



City Council Staff Report

Date: June 1, 2016

CONSENT CALENDAR

Subject: APPROVAL OF PARCEL MAP 35507

From: David H. Ready, City Manager

Initiated by: Public Works and Engineering Department

SUMMARY

Feiro Engineering Inc, representing Investec Ramon Investors, L.P., is seeking approval of a parcel map to subdivide a roughly 6.5 acre parcel into three parcels for commercial use. Approval of Parcel Map 35507 is merely 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 35507 FOR PROPERTY LOCATED AT SOUTHEAST CORNER OF RAMON ROAD AND GENE AUTRY TRAIL, IN SECTION 20, TOWNSHIP 4 SOUTH, RANGE 5 EAST."

STAFF ANALYSIS:

Feiro Engineering Inc, representing Investec Ramon Investors, L.P., submitted Parcel Map 35507, requesting that the property located at the southeast corner of Ramon Road and Gene Autry Trail, in Section 20, Township 4 South, Range 5 East, be subdivided into three parcels for commercial use. A site map is provided below and a Vicinity Map is included as **Attachment 1**. A copy of Parcel Map 35507 is included as **Attachment 2**.

ITEM NO. 2.R.



Parcel Map 35507 Site Map

At its meeting of June 13, 2007, the Planning Commission recommended approval of Tentative Parcel Map 35507, which was subsequently approved by the City Council, subject to conditions, on July 25, 2007. The Tentative Parcel Map was approved for two years, until 2009; however, by multiple actions by the California Legislature, the term of Tentative Parcel Map 35507 was automatically extended by state law, with a current expiration date of July 25, 2016. The property owners have requested that the City proceed with approval of Parcel Map 35507, allowing the currently developed site to be subdivided into three commercial parcels to be available for purchase or leasing purposes.

The City Engineer has determined that required conditions of approval associated with Tentative Parcel Map 35507 have been satisfied, that Parcel Map 35507 is in substantial conformance with the approved Tentative Parcel Map, and that Parcel Map 35507 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 imposed on the project that were not previously identified at the time the Tentative Parcel Map was approved.

ENVIRONMENTAL IMPACT:

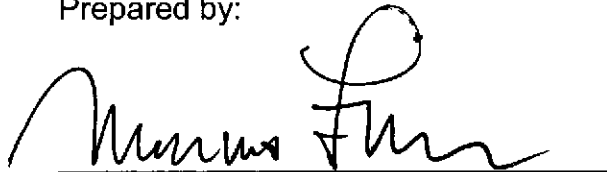
Tentative Parcel Map 35507 was considered a "Project" pursuant to the California Environmental Quality Act ("CEQA") Guidelines. Previously, the City, acting as Lead Agency pursuant to CEQA, prepared an Initial Study and Mitigated Negative Declaration ("MND") for Tentative Parcel Map 35507. On July 25, 2007, the City Council adopted Resolution No. 21999 adopting the MND for Tentative Parcel Map 35507. Approval of Parcel Map 35507 implements Tentative Parcel Map 35507, and is therefore consistent with the MND previously adopted by the City Council, and no further action with regard to CEQA is required to approve Parcel Map 35507.

FISCAL IMPACT:

There is no additional fiscal impact associated with approval of Parcel Map 35507.

