



(ACT) ACTION NEEDED
(INF) INFORMATION ONLY
(DIS) DISCRETIONARY

AGENDA

ADJOURNED REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF NEEDLES, CALIFORNIA
WEDNESDAY, FEBRUARY 12, 2025 AT 4:00 PM
EL GARCES - 950 FRONT STREET, NEEDLES

**THE PUBLIC MAY ATTEND VIA TEAMS OR IN PERSON
AND MAY SUBMIT ANY COMMENTS IN WRITING PRIOR TO NOON ON THE DAY OF THE MEETING
BY EMAILING cclark@cityofneedles.com**

**TO JOIN THE LIVE TEAMS MEETING: log into the City of Needles website at
www.cityofneedles.com to access the agenda and [Click here to join the meeting](#)**

***If asked, enter the following: Meeting ID: 665 754 679 #
OR listen in and participate by calling Teams: 1-323-488-2227 - Meeting ID: 665 754 679 #
The meetings are being recorded.***

CALL TO ORDER
ROLL CALL
PLEDGE OF ALLEGIANCE
APPROVAL OF AGENDA
CONFLICT OF INTEREST
CORRESPONDENCE
INTRODUCTIONS

AS A COURTESY TO THOSE IN ATTENDANCE, WE WOULD ASK THAT CELL PHONES BE TURNED OFF OR SET IN THEIR SILENT MODE. THANK YOU

Interim City Clerk Candace Clark will administer the Oath of Office to newly appointed Planning Commissioners Joe Payson and Owen Long.

1. Selection of Chair and Vice Chair for the ensuing year of 2025 **(ACT)**

PUBLIC APPEARANCE - Persons wishing to address the Commissioners on subjects other than those scheduled are requested to do so at this time. When called by the Chair, please announce your name and address for the record. In order to conduct a timely meeting, a three-minute time limit per person has been established by Municipal Code Section 2-18. Amendments to the California Government Code Section 54950 prohibits the Commissioners from taking action on a specific item until it appears on the agenda.

PUBLIC HEARING

2. Approval of Planning Commission Resolution No. 02-12-2025-PC recommending City Council approval of a Conditional Use Permit, for the conversion of an existing motel to a multi-family residential complex comprised of 29 micro-apartments and 1 manager's office unit at 1707 Needles Hwy, (APN 0185-048-09-0000) in the General Commercial (C-2) land use zoning designation. **(ACT)**
 - Staff Report
 - Commission Questions of Staff
 - Chair to open the public hearing
 - Public Comment
 - Applicant Comments
 - Comments in Favor
 - Comments Opposed
 - Applicant Rebuttal
 - Chair to close the public hearing
 - Commission Discussion / Deliberation
 - Planning Commission Resolution No 02-12-2025-PC recommending City Council approval of a Conditional Use Permit, for the conversion of an existing motel to a multi-family residential

complex comprised of 29 micro-apartments and 1 manager's office unit at 1707 Needles Hwy, (APN 0185-048-09-0000) in the General Commercial (C-2) land use zoning designation.

REGULAR ITEMS

3. Approve the minutes of October 9, 2024

(ACT)

COMMISSIONER REQUESTS

CITY MANAGER REPORT

City Manager's Reports for the weeks of January 24 and 31, 2025

ADJOURNMENT

INTERNET ACCESS TO PLANNING COMMISSION AGENDAS AND STAFF REPORT MATERIAL IS AVAILABLE PRIOR TO PLANNING COMMISSION MEETINGS AT: <http://www.cityofneedles.com>

Posted: February 7, 2025

SB 343 - DOCUMENTS RELATED TO OPEN SESSION AGENDAS - Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to a meeting is available for public inspection at the Needles Administrative Office, 817 Third Street, Needles, CA 92363.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Candace Clark, Interim City Clerk, at (760) 326-2113 ext 133. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-104 ADA Title II)

If a decision is made at this hearing and you later disagree with the decision, only issues raised at the public hearing or in written form at or before the public hearing can be considered.

I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the front entrance of City Hall not less than 72 hours prior to the meeting.

Dated this 7th day of February, 2025

/s/ Candace Clark, CPMC, CMC, Interim City Clerk



City of Needles, California Request for City Council Action

☐ CITY COUNCIL ☒ PLANNING COMMISSION ☒ Regular ☐ Special

MEETING DATE: February 12, 2025

TITLE: Planning Commission Resolution No. 02-12-2025-PC recommending to the City Council, approval of a Conditional Use Permit (CUP) to convert the existing River Valley Motel into a Multi-Family Residential Complex including 29 Micro-Apartments and 1 Manager's Office Unit located at 1707 Needles Hwy (APN 0185-048-09-0000) within the General Commercial (C-2) Land Use Zoning Designation.

APPLICANT: Armen Ghadimian, 1707 Needles Hwy, LLC, 1707 Needles Hwy, Needles, Ca 92363

LOCATION: The project site is located south of Needles Hwy and west of O Street at 1707 Needles Hwy (APN 0185-048-09-0000).

BACKGROUND: The applicant, Armen Ghadimian, proposes to convert an existing motel into a multi-family residential complex consisting of 29 micro-apartments and 1 manager's office unit. The project includes three (3) one-story buildings and associated site improvements on approximately 0.98 acres. The 29 micro-apartments are similar in layout, ranging in size from 305 to 340 square feet. The 816-square-foot manager's unit will feature a living area, lobby and breakroom.

The proposed project is compatible with surrounding uses and includes paved walkways for residents, facilitating "On-site" circulation to residential units, amenities, and other areas within the site. The architectural features of the existing buildings will feature a white neutral tone color with a dark gray accent color including a stucco coated exterior and shingle roofing. Interior building improvements will involve renovating existing spaces to accommodate multi-family residential use. Interior unit conversions will include the addition of kitchenettes and upgrades to bathroom plumbing fixtures in compliance with the most current California Building and Plumbing Codes. Existing air conditioning units will be replaced with a new split-air conditioning system to regulate the temperature of each unit. The project site will also feature a laundry room, storage room, office, and lobby area. Additionally, the proposed project includes a 1,710-square-foot open space courtyard with seating for tenant enjoyment. The existing building footprint will remain unchanged.

The topography of the project site is relatively flat. The project plans indicate the installation of a new five (5)-foot-high decorative iron fence with concrete columns along the west and south sides of the property. An existing four (4)-foot-high decorative block wall along the north and east sides completes the project boundary.

As conditioned by San Bernardino County Fire, the project site will have ingress and egress via a one-way driveway from Needles Highway to Market Street based on the existing drive aisle width. The project includes a total of 30 parking spaces, two (2) of which are designated as ADA-compliant. All ADA parking spaces must comply with the Americans with Disabilities Act (ADA) and California Building Code standards. Additionally, the project is located in close proximity to three Needles Area Transit bus stops.

The project site is physically suitable in size and shape to support the proposed multi-family residential complex. Applicable building codes, zoning codes, fire codes and standards have been imposed on the project to make for a safe, attractive, and well-designed project. The project design incorporates safety measures for automobiles and residents.

CONDITIONAL USE PERMIT (CUP) FINDINGS: In accordance with Section 94.06, the Planning Commission must make the following findings to recommend approval of a conditional use permit:

1. The requested permit is conditionally within its jurisdiction according to the table of permissible uses.
2. The application is complete
3. The use will not endanger public health or safety.
4. The development will be in conformity with the Needles General Plan.

PUBLIC NOTIFICATION: A public hearing notice was published in the Needles Desert Star on Wednesday, January 29, 2025, and posted in two conspicuous locations. Notices were sent to property owners within 300' of the proposed project site.

ENVIRONMENTAL: CEQA Compliance – Categorical Exemption (Section 15301, Class 1): The proposed project qualifies for a Categorical Exemption under Section 15301 (Class 1) of the California Environmental Quality Act (CEQA) Guidelines. This exemption applies to projects involving minor alterations to existing structures with negligible or no expansion of the existing use. The project consists of the conversion of an existing motel into a multi-family residential complex, which includes interior renovations to accommodate residential units, the addition of kitchenettes, and plumbing upgrades. The building footprint will remain unchanged, and no significant expansion of the existing structure or use is proposed. Additionally, the proposed improvements, including the courtyard seating area and parking lot upgrades, fall under Class 1 exemptions for minor site improvements.

RECOMMENDATION: Approval of Planning Commission Resolution No. 02-12-2025-PC recommending City Council approval of a Conditional Use Permit, for the conversion of an existing motel to a multi-family residential complex comprised of 29 micro-apartments and 1 manager's office unit at 1707 Needles Hwy, (APN 0185-048-09-0000) in the General Commercial (C-2) land use zoning designation.

SUBMITTED BY: Irene Romero, City Planner

ATTACHMENTS:

1. Vicinity Map
2. Project Plans
3. Planning Commission Resolution, Findings, and Conditions of Approval
4. CUP Application

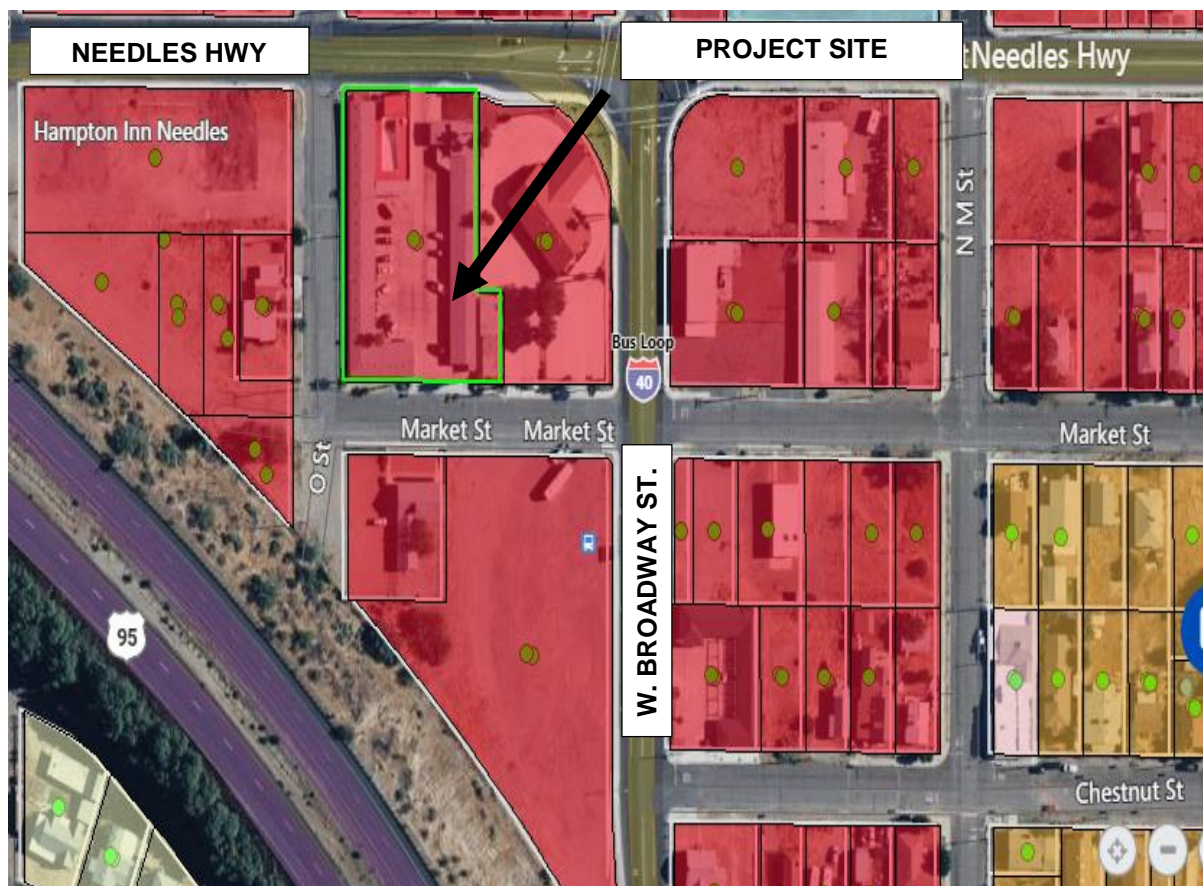
City Manager Approval: Patrick J. Martinez

Date: 2/5/2025

Other Department Approval (when required): _____

Date: _____

Approved: <input type="checkbox"/>	Not Approved: <input type="checkbox"/>	Tabled: <input type="checkbox"/>	Other: <input type="checkbox"/>
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VICINITY MAP

DATE: February 12, 2025

PROJECT: CONDITIONAL USE PERMIT (CUP) TO CONVERT THE EXISTING RIVER VALLEY MOTEL INTO 29-MICRO-APARTMENTS AND ONE (1) MANAGER'S OFFICE UNIT LOCATED AT 1707 NEEDLES HWY (APN 0185-048-09) WITHIN THE GENERAL COMMERCIAL (C-2) LAND USE ZONING DESIGNATION.

RIVER VALLEY MOTEL CONVERSION:
29-MICRO-APARTMENTS AND 1 MANAGER'S OFFICE UNIT
MULTI-FAMILY RESIDENTIAL COMPLEX

1707 NEEDLES HWY, NEEDLES, CA 92363

LEGAL DESCRIPTION	
APN:	0185048090000
ADDRESS:	1707 NEEDLES HWY, NEEDLES, CA 92363
USE CODE:	MOTEL
TAX STATUS:	ASSESSED BY COUNTY
LAND TYPE:	COMMERCIAL
CONSTRUCTION TYPE:	V-B
ZONING:	C-2
FIRE ZONE:	YES
FIRE SPRINKLER:	NO
NUMBER OF STORIES:	1
EXISTING BUILDING HEIGHT:	13'-8"

OWNER / CONSULTANTS	
PROJECT OWNER:	1707 NEEDLES HWY LLC 1707 NEEDLES HWY, NEEDLES, CA 92363 (818) 381-2200 GHADIMIANA@GMAIL.COM
DESIGNER:	ADRIK ISSAEI (818) 268-6000 ADRIK.ISSAEI@GAMIL.COM
MECHANICAL ENGINEER:	ARMEN YARIAN (818) 370-7424 YARIANARMEN@GMAIL.COM

PROJECT STATISTICS	
LOT SIZE GROSS ACRE:	0.987
NUMBER OF UNITS:	29 MICRO-APARTMENTS AND 1 MANAGEMENT OFFICE UNIT
NUMBER OF PARKING SPOT:	28 STANDARD PARKING SPOTS + 2 ACCESSIBLE PARKING SPOTS = TOTAL 30

SCOPE OF WORK	
A CONDITIONAL USE PERMIT (CUP) TO CONVERT THE RIVER VALLEY MOTEL INTO A MULTI-FAMILY RESODENTIAL COMPLEX INCLUDING 29- MICRO-APARTMENTS AND 1 MANAGER'S OFFICE UNIT. THE SCOPE OF WORK INCLUDES EXTERIOR IMPROVEMENTS, INSTALLING ELECTRIC COOKTOPS AND KITCHEN CEILING VENTILATION IN EACH UNIT, AND REPLACING EXISTING AIR CONDITIONING UNITS WITH NEW SPLIT-UNIT SYSTEMS.	

CODE REFERENCES	
a.	2022 CALIFORNIA RESIDENTIAL CODE
b.	2022 CALIFORNIA ELECTRICAL CODE
c.	2022 CALIFORNIA PLUMBING CODE
d.	2022 CALIFORNIA MECHANICAL CODE
e.	2022 CALIFORNIA GREEN BUILDING STANDARD CODE
2.	2023 TITLE 24 ENERGY STANDARDS



San Bernardino County Assessor -
Recorder - County Clerk
Office of Chris Wilhite

Report generated: Thursday, November 14, 2024
Parcel Report

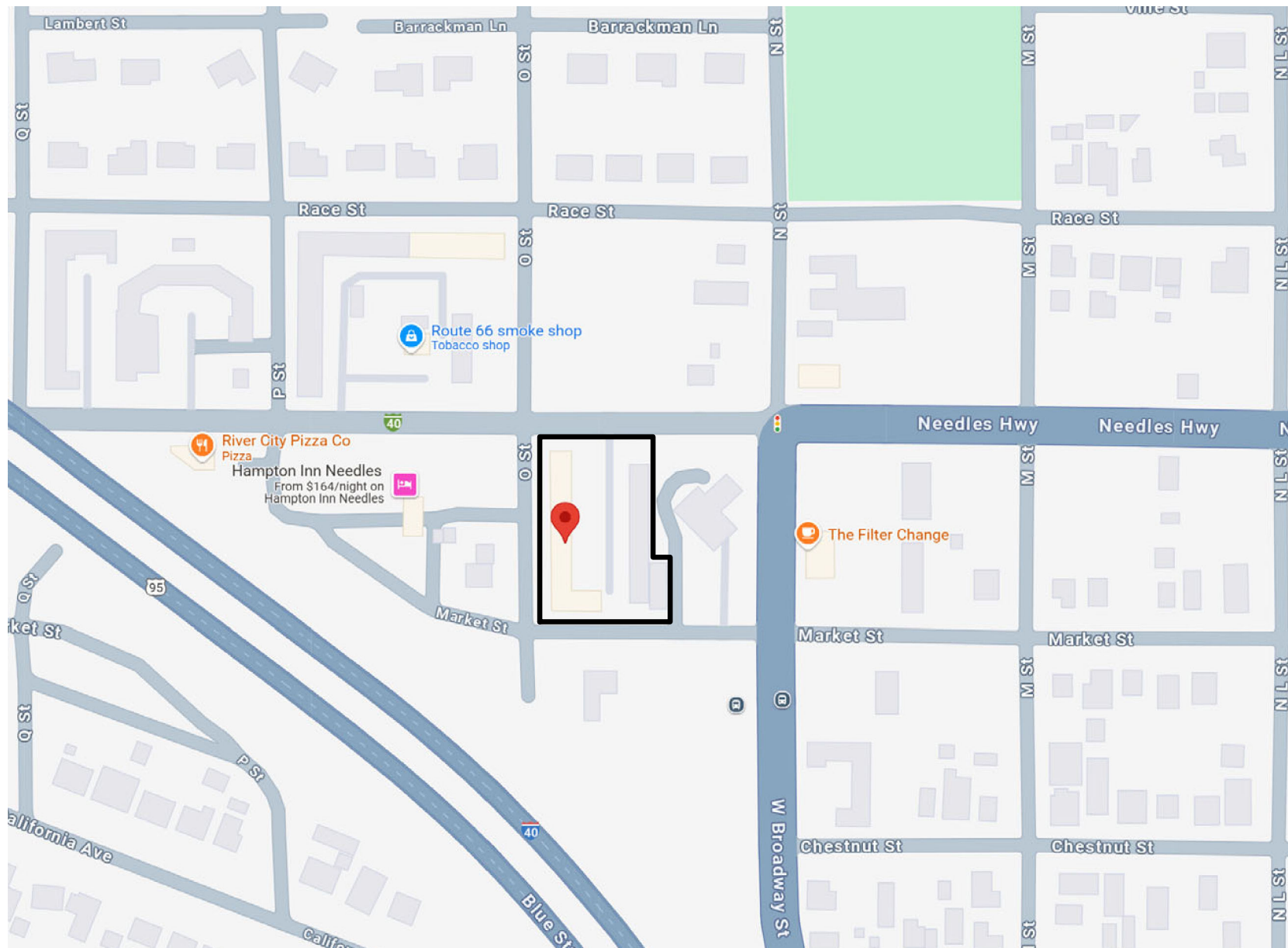
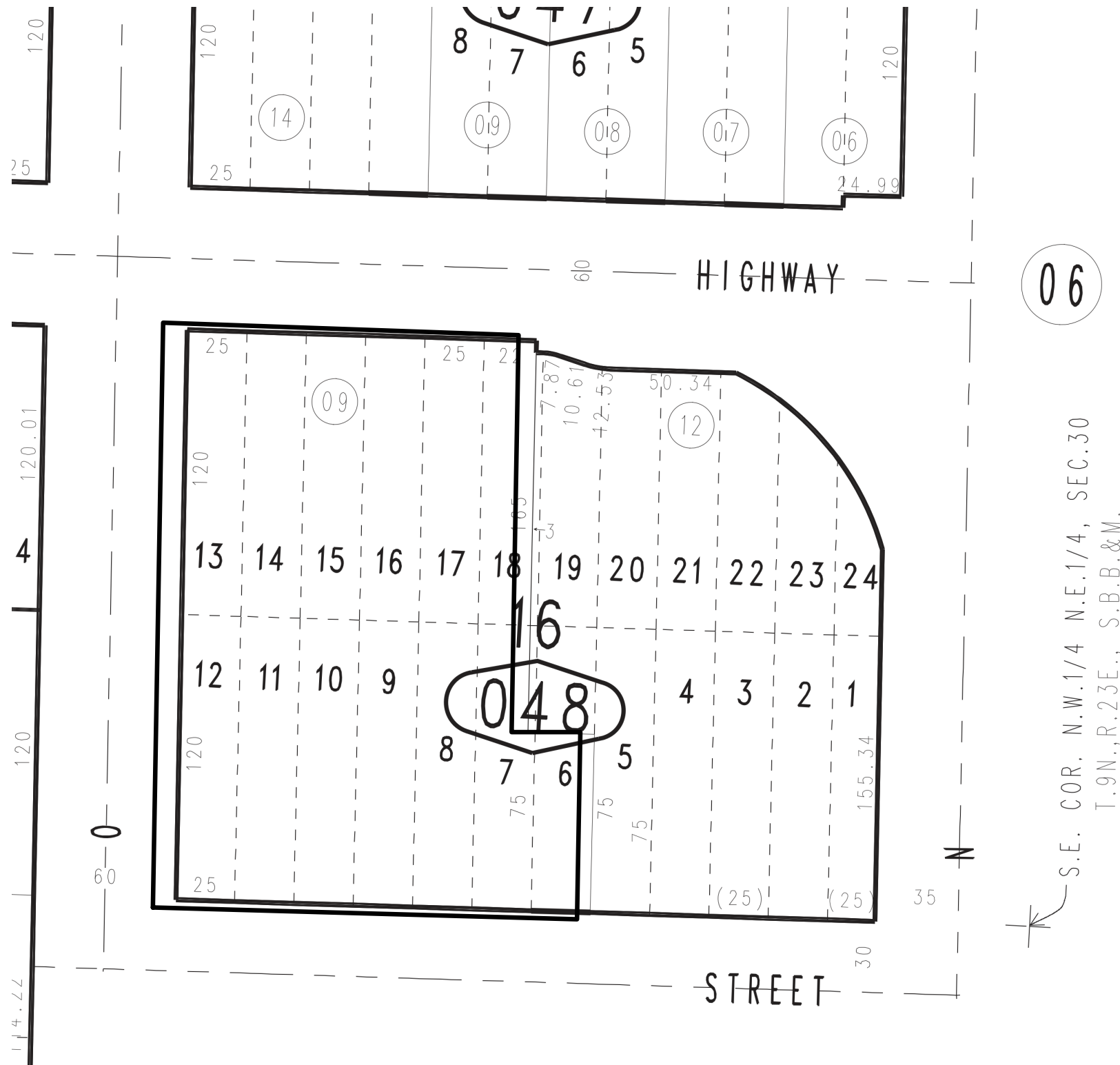


Parcel
Parcel: 0185048090000
Parcel Status: A | ACTIVE
Parcel Type: 0 | REAL PROPERTY
Property ID:
Tax Status: 1 | ASSESSED BY COUNTY
Use Code: MOTEL
Land Access: PUB/PV PUBLIC PAVED
Size: 04 | 20,000 SQ. FEET TO 1,500 ACRES
Land Type: 03 | COMMERCIAL
District: JOSHUA TREE
Resp Group: D | REAL PROPERTY
RespnUnit: COM | COMMERCIAL ZONE OR USE

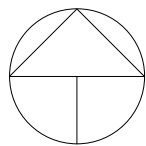
Owner
Owner 1: 1707 NEEDLES HWY LLC
Owner 2:
Joint Owner:
Effective Date: 03/14/2024

Current Owners							
Name	R/I	% Int	Type	Acquisition Date	Document Date	Inactive Date	Document Nbrs
1707 NEEDLES HWY LLC	SO = SOLE OWNER	100.0000	B = BILLED OWNER	02/28/2024	02/28/2024	NONE	20240046538; 20240046537

SHEET INDEX	
Sheet Number	Sheet Name
A 0.0	COVER SHEET
A 0.1	GENERAL NOTES
A 1.0	SITE PLAN
A 1.1	LANDSCAPE PLAN
A 2.0	EXISTING FLOOR PLANS
A 2.1	PROPOSED FLOOR PLANS
A 2.2	EXISTING ROOF PLANS
A 3.0	EXISTING ELEVATIONS
A 3.1	EXISTING ELEVATIONS
M 0.0	MECHANICAL CALCULATION AND SCHEDULE
M 0.01	MECHANICAL DETAILS
M 1.00	MECHANICAL FLOOR PLAN
M 2.00	MECHANICAL FLOOR PLAN
M 3.00	MECHANICAL T-24
M 3.10	MECHANICAL T-24
M 3.20	MECHANICAL T-24



VICINITY MAP



CONSULTANTS

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECTURAL DESIGNER AND/OR CONSULTING OFFICE.

**ATELIER
ISSAEI**

669 Ivy Street
Glendale, CA 91204
adrik.issaei@gmail.com
818.268.6000

1707 NEEDLES HWY
LLC

River Valley Motel
Conversion: 29
Micro-Apartments and 1
Management Office Unit

1707 Needles Hwy,
Needles, CA 92363

FEB 2025
PROJECT STATUS

COVER SHEET

A 0.0

FIRE CONDITIONS AND STANDARDS

F01 JURISDICTION
THE ABOVE REFERENCED PROJECT 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.

F02 FIRE FEE
THE REQUIRED FIRE FEES SHALL BE PAID TO THE SAN BERNARDINO COUNTY FIRE DEPARTMENT/COMMUNITY SAFETY DIVISION.

F03 FIRE CONDITION LETTER EXPIRATION
FIRE CONDITION LETTERS SHALL EXPIRE ON THE DATE DETERMINED BY THE PLANNING DIVISION OR BUILDING AND SAFETY.

F06 INSPECTION BY FIRE DEPARTMENT
PERMISSION TO OCCUPY OR USE THE BUILDING (CERTIFICATION OF OCCUPANCY OR SHELL RELEASE) WILL NOT BE GRANTED UNTIL THE FIRE DEPARTMENT INSPECTS, APPROVES AND SIGNS OFF ON THE BUILDING AND SAFETY JOB CARD FOR "FIRE FINAL".

F09 BUILDING PLANS
BUILDING PLANS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL. THE REQUIRED FEES SHALL BE PAID AT THE TIME OF PLAN SUBMITTAL.

