City of Needles, California
Request for City Council Action

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☒ CITY COUNCIL ☐ NPUA ☐ Regular ☐ Special

Meeting Date: August 13, 2019

Title: City Council Resolution No. 2019-49
A Resolution of the City Council of the City of Needles,
Approving Final Parcel Map No. 19995
subdividing a 2.38+/- acre site into three (3) parcels located at
250 Balboa Street, also known as APN 0660-081-18

Background: Applicant Ralph Roach submitted an application for Final Parcel Map No. 19995 subdividing a 2.38+/- acre site into three (3) commercial parcels. Parcel one is .67 acres, parcel 2 is .83 acres, and parcel three is .79 acres.

The 3-lot parcel map is located at 250 Balboa Street, with one existing commercial cannabis facility completed on lot 3, and two additional facilities to be added. The parcel is zoned Highway Commercial (C-3) and designated as Highway Commercial (HC) in the General Plan. Commercial facilities including a truck repair facility, and additional cannabis facilities, are in the area of the proposed parcel map. Staff finds the subdivision is compatible with the land use and density in the area, and that all of the parcels satisfy city code development standards.

Public Notification: N/A

Critical Timeline: N/A

Fiscal Impact: Potential revenue through commercial projects

Environmental: N/A

Recommendation: Approve Resolution No. 2019-49, approving Final Parcel Map No. 19995, a subdivision of 2.38+/- acres into three (3) commercial parcels located at 250 Balboa Street, also known as APN 0660-081-18

Submitted By: **Patrick Martinez, Development Director**

City Management Review: Rick **Date:** 8/8/19

Approved: ☐	Not Approved: ☐	Tabled: ☐	Other: ☐

Agenda Item: 20

RESOLUTION NO. 2019-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEEDLES, CALIFORNIA APPROVING FINAL PARCEL MAP NO. 19995 KNOWN AS ASSESSOR'S PARCEL NO. 0660-081-18

WHEREAS, Applicant Ralph Roach has requested approval of Final Parcel Map No. 19995, a division of approximately 2.38+/- acres into three (3) parcels, located at 250 Balboa Street, also known as Assessor's Parcel No. 0660-081-18; and

WHEREAS, Tentative Parcel Map No. 19995 received City Council approval on March 12, 2019 with the following conditions:

1. Tentative Parcel Map 19995 shall be completed in substantial conformance with the parcel map received and dated 11-26-2018, 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 98.00 "Site Dimensions".

3. **NOTES TO BE PLACED ON FINAL PARCEL MAP:**

   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.

4. Prior to issuance of building permit, the following is required:

   a. 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 for lots 1 and 2.

   b. Site Designer Certification required to satisfy National Pollution Discharge Elimination System, (NPDES).

   c. Design of septic tank and leach field for parcel(s) shall be based upon percolation test performed by a qualified firm submitted to and approved by the city engineer prior to issuance of building permits for lots 1 and 2.

   d. Each parcel shall be serviced by its own sewage disposal system and on-site water supply

   e. On-site wastewater disposal system plans to satisfy City of Needles. If treatment is required, treatment facilities require the approval of the Regional Water Quality Control Board for lots 1 and 2.

   f. On-site potable water supply system plans to satisfy City of Needles requirements and County of San Bernardino Department of Public Health, Division of Environmental Health Services (DEHS)

   g. San Bernardino County Fire Department to approve proposed development/improvement plans.

h. All electrical plans to be approved by City of Needles, Electrical Department.

i. Offer of Dedication to be recorded with the County of San Bernardino at the time of Map recordation

5. 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.

6. Approval of Tentative Parcel Map 19995 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.

7. The owner 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 the proposed development and a Finals Soils Report is required prior to issuance of a building permit for lots 1 and 2.

10. 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 prior to map recording.

11. Easements for all utilities shall be provided on the Final Parcel Map.

12. Prior to recordation of final map, show all easements of record per title report.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Needles, California, hereby approves Resolution No. 2019-49 approving Final Parcel Map No. 19995 and directs the City Clerk to sign the map and cause the Parcel Map to be forwarded to the County for recording.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of Needles, California, held on the 13th day of August, 2019 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayor

Attest: _____
City Clerk

(Seal)

Approved as to form:

_____
City Attorney

PARCEL MAP NO. 19995

BEING A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 8, SECTION 19, T9N, R23E, S.B.M.,
IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

HIGH DESERT MAPPING APRIL, 2019

OWNER'S STATEMENT

I HEREBY STATE I AM ALL AND THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE THIS MAP, AND I CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP. I HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE CITY OF NEEDLES, THE PUBLIC IN GENERAL, AND TO ANY OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, AN EASEMENT FOR PUBLIC ROAD, AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH AND ACROSS RIVER ROAD SHOWN HEREON.

