

City of La Quinta

CITY COUNCIL MEETING: July 21, 2015

STAFF REPORT

AGENDA TITLE: ADOPT RESOLUTION APPROVING FINAL PARCEL MAP FOR PROPERTY LOCATED WEST OF EISENHOWER DRIVE AND NORTH OF AVENIDA FERNANDO

RECOMMENDATION

Adopt a resolution approving Final Parcel Map 36895.

EXECUTIVE SUMMARY

- The owner/developer of a vacant residential lot within The Enclave, located in the La Quinta Resort, is subdividing the property into two lots.
- All conditions of approval for Tentative Parcel Map 36895 have been completed and the owner 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 Map.

BACKGROUND/ANALYSIS

The project is located within The Enclave residential development in the La Quinta Resort, west of Eisenhower Drive and north of Avenida Fernando (Attachment 1). The owner/developer is Michael and Susan Clark. The property previously consisted of two vacant residential lots that were merged in 2002. The Community Development Director approved Tentative Parcel Map 36895 to re-subdivide the property on May 20, 2015 (Attachment 2).

The owners have satisfied all conditions and therefore request approval of the Final Map. Since the Final Parcel Map has passed technical review by the City Surveyor and has been signed by the property owners, staff recommends approval of the Final Map.

ALTERNATIVES

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

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

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

Public Works Director/City Engineer

- Attachments:
1. Vicinity Map
 2. Parcel Map 36895

RESOLUTION NO. 2015 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, GRANTING APPROVAL OF FINAL PARCEL MAP NO. 36895

WHEREAS, the Community Development Director, at the Director's Hearing on May 20, 2015 approved Tentative Parcel Map 36895, subject to conditions of approval; and

WHEREAS, the developer has completed 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 Parcel Map 36895, 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 21st day of July 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

LINDA EVANS, Mayor
City of La Quinta, California

ATTEST:

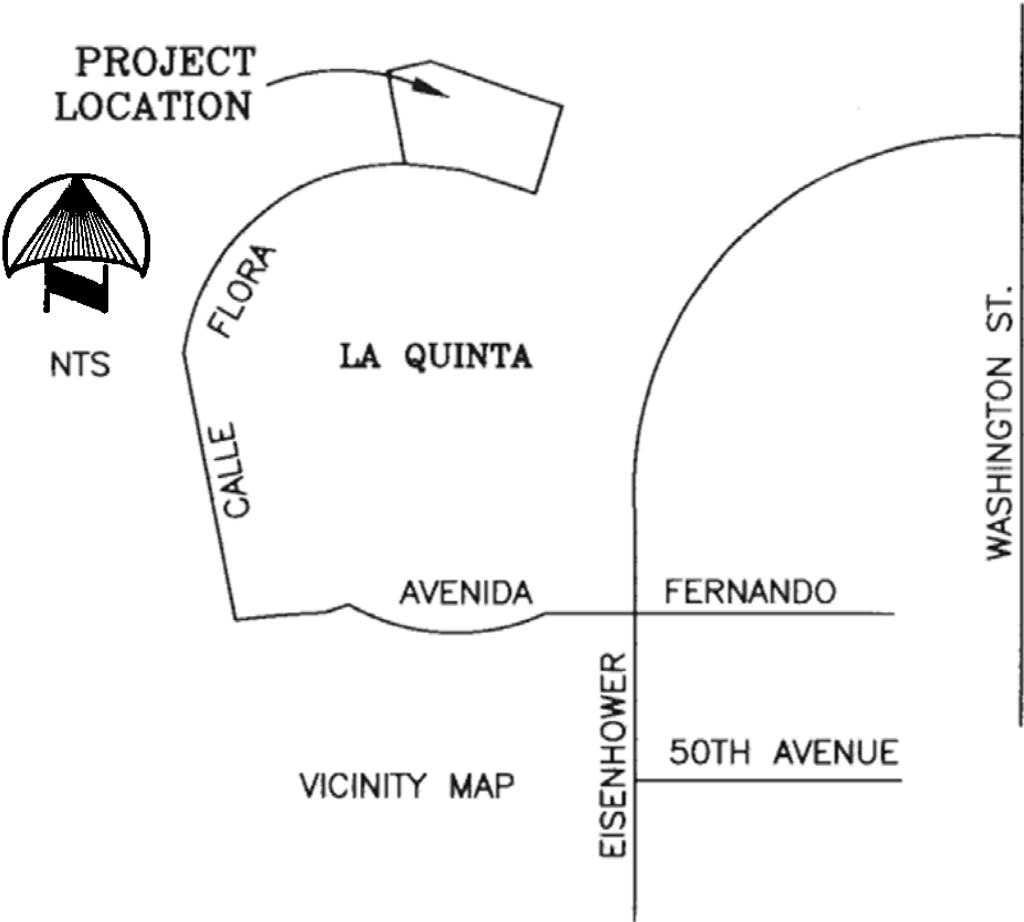
SUSAN MAYSELS, City Clerk
City of La Quinta, California

