

TOWN OF YUCCA VALLEY PLANNING COMMISSION MEETING



The Mission of the Town of Yucca Valley is to
provide a government that is responsive to its citizens
to ensure a safe and secure environment
while maintaining the highest quality of life.

PLANNING COMMISSION: 6:00 PM
TUESDAY, NOVEMBER 25, 2025
Yucca Valley Community Center - Yucca Room
57090 Twentynine Palms Highway
Yucca Valley, CA 92284

<https://zoom.us/j/92843431651?pwd=BBYUcYaimCcjmcCTPLKWMiYd3MP1Kl.1>
Meeting ID: 928 4343 1651__ Passcode: 531789

Use the above link to virtually access the meeting. You will automatically be muted upon entry. During the meeting, participants will be prompted to “raise hand” or inform the meeting moderator when wishing to make a public comment. Comment time is limited to 3 minutes or as instructed by the Mayor/Chair. If any technical difficulties occur resulting in lack of connectivity or virtual streaming, the in-person meeting will continue to proceed.

* * * *

Planning Commission

James Henderson, Commissioner,
Gerard Noonan, Commissioner,
J Clint Stoker, Commissioner,
Mathew Thomas, Vice Chair,
Alejandro Vasconcelos, Chair

* * * *

TOWN ADMINISTRATIVE OFFICE:

760-369-7207

Public Comments: townclerk@yucca-valley.org
www.yucca-valley.org

AGENDA
MEETING OF THE PLANNING COMMISSION
TUESDAY, NOVEMBER 25, 2025, 6:00 PM

The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's Office at (760) 369-7209 at least 48 hours prior to the meeting

The meeting agenda packet is available for public view in the Town Hall lobby and on the Town's website at www.yucca-valley.org prior to the meeting. For more information on an agenda item or the agenda process, please contact the Town Clerk's office at (760) 369-7209 ext. 226.

If you wish to comment on any agenda item or on any subject not on the agenda during public comments, please fill out a request to speak card and give to the Town Clerk/Commission Secretary. Comment time is limited to 3 minutes.

Where appropriate or deemed necessary, action may be taken on any item listed in the agenda.

OPENING CEREMONIES:

Call to Order

Roll Call

James Henderson, Gerard Noonan, J Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Pledge of Allegiance

Approval of Agenda

Consent Agenda

All items listed on the consent agenda are routine matters or formal documents covering previous Planning Commission instruction. Items are enacted by one motion and a second without separate discussion unless a member of the Planning Commission or Town Staff requests dialog on a specific item at the beginning of the meeting. Requests for public comment on the consent agenda items should be filed with the Commission Secretary.

1. Planning Commission Regular Meeting Minutes August 12, 2025.

Recommendation:

Approve the meeting minutes of August 12, 2025, as presented.

2. Planning Commission Regular Meeting Minutes October 14, 2025.

Recommendation:

Approve the meeting minutes of October 14, 2025, as presented.

3. Native Plant Permit (NPP) 133-25 @ 4992 Redding Avenue

Recommendation:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report and approves the application for NPP 133-25, to remove three (3) Mojave Yuccas and two (2) California Junipers based upon Section 9.07.130 (C)(2), that the regulated desert native plants being removed are located within the

identified project area for residential construction of a detached accessory dwelling unit; and finding that all necessary submittal materials have been submitted as indicated in the Application Table and as contained within the staff report.

Department Reports

4. Building & Safety Permit 2025-296 Appeal of 2022 California Electrical Code Section 334.15(B) Protection from Physical Damage

Recommendation:

That the Planning Commission denies the appeal and upholds the correction notice based on the 2022 California Electrical Code Section 334.15(B) based on the information contained within the staff report.

5. Building & Safety Annual Presentation/Report

Recommendation:

That the Planning Commission receives and files the Building and Safety Annual Report.

6. Temporary Short-Term Term Vacation Rental - GIS Map Presentation

Recommendation:

That the Planning Commission receives and files the report.

7. Land Development Update

Recommendation:

That the Planning Commission receives and files the report.

Future Agenda Items

Public Comments

The Planning Commission takes this time to consider your comments on items of concern which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to 3 minutes or less. Inappropriate behavior which disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussion items not on the printed agenda.

Staff Reports and Comments

Commissioner Reports and Comments

Commissioner Henderson, Commissioner Noonan, Commissioner Stoker, Vice Chair Thomas, Chair Vasconcelos

Announcements

Upcoming Meeting Schedule: The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, December 9, 2025, at 6:00 PM in the Yucca Valley Community Center Yucca Room.

Adjournment

Item: 1.

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Janet Yochmowitz, Administrative Assistant III

Date: October 15, 2025

Meeting Date: November 25, 2025

Subject: Planning Commission Regular Meeting Minutes August 12, 2025.

Recommendation:

Approve the meeting minutes of August 12, 2025, as presented.

Prior Review:

None.

Discussion:

None.

Alternatives

None.

Fiscal Impact:

None.

Attachments

1. 8 12 2025

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
AUGUST 12, 2025**

CALL TO ORDER

Vice Chair Alejandro Vasconcelos called the meeting to order at 6:00 PM.

PRESENT: Henderson, Noonan, Stoker, Thomas, and Chair Vasconcelos
ABSENT:

PLEDGE OF ALLEGIANCE

Led by Commissioner Noonan.

