



City of La Quinta

CITY / SA / HA / FA MEETING DATE: June 16, 2015

ITEM TITLE: ADOPT RESOLUTION GRANTING
CONDITIONAL APPROVAL OF FINAL PARCEL MAP
NO. 36811 WITHIN TRADITION

AGENDA CATEGORY:

BUSINESS SESSION:

CONSENT CALENDAR: 19

STUDY SESSION:

PUBLIC HEARING:

RECOMMENDED ACTION:

Adopt City Council Resolution No. 2015-___ granting conditional approval of Final Parcel Map No. 36811.

EXECUTIVE SUMMARY:

- The owner/developer of a vacant residential lot within Tradition would like to subdivide the property into two lots.
- Final Parcel Map approval is a ministerial action once the conditions of development have been met. The conditional approval would allow 30 days to obtain all necessary signatures on the map.
- The final map has been reviewed and found technically correct by the City Surveyor, and staff recommends conditional approval of the Final Parcel Map.

FISCAL IMPACT:

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

BACKGROUND/ANALYSIS

The project is located within Tradition south of Avenue 52 and east of Washington Street (Attachment 1). The owners/developers are William and Jennell Presnell. The property previously consisted of two vacant residential lots that were merged in 2013. The Community Development Director approved Tentative Parcel Map 36811 to re-subdivide the property on December 17, 2014 (Attachment 2). This will allow the new lots to be sold or constructed on individually. The lots were merged prior to the economic downturn when it was felt a larger home lot would sell. With the current

economic situation, two smaller lots are easier to market. The Tradition HOA has given approval of the proposed subdivision of the lot. The developer requests City Council conditional approval of the Final Parcel Map, which will allow the developer 30 days to obtain the City Surveyor's signature on the map. If the developer fails to obtain the signature on the map within 30 days, the map will be rescheduled for City Council consideration only after the signed map is received.

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

ALTERNATIVES:

As postponing approval until the final map is signed by the City Surveyor would delay recordation of the map unnecessarily, 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 No. 36811

RESOLUTION NO. 2015 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, GRANTING CONDITIONAL APPROVAL OF FINAL PARCEL MAP 36811 AND AUTHORIZING A TIME EXTENSION FOR SATISFACTORY COMPLETION OF THE CONDITIONAL REQUIREMENTS TO VALIDATE THE APPROVAL

WHEREAS, the City Council conducts only two regular meetings per month and the time interval between these meetings occasionally creates an undue hardship for business enterprises and individuals seeking approval of subdivision maps; and

WHEREAS, the City Council, as a matter of policy, allows a subdivider to have City staff present a map for consideration of approval when the requisite items necessary for a final map approval are nearly, but not completely, finished thus yielding to the subdivider additional production time for preparation of those items; and

WHEREAS, the subdivider has demonstrated to City staff and the City Council that it has made sufficient progress with items required for final map approval, and it is reasonable to expect the subdivider to satisfactorily complete the items, including City staff review time, within thirty (30) days without adversely impacting other ongoing work commitments of City staff; and

WHEREAS, Section 66458(b) of the Subdivision Map Act grants the City Council broad authority to authorize time extensions regarding final map approval, or disapproval, upon receiving it for consideration; and

WHEREAS, the City Council relies on City staff to review all required items for conformance with relevant requirements, and it is therefore appropriate for the City Council to approve the final map subject to review and confirmation of the required items by City staff within a reasonable period of time.

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

SECTION 1. The Final Parcel Map 36811 is conditionally approved provided the subdivider submits all required item(s) on or before July 16, 2015.

SECTION 2. The City Council's approval of the final map shall not be considered valid until the City Engineer has signed the map indicating that it conforms to the tentative tract map, the Subdivision Map Act, and all ordinances of the City.

