



City Council Staff Report

Date: October 15, 2014

CONSENT CALENDAR

Subject: APPROVAL OF TRACT MAP 36715

From: David H. Ready, City Manager

Initiated by: Public Works and Engineering Department

SUMMARY

Amir Engineering, Inc., representing Dunvegan South Projects, L.P. a California Limited Partnership and Phantom Southern Projects, Inc. has prepared a tract map for subdivision of property for nine (9) unit Condominium Project, located at 100 Cerritos Road, in Section 13, Township 4 South, Range 4 East. Approval of the tract map will allow the map to be recorded, creating legal lots for future development. 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 36715 FOR PROPERTY LOCATED AT 100 CERRITOS ROAD, IN SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 EAST, and
- 2) Authorize the City Manager to execute all necessary documents.

STAFF ANALYSIS:

Amir Engineering, Inc., representing Dunvegan South Projects, L.P. a California Limited Partnership and Phantom Southern Projects, Inc. has prepared a tract map for subdivision of property for nine (9) unit Condominium Project, located at 100 Cerritos Road, in Section 13, Township 4 South, Range 4 East.

At its meeting of February 26, 2014, the Planning Commission recommended approval of Tentative Tract Map 36715, which was subsequently approved by the City Council, subject to conditions, on March 19, 2014.

It has been determined that required conditions have been satisfied, that Tract Map 36715 is in substantial conformance with the approved Tentative Tract Map, and that Tract Map 36715 is ready for City Council approval.

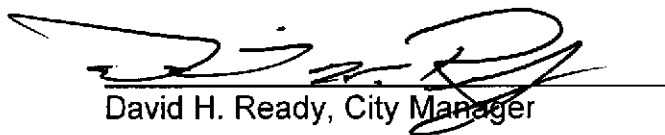
ITEM NO. 24

FISCAL IMPACT:

None.



David J. Barakian
Director of Public Works/City Engineer



David H. Ready, City Manager

ATTACHMENTS:

1. Map
2. Resolution

THIS MAP CONSISTS OF ONE LOT
AREA 26,877.26 SQ FT (0.62 AC)

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND THAT WE HEREBY CONSENT TO THE RECORDATION OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE DETAILED BOUNDARY LINE.

WE HEREBY DEDICATE TO THE CITY OF PALM SPRINGS IN FEE FOR STREET AND UTILITY PURPOSES, DESIGNATED AS LOT "A" AND SHOWN WITHIN THIS MAP.

WE HEREBY DEDICATE TO THE CITY OF PALM SPRINGS A SIDEWALK AND ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES, LIMITED TO RIGHT TURN INGRESS ONLY, AND RIGHT TURN EGRESS ONLY ACCESS EASEMENT FOR THE BENEFIT OF SERVICE, EMERGENCY VEHICLES, AND PERSONNEL OVER THE TRAVELWAY DESIGNATED AS LOT "B" AND SHOWN WITHIN THIS MAP.

DUNDEGAN SOUTH PROJECTS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
BY: DUNDEGAN SOUTH PROJECTS, INC., A CALIFORNIA CORPORATION
ITS GENERAL PARTNER

BY: Edward J. Biegel 10/4/2014
EDWARD J. BIEGEL, PRESIDENT DATE

BY: Janet M. Biegel 10/4/2014
JANET M. BIEGEL, SECRETARY DATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA, Washington
COUNTY OF Orange
ON October 2 2014, BEFORE ME J. Carol Johnson, Notary Public

PERSONALLY APPEARED EDWARD J. BIEGEL AND JANET M. BIEGEL, AS MANAGING MEMBERS, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, 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
J. Carol Johnson, Notary Public
SIGNATURE: J. Carol Johnson, Notary Public Exp 10/31/2015

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 140,000 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTIBLE AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: 10/20 20 10/20 20
RECHA HARRER - ASST CLERK OF THE BOARD OF SUPERVISORS
DON KENT COUNTY TAX COLLECTOR
BY: _____ BY: _____
DEPUTY DEPUTY

SOIL REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY SLADDER ENGINEERING - PROJECT NO. 544-10002 ON MAY 13 2012, AS REQUIRED BY THE HEALTH AND SAFETY CODE, FILED WITH THE BUILDING DIVISION, CITY OF PALM SPRINGS.

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP No. 36715
FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOTS 25 AND 26 OF THE LURING SANDS PARK TRACT MAP, IN THE THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.B.M. IN THE CITY OF PALM SPRINGS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON RECORDED IN MAP BOOK 20, PAGE 71, OFFICIAL RECORDS OF RIVERSIDE COUNTY

AMPI ENGINEERING, INC. SEPTEMBER 2014

CITY CLERK'S STATEMENT

I, JAMES THOMPSON, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY OF PALM SPRINGS, STATE OF CALIFORNIA, HEREBY CERTIFY THAT CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE DAY OF _____, 20____ DULY APPROVED THE ANNEXED MAP OF TRACT MAP NO. 36715.