F11 COMBUSTIBLE VEGETATION
COMBUSTIBLE VEGETATION SHALL BE REMOVED AS FOLLOWS: A. WHERE THE AVERAGE SLOPE OF THE SITE IS LESS THAN 15% - COMBUSTIBLE VEGETATION SHALL BE REMOVED A MINIMUM DISTANCE OF THIRTY (30) FEET FROM ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS LESS. B. WHERE THE AVERAGE SLOPE OF THE SITE IS 15% OR GREATER - COMBUSTIBLE VEGETATION SHALL BE REMOVED A MINIMUM ONE HUNDRED (100) FEET FROM ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS LESS. COUNTY ORDINANCE #3386

F16 ACCESS
THE DEVELOPMENT SHALL HAVE A MINIMUM OF TWO POINTS OF VEHICULAR ACCESS. THESE ARE FOR FIRE/EMERGENCY EQUIPMENT ACCESS AND FOR EVACUATION ROUTES. A. SINGLE STORY ROAD ACCESS WIDTH. ALL BUILDINGS SHALL HAVE ACCESS PROVIDED BY APPROVED ROADS, ALLEYS AND PRIVATE DRIVES WITH A MINIMUM TWENTY-SIX (26) FOOT UNOBSTRUCTED WIDTH AND VERTICALLY TO FOURTEEN (14) FEET SIX (6) INCHES IN HEIGHT. DUE TO THE EXISTING WIDTH OF THE ONSITE DRIVE AISLE YOU SHALL CONVERT THE DRIVE AISLE TO ONE WAY TRAFFIC ONLY BY ENTERING ON NEEDLES HWY AND EXITING ON MARKET ST. DRIVE AISLE SHALL HAVE DIRECTIONAL ARROWS PAINTED ON DRIVING SURFACE AND "DO NOT ENTER" PAINTED ON DRIVING SURFACE AT MARKET ST.

F19 SURFACE
FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ROAD SURFACE SHALL MEET THE APPROVAL OF THE FIRE CHIEF PRIOR TO INSTALLATION. ALL ROADS SHALL BE DESIGNED TO 85% COMPACTION AND/OR PAVING AND HOLD THE WEIGHT OF FIRE APPARATUS AT A MINIMUM OF 80K POUNDS.

F24 FIRE LANES
THE APPLICANT SHALL SUBMIT A FIRE LANE PLAN WITH THE BUILDING CONSTRUCTION PLANS TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL. FIRE LANE CURBS SHALL BE PAINTED RED. "NO PARKING, FIRE LANE" SIGNS SHALL BE INSTALLED ON PUBLIC/PRIVATE ROADS IN ACCORDANCE WITH THE APPROVED PLAN.

F25 STREET SIGN
THIS PROJECT IS REQUIRED TO HAVE AN APPROVED STREET SIGN (TEMPORARY OR PERMANENT). THE STREET SIGN SHALL BE INSTALLED ON THE NEAREST STREET CORNER TO THE PROJECT. INSTALLATION OF THE TEMPORARY SIGN SHALL BE PRIOR ANY COMBUSTIBLE MATERIAL BEING PLACED ON THE CONSTRUCTION SITE. PRIOR TO FINAL INSPECTION AND OCCUPANCY OF THE FIRST STRUCTURE, THE PERMANENT STREET SIGN SHALL BE INSTALLED.

F45 FIRE EXTINGUISHERS
HAND PORTABLE FIRE EXTINGUISHERS ARE REQUIRED. THE LOCATION, TYPE, AND CABINET DESIGN SHALL BE APPROVED BY THE FIRE DEPARTMENT.

F51 COMMERCIAL ADDRESSING
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS OF 100,000 SQ. FT OR LESS SHALL HAVE THE STREET ADDRESS INSTALLED ON THE BUILDING WITH NUMBERS THAT ARE A MINIMUM EIGHT (8) INCHES IN HEIGHT AND WITH A ONE (1) INCH STROKE. THE STREET ADDRESS SHALL BE VISIBLE FROM THE STREET. DURING THE HOURS OF DARKNESS, THE NUMBERS SHALL BE ELECTRICALLY ILLUMINATED (INTERNAL OR EXTERNAL). WHERE THE BUILDING IS TWO HUNDRED (200) FEET OR MORE FROM THE ROADWAY, ADDITIONAL NON-ILLUMINATED ADDRESS IDENTIFICATION SHALL BE DISPLAYED ON A MONUMENT, SIGN OR OTHER APPROVED MEANS WITH NUMBERS THAT ARE A MINIMUM OF SIX (6) INCHES IN HEIGHT AND THREE-QUARTER (¾) INCH STROKE.

F60 SOLAR PLANS
SOLAR/PV PLANS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL. THE REQUIRED FEES SHALL BE PAID AT THE TIME OF PLAN SUBMITTAL.

F70 ADDITIONAL REQUIREMENTS
IN ADDITION TO THE FIRE REQUIREMENTS STATED HEREIN, OTHER ONSITE AND OFF-SITE IMPROVEMENTS MAY BE REQUIRED WHICH CANNOT BE DETERMINED AT THIS TIME AND WOULD HAVE TO BE REVIEWED AFTER MORE COMPLETE IMPROVEMENT PLANS AND PROFILES HAVE BEEN SUBMITTED TO THIS OFFICE.

F71 PROPOSAL CHANGES
ANY CHANGES TO THIS PROPOSAL SHALL REQUIRE NEW FIRE DEPARTMENT CONDITION LETTER.

CONSULTANTS

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FEB 2025
PROJECT STATUS

GENERAL NOTES

A 0.1

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FEB 2025
PROJECT STATUS

A 1.0



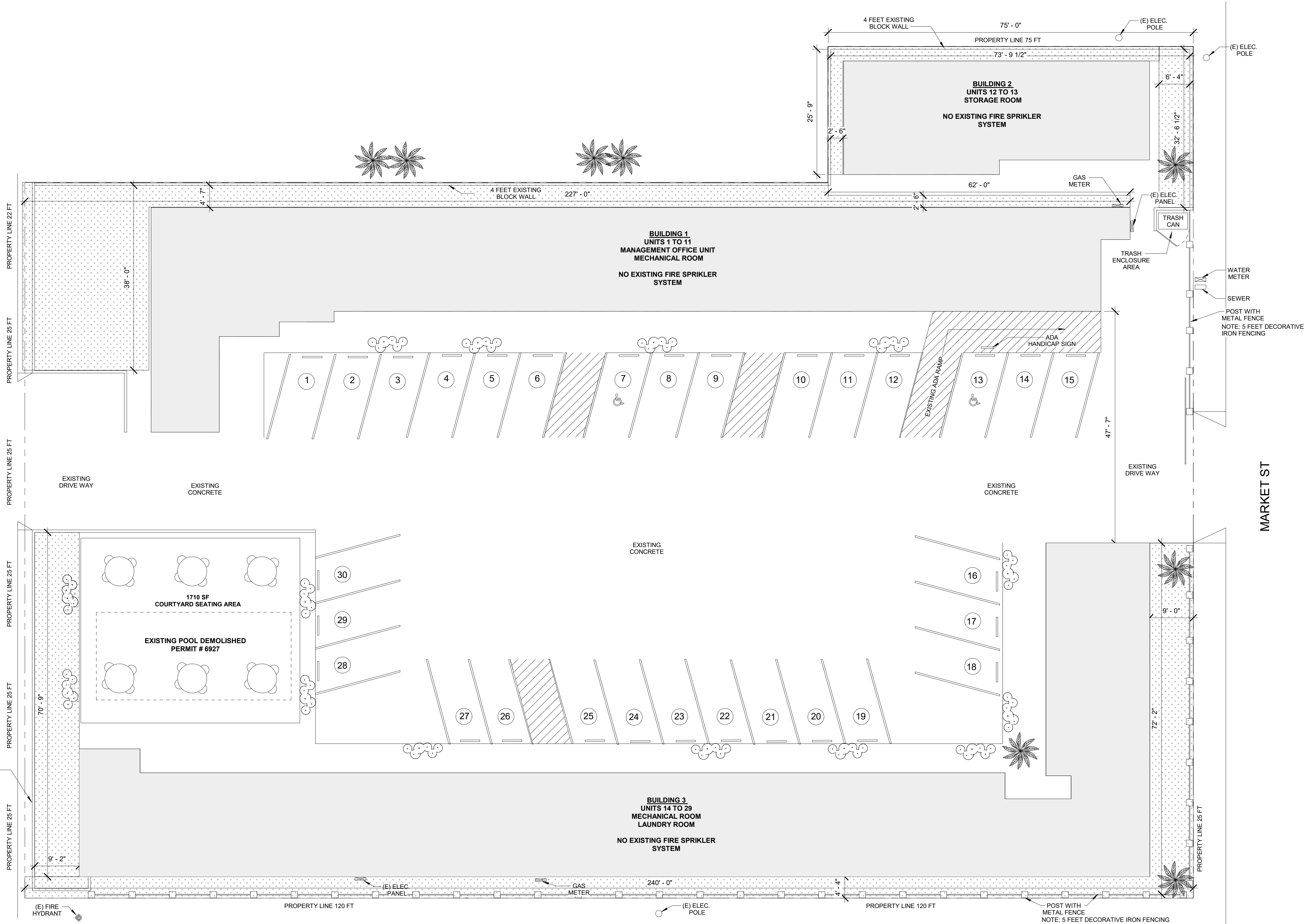
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Page 8

NEEDLES HWY

4 FEET EXISTING
BLOCK WALL

1 LANDSCAPE PLAN
SCALE: 3/32" = 1'-0"



0 ST

LEGEND

- LANDSCAPE GRASS TOPSOIL (4700 SF)
- 25 GAL SIZE QUEEN PALM TREE (15 TO 25 FEET MATURE HEIGHT) QUANTITY: 4
- 5 GAL SIZE SHRUB CAMELLIA MARIE BRACEY

LAND SCAPE % OF TOTAL SITE AREA
LOT SIZE: 42,993.72 SF
TOTAL LAND SCAPE ARE: 4700 SF
LOT LANDSCAPE % : 4700 / 42,993.72 = 10 %

CONSULTANTS

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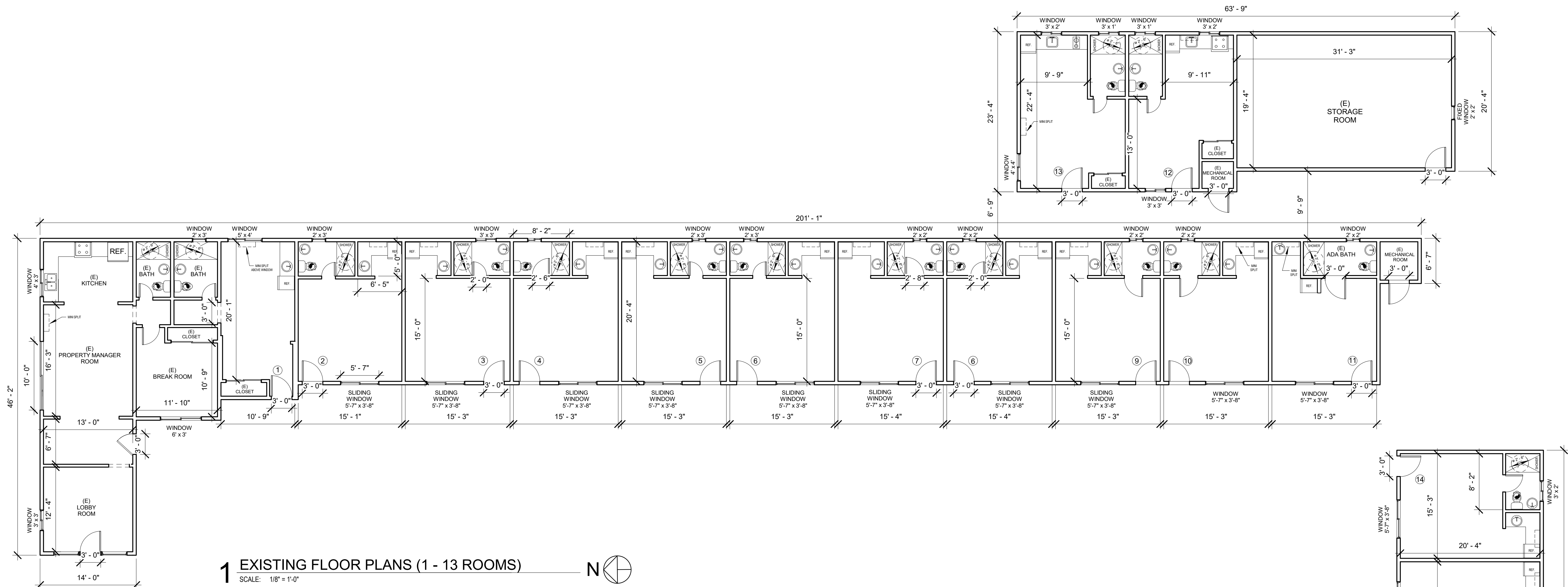
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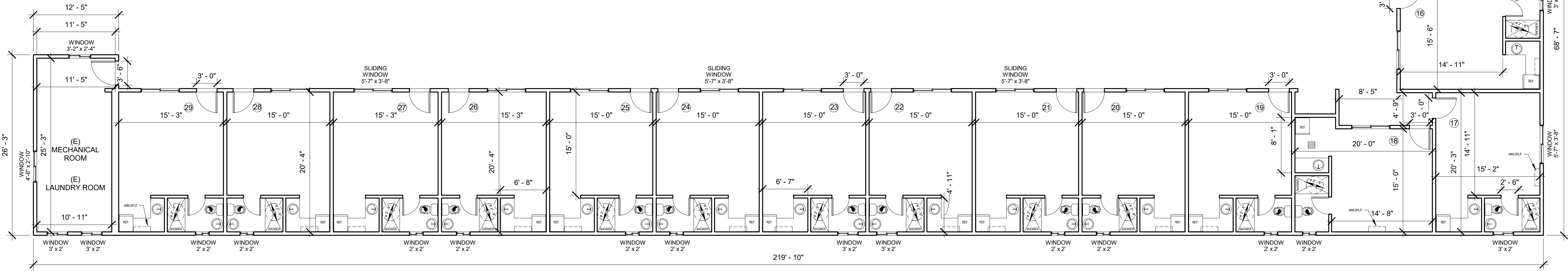
LANDSCAPE
PLAN

A 1.1

ATTACHMENT NO. 2



1 EXISTING FLOOR PLANS (1 - 13 ROOMS)
SCALE: 1/8" = 1'-0" N



2 EXISTING FLOOR PLAN (14 - 29 ROOMS)
SCALE: 1/8" = 1'-0" N

- LEGEND:**
- EXISTING WALL
 - DEMO WALL
 - 120 V HARD-WIRED SMOKE ALARMS WITH BATTERY BACK-UP
 - APPROVED CARBON MONOXIDE DETECTOR RECEIVING POWER FROM MAIN WIRING WITH BATTERY BACK-UP
 - ENERGY STAR RATED, HUMIDISTAT CONTROLLED MIN. 50 CFM EXHAUST FAN DUCTED TO THE OUTDOOR.
 - ENERGY STAR RATED, KITCHEN CEILING EXHAUST FAN, CEILING MOUNT VENTILATION FAN DUCTED TO THE OUTDOOR.

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECTURAL DESIGNER AND/OR CONSULTING OFFICE.

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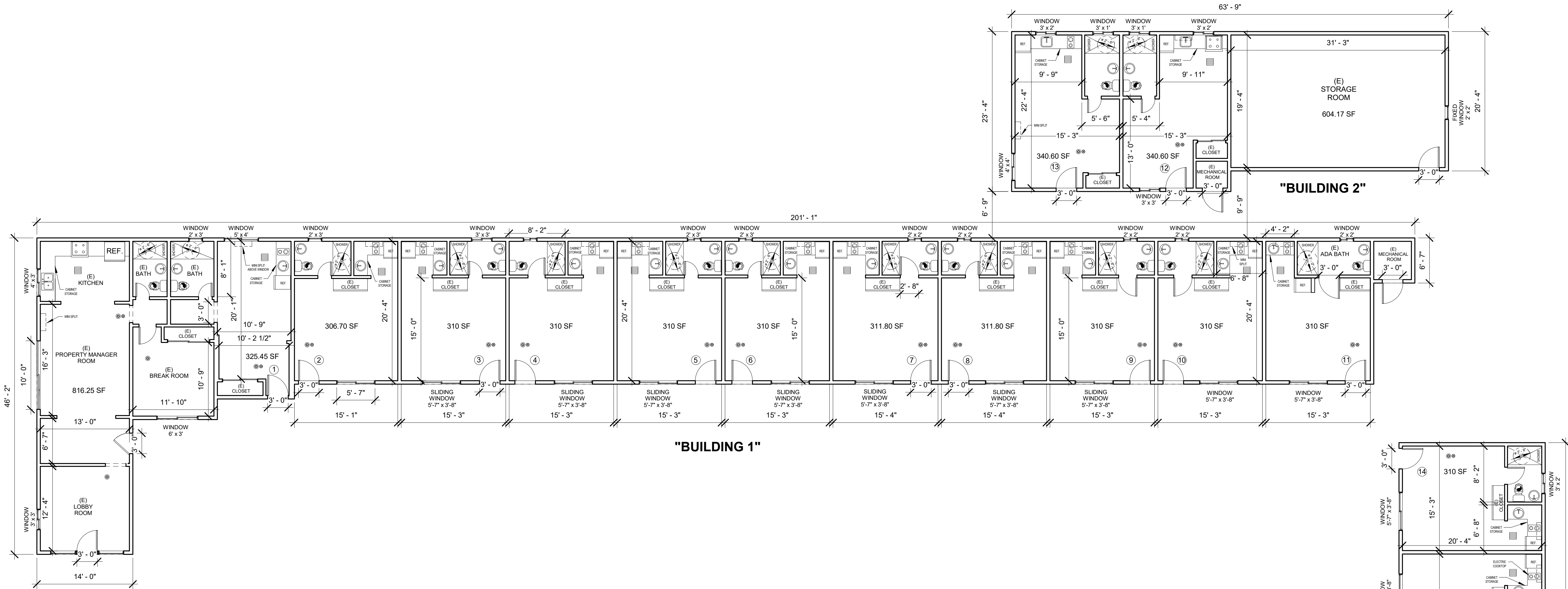
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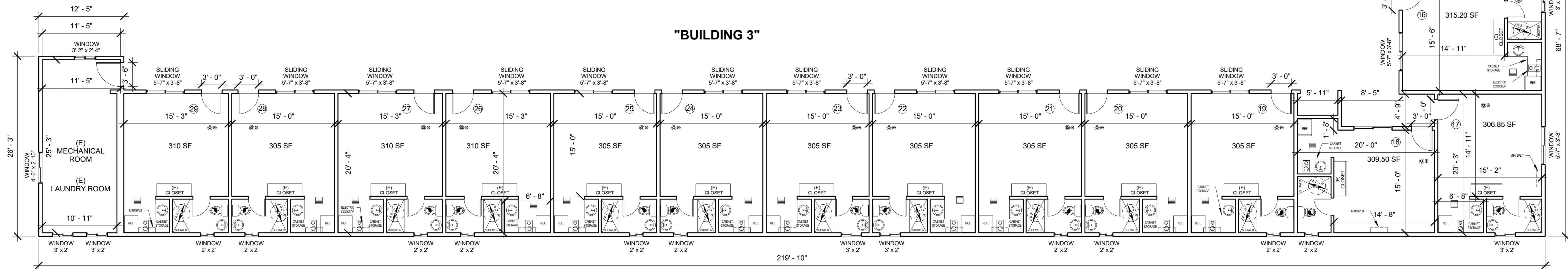
FEB 2025
PROJECT STATUS

EXISTING FLOOR PLANS

A 2.0



1 PROPOSED FLOOR PLANS BUILDING 1 (UNITS 1-11 AND MANAGEMENT OFFICE UNIT) BUILDING 2 (UNITS 12 - 13 AND STORAGE ROOM) N



2 PROPOSED FLOOR PLAN - BUILDING 3 (UNITS 14 - 29, MECHANICAL ROOM AND LAUNDRY ROOM) N

UNIT	SQ FT
1	325.45
2	306.70
3	310
4	310
5	310
6	310
7	311.80
8	311.80
9	310
10	310
11	310
12	340.60
13	340.60
14	310

UNIT	SQ FT
15	306.70
16	315.20
17	306.85
18	309.50
19	305
20	305
21	305
22	305
23	305
24	305
25	305
26	310
27	310
28	305

UNIT	SQ FT
29	310
MANAGER OFFICE UNIT	816.25
STORAGE ROOM	604.17
BUILDING 1 MECHANICAL ROOM	30.71
BUILDING 3 MECHANICAL ROOM & LAUNDRY ROOM	276

NOTE
1) EACH DWELLING TO HAVE A SEPARATE CLOTHING CLOSET WITH A DOOR AND ADDITIONAL STORAGE FOR DRY FOOD AND COOKING UTENSILS, MEETING INTERNATIONAL BUILDING CODE STANDARDS.
2) EACH UNIT TO INCLUDE A KITCHEN SINK, COOKING APPLIANCE, AND REFRIGERATOR, WITH AT LEAST 30 INCHES OF CLEAR WORKING SPACE IN FRONT OF EACH.

LEGEND:	
EXISTING WALL	
DEMO WALL	
120 V HARD-WIRED SMOKE ALARMS WITH BATTERY BACK-UP	
APPROVED CARBON MONOXIDE DETECTOR RECEIVING POWER FROM MAIN WIRING WITH BATTERY BACK-UP	
ENERGY STAR RATED, HUMIDISTAT CONTROLLED MIN. 50 CFM EXHAUST FAN DUCTED TO THE OUTDOOR.	
ENERGY STAR RATED, KITCHEN CEILING EXHAUST FAN, CEILING MOUNT VENTILATION FAN DUCTED TO THE OUTDOOR.	

ATTACHMENT NO. 2

CONSULTANTS

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECTURAL DESIGNER AND/OR CONSULTING OFFICE.

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1707 NEEDLES HWY
LLC

River Valley Motel
Conversion: 29
Micro-Apartments and 1
Management Office Unit

1707 Needles Hwy,
Needles, CA 92363

FEB 2025
PROJECT STATUS

PROPOSED
FLOOR PLANS

A 2.1

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHIC JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECTURAL DESIGNER AND/OR CONSULTING OFFICE.

1707 NEEDLES HWY
LLC

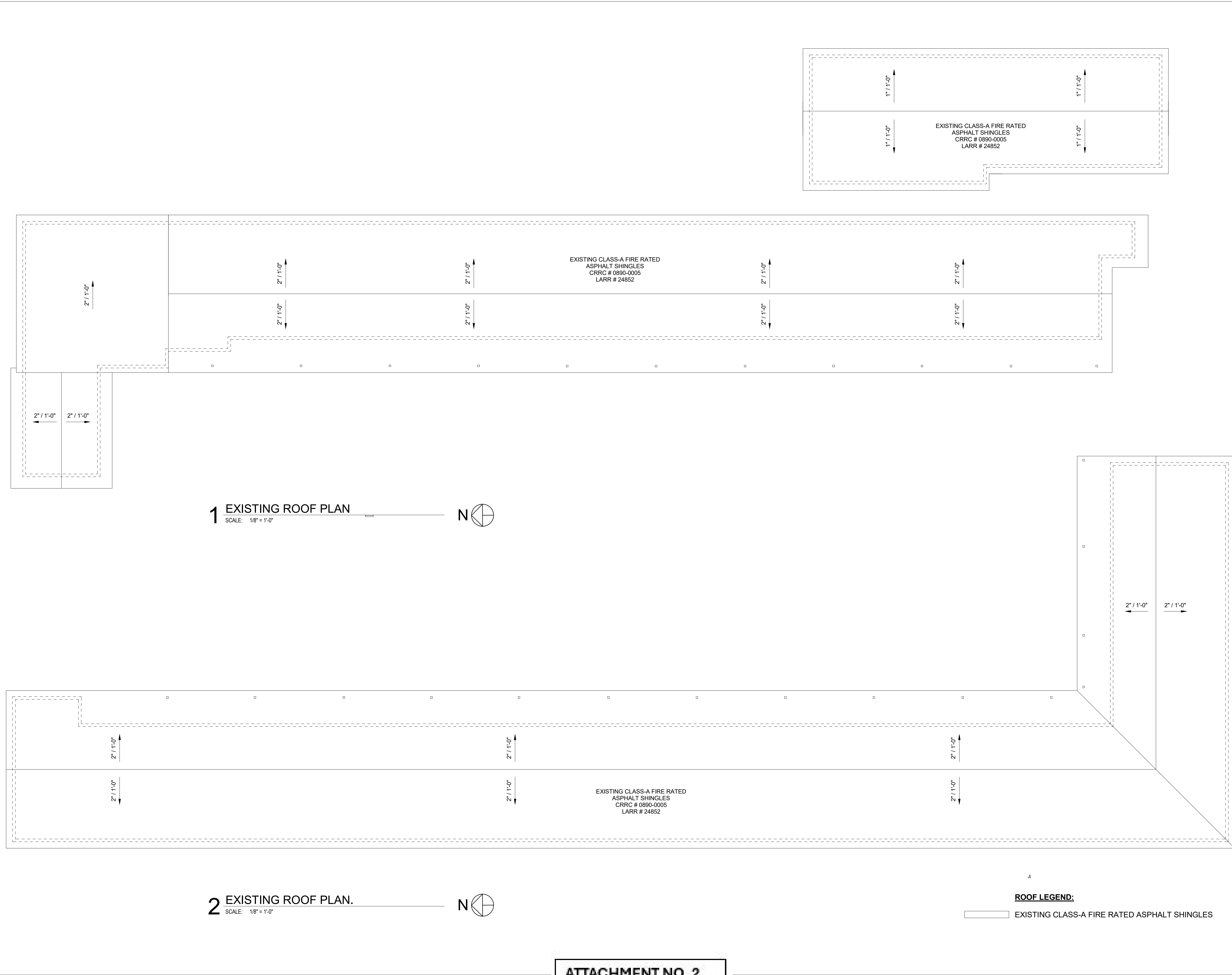
River Valley Motel
Conversion: 29
Micro-Apartments and 1
Management Office Unit

1707 Needles Hwy,
Needles, CA 92363

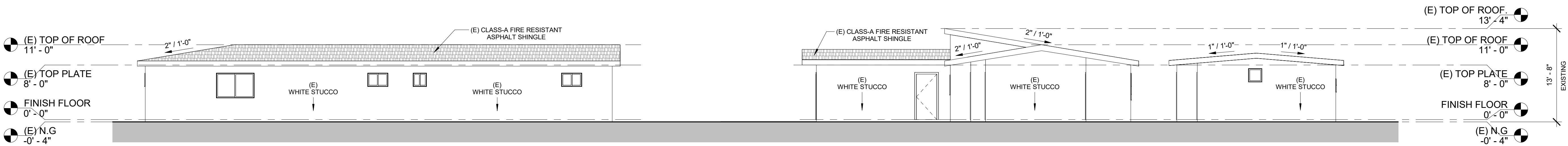
FEB 2025
PROJECT STATUS

EXISTING ROOF PLANS

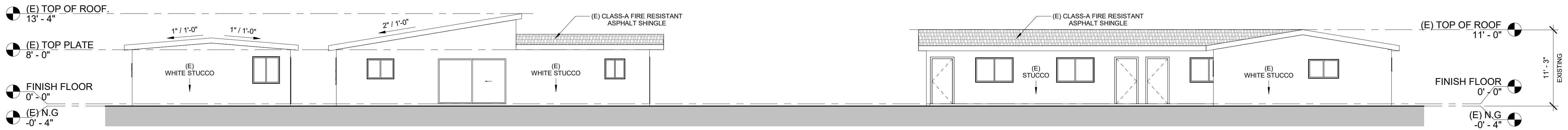
A 2.2



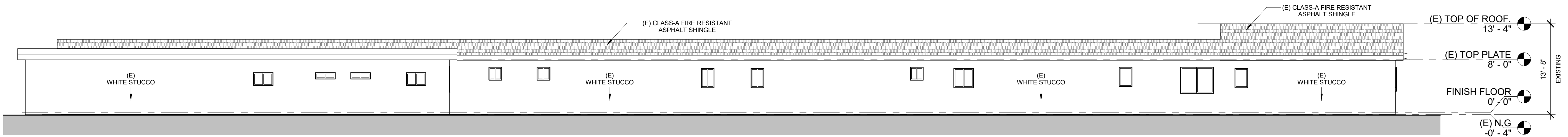
ATTACHMENT NO. 2



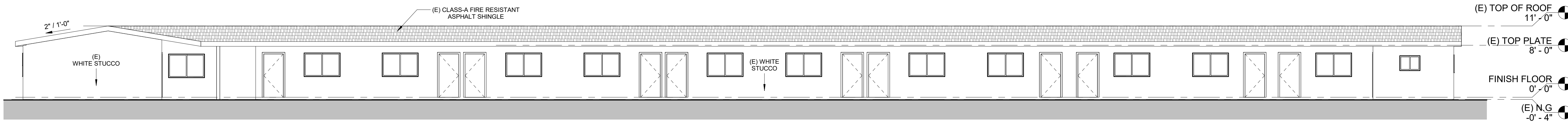
1 EXISTING SOUTH ELEVATIONS
SCALE: 1/8" = 1'-0"



2 EXISTING NORTH ELEVATIONS
SCALE: 1/8" = 1'-0"



3 EXISTING EAST ELEVATION (1 - 13 UNITS)
SCALE: 1/8" = 1'-0"



4 EXISTING EAST ELEVATION (14 - 29 UNITS)
SCALE: 1/8" = 1'-0"

CONSULTANTS

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECTURAL DESIGNER AND/OR CONSULTING OFFICE.

