



CITY OF PALM SPRINGS
DEPARTMENT OF PLANNING SERVICES

MEMORANDUM

Date: September 11, 2013
To: Planning Commission
From: Ken Lyon, RA, Associate Planner *Kenly*
Subject: **Case TPM 36431 – Parcel Map at 900 West Acanto – Bow Sisters
Notice of Continuation**

At the Planning Commission meeting of August 14, 2013, the subject case was continued to a date certain of September 11, 2013 to allow the Tribal Planning Department to attend the hearing on behalf of the Tribal Allottees, Diana and Lucille Bow. Attached is the staff report for your review and action.

Staff recommends that the Planning Commission recommend approval of the proposed parcel map by the City Council.

Attachment:
August 14, 2013 Staff report with attachments.



Planning Commission Staff Report

DATE: August 14, 2013

PUBLIC HEARING

SUBJECT: A TENTATIVE PARCEL MAP APPLICATION BY THE BUREAU OF INDIAN AFFAIRS ON BEHALF OF DIANA BOW AND LUCILLE BOW, (ALLOTTEES), PROPOSING TO SUBDIVIDE A ROUGHLY FIVE (5) ACRE PARCEL INTO TWO CONFORMING PARCELS AND A CLASS 15 CATEGORICAL EXEMPTION (MINOR LAND DIVISIONS) PURSUANT TO CEQA FOR A PARCEL LOCATED ON THE NORTH SIDE OF ACANTO ROAD, EAST OF LAS BRISAS DRIVE; APN: 512-220-006; ALLOTMENT 80C, ZONE R-1-B; SECTION 35 (IL), CASE TPM 36431

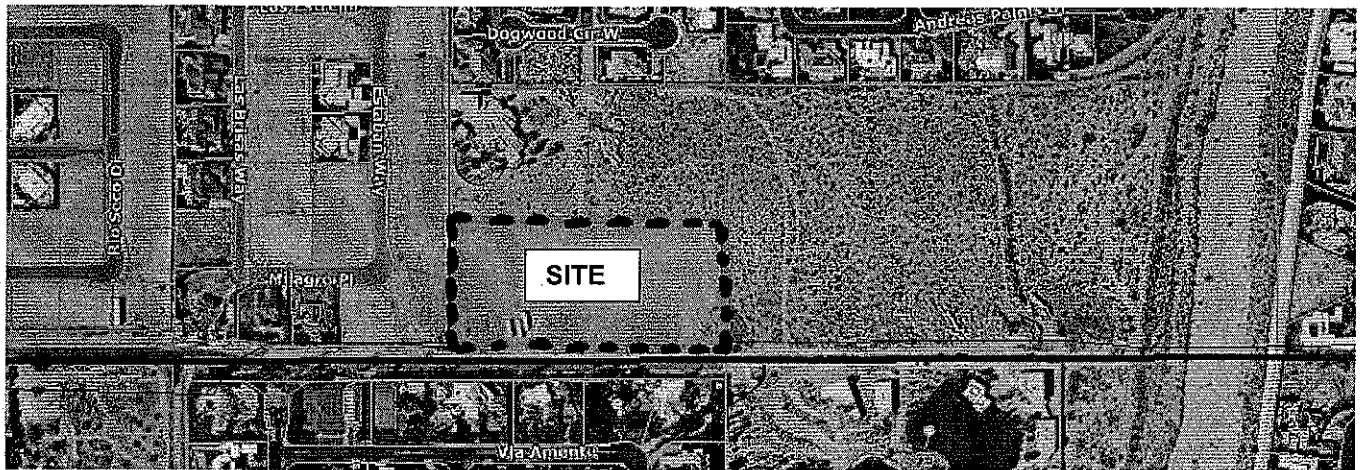
FROM: Department of Planning Services

SUMMARY

The applicant is seeking approval of a tentative parcel map to subdivide a roughly five acre parcel into two equal conforming parcels for the purpose of constructing a single family residential unit on each of the resultant lots.

BACKGROUND INFORMATION

In 2011 the Bow sisters submitted the first of two single family residential applications. Both sisters desire to build their own single family residential unit on each half of the subject five acre parcel, and the parcel map was required in order to subdivide the parcel into two conforming single family residential lots to allow the homes to be developed.