SECTION 3. The City Engineer shall withhold his signature from the map until the subdivider has completed the following requirement and any other requirements not expressly described here to the City Engineer's satisfaction:

A. Provide Final Parcel Map signed by City Surveyor

SECTION 4. The City Clerk shall withhold affixing the City Seal to the map title page, along with her attesting signature, until the City Engineer has signed the map.

SECTION 5. The time extension for satisfying the requirements of the conditional approval for this final map shall expire when City offices close for regular business on July 16, 2015. If the subdivider has not satisfied the requirements in Section 3, herein, by the expiration deadline, the final map shall be considered disapproved. Disapproval does not deny any rights the subdivider may have under the Map Act to resubmit the final map for approval, or disapproval.

PASSED, APPROVED and ADOPTED at a regular meeting of the La Quinta City Council held on this 16th day of June 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

LINDA EVANS, Mayor
City of La Quinta, California

ATTEST:

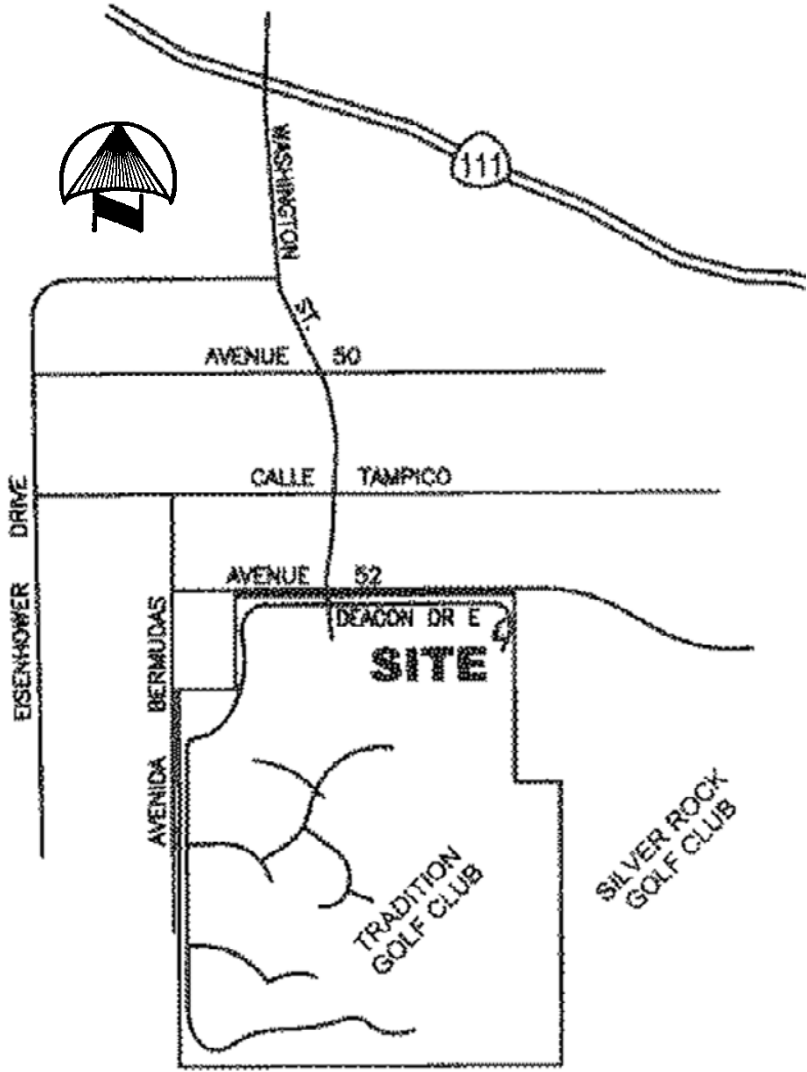
SUSAN MAYSELS, City Clerk
City of La Quinta, California

(CITY SEAL)

APPROVED AS TO FORM:

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

PARCEL MAP NO. 36811



VICINITY MAP

NOT TO SCALE

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 36811

BEING A SUBDIVISION OF PARCEL "A" OF PARCEL MERGER NUMBER 2013-517, RECORDED 6/3/2013 AS INSTRUMENT NO. 2013-0263320, OFFICIAL RECORDS; FORMERLY RECORDED AS LOTS 23 AND 24 OF TRACT MAP 28470-1 AS SHOWN BY MAP ON FILE IN BOOK 263 OF MAPS, AT PAGES 76-90, INCLUSIVE; RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

SECTION 6, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN
WEDDLE SURVEYING MAPPING, INC.