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1707 NEEDLES HWY
LLC

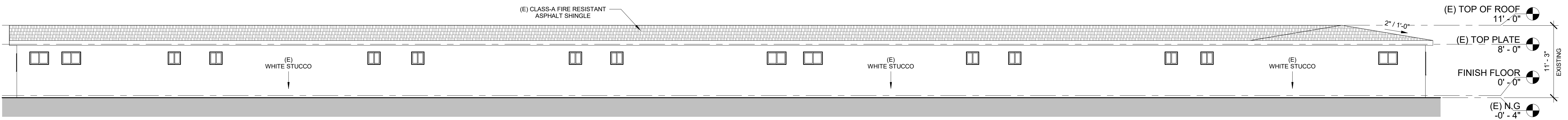
River Valley Motel
Conversion: 29
Micro-Apartments and 1
Management Office Unit

1707 Needles Hwy,
Needles, CA 92363

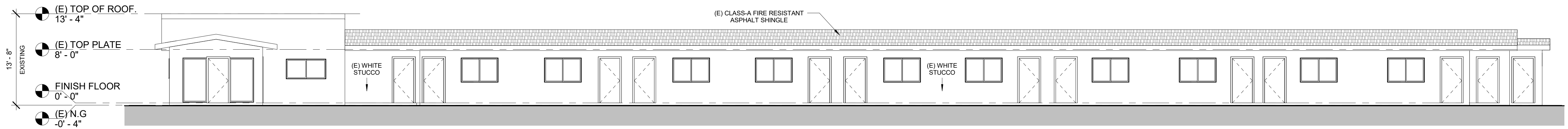
FEB 2025
PROJECT STATUS

EXISTING
ELEVATIONS

A 3.0



1 EXISTING WEST ELEVATION (14 - 29 UNITS)
SCALE: 1/8" = 1'-0"



2 EXISTING WEST ELEVATION (1 - 13 UNITS)
SCALE: 1/8" = 1'-0"

CONSULTANTS

THESE PLANS COMPLY WITH THE MOST COST EFFECTIVE MINIMUM REQUIREMENTS NECESSARY TO OBTAIN A BUILDING PERMIT. PLANS DO NOT PROVIDE ANY SPECIFICATIONS OTHER THAN THOSE NECESSARY TO OBTAIN BUILDING PERMIT FROM THE LOCAL AUTHORITIES IN WHICH JURISDICTION IT WILL BE BUILT. OWNER/CONTRACTOR SHALL HIRE THEIR OWN CONSULTANTS FOR ANY ADDITIONAL SPECIFICATIONS, WHICH MAY BE ADDED OR ATTACHED TO PLANS, AT THEIR REQUEST, AND ARE NOT THE RESPONSIBILITY OF ARCHITECTURAL DESIGNER AND/OR CONSULTING OFFICE.

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1707 NEEDLES HWY
LLC

River Valley Motel
Conversion: 29
Micro-Apartments and 1
Management Office Unit

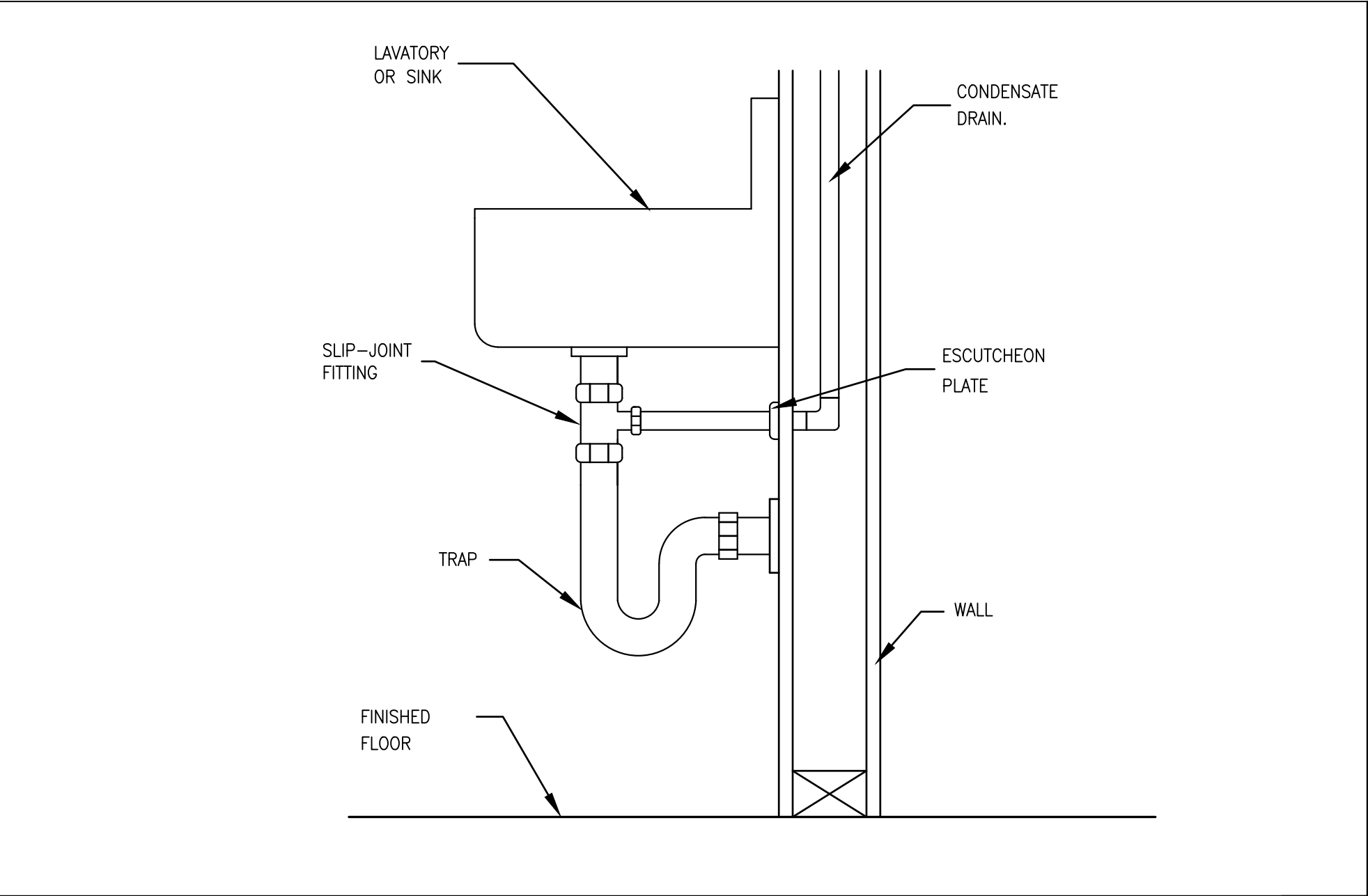
1707 Needles Hwy,
Needles, CA 92363

FEB 2025
PROJECT STATUS

EXISTING
ELEVATIONS

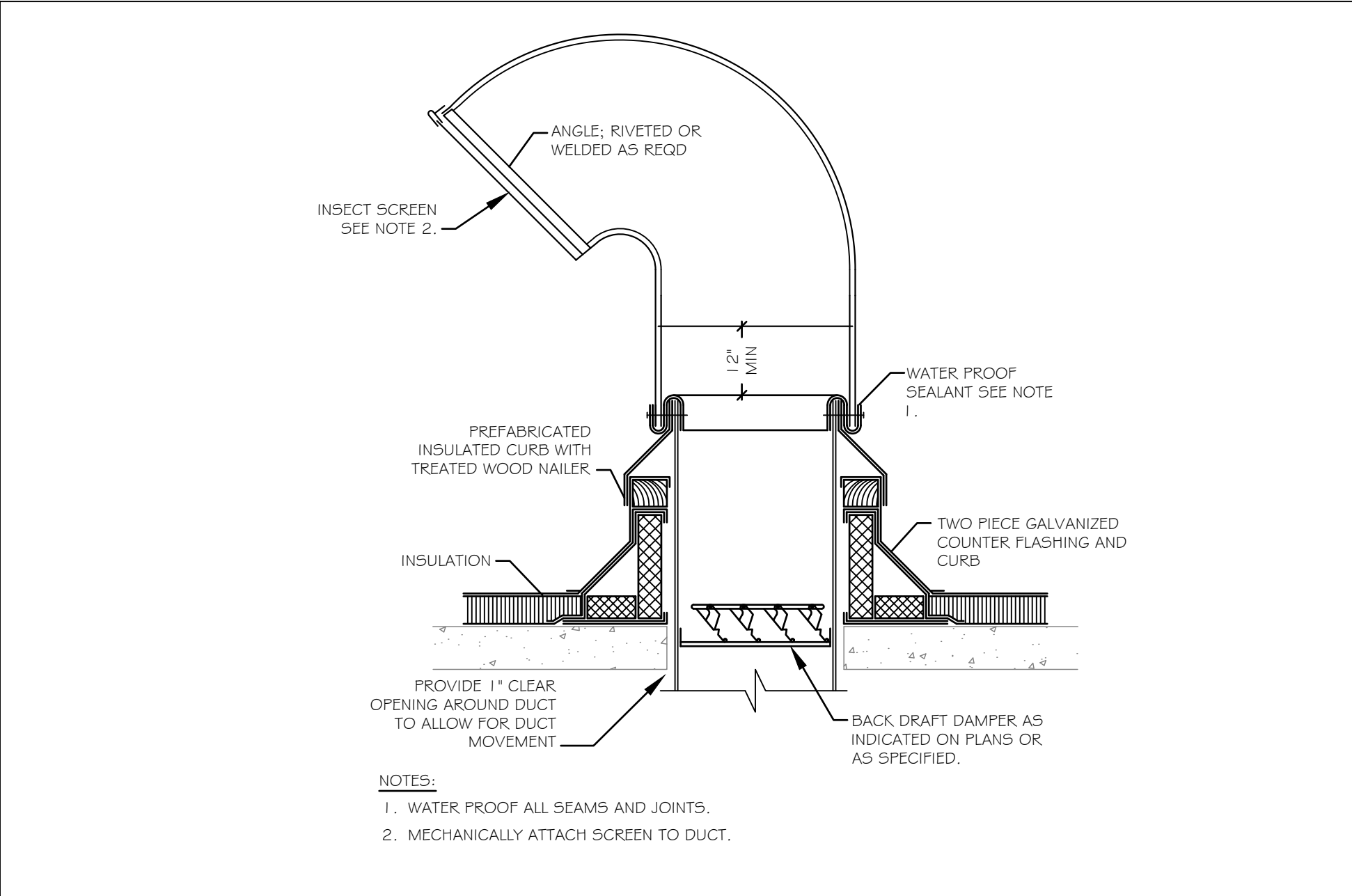
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ATTACHMENT NO. 2