SUBJECT SITE

<i>Related Relevant City Actions</i>	
	(none)

<i>Neighborhood Meeting</i>	
	(The subject parcels is not a part of any recognized neighborhood organization)

<i>Field Check</i>	
July 2013	Staff viewed the site on Thursday July 31, 2013

<i>Surrounding Property</i>	<i>Existing General Plan Designations</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designations</i>
Subject Property	ER (Estate Residential), 2 Units per acre (Canyon South Specific Plan (CSSP))	Vacant	R-1-B Single-Family Residential
North	ER (Estate Residential), 2 Units per acre	Vacant	R-1-B
South	ER / Open Space (Unincorporated Riverside County)	Single Family Residences	Unincorporated Riverside County
East	ER (CSSP)	Vacant	R-1-B
West	ER (CSSP)	Vacant (future SFR) (The Estancias Tract)	Estancias PDD

ANALYSIS

The following charts provide an analysis of the proposed project against the zoning and development standards of the underlying zone. The Bureau of Indian Affairs is considered the property owner on behalf of the Tribal Allottee owners Diana Bow and Lucille Bow. Allottee-owned parcels are subject to all zoning and development ordinances and regulations of the City of Palm Springs.

Acanto Road is a privately owned road. A condition of approval has been included to require the applicant to establish legal access and use of this road with the roadway owner.

<i>Is the project located in any specific plan, special planning area, zoning overlays, conservation areas, historic district, specific plan or planned development district?</i>		
<i>Zone or Overlay:</i>	<i>Yes/No:</i>	<i>Remarks (if any)</i>
Neighborhood Org?	no	
Specific Plan?	Yes	Canyon South Specific Plan (CSSP)
Existing Planned Development District?	No	
Planning Area?	No	
Resort Combining Zone?	No	

Airport non-suit Zone?	No	
Airport Compatibility Zone (AALUC)?	No	
Downtown Parking Combining Zone?	No	
Historic District Overlay?	No	
Tribal Land?	Yes (Section 35)	Parcel is allottee-owned
Hillside or Major Thoroughfare?	No	
Conservation Area as defined in the MSHCP?	No	
Wind Energy Overlay?	No	
Watercourse or Floodplain?	No	
Hillside or Major Thoroughfare?	No	
Other?		

Zoning – Uses & Lot Standards			
	R-1-B Zone	Proposed	Compliance
Uses permitted	Single-family residences	(future SFR)	Yes
Density	1 primary dwelling / lot	1du/lot	Yes
Min. Lot Area	15,000 square feet	88,561 SF (2.03 acres) each lot	Yes
Min. Lot Depth	120 feet	298	Yes
Min. Lot Width	120 feet	330	Yes

REQUIRED FINDINGS

The following findings are required pursuant to Section 66474 of the State of California Subdivision Map Act.

- a. *The proposed Tentative Parcel Map is consistent with all applicable general and specific plans.*

The proposed project is consistent with the General Plan designation of L-2 (Very Low Density residential), which allows a maximum density of two dwelling units per acre. The proposal is to create two lots; each approximately 2 acres in area. The project lies within the Canyon South Specific Plan (CSSP). The CSSP was established to encourage development of a destination resort hotel and golf course and custom single family residential development. The proposed parcel map is located in Planning 6 of the CSSP which is identified as a roughly 178 acre intended for residential uses. (Table III-1, CSSP). The project conforms to this finding.

- b. *The design and improvements of the proposed Tentative Tract Map are consistent with the zone in which the property is located.*

The subject property is zoned R-1-B (Single Family Residential), which allows one dwelling unit per 15,000 square feet of lot area. The subdivision proposes two lots each of which are proposed to be approximately two acres in area. This lot area is consistent with the R-1-B zoning classification.

- c. *The site is physically suited for this type of development.*

The project site is a relatively flat undeveloped site with street access along Acanto Road. The size and shape of the parcel is sufficient to create at least two conforming lots of ample size with buildable pads, and thus the site is physically suited for this type of development.

- d. *The site is physically suited for the proposed density of development.*

The project site is roughly 4.99 acres. Maximum density for this area is two dwelling units per acre pursuant to the General Plan and roughly three dwelling units per acre pursuant to the R-1-B zone (15,000 square foot minimum lot size). The proposed density of the project is one dwelling unit per two acres; well within the maximum allowable density.

- e. *The design of the subdivision is not likely to cause environmental damage or substantially and avoidably injure fish, wildlife, or their habitats.*

The design of the proposed subdivision is a simple two-lot parcel map. The site is not within a conservation area as designated by the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) is not near a watercourse and is in an urbanized part of the City. The project is not likely to cause environmental damage to wildlife or their habitat.

- f. *The design of the subdivision or type of improvements is not likely to cause serious public health problems.*

The proposed development is in an urbanized part of the City in which public utilities are available. The provision of public water service and the existing street provides an orderly system of both routine and emergency access to the project site.

- g. *The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.*

There is no known public access across the subject property; therefore, the subdivision will not conflict with easements for access through or use of the property. All utilities are located within and around the existing development.

