

# INDIAN WELLS CITY COUNCIL

## September 7, 2023



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**To:** City Council  
**From:** Public Works Department  
**Prepared by:** Dina Purvis, Public Works Manager  
**Subject:** **Resolution Approving Final Parcel Map Located within the Indian Wells Village Plaza and Finding Map in Substantial Conformance**

### RECOMMENDED ACTIONS:

Council **ADOPTS** Resolution approving Final Parcel Map No. 38283 located within the Indian Wells Village Plaza and finding said map in substantial conformance with the approved Tentative Parcel Map; and

**FINDS** the project to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15060; and

**AUTHORIZES** and **DIRECTS** the City Clerk, the City Engineer/Public Works Director, and the Acting City Surveyor to execute Final Parcel Map No. 38283.

### DISCUSSION:

Final Parcel Map No. 38283 will subdivide an existing 1.42-acre parcel into (2) 0.71 acre parcels within the Indian Wells Village Plaza located north of Highway 111 between Village Court and Village Center Drive. The existing parcel contains two (2) commercial office buildings which will be wholly contained within each newly created parcel. Approval of this parcel map will enable the applicant or subsequent owner(s) to convey ownership of either office building separately.

The Planning Commission conducted a Public Hearing on May 26, 2022 and approved Tentative Parcel Map No. 38283. The Tentative Map was subsequently approved by City Council on June 8, 2022.

Final Parcel Map No. 38283 was prepared by a professional land surveyor and there are no easements or offers of dedication included as part of the subdivision. The Upon City Council's approval, the City Engineer shall file and record the final parcel map in accordance with the Subdivision Map Act. The applicant(s), Schmid Investments LLC, has

fulfilled the terms of the Conditions of Approval as established by Council, therefore Final Parcel Map 38283 is now ready for Council approval.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

This action has been reviewed per the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the City's environmental regulations. The City, acting as the Lead Agency, determined that the ordinance is not subject to CEQA pursuant to Sections 15060(c)(2), 15060(c)(3), and 15061(b)(3) of the State CEQA Guidelines, because it will not result in a direct or reasonably foreseeable indirect physical change to the environment as there is no possibility that the action would result in a significant environmental impact, and because it does not constitute a "project" as defined in Section 15378 of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3.

## **FISCAL IMPACT:**

There is no direct fiscal impact on the City as a result of this Parcel Map. The applicant has paid the fees required to process and review all the documents.

## **ATTACHMENTS:**

1. Resolution