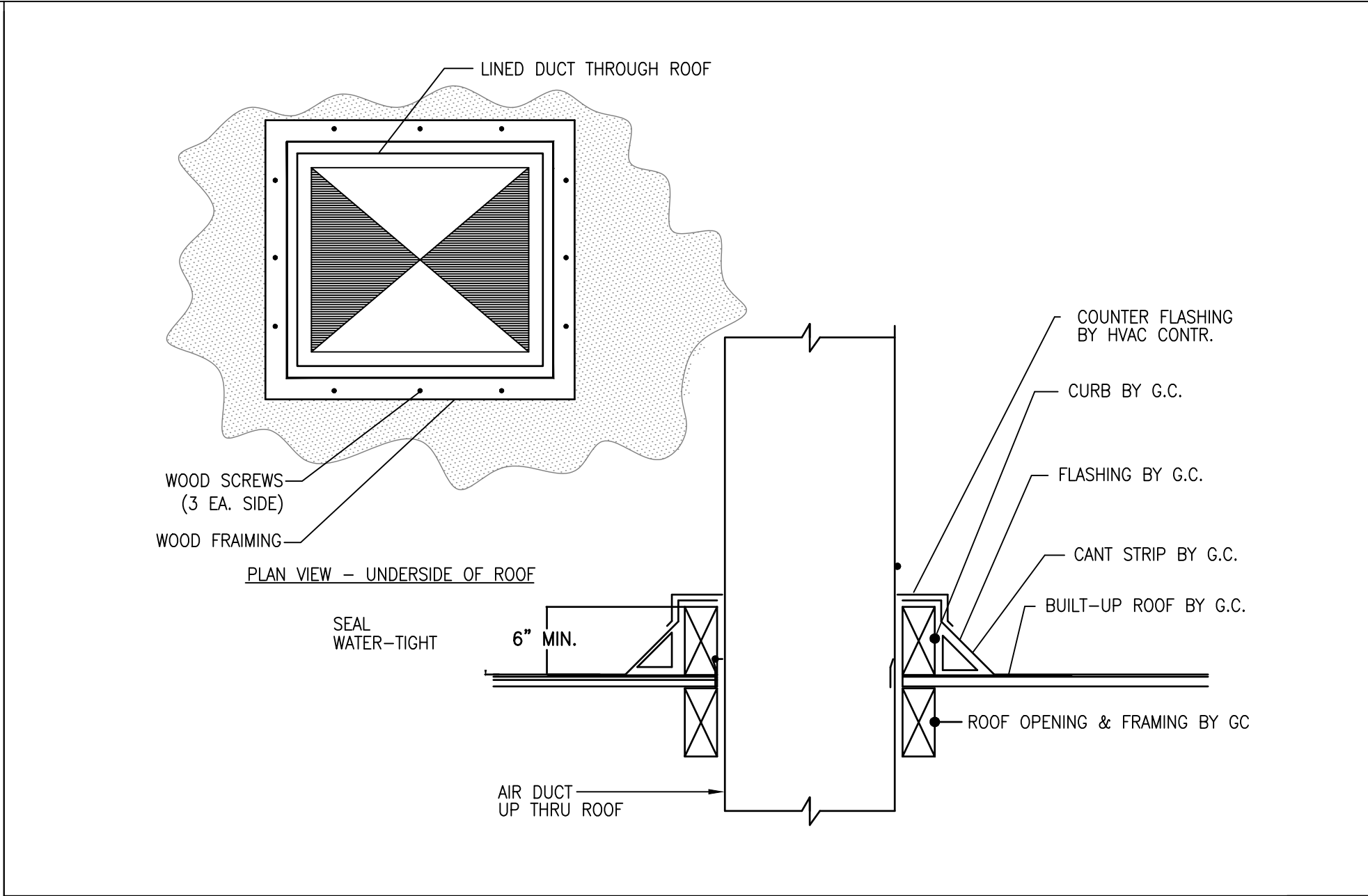
CONDENSATE DRAIN CONNECTION DETAIL

3



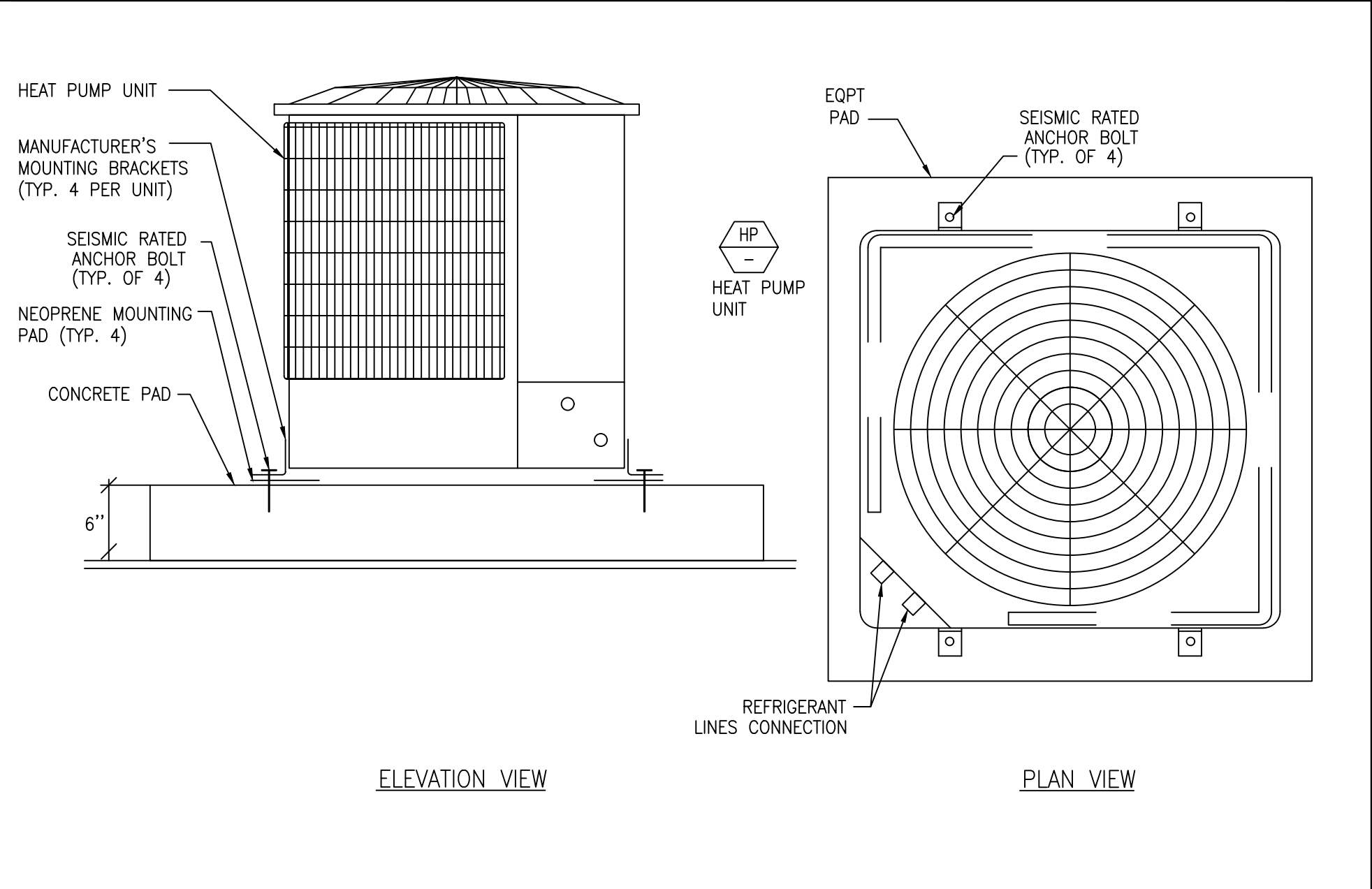
GOOSENECK DETAIL

2



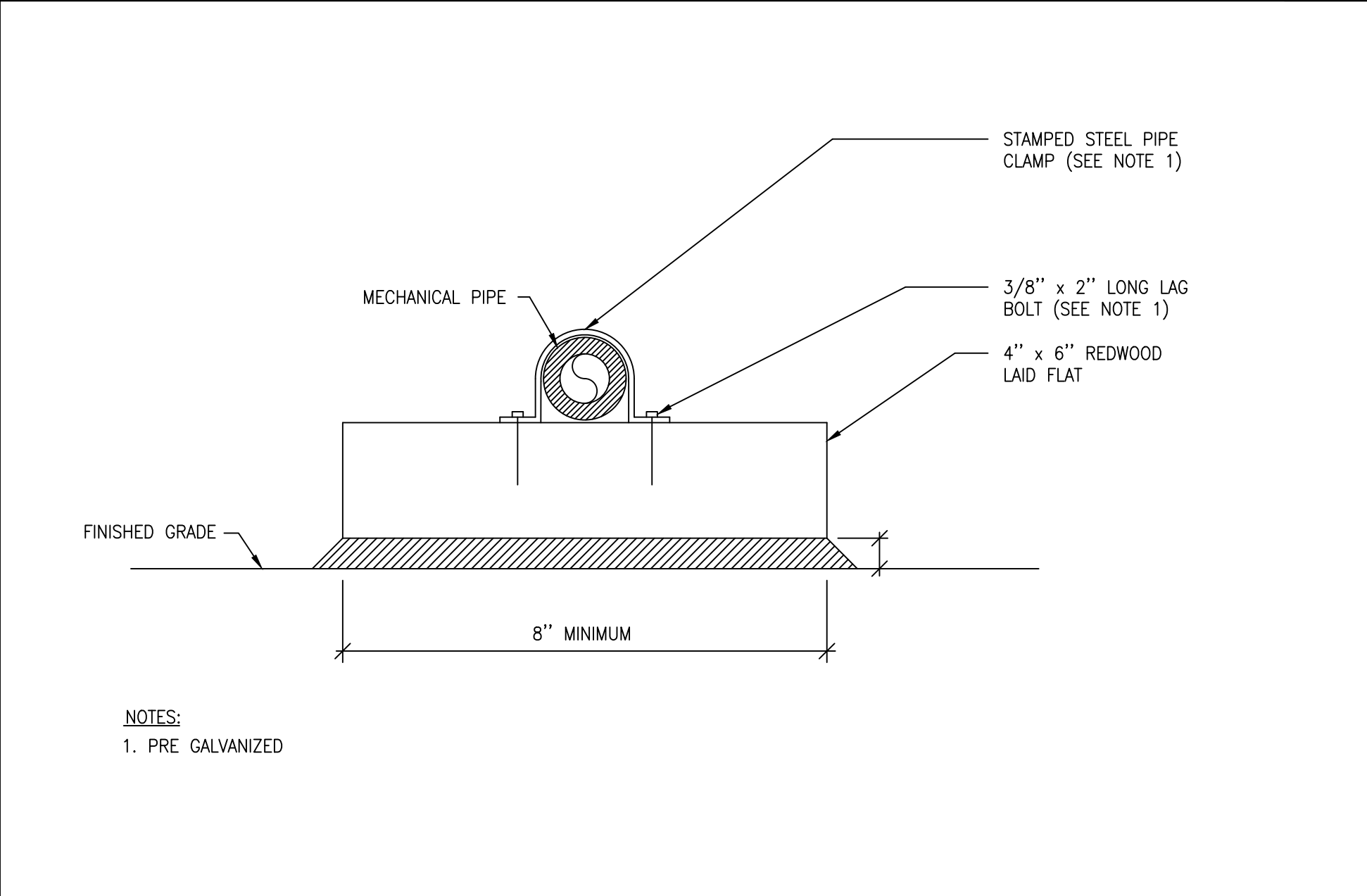
REINFORCEMENT AT DUCT THROUGH ROOF PENETRATION

1



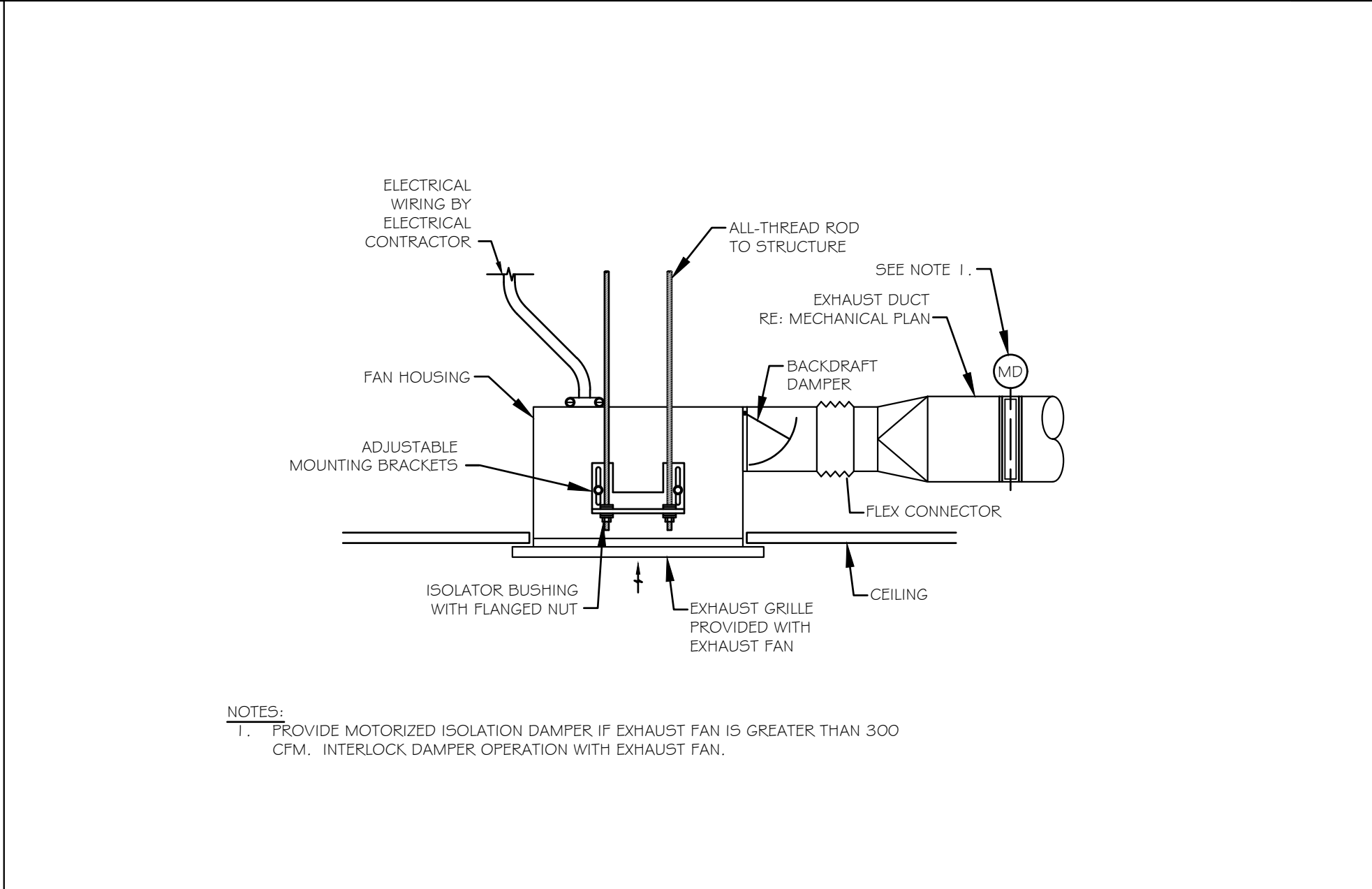
OUTDOOR HEAT PUMP UNIT MOUNTING DETAIL

6



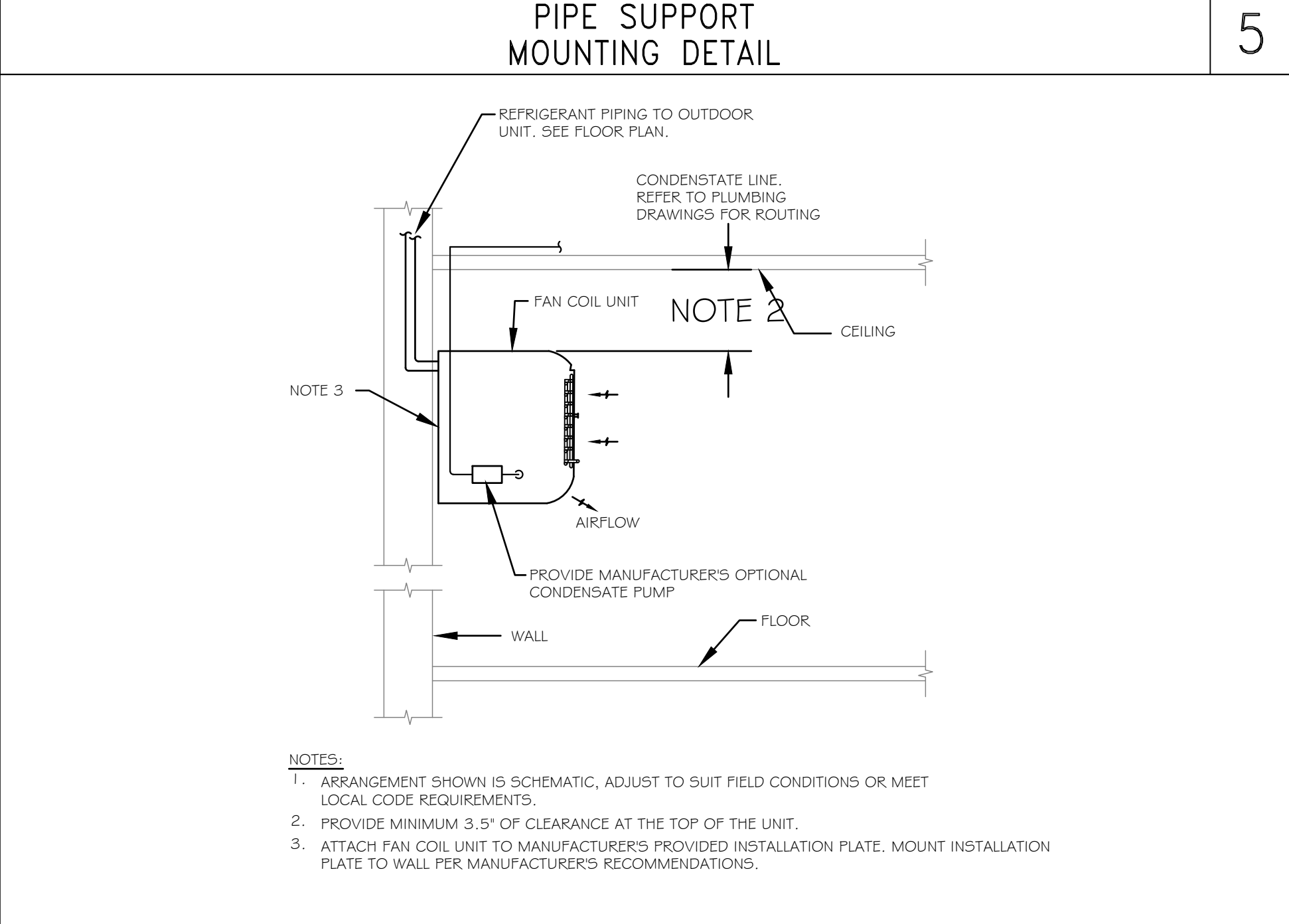
PIPE SUPPORT MOUNTING DETAIL

5



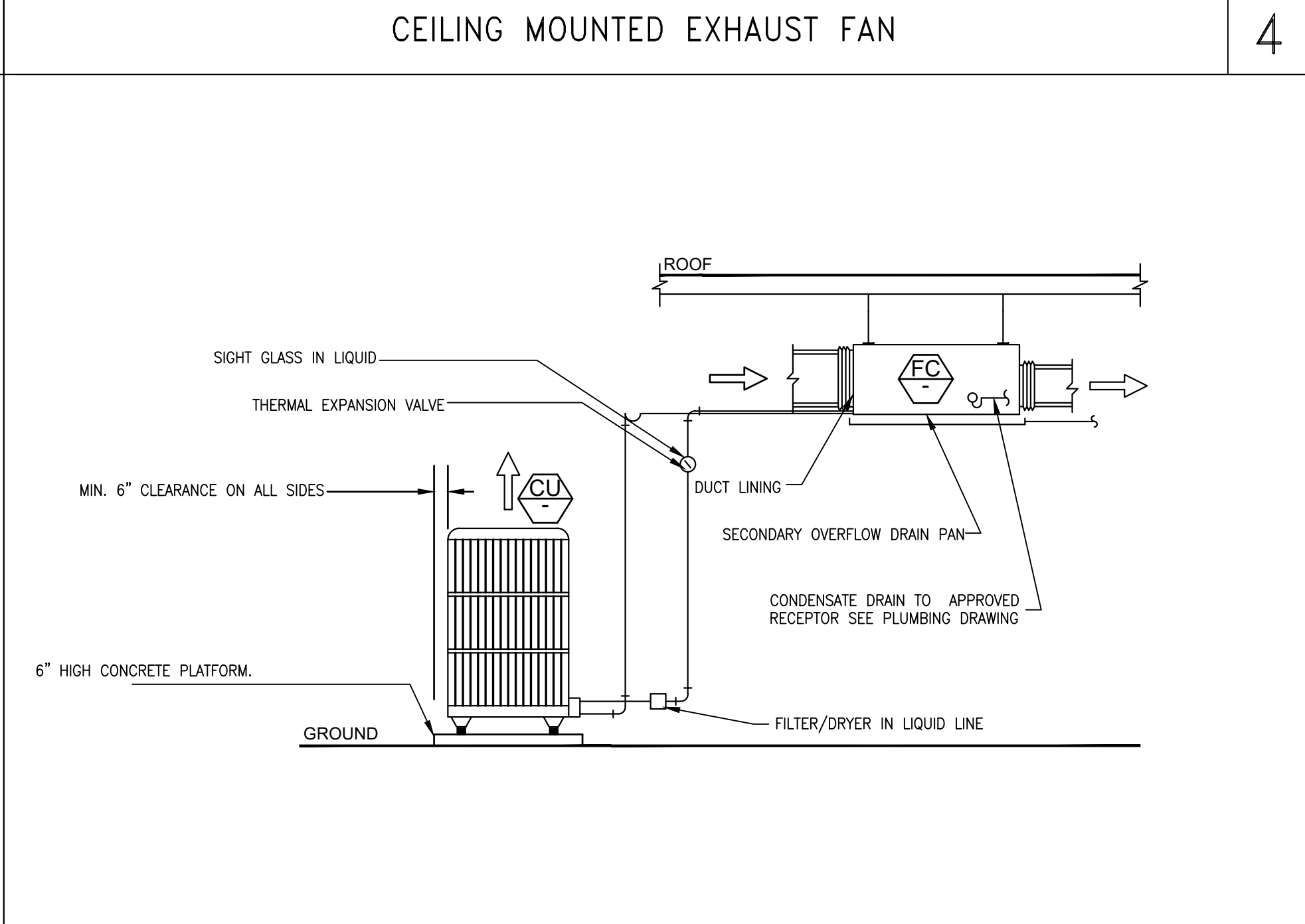
CEILING MOUNTED EXHAUST FAN

4



WALL MOUNTED FAN COIL UNIT MOUNTING

8



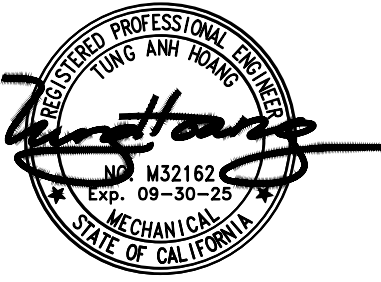
TYPICAL SPLIT AC SYSTEM DETAIL

7

ARCHITECT:

CONSULTANTS:

STAMP:



PROJECT NAME:

TENANT IMPROVEMENT
1707 NEEDLES HWY
NEEDLES CA 92363

SUBMISSION RECORD:

1. 11/20/24 PLAN CHECK SUBMITTAL

HE PROJ. # -

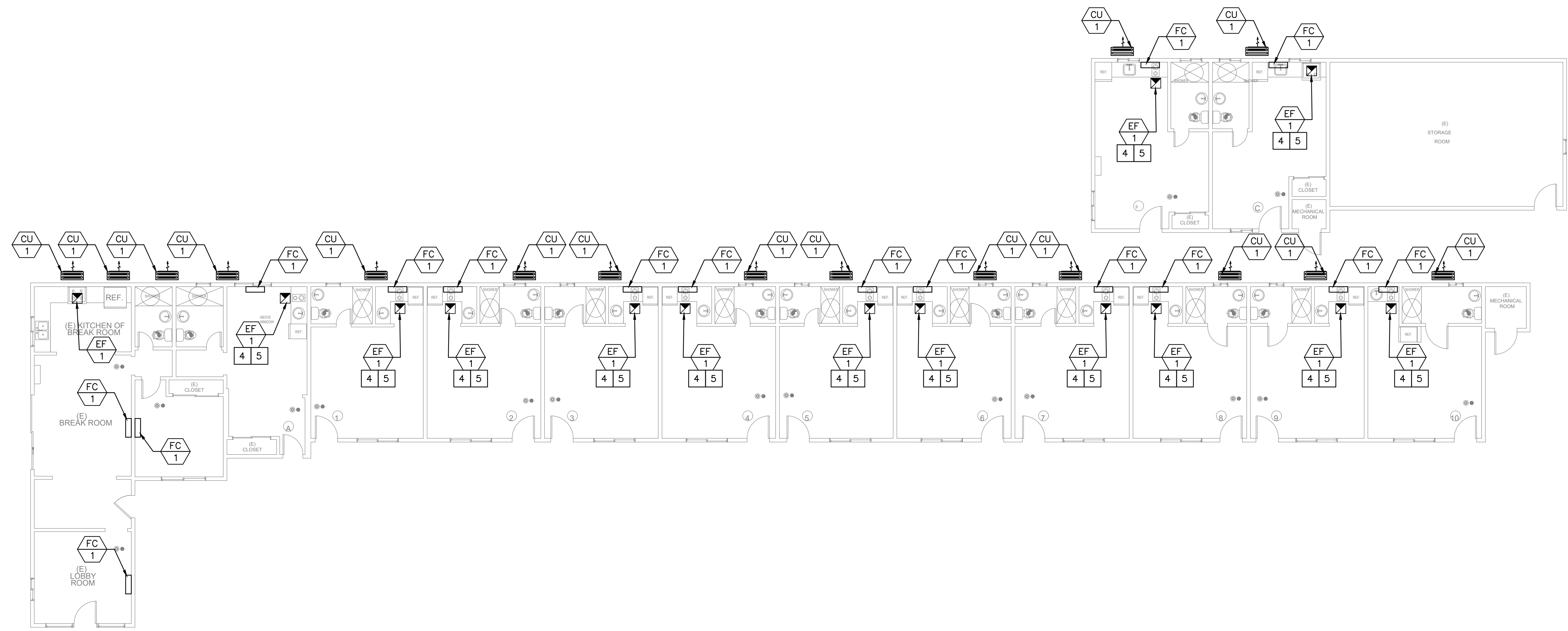
SCALE: AS SHOWN

DRAWING TITLE

MECHANICAL
DETAILS

SHEET NO:

M0.01



MECHANICAL FLOOR PLAN

SCALE: 1/8" = 1'-0"



HVAC KEYNOTES

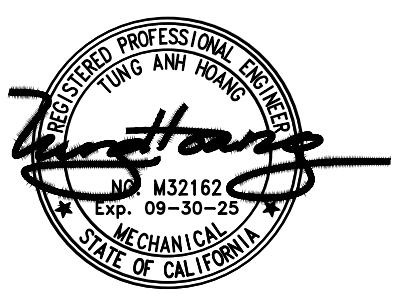
- 1. INSTALL PRIMARY 3/4" CONDENSATE DRAIN DOWN TO LAVATORY TAILPIECE.
- 2. OR CONTRACTOR SHALL INSTAL 3/4" CONDENSATE DRAIN. TERMINATE AT VISIBLE LOCATION, PROVIDE ESCUTCHEON PLATE. AS ALTERNATIVE PROVIDE ELECTRONIC OVERFLOW PROTECTION, DRAIN PAN LEVEL FLOAT SENSOR/CONTROL.
- 3. PROVIDE MINIMUM MAINTENANCE CLEARANCE REQUIRED PER MANUFACTURE RECOMMENDATION.
- 4. 8"Ø UTR.
- 5. ENVIRONMENTAL EXHAUST OUTLETS SHALL TERMINATE NO LESS THAN 3 FEET FROM PROPERTY LINE, 3 FEET FROM OPENINGS INTO BUILDING, AND 10 FEET FROM MECHANICAL AIR INTAKE.

ATTACHMENT NO. 2

ARCHITECT:

CONSULTANTS:

STAMP:



PROJECT NAME:

TENANT IMPROVEMENT
1707 NEEDLES HWY
NEEDLES CA 92363

SUBMISSION RECORD:

1.	11/20/24	PLAN CHECK SUBMITTAL

HE PROJ. # -

SCALE: AS SHOWN

DRAWING TITLE

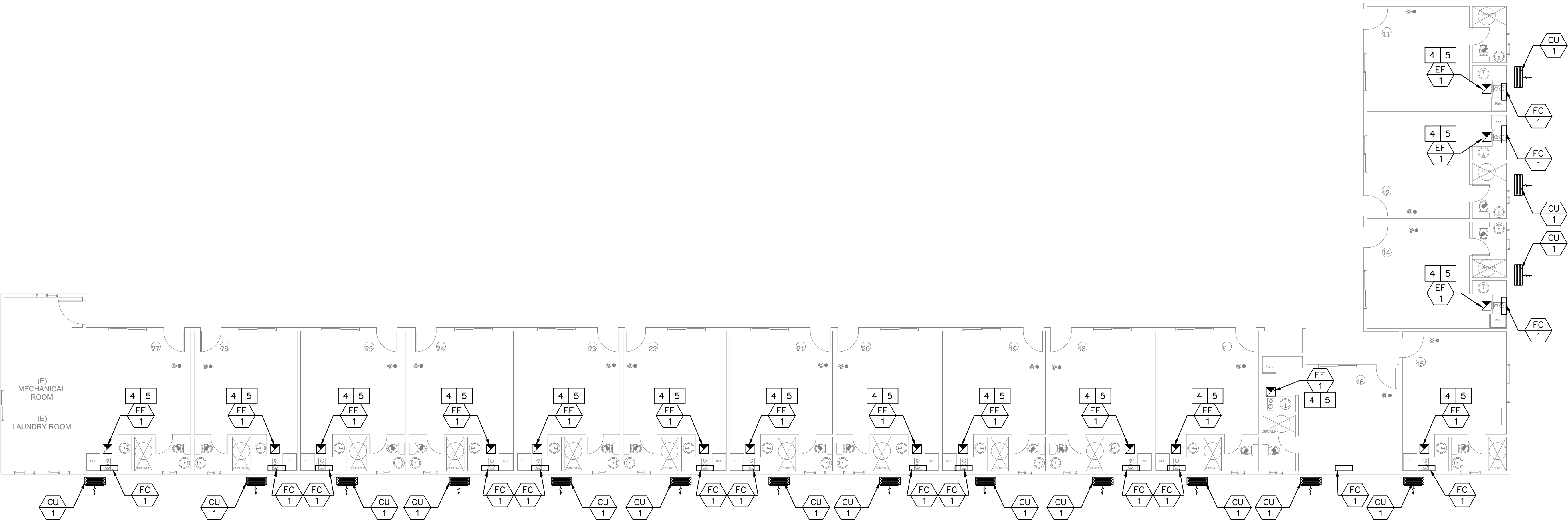
MECHANICAL
FLOOR PLAN

SHEET NO:

M1.00

Agenda Item #2.

MECHANICAL FLOOR PLAN



SCALE: 1/8" = 1'-0"



HVAC KEYNOTES

1. INSTALL PRIMARY 3/4" CONDENSATE DRAIN DOWN TO LAVATORY TAILPIECE.
2. OR CONTRACTOR SHALL INSTAL 3/4" CONDENSATE DRAIN. TERMINATE AT VISIBLE LOCATION, PROVIDE ESCUTCHEON PLATE. AS ALTERNATIVE PROVIDE ELECTRONIC OVERFLOW PROTECTION, DRAIN PAN LEVEL FLOAT SENSOR/CONTROL.
3. PROVIDE MINIMUM MAINTENANCE CLEARANCE REQUIRED PER MANUFACTURE RECOMMENDATION.
4. 8"Ø UTR.
5. ENVIRONMENTAL EXHAUST OUTLETS SHALL TERMINATE NO LESS THAN 3 FEET FROM PROPERTY LINE, 3 FEET FROM OPENINGS INTO BUILDING, AND 10 FEET FROM MECHANICAL AIR INTAKE.

ATTACHMENT NO. 2

ARCHITECT:

CONSULTANTS:

STAMP:



PROJECT NAME:

TENANT IMPROVEMENT
1707 NEEDLES HWY
NEEDLES CA 92363

SUBMISSION RECORD:

1. 11/20/24 PLAN CHECK SUBMITTAL

HE PROJ. # -

SCALE: AS SHOWN

DRAWING TITLE

MECHANICAL
FLOOR PLAN

SHEET NO:

M2.00

Agenda Item #2.

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

NRCC-PRF-E

Nonresidential Performance Compliance Method

(Page 1 of 19)

Project Name:1707 NEEDLES HWYDate Prepared:2024-11-20

A. General Information

1

Project Name

1707 NEEDLES HWY

2

Run Title

Title 24 Analysis

3

Project Location

1707 NEEDLES HWY

4

City

NEEDLES

5

Standards Version

Compliance 2022

6

Zip code

92363

7

Compliance Software (version)

EnergyPro 9.1

8

Climate Zone

15

9

Building Orientation (deg)

0

10

Building Type(s)

• Nonresidential

11

Weather File

NEEDLES_STYP20.epw

12

Project Scope

• Existing alteration

13

Number of Dwelling Units

0

14

Total Conditioned Floor Area in Scope (ft²)

8596

15

Total # of hotel/motel rooms

0

16

Total Unconditioned Floor Area (ft²)

0

17

Fuel Type

Natural gas

18

Nonresidential Conditioned Floor Area

8596

19

Total # of Stories (Habitable Above Grade)

1

20

Residential Conditioned Floor Area

0

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220601

Report Generated: 2024-11-20 11:14:36
Compliance ID: EnergyPro-20166-1124-0134

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

NRCC-PRF-E

Nonresidential Performance Compliance Method

(Page 4 of 19)

C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² - yr)

COMPLIES²

Energy Component

Standard Design (TDV)

Proposed Design (TDV)

Compliance Margin (TDV)¹

Space Heating

1.86

3.07

-1.21

Space Cooling

190.65

150.86

39.79

Indoor Fans

198.65

66.54

132.11

Heat Rejection

0

0

0

Pumps & Misc.

0

0

0

Domestic Hot Water

6.22

6.22

0

Indoor Lighting

63.24

63.24

0

Flexibility

EFFICIENCY COMPLIANCE TOTAL

460.62

289.93

170.69 (37.1%)

Photovoltaics

Batteries

TOTAL COMPLIANCE

460.62

289.93

170.69 (37.1%)

¹ Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220601

Report Generated: 2024-11-20 11:14:36
Compliance ID: EnergyPro-20166-1124-0134

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

NRCC-PRF-E

Nonresidential Performance Compliance Method

(Page 7 of 19)

C5. SOURCE ENERGY RESULTS FOR NON-REGULATED COMPONENTS¹

Non-Regulated Energy Component

Standard Design (SOURCE)

Proposed Design (SOURCE)

Compliance Margin (SOURCE)¹

Receptacle

8.86

8.86

Process

Other Ltg

Process Motors

TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)

49.97

32.35

17.62 (35.3%)

¹ Notes: This table is not used for Energy Code Compliance.

C6. 'ABOVE CODE' QUALIFICATIONS

☐ This project is pursuing CalGreen Tier 1

☐ This project is pursuing CalGreen Tier 2

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220601

Report Generated: 2024-11-20 11:14:36
Compliance ID: EnergyPro-20166-1124-0134

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

NRCC-PRF-E

Nonresidential Performance Compliance Method

(Page 2 of 19)

B. PROJECT SUMMARY

Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.

Building Components Complying via Performance

Envelope (See Table G)

Nonres
MultiFam

Not Included

Solar Thermal Water Heating (See Table I3)

☐ Performance
☒ Not Included

Mechanical (See Table H)

Nonres
MultiFam

Performance
Not Included

Covered Process: Commercial Kitchens (see Table J)

☐ Performance
☒ Not Included

Domestic Hot Water (See Table I)

Nonres
MultiFam

Not Included
Not Included

Covered Process: Laboratory Exhaust (see Table J)

☐ Performance
☒ Not Included

Lighting (Indoor Conditioned, see Table K)

Nonres
MultiFam

Not Included
Not Included

Photovoltaics (see table F)

☐ Performance
☒ Not Included

Building Components Complying Prescriptively

The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).

Indoor Lighting (Unconditioned) 140.6 & 170.2(e)

NRCC-L11-E is required

Outdoor Lighting 140.7 & 170.2(e)

NRCC-L10-E is required

Sign Lighting 140.8 & 170.2(e)

NRCC-L15-E is required

Building Components Complying with Mandatory Measures

Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)

Electrical Power Distribution 110.11

NRCC-ELC-E is required

Commissioning 120.8

NRCC-CXR-E is required

Solar and Battery 110.10

NRCC-SAB-E is required

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220601

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

NRCC-PRF-E

Nonresidential Performance Compliance Method

(Page 5 of 19)

C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS¹

Non-Regulated Energy Component

Standard Design (TDV)

Proposed Design (TDV)

Compliance Margin (TDV)¹

Receptacle

112.8

112.8

Process

Other Ltg

Process Motors

TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)

573.42

402.73

170.69 (29.8%)

¹ Notes: This table is not used for Energy Code Compliance.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

NRCC-PRF-E

Nonresidential Performance Compliance Method

(Page 8 of 19)

C7. ENERGY USE SUMMARY

Energy Component

Standard Design Site (MWh)

Proposed Design Site (MWh)

Margin (MWh)

Standard Design Site (MBtu)

Proposed Design Site (MBtu)

Margin (MBtu)

Space Heating

0.8

5.5

Space Cooling

52

39.9

12.1

Indoor Fans

61.1

21

40.1

Heat Rejection

Pumps & Misc.

Domestic Hot Water

20.9

20.9

0

Indoor Lighting

21.7

21.7

0

Flexibility

EFFICIENCY TOTAL

134.8

83.4

51.4

26.4

20.9

5.5

Photovoltaics

Batteries

ENERGY USE SUBTOTAL

134.8

83.4

51.4

26.4

20.9

5.5

Receptacle

39.3

39.3

0

Process

Other Ltg

Process Motors

ENERGY USE TOTAL

174.1

124.7

49.4

32.8

20.9

5.5

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220601

Report Generated: 2024-11-20 11:14:36
Compliance ID: EnergyPro-20166-1124-0134

ATTACHMENT NO. 2

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

NRCC-PRF-E

Nonresidential Performance Compliance Method

(Page 3 of 19)

C1. COMPLIANCE SUMMARY

COMPLIES¹

Time Dependent Valuation (TDV)

Source Energy Use

Efficiency¹ (kBtu/ft² - yr)

Total² (kBtu/ft² - yr)

Total³ (kBtu/ft² - yr)

Standard Design

460.62

460.62

41.11

Proposed Design

289.93

289.93

23.49

Compliance Margins

170.69

170.69

17.62

Pass

Pass

Pass

¹ Efficiency measures include improvements like a better building envelope and more efficient equipment
² Compliance Totals include efficiency, photovoltaics and batteries
³ Building complies when efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

NRCC-PRF-E

Nonresidential Performance Compliance Method

(Page 6 of 19)

C4. SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual SOURCE Energy Use, kBtu/ft² /yr)

COMPLIES¹

Energy Component

Standard Design (SOURCE)

Proposed Design (SOURCE)

Compliance Margin (SOURCE)¹

Space Heating

0.59

0.5

0.09

Space Cooling

12.75

9.55

3.2

Indoor Fans

20.44

6.11

14.33

Heat Rejection

0

0

0

Pumps & Misc.

