



City of La Quinta

CITY / SA / HA / FA MEETING DATE: March 17, 2015

ITEM TITLE: ADOPT RESOLUTION GRANTING APPROVAL OF FINAL PARCEL MAP 36523

AGENDA CATEGORY:

BUSINESS SESSION:

CONSENT CALENDAR: 6

STUDY SESSION:

PUBLIC HEARING:

RECOMMENDED ACTION:

Adopt City Council Resolution No. 2015-___ granting approval of a Final Map for Tentative Parcel Map 36523.

EXECUTIVE SUMMARY:

- Parcel Map 36523 subdivides a 3.9-acre commercial property on Caleo Bay Drive north of Avenue 48 into two parcels: Parcel One, at 2.8 acres, is an existing memory care facility and Parcel Two, at 1.1 acres, is a vacant commercial site.
- All conditions of approval for Tentative Parcel Map 36523 have been completed and the developer has requested approval of the Final Parcel Map.
- Approving the Final Map is a ministerial action that is required after the conditions of approval have been satisfied.

FISCAL IMPACT:

None. No off-site improvements were required with this Final Parcel Map.

BACKGROUND/ANALYSIS

The project is located east of Washington Street and north of Avenue 48 at 47805 Caleo Bay Drive (Attachment 1). The owner/developer of the project is La Quinta Investors, LP. The Community Development Director approved Tentative Parcel Map 36523 to subdivide the property on June 18, 2014 (Attachment 2). La

Quinta Investors, LP has met all requirements of the Tentative Parcel Map and now requests City Council's approval of the Final Map, which is the last step in the subdividing process. This will allow the new parcels to be sold or constructed individually.

Since all conditions of the Tentative Parcel Map have now been met and the Final Map has been reviewed and found technically correct by the City Surveyor, staff recommends approval of the Final Parcel Map.

ALTERNATIVES:

Approval of the Final Parcel Map is a ministerial action that is required after developers satisfactorily complete all conditions of approval. Therefore, staff does not recommend an alternative action.

Report prepared by: Bryan McKinney, P.E., Principal Engineer

Report approved for submission by: Timothy R. Jonasson, P.E.

Public Works Director/City Engineer

- Attachments:
1. Vicinity Map
 2. Parcel Map 36523

RESOLUTION 2015 -

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LA QUINTA, CALIFORNIA, APPROVING FINAL MAP
36523**

WHEREAS, the Community Development Director, at the Director's Hearing of June 18, 2014, approved Tentative Parcel Map 36523, subject to conditions of approval and;

WHEREAS, the developer has completed all of the conditions of approval;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of La Quinta, California, as follows:

That the City Council does hereby grant approval of Final Map 36523, as referenced in the title of this Resolution, for the reasons set forth in this Resolution.

PASSED, APPROVED and ADOPTED at a regular meeting of the La Quinta City Council held on this 17th day of March 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

LINDA EVANS, Mayor
City of La Quinta California

ATTEST:

