



City Council Staff Report

Date: July 15, 2015

CONSENT CALENDAR

Subject: APPROVAL OF PARCEL MAP 36686

From: David H. Ready, City Manager

Initiated by: Public Works and Engineering Department

SUMMARY

Fomotor Engineering representing Gain Limited Partnership, a California Limited Partnership, has requested approval of Parcel Map 36686 to subdivide a vacant 1 acre parcel into 3 residential parcels. Approval of Parcel Map 36686 is a ministerial action, as required by the Municipal Code and the Subdivision Map Act.

RECOMMENDATION:

Adopt Resolution No. ____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING PARCEL MAP 36686 FOR PROPERTY LOCATED AT 260 W. VISTA CHINO, IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST."

STAFF ANALYSIS:

Fomotor Engineering representing Gain Limited Partnership, a California Limited Partnership, (the "Developer"), submitted Parcel Map 36686, requesting that the property located at 260 W. Vista Chino, in Section 3, Township 4 South, Range 4 East, be subdivided into 3 parcels for development of 3 single family residential homes. The project has been identified as "Kaptur Court;" a site map is provided below and a Vicinity Map is included as **Attachment 1**. A copy of Parcel Map 36686 is included as **Attachment 2**.



Parcel Map 36686 "Kaptur Court" Site Map

At its meeting of August 27, 2014, the Planning Commission recommended approval of Tentative Parcel Map 36686, which was subsequently approved by the City Council, subject to conditions, on November 5, 2014. Pursuant to the conditions, the Developer offers for dedication to the City of Palm Springs an easement over the private street for public utility and sewer purposes, with the right of ingress and egress for emergency vehicles and personnel, as shown on Parcel Map 36686.

Development of Parcel Map 36686 requires construction of certain on-site public improvements (on-site street, sewer and water system improvements) to service the three residential parcels proposed for new single family residential homes; construction of these improvements have not been completed; however, in accordance with Section 66411.1 of the Government Code, fulfillment of any construction requirements associated with Parcel Map 36686 shall not be required until the time a permit or other grant of approval for development of the individual residential parcels is issued by the City. Therefore, there is no subdivision improvement agreement associated with Parcel Map 36686.

The City Engineer has determined that required conditions of approval associated with Tentative Parcel Map 36686 have been satisfied, that Parcel Map 36686 is in substantial conformance with the approved Tentative Parcel Map, and that Parcel Map 36686 is ready for City Council approval.

It should be noted that approval of a Parcel Map is a ministerial action, and the City Council cannot condition its approval of the Parcel Map; new conditions cannot be

ENVIRONMENTAL IMPACT:

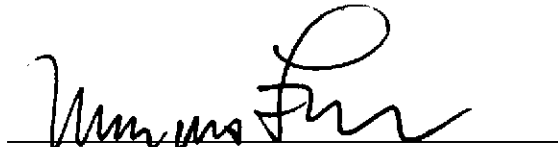
Section 21084 of the California Public Resources Code requires Guidelines for Implementation of the California Environmental Quality Act ("CEQA"). The Guidelines are required to include a list of classes of projects which have been determined not to have a significant effect on the environment and which are exempt from the provisions of CEQA. In response to that mandate, the Secretary for Resources identified classes of projects that do not have a significant effect on the environment, and are declared to be categorically exempt from the requirement for the preparation of environmental documents. Although Tentative Parcel Map 36686 was considered a "Project" pursuant to the CEQA Guidelines, in accordance with Section 15303, Class 3 projects consist of construction and location of limited numbers of new, small facilities and structures, and in accordance with the exemption cited under Section 15303(a), in urbanized areas up to three single-family residences may be constructed. Furthermore, in accordance with Section 15315, Class 15 projects consist of the division of property in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning. In accordance with these CEQA exemptions, on November 5, 2014, the City Council adopted Resolution No. 23687 determining that Tentative Parcel Map 36686 was exempt from CEQA.

FISCAL IMPACT:

Approval of Parcel Map 36686 will subdivide the currently vacant parcel into 3 residential parcels. Ultimately, upon completion of the Project, the City will receive yet to be determined additional property tax revenue. Additional, incremental costs for public service will be incurred over time.