AND DID ACCEPT, AS AN OFFER IN FEE, THE DEDICATION OF LOT "A" FOR PUBLIC STREET AND UTILITY PURPOSES, AND DID ACCEPT THE SIDEWALK AND ACCESS EASEMENT DESIGNATED AS LOT "B", AS SHOWN IN THE WITHIN MAP.

THE TENTATIVE MAP WAS APPROVED BY THE CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____, 20____

CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE _____

DON KENT COUNTY TAX COLLECTOR
DATE: October 7 2014 BY: Valerie Dion
DEPUTY DON KENT COUNTY TAX COLLECTOR

SIGNATURE OMISSIONS

THE SIGNATURE(S) OF THE PARTIES LISTED BELOW, OWNER(S) OF EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66406 SUBSECTION (G)(5)(A)(II) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT FIT INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

- 1 THE CITY OF PALM SPRINGS OWNERS OF A DEED FROM J.G. MC CALLUM ET AL, RECORDED APRIL 1, 1989 IN BOOK 143, PAGE 478 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, FOR RIGHT OF WAY AND RESERVATION AS SET OUT IN DEED, EXCEPT SUCH PARTS HEREOF AS ARE RESERVED FOR PUBLIC AGENCIES ON SAID MAP OF PALM VALLEY, AND THE FRONT OF WAY IS HEREBY RESERVED FOR IRRIGATION DITCHES AND WATER PIPES THAT MAY BE REQUIRED BY THE GRANTORS OR THEIR ASSIGNS.
- 2 THE CITY OF PALM SPRINGS OWNERS OF A 5 FOOT PUBLIC UTILITY EASEMENT, AS SHOWN ON THE LURING SANDS PARK TRACT MAP FILED IN BOOK 20, PAGE 71, OFFICIAL RECORDS OF RIVERSIDE COUNTY.
- 3 CALIFORNIA ELECTRIC POWER COMPANY (NOW SOUTHERN CALIFORNIA EDISON COMPANY) HOLDER OF AN EASEMENT FOR ELECTRIC POLE LINES OR UNDERGROUND CONDUITS OR BOTH, AS RECORDED JULY 26, 1948, IN BOOK 997, PAGE 486 OF OFFICIAL RECORDS.

RECORDER'S CERTIFICATE

SHEET ONE OF TWO

FILED THIS _____ DAY OF _____, 2014 AT _____
IN MAP BOOK _____, AT PAGE _____, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF PALM SPRINGS.
NO. _____ FEE _____
LARRY W. WARD COUNTY ASSESSOR-CLERK-RECORDER
BY: _____ DEPUTY

SUBDIVISION GUARANTEE BY: LINKERS TITLE COMPANY, INC.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, AND LOCAL ORDINANCE AT THE REQUEST OF EDWARD J. BIEGEL, ON MAY 18, 2013. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

John P. Brumby
DATE: SEPTEMBER 15, 2013
EXP. 03/31/2015

SEPTEMBER 09, 2014
DATE



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF TRACT MAP NO. 36715 CONSISTING OF TWO (2) SHEETS, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DAVID J. SHAWMAN, P.E. 28831
CITY ENGINEER

