



## City Council Staff Report

Date: July 20, 2011

CONSENT CALENDAR

Subject: APPROVAL OF TRACT MAP 31422

From: David H. Ready, City Manager

Initiated by: Public Works and Engineering Department

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### SUMMARY

John L. Sanborn, representing The Johnston Family Trust dated August 4, 1999, and the Gebhart Family Trust dated September 18, 1976, has prepared a tract map for subdivision of property into five residential lots, located at 2630 Anza Trail and at 2641 Morongo Trail, in Section 25, Township 4 South, Range 4 East. Approval of the tract map will allow the map to be recorded, and construction of residential units to start. This is merely a ministerial action, as required by the Municipal Code and the Subdivision Map Act.

### RECOMMENDATION:

1. Adopt Resolution No. \_\_\_\_\_ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING TRACT MAP 31422 FOR PROPERTY LOCATED AT 2630 ANZA TRAIL AND AT 2641 MORONGO TRAIL, IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 4 EAST;" and
2. Authorize the City Manager to execute all necessary documents.

### STAFF ANALYSIS:

John L. Sanborn, representing The Johnston Family Trust dated August 4, 1999, and the Gebhart Family Trust dated September 18, 1976, has submitted Tract Map 31422 requesting that the property located at 2630 Anza Trail and at 2641 Morongo Trail, in Section 25, Township 4 South, Range 4 East, be subdivided into five residential lots on an 2.3 acre site.

At its meeting of April 9, 2008, the Planning Commission recommended approval of Amended Tentative Tract Map 31422, which was subsequently approved by the City Council, subject to conditions, on May 21, 2008.

All required improvements have been completed, therefore, no subdivision improvement agreement or bonds are required.


It has been determined that required conditions have been satisfied, that Tract Map 31422 is in substantial conformance with the approved Amended Tentative Tract Map, and that Tract Map 31422 is ready for City Council approval.

FISCAL IMPACT:


None.

SUBMITTED:

Prepared by:

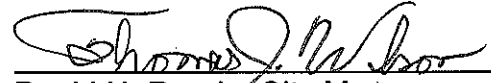
  
\_\_\_\_\_  
Marcus L. Fuller  
Assistant Director of Public Works

Recommended by:

  
\_\_\_\_\_  
David J. Barakian  
Director of Public Works/City Engineer

Approved by:

  
\_\_\_\_\_  
Thomas J. Wilson, Asst. City Manager

  
\_\_\_\_\_  
David H. Ready, City Manager  
*for*

ATTACHMENTS:

1. Map
2. Resolution

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TRACT MAP NO. 31422 BEING A PORTION OF GOVERNMENT LOT 2 IN SECTION 25 T4S, R4E, SAN BERNARDINO BASE AND MERIDIAN AS SHOWN ON UNITED STATES GOVERNMENT SURVEY APPROVED OCTOBER 11, 1895 ALSO KNOWN AS LOTS 6 AND 11 OF ASSESSORS MAP 50, OFFICIAL RECORDS OF RIVERSIDE COUNTY IN SECTION 25, T4S, R4E, SANBORN A/E, INC. JULY 2010

OWNER'S STATEMENT I HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE TRACT MAP AND WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLAIMS, EASEMENTS, ENCUMBRANCES, RIGHTS AND INTERESTS IN THE TRACT MAP AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RETAIN RANCHO VISTA TRAIL, THE PRIVATE STREET AND DRAINAGE EASEMENT, ASSIGNMENTS AND LOT OWNERSHIP TO OURSELVES, OUR SUCCESSORS, HEIRS AND ASSIGNEES. WE HEREBY DEDICATE TO THE CITY OF PALM SPRINGS, EASEMENTS FOR PUBLIC UTILITY PURPOSES AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF PALM SPRINGS, AN EASEMENT FOR SIDEWALK PURPOSES AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF PALM SPRINGS, THE 5' P.U.E. (PUBLIC UTILITY EASEMENT) AS SHOWN ON THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF PALM SPRINGS, LOT 'A' FOR STREET, PUBLIC UTILITY AND SEWER PURPOSES.

PALM W. JOHNSTON AND TRUDY M. JOHNSTON, TRUSTEES, THE JOHNSTON FAMILY TRUST DATED AUGUST 4, 1959.

BY: DAVID W. JOHNSTON TRUSTEE BY: TRUDY M. JOHNSTON TRUSTEE

ROBERT M. GEBHART AND LESLIE A. GEBHART, TRUSTEES OR THEIR SUCCESSORS, OF THE GEBHART FAMILY TRUST, DATED SEPTEMBER 18, 1976.

