

PC RESOLUTION NO. 08-06-2025-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEEDLES APPROVING TENTATIVE PARCEL MAP (TPM) 20989 TO SUBDIVIDE 2.54 GROSS ACRES INTO THREE (3) PARCELS AT 193 MORGAN DRIVE (APN 0650-318-08-0000), WITHIN THE TWO-FAMILY RESIDENTIAL (R-2) ZONING DISTRICT

WHEREAS, the applicant, Wade Phillips, has submitted an application for Tentative Parcel Map (TPM) 20989 to subdivide 2.54 gross acres of vacant land into three (3) parcels located at 193 Morgan Drive, APN 0650-318-08-0000, within the Two-Family Residential (R-2) zoning district; and

WHEREAS, the proposed subdivision is consistent with the General Plan and the development standards of the R-2 zoning designation, including minimum parcel size, parcel width, and depth; and

WHEREAS, the project was reviewed by all applicable City departments and no concerns were raised regarding infrastructure availability or public health and safety impacts; and

WHEREAS, a public hearing notice for the August 6, 2025 Planning Commission meeting was published in the Needles Desert Star on July 23, 2025, at least 10 days prior to said meeting, and notices were sent to property owners within a 300-foot radius of the subject property specifying the date, time and location of the public hearing; and

WHEREAS, the Planning Commission has determined the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), the “common sense” exemption, as it can be seen with certainty that the project will not have a significant effect on the environment; and

WHEREAS, on August 6, 2025, the Needles Planning Commission held a duly noticed and advertised public hearing to receive oral and written testimony relative to the Tentative Parcel Map; and

WHEREAS, the Needles Planning Commission has sufficiently considered all testimony and any documentary evidence presented to them in order to make the following determination.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Needles as follows:

SECTION 1. The Planning Commission HEREBY FINDS AND DETERMINES that Tentative Parcel Map 20989 is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3), as the subdivision of the vacant land will not result in physical development at this time and does not have the potential to result in significant environmental impacts.

SECTION 2. The Planning Commission HEREBY FINDS AND DETERMINES, with reports and findings, that facts do exist to approve Tentative Parcel Map 20989, subject to conditions, according to the criteria specified in Chapter 19 of the Needles Municipal Code:

A. The proposed subdivision is consistent with the Needles General Plan.

FINDING: The proposed subdivision has been reviewed and found to be consistent with the goals, objectives, and policies of the City of Needles General Plan. The proposed lot layout, configuration, and access comply with the applicable development standards of the R-2 zoning district. Specifically, the subdivision meets or exceeds the minimum requirements for parcel area (3,000 square feet), parcel width, and parcel depth for each of the three proposed parcels.

B. The site is physically suitable for the development contemplated.

FINDING: The subdivision design represents a logical and orderly progression of development and will allow for future residential uses consistent with the zoning designation. The subject property is currently vacant, and no physical development is proposed as part of this tentative map. The design and configuration of the lots are not likely to cause substantial environmental damage, and no variances or exceptions are requested.

C. The design of the subdivision or the proposed improvements will not cause substantial environmental damages.

FINDING: The subdivision design represents a logical and orderly progression of development and will allow for future residential uses consistent with the zoning designation. The subject property is currently vacant, and no physical development is proposed as part of this tentative map. The design and configuration of the lots are not likely to cause substantial environmental damage, and no variances or exceptions are requested.

Pursuant to the California Environmental Quality Act (CEQA), the project qualifies for an exemption under Section 15061(b)(3), also known as the “common sense” exemption, as it can be seen with certainty that the project will not have a significant effect on the environment. The proposed action involves only the subdivision of land and does not authorize development or grading at this time.

D. The design of the subdivision or type of improvements will not cause serious public health problems.

FINDING: The proposed subdivision has been reviewed by all applicable City departments, including Public Works, Fire, and Building & Safety. No concerns were raised regarding potential impacts to public health, safety, or welfare. The proposed parcel map is not expected to result in serious public health or safety problems and meets all applicable requirements for infrastructure access and service availability.

SECTION 3. Based on the above findings, the Planning Commission hereby approves Tentative Parcel Map (TPM) 20989, subject to Conditions of Approval.

SECTION 4. Pursuant to Section 95.00 of the Needles City Code an appeal from any final order or decision of the Planning Commission may be taken to the City Council by any person aggrieved within ten (10) days of the decision.