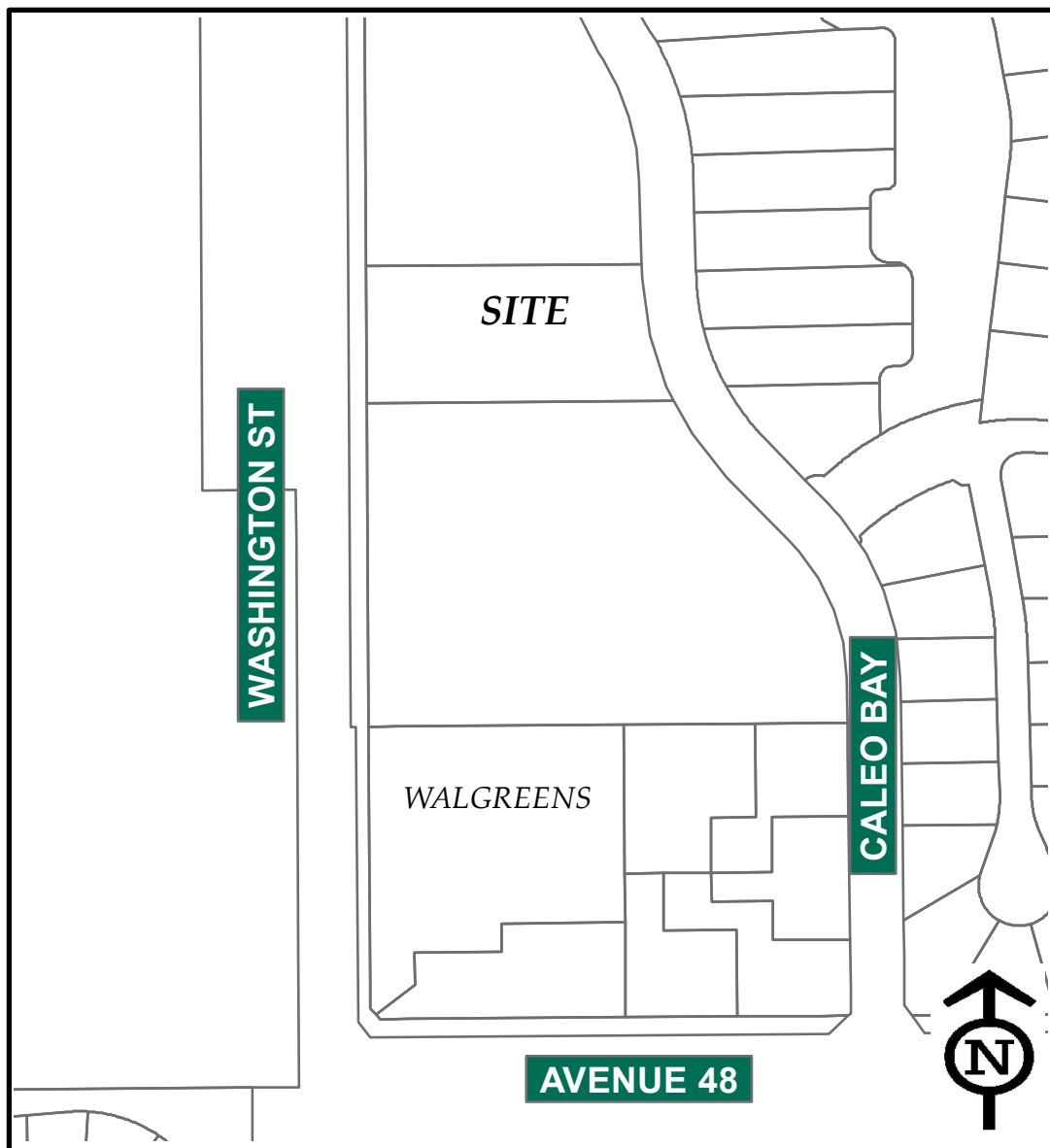
SUSAN MAYSELS, City Clerk
City of La Quinta, California

(CITY SEAL)

APPROVED AS TO FORM:

WILLIAM H. IHRKE, City Attorney
City of La Quinta, California

VICINITY MAP



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 PARCEL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RELINQUISH TO THE CITY OF LA QUINTA, VEHICULAR ACCESS RIGHTS FROM PARCELS 1 AND 2 TO CALED BAY, EXCEPT AT THE APPROVED ACCESS OPENINGS SHOWN HEREON.

WE HEREBY RESERVE THE FOLLOWING:

FOR THE BENEFIT OF PARCELS 1 AND 2, A PERMANENT, NON-EXCLUSIVE, RECIPROCAL EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS AND PARKING OVER AND ACROSS PARCELS 1 AND 2.

THE STORM DRAIN EASEMENT AS SHOWN HEREON. THE RESERVATION IS FOR PRIVATE STORM DRAIN PURPOSES IN FAVOR OF PARCELS 1 AND 2. THE EASEMENT SO RESERVED INCLUDES THE RIGHT TO ENTER UPON SAID LANDS, TO SURVEY, CONSTRUCT, RECONSTRUCT, LAY, RELAY, MAINTAIN, USE AND REMOVE PIPELINES, FIXTURES AND APPURTENANCES, AND TO REMOVE OBJECTS INTERFERING WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE THEREOF.

LAQUINTA INVESTORS, LP
A CALIFORNIA LIMITED PARTNERSHIP

BY: ERWIN EQUITY GROUP, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: [Signature]
W. CODY ERWIN, MANAGER

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.

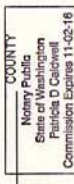
STATE OF Washington
COUNTY OF Clark

ON February 19, 2015 BEFORE ME, Patricia Caldwell
NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED [Signature]
[Signature]

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT WAS/WERE 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 AND SEAL OF OFFICE, Patricia Caldwell (PRINTED NAME)
MY PRINCIPAL PLACE OF BUSINESS IS IN Clark COUNTY, Washington STATE.



MY COMMISSION EXPIRES: 11-2-2016

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 \$

DATED: _____, 2015

DON KENT, TREASURER-TAX COLLECTOR

BY: _____, DEPUTY

NOTE

SEE SHEET 2 FOR SIGNATURE OMISSIONS NOTE.

IN THE CITY OF LA QUINTA
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP 36523

BEING A SUBDIVISION OF ADJUSTED PARCEL 2, LLA NO. 2002-374
PER DOCUMENT #2002-392979, OFFICIAL RECORDS
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 30,
TOWNSHIP 5 SOUTH, RANGE 7 EAST, S.B.M.
FEBRUARY 2015



TSD ENGINEERING, INC.
inspectors

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION AS TRUSTEE OF THE DEED OF TRUST RECORDED JUNE 1, 2012, AS INSTRUMENT NO. 2012-0254108, OFFICIAL RECORDS.