BY: ROBERT M. GEBHART TRUSTEE BY: LESLIE A. GEBHART TRUSTEE

NOTARY ACKNOWLEDGEMENT STATE OF CALIFORNIA ) SS COUNTY OF ) 200, BEFORE ME, ) A NOTARY PUBLIC PERSONALLY APPEARED, ) AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE ) THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED ) IN THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ET AL. ) EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ET AL. ) EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ET AL. ) EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE (SEAL) STATE OF CALIFORNIA ) SS COUNTY OF ) 200, BEFORE ME, ) A NOTARY PUBLIC PERSONALLY APPEARED, ) AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE ) THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN ) INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ET AL. ) EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ET AL. ) EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ET AL. ) EXECUTED THE INSTRUMENT.

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SIGNATURE (SEAL)

NOTARY ACKNOWLEDGEMENT STATE OF CALIFORNIA ) SS COUNTY OF RIVERSIDE ) 2010, BEFORE ME, ) PERSONALLY APPEARED, ) WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE ) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO ) THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ) HE/SHE/IT/ET AL. EXECUTED THE INSTRUMENT AND ACKNOWLEDGED ) TO ME THAT HE/SHE/IT/ET AL. EXECUTED THE INSTRUMENT AND ) ACKNOWLEDGED TO ME THAT HE/SHE/IT/ET AL. EXECUTED THE ) INSTRUMENT.

I, DON KENT, COUNTY TAX COLLECTOR, DO NOTY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES

TAX COLLECTOR'S CERTIFICATE I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL SPECIAL ASSESSMENTS COLLECTED AS TAXES, UNLESS OTHERWISE SPECIALLY NOTED ON THIS MAP WHICH ARE SUBJECT TO A PROCEEDING BUT NOT YET PAYABLE AND SAID BOND HAS BEEN FULLY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: 2010 DON KENT, COUNTY TAX COLLECTOR BY: DEPUTY

TAX BOND CERTIFICATE I HEREBY CERTIFY THAT A BOND IN THE SUM OF COUNTY HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF PALM SPRINGS, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, THIS MAP WHICH ARE SUBJECT TO A PROCEEDING BUT NOT YET PAYABLE AND SAID BOND HAS BEEN FULLY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: 2010 CASH TAX BOND DON KENT, COUNTY TAX COLLECTOR BY: DEPUTY

SIGNATURE OMISSIONS PURSUANT TO SECTION 6643 (A) AND (C) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED.

RECORDED: MAY 28, 1958, BOOK 235 PAGE 112, OFFICIAL RECORDS FOR: PALM SPRINGS WATER COMPANY, MAINTAIN AND OPERATE FIRE LINES AND WATER MAINS ALONG OR NEAR THE SOUTHERLY LINE OF SAID PROPERTY.

RECORDED: MAY 28, 1935, BOOK 235 PAGE 113, OFFICIAL RECORDS FOR: PALM SPRINGS WATER COMPANY, MAINTAIN AND OPERATE FIRE LINES AND WATER MAINS ALONG OR NEAR THE SOUTHERLY LINE OF SAID PROPERTY.

RECORDED: MAY 28, 1935, BOOK 235 PAGE 114, OFFICIAL RECORDS FOR: PALM SPRINGS WATER COMPANY, MAINTAIN AND OPERATE FIRE LINES AND WATER MAINS ALONG OR NEAR THE SOUTHERLY LINE OF SAID PROPERTY.

RECORDED: MAY 28, 1935, BOOK 235 PAGE 115, OFFICIAL RECORDS FOR: PALM SPRINGS WATER COMPANY, MAINTAIN AND OPERATE FIRE LINES AND WATER MAINS ALONG OR NEAR THE SOUTHERLY LINE OF SAID PROPERTY.

RECORDED: MAY 28, 1935, BOOK 235 PAGE 116, OFFICIAL RECORDS FOR: PALM SPRINGS WATER COMPANY, MAINTAIN AND OPERATE FIRE LINES AND WATER MAINS ALONG OR NEAR THE SOUTHERLY LINE OF SAID PROPERTY.

RECORDED: MAY 28, 1935, BOOK 235 PAGE 117, OFFICIAL RECORDS FOR: PALM SPRINGS WATER COMPANY, MAINTAIN AND OPERATE FIRE LINES AND WATER MAINS ALONG OR NEAR THE SOUTHERLY LINE OF SAID PROPERTY.

RECORDED: MAY 28, 1935, BOOK 235 PAGE 118, OFFICIAL RECORDS FOR: PALM SPRINGS WATER COMPANY, MAINTAIN AND OPERATE FIRE LINES AND WATER MAINS ALONG OR NEAR THE SOUTHERLY LINE OF SAID PROPERTY.

RECORDED: MAY 28, 1935, BOOK 235 PAGE 119, OFFICIAL RECORDS FOR: PALM SPRINGS WATER COMPANY, MAINTAIN AND OPERATE FIRE LINES AND WATER MAINS ALONG OR NEAR THE SOUTHERLY LINE OF SAID PROPERTY.