0

0

0

Domestic Hot Water

2.24

2.24

0

Indoor Lighting

5.09

5.09

0

Flexibility

EFFICIENCY COMPLIANCE TOTAL

41.11

23.49

17.62 (42.9%)

Photovoltaics

Batteries

TOTAL COMPLIANCE

41.11

23.49

17.62 (42.9%)

¹ Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220601

Report Generated: 2024-11-20 11:14:36
Compliance ID: EnergyPro-20166-1124-0134

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

NRCC-PRF-E

Nonresidential Performance Compliance Method

(Page 9 of 19)

C8. ENERGY USE INTENSITY (EUI)

Standard Design (kBtu/ft² / yr)

Proposed Design (kBtu/ft² / yr)

Margin (kBtu/ft² / yr)

Margin Percentage

GROSS EUI¹

72.18

51.13

21.05

29.16

NET EUI¹

72.18

51.13

21.05

29.16

¹ Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.

D1. EXCEPTIONAL CONDITIONS

• The building does not include service water heating. Verify that service water heating is not required and is not included in the design.

• The user model includes space(s) that are designed to be served by mechanical cooling systems, but the cooling systems were not included in the simulation model. A cooling system has been modeled for both the proposed and standard cases.

• The user model includes space(s) without sufficient cooling equipment. Cooling equipment has been added to the model to meet cooling loads.

H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)

D1

D2

D3

D4

D5

D6

D7

D8

D9

D10

D11

D12

Equipment Name

Equipment Type

Qty

Total Heating Output (kBtu/h)

Supp Heat Output (kBtu/h)

Efficiency Unit

Efficiency

Total Cooling Output (kBtu/h)

Efficiency Unit

Efficiency

Economizer Type (if present)

Status¹

HP-1

Single Zone Heat Pump (SZHP) Air System

1

11.98

0

N/A

NA

10.56

EER SEER

12.1 17

No Economizer

N

HP-2

Single Zone Heat Pump (SZHP) Air System

1

11.98

0

N/A

NA

10.56

EER SEER

12.1 17

No Economizer

N

¹ Status: N - New, A - Altered, E - Existing

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220601

Report Generated: 2024-11-20 11:14:36
Compliance ID: EnergyPro-20166-1124-0134

ARCHITECT:

CONSULTANTS:

STAMP:

PROJECT NAME:

TENANT IMPROVEMENT
1707 NEEDLES HWY
NEEDLES CA 92363

SUBMISSION RECORD:

1. 11/20/24 PLAN CHECK SUBMITTAL

HE PROJ. # -

SCALE: AS SHOWN

DRAWING TITLE

MECHANICAL
T-24

SHEET NO:

M3.00

Agenda Item #2.

Page 19

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD												NRCC-PRF-E
Nonresidential Performance Compliance Method												(Page 10 of 19)
H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)												
01	02	03	04	05	06	07	08	09	10	11	12	
Equipment Name	Equipment Type	Qty	Heating				Cooling			Economizer Type (if present)	Status ¹	
			Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency			
HP-3	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N	
HP-4	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N	
HP-5	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N	
HP-6	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N	
HP-7	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N	
HP-8	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N	
HP-9	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N	
HP-10	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N	

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Report Generated: 2024-11-20 11:14:36
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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD												NRCC-PRF-E
Nonresidential Performance Compliance Method												(Page 13 of 19)
H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)												
01	02	03	04	05	06	07	08	09	10	11	12	
Equipment Name	Equipment Type	Qty	Heating				Cooling			Economizer Type (if present)	Status ¹	
			Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency			
HP-26	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N	
HP-27	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N	

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Report Generated: 2024-11-20 11:14:36
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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD											NRCC-PRF-E
Nonresidential Performance Compliance Method											(Page 16 of 19)
H9. NONRESIDENTIAL / COMMON USE AREA & HOTEL/MOTEL VENTILATION											
01	02	03	04	05	06	07					
Zone Name	Ventilation Function	Mechanical Ventilation			Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both					
		# of People	Supply OA CFM	Exhaust CFM							
15-ROOM 14	Misc - All others	1.53	46.05	0	307	N/A					
16-ROOM 15	Misc - All others	1.53	46.05	0	307	N/A					
17-ROOM 16	Misc - All others	1.53	46.05	0	307	N/A					
18-ROOM 17	Misc - All others	1.53	46.05	0	307	N/A					
19-ROOM 18	Misc - All others	1.53	46.05	0	307	N/A					
20-ROOM 19	Misc - All others	1.53	46.05	0	307	N/A					
21-ROOM 20	Misc - All others	1.53	46.05	0	307	N/A					
22-ROOM 21	Misc - All others	1.53	46.05	0	307	N/A					
23-ROOM 22	Misc - All others	1.53	46.05	0	307	N/A					
24-ROOM 23	Misc - All others	1.53	46.05	0	307	N/A					
25-ROOM 24	Misc - All others	1.53	46.05	0	307	N/A					
26-ROOM 25	Misc - All others	1.53	46.05	0	307	N/A					
27-ROOM 26	Misc - All others	1.53	46.05	0	307	N/A					
28-ROOM 27	Misc - All others	1.53	46.05	0	307	N/A					

H11. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY											
01	02	03	04	05	06	07	08	09	10	11	12
System ID	System Type	Qty	Rated Capacity (kBtu/h)		Airflow (cfm)			Fan			VSD
			Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	
1-ROOM 1-1rm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>
2-ROOM 2-1rm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>
3-ROOM 3-1rm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>
4-ROOM 4-1rm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>
5-ROOM 5-1rm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD											NRCC-PRF-E
Nonresidential Performance Compliance Method											(Page 11 of 19)
HL DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)											
01	02	03	04	05	06	07	08	09	10	11	12
Equipment Name	Equipment Type	Qty	Heating				Cooling			Economizer Type (if present)	Status ¹
			Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency		
HP-B	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N
HP-C	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N
HP-11	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N
HP-12	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N
HP-14	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N
HP-15	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N
HP-16	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N
HP-17	Single Zone Heat Pump (SZHP) Air System	1	11.98	0	N/A	NA	10.56	EER SEER	12.1 17	No Economizer	N

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD												NRCC-PRF-E
Nonresidential Performance Compliance Method												(Page 14 of 19)
H3. NONRESIDENTIAL / COMMON USE AREA FAN SYSTEMS SUMMARY												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name or Item Tag	Qty	Design OA CFM	Supply Fan				Return / Relief Fan				Status ¹	
			CFM	Power	Power Units	Control	Fan Type	CFM	Power	Power Units		
HP-1	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-2	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-3	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-4	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-5	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-6	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-7	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-8	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-9	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-10	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-8	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-C	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-11	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-12	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-14	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-15	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-16	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-17	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-18	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-19	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-20	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-21	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	
HP-22	1	46.05	400	0.15	BHP	Constant Vol	N/A	N/A	N/A	N/A	N	

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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD												NRCC-PRF-E
Nonresidential Performance Compliance Method												(Page 17 of 19)
H11. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY												
01	02	03	04	05	06	07	08	09	10	11	12	
System ID	System Type	Qty	Rated Capacity (kBtu/h)		Airflow (cfm)			Fan			VSD	
			Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles		
6-ROOM 6-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
7-ROOM 7-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
8-ROOM 8-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
9-ROOM 9-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
10-ROOM 10-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
11-ROOM 8-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
12-ROOM C-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
13-ROOM 11-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
14-ROOM 12-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
15-ROOM 14-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
16-ROOM 15-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
17-ROOM 16-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
18-ROOM 17-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
19-ROOM 18-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
20-ROOM 19-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
21-ROOM 20-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
22-ROOM 21-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
23-ROOM 22-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
24-ROOM 23-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
25-ROOM 24-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
26-ROOM 25-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
27-ROOM 26-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	
28-ROOM 27-Trm	Uncontrolled	1	N/A	N/A	400	N/A	0	N/A	N/A	N/A	<input type="checkbox"/>	

STAMP:



PROJECT NAME:

TENANT IMPROVEMENT
1707 NEEDLES HWY
NEEDLES CA 92363

SUBMISSION RECORD:

1.	11/20/24	PLAN CHECK SUBMITTAL
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HE PROJ. # -

SCALE: AS SHOWN

DRAWING TITLE

MECHANICAL
T-24

SHEET NO:

M3.20

Agenda Item #

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 19 of 19)

Documentation Author's Declaration Statement

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Company:	Signature Date:
Address:	CEA/HIERS Certification Identification (if applicable):
City/State/Zip: ,	Phone:

Responsible Person's Declaration statement

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, working drawings, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to accomplish this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

Responsible Designer Name:	Responsible Designer Signature:	
Company:		
Address:	Date Signed:	
City/State/Zip: ,	License #:	
Phone:	Title:	Scope:

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
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Compliance ID: EnergyPro-20166-1124-0134

PC RESOLUTION 02-12-2025-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEEDLES
RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW THE
CONVERSION OF AN EXISTING MOTEL INTO A MULTI-FAMILY RESIDENTIAL
COMPLEX INCLUDING 29-MICRO-APARTMENTS AND 1 MANAGER'S OFFICE UNIT
LOCATED AT 1707 NEEDLES HIGHWAY, NEEDLES, CALIFORNIA, IN THE C-2
(GENERAL COMMERCIAL) ZONING DESIGNATION, ALSO IDENTIFIED AS
ASSESSOR'S PARCEL NUMBER (APN) 0185-048-09**

WHEREAS, applicant Armen Ghadimian submitted an application requesting approval of a Conditional Use Permit to allow the conversion of an existing motel into a multi-family residential complex, including 29-micro- apartments and manager's office unit located at 1707 Needles Hwy, in the C-2 (General Commercial) land use zoning designation; and

WHEREAS, Sec. 96.01 (Table of Permissible Uses) and Sec. 112.05 (Conversion of Hotel, Motel Or Motor Hotel Rooms To Multi-Family Apartment Conversions) of the Needles Municipal Code Conditionally allows for Multi-Family Residential in the C-2 zone, subject to the approval of a Conditional Use Permit; and

WHEREAS, Section 94.07 of the Needles City Code specifies the criteria by which a Conditional Use Permit may be granted by the Planning Commission; and

WHEREAS, a public hearing notice for the February 12, 2025 Planning Commission meeting was published in the Needles Desert Star on January 29, 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, on February 12, 2025, the Needles Planning Commission held a duly noticed and advertised public hearing to receive oral and written testimony relative to the Conditional Use Permit; 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.

SECTION 1. The Planning Commission HEREBY FINDS AND DETERMINES that this project is categorically exempt under the California Environmental Quality Act (CEQA) under Section 15301, Class 1 project consisting of Interior or exterior alterations involving such things as minor interior renovations, plumbing upgrades, and addition of kitchenettes.

SECTION 2. The Planning Commission HEREBY FINDS AND DETERMINES, with reports and findings, that facts do exist to approve Resolution 02-12-2025-PC, subject to conditions, according to the criteria specified in Section 94.07 of the Needles City Code:

- A. *That the requested permit is within its jurisdiction according to the table of permissible uses.*

FINDING: According to Section 96.01 (Table of Permissible Uses), multi-family dwelling unit residences is allowed conditionally in the C-2 (General

Commercial) land use/zoning designation subject to the approval of a Conditional Use Permit by City Council.

B. The application is complete.

FINDING: A dimensioned site plan, application and fees were submitted to the city to demonstrate the project meets the criteria of the Needles City Code.

C. The development will not materially endanger the public health or safety.

FINDING: The properties abutting the subject site are general commercial. Based on the Needles City Code the proposed building provides the required setbacks and is within the overall height allowed in the Code. Additionally, the project is required to have engineered drawings and building permits which will ensure that health and safety requirements are satisfied per the International Building Code. Therefore, the proposed project will not endanger the life or property in the surrounding area.

D. The development will not substantially injure the value of adjoining or abutting properties.

FINDING: Conditions of approval have been included to ensure that the proposed multi-family residential complex is kept clean and clear of accumulated debris, sand and dust and not substantially injure the value of adjoining or abutting properties.

E. The development is in harmony with the area in which it is located.

FINDING: The proposed multi-family residential complex is a conversion of an existing motel. The general footprint, access, and height of the existing structure will not change and will not obstruct views from neighboring uses or from the public right-of-way. The motel is currently vacant, and the proposed multi-family residential development will not create additional demand for parking compared to the previous use. The change of use from motel to multi-family residential would improve the vibrancy of the area while increasing the City's housing supply, as well as activate the downtown area and encourage the consumption of nearby community amenities and services.

F. The development is in general conformity with the Needles General Plan.

FINDING: The General Plan designation is "General Commercial" and is consistent with the goals and objectives of the General Plan. The General Commercial Land Use designation permits the proposed use and Policy LU-1.2 encourages "multifamily and mixed-use residential development into General Commercial areas."

SECTION 3. The Planning Commission HEREBY FINDS AND DETERMINES THAT facts do exist to approve **Resolution 02-12-2025-PC.**

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 02-12-2025-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 6. The Planning Commission HEREBY APPROVES Resolution 02-12-2025-PC for a Conditional Use Permit subject to conditions, to allow for the conversion of an existing motel to a 29-micro apartments and manager's office unit multi-family residential complex in the C-2 (General Commercial) Land Use Zoning Designation at 1707 Needles Hwy also known as APN 0185-048-09.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Needles, California, recommending approval of a Conditional Use Permit for the conversion of an existing motel to a 29-micro apartments and manager's office unit multi-family residential complex in the C-2 (General Commercial) Land Use/Zoning Designation located at 1707 Needles Hwy also known as APN 0185-048-09, with the conditions stated herein below:

1. The site shall be developed and maintained in substantial accordance with the site plan dated February 2025.
2. The applicant shall comply with all Federal, State, and local laws relative to the approved use including the requirements of the Planning, Building, Fire, Sheriff, and Health Departments.
3. The approval of CUP No. 02-12-2025-PC is subject to the twelve (12) months expiration provisions of Section 94.13 of the City's Zoning Code.
4. The permit issuing authority may extend for a period of up to twelve (12) months, the date when the permit will otherwise expire pursuant to Section 94.13 if it concludes that: (1) the permit has not yet expired; (2) the permit recipient has proceeded with due diligence and in good faith; and (3) conditions have not changed so substantially as to warrant a new application.
5. Approval of a Conditional Use Permit shall not waive compliance with all sections of the Land Use/Zoning Ordinance, all other applicable City ordinances, and regulations, in effect at the time of building permit issuance.
6. A Landscape Plan shall be submitted to the City for approval and shall identify and plant desert efficient species in accordance with the City's planting palette.
7. The Applicant shall indemnify, protect, hold harmless and defend, with counsel selected by the City, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the Applicant

and landowner of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. As a condition of this approval, the Applicant or its authorized representative shall:

- a. Execute an agreement to defend (with legal counsel of the City's choice), indemnify and hold the City harmless from any and all claims, damages, legal or enforcement actions, including, but not limited to, any actions or claims associated with violation(s) of federal law associated with the permitting, licensing, approval, and/or operation of the project; and
 - b. Maintain insurance in the minimum amount of \$1 million per claim and \$2 million in the aggregate; and
 - c. Name the City as an additional insured on all City required insurance policies; and
 - d. Agree to defend, at its sole expense, any action against the City, its agents, officers, and employees related to the approval of the project.
8. The applicant shall locate outside trash bin(s) or trash cans in a secured, enclosed area; not to be seen by public view and shall be locked at all times.
 9. The project is required to be handicap accessible. All ADA parking spaces shall comply with the Americans with Disabilities Act (ADA) and California Building Code standards.
 10. All structures, building walls open to public view shall remain free of graffiti or other extraneous markings, drawing, or signage that was not approved by the City or otherwise providing pertinent information about said premises. In the event graffiti or other extraneous markings occur, the Applicant shall remove, or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surface.
 11. Applicant shall keep the premises clear of accumulated debris, sand and dust at all times.
 12. Violation of the conditions of approval may result in citation and/or initiation of revocation proceedings.
 13. The applicant/developer/property owner shall provide clustered and/or individual mailbox(es) for the delivery of mail to future residents of the development. The location shall be convenient for the residents and not block the line-of-sight for pedestrians or vehicle traffic. The mailboxes shall be made of durable material and shall be installed in a manner that is resistant to vandalism and meets the requirements of the Post Office.
 14. With the exception for amendments and/or modifications that are consistent with Section 94.15 of the City's Zoning Code, anything not shown on the CUP application or the Site Plan, or which is not specifically approved herein, or which is not in

compliance with the CUP, is not approved. Any application and/or plans which are defective as to, but not limited to, omissions, dimensions, scale, use, colors, materials, encroachments, easements, etc., shall render any entitlements granted hereunder null and void. Construction (if any) shall cease until all requirements of this CUP are complied with, and development entitlements may be withheld until any Code violations are abated.

15. No Certificate of Occupancy shall be granted until all Conditions of Approval have been completed and approved by the City and Fire Department unless otherwise identified herein, and all improvements have been completed and accepted by the City.
16. Within fifteen (15) days of final approval by the City Council, the Applicant shall submit a notarized affidavit acknowledging acceptance of the conditions of this CUP. This authorization shall become void, and any privilege, permit, or other authorization granted under these entitlements shall be deemed to have lapsed if compliance with this condition has not been undertaken within the specified time limits.
17. A scanned copy of the signed Resolution with the Conditions of Approval shall be included/attached in the Building Construction Plans submitted for plan check.
18. During construction, the Applicant shall, at all times, maintain the project site free of weeds, debris, trash or any other offensive, unhealthful and dangerous material. If after ten (10) days' notice by certified mail, the Applicant does not comply with a notice of violation issued during construction, the City may either cancel building or grading permits and/or implement nuisance abatement proceedings, including placing a lien on the property for costs of abatement.
19. The project shall be served by the City's sanitary sewer system.
20. All sewer facilities shall be constructed in accordance with the City Standards.
21. The sewer lines serving the laundry room and manager's office shall be properly repaired and connected in compliance with applicable standards.
22. All deficiencies in the sewer lines on both sides of the building must be identified and corrected to ensure the system is fully functional and meets all regulatory requirements.
23. All Conditions of Approval issued by San Bernardino County Fire (FPLN-2025-00005) shall apply.
24. All rooms in the Motel must be converted to long term stay (at least thirty (30) days), and all Dwelling Units must meet the standards for Dwelling Units as stated in Sec. 112.05 (Conversion of Hotel, Motel or Motor Hotel Room to Multi-Family Apartment Conversions) of the Needles Municipal Code.
25. The presence of any abandoned, wrecked, dismantled or inoperative vehicle, or parts thereof, on the Premises containing the Dwelling Units is unlawful for any period in excess of ten (10) days. The owner of the vehicle and/or the owner or operator of the Premises shall be subject to the penalties set forth within this Code.

26. The Dwelling Unit shall be used for residential purposes only. No commercial uses may take place within the Dwelling Unit or on the Premises, except the operation of the Dwelling Units and any licensed store, restaurant or lounge approved therewith. No owner or operator may sell any liquor or tobacco or operate any other business on the Premises without being licensed to do so.
27. The tenant shall ensure that the Dwelling Unit is kept in a clean and sanitary condition so as not to encourage rodents or other pests or create any fire hazards or unsightly appearance inside or outside of the Dwelling Unit which tends to be a threat to the health, safety or welfare of the residents of the Premises or decrease the surrounding property values.
28. All Dwelling Units shall be available for inspection by City or County officials upon 24 hours written notice of intent to inspect during reasonable business hours.
29. Plans will need to be submitted to Building and Safety for full review for building permit issuance.
30. The applicant/developer/property owner shall comply with the latest adopted edition of the following codes as applicable:
 - A. California Building Code
 - B. California Residential Code
 - C. California Electrical Code
 - D. California Mechanical Code
 - E. California Plumbing Code
 - F. California Energy Code
 - G. California Fire Code
 - H. California Green Building Standards Code

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Needles, California, held on the 12th day of February 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chairperson
Needles Planning Commission

Kathy Raasch
Development Services Director

CITY OF NEEDLES, CALIFORNIA
Application For Use Permit

Name of Applicant: 1707 Needles Hwy LLC Phone: 818-381-9900 Applicant must be the owner of the land, the lessee having a lease-hold interest of not less than 5 years, or the agent of any of the foregoing duly authorized in writing)

I, (We) the undersigned, 1707 Needles Hwy LLC (Owner Lessee/Agent) of the property listed below, hereby request that the following stated use be permitted to be constructed and/or operated.

1. Project name and address: 1707 Needles Hwy LLC
1707 Needles Hwy, Needles CA 92363
2. Legal Description of Parcel (attach if necessary): APN 0185-048-09
3. Briefly Describe: a. Purpose and Intent of proposed project (include acres, square feet, units, etc.).
CONDITIONAL USE PERMIT (CUP) TO CONVERT THE EXISTING RIVER VALLEY MOTEL INTO 29 MICRO-APARTMENTS AND ONE (1) MANAGER'S OFFICE UNIT LOCATED AT 1707 NEEDLES HWY (APN 0185-048-09) WITHIN THE GENERAL COMMERCIAL (C-2) LAND USE ZONING DESIGNATION.

b. Population projection (project residents): _____
c. Number of persons employed during operation: full time _____, part time 1
d. Will the Project require new utility services? _____ yes X no
i. Water Service X no. If so, estimated peak water demand in gallons/minutes: _____ service requirement.
ii. Sewer Service X no. Any chemical wastes expelled in sewers? _____
If yes, explain: _____
iii. Electric Service: main size 200; single phase X; three phase _____
Attachment to existing electric facilities: load calculations _____
e. Estimated daily vehicular traffic generated by the operation: 3 to 10 Comment: _____
f. List major machines – give horsepower and noise rating in decibels: N/A
g. Will the project require a permit from the Air Pollution Control District, and if so, describe: N/A
h. What will be the hours of operation: N/A
i. Describe materials or machinery that will be stored or parked outside: N/A
4. Attached ☒ Site Plan ☒ Elevations ☒ Filing Fee ☒ Legal (); (site plans folded 8 1/2" x 11" reduction)

AUTHORIZATION

1707 Needles Hwy, Needles, Ca 92363

Names and signatures of all persons having an interest in this property described as _____
(the "Property") whose consent is required (by virtue of such interest) to authorize the filing of this application.

NAME (print or type), Signature & Address

CAPACITY (Check appropriate)

OWNER*

LESSEE

AGENT

OTHER (Describe)

Armen Ghadimian

X

Signature

Address 1707 Needles Hwy Needles Ca

Signature

Address

OWNER: As Owner of the Property, I _____ hereby declare and certify under penalty of perjury under the laws of the State of California that the above-named person(s) is/are duly authorized to act on my behalf with the City of Needles and NPUA and represent my interests in the Property before the Planning Commission and the City Council/NPUA, including but not limited to in connection with the application filed herewith.

Signature of Property owner

Ghadimian, Armen
Owner name printed

NOTARY

OWNER SIGNATURE NOTARIZATION:

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)

COUNTY OF SAN BERNARDINO) SS:

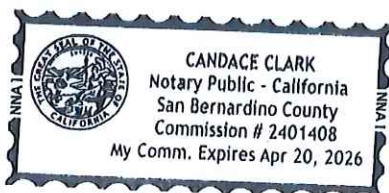
On JANUARY 23, 2025, before me, Candace Clark, a Notary Public, personally appeared Armen Ghadimian, Owner, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

(seal)

Candace Clark
Signature, Notary



ATTACHMENT NO. 4



BA20240047764

B2395-4098 01/08/2024 5:36 PM Received by California Secretary of State



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only

-FILED-

File No.: BA20240047764

Date Filed: 1/8/2024

Entity Details	
Limited Liability Company Name	1707 NEEDLES HWY, LLC
Entity No.	202460416526
Formed In	CALIFORNIA
Street Address of Principal Office of LLC	
Principal Address	1707 NEEDLES HWY NEEDLES, CA 92363
Mailing Address of LLC	
Mailing Address	1707 NEEDLES HWY NEEDLES, CA 92363
Attention	
Street Address of California Office of LLC	
Street Address of California Office	None
Manager(s) or Member(s)	
Manager or Member Name	Manager or Member Address
+ ARMEN GHADIMIAN	1707 NEEDLES HWY NEEDLES, CA 92363
+ VAHAN OGANESYAN	1707 NEEDLES HWY NEEDLES, CA 92363
Agent for Service of Process	
California Registered Corporate Agent (1505)	IG ACCOUNTANCY, INC Registered Corporate 1505 Agent
Type of Business	
Type of Business	REAL ESTATE
Email Notifications	
Opt-in Email Notifications	No, I do NOT want to receive entity notifications via email. I prefer notifications by USPS mail.
Chief Executive Officer (CEO)	
CEO Name	CEO Address
None Entered	
Labor Judgment	
No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.	

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

ARMEN GHADIMIAN

Signature

01/08/2024

Date



MINUTES

ADJOURNED REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF NEEDLES, CALIFORNIA
WEDNESDAY, OCTOBER 09, 2024 AT 4:00 PM
EL GARCES - 950 FRONT STREET, NEEDLES

CALL TO ORDER - Vice Chair Wright called the meeting to order at 4:04 PM
ROLL CALL

PRESENT

Commissioner Michael Wright
Commissioner Barbara Beard
Commissioner Kevin Ostby
Commissioner Will Bosboom

ABSENT

Chair Robert Rath
Commissioner Charles Dressler

PLEDGE OF ALLEGIANCE - Led by Vice Chair Wright
APPROVAL OF AGENDA

Due to a technical issue, internet connection was lost at 4:06. Meeting was back online and reconvened at 4:08

Commissioner Ostby made a motion, second by Commissioner Beard, to approve the agenda. Motion carried by the following vote:

Ayes: Commissioners Ostby, Beard, Vice Chair Wright, Commissioner Bosboom
Noes: None
Absent: Chair Rath and Commissioner Dressler
Abstain: None

CONFLICT OF INTEREST - None

CORRESPONDENCE - None

INTRODUCTIONS - None

PUBLIC APPEARANCE - None

PUBLIC HEARING

1. Public hearing noticed to consider all evidence and testimony for or against approval of Resolution 10-09-2024-PC recommending that the City Council adopt an ordinance approving an Amendment to the Needles Municipal Code ("Code") Amending Section 96.00 "Table Of Permissible Uses" And Section 96.08 "Dwelling Units."