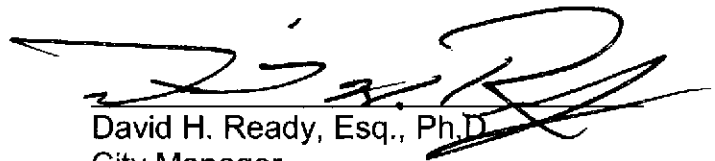
SUBMITTED

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

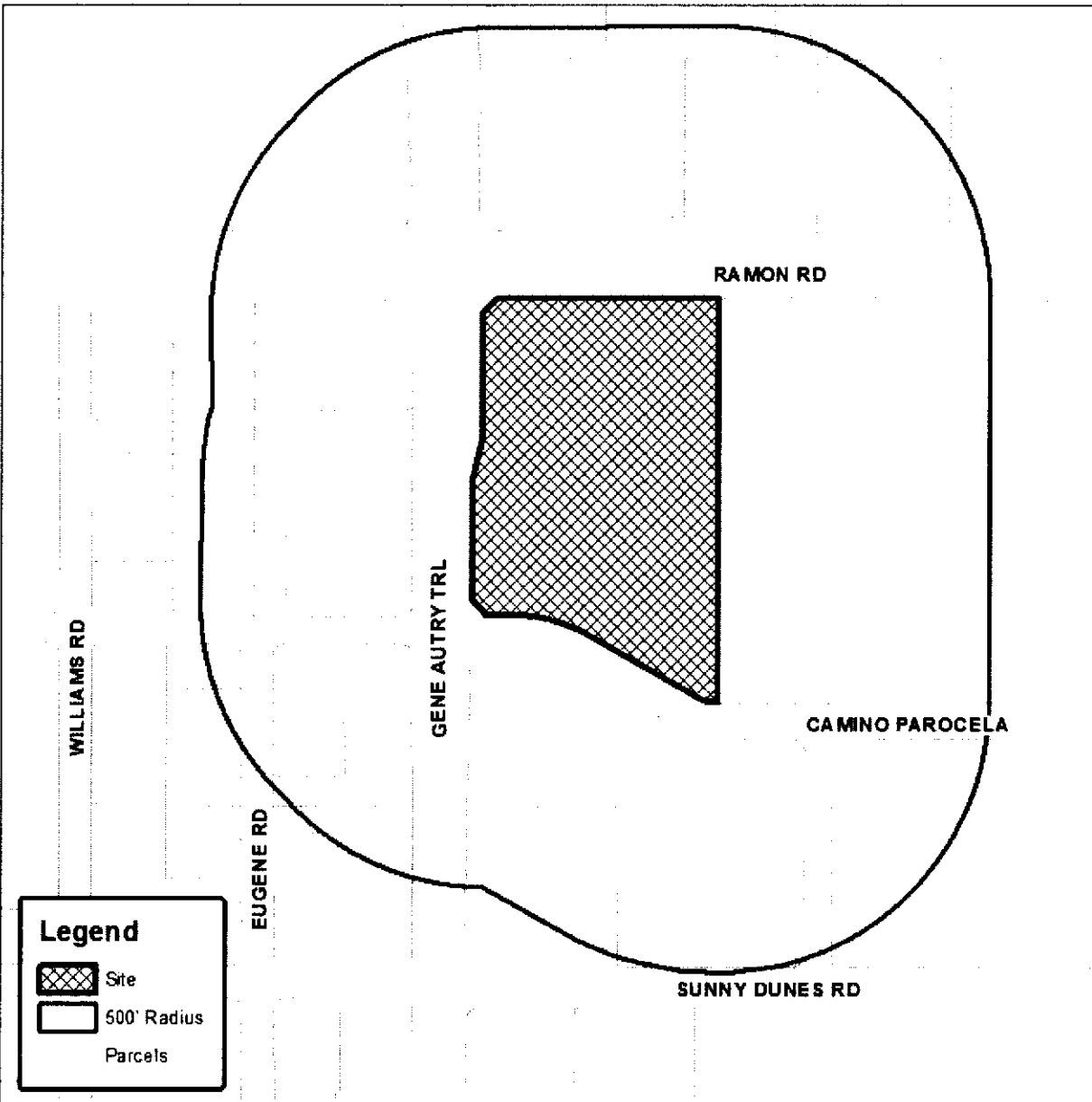
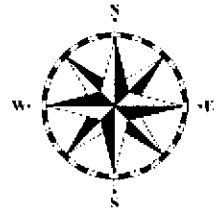
ATTACHMENTS:

1. Vicinity Map
2. Parcel Map 35507
3. Resolution

ATTACHMENT 1



Department of Public Works and Engineering
Vicinity Map



CITY OF PALM SPRINGS

ATTACHMENT 2

PARCEL MAP NO. 35507

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN

FEIRO ENGINEERING, INC.