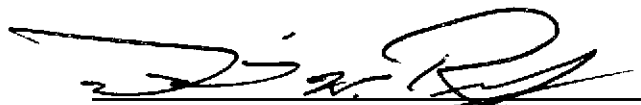
SUBMITTED

Prepared by:



Marcus L. Fuller, MPA, P.E., P.L.S.
Assistant City Manager/City Engineer

Approved by:



David H. Ready, Esq., Ph.D.
City Manager

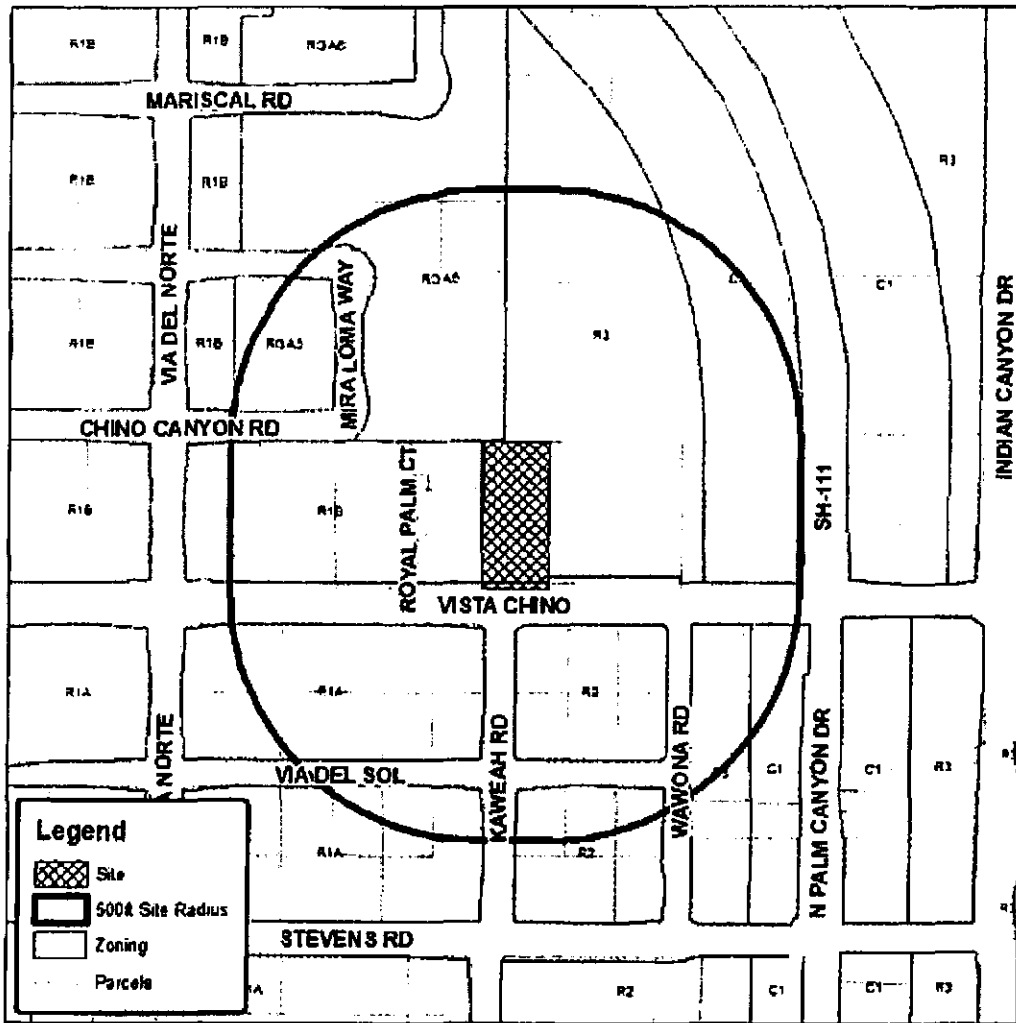
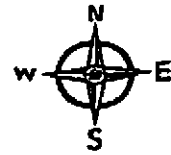
ATTACHMENTS:

1. Vicinity Map
2. Map
3. Resolution

ATTACHMENT 1



Department of Planning Services
Vicinity Map



Legend

- Site
- 500ft Site Radius
- Zoning
- Parcels

CITY OF PALM SPRINGS

CASE NO: 5.1333 GPA, PD-368 & TPM 36686

APPLICANT: Gain Limited Partnership

DESCRIPTION: An application for a Planned Development District (PDD) in-lieu of zone change to allow a single-story, detached single-family residential development and a Tentative Tract Map (TTM) to subdivide about 0.91-acres into three residential lots. In relation to the project, the City Council will consider a General Plan Amendment to change the land use designation of the site from Tourist Resort Commercial to Low Density Residential.

