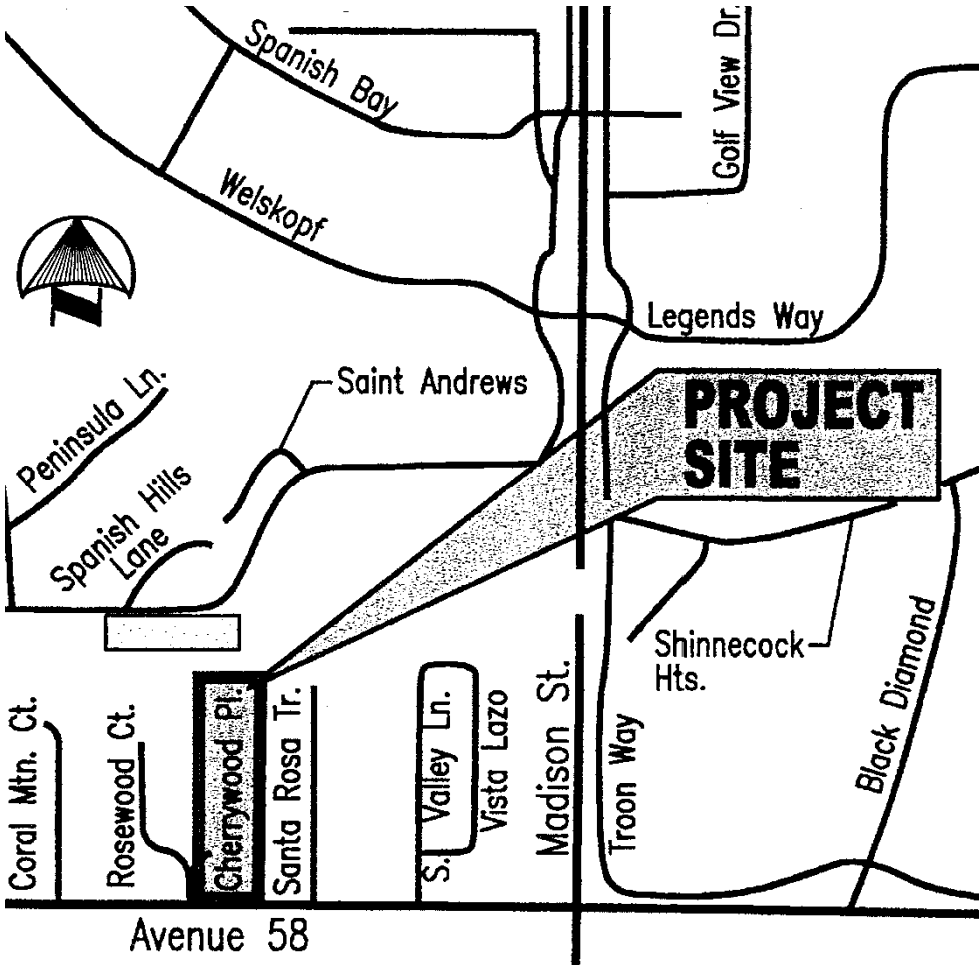
(CITY SEAL)

**APPROVED AS TO FORM:**

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WILLIAM H. IHRKE, City Attorney  
City of La Quinta, California

TM 33336 PALO VERDE II



VICINITY MAP

NOT TO SCALE





## STANDARD PACIFIC HOMES

July 23, 2014

Mr. Timothy R. Jonasson, PE  
 Public Works Director; City Engineer  
 City of La Quinta  
 78-495 Calle Tampico  
 La Quinta, CA 92253

Re: Request for Time Extension for Improvements  
 Tract Map No. 33336 – Mirage of La Quinta (a.k.a. Palo Verde)  
 Subdivision Improvement Agreement (SIA); On-site Improvements

Dear Mr. Jonasson:

Pursuant to Section 8 of the Subdivision Improvement Agreement for Tract Map No. 33336, this letter is meant to serve as our application to the City Council for an extension of time for completion of the on-site improvements. The current housing market conditions have not yet improved to the necessary threshold to begin the required improvements in support of the planned neighborhood.

It should be noted that the improvements for this tract have not commenced, with the exception of the basin landscaping. This community was placed on hold due to the downturn in the housing market. We continue to evaluate market conditions in order to determine a starting date that will provide the best likelihood of a successful build-out for the community. We currently anticipate re-starting the community sometime in 2015. We would like to request an extension of the SIA to 12/31/15.

Below is our current best estimate for completion of the improvements:

<b>Improvement</b>	<b>Current % Complete</b>	<b>Estimated Completion</b>
Street	0	12/31/15
Storm Drain	0	12/31/15
Domestic Water	0	12/31/15
Sewer	0	12/31/15
Dry Utilities	0	12/31/15
Basin Landscaping	100	n/a
Monumentation	0	12/31/15

Please feel free to contact me directly at (951) 898-5500 should you have any questions.

Sincerely,  
STANDARD PACIFIC HOMES – Inland Empire  
a Division of Standard Pacific Corp.

A handwritten signature in blue ink, appearing to read "Brian M. Jacobson", with a long horizontal flourish extending to the right.

Brian M. Jacobson,  
Project Manager

C: File  
Amy Yu, City of La Quinta