SEPT. 2015

OWNER'S STATEMENT

IN ACCORDANCE WITH THE CODE OF FEDERAL REGULATIONS TITLE 25 - INDIAN, SAID LANDS ARE HELD IN TRUST BY THE UNITED STATES OF AMERICA FOR THE LESSOR, A MEMBER OF AGUA CALIENTE BAND OF CAHUILLA INDIANS; THE LANDS INCLUDED WITHIN THE DISTINCTIVE BORDERS OF THIS MAP ARE ALLOTMENT PS-101C AND 101CB, UNDER LEASE PSL-354, BETWEEN LESSOR AND INVESTEC RAMON INVESTORS, L.P. AND INVESTEC RANCHO VICTORIA, L.L.C. SUCCESSOR LESSEE, OF D. R. WEST, L.L.C. AS APPROVED BY THE UNITED STATES DEPARTMENT OF INTERIOR, BUREAU OF INDIAN AFFAIRS ON SEPTEMBER 20, 2006 AND RECORDED ON MARCH 9, 2007, AS INSTRUMENT NO. 2007-163912 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, ALL HAVING SOME RIGHT, TITLE, OR INTEREST THEREIN, STATE THAT THEY ARE THE ONLY PARTIES WHOSE CONSENT IS NECESSARY TO EXECUTE, APPROVE AND DELIVER ANY AND ALL SUBLEASES, ASSIGNMENTS, MORTGAGES, DEEDS OF TRUST AND ALL ACTS NECESSARY OR INCIDENTAL IN AND TO SAID LAND AND THE DEVELOPMENT AND IMPROVEMENT THEREOF. ALL HEREBY CONSENT TO THE MAKING AND RECORDING OF THIS MAP AND SUBDIVISION FOR LEASE PURPOSES ON THIS LAND AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES OF THIS MAP.

THERE IS NO OFFER OF, OR DEDICATION THEREIN, OR ANY PART OF SAID LAND FOR PUBLIC USE BY THE UNITED STATES OF AMERICA EXCEPT SUCH PORTIONS THEREOF HERETOFORE, OR HEREAFTER, GRANTED PURSUANT TO THE AUTHORITY GRANTED TO THE SUPERINTENDENT, PALM SPRINGS AGENCY, BUREAU OF INDIAN AFFAIRS, DEPARTMENT OF THE INTERIOR PURSUANT TO SECRETARIAL ORDER 2508.20 F.R. 67-168 OR ANY OTHER ORDERS AND ACTS PERTAINING THERETO.

THE UNITED STATES OF AMERICA
DEPARTMENT OF INTERIOR

Ollie Beval
OLLIE BEVAL, SUPERINTENDENT
PALM SPRINGS AGENCY
BUREAU OF INDIAN AFFAIRS

LANDOWNER OF ALLOTMENTS
101CB & A PORTION OF 101C

Michael Prieta
MICHAEL PRIETA, PS-101
MEMBER OF THE AGUA
CALIENTE BAND OF CAHUILLA
INDIANS

PURSUANT TO THE AUTHORITY DELEGATED BY 209 DM B, 230 DM 1 AND 3 IAM 4 AND SACRAMENTO REDELEGATION ORDER NO. 1 (43F.R. 30131, DATED JULY 15, 1978).

LESSEES

INVESTEC RAMON INVESTORS, L.P.,
A CALIFORNIA LIMITED PARTNERSHIP

BY: INVESTEC RAMON ASSOCIATES, L.L.C.
A CALIFORNIA LIMITED LIABILITY COMPANY
Kenneth P. Slaught
BY: KENNETH P. SLAUGHT, MANAGER

INVESTEC RANCHO VICTORIA, L.L.C.
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: *Kenneth P. Slaught*
BY: KENNETH P. SLAUGHT, MANAGER

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED.

UNITED STATES OF AMERICA -- OWNERS OF AN EASEMENT FOR STREETS AND PUBLIC UTILITY PURPOSES RECORDED FEBRUARY 24, 2000 AS INST. NO. 2000-067891, O.R.