RECORDER'S STATEMENT
FILED THIS DAY OF PARCEL MAPS, AT PAGES 20 AT AT
IN BOOK OF PARCEL MAPS, AT PAGES 20 AT AT
THE REQUEST OF THE CITY OF LA QUINTA.

NO. _____
FEE _____
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER
BY: _____ DEPUTY
SUBDIVISION GUARANTEE BY:
FIRST AMERICAN TITLE COMPANY

JANUARY 2015

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 DIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

BY: William C. Presnell
WILLIAM C. PRESNELL
DATE: APRIL 2, 2015
BY: Jennifer L. Presnell
JENNIFER L. PRESNELL
DATE: APRIL 2, 2015

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)
COUNTY OF ORANGE) S.S.
ON APRIL 2, 2015 BEFORE ME, Debra P. Touhy, A NOTARY PUBLIC IN 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
HE/SHE/IT/HEM/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY
HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSONS, 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 OFFICIAL SEAL
SIGNATURE Debra P. Touhy
Commissioner 2087012
NOV. 25, 2018

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SIGNATURE Debra P. Touhy
Commissioner #2087012
NOV. 25, 2018

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

- CITY OF LA QUINTA AND IMPERIAL IRRIGATION DISTRICT, HOLDERS OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 28470-1, MB 263/76-80 OF OFFICIAL RECORDS.
- TRADITION CLUB ASSOCIATES, LLC, HOLDER OF EASEMENTS FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 25, 1997 AS INSTRUMENT NO. 97-262677 AND RE-RECORDED AUGUST 15, 1997 AS INSTRUMENT NO. 97-292176; MODIFIED AND RECORDED APRIL 2, 1998 AS INSTRUMENT NO. 98-125793; MODIFIED AND RECORDED JUNE 20, 2007 AS INSTRUMENT NO. 07-400490; MODIFIED AND RECORDED MAY 2, 2012 AS INSTRUMENT NO. 12-198954; ALL OF OFFICIAL RECORDS.
- THE SOUTHERN SIERRAS POWER COMPANY, HOLDER OF AN EASEMENT FOR EITHER OR BOTH POLE LINES AND INCIDENTAL PURPOSES AS PER DOCUMENT RECORDED OCT. 14, 1930 IN BOOK 876 OF DEEDS, PAGE 375, OF OFFICIAL RECORDS.
- COACHELLA VALLEY WATER DISTRICT, HOLDER OF AN EASEMENT FOR FLOOD, STORM WATER CONTROL FACILITIES, RIGHTS OF INGRESS, EGRESS AND INCIDENTAL PURPOSES AS PER DOCUMENT RECORDED APRIL 28, 1987 AS INSTRUMENT NO. 87-117347 OF OFFICIAL RECORDS.
- COACHELLA VALLEY WATER DISTRICT, HOLDER OF AN EASEMENT FOR UNDERGROUND PIPELINE FOR STORM DRAIN PURPOSES AND INCIDENTAL PURPOSES AS PER DOCUMENT RECORDED SEPT. 17, 1987 AS INSTRUMENT NO. 87-289707 OF OFFICIAL RECORDS.

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 OR SURROUNDING STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EASEMENT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 10,700.00

DATED: 1/13/15 2015
DON KENT, COUNTY TAX COLLECTOR
BY: Don Kent DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 10,700.00 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: 1/13/15 2015
KECA HANPER-HEIM
CLERK OF THE BOARD OF SUPERVISORS
BY: Don Kent DEPUTY
COUNTY TAX COLLECTOR

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 WILLIAM C. PRESNELL ON DECEMBER 17, 2014.