ATTACHMENT 2

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE PUBLIC USE, AN EASEMENT OVER THE "PRIVATE STREET" FOR PUBLIC UTILITY AND SEWER PURPOSES, WITH THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AND PERSONNEL AS SHOWN WITHIN THIS MAP.

WE HEREBY RETAIN THE "PRIVATE STREET" FOR INGRESS AND EGRESS FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS PARCEL MAP.

GAIN LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP
BRADLEY LORNE, INC., A NEVADA CORPORATION, GENERAL PARTNER OF
GAIN LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: [Signature]
BRADLEY LORNE WETLEN, PRESIDENT OF BRADLEY LORNE, INC., A NEVADA CORPORATION

BENEFICIARY STATEMENT

PACIFIC WESTERN BANK, AS BENEFICIARY UNDER DEED OF TRUST RECORDED MARCH 16, 2015 AS INSTRUMENT NUMBER 2015-0102568, OF OFFICIAL RECORDS, COUNTY OF RIVERSIDE.

[Signature]
NAME: Tracy Stockman TITLE: Vice President

NAME: TITLE:

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } SS:
COUNTY OF Riverside
ON 2-24-15, BEFORE ME, Jordan Yunge Gibbs, A NOTARY PUBLIC, WHO PERSONALLY APPEARED Bradley Lorne Wetlen, 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/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

SIGNATURE: [Signature]
NOTARY PUBLIC
PRINTED NAME: Jordan Yunge Gibbs
MY PRINCIPAL PLACE OF BUSINESS IS IN: Riverside COUNTY
MY COMMISSION EXPIRES: March 22, 2015
MY COMMISSION NUMBER: 2062043

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA
PARCEL MAP NO. 36686

BEING A SUBDIVISION OF A PORTION OF THE SOUTH 10 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN.

FOMOTOR ENGINEERING JANUARY, 2015

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$10,000.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF 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.

DATED: June 2, 2015

[Signature] DON KENT
COUNTY TAX COLLECTOR

[Signature] REGIA HARDER-JEWETT
CLERK OF THE BOARD OF SUPERVISORS

BY: [Signature] DEPUTY BY: [Signature] DEPUTY

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 NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$10,000.00.
DATED: June 2, 2015

DON KENT, COUNTY TAX COLLECTOR
BY: [Signature] DEPUTY

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA } SS:
COUNTY OF Riverside
ON 01-08-2015, BEFORE ME, James W. Goedert, A NOTARY PUBLIC, WHO PERSONALLY APPEARED Tracy Stockman, 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/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

SIGNATURE: [Signature]
NOTARY PUBLIC
PRINTED NAME: James W. Goedert
MY PRINCIPAL PLACE OF BUSINESS IS IN: Riverside COUNTY
MY COMMISSION EXPIRES: January 9, 2019
MY COMMISSION NUMBER: 2093298

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY SLADDEN ENGINEERING ON THE 11TH DAY OF FEBRUARY, 2015 AS PROJECT NO. 544-15007 12-02-006

RECORDER'S STATEMENT

SHEET 1 OF 2 SHEETS

FILED THIS DAY OF 2015, AT M. IN BOOK OF MAPS AT PAGES AT THE REQUEST OF THE CITY CLERK OF THE CITY OF PALM SPRINGS.

NO.
FEE

PETER ALDANA, COUNTY RECORDER-ASSESSOR-CLERK

BY: DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GAIN LIMITED PARTNERSHIP IN NOVEMBER 2014. I HEREBY STATE THAT THIS FINAL PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE PARCEL MAP, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, OR WILL BE WITHIN ONE YEAR OF MAP RECORDED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

[Signature]
PHILLIP K. FOMOTOR
L.S. NO. 7070
DATED: 3/24, 2015



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 36686 CONSISTING OF TWO SHEETS, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OR APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE PARCEL MAP HAVE BEEN COMPLIED WITH; AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: 2015



MARCUS FULLER
P.L.S. NO. 7987
REG. EXP. 12/21/16

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, DO HEREBY STATE THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE DAY OF 2015, DULY APPROVED THE MAP OF PARCEL MAP NO. 36686. THE TENTATIVE PARCEL MAP FOR PARCEL MAP 36686 WAS APPROVED BY THE CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE FEBRUARY 20, 2014 AND DID ACCEPT AN EASEMENT OVER THE "PRIVATE STREET" FOR PUBLIC UTILITY AND SEWER PURPOSES, WITH THE RIGHT OF INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES AND PERSONNEL.