APPROVAL OF AGENDA

Recommendation:

Approve the meeting agenda as prepared.

RESULT: APPROVED [5 TO 0]

MOVER: Mathew Thomas, Commissioner

SECONDER: Gerard Noonan, Commissioner

AYES: James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

CONSENT AGENDA

RESULT: APPROVED [5 TO 0] – Items 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, and 12

MOVER: Clint Stoker, Commissioner

SECONDER: James Henderson, Commissioner

AYES: James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

RESULT: APPROVED [4 TO 0] – Item 3

MOVER: Gerard Noonan, Commissioner

SECONDER: James Henderson, Commissioner

AYES: James Henderson, Gerard Noonan, Mathew Thomas, Alejandro Vasconcelos

RECUSED: Clint Stoker

1. Approval of July 22, 2025, Planning Commission Regular Meeting Minutes

MOTION:

That the Planning Commission approve the July 22, 2025, meeting minutes as prepared.

2. Native Plant Permit (NPP) 302-23, 55722 Highland Trail, Yucca Valley CA. APN: 0586-221-03 Native Plant Permit Application and Desert Native Plant Specialist Report

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 302-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

3. Native Plant Permit (NPP) 107-24, 6030 Omega Trail, Yucca Valley CA. APN: 0594-421-02 Native Plant Permit Application and Desert Native Plant Specialist Report

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report and approves the application for NPP 107-24, to remove twelve (12) Mojave Yuccas, remove seven (7) California Junipers, relocate four (4) Mojave Yuccas, relocate one (1) California Juniper, and relocate two (2) Pinon Pines, based upon Section 9.07.130 (C)(2), that the regulated desert native plants being removed or relocated are located within the identified grading area; and finding that all necessary submittal materials have been submitted as contained within the staff report.

4. Native Plant Permit (NPP) 030-25, 59815 Security Drive, Yucca Valley CA. APN: 0601-241-27 Native Plant Permit Application and Desert Native Plant Specialist Report

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 030-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

5. Native Plant Permit (NPP) 053-25, 7020 Scarvan Road, Yucca Valley CA. APN: 0595-013-25 Native Plant Permit Application and Desert Native Plant Specialist Report

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 053-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

6. Native Plant Permit (NPP) 054-25, 55668 Buena Vista Drive, Yucca Valley CA. APN: 0594-051-05. Native Plant Permit Application and Desert Native Plant Specialist Report

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 054-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

7. Native Plant Permit (NPP) 060-25, 57413 Buena Suerte Road, Yucca Valley CA. APN: 0596-463-03. Native Plant Permit Application and Desert Native Plant Specialist Report

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report and approves the application for NPP 060-25, to remove one (1) Mojave Yucca based upon Section 9.07.130 (C)(2), that the regulated desert native plants being removed are located within the identified grading area; and finding that all necessary submittal materials have been submitted as contained within the staff report.

8. Native Plant Permit (NPP) 079-25, 56479 Duarte Street, Yucca Valley CA. APN: 0596-302-12 Native Plant Permit Application and Applicant Report

MOTION:

That the Planning Commission receives and files the attached Applicant Report and approves the application for NPP 079-25, to remove eight (8) California Junipers, based upon Section 9.07.130 (C)(2), that the regulated desert native plants being removed or relocated are located within the identified grading area; and finding that all necessary submittal materials have been submitted as contained within the staff report.

9. Native Plant Permit (NPP) 081-25, 5280 Hilton Avenue, Yucca Valley CA. APN: 0598-381-05. Native Plant Permit Application and Desert Native Plant Specialist Report

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report and approves the application for NPP 081-25, to remove twenty (20) Mojave Yuccas based upon Section 9.07.130 (C)(2), that the regulated desert native plants being removed are located within the identified grading area; and finding that all necessary submittal materials have been submitted as contained within the staff report.

10. Native Plant Permit (NPP) 083-25, 7566 Aster Avenue, Yucca Valley CA. APN: 0587-141-17 Native Plant Permit Application and Desert Native Plant Specialist Report

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 083-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

11. Native Plant Permit (NPP) 096-25, 58379 San Andreas Road, Yucca Valley CA. APN: 0589-031-09 Native Plant Permit Application and Desert Native Plant Specialist Report

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 096-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

12. Native Plant Permit (NPP) 099-25, 6429 Palo Alto Avenue, Yucca Valley CA. APN: 0596-172-01 Native Plant Permit Application and Desert Native Plant Specialist Report

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 099-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

PUBLIC HEARING:

13. Chair Vasconcelos stated moving on to public hearing, item number 13. Environmental Assessment EA 26-24. Conditional use permit CUP 05-95. Amendment number three, Joshua Springs Calvary Chapel, request for the construction of a 9,720-square-foot gymnasium and additional parking at an existing religious institution and private school facility. Do you wish to recuse?

Commissioner Henderson stated yeah. Chairman, I'll recuse myself from your deliberation.

Chair Vasconcelos stated thank you. Staff report, please.

Associate Planner Jerome stated the recommendation for this item is that the Planning Commission continues Conditional Use Permit 05-95 Amendment Number Three, Joshua Springs Calvary Chapel for the purpose of providing additional time for the applicant to resubmit the requested materials. In short, they're choosing another location for the gym, and they're working on revising the site plan and the biological assessment for the proposed project, and need an additional couple of weeks. That concludes the staff report.