RECORDER'S STATEMENT FILED THIS DAY OF 2010, AT IN BOOK OF MAPS AT PAGES AT THE REQUEST OF THE CITY CLERK OF THE CITY OF PALM SPRINGS, CALIFORNIA. LARRY W. WARD COUNTY RECORDER-ASSESSOR CLERK

BY: SUBDIVISION GUARANTEE BY: FIRST AMERICAN TITLE COMPANY

SURVEYOR'S STATEMENT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED ON THE COMPARISON OF THE COMMANDED WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AND THE CHARACTER OF THE TRACT AS OF MAY 28, 2007. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER INDICATED ON THE POSITIONS INDICATED, OR THEY WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP BEFORE JANUARY 1, 2009, AND THAT SAID STATE THIS ARE SUBJECT TO BE REPEALED OR REPEALED, I HEREBY STATE THAT THIS MAP FULLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED: 2010 JOHN L. SANBORN P.L.S. #146 L.S. EXP. 6/30/12

CITY ENGINEER'S STATEMENT I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF TRACT MAP NO. 31422 CONSISTING OF 2 SHEETS, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR MAP NO. 31422, AND THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND ALL LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: 2010 DAVID J. BARAKAN P.L.S. #28931 REG. EXP. 3/31/11

CITY CLERK'S STATEMENT I, JAMES THOMPSON, CITY CLERK AND EX-OFFICIO ASSESSOR OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, STATE OF CALIFORNIA, HEREBY STATE THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE DAY OF DID ACCEPT ON BEHALF OF THE CITY OF PALM SPRINGS, CALIFORNIA, THE PUBLIC UTILITY AND SEWER PURPOSES, THE SIDEWALK EASEMENTS SHOWN HEREON, THE P.U.E. (PUBLIC UTILITY EASEMENT) SHOWN HEREON, THE EASEMENTS FOR THE P.U.E. AND SERVICE (PUBLIC UTILITY VEHICLES INCLUDES THE RIGHT OF INGRESS AND EGRESS).

THE TENTATIVE MAP FOR SAID TRACT MAP WAS APPROVED BY THE CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE 21st DAY OF MARCH, 2008.

DATED: BY: DAVID J. BARAKAN P.L.S. #28931 REG. EXP. 3/31/11

BY: DAVID J. BARAKAN P.L.S. #28931 REG. EXP. 3/31/11

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THE TENTATIVE MAP FOR SAID TRACT MAP WAS APPROVED BY THE CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE 21st DAY OF MARCH, 2008.

DATED: BY: DAVID J. BARAKAN P.L.S. #28931 REG. EXP. 3/31/11

BY: DAVID J. BARAKAN P.L.S. #28931 REG. EXP. 3/31/11

CITY CLERK AND EX-OFFICIO ASSESSOR OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA





RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING TRACT MAP 31422 FOR PROPERTY LOCATED AT 2630 ANZA TRAIL AND AT 2641 MORONGO TRAIL, IN SECTION 25, TOWNSHIP 4 SOUTH, RANGE 4 EAST

WHEREAS, the Planning Commission, at its meeting of April 9, 2008, recommended approval of Amended Tentative Tract Map 31422, prepared by John L. Sanborn of Sanborn A/E Inc., representing The Johnston Family Trust dated August 4, 1999, and The Gebhart Family Trust dated September 18, 1976, for the above described property; and

WHEREAS, the City Council at its meeting of May 21, 2008, approved Amended Tentative Tract Map 31422 subject to conditions; and

WHEREAS, the owners offer for dedication to the City of Palm Springs, Lot "A" for street, public utility, and sewer purposes; an easement for sidewalk and pedestrian purposes, as shown on the map; an easement for public utility purposes, emergency access, service vehicles and personnel, with right of ingress and egress over the on-site private street, as shown on the map; and an easement for public utility purposes, as shown on the map.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

1. That Final Map 31422 is in substantial conformance with approved Amended Tentative Tract Map 31422; and
2. That requisite conditions associated with Amended Tentative Tract Map 31422 have been satisfied; and
3. That Final Map 31422 is in conformance with the General Plan; and
4. That Final Map 31422 conforms to all requirements of the Subdivision Map Act of the State of California; and
5. That all offers of dedication to the public on Final Map 31422 shall be accepted by the City Clerk of the City of Palm Springs; and
6. That Final Map 31422 is hereby approved for purposes therein defined.

Resolution No.

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ADOPTED THIS 20th day of July, 2011.

\_\_\_\_\_  
David H. Ready, City Manager

ATTEST:

\_\_\_\_\_  
James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.  
CITY OF PALM SPRINGS )

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. \_\_\_\_\_ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on July 20, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
James Thompson, City Clerk  
City of Palm Springs, California