Grace Hand
GRACE HAND
TRUSTEE OF THE GRACE HAND INTER VIVOS TRUST DATED OCTOBER 21, 2015

331 RIVER, LLC A CALIFORNIA LIMITED LIABLIITY COMPANY, BENEFICIARY UNDER THAT DEED OF TRUST RECORDED DECEMBER 21, 2018 AS DOCUMENT NO. 2018-0473423 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF THE SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

RALPH TUCKER ROACH OFFICER
PRINT NAME, TITLE

PRINT NAME, TITLE

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
)SS
COUNTY OF Los Angeles)
ON April 24, 2019 BEFORE ME, DAWN Z. ESSER, A NOTARY PUBLIC, PERSONALLY APPEARED GRACE HAND, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(~~S~~) WHOSE NAME(~~S~~) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE/THEY~~ EXECUTED THE SAME IN ~~HIS/HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY ~~HIS/HER/THEIR~~ SIGNATURE(~~S~~) ON THE INSTRUMENT THE PERSON(~~S~~), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(~~S~~) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE
NOTARY PUBLIC IN AND FOR SAID STATE

DAWN Z. ESSER
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles COUNTY
MY COMMISSION NO. 2204168
MY COMMISSION EXPIRES: 7/6/21

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
)SS
COUNTY OF Los Angeles)
ON April 24, 2019 BEFORE ME, DAWN Z. ESSER, A NOTARY PUBLIC, PERSONALLY APPEARED RALPH T. ROACH, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(~~S~~) WHOSE NAME(~~S~~) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/~~HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY HIS/~~HER/THEIR~~ SIGNATURE(~~S~~) ON THE INSTRUMENT THE PERSON(~~S~~), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(~~S~~) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE
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DAWN Z. ESSER
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles COUNTY
MY COMMISSION NO. 2204168
MY COMMISSION EXPIRES: 7/6/21

AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS, NOT YET PAYABLE, ESTIMATED TO BE $ _____.

DATE: _____

ENSEN MASON
AUDITOR-CONTROLLER/TREASURER/TAX COLLECTOR
COUNTY OF SAN BERNARDINO

BY: _____, DEPUTY

BOARD OF SUPERVISORS' CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF $ _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

DATE: _____

LAURA H. WELCH
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO

BY: _____, DEPUTY

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF NEEDLES, BY A MOTION SECONDED AND PASSED, APPROVED THIS PARECEL MAP ON THE ____DAY OF _____, 20 ___ AND FOUND THIS MAP TO BE CONSISTENT WITH THE APPLICABLE GENERAL OR SPECIFIC PLANS OF THE CITY OF NEEDLES. ON BEHALF OF THE CITY OF NEEDLES THE CITY COUNCIL ACCEPTS THE ROAD DEDICATION SHOWN HEREON.

DATE: _____

DAWN Z. ESSER
COMM. #2204168
Notary Public - California
Los Angeles County
My Comm. Expires July 6, 2021

DALE JONES, CMC
CITY CLERK, CITY OF NEEDLES

SIGNATURE OMMISIONS

THE SIGNATURE OF THE AUTHORIZED AGENT OF THE UNITED STATES OF AMERICA, THE OWNER OF AN EASEMENT FOR DITCHES AND CANALS AS DISCLOSED BY DEED RECORDED FEBRUARY 16, 1929 IN BOOK 465, PAGE 288, O.R., RECORDS OF SAN BERNARDINO COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT. ITS INTEREST CANNOT RIPEN INTO A FEE.

THE SIGNATURE OF THE AUTHORIZED AGENT OF CALIFORNIA-PACIFIC UTILITIES COMPANY, THE OWNERS OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED MARCH 2, 1939 IN BOOK 1335, PAGE 109, O.R., RECORDS OF SAN BERNARDINO COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT. ITS INTEREST CANNOT RIPEN INTO A FEE.

THE SIGNATURE OF THE AUTHORIZED AGENT OF CALIFORNIA-PACIFIC UTILITIES COMPANY, THE OWNERS OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED NOVEMBER 4, 1940 IN BOOK 1430, PAGE 482, O.R., RECORDS OF SAN BERNARDINO COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT. ITS INTEREST CANNOT RIPEN INTO A FEE.

THE SIGNATURE OF THE AUTHORIZED AGENT OF CALIFORNIA-PACIFIC UTILITIES COMPANY, THE OWNERS OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED AUGUST 6, 1962 IN BOOK 5746, PAGE 186, O.R., RECORDS OF SAN BERNARDINO COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT. ITS INTEREST CANNOT RIPEN INTO A FEE.

DAWN Z. ESSER
COMM. #2204168
Notary Public - California
Los Angeles County
My Comm. Expires July 6, 2021

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GRACE HAND IN APRIL, 2019. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, IN COMPLIANCE WITH SECTIONS 66495 AND 66496 OF THE SUBDIVISION MAP ACT. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

LICENSED LAND SURVEYOR
DAVID B. WARREN
EXP.12/31/19
No. 8244
STATE OF CALIFORNIA

DATE: 4/18/2019

DAVID B. WARREN, L.S. 8244

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH, AND ALL CONDITIONS FOR THE FINAL MAP HAVE BEEN MET OR WAIVED BY THE CITY COUNCIL.