(CITY SEAL)

APPROVED AS TO FORM:

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

PARCEL MAP NO. 36895



VICINITY MAP

NOT TO SCALE

PARCEL MAP NO. 368895

BEING A SUBDIVISION OF LOTS 14 AND 15 OF TRACT NO. 21120, AS SHOWN ON FILE IN MAP BOOK 160, PAGES 81 THROUGH 83, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, PER PARCEL MERGER #2002-392 AS EVIDENCED BY DOCUMENT RECORDED MARCH 15, 2002 AS INSTRUMENT NO. 133486, OFFICIAL RECORDS OF RIVERSIDE COUNTY, BEING IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN

RECORDER'S STATEMENT

FILED THIS DAY OF 2015, AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF LA QUINTA
NO. _____
FEE _____
PETER ALDAMA
COUNTY ASSESSOR/CLERK/RECORDER
BY: _____ DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

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 DISTRICT BOUNDARY LINE.
THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:
WE HEREBY DEDICATE TO THE CITY OF LA QUINTA AN EASEMENT TEN (10) FEET IN WIDTH FOR PUBLIC UTILITY PURPOSES, AS SHOWN HEREON AS TO PAGE.

MICHAEL R. CLARK AND SUSAN C. CLARK, TRUSTEES OF THE MICHAEL R. CLARK AND SUSAN C. CLARK RESTATED FAMILY TRUST, DATED MAY 14, 2004
Michael R. Clark
MICHAEL R. CLARK
TRUSTEE
Susan C. Clark
SUSAN C. CLARK
TRUSTEE

NOTARY ACKNOWLEDGEMENT

I, 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
ON June 23, 2015 BEFORE ME, Erica Nelson, Notary Public
PERSONALLY APPEARED Michael R. Clark and Susan C. Clark
MICHAEL R. CLARK AND SUSAN C. CLARK, KNOWN TO ME TO BE THE SAME PERSON(S) AS HE/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 OFFICIAL SEAL.

SIGNATURE Erica Nelson
Commission # 2012908
Riverside County
Expires June 27, 2018

NOTARY ACKNOWLEDGEMENT

I, 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 _____
ON _____ BEFORE ME,
PERSONALLY APPEARED _____
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 OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

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 \$ 0.00.
DATED: June 15, 2015
BY: Susan C. Clark
DEPUTY COUNTY TAX COLLECTOR

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 29,100.00 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, NOW A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.
DATED: June 15, 2015
BY: Susan C. Clark
DEPUTY COUNTY TAX COLLECTOR

SIGNATURE OMISSIONS NOTE

PURSUANT TO SECTION 66438 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED:
AN EASEMENT FOR PUBLIC UTILITY, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LANDS, TO SURVEY, CONSTRUCT, RECONSTRUCT, LAY, RELAY, MAINTAIN, OPERATE, CONTROL, USE, AND WATER DISTRIBUTION, OPERATION AND MAINTENANCE THEREOF IN FAVOR OF COACHELLA VALLEY WATER DISTRICT AS SHOWN ON TRACT NO. 21120, ON FILE IN BOOK 160, PAGES 81 THROUGH 83, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES, AND RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN ON INSTRUMENT NO. 84-175180 AND FEBRUARY 18, 1987 AS INSTRUMENT NO. 87-43861 BOTH OF OFFICIAL RECORDS.
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" HELD BY VARIOUS PARTIES, RECORDED JANUARY 13, 1987 AS INSTRUMENT NO. 87-8784 OF OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY AT THE REQUEST OF MICHAEL AND SUSAN CLARK, JANUARY 5, 2015.
I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED HEREON. I BEG TO BEAT THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Angela E. Dorf
ANGELA E. DORF, PLS. 8010
EXPIRATION DATE: 12/31/16
DATE: June 16, 2015

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCELS MAP NO. 368895 CONSISTING OF 2 SHEETS, THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS 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.