Staff Report given by City Manager Martinez. Powerpoint presentation given by City Planner Romero.

Commission asked questions of staff and considerable discussion ensued, during which Commissioners requested clarification be made to several items.

Vice Chair Wright opened the public hearing at 5:45 PM

Public Comment - None

Vice Chair Wright closed the public hearing at 5:45 PM

Commissioner Bosboom made a motion, second by Commissioner Ostby, to Adopt Resolution 10-09-2024-PC recommending that the City Council adopt an ordinance approving an Amendment to the Needles Municipal Code ("Code") Amending Section 96.00 "Table Of Permissible Uses" And Section 96.08 "Dwelling Units." contingent upon clarification and clear definition of the following items:

- Definition of an Accessory Use, remove the word "customarily"
- Added definitions for housing organizations and land trusts.
- Delete the word 'limited' with regard to efficiency kitchens.
- Add the phrase 'at least 800 square feet' pursuant to an ADU being constructed that is larger than a very small primary unit. (There was some confusion regarding the exact wording)
- Any reference to "Director" should be changed to "Director of Development Services"

Motion carried by the following vote:

Ayes: Commissioners Ostby, Beard, Vice Chair Wright, Commissioner Bosboom

Noes: None

Absent: Chair Rath and Commissioner Dressler

Abstain: None

REGULAR ITEMS

2. Approve the Minutes of August 7, 2024

Commissioner Beard made a motion, second by Commissioner Ostby, to approve the Minutes of August 7, 2024. Motion carried by the following vote:

Ayes: Commissioners Ostby, Beard, Vice Chair Wright, Commissioner Bosboom

Noes: None

Absent: Chair Rath and Commissioner Dressler

Abstain: None

COMMISSIONER REQUESTS

There were no Commissioner requests.

CITY MANAGER REPORT

3. City Manager's Reports for the weeks of September 20 and 27, 2024 given by City Manager Martinez

ADJOURNMENT

Vice Chair Wright adjourned the meeting at 5:58 PM

Vice Chair Michael Wright

Assistant City Clerk Candace Clark



City of Needles

817 Third Street, Needles, California 92363
(760) 326-2113 • FAX (760) 326-6765
www.cityofneedles.com

Mayor, Janet Jernigan
Vice Mayor Ellen Campbell
Councilmember Tona Belt
Councilmember Jamie McCorkle
Councilmember JoAnne Pogue
Councilmember Henry Longbrake
Councilmember Zachery Longacre

City Manager Patrick J. Martinez

MEMORANDUM

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: PATRICK J. MARTINEZ, CITY MANAGER

SUBJECT: WEEKLY MEMORANDUM

DATE: January 24, 2025

1. This past weekend, **our community came together** for the second time in two months to make a meaningful difference. Over a dozen volunteers, including **residents, Councilmember Zachery Longacre, and Mayor Jernigan**, joined forces to tackle **illegal dumping and litter along Third Street** near the former Center for Change (300 H Street, Needles, CA 92363). Together, over **20 bags of trash**, brush, and debris were removed—an incredible team effort showing **community collaboration**. These cleanup efforts are part of the **Needles Pride Program**, a **community-driven initiative** dedicated to **enhancing our neighborhoods** by fostering pride, improving property upkeep, and ensuring compliance with city codes. **Refer to the attached images for a peek into the event.** To stay informed about future cleanups and other community updates, download the **Needles Connect app** from the [Google Play Store](#) for Android or the [Apple Store](#) for iOS devices. Every effort counts, and with your help, we can continue to build cleaner, safer, and more beautiful Needles. **Be a Part of the Change!**
2. **Tomorrow, the City of Needles** is hosting its annual **Spring Cleaning Community Cleanup Event from 8:00 a.m. to noon**. This is a perfect opportunity for residents to dispose of trash and bulky items for free at various city locations:
 - **Gates** (Safari Drive)
 - **North K** (near the underpass and BNSF Road)
 - **Vista** (Nikki Bunch Ball Field)
 - **Cibola** (Robuffa near Public Works Yard)

Note: Hazardous waste and specific materials are not accepted. Please refer to the attached flyer for more details.

We invite **everyone** to participate in this **citywide effort** to **keep Needles clean and vibrant**. Your actions make a big difference, whether you volunteer at

cleanup events, spread the word, or simply dispose of waste responsibly. Let's show our pride and unite to make Needles shine brighter than ever!

3. Today, **city officials and staff** had the privilege of meeting with representatives from **Discover Inland Empire Southern California**, including **Freddi Bi** and **Mei Wang**, as well as **Ken Wan**, President of **Unisky Travel and Tour**, who is exploring **tourism opportunities in Southern California**. This visit underscores the growing interest in **Needles as a premier tourism destination**, perfectly positioned as the **Gateway to California's Oasis on the Colorado River**. During the meeting, we highlighted the **unique recreational and cultural experiences** our city offers, emphasizing our commitment to supporting and expanding these opportunities. This aligns directly with the **City Council's goal of promoting and supporting sports and recreational activities to attract visitors** to Needles. By showcasing our city's **amenities and natural beauty**, we are fostering **economic growth** and enhancing our reputation as a **vibrant destination for tourists and outdoor enthusiasts**. The collaboration with key tourism stakeholders like **Discover Inland Empire** and **Unisky Travel and Tour** represents an **exciting step forward** in achieving these objectives. Together, we are unlocking new possibilities for **recreation, sports, and tourism** that will benefit both residents and visitors alike. As we continue to **build relationships** with regional partners and promote our city, we reaffirm our commitment to realizing the **Council's vision of a dynamic, visitor-friendly Needles**.
4. The **City of Needles** is proud to partner with the **San Bernardino County Fire Protection District (SBCFPD)**, a **community-focused, all-hazard emergency services provider**. Since joining the Fire District in **2015**, this collaboration has enhanced our ability to respond to emergencies and protect residents effectively. This week, **City staff met with the San Bernardino County Assistant Chief** for the Needles Region to **review local system capabilities and discuss strategies to improve communication and collaboration**. These efforts are vital to safeguarding our community and building resilience during emergencies.

Additionally, **City staff and the Fire Department responded to a fire at 323 E. Broadway** from individuals **camping in the backyard**. The situation required assistance from the **San Bernardino County Fire Department**, and I am pleased to report that the **hydrants in the area were fully operational**. The fire is currently under investigation with the assistance of the **San Bernardino County Sheriff's Department (SBCSD)** and **Code Enforcement**. We are also pleased to announce that the **Assistant Chief will attend the February 11, 2024, City Council Meeting** to present details about the **Residential Assessment Program (RAP)**. This program offers **free property evaluations** in rural areas with **high wildfire risks**, helping residents enhance **fire safety and defensibility**, reduce risks, and increase preparedness during wildfire events.

Property owners are responsible for maintaining their properties, including vegetation management. This week, **City staff conducted vegetation management** along rights-of-way to protect public assets and reduce wildfire risks. For more information, refer to the **attached flyer about the RAP Program. Fire safety is a shared responsibility.** Residents and city leaders must work together to prevent fires and protect our community. We can reduce hazards and strengthen preparedness across Needles by taking proactive measures. Residents can use the Needles Connect app to report overgrown vegetation on **private or public property**, available on the [Google Play Store for Android](#) or the [Apple Store for iOS devices](#). **Having a plan is essential during a wildfire. Having a plan is essential during a wildfire.** CAL FIRE has developed an **Evacuation Guide** to help residents evacuate safely and efficiently. Access this valuable resource through the following [link](#). Let's work together to create **safer, more secure Needles**. Your participation is critical to our success.

5. The City of Needles recently met with the **San Bernardino County Sheriff's Department (SBCSD)** and **Caltrans** to reinforce efforts to **address graffiti and vandalism in our community**. These issues affect not only the City's appearance but also its safety and sense of pride. As part of our commitment to tackling this challenge, the City formed a **multi-agency task force** earlier this year, including SBCSD, the Needles Unified School District, and Caltrans. This initiative aims to:
 - Enhance documentation of graffiti incidents to help prosecute.
 - Encourage residents to report graffiti by calling SBCSD's non-emergency line at 909-387-8313.
 - Install additional security cameras in high-risk areas.
 - **Promote paint uniformity** by utilizing **uniform paint** to cover graffiti on City and Caltrans-maintained surfaces, ensuring a cohesive and professional appearance throughout Needles.

The **San Bernardino County Sheriff's Department** has already successfully arrested and pressed charges for multiple vandalism incidents across the City and will continue these enforcement efforts to deter further criminal activity. These measures, combined with strong partnerships, increased surveillance, and strict enforcement, demonstrate our dedication to keeping Needles a clean, safe, and welcoming community. To report graffiti to the City, utilize the **Needles Connect app**, which can be downloaded from the [Google Play Store](#) for Android or the [Apple Store](#) for iOS devices. We sincerely thank **SBCSD, Caltrans, the Needles Unified School District**, and our residents for their collaboration in combating graffiti and vandalism. Together, we can preserve the pride and vibrancy of Needles.

6. The **City Council** has been actively working to address the ongoing truck traffic and behavior concerns on **Ice Plant Road**. In **2018**, the Council adopted an ordinance to implement a **no-parking zone** to protect the newly constructed roadway and designated **six legal truck parking spaces** to accommodate drivers. For more details, refer to the attached materials. **City staff is working**

to address these challenges in collaboration with the **San Bernardino County Sheriff's Department (SBCSD)**. Enforcement efforts have been escalated to focus on illegal tractor-trailer parking and littering, negatively impacting nearby properties. This increased enforcement directly responds to **Council concerns** about the disruptive impact of truck traffic in the area. Recently, SBCSD issued **citations to three vehicles** for illegal parking. City staff have also engaged with the **adjacent business** to emphasize their role in addressing these concerns. Staff shared images and data to highlight the scope of the problem and underscored the critical need for their customers to comply with parking regulations to avoid further complications. Collaborative discussions are underway to explore solutions, such as improving customer communication, managing parking more effectively, and reducing litter. The City remains committed to **monitoring and enforcing regulations on Ice Plant Road** while working with SBCSD and other stakeholders to develop long-term strategies. These efforts aim to address these challenges while fostering a positive business and community relationship.

7. City staff is thrilled to welcome **Maria McAndrews, Manual Rubalcaba Jr., and David Cairns** as the newest members of the City's **advisory boards**. Maria and Manual have joined the **Parks and Recreation Commission**, which is key in advising the City Council on **parks and recreation matters**. Their responsibilities include reviewing and recommending the **annual budget**, proposing **policies**, and planning **recreation programs** to engage youth and stimulate public interest. The commission meets on the **third Monday of each month at 4:00 p.m. at El Garces**.

David Cairns joins the **Board of Public Utilities** as an **advisory body** to the City Council on **utility operations**. The board is responsible for reviewing the **annual budget**, recommending **purchases for system improvements**, and establishing **rates for water, wastewater, and electric services**. Meetings for the board are held on the **first and third Tuesday of each month at 4:00 p.m. at El Garces**.

We are excited for **Maria, Manual, and David** to bring their expertise and fresh perspectives to these **vital commissions**. Their contributions will undoubtedly help shape a **stronger and more vibrant community**. **Welcome aboard!**

8. **IMPORTANT UPCOMING DATES:**

- **February 8, 2025 – The Women's Club Golf Tournament**
The tournament is being held on February 8. [Registration is open. Sign up today!](#)
- **March 1, 2025 – Household Hazardous Waste Collection Event**
The event will occur at the **Needles City Public Works Yard** (112 Robuffa Street, Needles, CA 92363) from **7:00 a.m. to 11:00 a.m.** Residents are encouraged to responsibly dispose of **used motor oil, batteries, paint products, and household cleaners**. If you have any questions, contact the **Household Hazardous Waste Program** at **909-382-5401** or **1-800-OILY-CAT** if you have any questions.

- March 15, 2025 – Lucky Greens Annual Golf Tournament**
 Mark your calendars for this much-anticipated event at **River Edge**! Gather your friends, colleagues, or fellow Chamber members to form a team of four and enjoy a day of **friendly competition, networking, and fun** on the course—all while **supporting the local community**. Whether you're a seasoned golfer or just out for a good time, everyone is welcome to join in!
- March 19, 2025 – 3rd Annual Job and Resource Fair**
San Bernardino County Supervisor Dawn Rowe will host this event at the **El Garces Historic Train Depot** (950 Front Street, Needles, CA) from **10:00 a.m. to 2:00 p.m.** It's a valuable opportunity for residents, city staff, and public officials to connect with **agencies and organizations offering essential services**.
- April 21-27, 2025 – Route 66 Bike Week**
 Experience the adventure of a lifetime by riding the historic stretch of **Route 66** from Needles to Seligman. This **weeklong event** celebrates the **freedom of the open road** and the vibrant culture of Route 66.
- May 14, 2025 – Run for the Wall (RFTW)**
 This annual event honoring **Vietnam Veterans** will welcome over **300 motorcyclists** as they journey across the country. This meaningful tribute will take place at the historic **El Garces**, with the riders expected to arrive at **noon**.

1. NEIGHBORHOOD CLEANUP



1. NEIGHBORHOOD CLEANUP



2. COMMUNITY CLEANUP

CITY OF NEEDLES RESIDENTS ONLY

BULKY WASTE DROP-OFF EVENT

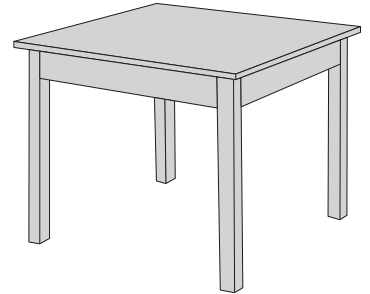
FREE DISPOSAL OF TRASH & BULKY ITEMS

SEE LIST BELOW FOR WHAT IS NOT ACCEPTED



**Saturday,
January 25th, 2025
- 8 am to noon -**

**Event will end earlier
if container equipment is full**



Locations: Gates (Safari Drive), North K (Near Underpass), Vista (Nikki Bunch Ball Field), & Cibola (Robuffa) Subdivisions

FOR MORE INFORMATION: Rainie Torrance, rtorrance@cityofneedles.com, 760-326-2115 ext 140



- Hazardous Waste of any kind
- Commercial Waste
- Industrial Waste from businesses
- Motor Oil/Used Filters
- Household Cleaners
- Sharp Objects/Needles
- Fluorescent Tubes
- Space Heaters
- Musical Cards
- Radioactive Wastes
- Non-Sharp Medical Waste
- Wastes from foreclosed properties
- Auto & Household Batteries
- Pesticides & Fertilizers
- TV's & Computer Monitors
- Microwave Ovens
- Stereos or Radios
- Clothes Irons
- Medical Waste
- Tire/Appliances
- Non-Sharp Medical Waste
- Antifreeze
- Medications
- CPU's & Printers
- Telephone/Cellphones
- VCRs/DVD Player
- Asbestos
- Air Conditioners

3. NEEDLES TOURISM



4. SBCFD RESPONSE





4. SBCFD

Residential Assessment Program (RAP)

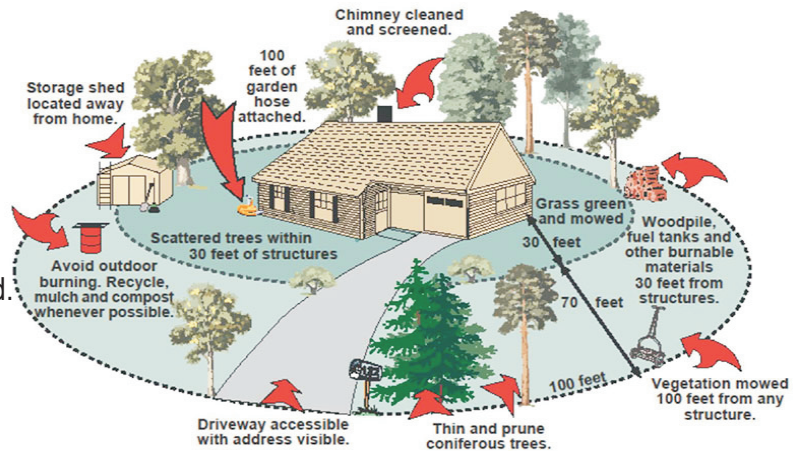
Together we can help make your home Fire Safe and Defensible

In an effort to ensure the maximum level of wildfire preparedness, San Bernardino County Fire Department conducts **FREE** engine company residential assessments in rural areas that have high risk for wildfire.

Step 1 Fire Safe Checklist

- ☐ Address clearly visible from street (4" tall min. on contrasting background).
- ☐ Weeds and grasses need to be cut to 4" or less, 100 ft around structures and 10 feet from roadsides.
- ☐ Within 100 ft (or property border) all trees over 12 ft have all foliage and limbs removed 6 ft above ground.
- ☐ Tree trimmings and brush (in piles) on the ground, branches less than 4" in diameter, and leaves or shrub trimmings must be removed.
- ☐ Combustible (flammable) debris must be completely removed from all areas of your property.
- ☐ Pine needles over 2" in depth must be removed from all areas of the property.
- ☐ Clear chimney area of vegetation within 10'. Spark arrestor of 1/2 inch mesh required.
- ☐ Remove dead trees completely.
- ☐ Prune and/or remove shrubs to provide separation from ground and each other.

Step 2 Complete Defensible Space



Step 3 Prepare Your Family

- Create a Family Disaster Plan that includes meeting locations and communication plans and rehearse it regularly. Include in your plan the evacuation of pets and large animals.
- Plan several different evacuation routes. Designate an emergency meeting location outside fire hazard area.
- Appoint an out-of-area friend or relative as a point of contact so you can communicate with family members who have relocated.
- Maintain a list of emergency contact numbers posted near your phone and in your emergency supply kit.
- Keep an extra emergency supply kit in your car in case you can't get to your home because of fire.



SBCFD Wildland
Fire Safety

ADDITIONAL RESOURCES

For more information about making your home Fire Safe, call the Office of the Fire Marshal at (909) 386-8400. Visit our website at www.sbcfire.org and click on the Residential Assessment Program (RAP) link:



Additional information on wildfire prevention, legal outdoor fires and other helpful links are available at: **READY! SET! GO!**

Please email us at countyfirerap@sbcfire.org to schedule an assessment and seek information about RAP.

For more information:
(909) 386-8400 or visit
www.sbcfire.org

4. CAL FIRE

Go! Evacuation Guide

Guidance for safe and efficient evacuation during wildfires.



[Home](#) / [Prepare](#) / Go! Evacuation Guide

Preparing for wildfire evacuation in California



The Go! Evacuation Guide is your vital resource for preparing and executing evacuation procedures during wildfire emergencies. It offers crucial information on pre-evacuation steps, handling power outages, evacuation methods, animal safety, and what to do if trapped.

Explore pre-evacuation actions below:

[Pre-evacuation preparation steps](#)

[Power outage information](#)

[Evacuation procedures](#)

[Animal evacuation](#)

[Guidance if trapped](#)



Pre-evacuation steps to take

How to protect your home before evacuating



Inside the house

- Pack your 'Go Bag' or [Emergency Kit](#), ready to grab
- Check that your [Wildfire Action Plan](#) is up-to-date
- Know your community's emergency plan, evacuation routes, and destinations
- Close all windows and doors but leave them unlocked
- Take down flammable window treatments like shades and curtains, and close metal shutters
- Clear away light curtains
- Move anything that burns easily to the middle of rooms, away from windows and doors
- Turn off the gas at the meter and pilot lights
- Leave lights on for firefighters to see your house in smoke
- Switch off the air conditioning

Outside the house

- Bring in flammable items from outside, like patio furniture, toys, doormats, and trash bins. Alternatively, place them in your pool
- Shut off propane tanks
- Move grills and other propane BBQ appliances away from the house
- Attach garden hoses to outside taps for firefighter use and fill buckets with water to scatter around
- Don't leave sprinklers or water running as it can lower critical water pressure.
- Keep exterior lights on to make your home visible in smoky or dark conditions.
- Put your emergency kit in your car
- Park your car in the driveway, facing outwards, loaded and ready, with all doors and windows shut
- Have a ladder handy for firefighter roof access
- Seal attic and ground vents with plywood or commercial seals
- Keep an eye on the fire situation and don't wait for an evacuation order if you feel at risk
- Check with neighbors to ensure they're also prepared



- Keep pets close and ready to go
- Plan for farm animal evacuation early, arranging transport and safe locations

Evacuation steps

When urgent evacuation is necessary, these steps will guide you to leave safely and quickly.

1 Review Evaluation Plan Checklist

2 Monitor wildfire updates

3 Put 'Go Bag' in the car

4 Wear the right clothes

5 Get pets ready to evacuate

How to prepare for power outages during wildfires



When wildfires strike, power outages are common. Along with the [pre-evacuation steps](#) above, here's what you need to know to stay safe and prepared.

- **Learn manual operation:** Be able to open garage doors or gates without power.
- **Understand utility controls:** Get to know your home's utility boxes for electricity, water, and gas and how to safely manage them.
- **Build an [Emergency Supply Kit](#):** Pack essentials like water, coolers, non-perishable food, manual can-opener, current medications, battery-operated radio, durable flashlights, extra batteries, and phone chargers.
- **Keep vehicles ready:** Maintain at least half a tank of gas in your vehicle.
- **Create a safety plan:** Keep shoes near your bed in case you need to evacuate during the night and have a clear plan for your family and pets during emergencies.
- **Generator use & safety:** Understand your generator's safety guidelines. Know where to connect it, what electrical cords to use, and the electrical load rating. Improper installation may put yourself or utility workers at risk for electrocution.
- **Stay connected:** Always have a charged cell phone for emergencies and keep up with the latest information from CAL FIRE and local authorities.

What to do if the power goes out

In the event of a power outage, especially during wildfire threats, it's important to stay calm and follow these simple steps:

- **Keep fridge & freezer shut:** This helps preserve food longer.
- **Turn off gas & combustibles:** Shut off gas lines and items like propane tanks.
- **Avoid power lines:** Stay at least 10 feet away from overhead lines and electrical equipment. Never touch them.
- **Stay updated:** Use a battery-powered radio or your cellphone for wildfire updates.

For more information and safety guidelines, check out these resources:

- [PG&E – Safety & preparedness](#)
- [Southern California Edison – Power outage preparedness](#)

READY FOR WILDFIRE – Be Prepared, Stay Safe



About public safety power shutoff (PSPS) events

A PSPS is when electric companies turn off power on purpose. This usually happens during very dry and windy weather to help prevent wildfires. The idea is to stop sparks from power lines or electrical equipment from starting a fire.

For more info on PSPS events in California, especially from major electric companies, check out these resources:

- [PG&E Safety Shutoff Details](#)
- [SCE Public Safety Power Shutoffs](#)
- [SDG&E Public Safety Power Shutoffs](#)
- [Bear Valley Public Safety Power Shutoff](#)
- [Liberty Public Safety Power Shutoffs](#)
- [Pacific Power Public Safety Power Shutoff](#)

When to evacuate during a wildfire

If fire officials suggest evacuating, it's best to leave right away. This helps you avoid danger and keeps roads clear for firefighters. In big wildfires, there's no time for door-to-door warnings, so if you're told to go, do it fast to stay safe.

Following evacuation orders:

- **Stay informed:** You'll be advised of potential evacuations as early as possible. Listen to local radio or TV for updates from authorities.
- **Officials decide:** Fire officials decide when and where to evacuate based on the fire, wind, and terrain.
- **Law enforcement role:** Police enforce evacuation orders. Follow their directions right away.
- **"Order" & "warning":** These terms alert you to the significance of the danger. Other terms like "precautionary" and "immediate threat" might be used too.
- **Act fast:** In severe wildfires, there's no time to waste. If advised to leave, do so without delay.
- **Don't wait for orders:** It's safer to leave before a mandatory order is issued.
- **Stay alert:** You may be directed to temporary assembly areas to await transfer to a safe location.
- **Help firefighters:** Don't return home until fire officials notify you that it's safe to do so.



Being aware of hazards is crucial when you return home:

- **Wait for clearance:** Don't go home until it's declared safe.
- **Watch for dangers:** Look out for things like downed power lines.
- **Check gas lines:** Be cautious with propane tanks and gas lines.
- **Inspect for fire hazards:** Search for any hidden embers or fires.

Animal Safety

Don't forget your pets and livestock. With some advanced planning you can increase their chances of surviving a wildfire.

Livestock evacuation checklist

Livestock emergency supply kit

Pet evacuation checklist

Pet emergency supply kit

If you *must* leave your pet

Tips if trapped

Here's what to do whether you're in your vehicle, outside, or at home, focusing on calm and quick actions for your safety.

In your vehicle:

On foot:



At home:

Prepare

Prevent

Forest Health

Post Wildfire

More from CAL FIRE

[Fire Safety Laws](#)

[Find Your Fire Station](#)

[Partnering Agencies](#)

[Captain Cal](#)

[CAL FIRE Website](#)

[FAQ](#)



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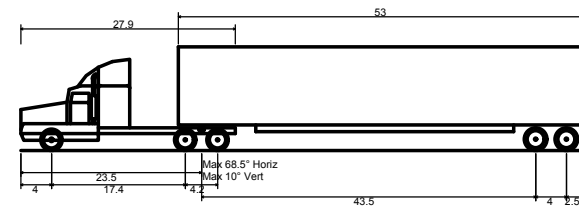
[Accessibility](#) • [Language Access Form](#)

ReadyForWildfire.org and its statewide campaigns are partially funded by a grant from the USDA Forest Service, which is an equal opportunity provider and employer.