I HEREBY STATE THAT ALL MONUMENTS SHOWN 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.

DATE: MARCH 31 2015
DAVID L. WEDDLE, L.S. 5570



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 36811 CONSISTING OF TWO (2) SHEETS AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: _____ 20____
ERIC A. NELSON L.S. 5583
ACTING CITY SURVEYOR EXP 9/30/15

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 36811 CONSISTING OF TWO (2) SHEETS; THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND APPROVED ALTERNATIONS THEREOF; THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATE: _____ 20____
TIMOTHY R. JONASSON, RCE 45843 EXP. 12-31-16
PUBLIC WORKS DIRECTOR/CITY ENGINEER

CITY CLERK'S STATEMENT

I, SUSAN MATSELS, 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 ITS REGULAR MEETING HELD ON THE _____ DAY OF _____ 20____ APPROVED THE WITHIN MAP OF PARCEL MAP NO. 36811.

DATE: _____ 20____
SUSAN MATSELS
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

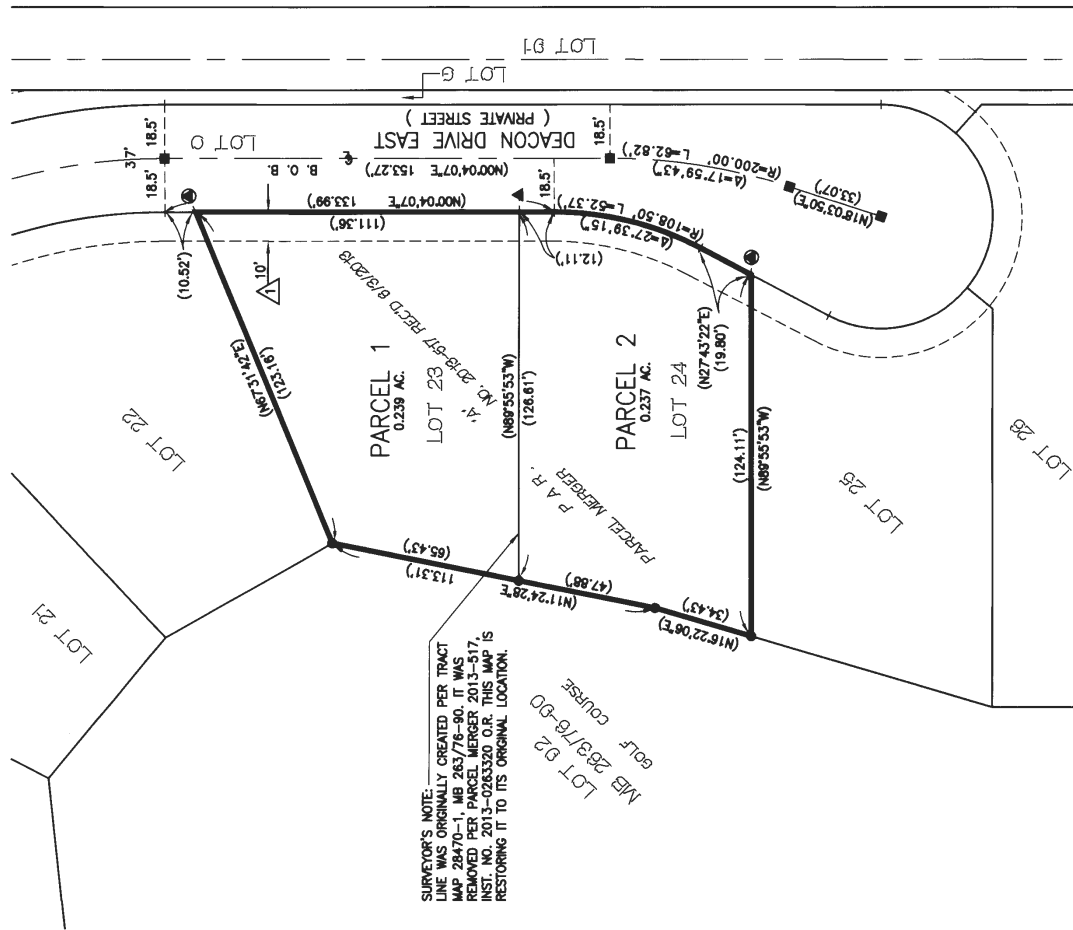
PARCEL MAP NO. 36811

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SECTION 6, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN

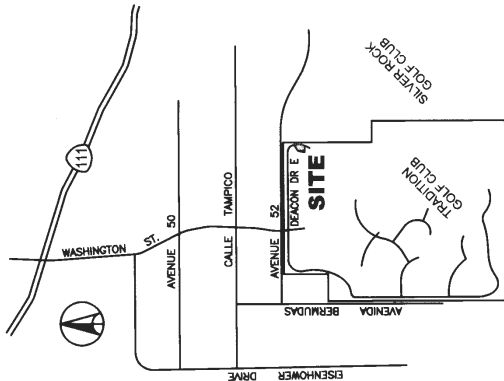
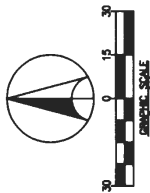
WEDDLE SURVEYING MAPPING, INC.

JANUARY 2015



SURVEYOR'S NOTE:
 LINE WAS ORIGINALLY CREATED PER TRACT MAP 28470-1, MB 263/76-90. THIS LINE IS BEING REMOVED PER PARCEL MERGER 2013-517, INSTR. NO. 2013-0263320 O.R. THIS MAP IS RESTORING IT TO ITS ORIGINAL LOCATION.

