



City of La Quinta

CITY / SA / HA / FA MEETING DATE: March 17, 2015

ITEM TITLE: ADOPT RESOLUTION TO EXTEND TIME TO COMPLETE OFF-SITE AND ON-SITE IMPROVEMENTS FOR CODORNIZ (TRACT MAP NO. 32070)

AGENDA CATEGORY:

BUSINESS SESSION:

CONSENT CALENDAR: 7

STUDY SESSION:

PUBLIC HEARING:

RECOMMENDED ACTION:

Adopt a resolution to extend the time to complete off-site and on-site improvements as specified in the approved Subdivision Improvement Agreements for Tract Map No. 32070, Codorniz.

EXECUTIVE SUMMARY:

- The Codorniz developer has requested City Council approval of time extensions of the Subdivision Improvement Agreements to August 31, 2015 to complete off-site improvements and to March 17, 2016 to complete on-site improvements.
- The developer indicates that the remaining off-site catch basin on Avenue 52 will be constructed this summer and stated that the delay of the final asphalt paving for the on-site streets was due to the slow pace of home sales.
- To date, there have been no public requests for completion of the improvements.

FISCAL IMPACT:

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

BACKGROUND/ANALYSIS:

On September 20, 2005, City Council approved Tract Map No. 32070 for the Codorniz development located on the southeast corner of Avenue 52 and Jefferson

Street (Attachment 1). The developer, RJT Homes-Codorniz, LLC, has constructed most of the off-site and on-site improvements. The remaining improvements include a catch basin on Avenue 52 and final asphalt paving for the interior streets. In a letter dated March 2, 2015 (Attachment 2), the developer requested time extensions to complete the remaining improvements. Staff has received no public requests regarding completion of these off-site and on-site improvements, and therefore recommends approval of extensions to the Subdivision Improvement Agreements for this project to August 31, 2015 for completion of the off-site improvements and to March 17, 2016 for completion of the on-site improvements.

ALTERNATIVES:

Since no requests for the required improvements have been received, staff does not recommend an alternative.

Report prepared by: Bryan McKinney, P.E., Principal Engineer

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

Public Works Director/City Engineer

- Attachments:
1. Vicinity Map
 2. Letters from RJT Homes-Codorniz, LLC

RESOLUTION NO. 2015 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, GRANTING EXTENSIONS OF TIME TO AUGUST 31, 2015 FOR THE COMPLETION OF THE OFF-SITE IMPROVEMENTS AND TO MARCH 17, 2016 FOR THE COMPLETION OF THE ON-SITE IMPROVEMENTS AS SPECIFIED IN THE SUBDIVISION IMPROVEMENT AGREEMENTS FOR TRACT MAP NO. 32070, CODORNIZ

WHEREAS, the City Council approved the Subdivision Improvement Agreements (SIA) for Tract Map No. 32070, Codorniz, on November 3, 2005; 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 Agreements; and

WHEREAS, failure by the developer to complete construction of the off-site improvements by January 1, 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, failure by the developer to complete construction of the on-site improvements by June 7, 2012 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 Agreements.

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 improvements as required by the approved SIA is extended to August 31, 2015. The time for the completion of the on-site improvements as required by the approved SIA is extended to March 17, 2016.

SECTION 2. The time extension for completing the off-site improvements shall expire when City offices close for regular business on August 31, 2015 if the installation of the off-site improvements has not been completed. The time extension for completing the on-site improvements shall expire when City offices close for regular business on March 17, 2016 if the installation of the on-site 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 17th day of March 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

LINDA EVANS, Mayor
City of La Quinta, California

ATTEST:

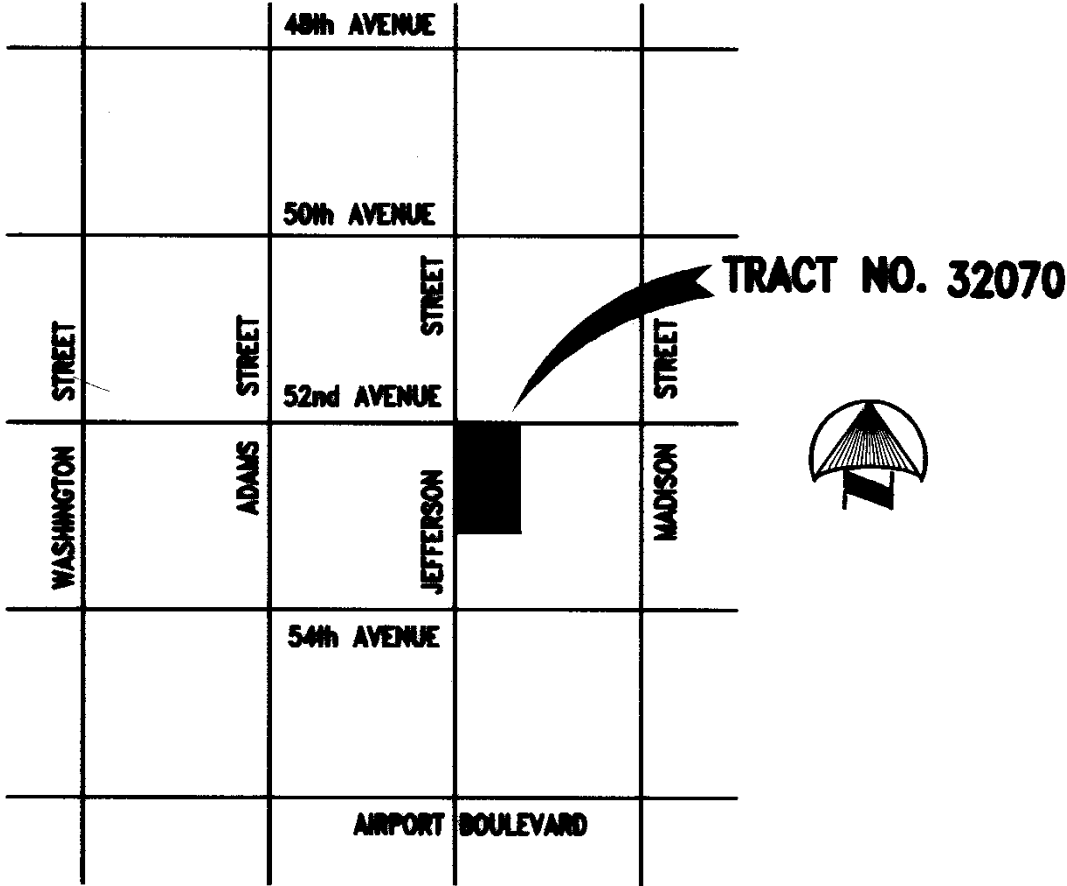
SUSAN MAYSELS, City Clerk
City of La Quinta, California

(CITY SEAL)

APPROVED AS TO FORM:

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

TM 32070 – CODORNIZ



VICINITY MAP

NOT TO SCALE

RJT Homes-Codorniz, LLC



March 2, 2015

Timothy R. Jonasson, P.E.
78-495 Calle Tampico
La Quinta, CA 92253

RE: Tract 32070

Mr. Jonasson,

RJT respectfully requests a time extension for the Off-Site Subdivision Improvement Agreement.

The remaining improvements consist of a single catch basin on Ave. 52 to be constructed this summer.

Thank you for your continuing patience on this matter.

A handwritten signature in cursive script, appearing to read 'Matt Nevins'.

Matt Nevins
Project Manager

March 2, 2015

Timothy R. Jonasson, P.E.
78-495 Calle Tampico
La Quinta, CA 92253

RE: Tract 32070

Mr. Jonasson,

RJT respectfully requests a time extension of one year for the On-Site Subdivision Improvement Agreement.

Slow pace of home sales continues to delay the completion of some On-Site Improvements such as the final asphalt cap on internal streets.

Thank you for your continuing patience on this matter.

A handwritten signature in cursive script, appearing to read 'Matt Nevins'.

Matt Nevins
Project Manager