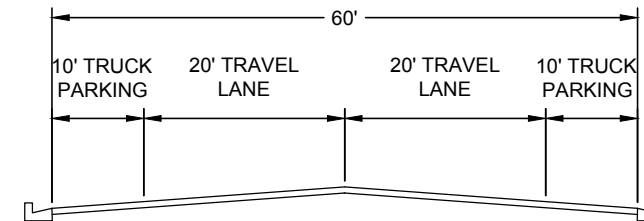
6. ICE PLANT ROAD

ASSUMPTIONS:

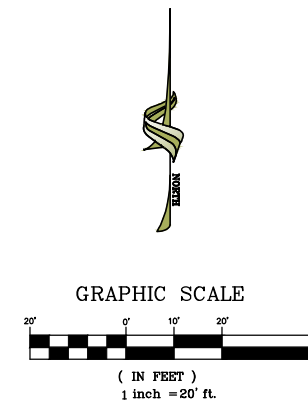
1. STANDARD AASHTO WB-67 SEMI TRUCK (8.5' WIDE BY 73.5' LONG). SEE DETAIL AT RIGHT.
2. TRUCK PARKING STALL DIMENSIONS:
WIDTH: 12' (10' ASPHALT PLUS 2' OF GUTTER)
LENGTH: 75'
3. DESIGN SPEEDS FOR SIGHT DISTANCE CALCULATIONS
PER AASHTO GREEN BOOK SECTION 9.5:
BROADWAY ST: 35 MPH
ICE PLANT RD: 10 MPH



WB-67 - Interstate Semi-Trailer	
Overall Length	73.50ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°







SECTION A-A



CONSTRUCTION NOTES

LEGEND:

-  PAINTED RED CURB
-  SOLID WHITE STRIPING
-  SOLID YELLOW STRIPING
-  TRUCK EDGE PATH
-  SIGHT TRIANGLE

NOTES:

1. AERIAL IMAGERY AND DATA HAVE BEEN SCALED FROM GOOGLE EARTH. THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

WARNING
CALL BLUE STAKES



REVISIONS 1. _____ _____ _____ _____ _____	
DRAWN: _____ ATM DESIGNER: _____ ATM REVIEWED: _____ DIO _____ PROJECT # _____ _____	

SCALE

SCALE: 1" = 20'

(24" x 36" SHEET)

0 1"

BAR SCALE MEASURES 1" ON A
FULL SIZE SHEET. ADJUST
FOR A HALF SIZE SHEET.

PROJECT NAME: ICE PLANT ROAD
SEMI PARKING

SHEET TITLE
STRIPING PLAN
(10 MPH)

PLAN SET:	SHEET
CONCEPT	1 OF 1



City of Needles

817 Third Street, Needles, California 92363
(760) 326-2113 • FAX (760) 326-6765
www.cityofneedles.com

Mayor, Janet Jernigan
Vice Mayor Ellen Campbell
Councilmember Tona Belt
Councilmember Jamie McCorkle
Councilmember JoAnne Pogue
Councilmember Henry Longbrake
Councilmember Zachery Longacre

City Manager Patrick J. Martinez

MEMORANDUM

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: PATRICK J. MARTINEZ, CITY MANAGER

SUBJECT: WEEKLY MEMORANDUM

DATE: January 31, 2025

1. The **Spring Cleaning Community Cleanup Event** was a **huge success**, with residents disposing of trash and bulky items at **four designated locations** throughout the city. This initiative led to the collection of **14 tons (28,000 lbs.)** of material, highlighting our community's commitment to keeping **Needles clean and welcoming**. With support from **Public Works and Code Enforcement**, the event fostered a **sense of pride and collaboration**, bringing the community together to maintain **safe and attractive neighborhoods**. The **Needles Pride Program** continues this mission by promoting **property upkeep, code compliance, and organized cleanups**. Our city's beautification efforts extend beyond residential cleanups. **A special thank you to our city crews** for their hard work in preparing **Jack Smith Park** for spring. Crews **cut weeds and grass, cleaned the playground area, dragged the beaches, painted the canopies, and began improvements on the parking lot**. These enhancements ensure that our public spaces remain **inviting, safe, and enjoyable** for residents and visitors alike. If you missed the cleanup event, you can still participate by scheduling **three free bulky item pick-ups annually**. Simply call **1-800-364-3754** to arrange a pick-up. Let's **build on this success** and continue making Needles a cleaner, more beautiful place! Stay informed about upcoming events by downloading the **Needles Connect app** from the [Google Play Store](#) (for Android) or the [Apple Store](#) (for iOS devices). **Thank you to everyone who participated and to our city crews for their dedication!** *Check out the attached images to see these improvements in action.*
2. City officials and staff attended the **League of California Cities Mayor and Council Members Academy** from **January 29-31, 2025**. This organization plays a vital role in **supporting local control and advancing our legislative priorities**, serving as a key resource for advocacy efforts in Sacramento. Through the League, we receive **legislative advocacy support, assistance with grant applications, letters of support, and proactive engagement on state-level issues** impacting Needles. As part of the **League's Desert Mountain Region**, Needles benefits from this strong network, a key point of

contact for our advocacy efforts. Attending this academy is essential for **building relationships, exchanging policy ideas, and ensuring our city remains engaged in critical discussions** affecting local governance. ***Refer to the attached photo of our City Council officials with League of Cities President Lin Kennedy and various council members from across California.***

3. The City Council is taking decisive action to meet our community's **housing needs** by adopting a comprehensive **housing demand study**. This pivotal initiative underscores our commitment to **economic growth** and **community development**. The study projects a demand for **55 new housing units** annually over the next decade, spanning both **for-sale and rental** options across multiple income levels. This forward-thinking strategy is in lockstep with our broader goals: enhancing **infrastructure**, stimulating **business development**, and fostering a **family-friendly environment**. With an **expanding workforce, aging housing stock**, and Needles' strategic position in the **tri-state River Region**, our city is exceptionally well-positioned for residential investment. In addition, as a **Prohousing-designated** city within an **Opportunity Zone**, Needles offers attractive incentives such as **state funding** access, **expedited permitting**, and potential **tax benefits** to support development. We are dedicated to partnering with **developers, investors, and builders**, and we are streamlining the permitting process while maintaining proactive engagement with project applicants to ensure Needles remains a **business-friendly destination** for housing development. Now is the ideal time to invest in Needles. With **rising housing demand** and robust **city-backed incentives**, we invite developers to explore the numerous opportunities available. Please contact the City of Needles for more information on our housing initiatives and investment potential. Together, we can shape a thriving future for our **community**. ***Refer to the attached housing study for additional insights.***
4. The **Needles Animal Shelter** is pleased to announce its upcoming **Spay/Neuter Clinics** on **April 24, 2025**, continuing our efforts to promote **animal welfare and responsible pet ownership** in the community. These bi-annual clinics, led by **Dr. Angelina Beeks** of **Angel's Touch Mobile Veterinary Clinic**, have been a vital resource since our partnership began in **April 2022**. With **limited availability**, residents are encouraged to **RSVP as soon as possible** to secure an appointment before both clinics reach full capacity. The program requires pet owners to **complete an application and provide proof of residency**, while **dogs must have valid rabies vaccinations and a city license**. To make this service more accessible, the **Needles Animal Shelter covers a portion of the cost**, reducing the financial burden on pet owners. Residents seeking more information or wishing to schedule an appointment can call the shelter at **(760) 326-4952**. ***Refer to the attached flyer for more details.***
5. The City of Needles offers a variety of rental opportunities for residents and visitors, including El Garces, the Recreation Center, city parks, and sports fields. These well-maintained facilities support public and private events, ensuring

better utilization of community assets while generating revenue for ongoing improvements. To rent a facility, residents can contact **Jennifer Valenzuela directly at (760) 326-2814 or by email at jvalenzuela@cityofneedles.com**. Additionally, the **Jack Smith Park Boat Launch facility** will reopen in **March** for **weekend use only**, further expanding recreational opportunities for residents and visitors. Beyond facility rentals, the City offers a range of **seasonal recreational programs**, including youth sports leagues, as well as **Dance Trax 51**, which provides a variety of dance activities. Signature events such as the **Fall Festival** and the upcoming **18th Annual Spring Classic** continue to promote sports tourism and community engagement. These activities attract visitors, support local businesses, and offer residents diverse recreational experiences. The City's commitment to enhancing parks and recreation strengthens Needles' identity as a **family-friendly destination**, improving the quality of life while fostering a more connected and active community. **5**

6. City staff is excited to share that the **Well No. 11 Treatment Plant Project**, which broke ground on **May 31, 2023**, is now in its **final stages of system calibration for startup**. This **\$8.9 million project** represents a significant milestone in enhancing Needles' water infrastructure, ensuring a **reliable supply of high-quality drinking water** for generations. A **ribbon-cutting ceremony is tentatively scheduled for March**, with representatives from key agencies expected to attend. We sincerely thank the **State Water Resources Control Board, the U.S. Environmental Protection Agency (EPA), and California Climate Investments** for their crucial grant funding, which made these essential improvements possible. Additionally, this plant will **treat Well No. 11 and support Wells No. 12 and No. 15**, significantly improving water quality by addressing **natural iron and manganese contamination** that has affected our groundwater for decades. This project is one of many, as Needles will see **over \$16 million in water infrastructure improvements in the coming years**, all designed to benefit our community well into the future. We look forward to celebrating this achievement with the community and stakeholders at the upcoming ribbon-cutting event.
7. This week, **Caltrans continued their fire prevention and beautification efforts along Interstate 40**, including tree removal, shrub trimming, and landscaping enhancements. **The Caltrans Tree Crew, specialists in cutting trees along interstate highways, completed multiple tasks at J Street, the pedestrian undercrossing on California, and behind River City Pizza.** We appreciate their ongoing commitment to maintaining **the entire I-40 corridor, including off-ramps within the city, ensuring safety and a welcoming environment for residents and visitors.** Residents can report concerns or maintenance needs for **the California State Highway System directly to Caltrans at <https://csr.dot.ca.gov/>**. For issues within the city, please contact (760) 326-2115 or use the Needles Connect app which can be downloaded from the **[Google Play Store](#)** (for Android) or the **[Apple Store](#)** (for iOS devices). Thank you to **Caltrans for their continued support in keeping**

our community clean and safe! —Check out the attached images for a glimpse of their hard work.

8. City staff is pleased to **congratulate the owners of Jolted Coffee Arcade on their new addition to the family!** We're also excited to share that **Jolted Coffee Arcade is back in action**, now open **Monday through Friday from 5 AM to 10 AM at 109 F Street**. Offering a whole coffee shop experience—from **rich espressos and refreshing Frappuccino's to iced coffees and customized energy drinks**—this beloved local spot is back and better than ever! Visit their website for more details, and check out the attached image for a glimpse. Let's continue to **support local businesses** and enjoy some fantastic beverages at **Jolted Coffee Arcade!** Additionally, the intersection of **J Street and Third Street** will soon be revitalized by reopening **two businesses**—the **gas station at 301 J Street** and a **cannabis retail store at 300 J Street**. These reopening's will bring renewed activity to the area, helping to generate **additional sales tax revenue** for our community. The **City Council remains committed to fostering economic growth and supporting business development** by enhancing public relations and positioning Needles as a **business-friendly community**. This includes **streamlining the permitting process** to encourage investment and maintaining **proactive communication with current applicants** to ensure their projects move forward efficiently at the **City and County levels**. These business developments reflect the City's dedication to **supporting local entrepreneurs and cultivating a thriving business environment in Needles**. We look forward to continuing our collaboration with business owners to make Needles a **welcoming and prosperous hub for growth and opportunity**.
9. **Council Member Tona Belt** extends our gratitude on behalf of **Western Arizona Regional Medical Center (WARMC)** to the **San Bernardino County Sheriff's Department Colorado River Station** and the **California Highway Patrol Needles Station** for their outstanding contributions to the **City of Needles community**. This past **December**, at **Vista Colorado Elementary**, these organizations assisted **Santa** in making a **grand entrance via CareFlight helicopter** for the **third annual event**. Their participation created a **magical experience** for students, bringing joy and excitement while reinforcing the importance of community partnerships. This initiative directly supports the **City Council's goal to develop and improve a family-friendly environment** by fostering **community engagement**, promoting **safety and health**, and strengthening partnerships with **local organizations and first responders**. By working together, we continue to create **safe, welcoming spaces** that enhance the quality of life for residents. These efforts underscore our commitment to building a **thriving, connected, and community-supported Needles**, where **public safety, family-oriented programs, and strong partnerships** remain at the heart of our city's progress. *Refer to the attached image from the award recognition event celebrating this impactful community partnership.*

10. IMPORTANT UPCOMING DATES:

- **February 8, 2025 – The Women’s Club Golf Tournament**
The tournament is being held on February 8. [Registration is open. Sign up today!](#)
- **March 1, 2025 – Household Hazardous Waste Collection Event**
The event will occur at the **Needles City Public Works Yard** (112 Robuffa Street, Needles, CA 92363) from **7:00 a.m. to 11:00 a.m.** Residents are encouraged to responsibly dispose of **used motor oil, batteries, paint products, and household cleaners**. If you have any questions, contact the **Household Hazardous Waste Program** at **909-382-5401** or **1-800-OILY-CAT** if you have any questions.
- **March 15, 2025 – Lucky Greens Annual Golf Tournament**
Mark your calendars for this much-anticipated event at **River Edge**! Gather your friends, colleagues, or fellow Chamber members to form a team of four and enjoy a day of **friendly competition, networking, and fun** on the course—all while **supporting the local community**. Whether you’re a seasoned golfer or just out for a good time, everyone is welcome to join in!
- **March 19, 2025 – 3rd Annual Job and Resource Fair**
San Bernardino County Supervisor Dawn Rowe will host this event at the **El Garces Historic Train Depot** (950 Front Street, Needles, CA) from **10:00 a.m. to 2:00 p.m.** It’s a valuable opportunity for residents, city staff, and public officials to connect with **agencies and organizations offering essential services**.
- **April 21-27, 2025 – Route 66 Bike Week**
Experience the adventure of a lifetime by riding the historic stretch of **Route 66** from Needles to Seligman. This **weeklong event** celebrates the **freedom of the open road** and the vibrant culture of Route 66.
- **May 14, 2025 – Run for the Wall (RFTW)**
This annual event honoring **Vietnam Veterans** will welcome over **300 motorcyclists** as they journey across the country. This meaningful tribute will take place at the historic **El Garces**, with the riders expected to arrive at **noon**.

1. SPRING CLEANING COMMUNITY CLEANUP



1. JACK SMITH PARK CLEANUP



2. MAYOR AND CITY COUNCIL CONFERENCE





Summary of Housing Market Demand Assessment for Needles, California

Needles City Council Meeting
January 28, 2025



Background and Objectives

- Responding to a Request for Proposals from the City of Needles, The Concord Group (“TCG”) completed a housing market demand assessment for the City in November 2024
- TCG’s scope of work included an assessment of key housing trends and demand drivers (including employment and demographic trends) for the City as well as for the broader River District region
- Based on the findings of our analyses, we provided an assessment of the current housing market, projected demand for rental and for-sale housing in the City over the next 10 years, and provided a menu of potential product types that would meet the forecasted demand across a range of income levels and housing preferences
- This presentation summarizes our key findings.

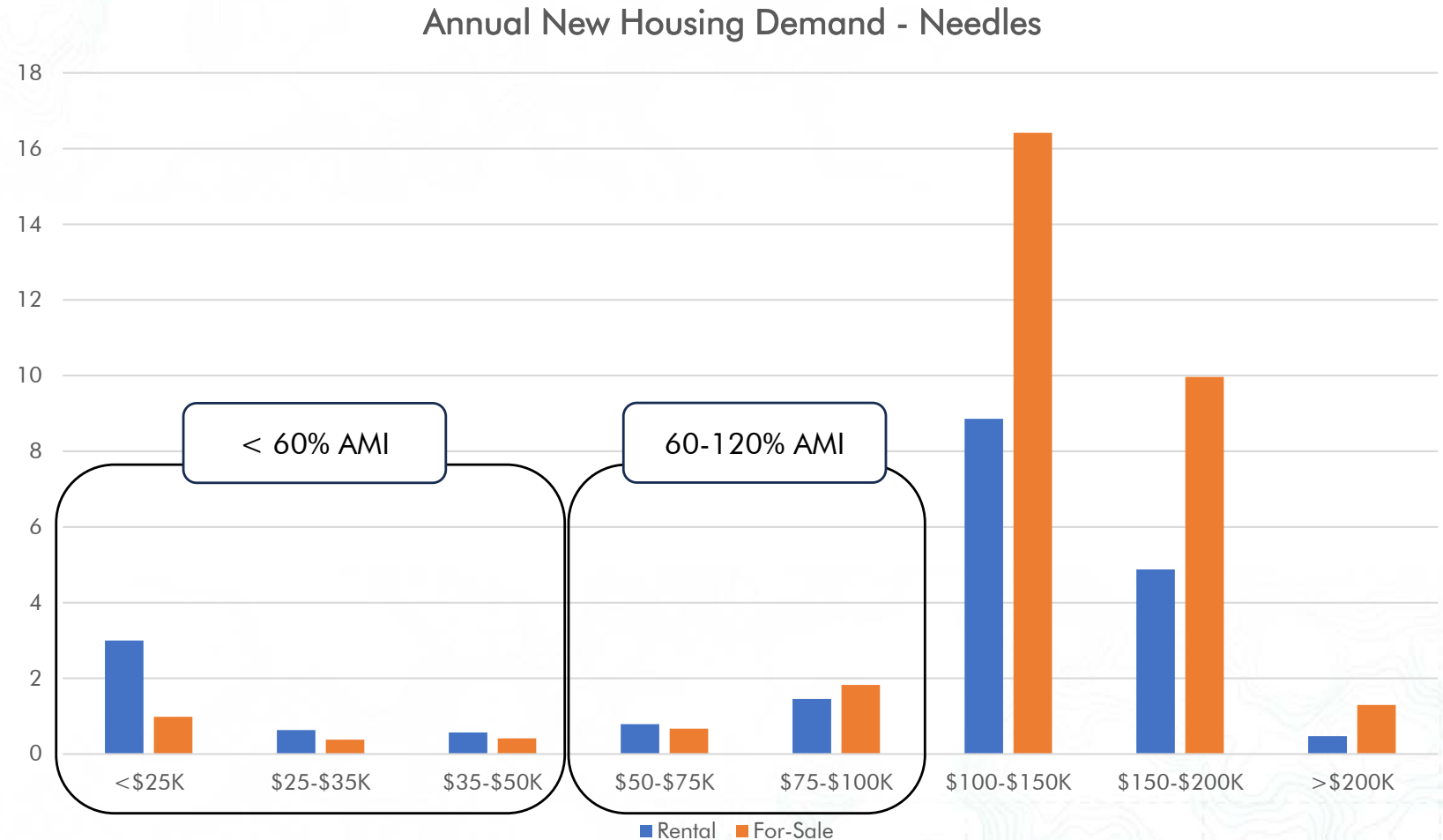
The Concord Group

- Real estate advisory firm founded in 1995 focusing on market, financial and valuation analyses across residential and commercial sectors.
 - Offices in Newport Beach, San Francisco, Portland, Atlanta, Austin, New York
 - Deep experience across U.S. Metro Markets
 - 800+ projects per year
 - Senior team comprised of recognized industry thought leaders
 - 40+ full time staff (Professional + Operations) and access to contract teams nationwide
- Diverse client/relationship base across real estate sectors
 - Developers (Multi-family REITs/Land)
 - Homebuilders (Public/Private)
 - Public Sector
 - Private Equity
 - Financial Institutions

Key Findings

Demand

- The Concord Group projects demand for +/- **55 new housing units per year** in Needles over the next 10 years
 - Based on expected renter/owner splits, this comes out to demand for approximately 15-20 new rental units and 35-40 new for-sale/ownership units per year
- Demand projected across various household income and AMI ranges as seen in graph to the right



Demand Drivers

- Demand for new housing driven primarily by the following factors:
 - **New households.** Mix of new in-migrants to the region as well as new household formation (i.e. kids leaving home). Households new to the market are being driven by a combination of job growth, cost of living/quality of life considerations, and work-from-anywhere trends. Includes those seeking vacation/second homes.
 - **Demand for newer housing product from current households.** Nearly 60% of the City's housing stock was built before 1980, offering few modern/updated floorplans.
 - **Job and wage growth.** The cannabis industry has developed into the City's dominant industry, and wages have seen strong growth the past three years – leading to a mismatch in the housing stock offered and what some residents can afford.
 - **Continued growth of the River District.** As the tri-state area continues to see job growth, Needles has an opportunity to capture its 'fair share' of regional housing demand.

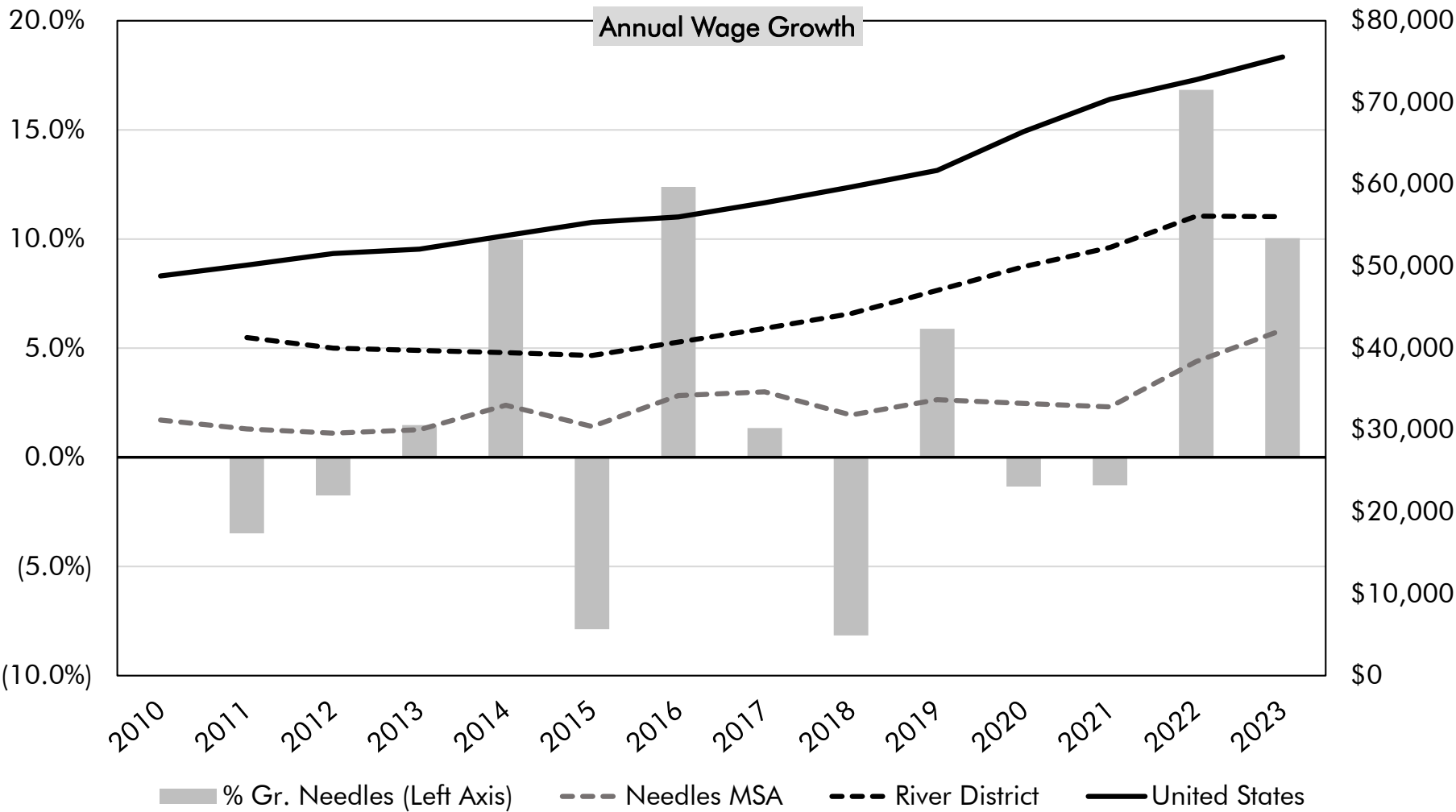
Projected Household Growth

- ESRI projects no household growth for Needles through 2028, and growth of over 2,000 households in the River District in this timeframe.
- Projected growth is notably varied by income range, with losses in lower income ranges and gains in households earning over \$75,000 in annual income:

Household Income Range	Needles				River District			
	Total Households		Projected Change		Total Households		Projected Change	
	2023	2028	'23-'28		2023	2028	'23-'28	
\$0 - \$25,000	701	629	(72)	-10%	17,191	14,590	(2,601)	-15%
\$25,000 - \$35,000	207	165	(42)	-20%	6,748	6,099	(649)	-10%
\$35,000 - \$50,000	201	179	(22)	-11%	8,579	7,990	(589)	-7%
\$50,000 - \$75,000	342	250	(92)	-27%	11,791	11,616	(175)	-1%
\$75,000 - \$100,000	147	160	13	9%	8,365	9,499	1,134	14%
\$100,000 - \$150,000	200	322	122	61%	8,356	10,833	2,477	30%
\$150,000 - \$200,000	157	228	71	45%	3,295	4,930	1,635	50%
\$200,000 +	43	51	8	19%	2,520	3,368	848	34%
	1,998	1,984	(14)	-1%	66,845	68,925	2,080	3%

Wages

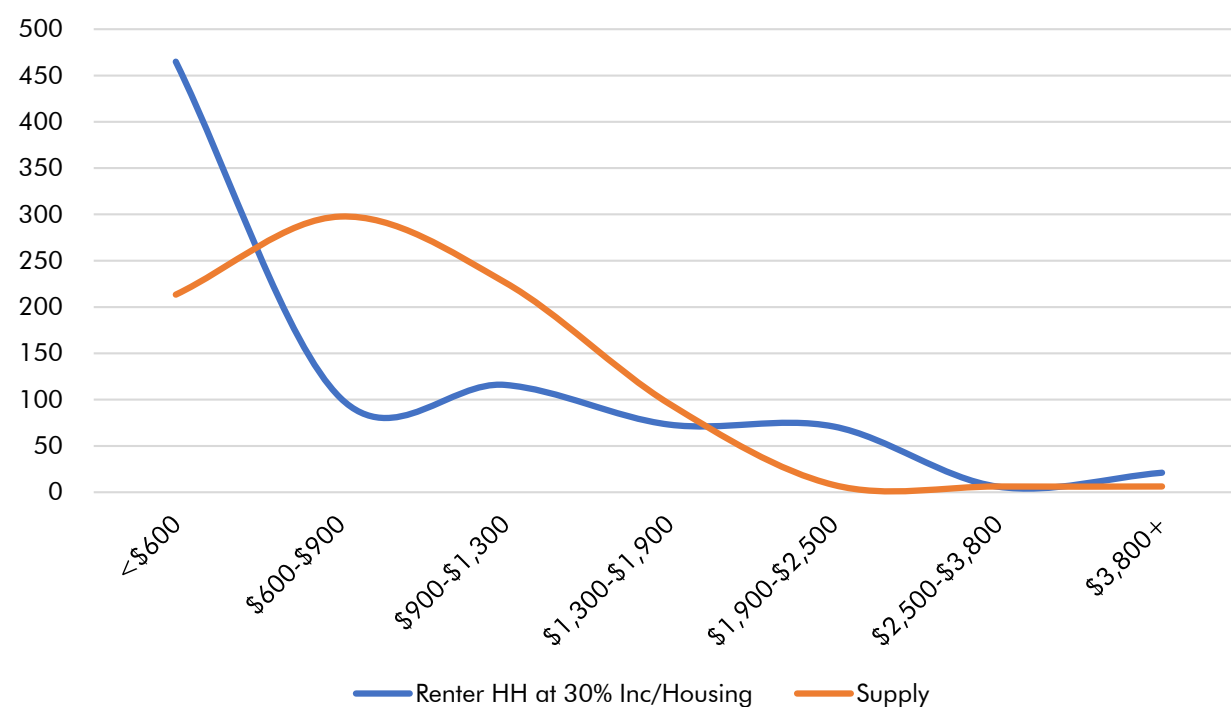
- Nearly 6% annual growth in wages in Needles last 5 years



Housing Costs versus Spending Potential: Rental

- Per Census estimates, there is a mismatch between housing supply and potential demand given household incomes. Broadly speaking, there is a lack of supply at higher rent and sales price points versus what households in the region can theoretically afford.