SECTION 5. It is the intent of all of the undersigned parties that Planning Commission Resolution 08-06-2025-PC and the conditions, shall constitute a covenant running with the land and the obligations shall be binding upon, and the benefits shall ensure the parties, their heirs, assigns, transferee, and subsequent purchasers.

SECTION 6. The Planning Commission HEREBY APPROVES Resolution 08-06-2025-PC for a Tentative Parcel Map (TPM) 20989 to subdivide 2.54 gross acres of vacant land into three (3) parcels located at 193 Morgan Drive, APN 0650-318-08-0000, within the Two-Family Residential (R-2) zoning district

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Needles, California, recommending approval of a Tentative Parcel Map (TPM) 20989 to subdivide 2.54 gross acres of vacant land into three (3) parcels, within the Two-Family Residential (R-2) zoning district also known as APN 0650-318-08-0000, with the conditions stated herein below:

General Conditions:

1. This approval shall expire 36 months from the date of approval unless the final parcel map is recorded or an extension is granted.
2. The applicant shall defend, indemnify, and hold harmless the City of Needles, its agents, officers, and employees from any claim or legal action related to this approval.

3. The final parcel map shall conform to the approved tentative map and comply with all provisions of the Subdivision Map Act and Needles Municipal Code.

Engineering and Public Works:

4. All required public utility easements shall be dedicated as determined by the City Engineer.
5. Any future development shall require submittal and approval of a grading and drainage plan.
6. Legal and physical access to each parcel must be provided via public right-of-way; driveway improvements shall be constructed to City standards.
7. A soils or geotechnical report may be required prior to development or grading permit issuance.
8. Compliance with stormwater and Low Impact Development (LID) standards shall be required for future development.
9. Each parcel created by Tentative Parcel Map (TPM) 20989 shall be served by an individual, permitted, and functioning onsite wastewater treatment system (septic system), subject to review and approval by the City of Needles.

Planning Department:

10. Future development on the parcels must comply with the Two-Family (R-2) zoning district development standards.
11. Any new construction shall be subject to the City's standard development review and permitting processes.
12. Any proposed change to the approved Tentative Parcel Map and/or the conditions of approval shall require an additional application and submitted to Planning for review and approval.
13. Where circumstances cause delays, which do not permit compliance with the required recordation time limit, the developer may submit for review and approval application requesting an extension of time. Planning may grant such requests for extension of time in compliance with the State Map Act Section 66452.6. An extension of time may be granted upon a successful review of an Extension of Time application, which includes a justification of the delay in recordation, a plan of action for completion and submittal of the appropriate fee, not less than 30 days prior to the expiration date. The granting of an extension request is a discretionary action that may be subject to additional or revised conditions of approval.

San Bernardino County Fire Department:

14. Fire department access and adequate water supply (including hydrants) shall be provided in accordance with San Bernardino County Fire Department requirements.
15. Parcel known as APN 0650-318-08-0000 is under the jurisdiction of the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.
16. The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.
17. Fire Condition Letters shall expire on the date determined by the Planning Division or Building and Safety.

18. The project applicant shall submit for review and approval a "Composite Development Plan" (CDP). The following statements shall be placed verbatim on the CDP.

a) Fire Jurisdiction. This project is protected by the San Bernardino County Fire Department. Prior to building permits being issued on any parcel, the applicant shall comply with the adopted California Fire Code requirements and all other applicable codes, ordinances, and standards of San Bernardino County and local Fire Department standards.

b) Fire Requirements. Individual lot owners shall be required to provide their own fire protection measures as determined and approved by the Fire Department prior to any building permit issuance. Fire protection measures may include Fire Department approval of Individual fire protection water systems (e.g. fire flow) for each lot, Automatic fire sprinklers for all structures, Surfacing of access roads and driveways.

19. Any changes to this proposal shall require new Fire Department condition letter.

Miscellaneous:

20. The final parcel map shall be reviewed and approved by the City Engineer and recorded with the San Bernardino County Recorder.

21. New addresses and street names (if applicable) shall be coordinated with the City and County departments.

22. This approval does not authorize construction. All development must obtain the appropriate permits and entitlements.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Needles, California, held on the 6th day of August 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson
Chair Needles Planning Commission

Patrick Martinez
City Manager