



City of Needles, California Staff Report

☒ CITY COUNCIL ☐ NPUA ☐ SARDA ☒ Regular ☐ Special

Meeting Date: October 10, 2023

Title: City Council Resolution No. 2023-56
A Resolution of the City Council of the City of Needles,
Approving Tentative Parcel Map No. 20388, Subdividing 6.5
Acres+/- into 2 Parcels Located in the R2 (Two-Family Residential)
Zone, Also Known as Assessor Parcel No. 0185-233-55-0000

Background: The parcel is currently owned by the City of Needles. The City of Needles divide .79 acres, of the parcel creating a Parcel one on TTM Nap No. 20388 two parcels. The remaining parcel 5.79 acres +/- will continue to be owned by the city. The Parcel is located near the intersection of Lillyhill Dr. and Casa Linda Street.

A sales transaction tentatively took place in 2021 after an open solicitation process. Full agency review was conducted, and after a Planning Commission public hearing recommended the creation of the second parcel. The City Council is hearing this to complete the Tentative Parcel map No. 20388 which is a pre-condition to the sale.

ENVIRONMENTAL: Tentative Parcel Map 20388 is categorically exempt under State Guidelines Section 15315, "Minor Land Divisions", and no additional analysis is required.

FINDINGS: The City Council must make the findings that the Tentative Parcel Map is consistent with the Needles General Plan, Needles Municipal Code and the State Subdivision Map Act.

RECOMMENDATION: Approve Resolution No. 2023-56, Approving Tentative Parcel Map No. #20388 with conditions that any development on site shall comply with the City of Needles regulations. This is an approval of an undeveloped parcel to transfer and be in private ownership to complete the parcel transaction to final tract map.

Public Notification: A public hearing notice was placed in the Needles Desert Star on September 27, 2023 mailed to property owners within 300' of the proposed parcel, and posted in two conspicuous locations within the City.

Submitted By:

City Management Review:

Ruck

Date:

10/4/23

Approved: ☐

Not Approved: ☐

Tabled: ☐

Other: ☐

Agenda Item: 5

RESOLUTION 2023-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEEDLES, IS APPROVING TENTATIVE PARCEL MAP 20388. The Tentative Map is SUBDIVIDING 6.5 ACRES +/- to create parcel 1 and the remainder city parcel APN 0185-223-55-0000. Parcel 1 is a .79 ac. This divides a parcel from the larger irregular city owned parcel. The subject parcel is IN THE R2 (TWO-FAMILY RESIDENTIAL) ZONE, currently known as ASSESSOR'S PARCEL NO. 0185-233-55-0000.

WHEREAS, the City of Needles is the current owner of Assessor's Parcel Number 0185-233-55, a 6.5+/- acre parcel, located in the vicinity of Lillyhill Dr. and Casa Linda St. and:

WHEREAS, Tentative Parcel Map No. 20388 creates Parcel one consisting of .79 acres, from the City of Needles landholding consisting of 5.79 acres+/-.

WHEREAS, Section 66451 et seq of the California Government Code (Map Act) and Section 19-28 of the Needles City Code authorizes the City Council to approve, conditionally or deny tentative parcel map no. 20388 based on previous Planning Commission approval and records of file.

WHEREAS, Sections 66473 and 66474 of the California Government Code (Map Act) and Chapter 19 of the Needles City Code specify the criteria by which a parcel map may be granted; and

WHEREAS, on June 2, 2021, a public hearing notice was posted in two (2) public locations and published in the Needles Desert Star specifying the date, time and location of the public hearing for Tentative Parcel Map 20388; and was recommended for approval by the City Planning Commission. The City Council on February 28, 2022 considered the parcel map application and did not pass the matter.

On September 12, 2023 the City Council took action to consider the parcel map application again. The action before the City Council is to reconsider the item which is noticed and directed for the City Council to reconsider. This item again appeared before the City Council meeting on October 10, 2023.

WHEREAS, on June 2, 2021, the Planning Commission held a duly noticed and advertised public hearing to receive oral and written testimony relative to Tentative Parcel Map 20388; and voted unanimously to recommend City Council approval;

WHEREAS, on July 13, 2021, the Needles City Council held a duly noticed and advertised public hearing to receive oral and written testimony relative to Tentative Parcel Map 20388; and

WHEREAS, the Needles City Council has sufficiently considered all testimony presented to them to make the following determination.

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

SECTION 1. The City Council HEREBY DETERMINES that Tentative Parcel Map 20388 was duly and properly reviewed under the California Environmental Quality Act (CEQA) and is

categorically exempt under State Guidelines Section 15315 and no additional analysis is required at this time.

SECTION 2. The City Council HEREBY FINDS AND DETERMINES that facts do exist to justify approving Tentative Parcel Map 20388 as follows:

- A. The proposed land division is compliant with the subdivision map act; both the general plan and zoning designations are consistent.

FINDING. The subject parcel is 6.5 +/- acres and is being proposed as a 1-lot subdivision, consistent with the Subdivision Map Act that allows creation of a parcel map of five or fewer parcels. At this time the owner has stated that he intends to leave the site natural. The general plan designation and Zoning designation of R2 (two family residential).

FINDING. This Tentative Parcel: Parcel one is .79 acres is currently natural, if developed, or distributed will obtain the appropriate permits and entitlements. The parent parcel the reminder of A.P.N 0185-233-055 will remain in the City of Needles ownership. The proposed parcels satisfy the California Government code (Map Act) and Section 19-28 of the Needles city Code.

- B. The site has no known easements, and it is out of the 100-year floodplain with an A rating.

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

FINDING. According to Section 15315 of the California Environmental Quality Act (CEQA) the proposed subdivision is exempt from further study because "no project" satisfies the criteria is an exempt status.