SOUTHERN CALIFORNIA EDISON COMPANY -- OWNER OF EASEMENTS FOR UTILITY PURPOSES RECORDED 2/11/2009 AS INST. NO. 2009-0064962, O.R.

VERIZON OF CALIFORNIA INC. -- OWNER OF AN EASEMENT FOR UTILITY AND COMMUNICATION PURPOSES RECORDED 4/3/2009 AS INST. NO. 2009-0163059, O.R.

CITY OF PALM SPRINGS -- OWNER OF AN EASEMENT FOR AIRCRAFT OPERATIONS, SOUND, AIRSPACE AND AVIATION PURPOSES RECORDED 11/6/2008 AS INST. NO. 2008-0587409, O.R.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 6 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 April 6, 2016

CASH OR SURETY BOND

DON KENT
COUNTY TAX COLLECTOR

BY: *James D. Feiro*
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 \$ 6.

DATED April 6, 2016

DON KENT, COUNTY TAX COLLECTOR

BY: *James D. Feiro*, DEPUTY

NOTARY ACKNOWLEDGEMENT

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)
COUNTY OF Riverside) SS

ON March 23, 2016 BEFORE ME Brenda Diaz,
A NOTARY PUBLIC, PERSONALLY APPEARED Ollie Beval
AND Michael J. Prieta, 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 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 OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND MY COMMISSION EXPIRES 3/2/2018

B. Diaz
NOTARY PUBLIC
MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.



DATED 3/17/16
James D. Feiro
JAMES D. FEIRO, L.S. 4075
EMPIRES 6/30/2016

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AT THE REQUEST OF D. R. WEST, LLC DURING NOV. 2006. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 35507 CONSISTING OF 4 SHEETS; THAT THE SUBDIVISION SHOWN HEREON 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 APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

MARCUS L. FULLER
CITY OF PALM SPRINGS
PLS NO. 7987 EXP. 3/31/2017

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 25 DAY OF 2016, DULY APPROVED THE WITHIN MAP OF PARCEL MAP NO. 35507, THE TENTATIVE MAP FOR SAID PARCEL MAP WAS APPROVED BY THE CITY COUNCIL AT ITS REGULAR MEETING, HELD ON THE 25TH DAY OF JULY 2007.

DATED: _____ BY: JAMES THOMPSON
CITY CLERK AND EX-OFFICIO
CLERK OF THE CITY COUNCIL OF
THE CITY OF PALM SPRINGS

PARCEL MAP NO. 35507

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN

FEIRO ENGINEERING, INC.

SEPT. 2015

NOTARY ACKNOWLEDGEMENT

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)
COUNTY OF San Bernardino) SS

ON March 28 2016, BEFORE ME Mary L. Hawkins,
A NOTARY PUBLIC, PERSONALLY APPEARED Bernita E. Spaight
AND _____, 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
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 OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND MY COMMISSION EXPIRES April 11 2019

Mary L. Hawkins

NOTARY PUBLIC

MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.

NOTARY ACKNOWLEDGEMENT

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)
COUNTY OF _____) SS

ON _____, BEFORE ME _____,
A NOTARY PUBLIC, PERSONALLY APPEARED _____
AND _____, 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
THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES),
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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 MY COMMISSION EXPIRES _____

NOTARY PUBLIC

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

NOTARY ACKNOWLEDGEMENT

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)
COUNTY OF _____) SS

ON _____, BEFORE ME _____,
A NOTARY PUBLIC, PERSONALLY APPEARED _____
AND _____, 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
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.

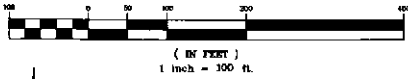
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND MY COMMISSION EXPIRES _____

NOTARY PUBLIC

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

GRAPHIC SCALE



IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 3 OF 4 SHEETS

PARCEL MAP NO. 35507

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN

FEIRO ENGINEERING, INC.

SEPT. 2015

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WEST LINE OF PARCEL 1 OF PM 203/84-85 BEING NORTH.