Chair Vasconcelos opened the public hearing. All right. Is there anyone in the public that wishes to speak on this? Anyone online? Close public comment. Right. Let's bring it back. Can we get a motion to continue?

Commissioner Thomas stated yeah. I'll make a motion to continue item number 13, CUP 02-95.

Environmental Assessment, EA 26-24, Conditional Use Permit, CUP 05-95 Amendment #3 Joshua Springs Calvary Chapel, a request for the construction a 9,720 square-foot gymnasium and additional parking at an existing religious institution and private school facility.

MOTION:

Conditional Use Permit, CUP 02-95 Amendment 3, Joshua Springs Calvary Chapel:
That the Planning Commission continues Conditional Use Permit, CUP 05-95 Amendment #3 Joshua Springs Calvary Chapel, for the addition of a 9,720 square-foot gymnasium and additional parking, for the purpose of providing additional time for the applicant to resubmit requested materials.

RESULT: APPROVED [4 TO 0]
MOVER: Mathew Thomas, Commissioner
SECONDER: Gerard Noonan, Commissioner
AYES: Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos
RECUSED: James Henderson

DEPARTMENT REPORTS:

14. Chair Vasconcelos stated moving on to department reports, item number 14, Environmental Assessment EA 12-25, Temporary Special Event Permit, SLP 03-25 at 58689 Ocotillo Drive, Temporary Special Event Permit Class II, a request for the operation of a temporary residential special event facility. Staff report, please.

Associate Planner Jerome stated the recommendation for this item is also that the Planning Commission continue Special License 03-25, Temporary Special Event Permit to provide the applicant additional time to resubmit requested materials. Same as the last one. The applicant for this project is revising their site plan. They resubmitted a draft on Friday, but we haven't had a chance to evaluate it yet. And that concludes the staff report.

Chair Vasconcelos stated thank you. Is there anyone in the public who wishes to comment?

Eric Menendez, public speaker, stated hey there. My name is Eric Menendez. I used to have a company called Desert Beacon. I haven't looked at this actual-- I haven't had a chance to review the agenda, but this is kind of related to something I'm going to talk about at the end for public comment. I think we all know the effect that short-term rental crisis has had on this region. We've watched housing prices go up and down. Right now, I'm working on a forensic audit of all our former properties. We managed about 75 to 100 properties in this entire basin, from Wonder Valley all the way out to the end of Morongo Valley. And over the course of the five-year period, I've watched houses turn and constantly just rotate. I've only been to probably one or two Planning Commission meetings over here because I used to have a rep that did it for Yucca. I handled Twentynine. But I was just chatting with Brooke, the Deputy Clerk, about some initiatives we're working on with some policymakers at a congressional level. And I just think it's imperative that we got to recognize we're working in Twentynine right now. We have a couple of developments. The Ofland, I'm sure you guys have heard about that. It's a tough topic. Do we want big developments? Do we want event permits at short term rentals? There's no one answer for it.

But just on that note, our former Good Neighbor class, which is something that went through our ordinances for the Planning Commission with how we permit processes over there. It's a requirement. It has been for quite some time, I think, since 2022 and-- sorry, in Twentynine. Since Desert Beacon ceased to exist as a property management company, we did continue the class, but as of, I think, a couple of months ago, we have ended the class. But what we've done is we are opening up a program through Copper Mountain College to offer the same programming for people who are in this industry, whether events, short-term rentals, so forth. And we've incorporated code compliance stuff for the entire region. So, Yucca Valley, the county of San Bernardino in Twentynine. So, I actually was just-- this came up on my calendar very late, so I didn't bring any handouts. But Copper Mountain College does have the community education class on their website, and I will bring by some flyers once I get them. But I just think that the great thing about Yucca Valley is this town has been very proactive with enforcement. Shane and Jake-- sorry, I don't have my glasses up. Jacob, they've always been a pleasure to work with. Like I said, Anita, my former engagement person, primarily dealt with permits. But to this day, I still get

notices from you guys about people operating. And I'm like, "We've been out of business for two or three years. So that means these people are operating without a permit and so forth." So, I have a list I'm going to give to you guys so that way you can look into it. But I just want to come in Yucca Valley for their leadership on this. Thank you.

Chair Vasconcelos stated thank you. Is there anyone else in the public that wishes to speak on this matter? Anyone online? Close public comment and bring it back to the commission for a recommendation.

Environmental Assessment (EA) 12-25, Temporary Special Event Permit (SPL) 03-25 58689 Ocotillo Drive Temporary Special Event Permit Class II, a request for the operation of a temporary residential special event facility.

MOTION:

Temporary Special Event Permit, SPL 03-25, 58689 Ocotillo Drive Temporary Residential Special Events:

That the Planning Commission continues SPL 03-25, a temporary special event permit for the purpose of conducting and operating temporary residential special events, to provide the applicant additional time to resubmit requested materials.

RESULT: RECEIVE AND FILE [5 TO 0]
MOVER: James Henderson, Commissioner
SECONDER: Mathew Thomas, Commissioner
AYES: James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

- 15. Chair Vasconcelos stated moving on to my report, item number 15, Agenda Management System Implementation CivicPlus. Staff report, please.