DATED: 20

BY:
CITY CLERK AND EX-OFFICIO ASSESSOR OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 (A)(3)(I)-(VII) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED:

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION RECORDED FEBRUARY 24, 1948 IN BOOK 889, PAGE 458 O.R. RECORDS OF RIVERSIDE COUNTY.

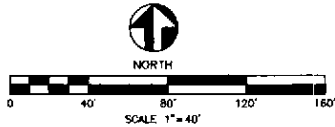
IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA
PARCEL MAP NO. 36686

BEING A SUBDIVISION OF A PORTION OF THE SOUTH 10 ACRES OF THE
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 3, TOWNSHIP 4 SOUTH,
RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN.

FOMOTOR ENGINEERING

JANUARY, 2015

SHEET 2 OF 2 SHEETS



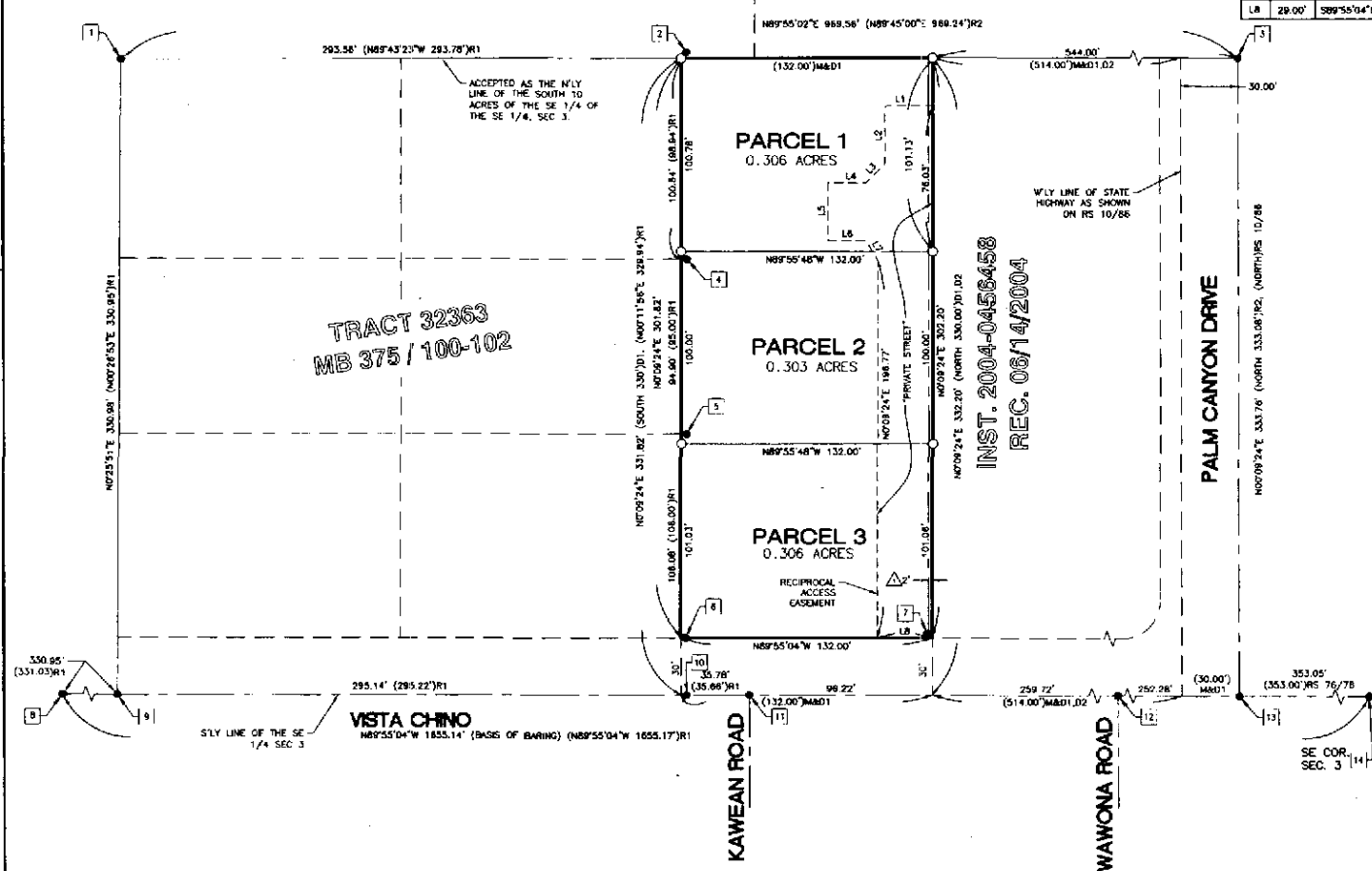
TRACT 4885
MB 797-8

PARCEL MAP 12937
PMB 94/51-53

TRACT 32363
MB 375 / 100-102

INST. 2004-0456458
REC. 06/14/2004

LINE TABLE	
LINE	BEARING
L1	25.00' N90°00'00"E
L2	30.29' N01°09'24"E
L3	14.08' N44°54'05"E
L4	20.01' S89°50'36"E
L5	30.00' N01°09'24"E
L6	20.00' N89°50'36"W
L7	11.62' N50°28'55"W
L8	28.00' S89°55'04"E



- MONUMENT NOTES**
- FOUND 1/2" I.P. PER MB 375/100-102, PMB 94/51-53 AND MB 797-8. FOUND OPEN AND DOWN 0.3' ACCEPTED AS ONLINE OF THE NORTH LINE OF THE SOUTH 10 AC. OF THE SE 1/4 OF THE SE 1/4, SEC. 3.
 - FOUND NAIL AND TAG STAMPED RISE 9070 ON SOUTH FACE OF WALL. LOCATED 2.0' UP FROM GROUND LEVEL. NOT ACCEPTED. LOCATED 0.87' N37°19'5"E FROM THE NW CORNER OF PARCEL 1 SHOWN HEREON.
 - FOUND RAILROAD SPIKE PER PMB 121/90-91 AND RS 55/50 DOWN 0.2'. ACCEPTED AS THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 10 ACRES OF THE SE 1/4 OF THE SE 1/4, SEC. 3 AND THE CENTERLINE OF PALM CANYON DRIVE.
