



City of Needles, California Staff Report

=====

CITY COUNCIL NPUA SARDA Regular Special

Meeting Date: September 28, 2021

Title: City Council Resolution No. 2021-41
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

Background: The parcel is currently owned by the City of Needles, with a small
section, .79 acres, being split off and sold to Golden Valley Cable, owned by D. J.
Huffman. 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.

 The conditions of approval require the buyer to provide a minimum
20' wide public utility easement (PUE) for public access onto the parcel.

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

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. 2021-41, Approving Tentative Parcel
Map No. #20388 with conditions:

Public Notification: A public hearing notice was placed in the Needles Desert Star on
May 26, 2021, mailed to property owners within 300' of the proposed parcel, and posted
in two conspicuous locations within the City.

Submitted By: **Cindy Semione, Associate Planner**

City Management Review: *Ricky*

Date: 9/21/21

Approved: <input type="checkbox"/>	Not Approved: <input type="checkbox"/>	Tabled: <input type="checkbox"/>	Other: <input type="checkbox"/>
			Agenda Item: <u>2</u>

CC RESOLUTION 2021-41

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEEDLES,
APPROVING TENTATIVE PARCEL MAP APPROVAL OF TENTATIVE PARCEL MAP 20388,
SUBDIVIDING 6.5 ACRES +/- INTO 2 PARCELS LOCATED IN THE R2 (TWO-FAMILY RESIDENTIAL)
ZONE, ALSO KNOWN AS ASSESSOR'S PARCEL NO. 0185-233-55**

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, the City of Needles recently sold a .79 acre section to Golden Valley Cable;
and

WHEREAS, Tentative Parcel Map No. 20388 creates two parcels: Parcel one equals .79 acres, and the remainder parcel equals 5.79 acres; and

WHEREAS, Parcel one will be purchased by Golden Valley Cable and Parcel 2 will remain with the City; and

WHEREAS, Section 66451 et seq of the California Government Code (Map Act) and Section 19-28 of the Needles City Code authorize the Planning Commission and City Council to approve, conditionally approve or deny tentative parcel maps; and

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

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; and

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 in order 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 2-lot subdivision, consistent with the Subdivision Map Act that allows creation of a parcel map of five or fewer parcels. . The general plan designation for the parcel is medium density and supports the general plan goal of providing services on the basis of neighborhood units and densities. .

- B. The site is physically suitable for the type of development contemplated.

FINDING. This subdivision consists of two parcels: Parcel one is .79 acres and is proposed to remain as vacant land. Parcel two is 5.79 acres and will remain under ownership of the City of Needles. The proposed parcels satisfy the requirements of each proposed use.

- 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 the project satisfies the criteria to support there will be no significant impact to the environment since no changes are proposed.

- D. The type of improvements will not cause serious public health problems.

FINDING: The proposed project has been conditioned to require fencing and screening for security purposes, The city's parcel will continue to be used to house the water main and no improvements are planned.

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 conditions

SECTION 4. City Council Resolution **2021-41** 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 of the undersigned parties that Planning Commission Resolution 06-02-2021 PC and the conditions, 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 shall comply with Municipal Code Section 19-17(b).
 3. **NOTES TO BE PLACED ON FINAL PARCEL MAP:**
 - a. The owner shall comply with all local, state, and federal laws, and the owner shall pay for all fees and cost of utilities and cost of improvements.
 - b. Prior to issuance of building permit, the following is required:
 1. On-site development plans including grading & drainage plans are required per 2007 California Code of Regulations (Title 24) prior to issuance of a building permit.
 2. Off-site development/improvement plans as required to satisfy City of Needles, County of San Bernardino, and utilities.
 3. San Bernardino County Fire Department to approve proposed development/improvement plans.
 4. All electrical plans to be approved by City of Needles, Electrical Department.
 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. Approval of Tentative Parcel Map 20388 shall not waive compliance with all sections of the City Code, all other applicable City ordinances and regulations, in effect at the time of the approval.
 6. All conditions of Tentative Parcel Map 20388 must be complied with to the satisfaction of the City Engineer, prior to final approval of associated maps, building permits, occupancy permits, or any other appropriate request.
 7. The buyer shall pay for any installation of electrical power extension to the property per City Standards and specifications by the Electric Department Manager.
- ENGINEERING**
8. All on-site drainage to remain on-site.
 9. 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.

- 10. All site plans, grading plans and driveway/street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
- 11. 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.
- 12. Easements for all utilities shall be provided on the Final Parcel Map.
- 13. Buyer shall grant a Public Utility Easement (PUE) with a minimum width of 10’
- 14. Buyer shall fence and screen the parcel from public view.
- 15. Prior to recordation of final map, show all easements of record per title report.
- 16. All proposed facilities for electric, telephone etc. shall be placed underground.