LOT 92
 MB 263/76-90
 GOLF COURSE



VICINITY MAP
 LA QUINTA, CALIFORNIA
 N.T.S.

SURVEYOR'S NOTES

- INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 6687 AT REAR LOT CORNERS, PER TRACT MAP 28470-1, MB 263/76-90.
 - ▲ INDICATES FOUND LEAD AND TAG STAMPED L.S. 6687 AT PROLONGATION OF THE SIDE LOT LINES IN TOP OF CURB IN LIEU OF FRONT PROPERTY CORNERS, PER TRACT MAP 28470-1, MB 263/76-90.
 - ⊙ INDICATES FOUND LEAD AND TAG STAMPED L.S. 6687, DAMAGED AND LOOSE, AT PROLONGATION OF THE SIDE LOT LINES IN TOP OF CURB IN LIEU OF FRONT PROPERTY CORNERS, PER TRACT MAP 28470-1, MB 263/76-90. REPLACED WITH LEAD AND TAG STAMPED L.S. 5570, AT FOUND LOCATION.
 - INDICATES FOUND SPIKE AND WASHER STAMPED L.S. 6687 AT CENTERLINE POINTS, PER TRACT MAP 28470-1, MB 263/76-90.
 - () INDICATES RECORD AND MEASURED DATA PER TRACT MAP 28470-1, MB 263/76-90.
- THIS PARCEL MAP CONSISTS OF PARCELS 1 AND 2.
 TOTAL AREA = 0.476 ACRES GROSS

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE CENTERLINE OF DEACON DRIVE EAST, AS SHOWN ON TRACT MAP 28470-1, MB 263/76-90, INCLUSIVE. THE CENTERLINE OF DEACON DRIVE EAST, AS SHOWN ON TRACT MAPS, AT PAGES 76-90, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, BEING: N 00° 04' 07" E.

EASEMENTS

▲ INDICATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 28470-1, MB 263/76-90 OF OFFICIAL RECORDS.