Deputy Town Clerk Dudra stated good evening, Chair and Commissioners. I'll be presenting the staff report today, introducing CivicClerk, which is our new agenda management system. The recommendation before you tonight is that the Planning Commission receives and files this report, introducing the implementation. We plan for this to go live for your next meeting, which would be August 26th. A little background on this process. In 2015, the town contracted with IQM2 for agenda management. It was later acquired by Granicus, and the service continued under them. Granicus had announced the sunset of IQM2 software with the support ending in late September of 2025. As a result, the town was required to identify and implement a replacement system. On January 21, 2025, the council approved the CivicClerk proposal and authorized a two-year agreement. CivicClerk was selected after a review of multiple options.

So, why CivicClerk? Leslie and I, and our team, Janet included, we also included Jessica Cuna, who was the PRCC Secretary, as well as Jessica Rice with IT. We found CivicClerk to have really wonderful support. Their live support was wonderful. Their interface was great. They have integration with our town's electronic record system.

This will streamline some workflows for staff, making it quite easier on our end. It enhances the public access to agendas, media, any materials, easier to search through their system. And then from a clerk standpoint, it has a one-click publishing for agendas, minutes, media. It's quite exciting from my end. This is the public portal. This is just a little snapshot of what it'll look like. Here you can see the list of the calendar that would have the meetings on it. There's also a search filter, meaning that anybody could type in they want land development update and try to find the closest staff report to that. And it'll pull up all the staff reports related to that. So, any items they're specifically looking for, they're also able to filter between planning commissions, town council only. So, it'll have the media right there, the minutes agenda, very easy, and more transparent. As far as the implementation timeline, training is underway. We have been going through training. We have additional training that we're still doing, we anticipate. So, the August 26th Planning Commission will be under this. And then our first meeting in September for town council. We anticipate a full transition with all of our councils and committees by the end of September.

Future for this, we will be providing tablets to all commissioners and council members by the end of 2025. This is a web-based program, and the board portal is so wonderful. You're able to make notes in there to save specifically to your profile that you can do that. Easy access to minutes, search abilities, media. It'll pull right up. So again, very excited for this transition and improvements it's going to bring to all users. And I can take any questions following public comment.

Chair Vasconcelos stated thank you. Anyone in the public wish to speak on this matter?

Eric Menendez stated, hey there, it's me again. I actually just came for the previous item, but what is so funny is we're going through-- under our new organization, Joshua Tree Gateway Communities Alliance, we're going through RFPs with these same vendors. We use a similar system in Twentynine Palms. I think Desert Hot Springs uses it. They're all being acquired by Granicus, which is so challenging. And I'm excited. Thank you so much. Brooke has offered to sit with me so we can look at it because once I get back from Sacramento and DC, which is the next few weeks, we're going to have our next board meeting. And we invite everyone here. It's actually going to be here at the town at your community center. I'm waiting to get a few more things tied away. But I think this is important because it enables people who can attend, stakeholders, whether they be developers, residents, business owners.

Not everyone can make it to a meeting. But if you can easily go and find what you need to go online, I mean, it's great. There are cost limitations with these things, but what I really admire about Yucca Valley is every single meeting you do, whether it be an arts commission, this planning commission is streamed, and you have the ability to come to Zoom. And so, I think this is important. So, I look forward to working with Brooke, who has been so gracious to offer with me because we're looking at another software right now. We have no public funding, but I do have a significant investment coming from the federal level to this area. And I'm excited to give some news about it. And so, I'm looking forward to following this along. So, thank you.

Chair Vasconcelos stated thank you. Anyone else in the public wishes to comment on this? Anyone online? Close public comment and bring it back to the commission for comment. Commissioner Noonan.

Commissioner Noonan stated sure. Hey, Brooke. Thank you for that report. Quick question. It's a cloud-based system. So basically, everything will be housed on the cloud. Am I correct?

Deputy Town Clerk Dudra stated yes.

Commissioner Noonan stated okay. So, is there a significant upgrade to the network capabilities of the building that we're in as part of the installation of this?

Deputy Town Clerk Dudra stated no. We've worked closely with Leslie, and that's more her department as far as that. But we'll be doing our recordings through Zoom, and it integrates beautifully into our system. So, all that will be on there.

Commissioner Noonan asked if we all have tablets, there won't be a bandwidth issue or anything like that?

Deputy Town Clerk Dudra stated nope.

Commissioner Noonan stated cool, thank you.

Chair Vasconcelos stated Commissioner Thomas.

Commissioner Thomas stated no comments for me. It sounds exciting. That's about it.

Chair Vasconcelos stated Commissioner Henderson.

Commissioner Henderson stated Oh, no. That's exciting, especially for the tablets, because I know Commissioner Stoker has been a big advocate to get something like that for a long time. And so, the software that you're going to, that's going to be in the tablet, and that's what we're going to use to see the agendas and stuff?

Deputy Town Clerk Dudra stated yeah. So, it's web based. And I'll work closely with everyone to make sure that it's easy. I'll put it in your favorites tab that all you have to do is click it, and it opens right up for you.

Commissioner Henderson stated cool. And then just one question. Will all of the old meetings and stuff migrate into that portal, or are they lost or, I mean, just archived?

Deputy Town Clerk Dudra stated so we have them all archived, so they'll be archived that it's still easy to access, but just through a different system, not through this.

Commissioner Henderson stated thank you. It'll be formatted differently, correct? When you see it, it won't be the way we would see it through this new program.