- D. Tentative Parcel Map 20388 complies with the Health and Safety Code.

SECTION 3. The City Council HEREBY APPROVES Tentative Parcel Map 20388, subdividing a 6.5+/- acre parcel into two parcels, parcel one .79 acres and the remainder parcel 5.79 acres, subject to:

If a "project" or land use change the owner will be responsible for obtaining appropriate permits from the City of Needles.

SECTION 4. City Council Resolution **2023-56** affects the real property legally described as being a division of a portion of the northeast ¼ of the southeast ¼ of section 31, Township 9 North, Range 23 East, San Bernardino Meridian in the City of Needles, County of San Bernardino, State of California. It is the intent of all the undersigned parties that Planning Commission Resolution 06-02-2021 PC and the standard condition, shall constitute a covenant running with the land and the obligations shall be binding upon, and the benefits shall inure to, the parties, their heirs, assigns, transferee, and subsequent purchasers.

SECTION 5. The Needles Mayor is HEREBY AUTHORIZED to affix his signature to this resolution signifying its adoption by the City Council of the City of Needles, and the City Clerk is directed to attest thereto.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Needles, California, approve Tentative Parcel Map 20388, with the conditions stated herein below:

1. Tentative Parcel Map 20388 shall be completed in substantial conformance with the parcel map received and dated April 23, 2021, subject to the conditions contained herein, the Needles Zoning Ordinance and all other applicable regulations.
2. The size of lots comply with Municipal Code Section 19-17(b).
4. The owner shall comply with all Federal, State, and local laws relative to the approved use including but not limited to the requirements of the Planning Department, Engineering Dept., Building, Fire and Sheriff Departments.
5. All conditions of Tentative Parcel Map 20388 must be complied with to the satisfaction of the City Manager, prior to final approval of associated maps, building permits, occupancy permits, or any other appropriate request.

ENGINEERING

6. All on-site drainage to remain on-site.
7. A Preliminary Soils Engineering Report is required for any proposed development and a Finals Soils Report is required prior to issuance of a building permit.
8. All site plans, grading plans and driveway/street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
9. The developer's engineer or surveyor shall set durable monuments to the satisfaction of the City Engineer in conformance with Section 66495 of the Subdivision Map Act.
10. Easements for all utilities shall be provided on the Final Parcel Map. Buyer shall grant a Public Utility and access Easement (PUE) with a minimum width of 10' from Casa Linda through the parcel to provide access to parcels east of the subject site. if applicable and remain natural at this time.
11. If developed the owner shall fence and screen the parcel from public view.
12. Prior to recordation of final map, show all easements of record per title report.
The proposed facilities for electric, telephone etc. shall be placed underground.

FIRE

13. Prior to any construction occurring, the applicant shall contact the fire department

for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all statutes, codes, ordinances, and standards of the Fire Department.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Needles, California, held on the 10th of October 2023 by the following roll call vote:

AYES:

NOES:

ABSENT:

Mayor

(SEAL)

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

TENTATIVE PARCEL MAP NO. 20388

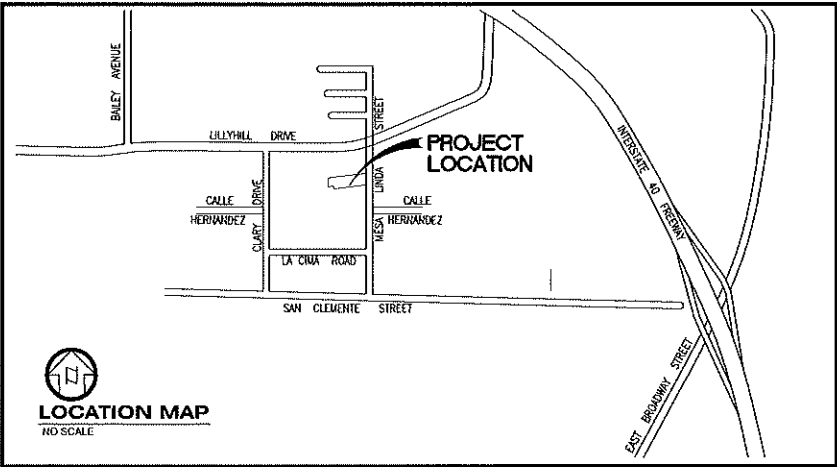
BEING A DIVISION OF A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 23 EAST, SAN BERNARDINO MERIDIAN
IN THE CITY OF NEEDLES, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

TRLS ENGINEERING, INC.

THOMAS E. RAGEN

LS. 6205

APRIL, 2021



STATISTICS:

APN: 0185-233-55
THIS MAP CONTAINS 2 PARCELS
AREA: 260,157 S.F./5.97 AC. (GROSS PARCELS 1 & REMAINDER)
AREA PARCEL 1: 32,400 S.F./.79 AC
AREA REMAINDER PARCEL: 227,757 S.F./5.23 AC
NO NEW STREETS OR DRAINAGE IMPROVEMENTS PROPOSED
NO NEW EASEMENTS PROPOSED
NO EASEMENTS THAT CAN BE PLOTTED FROM RECORD DATA
NO REGULATED NATIVE TREES OR PLANTS LOCATED ON THE SITE

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31
TOWNSHIP 9 NORTH, RANGE 23 EAST, SAN BERNARDINO MERIDIAN, IN THE
CITY OF NEEDLES, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

A.P.N. 0185-233-55

PARCEL MAP NO. 20388

APPLICANT/OWNER

CITY OF NEEDLES
NEEDLES, CALIFORNIA

REPRESENTATIVE/MAP PREPARER:

TRLS ENGINEERING, INC.
10770 1 AVENUE, SUITE 108
HESPERIA, CA 92345
(760) 948-4900

MAP PREPARED:

APRIL 23, 2021