 - FOUND NAIL AND TAG STAMPED LS 6697 PER MB 375/100-102. LOCATED ON WALL FOOTING OFFLINE 0.29' EASTERLY OF THE WESTERLY LINE OF PARCEL 2 HEREON.
 - FOUND NAIL AND TAG STAMPED LS 6697 PER MB 375/100-102. LOCATED ON WALL FOOTING OFFLINE 0.32' EASTERLY OF THE WESTERLY LINE OF PARCEL 2 HEREON.
 - FOUND 1" I.P. WITH PLUG STAMPED LS 6697 PER MB 375/100-102. DOWN 0.9'. NOT ACCEPTED. LOCATED 0.19' N89°25'53"E OF THE SW CORNER OF PARCEL 3 HEREON.
 - FOUND 1" I.P. OPEN DOWN 0.9'. NO REFERENCE. NOT ACCEPTED. LOCATED 0.36' N89°58'14"W OF THE SE CORNER OF PARCEL 3 HEREON.
 - FOUND 2" CPS BRASS CAP IN WELL MON. PER MB 375/100-102 AND MB 797-8. ACCEPTED AS THE INTERSECTION OF VISTA CHINO AND VIA DEL NORTE.
 - FOUND 1 1/2" COPPER WELD STAMPED LS 6697 FLUSH. NO REFERENCE. ACCEPTED AS THE SW COR. TRACT 32363 MB 375/100-102.
 - FOUND 1" I.P. WITH PLUG STAMPED LS 6697 FLUSH. NO REFERENCE. ACCEPTED AS ON LINE OF VISTA CHINO 0.14' EASTERLY OF THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF PARCEL 3 HEREON.
 - FOUND 3/4" I.P. WITH TAG STAMPED LS 4152 DOWN 0.7' IN MONUMENT WELL PER MB 375/100-102 & MB 123/71-72. ACCEPTED AS THE INTERSECTION OF VISTA CHINO AND KAWEAN ROAD.
 - FOUND 3/4" I.P. WITH TAG STAMPED LS 4152 DOWN 0.7' IN MONUMENT WELL PER MB 123/71-72. ACCEPTED AS THE INTERSECTION OF VISTA CHINO AND WAWONA ROAD.
 - FOUND 1 1/4" BRASS DISC PER RS 76/78 KLEISHLE. BENT OVER (SHOT AT BEND). DOWN 0.5'. ACCEPTED AS THE INTERSECTION OF VISTA CHINO AND NORTH PALM CANYON DRIVE.
 - FOUND 1 1/2" COPPER WELD STAMPED LS 2967 DOWN 0.7' IN MONUMENT WELL PER MB 375/100-102, PMB 121/90-91, & PMB 118/8-7. ACCEPTED AS THE SE COR. OF SECTION 3 AND THE INTERSECTION OF VISTA CHINO AND INDIAN AVENUE.