FIRE

- 17. 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.
- 18. The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division. This fee is in addition to the fees that are paid to the City of Needles.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Needles, California, held on the 28th day of September, 2021, by the following roll call vote:

AYES:
NOES:
ABSENT:

Mayor
(SEAL)

ATTEST: _____
City Clerk

APPROVED AS TO FORM:

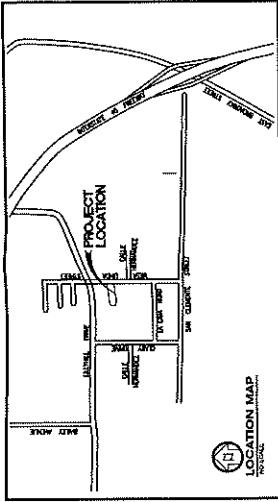
City Attorney

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

APRIL, 2021

THOMAS E. BAGEN L.S. 6205
 TELS ENGINEERING, INC.



STATISTICS:
 THIS MAP COVERS 3 PARCELS
 AREA 3910.23 SQ. AC. (56.91 ACRES)
 AREA REMAINDER PARCEL 3910.23 SQ. AC.
 AREA REMAINDER PARCEL 3910.23 SQ. AC.
 THIS MAP IS SUBJECT TO ANY AND ALL RECORDS ON FILE IN THE COUNTY CLERK'S OFFICE AND THE COUNTY RECORDER'S OFFICE.
 THIS MAP IS SUBJECT TO ANY AND ALL RECORDS ON FILE IN THE COUNTY CLERK'S OFFICE AND THE COUNTY RECORDER'S OFFICE.

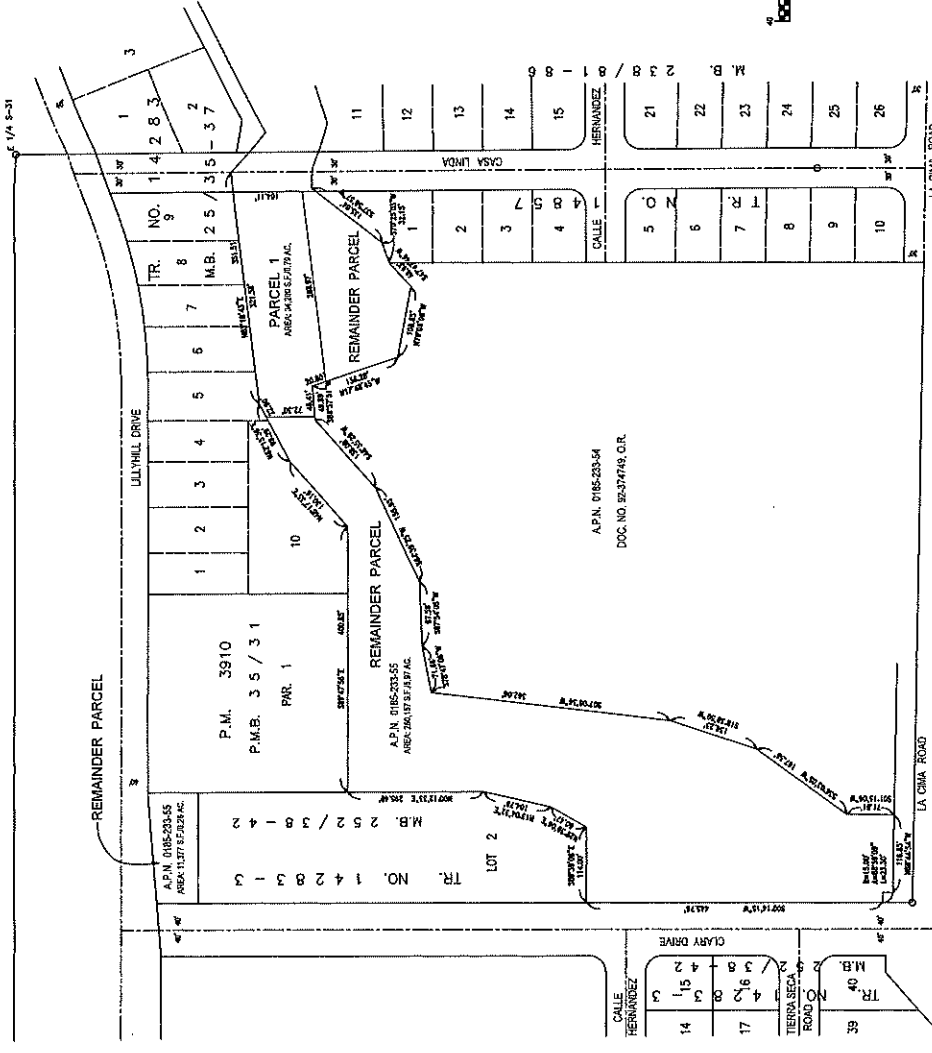
LEGAL DESCRIPTION:
 A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 23 EAST, SAN BERNARDINO MERIDIAN, CITY OF NEEDLES, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