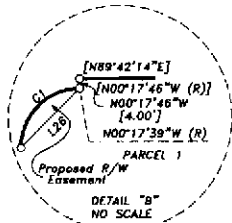
SURVEYOR'S NOTES

- INDICATES SET 1" I.P. & PLUG, LS 4075, FLUSH OR LEAD & TAG LS 4075, FLUSH IF LOT CORNER FALLS ON CONCRETE.
- INDICATES FD. MONUMENT AS NOTED.
- () INDICATES RECORD DATA PER PM 203/84-85.
- [] INDICATES RECORD & MEASURED PER PM 203/84-85.

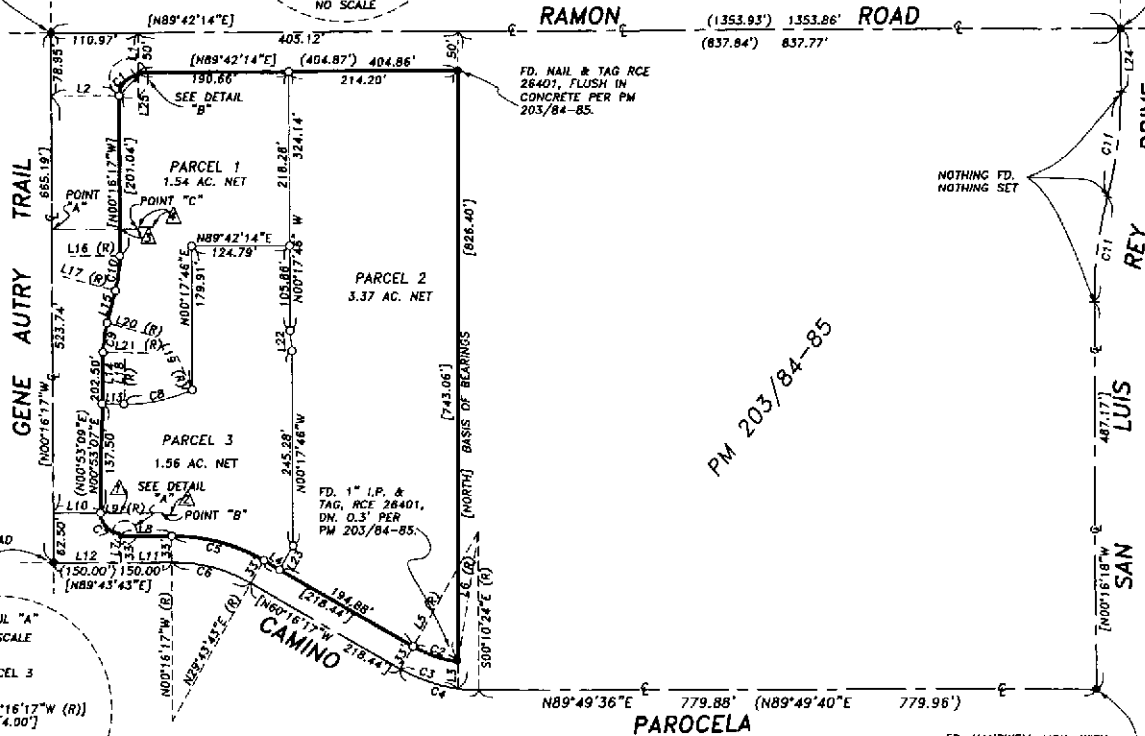
TOTAL AREA = 6.47 ACRES NET

SEE SHEET 3 FOR EASEMENT NOTES

FD. 1 1/2" BRASS CAP STAMPED LS 2567, DN. 0.4" IN WELL MONUMENT PER PM 203/84-85, PMB 135/53-54 & MB 149/18-19, ACCEPTED AS NW COR. SEC. 20.



FD. HANDWELL MON WITH 1" I.P., NO. TAG, DN. 0.5" PER PM 203/84-85 & MB 142/79-80, ACCEPTED AS CENTERLINE INTERSECTION OF RAMON ROAD & SAN LUIS REY DRIVE, SET TAG LS 4075.