Deputy Town Clerk Dudra stated correct, yeah.

Chair Vasconcelos stated Commissioner Stoker.

Commissioner Stoker stated yeah. I'm super excited. I think I only had paper books, I think, for like two meetings. So, I think over the course of the last six years, I probably saved like 50,000 sheets of paper or something. I don't even know how many pages. Sometimes our packets are pretty big. And it's awesome to see us moving in this direction. I think it's going to be really good. And I look forward to using it. So, thank you.

Chair Vasconcelos stated yeah, I agree. I think this is going to be great moving forward for the commission and for the town council, or any kind of commission that we have here that are going to be utilizing it, and it's going to make it more accessible for everybody searching it. It's nice to see the town moving in a good direction for the future. So, I can't wait to start using it. So, can we get a motion for this to receive and file?

Agenda Management System Implementation – CivicPlus

MOTION:

That the Planning Commission receives and files this report introducing the implementation of Civic Clerk, the Town's new Agenda Management System, which

will go live for the August 26, 2025, agenda cycle.

RESULT: RECEIVE AND FILE [5 TO 0]
MOVER: Gerard Noonan, Commissioner
SECONDER: Clint Stoker, Commissioner
AYES: James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

16. Chair Vasconcelos stated moving on to item 16, Land Development Update Report.

Associate Planner Jerome stated the recommendation for this item is to receive and file. So, this land development update, we're going to do a little different. We went out and took some photos of projects that are making physical progress, we'll say, ones that we're all familiar with. Charter Communications/Time Warner over on La Contenta. It's hard to see in the photo, but they've started doing the earthwork. They have done some grading on the site for their new telecom facility. This is also going to get sidewalks, as you may remember. So, some nice street improvements for the middle school and for the public. Domino's, Jersey Mike's. As you've probably seen, as Shane likes to say, there's steel in the air now. So, it's making some progress here and there. It's starting to look like a structure, so that's good. Wingstop recently opened. Please disregard the banner in the front. Bath & Body Works has started doing their facade upgrade and continue to make progress. They have an appointment to drop off a signed permit application, so continuing to make progress.

And we're going to zoom in on that top right next. It's a little tough to see. I tried to get a little further out, but it lines up with the bottom of that faux window. So, Planning Commission requests. It looks like they've executed it pretty well so far.

Spark by Hilton, I'm sure everyone has seen the paint jobs done, but-- grabbed a picture of that. I personally think it looks pretty cool. Nice Dream Ices continues to make progress. The outside of the building is starting to come together as they continue to do work on the inside and the parking lot. And we're told that they're considering doing a mural on the other side of the building that faces the muffler shop. As some of you may know, Camino Del Cielo has started getting the street modified to install sewer infrastructure. So, as you can see, this is from today. The water district makes active progress on the installation of the sewer in that area of town. The mural has been painted for Mojave Gold. Again, please ignore the banner on the left-hand side. Their mural also is looking pretty good.

Add some vibrancy to the front of the building. And with that, we can answer questions following public comment.

Chair Vasconcelos stated thank you. Do we have anyone that wishes to speak on public comment? Anyone online? Close public comment, bring it back to commission. Let's go with Commissioner Henderson.

Commissioner Henderson stated nothing really. I like the visuals updates. That really helps, especially if I don't get around those parts of town on the sewer project. I mean, all I saw in that picture is a lot of Joshua trees. So good luck.

Chair Vasconcelos stated Commissioner Stoker.

Commissioner Stoker stated yeah, it's great to see. And we look forward to seeing these projects completed and open.

Chair Vasconcelos stated Commissioner Thomas.

Commissioner Thomas stated yeah. Everything's great. Jared is the Camino Del Cielo sewer project. I live in the area, and some of the neighbors have been asking me to. So how far up Camino Del Cielo? Is it going to Yucca Trail? Or is it stopping at Martinez?

Associate Planner Jerome stated I think I'll let-- do you know Alex exactly how far up it goes? Sorry, Alex.

Commissioner Thomas asked it going all the way to Yucca Trail? Okay. And is it making the turn as well, too, down, or?

Public Works Director Qishta stated good evening, Commissioners. The area of the country club, that whole area.

Commissioner Thomas asked the whole area?

Public Works Director Qishta stated yeah. And if that is possible, we can provide with maps that show what's the area that is going to-- we will be more than happy, I'll have Jared or the Brook send you the map of what's—

Commissioner Thomas stated that'd be great. Some of the neighbors were asking me, and I had absolutely no clue.

Public Works Director Qishta stated not a problem, sir. We'll do that.

Commissioner Thomas stated all right. Thank you. That's it for me.

Chair Vasconcelos stated Commissioner Noonan.

Commissioner Noonan stated yeah. Hats off to staff and the commission for helping facilitate these projects and getting them going. It's exciting to see people investing their treasure into our town and going for it. So again, congratulations. The hats off to everyone. It's exciting times. That's it.

Chair Vasconcelos stated thank you. Yeah. And I agree. Thank you for the photo updates. It's nice to see that, the progress by photo. I mean, most of us probably do drive around, but it is nice to see the photographs of what's going on with the progress process. So, could we get a motion?

MOTION:

That the Planning Commission receives and files the report.