Current Rental Supply vs HH Affordability - Needles



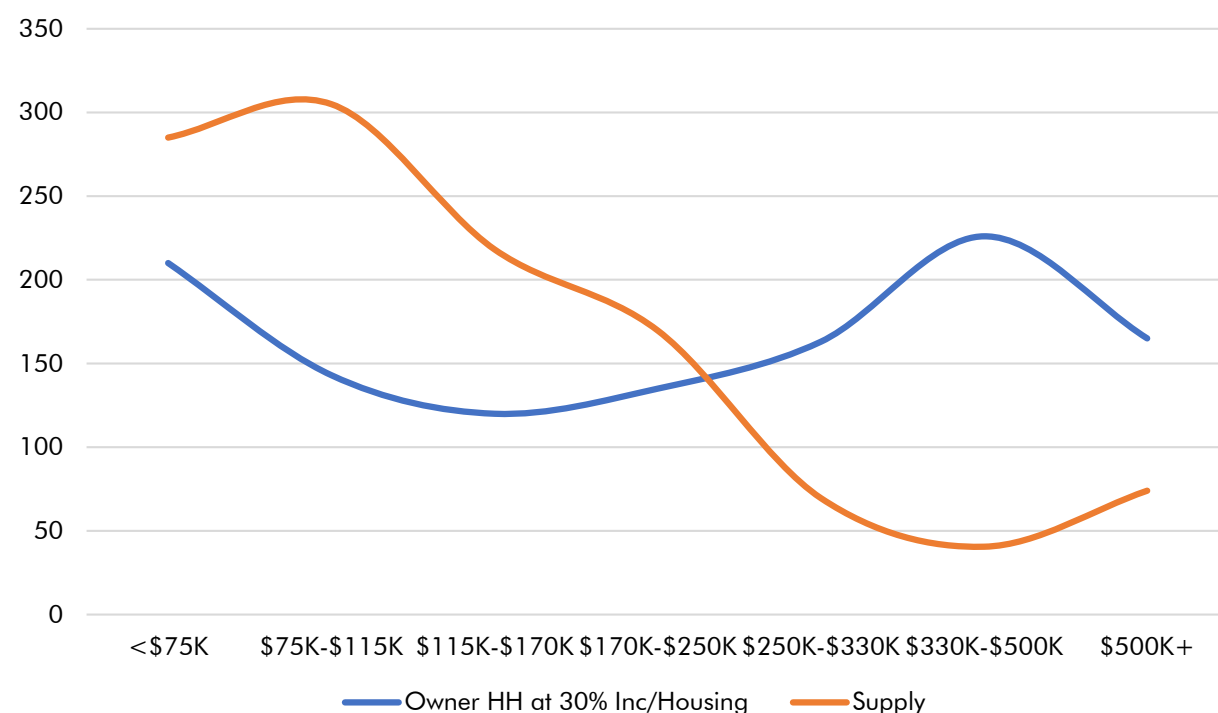
Current Rental Supply vs HH Affordability – River District



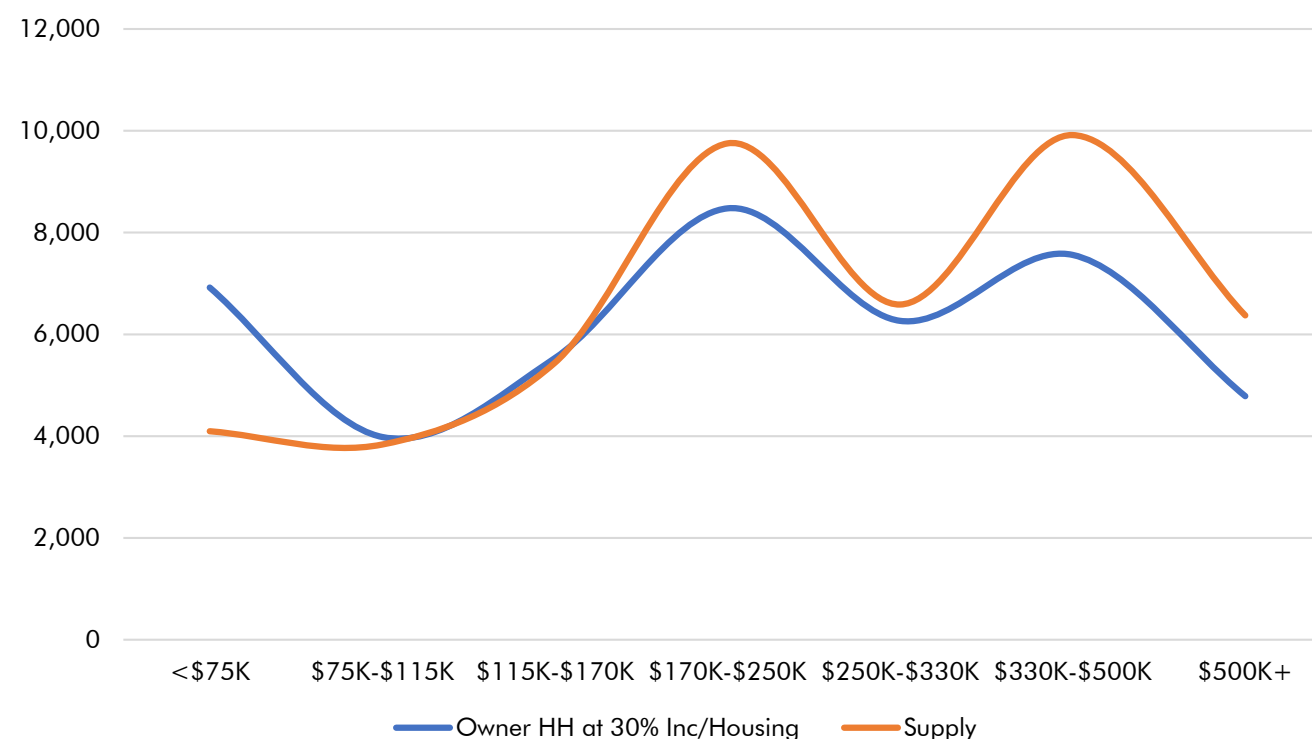
Housing Costs versus Spending Potential: For-Sale

- Per Census estimates, there is a mismatch between housing supply and potential demand given household incomes. Notably in Needles the mismatch is most acute at the upper end of the region's home prices, where there is very limited supply.

Current Ownership Supply vs HH Affordability - Needles



Current Ownership Supply vs HH Affordability – River District



Key Findings

- Newer housing stock should help to free up housing units for households earning under +/- \$50,000 per year.
- Much of the rental and for-sale housing market in the City is priced in a relatively narrow range, and there is a mismatch between prices and household incomes. Many households that could afford to pay more don't have product that meets their needs and "settle" for lower-priced housing.
- Newer housing stock can also help to force rehabilitation and upgrades to the existing housing stock and offerings in order to stay competitive.

Key Findings

- We anticipate demand for future housing to generally follow historic preferences seen in the market, but also see opportunities for product types not commonly seen in the City or region, such as townhomes, micro units, ADUs, and purpose-built single-family rentals.
- However, development cost realities will likely limit certain types of housing development in the near-term. Given construction material and labor costs, we would expect certain building types, especially higher-density typologies (i.e. podium) to be difficult to develop given current rent and price levels.

Key Findings

Pricing Range	Likely Resident Types	Avg. Unit Size Range	Potential Housing Types	10-Year Demand Pool (New)
Rental Residential		SF		
Under \$1,000	<ul style="list-style-type: none"> • Singles and couples • <\$35K 	300 - 1,200	<ul style="list-style-type: none"> • Affordable housing (LIHTC) • Micro units (studios, small one-beds, converted hotel rooms) 	35
\$1,000 - \$1,500	<ul style="list-style-type: none"> • Singles and couples, empty nesters, young families • \$35K-\$75K 	600 - 1,500	<ul style="list-style-type: none"> • Garden style/walk-up • Mobile home/prefab 	60
\$1,500 - \$2,000	<ul style="list-style-type: none"> • Couples, families • \$50K-\$100K • New in-migrants 	750 - 1,750	<ul style="list-style-type: none"> • Garden style/walk-up • Single-family/townhome rentals 	40
Over \$2,000	<ul style="list-style-type: none"> • Families, empty nesters • \$75K-\$150K+ • New in-migrants 	1,000 - 2,000	<ul style="list-style-type: none"> • Large single family • River-adjacent housing 	25
Subtotal Rental Products:				160
For-Sale Residential				
Under \$200K	<ul style="list-style-type: none"> • Singles and couples, empty nesters, young families • <\$50K 	700 - 1,500	<ul style="list-style-type: none"> • Mobile homes • Low-income ownership programs (if available) • ADU/Micro-units 	20
\$200K-\$250K	<ul style="list-style-type: none"> • Couples and families • \$50K-\$75K 	1,200 - 2,000	<ul style="list-style-type: none"> • Townhomes/duplexes • Small-lot single family 	50
\$250K-\$300K	<ul style="list-style-type: none"> • Couples and families • \$50K-\$100K • New in-migrants 	1,500 - 2,250	<ul style="list-style-type: none"> • Single family 	100
Over \$300K	<ul style="list-style-type: none"> • Couples and families, empty nesters • \$75K-\$150K+ • New in-migrants • Vacation/second home 	2,000 - 3,500	<ul style="list-style-type: none"> • Large-lot single family • River-adjacent housing • SFD with ADU/casitas (that could be rented out) 	200
Subtotal Ownership Products:				370
Total All Products:				530

4. ANIMAL SHELTER CLINIC

SPRING SPAY/NEUTER CLINIC

THE NEEDLES ANIMAL SHELTER IS SPONSORING A SPAY/NEUTER CLINIC FOR NEEDLES RESIDENTS. PET OWNER PAYS DEPOSIT AND NEEDLES ANIMAL SHELTER PAYS REMAINING COST
MUST FILL OUT APPLICATION AND PROVIDE PROOF OF RESIDENCY

APRIL 24TH, 2025

SERVICES PROVIDED BY:

ANGEL'S TOUCH MOBILE VETERINARY CLINIC
DR. ANGELINA BEEKS DVM



NEEDLES ANIMAL SHELTER
1662 FLIP MENDEZ PKWY
(760)326-4952



BY APPOINTMENT ONLY



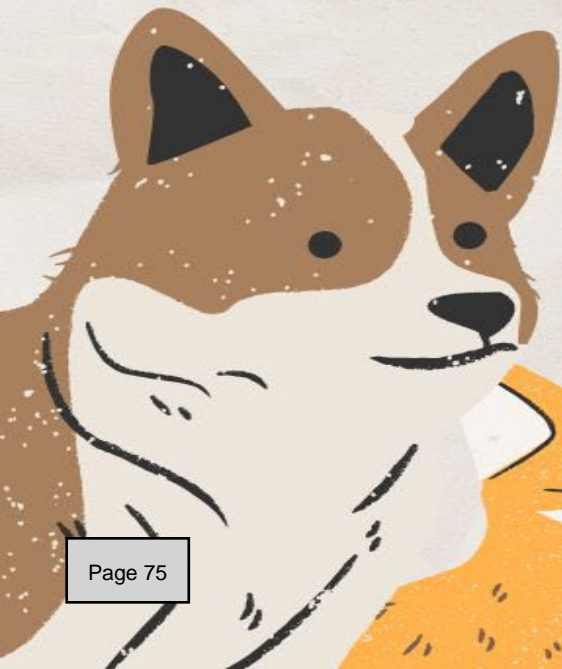
APPLICATIONS
AVAILABLE AT SHELTER



LIMITED AVAILABILITY



DOGS MUST HAVE VALID
RABIES AND CITY
LICENSE





5. REC. RENTALS

CITY OF NEEDLES

FACILITIES & EQUIPMENT RENTAL APPLICATION

Department: _____

☐

Recreation

☐

Aquatics

☐

Parks

☐

Animal Control

Facility / Equipment Requested: _____

Event Date: _____

Event Time: _____

Type of Function: _____

Estimated Attendance: _____

Requesting Organization: _____

Contact Person(s): _____

Phone: _____

Address: _____

Will admission be charged? ☐ Yes ☐ No

Proceeds go to? _____

List equipment / arrangements needed to facilitate your event: _____

Harmless Clause:

The sponsoring organization, individual member(s) of the sponsoring organization, and any and all participants and attendees for themselves, their spouses, heirs, administrators, executors and assignees, release and hold harmless the Governing Board, City and its officers and employees from any claim or demand, including those based on the negligence of the Governing Board, City and its officers and employees, arising from participation or attendance at this activity or function held on City property or utilizing City equipment.

Damage Clause:

I/We hereby certify that I/we shall be personally responsible on behalf of our organization for any damage sustained to City furniture, or equipment because of the occupancy of said use of equipment by our organization. I/We agree to abide by, and to enforce courtesy while using the City equipment.

Animal Trap Rental:

This is to certify that on the above date, I rented a small / large trap in working condition from the Needles Animal Control Department. I accept all responsibilities to return the trap in the same condition as when it was loaned out. (The trap is to be returned clean and clear of any cans, dishes, strings, etc.)

I further agree to reimburse the City of Needles for said trap if it is lost, stolen, destroyed or damaged. See Fee Schedule for trap replacement charge.

Applicants Signature: _____

Dated: _____

----- OFFICIAL USE ONLY -----

Priority Class: _____

Fee: _____

Deposit Amount: _____

CA / CK / MO

Insurance information (if applicable): _____

~~ Include copy of insurance rider for this event with your application ~~

Approved by City Council on: _____

Sec. 15A-6 - "No person shall possess or use any alcoholic beverages on the premises of any recreational area without the express written approval of the city council".

RECREATION & PARKS FEE SCHEDULE

Effective. January 2023

Recreation Center

Facility/Equipment Request	Cost per Hour
Contract Instructor Classes	1-24 students: 12% 25 -50 students: 15% 26-75 students: 18% 76 or more students: 20%
Recreation Facility	\$50 p/hour + Cost of Insurance
Gym Only	\$30 p/hour + Cost of Insurance
Back Class Room	\$20 p/hour
Front Class Room	\$20 p/hour

Parks

Jack Smith Park - Cabana Rental	\$20 p/hour
Duke Watkins Park - Cabana Rental	\$20 p/hour
Manny Morris Park - Cabana Rental	\$20 p/hour
Small Park Rental (Santa Fe)	\$20 hr for 4 hrs or less/\$200 a day
Large Park Rental (JSP)	\$25 hr for 4 hrs or less/\$300 a day
Franz Flower Field	\$10 p/hour
3 Pete's Field	\$10 p/hour
Nikki Bunch Field	\$10 p/hour

Jack Smith Park Boat Launch

Daily	\$20.00
Annual Pass	\$180.00

El Garces

Main Room	\$350 (cleaning dep of \$150)
West End	\$150.00
Amtrak Room	\$75.00

NEEDLES RECREATION

**1705 J STREET
NEEDLES, CA 92363
(760)326-2814**



With several programs offered to Youth from Sports Programs to Summer Camp & Dance. The recreation center hosts Sport Tournaments and has programs though out the year.



After School Program

Open everyday that school is in session.

Monday - Friday 2:30 - 6:00PM

Wednesday 12:30 - 6:00PM

K - 8th Grade

Summer Day Camp

Monday - Thursday

1:00 - 5:00PM

\$4.00 / Day per child

Ages 5-12 yrs. old

Aquatic Center

Opens June 7, 2025

Open Swim

Monday - Thursday 12-4PM & 7-9PM

Sat & Sun (June only) 2-6PM

Swim Lessons & Lap Swim available

Seasonal Sports

Volleyball, Flag Football, Basketball, Pee wee Basketball, & Pee wee Soccer

Dance Trax 51

Tap, Ballet, Jazz, HipHop, Yoga

Seasonal Activities

Santas Workshop

Route 66 Pee Wee Derby

Lynnes Little Ladies Tea Party

Fall Festival

If you have any questions please contact the recreation center (760)326-2814

Facilities are available for private rentals, call recreation center for prices and available dates.

NEEDLES PARKS AND FIELDS



We believe that attractive public open spaces and well-maintained parks help to make Needles a better place to live, and encourages civic pride. The City has approximately 40 acres of grass and parkland.



If you have any questions please contact the recreation center (760)326-2814

Parks / Facilities

Jack Smith, Santa Fe, Manny Morris,
Duke Watkins, Bob Belt Beach
& El Garces

Fields

Nikki Bunch, Franz Flowers, 3 Petes,
Ed Perry & Phillips Field

Available for private rentals

Jack Smith Boat Launch Facility

March & October

Weekends only

9:00AM - 4:00PM

April / May / September

Monday - Thursday 9:00 AM - 4:00PM

Friday - Sunday 7:00AM - 6:00PM

June / July / August

7 Days a week 7:00AM - 6:00PM

*Subject to change due to inclement weather

Boat Launch Area

\$20.00 Day Use

\$180.00 Annual Launch Pass

Additional Parking

\$5.00 Vehicle Day Use

NEEDLES PARK AND RECREATION

After School Program

Open everyday that school is in session.

Summer Day Camp

Monday - Thursday

Parks / Facilities

Jack Smith, Santa Fe, Manny Morris,
Duke Watkins, Bob Belt Beach &
El Garces

Fields

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Tap, Ballet, Jazz, HipHop, Yoga

Seasonal Activities

Santas Workshop
Route 66 Pee Wee Derby
Lynnes Little Ladies Tea Party
Fall Festival

**IF YOU HAVE ANY
QUESTIONS PLEASE
CONTACT THE
RECREATION CENTER
(760)326-2814**



The Parks & Recreation Services Department manages all of the recreation, parks and services offered by the City of Needles. Recreational Services also provides social, recreational, and cultural opportunities, which stimulate and enhance the quality of life for Needles residents by offering interesting programs and social services that ensure a variety of leisure opportunities accessible to all citizens.

With several programs offered to Youth from Sports Programs to Summer Camp & Dance. The recreation center hosts Sport Tournaments and has programs though out the year.



Facilities are available for private rentals, call recreation center for prices and available dates.

JACK SMITH PARK

BOAT LAUNCH FACILITY

March & October
Weekends only
9:00AM - 4:00PM
April / May / September
Monday - Thursday 9:00 AM -
4:00PM
Friday - Sunday 7:00AM - 6:00PM
June / July / August
7 Days a week 7:00AM - 6:00PM

*Subject to change due to inclement weather

Boat Launch Facility
\$20.00 Day Launch Pass

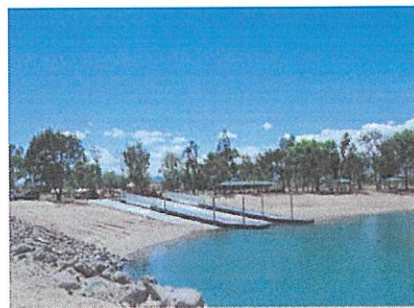
\$180.00 Annual Launch Pass

\$5.00 Vehicle Day Parking Pass

All passes are purchased at the Kiosk
located at Jack Smith Park. We accept
cash, checks, and credit cards.

IF YOU HAVE ANY QUESTIONS OR CONCERNS
PLEASE CONTACT THE RECREATION CENTER
(760)326-2814

1001 RIVER ROAD
NEEDLES, CA 92363
(760) 326 - 3566



Jack Smith Park Day use fee
Every launch facility user entering Jack
Smith Memorial Park boat launch
facility shall be charged and the City
shall collect a per vehicle day use or
annual pass use fee established by
Resolution of the City Council. Every
Vehicle parking in the attentional
parking area adjacent to the boat
launch shall be charged a per vehicle
day use fee established by resolution of
the city council

(ord. 458-AC; ord #478-AC, Sept 2005; Ord #479-
AC April 2006. Ord # 505-AC, March 2009
Ord#514-AC January 2010 Ord. #554-AC August
2013



ALL vehicles that enter ahead into the Jack Smith
Memorial Park Boat Launch Facility must have a Day
use or Annual Use Launch Pass or will be given a
citation. All vehicles that entered the launch prior to
posted business hours and wish to remain in the
facility must return to kiosk immediately at the
beginning of that days operating hours to purchase
the required pass to avoid citation.

City of Needles
Rules and Regulations Governing City-Owned El Garces Facilities and Rooms
Application for Use

Contact: Jennifer Valenzuela

Phone: 760-326-2814 Email: jvalenzuela@cityofneedles.com

3% surcharge will be added when processing payment with a credit card

Facility or Room Requested: _____ Today's Date/Time: _____

Date Requested: _____ Time Reserved: Begin: _____ End: _____
(set-up and take down time must be included)

Event Contact Person: _____ Group/Organization: _____

Address: _____ Email: _____

Home Telephone: _____ Cell Phone: _____

City/State: _____

Name(s) and Telephone Number(s) of Chaperone(s) if applicable (adult must be present at all times): _____

Type of Activity: _____ Number of People Expected: _____

Name of Band or DJ: _____ Name of Caterer: _____

Beer: _____ Wine: _____ Champagne: _____ Spirituous Liquor: _____ Permit# _____
(include copy of permit with application)

Set up Configuration: _____

List of Equipment being used for event: _____

Security Deposit: _____ Room Rental Fee: _____ Rent Total: _____

Rent Paid: _____ Balance Due: _____ (14 days before use): _____

Smoking anywhere inside the building is prohibited.

I hereby certify that I am the authorized and responsible representative of the petitioning group. The above statements are true to the best of my knowledge. I have read a copy of the policies governing the use of the facility, and agree that our group will comply with the rules and regulations, policies and fee schedule governing the use of the facility. I also agree that all rent and fees shall be paid by the above due date (14 days before scheduled event) or confirmed reservation shall become void.

Date: _____ Name (Print): _____

Signed _____ (Identification Required)

Address: _____ City/State: _____ Phone: _____

Approval of City Staff/Management: _____

Date: Security Deposit Received: _____ Amount Received: _____ Payment Type: _____

Date: Room Rental Received: _____ Amount Received: _____ Payment Type: _____

Date: Security Deposit Refunded: _____ Amount Received: _____ Payment Type: _____

EL GARCES

HISTORIC TRAIN DEPOT

**EL GARCES TOURS ARE
AVAILABLE 7 DAYS A WEEK BY
APPOINTMENT ONLY
CONTACT (760) 333-5255 FOR
MORE INFORMATION**

The historic El Garces Transportation Depot has recently completed a substantial restoration/rehabilitation. One of the key features of the building itself is a Community Room (historically known as the Luggage Room) that is now available for special events. The main room can hold a maximum of 140 persons and is envisioned to be used for meetings, parties, membership gatherings and other special events. The room is available on a first-come first serve basis.

**950 FRONT STREET
NEEDLES, CA 92363
(760) 326 - 3566**



The El Garces Harvey House was part of the Fred Harvey Company's chain of hotels, restaurants, and hospitality services designed to serve passengers on the Atchison, Topeka and Santa Fe Railway (Santa Fe Railway). Named after Father Francisco Garces, an 18th-century Franciscan missionary and explorer, El Garces was envisioned as a luxury stop for travelers.



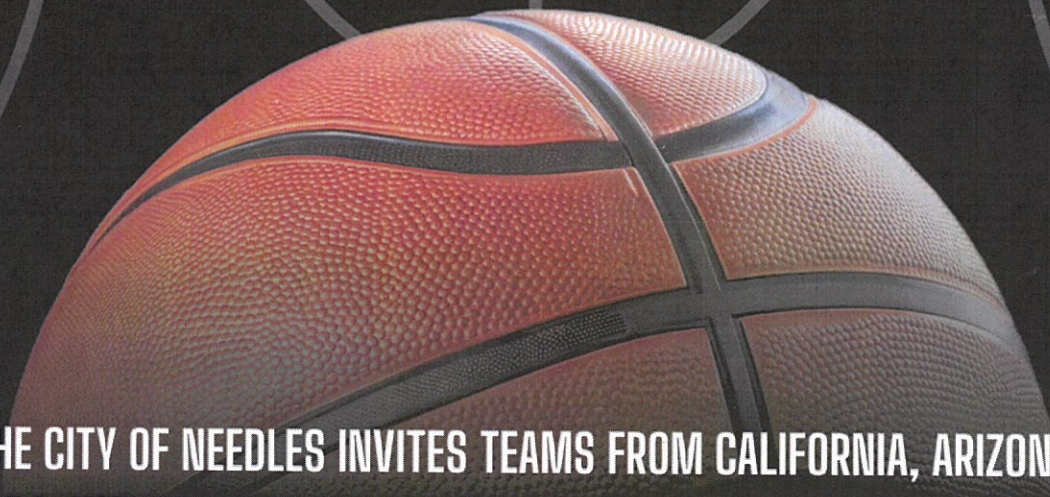
**IF YOU HAVE ANY QUESTIONS ABOUT
RENTAL INFORMATION PLEASE
CONTACT THE RECREATION CENTER
(760)326-2814**

CITY OF NEEDLES 18TH ANNUAL SPRING CLASSIC BASKETBALL TOURNAMENT

GRADES
3RD-8TH

MARCH
1ST & 2ND

ENTRY FEE
\$175



THE CITY OF NEEDLES INVITES TEAMS FROM CALIFORNIA, ARIZONA AND NEVADA. INDIVIDUAL TROPHIES, MVP & ALL-TOURNEYS WILL BE AWARDED TO FIRST, SECOND AND THIRD PLACE IN ALL DIVISIONS. ALL TEAMS ARE GUARANTEED THREE GAMES.

For registration and tournament details please call the Needles Recreation Center 760-326-2814 or email parksandrecreation@cityofneedles.com



7. CALTRANS CLEANUP EFFORTS



8. SUPPORT LOCAL BUSINESSES



9. COMMUNITY PARTNERSHIPS