NO.	BEARING	DISTANCE
L1	S00°17'46"E	54.00'
L2	N89°43'43"E (R)	86.00'
L3	NORTH	33.34'
L4	N00°16'17"W	23.56'
L5	S28°43'43"W (R)	---
L6	S08°58'50"W (R)	---
L7	[S00°16'17"E (R)]	[32.00']
L8	[N89°43'43"W]	[64.93']
L9	N89°06'53"W (R)	---
L10	S89°43'43"W	80.08'
L11	[N89°43'43"W]	[64.93']
L12	[N89°43'43"W]	[85.06']
L13	N89°05'51"W	27.76'
L14	N00°53'07"E	65.00'
L15	[N14°51'07"E]	[41.55']
L16	N89°43'43"E (R)	---
L17	S75°09'00"E (R)	---
L18	S00°55'09"W (R)	---
L19	S24°33'51"E (R)	---
L20	N75°08'58"W (R)	---
L21	N89°06'53"W (R)	---
L22	S05°31'12"E	25.93'
L23	N28°43'43"E	34.72'
L24	[N00°16'18"W]	[80.00']
L25	N00°17'39"W (R)	---
L26	S44°43'02"W	35.35'

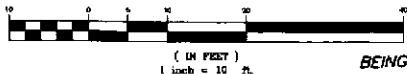
NO.	DELTA	RADIUS	LENGTH
C1	89°58'38"	[25.00']	[39.26']
	(89°58'31")		
C2	20°44'53"	[167.00']	60.47'
	(20°45'01")		(60.48')
C3	[22°14'21"]	[200.00']	[77.63']
L6	29°54'07"	[200.00']	[104.38']
	(29°54'03")		(104.37')
C5	[50°00'00"]	[233.00']	[122.00']
C6	[50°00'00"]	[200.00']	[104.72']
C7	91°09'24"	[25.00']	[39.77']
	(91°09'26")		
C8	25°29'00"	200.00'	88.95'
C9	13°57'54"	[153.00']	[37.29']
	(13°57'52")		
C10	15°07'17"	[166.00']	[43.81']
	(15°07'18")		
C11	[15°14'03"]	[500.00']	[132.94']

FD. PK NAIL & SHINER, FLUSH, IN LIEU OF COPPERCLAD MON. PER PM 203/84-85, ACCEPTED AS CENTERLINE INTERSECTION GENE AUTRY TRAIL & CAMINO PARCELA. SET COPPERCLAD MON. STAMPED LS 4075.

FD. 1" I.P. & TAG, RCE 26401, DN. 0.5" PER PM 203/84-85.

FD. HANDWELL MON. WITH 1" I.P., NO TAG, DN. 0.5" PER PM 203/84-85 & MB 142/79-80, ACCEPTED AS CENTERLINE INTERSECTION OF CAMINO PARCELA & SAN LUIS REY DRIVE. SET TAG LS 4075.

GRAPHIC SCALE



IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 4 OF 4 SHEETS

PARCEL MAP NO. 35507

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN

FEIRO ENGINEERING, INC.

SEPT. 2015

EASEMENT NOTES:

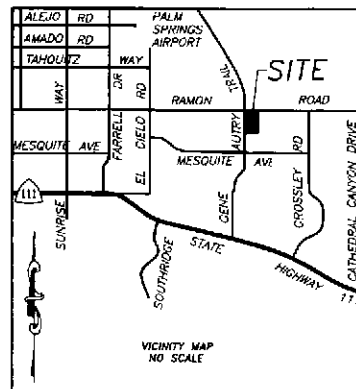
A VARIOUS STRIPS OF LAND AS EASEMENTS FOR RIGHT OF WAY TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS, CONSISTING OF WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS, AND OTHER APPURTENANT FIXTURES AND EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS, IN, ON, OVER, UNDER, ACROSS AND ALONG SAID REAL PROPERTY, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY PER DOCUMENT RECORDED 2/11/2009 AS INST. NO. 2009-0064962, OFFICIAL RECORD, AS DESCRIBED BELOW:

- ▲ THE CENTERLINE OF AN EASEMENT 6.00 FEET IN WIDTH.
- ▲ THE CENTERLINE OF AN EASEMENT 14.00 FEET IN WIDTH.
- ▲ THE CENTERLINE OF AN EASEMENT 6.00 FEET IN WIDTH.
- ▲ THE CENTERLINE OF AN EASEMENT 14.00 FEET IN WIDTH.