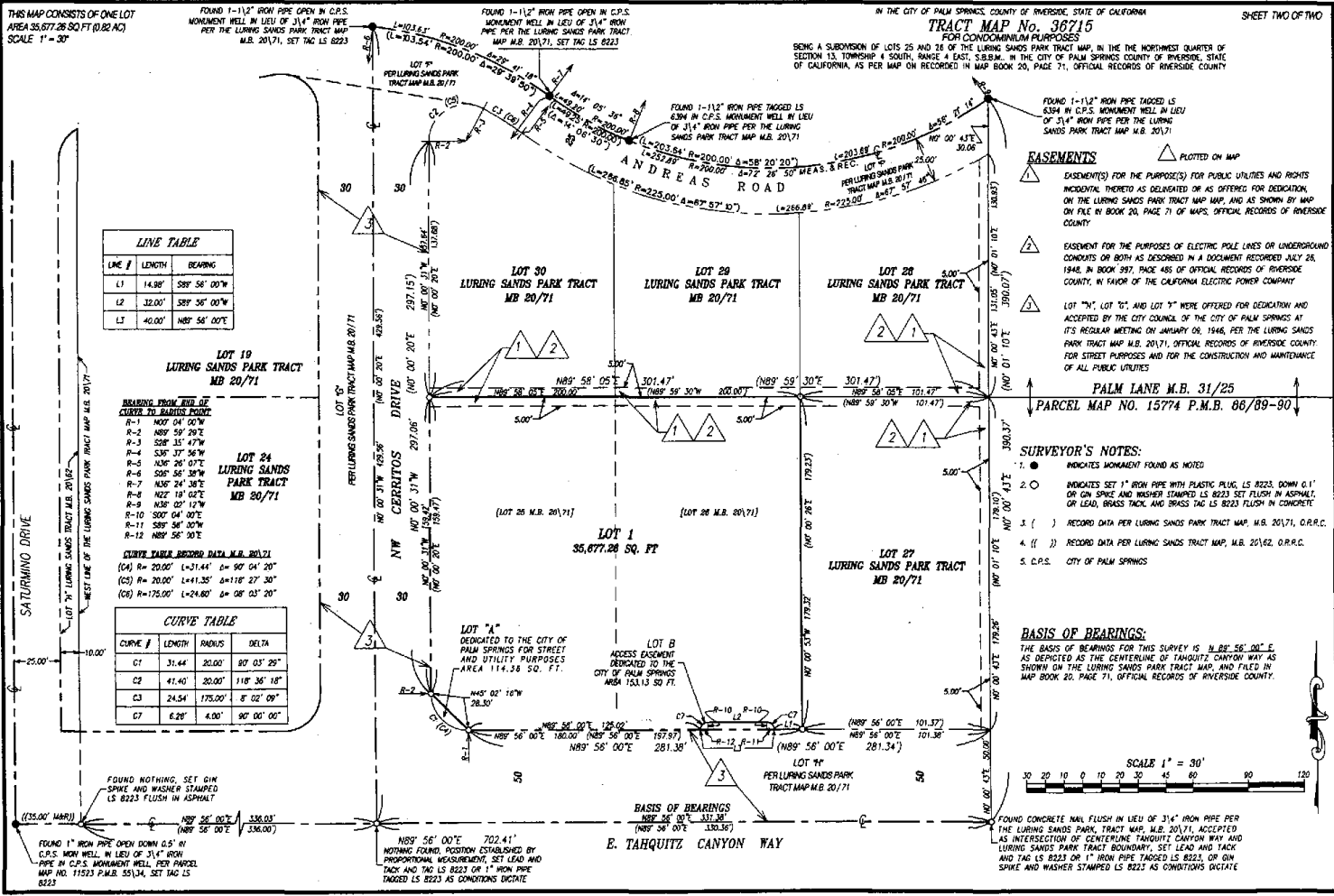
DATE

EXP. 03/31/2015



SURVEYOR'S NOTES

- SET SET 1" IRON PIPE DOWN 6" WITH PLASTIC CAP STAMPED LS 8223, OR LEAD, WITH BRASS TACK, AND BRASS TAG STAMPED LS 8223, OR CONCRETE NAIL WITH BRASS TAG STAMPED LS 8223 (DEPENDENT ON POSITION CONDITION)



THIS MAP CONSISTS OF ONE LOT
 AREA 35,677.26 SQ. FT. (0.82 AC.)
 SCALE 1" = 30'

FOUND 1-1/2" IRON PIPE OPEN IN C.P.S.
 MONUMENT WELL IN LIEU OF 3/4" IRON
 PIPE PER THE LURING SANDS PARK TRACT
 MAP NO. 201/71, SET TAG LS 8223

FOUND 1-1/2" IRON PIPE OPEN IN C.P.S.
 MONUMENT WELL IN LIEU OF 3/4" IRON
 PIPE PER THE LURING SANDS PARK TRACT
 MAP NO. 201/71, SET TAG LS 8222

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TRACT MAP No. 36715
 FOR CONDOMINIUM PURPOSES
 BEING A SUBDIVISION OF LOTS 25 AND 26 OF THE LURING SANDS PARK TRACT MAP, IN THE NORTHWEST QUARTER OF
 SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.83.84, IN THE CITY OF PALM SPRINGS COUNTY OF RIVERSIDE, STATE
 OF CALIFORNIA, AS PER MAP ON RECORDED IN MAP BOOK 20, PAGE 71, OFFICIAL RECORDS OF RIVERSIDE COUNTY

SHEET TWO OF TWO

LINE #	LENGTH	BEARING
L1	14.88	S89° 56' 00" W
L2	32.00	S89° 35' 00" W
L3	40.00	N89° 55' 00" E

LOT 19
 LURING SANDS PARK TRACT
 MB 20/71

LOT 24
 LURING SANDS
 PARK TRACT
 MB 20/71

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	31.44	20.00	80° 03' 29"
C2	41.40	20.00	118° 36' 18"
C3	24.54	175.00	8° 02' 09"
C7	6.28	4.00	90° 00' 00"

LOT 30
 LURING SANDS PARK TRACT
 MB 20/71

LOT 29
 LURING SANDS PARK TRACT
 MB 20/71

LOT 28
 LURING SANDS PARK TRACT
 MB 20/71

LOT 1
 35,677.26 SQ. FT.