ENVIRONMENTAL ASSESSMENT

The project has been evaluated pursuant to the California Environmental Quality Act (CEQA) Guidelines, and a Class 15 Categorical Exemption (Minor Land Division) is recommended. A project is eligible for a Class 15 Cat Ex under the following conditions:

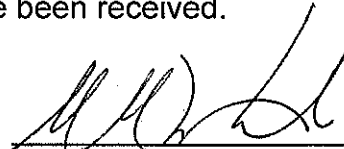
- The Parcel is located in an urbanized area zoned for residential.
- The division of property is proposed for four or fewer resultant parcels.
- The proposed division of land is in conformance with the City General Plan and zoning.
- No variances or exemptions are required.
- All services and access to the proposed parcels to local standards are available.
- The parcel was not involved in a division of land in the previous two years.
- The parcel does not have slopes greater than 20%.

NOTIFICATION

Notification was sent to adjacent property owners within 500 feet from the subject property and to date, no public comments have been received.



Ken Lyon, RA
Associate Planner



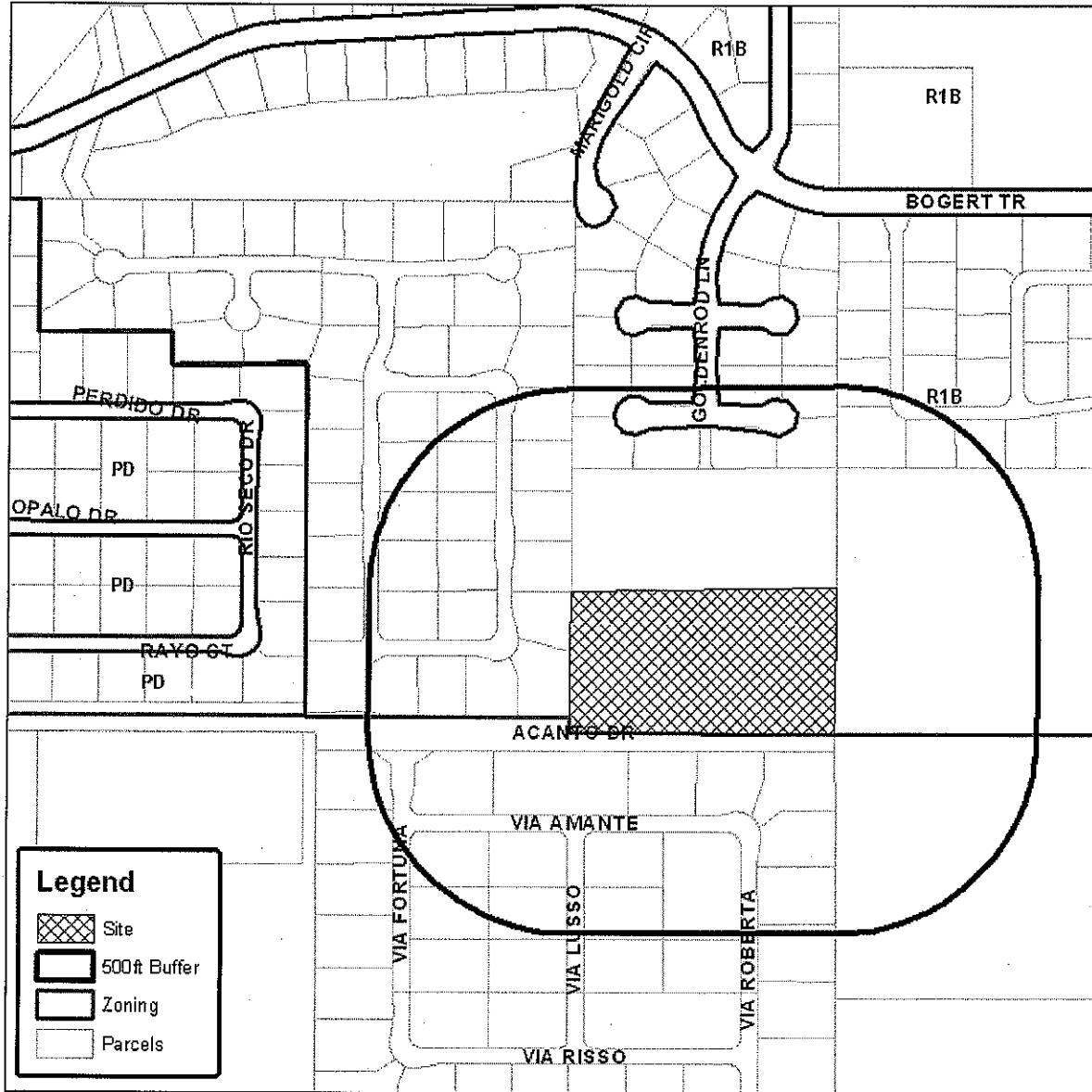
M. Margo Wheeler, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Draft Resolution
3. Conditions of Approval
4. Tentative Parcel Map 36431