DATE: _____

DON IRWIN OLSEN
CITY ENGINEER
R.C.E. 42726 EXP. 01/31/2020

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: _____

TOM RAGEN
CITY SURVEYOR
PLS 6205 EXP. 03/31/2020

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____,
THIS _____DAY OF _____, 20 ___, AT ____M. IN BOOK _____
OF RECORDS OF SURVEY AT PAGE _____, AT THE REQUEST OF _____
_____, IN THE AMOUNT OF _____.

Received 4-29-2019

BOB DUTTON
ASSESSOR - RECORDER
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

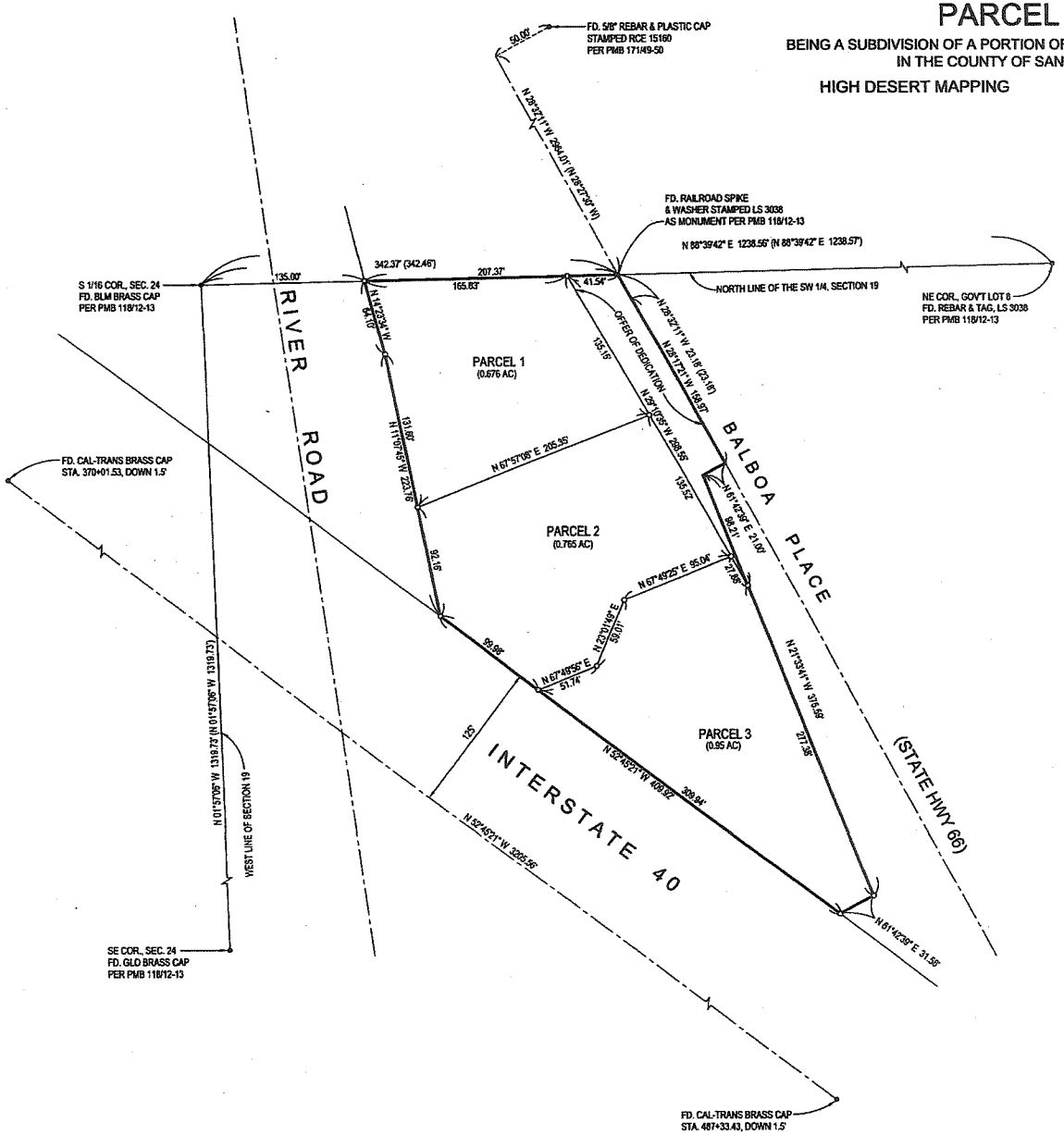
PARCEL MAP NO. 19995

BEING A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 8, SECTION 19, T9N, R23E, S.B.M., IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

HIGH DESERT MAPPING

APRIL, 2019

SCALE: 1" = 60'



SURVEYOR'S NOTES:

BASIS OF BEARINGS TAKEN FROM THE NORTH LINE OF THE SW 1/4, SECTION 19, T9N, R23 E, S.B.M. PER PM 10488, PMB 118/12-13
BEING: N 88°39'42" E

—●— INDICATES MONUMENT FOUND AS NOTED

—○— INDICATES 1" IRON PIPE, 18" LONG, SET AND TAGGED WITH BRASS TAG STAMPED L.S. 8244

(XXX) INDICATES RECORD DATA PER PM 10488, PMB 118/12-13