RESULT: RECEIVE AND FILE [5 TO 0]

MOVER: James Henderson, Commissioner

SECONDER: Mathew Thomas, Commissioner

AYES: James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

FUTURE AGENDA ITEMS:

Chair Vasconcelos stated moving on to future agenda items.

Associate Planner Jerome stated the development code interpretation. We've received input from the attorney, and that should be coming to the next commission meeting. Depending on the progress of the two that were continued tonight, potentially one or both of those as well.

PUBLIC COMMENTS

Chair Vasconcelos stated, in order to assist in an orderly and timely conduct of the meeting, the planning commission takes this time to consider your comments on items of concern which are on the closed session or not on the agenda. When you are called to speak, please state your name and community of residents. Please limit your comments to three minutes or less. Inappropriate behavior which disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting will result in forfeiture of your public comment privileges. The planning commission is prohibited by state law from taking action or discussing items not included on the printed agenda. With that, is there anyone in the public that wishes to comment? Anyone online? All right. We'll close public comment. Moving on to staff reports and comments.

Eric Mendenez, public speaker, stated sorry. I said everything I had to say earlier, but I just wanted to bring a couple of events we have coming forward. We would love to invite anyone in town or the commissioners to come, anyone. We're going to be

working on a series of events through the JTGCA called Founders in Freedom or Freedom-- we're still working on the concept. And it's going to be either a bi-monthly or a twice-a-month event where we can kind of talk about regional issues. And ideally, I would like to do it at Freedom Plaza. And Alex and I were just talking about some of the issues they've had at the new Founder's Plaza with the dryers. And they were talking about that at the Town with the Mayor-- or what do you call it? The Coffee or Soda with the Mayor. And we would love to work with the town on any way we can help as a community resource. We have a Pride event coming to the region in November. I'm working with the folks in Desert Hot Springs, Visit Greater Palm Springs, and the San Diego and Palm Springs Pride folks. So, we're hoping to have a great event then. We will have press releases coming out on that.

And then one last note, the Social Yards. Mr. Veno Nathraj, he's done, I think, a lot of the developments over here when they first built these hotels. He has the two hotels next to the newly remodeled Stater Brothers in town on Twentynine. We have a new event. It's an event center outdoors, so I'm working with them on that. We're going to be hosting some community forums on travel and tourism. Everyone is invited. Everyone is welcome. I have the Twentynine Palms postcards. Those are from our old brand. Those are going to be repurposed. And our community principals from Desert Beacon will be rebranded and put to the JTGCA thing. I did have a Yucca Valley postcard, but they went quick because it was a cute picture. It's the town monument before it got all sun damaged. But we would love to have you come, be a part of it. And just thank you for your service. Thank you.

Chair Vasconcelos stated thank you. Anyone else in the audience wishes to speak? Anyone online? Close public comment and move on to staff reports and comments.

STAFF REPORTS AND COMMENTS

Associate Planner Jerome stated no additional staff reports or comments.

COMMISSIONER REPORTS AND COMMENTS

Chair Vasconcelos stated Commissioner Henderson.

Commissioner Henderson stated Not much. Thank you to staff for a great meeting, and well-prepared. And nice to see Brooke. So, we have a new face over here. So welcome. What was your first name? Jared? Jeremy. Welcome, Jeremy.

Chair Vasconcelos stated Commissioner Noonan.

Commissioner Noonan stated yeah. I have a brief report and a comment, and maybe a question for staff that can help me. So, I've had the occasion to have to walk around town a little bit more than usual lately. And my last trek was literally from here at City Hall over to the airport. And I noticed, because I went to buy a beverage, that there are no trash cans anywhere to empty anything along that entire strip of that property that basically encompasses the store, all the way over to the pizza place. And I had to wait all the way 'til I got to Circle K before I was able to throw away my trash, which is not a big

deal. But it prompts this question - I have a couple of businesses, I maintain trash cans for the public, there's a lot of times where there's trash that is not generated or not originated from that center - do we have any requirements or any way to look at commercial properties like that and either require or ask that they have a certain amount of trash receptacles available? Is that something that's ever been addressed?

Associate Planner Jerome stated I am not familiar with anything in our development code for public trash receptacles on private property, but it's something we could look into.

Commissioner Noonan stated in this case, I found trash all the way from Palm Springs and stores that I know don't exist up here. So, it'd be interesting if-- if they have it, if maybe another city has it that we can look at and see if it's worth looking into, I think it'd be a good idea because there's just a lot of trash being dumped around. So that's my report and my comment. Thank you.

Chair Vasconcelos stated Commissioner Stoker.

Commissioner Stoker stated nothing really. Thank you to staff for a great meeting and look forward to the new system. So that's awesome. So, thank you, Brooke. And I'll see you guys next time. Thank you.

Chair Vasconcelos stated Vice Chair Thomas.

Commissioner Thomas stated yes. Thank you to staff as well. Glad to see Brooke around. Nice to see you again and welcome, Jeremy. And as I mentioned to Brooke and to you, I won't be at the next meeting, be out of town at a funeral, so. And that's it for me.

Chair Vasconcelos stated yeah. And for me, thanks again, staff. Welcome, Jeremy. It was another good meeting. Always well-prepared. And thank you, Brooke, for the presentation. I'm looking forward to using that system. So, thank you for that.

