



# City of Needles, California Request for City Council Action

CITY COUNCIL    NPUA

Regular    Special

**Meeting Date:** June 9, 2026

**Title:** Approve Final Parcel Map No. 20989, located at 193 Morgan Drive and Accept Dedication of Public Utility Easements Shown on the Final Map

**Background:** On August 6, 2025, the City of Needles Planning Commission Adopted Resolution No. 08-06-2025-PC approving Tentative Parcel Map No. 20989 to subdivide 2.54 gross acres into three (3) parcels, in Needles at 193 Morgan drive, within the two-family residential (R-2) land use zoning designation; APN 0650-318-08-0000.

On August 12, 2025, the City Council of the City of Needles adopted Resolution 2025-35 approving Tentative Parcel Map 20989 to subdivide 2.54 gross acres into three (3) parcels, in Needles at 193 Morgan drive, within the two-family residential (R-2) land use zoning designation; APN 0650-318-08-0000.

The subdividers, Wade and Brooke Phillips, have complied with the Conditions of Approval and dedicated the required Public Utility Easements as a part of the project. The Parcel Map has been reviewed and approved by the City Contract Engineer and found to be substantially correct.

In accordance with the Subdivision Map Act, the Parcel Map is now being brought to the City Council for final approval.

**Fiscal Impact:** This action will only approve the Parcel Map for recordation and authorize permits for the construction of the development, therefore there is no fiscal impact to City resources at this time.

**Environmental Impact:** A Notice of Exemption (NOE) has been filed with the California Office of Planning and Research on August 20, 2025.

**Recommended Action:** Accept Parcel Map No. 20989 located at 193 Morgan Drive and accept dedication of Public Utility Easements shown on the Final Map.

**Submitted By:** Kathy Raasch, Director of Development Services/Capital Projects

**City Manager Approval:** Patrick J. Martinez

Date: 6/4/2026

**Other Department Approval (when required):** \_\_\_\_\_

Date: \_\_\_\_\_