FIRST AMERICAN TITLE INSURANCE COMPANY,
A NEBRASKA CORPORATION

BY: [Signature]
Jody Amato-Hack, V.P.
PRINT NAME AND 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 Washington
COUNTY OF Clark

ON February 19, 2015 BEFORE ME, Cori L. Wiggins
NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED [Signature]
[Signature]

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT WAS/WERE 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 AND SEAL OF OFFICE, Cori L. Wiggins (PRINTED NAME)
MY PRINCIPAL PLACE OF BUSINESS IS IN Clark COUNTY, Washington STATE.



MY COMMISSION EXPIRES: 04/19/2017

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ _____ 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 RECORDED ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: _____, 2015

DON KENT
TREASURER-TAX COLLECTOR

BY: _____, DEPUTY

KECIA HARPER-IHEM
CLERK OF THE BOARD OF SUPERVISORS

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2015, AT _____ M IN BOOK _____ OF PARCEL MAPS, AT PAGES _____, RIVERSIDE COUNTY RECORDS, AT THE REQUEST OF THE CITY OF LA QUINTA.

NO. 2015-_____
FEE: \$ _____

LARRY W. WARD, ASSESSOR - COUNTY CLERK - RECORDER

BY: _____, DEPUTY

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 LAQUINTA INVESTORS, LP IN OCTOBER 2014.

I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE WITHIN ONE YEAR OF MAP RECORDATION AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP

DATE: FEBRUARY 2, 2015

BY: [Signature]
JOHN E. KLAMM L.S. 7375



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP 36523 CONSISTING OF 2 SHEETS; THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: _____, 2015

BY: [Signature]
TIMOTHY R. JONASSON R.C.E. 46843 EXP. 12/31/16
PUBLIC WORKS DIRECTOR/CITY ENGINEER

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP 36523 CONSISTING OF 2 SHEETS AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: February 19, 2015

BY: [Signature]
ERICA A. NELSON L.S. 5963 EXP. 9/30/15
ACTING CITY LAND SURVEYOR



CITY CLERK'S STATEMENT

I, SUSAN MAYSLE, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, DO HEREBY STATE THAT SAID CITY COUNCIL AT REGULAR MEETING HELD ON THE _____ DAY OF _____, 2015, APPROVED WITHIN MAP OF PARCEL MAP 36523 AND HEREBY ACCEPTS THE ACCESS RIGHTS RELINQUISHED HEREON.

BY: [Signature]
SUSAN MAYSLE
CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF LA QUINTA

IN THE CITY OF LA QUINTA
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP 36523

BEING A SUBDIVISION OF ADJUSTED PARCEL 2, LLA NO. 2002-374
 PER DOCUMENT #2002-392979, OFFICIAL RECORDS
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 30,
 TOWNSHIP 5 SOUTH, RANGE 7 EAST, S.B.M.
 FEBRUARY 2015



31 Natoma Street, Suite #160
 Polson, CA 92650
 (949) 688-9707
 Fax: (916) 688-9707

PORTION OF PARCEL 3,
 PARCEL MAP NO. 27892
 P.M.B. 182/63-66

SURVEYOR'S NOTES

B.O.B. THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF PARCEL 2, AS SHOWN ON P.M.B. 182/63-66, BEING N00°23'00"W.

- INDICATES FOUND 1" IRON PIPE (OPEN) ACCEPTED AS CENTERLINE MONUMENT PER P.M.B. 182/63-66 SET PLASTIC PLUG STAMPED "LS 7375"
- INDICATES FOUND 1" IRON PIPE W/PLASTIC PLUG STAMPED "RCE 28401" PER P.M.B. 182/63-66
- INDICATES SET 1" IRON PIPE WITH PLASTIC PLUG STAMPED: "LS 7375"
- (R) INDICATES RADIAL BEARING
- () INDICATES RECORD AND MEASURED DATA PER P.M.B. 182/63-66
- [] INDICATES RECORD AND MEASURED DATA PER LLA NO. 2002-374, INSTRUMENT NO. 2002-392979, OFFICIAL RECORDS.
- |||| INDICATES RESTRICTED ACCESS DEDICATED PER M.B. 214/69-82 AND RELINQUISHED HEREON.

EASEMENTS

E-1 5' WIDE EASEMENT GRANTED TO GTE CALIFORNIA INC. RECORDED AUGUST 8, 1990 AS INSTRUMENT NO. 293348, OFFICIAL RECORDS.