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: TPM 36431

DESCRIPTION:

APPLICANT: Diana & Lucille Bow

A proposed two-lot tentative parcel map

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA RECOMMENDING APPROVAL BY THE CITY COUNCIL OF CASE TPM 36431, A TENTATIVE PARCEL MAP TO SUBDIVIDE A ROUGHLY FIVE ACRE PARCEL INTO TWO PARCELS, LOCATED ON THE NORTH SIDE OF ACANTO ROAD, EAST OF LAS BRISAS DRIVE, ZONE R-1-B, SECTION 35 (IL), ALLOTMENT 80C, CANYON SOUTH SPECIFIC PLAN, APN 512-220-006.

WHEREAS, The Bureau of Indian Affairs on behalf of Diana Bow and Lucille Bow ("the applicant") has filed an application with the City pursuant to Chapter 9.62 of the City's Municipal Code (Maps) and Section 66474 of the State of California Subdivision Map Act, for a Tentative Parcel Map proposing to subdivide a roughly five acre parcel into two lots; and

WHEREAS, a notice of public hearing for Case TPM 36431 was given in accordance with applicable law; and

WHEREAS, on August 14, 2013, a public meeting on Case TPM 36431 was held by the Planning Commission in accordance with applicable law; and

WHEREAS, City has evaluated the project pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined that the project is Categorically Exempt from further analysis pursuant to Section 15315 of the CEQA guidelines (Minor Land Divisions); and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the Planning Commission recommends that the City Council adopt a Class 15 Categorical Exemption (Minor Land Division) for the proposed parcel map.

Section 2: Pursuant to Municipal Code Chapter 9.64 (Maps) and the State of California Subdivision Map Act Section 66474, the Planning Commission finds as follows:

- a. *The proposed Tentative Parcel Map is consistent with all applicable general and specific plans.*

The proposed project is consistent with the General Plan designation of L-2 (Very Low Density residential), which allows a maximum density of two dwelling units per acre.

The proposal is to create two lots; each approximately 2 acres in area. The project lies within the Canyon South Specific Plan (CSSP). The CSSP was established to encourage development of a destination resort hotel and golf course and custom single family residential development. The proposed parcel map is located in Planning 6 of the CSSP which is identified as a roughly 178 acre intended for residential uses. (Table III-1, CSSP).

- b. The design and improvements of the proposed Tentative Tract Map are consistent with the zone in which the property is located.*

The subject property is zoned R-1-B (Single Family Residential), which allows one dwelling unit per 15,000 square feet of lot area. The subdivision proposes two lots each of which are proposed to be approximately two acres in area. This lot area is consistent with the R-1-B zoning classification.

- c. The site is physically suited for this type of development.*

The project site is a relatively flat undeveloped site with street access along Acanto Road. The size and shape of the parcel is sufficient to create at least two conforming lots and thus the site is physically suited for this type of development.

- d. The site is physically suited for the proposed density of development.*

The project site is roughly 4.99 acres. Maximum density for this area is two dwelling units per acre pursuant to the General Plan and roughly three dwelling units per acre pursuant to the R-1-B zone (15,000 square foot minimum lot size). The proposed density of the project is one dwelling unit per two acres; well within the maximum allowable density.

- e. The design of the subdivision is not likely to cause environmental damage or substantially and avoidably injure fish, wildlife, or their habitats.*

The design of the proposed subdivision is a simple two-lot parcel map. The site is not within a conservation area as designated by the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) is not near a watercourse and is in an urbanized part of the City. The project is not likely to cause environmental damage to wildlife or their habitat.

- f. The design of the subdivision or type of improvements is not likely to cause serious public health problems.*

The proposed development is in an urbanized part of the City in which public utilities are available. The provision of public water service and the existing street provides an orderly system of both routine and emergency access to the project site.

- g. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.*

There is no known public access across the subject property; therefore, the subdivision will not conflict with easements for access through or use of the property. All utilities are located within and around the existing development.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby recommends that the City Council approves Case TPM 36431 a Tentative Parcel Map subdividing a roughly five acre parcel into two conforming lots located on the north side of Acanto Road, east of Las Brisas Drive; subject to the attached conditions set forth in Exhibit A.

ADOPTED this fourteenth day of August 2013.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

M. Margo Wheeler, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case TTM 36431
A two-lot parcel map
on the north side of Acanto Road, east of Las Brisas Drive
(APN: 512-220-006; ALLOTMENT 80C, ZONE R-1-B; SECTION 35 (IL))

August 14, 2013

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case TPM 36431; except as modified with the approved Mitigation Monitoring Program and the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped May 6, 2013, on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Tentative Map. This approval is for Tentative Parcel Map 36431 located on the north side of Acanto Road, east of Las Brisas, date stamped May 6, 2013. This approval is subject to all applicable regulations of the Subdivision Map Act, the Palm Springs Municipal Code, and any other applicable City Codes, ordinances and resolutions.