ANNOUNCEMENTS

Upcoming Meeting Schedule

The next regular meeting of the Yucca Valley Planning Commission is scheduled for Tuesday, August 26, 2025, at 6PM in the Yucca Valley Community Center Yucca Room.

ADJOURNMENT

The meeting was closed at 6:32 PM.

Respectfully Submitted,

Brooke Dudra
Deputy Town Clerk

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Janet Yochmowitz, Administrative Assistant III

Date: October 21, 2025

Meeting Date: November 25, 2025

Subject: Planning Commission Regular Meeting Minutes October 14, 2025.

Recommendation:

Approve the meeting minutes of October 14, 2025, as presented.

Prior Review:

None.

Discussion:

None.

Alternatives

None.

Fiscal Impact:

None.

Attachments

1. Planning Commission Regular Meeting Minutes - 10 14 2025

Town of Yucca Valley
Planning Commission Meeting Minutes
October 14, 2025

Call to Order

Roll Call

Present: Alejandro Vasconcelos, Mathew Thomas, James Henderson, Gerard Noonan
Excused: Clint Stoker

Pledge of Allegiance

Led by Commissioner Noonan.

Approval of Agenda

Motion:

Result: (Yes 4, No 0, Abstained 0)
Mover: Commissioner James Henderson
Second: Commissioner Gerard Noonan
Ayes: Alejandro Vasconcelos, Mathew Thomas, James Henderson, Gerard Noonan

Consent Agenda

Motion:

All items listed on the consent agenda are routine matters or formal documents covering previous Planning Commission instruction. Items are enacted by one motion and a second without separate discussion unless a member of the Planning Commission or Town Staff requests dialog on a specific item at the beginning of the meeting. Requests for public comment on the consent agenda items should be filed with the Commission Secretary.

Result: (Yes 4, No 0, Abstained 0)
Mover: Commissioner Mathew Thomas
Second: Commissioner Gerard Noonan
Ayes: Alejandro Vasconcelos, Mathew Thomas, James Henderson, Gerard Noonan

1. Planning Commission Regular Meeting Minutes September 23, 2025

Motion:

Approve the meeting minutes of September 23, 2025, as presented.

Result: (Yes 4, No 0, Abstained 0)
Mover: Commissioner Mathew Thomas
Second: Commissioner Gerard Noonan

Ayes: James Henderson, Gerard Noonan, Mathew Thomas, Alejandro Vasconcelos

2. Native Plant Permit (NPP) 170-24 @ 9101 Balsa Avenue

Motion:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 170-24) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

Result: (Yes 4, No 0, Abstained 0)

Mover: Commissioner Mathew Thomas

Second: Commissioner Gerard Noonan

Ayes: James Henderson, Gerard Noonan, Mathew Thomas, Alejandro Vasconcelos

3. Native Plant Permit (NPP) 116-25 @ 57186 Yucca Trail

Motion:

That the Planning Commission receives and files the attached Applicant Report for a proposed sewer connection and approves the Native Plant Permit (NPP 116-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.09.050 Native Landscape Documentation Package.

Result: (Yes 4, No 0, Abstained 0)

Mover: Commissioner Mathew Thomas

Second: Commissioner Gerard Noonan

Ayes: James Henderson, Gerard Noonan, Mathew Thomas, Alejandro Vasconcelos

4. Native Plant Permit (NPP) 117-25 @ 58960 Delano Trail

Motion:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 117-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code

section 9.07.130 Native Landscape Documentation Package.

Result: (Yes 4, No 0, Abstained 0)
Mover: Commissioner Mathew Thomas
Second: Commissioner Gerard Noonan
Ayes: James Henderson, Gerard Noonan, Mathew Thomas, Alejandro Vasconcelos

5. Native Plant Permit (NPP) 118-25 @ 58707 Twentynine Palms Highway

Motion:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 118-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.09.050 Native Landscape Documentation Package.

Result: (Yes 4, No 0, Abstained 0)
Mover: Commissioner Mathew Thomas
Second: Commissioner Gerard Noonan
Ayes: James Henderson, Gerard Noonan, Mathew Thomas, Alejandro Vasconcelos

6. Native Plant Permit (NPP) 119-25 @ 57478 Encelia Drive

Motion:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 119-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

Result: (Yes 4, No 0, Abstained 0)
Mover: Commissioner Mathew Thomas
Second: Commissioner Gerard Noonan
Ayes: James Henderson, Gerard Noonan, Mathew Thomas, Alejandro Vasconcelos

Department Reports

7. Legislative Update — Assembly Bill No. 1089

Motion:

That the Planning Commission receives and files the report.

Result: (Yes 4, No 0, Abstained 0)

Mover: Commissioner James Henderson

Second: Commissioner Mathew Thomas

Ayes: James Henderson, Gerard Noonan, Mathew Thomas, Alejandro Vasconcelos

Chair Vasconcelos stated let's go with item number 7, legislative updates on Assembly Bill number 1089. Staff report, please.

Associate Planner Jerome stated good evening. The recommendation for this item is that the Planning Commission receives and files the report. You may have heard that there was an Assembly Bill floating out there to make some adjustments to the Western Joshua Tree Conservation Act. Some of those changes were to allow for relatively streamlined approvals for commercial and industrial projects with small amounts of removals if the jurisdiction had delegated authority from Fish and Wildlife, and also to allow for the removal of Joshua trees within 100' of a house in a high fire hazard zone. In short, those were vetoed by the governor. On page 116 and 117, you could see his letter to the assembly explaining, but basically, they thought that it would undermine the original act. So, in short, no changes to the act, but there was nearly some concessions that were making their way through the assembly. That concludes the staff report, and I can answer questions following comment.