- SURVEYOR'S NOTES**
- INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES SEARCHED, NOTHING FOUND UNLESS OTHERWISE NOTED. SET 1" I.P. WITH PLUG STAMPED LS 7070 FLUSH.
 - (R1) INDICATES RECORD DATA PER TRACT 32363 MB 375/100-102.
 - (P1) INDICATES RECORD DATA PER PARCEL MAP 12937 PMB 94/51-53.
 - (D1) INDICATES RECORD DATA PER INSTRUMENT: 2014-0087923 RECORDED 03/10/2014.
 - (D2) INDICATES RECORD DATA PER INSTRUMENT: 2004-0456458 RECORDED 06/14/2004.

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF VISTA CHINO, BEING N89°55'04"W PER TRACT 32363 MB 375/100-102.

ACREAGE
GROSS AREA: 0.915+ ACRES
39,865± SF

EASEMENT NOTES
AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, A CORPORATION RECORDED FEBRUARY 24, 1949 IN BOOK 889, PAGE 458 O.R. (CENTERLINE OF UNDEVELOPED WIDTH).

ATTACHMENT 3

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING PARCEL MAP 36686 FOR PROPERTY LOCATED AT 260 W. VISTA CHINO, IN SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST

WHEREAS, the Planning Commission of the City of Palm Springs, at its meeting of August 27, 2014, recommended approval of Tentative Parcel Map 36686, subject to conditions; and

WHEREAS, the City Council of the City of Palm Springs, (hereinafter the "City"), at its meeting of November 5, 2014, approved Tentative Parcel Map 36686 subject to conditions; and

WHEREAS, included with the City Council's conditional approval of Tentative Parcel Map 36686 is Administrative Condition No. 12 referencing the obligation to support the formation of a Community Facilities District ("CFD") under the authority of Government Code Section 53311 et seq., associated with the City's existing public safety services, to which such obligation to support the formation of a CFD should not apply to a residential subdivision of four or fewer parcels; and

WHEREAS, Gain Limited Partnership, a California Limited Partnership, (hereinafter the "Subdivider"), has filed Parcel Map No. 36686 with the City in accordance with Section 66463 of the California Government Code; and

WHEREAS, the Subdivider offers for dedication to the City of Palm Springs an easement over the private street for public utility and sewer purposes, with the right of ingress and egress for emergency vehicles and personnel, as shown on Parcel Map 36686; and

WHEREAS, development of Parcel Map 36686 requires construction of certain on-site public improvements (on-site street, sewer and water system improvements) which have not been completed, and, in accordance with Section 66411.1 of the Government Code, fulfillment of any construction requirements associated with Parcel Map 36686 shall not be required until the time a permit or other grant of approval for development of the individual residential parcels is issued by the City.

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

Section 1. Parcel Map 36686 is in substantial conformance with approved Tentative Parcel Map 36686.

- Section 2.** Parcel Map 36686 is in conformance with the General Plan.
- Section 3.** Parcel Map 36686 conforms to all requirements of the Subdivision Map Act of the State of California.
- Section 4.** In accordance with Section 66477.1 of the California Government Code, the offers of dedication to the public on Parcel Map 36686 shall be accepted by the City Clerk, subject to improvement, who shall certify acceptance by signature on the map thereof.
- Section 5.** The City Council hereby determines that Administrative Condition No. 12 associated with the formation of a Community Facilities District ("CFD") for the City's existing public safety services does not apply to residential subdivisions of four or fewer parcels, and that all remaining conditions associated with Tentative Parcel Map 36686 have been satisfied.
- Section 6.** Parcel Map 36686 is hereby approved for purposes therein defined.

ADOPTED THIS 15th day of July, 2015.

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 15, 2015 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California