ADM 6. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case TPM 36431. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

ADM 7. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.

ADM 8. Time Limit on Approval. Approval of the Tentative Parcel Map (TPM) shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.

Extensions of time may be approved pursuant to Code Section 9.63.110. Such extension shall be required in writing and received prior to the expiration of the original approval.

ADM 9. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.

ADM 10. Tribal Fees Required. As the property is Indian reservation land, fees as required by the Agua Caliente Band of Cahuilla Indians Tribal Council,

including any applicable habitat conservation plan fees shall be paid prior to consideration of this project by the Planning Commission.

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Tribal Habitat Conservation Plan (THCP) Fee required. All projects within the City of Palm Springs, within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the Tribal Habitat Conservation Plan prior to the issuance of certificate of occupancy.
- ENV 2. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$64 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid (projects that are Categorically Exempt from CEQA).
- ENV 3. California Fish & Game Fees Required. The project is required to pay a fish and game impact fee as defined in Section 711.4 of the California Fish and Game Code. This CFG impact fee plus an administrative fee for filing the action with the County Recorder shall be submitted by the applicant to the City in the form of a money order or a cashier's check payable to the Riverside County Clerk prior to the final City action on the project (either Planning Commission or City Council determination). This fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such fee is paid. The project may be eligible for exemption or refund of this fee by the California Department of Fish & Game. Applicants may apply for a refund by the CFG at www.dfg.ca.gov for more information.
- ENV 4. Cultural Resource Survey Required. Prior to any ground disturbing activity, including clearing and grubbing, installation of utilities, and/or any construction related excavation, an Archaeologist qualified according to the Secretary of the Interior's Standards and Guidelines, shall be employed to survey the area for the presence of cultural resources identifiable on the ground surface.
- ENV 5. Cultural Resource Site Monitoring. There is a possibility of buried cultural or Native American tribal resources on the site. A Native American Monitor shall be present during all ground-disturbing activities. (check for duplication in engineering conditions)
- ENV 6. a). A Native American Monitor(s) shall be present during all ground disturbing activities including clearing and grubbing, excavation, burial of utilities, planting of rooted plants, etc. Contact the Agua Caliente Band of Cahuilla

Indian Cultural Office for additional information on the use and availability of Cultural Resource Monitors. Should buried cultural deposits be encountered, the Monitor shall contact the Director of Planning. After consultation the Director shall have the authority to halt destructive construction and shall notify a Qualified Archaeologist to further investigate the site. If necessary, the Qualified Archaeologist shall prepare a treatment plan for submission to the State Historic Preservation Officer and Agua Caliente Cultural Resource Coordinator for approval.

b). Two copies of any cultural resource documentation generated in connection with this project, including reports of investigations, record search results and site records/updates shall be forwarded to the Tribal Planning, Building, and Engineering Department and one copy to the City Planning Department prior to final inspection.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 2. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.
- PLN 3. Prior to recordation of the final subdivision map, the developer shall submit for review and approval the following documents to the Planning Department which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approved tentative map:
- a. The document to convey title.
 - b. Deed restrictions, easements, covenant conditions and restrictions that are to be recorded.
 - c. The approved documents shall be recorded at the same time that the subdivision map is recorded. The documents shall contain provisions for joint access to the proposed parcels and open space restrictions. The approved documents shall contain a provision which provides that they may not be terminated or substantially amended without the consent of the City and the developer's successor-in-interest.
- PLN 4. (add any additional conditions imposed by the Planning Commission or City Council here)

POLICE DEPARTMENT CONDITIONS

POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security

BUILDING DEPARTMENT CONDITIONS

BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

ENGINEERING DEPARTMENT CONDITIONS

The Engineering Division recommends that if this application is approved, such approval is subject to the following conditions being completed in compliance with City standards and ordinances.

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

GENERAL

ENG 1. Applicant shall obtain right-of-way to provide legal access on the south side of W. Acanto Road 44 feet south of the section line. Legal access must be maintained for Amended Tract No. 16623, as well as Assessor's Parcel No. 686-050-001.

STREETS

ENG 2. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit.

ENG 3. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Division. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.

ENG 4. When public dedications of easements or rights-of-way over Tribal Allottee land are required, the applicant shall be responsible for compliance with all Bureau of Indian Affairs (B.I.A.) requirements, including payment of any BIA fees. It is the applicant's responsibility to determine what additional costs or other requirements may be necessary to obtain any required public dedications as identified by the City for this development. Required public dedications for easements or rights-of-way are "without limitation as to tenure"; easements granted with a defined term, or made in connection with an underlying Indian Land Lease, shall not be accepted.