Erica Nelson
ERICA NELSON, PLS. 45843
EXPIRATION DATE: 12/31/2016
DATE: _____

CITY SURVEYOR'S STATEMENT

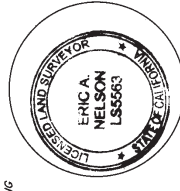
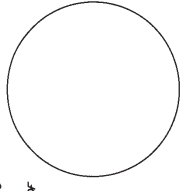
I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCELS MAP NO. 368895 CONSISTING OF 2 SHEETS AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

Erica Nelson
ERICA NELSON, PLS. 45843
EXPIRATION DATE: 03/30/2015
DATE: 6-30-15
ACTING CITY SURVEYOR

CITY CLERK'S CERTIFICATE

I, SUSAN MAYSELS, CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, STATE OF CALIFORNIA, HEREBY STATE THAT SAID CITY COUNCIL AT ITS REGULAR MEETING HELD ON THE DAY OF _____ 2015, DULY APPROVED THE MAP OF PARCEL MAP NO. 368895, AND ACCEPTS ON BEHALF OF THE PUBLIC THE TEN (10) FOOT PUBLIC UTILITY EASEMENT AS SHOWN HEREON.

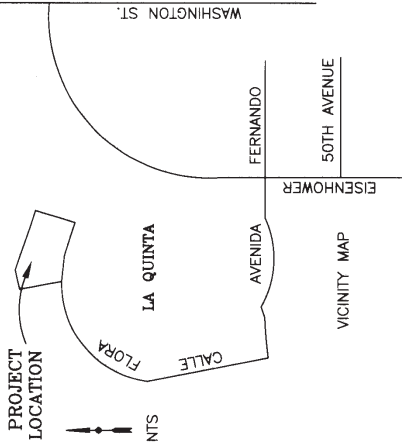
Susan Mayseles
SUSAN MAYSELS
CITY CLERK AND EX-OFFICIO CLERK OF THE CITY COUNCIL OF THE CITY OF LA QUINTA
DATE: _____



IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 36895

BEING A SUBDIVISION OF LOTS 14 AND 15 OF TRACT NO. 21120, AS SHOWN ON FILE IN MAP BOOK 160, PAGES 81 THROUGH 83, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, PER PARCEL MERGER #2002-392 AS EVIDENCED BY DOCUMENT RECORDED MARCH 15, 2002 AS INSTRUMENT NO. 133466, OFFICIAL RECORDS OF RIVERSIDE COUNTY, BEING IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN

ANGELA E. DORF, PLS FEBRUARY, 2015



MONUMENT NOTES

- INDICATES FOUND 1" I.P. AND TAG, 2.5 3018", FLUSH, PER TRACT NO. 21120 M.B. 160/81-83, UNLESS OTHERWISE NOTED.
- ▲ INDICATES FOUND NAIL & TAG, 2.5 3018", IN TOP OF CURB AT THE PROLONGATION OF THE SIDE LOT LINES PER TRACT NO. 21120, M.B. 160/81-83, UNLESS OTHERWISE NOTED.

SURVEYOR'S NOTES

- () THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF TRACT 21120, M.B. 160/81-83, SHOWN AS N71°40'00"W.
- PARCEL MAP NO. 36895 CONTAINS 0.56 ACRES, GROSS
- PARCEL MAP NO. 36895 CONTAINS 2 PARCELS
- () INDICATES RECORDED AND MEASURED DATA PER TRACT NO. 21120, M.B. 160/81-83, UNLESS OTHERWISE NOTED.
- PUE INDICATES TEN (10) FOOT PUBLIC UTILITY EASEMENT DEDICATED HEREON.
- ▲ INDICATES TEN (10) FOOT PUBLIC UTILITY EASEMENT PER TRACT NO. 21120, M.B. 160/81-83 FOR THE BENEFIT OF CONCHUELA VALLEY WATER DISTRICT.
- ▲ INDICATES THREE (3) FOOT PUBLIC UTILITY EASEMENT IN FAVOR OF VERZON, PER DOCUMENT RECORDED FEBRUARY 18, 1987 AS INSTRUMENT NO. 87-43961, O.R.