LOT 26
 M.B. 20/71

LOT 27
 LURING SANDS PARK TRACT
 MB 20/71

LOT "A"
 DEDICATED TO THE CITY OF
 PALM SPRINGS FOR STREET
 AND UTILITY PURPOSES
 AREA 114.38 SQ. FT.

LOT B
 ADDRESS EASEMENT
 DEDICATED TO THE
 CITY OF PALM SPRINGS
 AREA 153.13 SQ. FT.

BASIS OF BEARINGS
 N89° 56' 00" E 702.41'
 N89° 56' 00" E 331.38'
 N89° 56' 00" E 336.36'

EASEMENTS

PLOTTED ON MAP

EASEMENT(S) FOR THE PURPOSE(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THEREOF AS DELINEATED OR AS OFFERED FOR DEDICATION ON THE LURING SANDS PARK TRACT MAP MAP, AND AS SHOWN BY MAP ON FILE IN BOOK 20, PAGE 71 OF MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY

EASEMENT FOR THE PURPOSES OF ELECTRIC POLE LINES OR UNDERGROUND CONDUITS OR BOTH AS DESCRIBED IN A DOCUMENT RECORDED JULY 28, 1948, IN BOOK 397, PAGE 485 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN FAVOR OF THE CALIFORNIA ELECTRIC POWER COMPANY

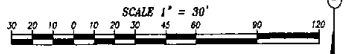
LOT "1", LOT "2", AND LOT "3" WERE OFFERED FOR DEDICATION AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF PALM SPRINGS AT ITS REGULAR MEETING ON JANUARY 09, 1946, PER THE LURING SANDS PARK TRACT MAP M.B. 201/71, OFFICIAL RECORDS OF RIVERSIDE COUNTY, FOR STREET PURPOSES AND FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES

PALM LANE M.B. 31/25
 PARCEL MAP NO. 15774 P.M.B. 86/89-90

SURVEYOR'S NOTES:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG, LS 8223, DOWN 0.1" OR ON SPIKE AND WASHER STAMPED LS 8223 SET FLUSH IN ASPHALT OR LEAD BRASS TACK, AND BRASS TAG LS 8223 FLUSH IN CONCRETE
- { } RECORD DATA PER LURING SANDS PARK TRACT MAP, M.B. 201/71, D.P.R.C.
- { } RECORD DATA PER LURING SANDS TRACT MAP, M.B. 201/62, D.P.R.C.
- C.P.S. CITY OF PALM SPRINGS

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS N 89° 56' 00" E, AS DEPICTED AS THE CENTERLINE OF TAHQUITZ CANYON WAY AS SHOWN ON THE LURING SANDS PARK TRACT MAP, AND TIED IN MAP BOOK 20, PAGE 71, OFFICIAL RECORDS OF RIVERSIDE COUNTY.



FOUND CONCRETE NAIL FLUSH IN LIEU OF 3/4" IRON PIPE PER THE LURING SANDS PARK TRACT MAP, M.B. 201/71, ACCEPTED AS INTERSECTION OF CENTERLINE TAHQUITZ CANYON WAY AND LURING SANDS PARK TRACT BOUNDARY, SET LEAD AND TACK AND TAG LS 8223 OR 1" IRON PIPE TAGGED LS 8223, OR ON SPIKE AND WASHER STAMPED LS 8223 AS CONDITIONS DICTATE

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING TRACT MAP 36715 FOR PROPERTY LOCATED 100 CERRITOS ROAD, IN SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 EAST.

WHEREAS, the Planning Commission, at its meeting of February 26, 2014, recommended approval of the Tentative Tract Map 36715, prepared by Amir Engineering, Inc., representing Dunvegan South Projects, L.P. a California Limited Partnership and Phantom Southern Projects, Inc., for the above described property; and

WHEREAS, the City Council at its meeting of March 19, 2014, approved the Tentative Tract Map 36715 subject to conditions.

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

1. Final Map 36715 is in substantial conformance with approved Tentative Tract Map 36715; and
2. Final Map 36715 is in conformance with the General Plan; and
3. Final Map 36715 conforms to all requirements of the Subdivision Map Act of the State of California; and
4. Final Map 36715 is hereby approved for purposes therein defined.

ADOPTED THIS 15TH day of October, 2014.

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 October 15, 2014 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California