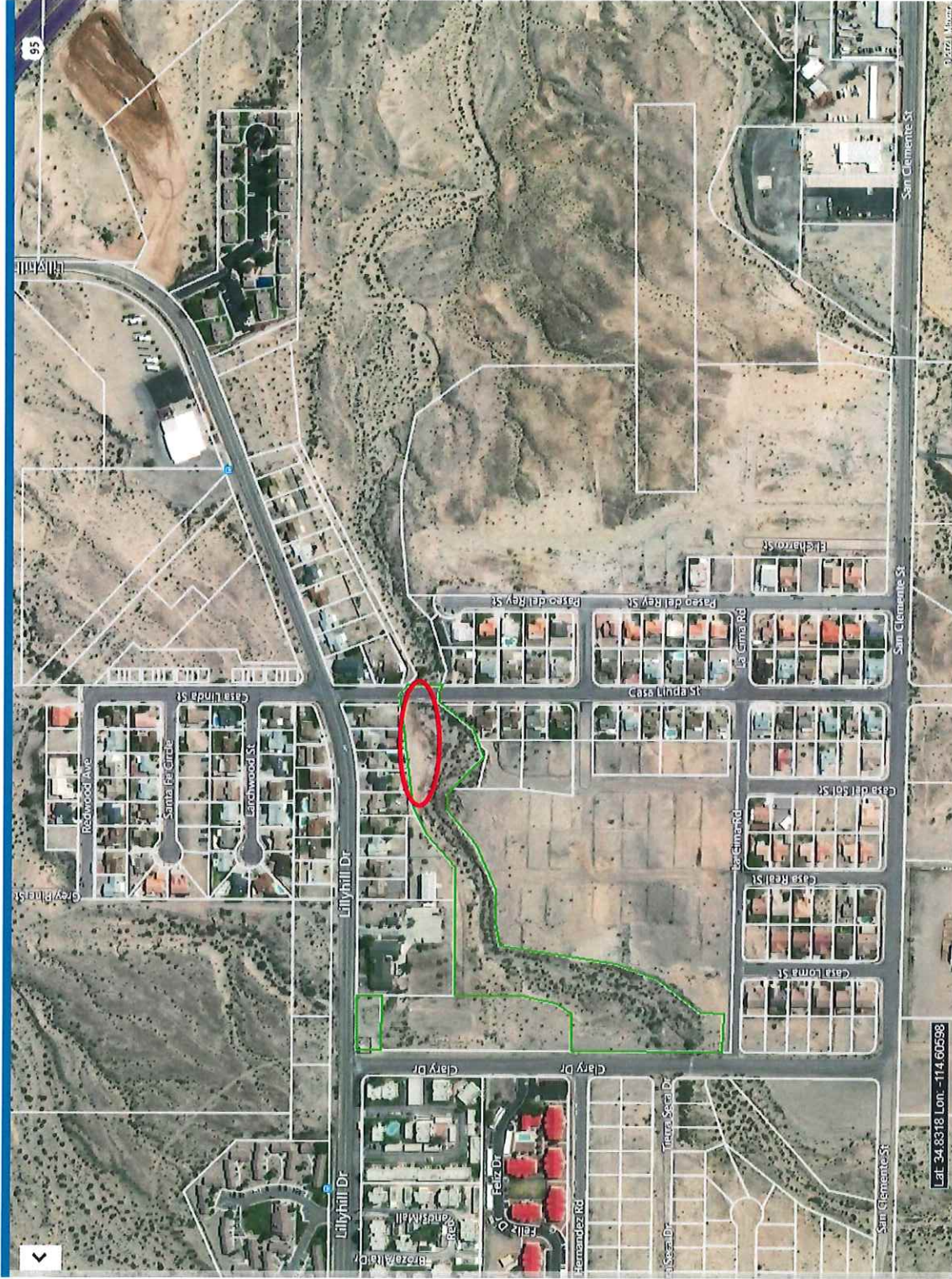
A.P.N. 0185-233-55
 PARCEL MAP NO. 20388

APPLICANT/OWNER
 CITY OF NEEDLES
 NEEDLES, CALIFORNIA

REPRESENTATIVE/MAP PREPARER:
 TELS ENGINEERING, INC.
 1000 W. MAIN ST., SUITE 100
 NEEDLES, CA 92560
 (951) 844-8888

MAP PREPARED:
 APRIL 13, 2021





Lat: 34.8318 Lon: -114.60588



ATTACHMENT A VICINITY MAP
APPLICANT: GOLDEN VALLEY CABLE
ADDRESS: VICINITY OF CASA LINDA AND LILLYHILL



ATTACHMENT B PARCEL MAP AREA

APPLICANT: GOLDEN VALLEY CABLE

ADDRESS: VICINITY OF CASA LINDA/LILLYHILL