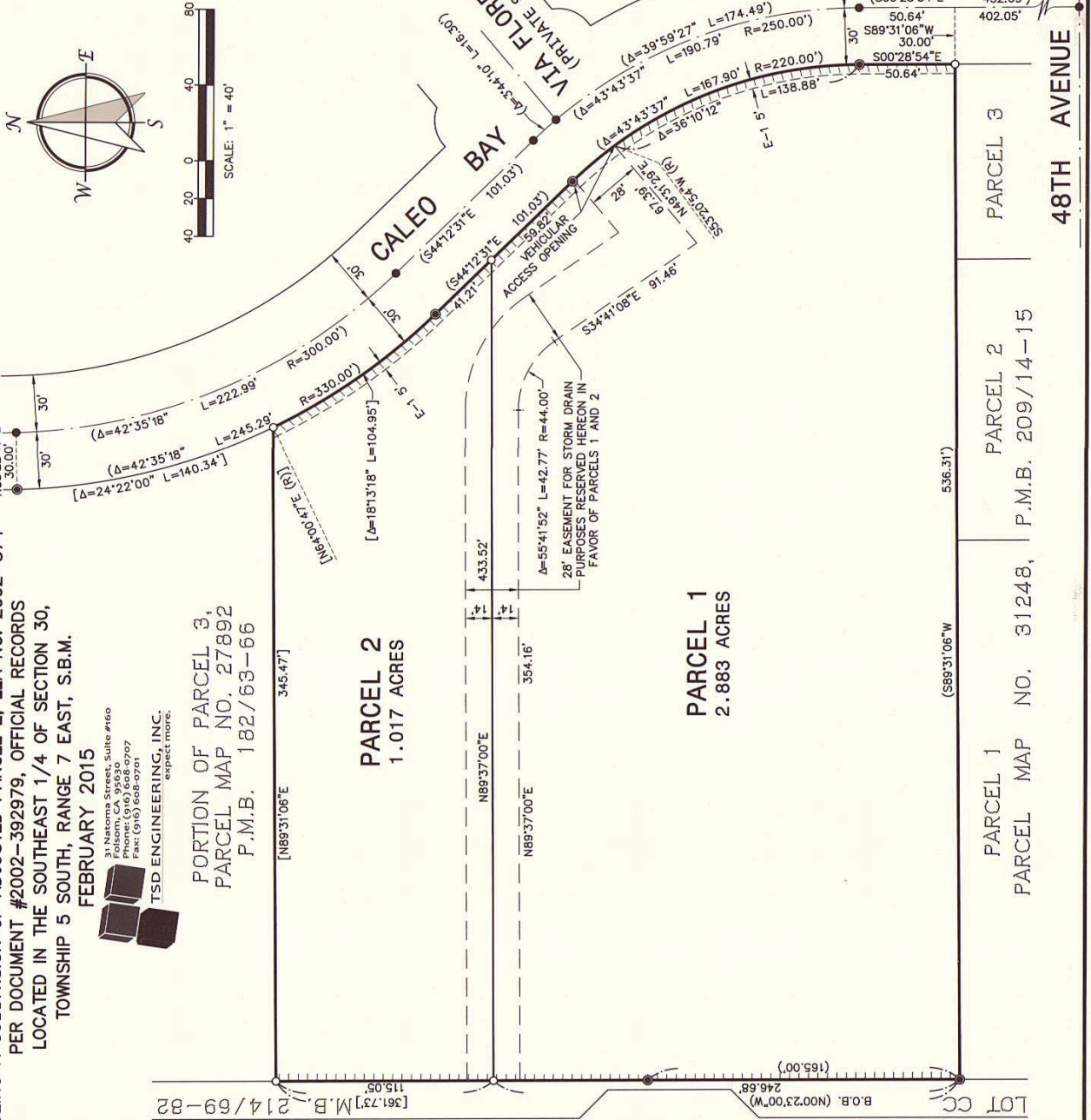
SIGNATURE OMISSIONS

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

COACHELLA VALLEY COUNTY WATER DISTRICT, HOLDER OF AN EASEMENT RECORDED APRIL 23, 1940 IN BOOK 483, PAGE 44, OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

GTE CALIFORNIA INCORPORATED, HOLDER OF AN EASEMENT FOR UTILITY PURPOSES, RECORDED AUGUST 8, 1990 AS INSTRUMENT NO. 293348, OFFICIAL RECORDS.

IMPERIAL IRRIGATION DISTRICT, HOLDER OF AN EASEMENT FOR UTILITY PURPOSES, RECORDED DECEMBER 6, 2012 AS INSTRUMENT NO. 2012-0594363, OFFICIAL RECORDS. SAID EASEMENT IS NOT LOCATABLE FROM RECORD DATA.



PARCEL 1
 PARCEL MAP NO. 31248, P.M.B. 209/14-15

PARCEL 2

PARCEL 3

48TH AVENUE

WASHINGTON STREET

STREET

LOT CC

M.B. 214/69-82