ENG 5. Upon completion of required improvements by the applicant, and as a condition of acceptance by the City Engineer, the applicant shall prepare for the City Engineer's approval, an Affidavit of Completion in accordance with Section 169.16, Title 25, of the Code of Federal Regulations, for any improvements

constructed by the applicant for which an easement was dedicated to the City through the Bureau of Indian Affairs. The Affidavit of Completion shall be provided to and approved by the City Engineer prior to final acceptance of the public improvements. The applicant shall be responsible for obtaining the necessary form for the Affidavit of Completion from the Palm Springs Agency of the Bureau of Indian Affairs, and for having it completed as necessary by the applicant's Engineer of Record.

- ENG 6. A Road and Bridge Impact Fee of \$2,704 per single family residential unit; as well as a Fire Station Fee of \$469.00 per acre for single family residential units shall be paid (or as may be adjusted annually) in accordance with Chapter 9.69.040 and 9.69.060 of the Palm Springs Municipal Code, shall be paid prior to issuance of a building permit.

WEST ACANTO ROAD

- ENG 7. Dedicate a half street right-of-way of 34 feet north of section line along the entire frontage, by separate instrument.
- ENG 8. Applicant shall dedicate a 20 feet wide equestrian and landscape easement behind (north of) the proposed curb.
- ENG 9. Construct a 6 inch curb and gutter, 4 feet north of section line to match existing curb and gutter west of the site, along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 10. Note that work south of the section line is not located in the City of Palm Springs. Applicant shall obtain appropriate permits from the governing jurisdiction prior to plan approval.
- ENG 11. Construct pavement with a minimum pavement section of 3 inches asphalt concrete pavement over 6 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from edge of proposed gutter to clean sawcut edge of pavement (1 foot south of section line) along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110 and 325. Applicant shall match existing asphalt concrete pavement adjacent to the southwest corner of the site parcel and the proposed street section shall be 36 feet between the north and south faces of curb. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 12. All broken or off grade street improvements shall be repaired or replaced.

SANITARY SEWER

- ENG 13. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.
- ENG 14. Submit sewer improvement plans prepared by a California registered civil engineer to the Engineering Division. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.
- ENG 15. Construct an 8 inch V.C.P. sewer main across the entire W. Acanto Road frontage located 14 feet north of centerline or as required by the City Engineer and connect to the existing public sewer manhole located adjacent to the southwest corner of the site parcel (Assessor's Parcel No. 512-220-006.) All sewer mains constructed by the applicant and to become part of the public sewer system shall be digitally video recorded by the City prior to acceptance of the sewer system for maintenance by the City. Any defects of the sewer main shall be removed, replaced, or repaired to the satisfaction of the City Engineer prior to acceptance.
- ENG 16. The on-site private sewer lateral shall not connect to the existing sewer manhole located adjacent to the southwest corner of the site. The on-site sewer system shall connect to the sewer main with a standard sewer lateral connection in accordance with City of Palm Springs Standard Drawing No. 405.
- ENG 17. The project is subject to a sewer assessment fee of \$146.19 per lot for construction of the 15" sewer main in Avenida Granada, Calle Palo Fierro and Laverne Way. The fee shall be paid prior to issuance of the building permit.
- ENG 18. Upon completion of the construction of public sewer lines, an as-built drawing in digital format shall be provided to the City as required by the City Engineer, if the sewer was not constructed in accordance with the original approved sewer plans.

MAP

- ENG 19. A Parcel Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Division for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing allotted parcel (no. 80C) and all lots created therefrom, and copies of record documents shall be submitted with the Parcel Map to the Engineering Division as part of the review of the Map. The Parcel Map shall be approved by the City Council prior to issuance of building permits.
- ENG 20. In accordance with Government Code 66411.1 (a), all required public improvements shall be listed in an Improvement Certificate on the Parcel Map and clearly noted that the required public improvements will be the minimum development requirements for Parcels 1 and 2 of Tentative Parcel Map No.

36431, but shall be completed prior to issuance of a building permit on either of the two proposed parcels.