B A NON-EXCLUSIVE EASEMENT, EXCLUSIVE OF BUILDING SITES, FOR RIGHT OF WAY FOR THE PURPOSES OF CONSTRUCTING, USING, MAINTAINING, OPERATING, ALTERING, ADDING TO, REPAIRING, REPLACING, RECONSTRUCTING, INSPECTING AND/OR REMOVING ITS FACILITIES, CONSISTING OF, BUT NOT LIMITED TO: POLES, CABLES, WIRES, AMPLIFIERS, CROSSARMS, ANCHORS, GUYS, BRACES, UNDERGROUND CONDUITS, MANHOLES, HANDHOLES, PEDESTALS, ABOVE AND BELOW GROUND VAULTS AND ENCLOSURES, CONCRETE PADS, MARKERS AND OTHER APPURTENANCES, FIXTURES AND/OR FACILITIES NECESSARY OR USEFUL FOR THE TRANSMISSION OF ELECTRIC ENERGY FOR COMMUNICATIONS, VIDEO, INTELLIGENCE BY ELECTRICAL MEANS AND/OR OTHER PURPOSES ON, OVER, IN, UNDER, ACROSS AND ALONG SAID REAL PROPERTY IN FAVOR OF VERIZON CALIFORNIA INC. PER DOCUMENT RECORDED 4/3/2009 AS INST. NO. 2009-0163059, OFFICIAL RECORDS. SAID EASEMENT LIES WITHIN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN.

IT IS UNDERSTOOD AND AGREED THAT ALL EQUIPMENT PLACED WITHIN THE ABOVE-DESCRIBED PROPERTY SHALL BE LOCATED WITH THE APPROVAL OF THE GRANTORS HEREIN, AND WHEN SO PLACED, THE LOCATION OF SAID EQUIPMENT SHALL BE THE CENTER OF A PERMANENT EASEMENT EXTENDING 5.00 FEET ON EACH SIDE OF THE CENTERLINE OF SAID EQUIPMENT. SAID EASEMENT IS NOT PLOTTABLE FROM RECORD.

C AN EASEMENT FOR AIRCRAFT OPERATIONS, SOUND AIRSPACE AND AVIGATION IN FAVOR OF THE CITY OF PALM SPRINGS PER DOCUMENT RECORDED NOVEMBER 5, 2008 AS INSTRUMENT NO. 2008-0587409, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.



ATTACHMENT 3

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING PARCEL MAP 35507 FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF RAMON ROAD AND GENE AUTRY TRAIL, IN SECTION 20, TOWNSHIP 4 SOUTH, RANGE 5 EAST

WHEREAS, the Planning Commission of the City of Palm Springs, at its meeting of June 13, 2007, recommended approval of Tentative Parcel Map 35507, subject to conditions; and

WHEREAS, the City Council of the City of Palm Springs, (hereinafter the "City"), at its meeting of July 25, 2007 approved Tentative Parcel Map 35507 subject to conditions; and

WHEREAS, Investec Ramon Investors, LP, a California Limited Partnership, (hereinafter the "Subdivider"), has filed Parcel Map No. 35507 with the City in accordance with Section 66463 of the California Government Code; and

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

- Section 1.** Parcel Map 35507 is in substantial conformance with approved Tentative Parcel Map 35507.
- Section 2.** Parcel Map 35507 is in conformance with the General Plan.
- Section 3.** Parcel Map 35507 conforms to all requirements of the Subdivision Map Act of the State of California.
- Section 4.** Requisite conditions associated with Tentative Parcel Map 35507 have been satisfied.
- Section 5.** Parcel Map 35507 is hereby approved for purposes therein defined.

Resolution No. _____

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ADOPTED THIS 1st day of June, 2016.

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 June 1, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California