ENG 21. Upon approval of a parcel map, the parcel map shall be provided to the City in G.I.S. digital format, consistent with the "Guidelines for G.I.S. Digital Submission" from the Riverside County Transportation and Land Management Agency." G.I.S. digital information shall consist of the following data: California Coordinate System, CCS83 Zone 6 (in U.S. feet); monuments (ASCII drawing exchange file); lot lines, rights-of-way, and centerlines shown as continuous lines; full map annotation consistent with annotation shown on the map; map number; and map file name. G.I.S. data format shall be provided on a CDROM/DVD containing the following: ArcGIS Geodatabase, ArcView Shapefile, ArcInfo Coverage or Exchange file (e00), DWG (AutoCAD 2004 drawing file), DGN (Microstation drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variations of the type and format of G.I.S. digital data to be submitted to the City may be authorized, upon prior approval of the City Engineer.

TRAFFIC

ENG 22. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and street lights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.

ENG 23. Submit traffic striping and signage plans for W. Acanto Road, prepared by a California registered civil engineer, for review and approval by the City Engineer. All required traffic striping and signage improvements shall be completed in conjunction with required street improvements, to the satisfaction of the City Engineer, and prior to acceptance of the public street improvements by the City.

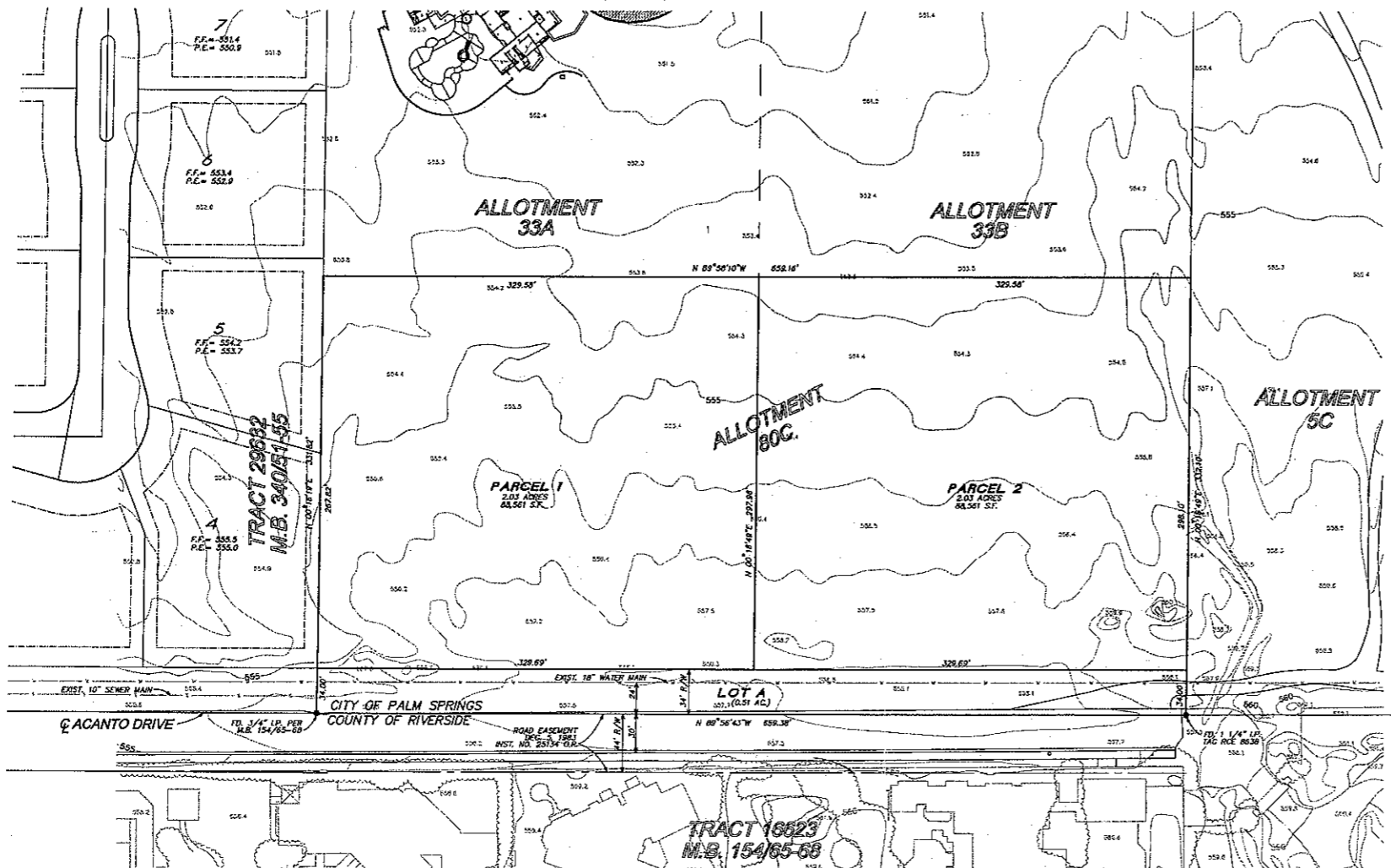
ENG 24. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated September 26, 2006, or subsequent editions in force at the time of construction.

FIRE DEPARTMENT CONDITIONS

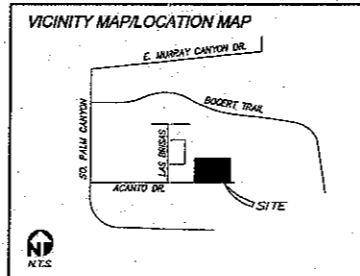
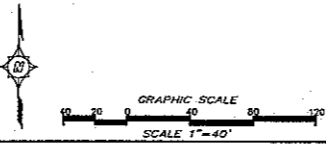
(none at this time)

END OF CONDITIONS

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 36431
 BEING THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER
 OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, 4 EAST, S.B.M.
 SANBORN A/E, Inc. APRIL 2012



LEGAL DESCRIPTION
 ALLOTMENT 80C BEING THE S 1/2 OF THE SE 1/4 OF THE SE 1/4
 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, 4 EAST,
 SAN BERNARDINO MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



OWNER/DEVELOPER:
 OWNER: BUREAU OF INDIAN AFFAIRS
 P.O. BOX 22413
 PALM SPRINGS, CALIFORNIA 92263
 ALLOTEES:
 DANAH BOW 135 ARDEN ROAD SANTA BARBARA, CA 93101 805 555-5336
 LUCILLE BOW 35008 PALA-TEHUECOLA ROAD PALA CA 92059 760 622-7604

ENGINEER: SANBORN A/E, INC.
 21-700 SAN JACINTO DR. SUITE E-1 RANCHO MIRAGE, CA 92270
 (760) 423-0600

UTILITY NOTIFICATIONS:
 ELECTRIC: SO. CALIFORNIA EDISON 700-202-4291
 GAS: SO. CALIFORNIA GAS CO. 700-356-6691 ATTN: BERTRAM WILLIAMS
 TELEPHONE: VERIZON 760-778-3601 ATTN: LARRY MOORE
 TELEVISION: TIME WARNER 760-341-5452 ATTN: DAVE SCRIPPER
 SEWER: PALM SPRINGS 760-341-5452 ATTN: DAVE SCRIPPER
 WATER: DESERT WATER AGENCY 760-341-5452 ATTN: CERSE RANDALL

SCHOOL DISTRICT INFORMATION
 PALM SPRINGS UNIFIED SCHOOL DISTRICT
 940 EAST TANTOIZ CANYON WAY
 PALM SPRINGS, CALIFORNIA 92262
 (760) 418-5000

ASSESSOR'S PARCEL NUMBERS
 52-220-004
2008 THOMAS GUIDE LOCATION
 PAGE 616 / P2

FEMA FLOOD ZONE
 ZONE: X
 COMMUNITY PANEL NO.: 05045C-1500
 DATE: 2008

TOPOGRAPHIC SOURCE
 INLAND LEGAL SURVEY
 DATE OF SURVEY: OCTOBER 2010

AREA INFORMATION
 TOTAL NO. OF NUMBERED PARCELS = 2
 TOTAL NO. OF LETTERED LOTS = 1
 THE PROPERTY SHOWN HEREIN CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP.
 TOTAL GROSS AREA = 4.59 ACRES = 201,470 SQ.FT.
 MINIMUM PARCEL SIZE = 2.03 ACRES = 88,501 SQ.FT.
 LOT "A" = 0.51 ACRES = 22,419 SQ.FT.

LAND USE INFORMATION
 EXISTING ZONING =
 PROPOSED ZONING =
 ADJACENT EXISTING LAND USE - NORTH = RESIDENTIAL
 SOUTH = RESIDENTIAL
 EAST = VACANT
 WEST = RESIDENTIAL

- GENERAL NOTES**
1. CONTOUR INTERVAL = 1 FOOT
 2. ALL SLOPES ARE AS SHOWN ON TOPO
 3. LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE
 4. THIS MAP IS COMPILED FROM RECORDED INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
 5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE.
 6. NO GRADING WILL BE DONE ON INDIVIDUAL LOTS - GRADING PLAN SUBMITTED AT TIME OF DEVELOPMENT

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SANBORN A/E, INC.
 JOHN L. SANBORN P.L.S.
 21-700 SAN JACINTO DR. SUITE E-1 RANCHO MIRAGE, CA 92270
 TEL (760) 423-0600 FAX (760) 423-0602

TENTATIVE PARCEL MAP NO. 36431
 for ALLOTMENT 80C
 S 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, 4 EAST, SAN BERNARDINO MERIDIAN
 S.D. 11-140 SCALE 1"=40' SHEET NO. T1.0
 DATE 4/22/2012
 DRAWN ANS