Chair Vasconcelos stated thank you. Is there anyone in the public that wishes to speak on this matter? Anyone online? It was on Assembly Bill 0189. 1089. All right. Anyone online? Close public comments. Let's bring it back to commissioner comments and responses. Commissioner Thomas.

Commissioner Thomas stated yeah. Can we receive and object as opposed to receive and file? It's just nothing but nonsense this whole time. So, for the public record, I object to his veto. That's all I got to say.

Chair Vasconcelos stated Commissioner Noonan.

Commissioner Noonan stated I would second that objection to his veto if there was such a situation, but I have no other comment.

Chair Vasconcelos stated Commissioner Henderson.

Commissioner Henderson stated yeah. I think it's very frustrating. I truly feel bad for the citizens of Yucca Valley, especially historically looking back at each step of this. And

I know the town, the town manager, and the town council have done a really good job of trying to advocate for our town and our citizens. I just do not know what to say with it. Maybe what Commissioner Thomas has said echoes the sentiments of lots of us. Jared, you had mentioned that there was some additional amendments that were proposed. Can you elaborate on those? I meant this one, this particular.

Associate Planner Jerome stated I meant this one, this particular. You mean this one? Yeah. I'm not familiar with any since this. This is the latest.

Commissioner Henderson stated so, this is it that we have the latest update, nothing further.

Associate Planner Jerome stated correct. Yes.

Commissioner Henderson stated, and yeah, it's not worth it. All right. That's it.

Commission Secretary Yochmowitz stated, interruption from the audience, they'll open it when it's ready for the public to speak.

Public speaker stated yeah. I need to know if there's something that you guys are going to discuss, because if it's not on [crosstalk]--

Chair Vasconcelos stated there's a printed agenda in the back that you could look at and see if there's an item on there. I too share the same sentiment as my fellow commissioners. I mean, this is very frustrating to see that the outcry of a lot of these communities that are impacted by these Joshua trees and to see that something as simple as just making a little bit of a leeway, a little bit of an easier access for people of California to do what they need to do, especially items in high fire. You're not being able to remove a Joshua tree that's in high fire. It just seems ludicrous to me in regards to what's been going on in the State of California. But it's as of no surprise to me whatsoever, honestly. So yeah, it's real frustrating for us and for all the communities affected by the Joshua tree, so. Can I get a motion to receive and file, please?

8. Native Plant Permit Review Procedures

Motion:

That the Planning Commission reviews and discusses the Native Plant Permit review procedures, and provides direction to staff to review exempt Native Plant Permit applications for Director decision rather than Planning Commission decision, consistent with existing Development Code procedures.

Result: (Yes 4, No 0, Abstained 0)

Mover: Commissioner Mathew Thomas

Seconded: Commissioner James Henderson

Ayes: James Henderson, Gerard Noonan, Mathew Thomas, Alejandro Vasconcelos

Chair Vasconcelos stated moving on to item eight. We are looking at the native plant permit review procedure. Staff report, please.

Associate Planner Jerome stated the recommendation for this item is that the Planning Commission reviews and discusses the native plant permit review procedures and provides direction to staff to review exempt native plant permit applications for director decision rather than Planning Commission decision consistent with existing development code procedures. So, in short, since the Joshua tree issue kind of came to the forefront, we've been bringing all native plant and Joshua tree related applications to commission for transparency, for public information, etc. In November of 2024, we updated the review authority table in the code, which is provided on pages 130 through 133. On page 131, you'll see that for native plants, non-exempt native plant permits, essentially those removing, transplanting, destroying, etc., for a native plant comes to the Planning Commission for review. And then ones that are exempt, so essentially ones that are not removing any native plants, are a Director decision. So, we've been forwarding everything to the Planning Commission just so everyone can see what's going on when it comes to native plants. At this point, it's been going on for several years now, and the vast majority of the native plant permits that come to the commission have no removals, no transplants. They're virtually not touching any regulated plants.

So our recommendation is for those applications that don't have any removals, no transplants, no trims that we keep those at the staff level, both to remove some burden from the Planning Commission agenda, but also to streamline the permitting process for those people getting pools, garages, etc., so they don't have to wait two to four weeks to get their permit issued for that approval that is essentially for nothing, to be frank. So, we've provided an alternative in the case that there's any other action desired. So, we do have an alternative recommendation, which would be that the Planning Commission reviews and discusses the native plant permit review procedures and forwards a recommendation to the Town Council for direction on potential development code amendments. So that would be if you feel like something in the code needs to change that is not currently satisfactory for the native plants. With that, that concludes the staff report. I can answer any questions following public comment.

Chair Vasconcelos stated thank you. Is there anyone in the public who wishes to comment? Anyone online? Okay. We'll close the public comment. Bring them back for staff comments or for commissioner comments. Commissioner Henderson.

Commissioner Henderson stated Jared, as far as the types of things that won't come

to us anymore, anything that has to do with the sewer projects, just digging, not touching a tree, but just digging, that would just stay with you guys, right?

Associate Planner Jerome stated correct. It would only be if there's a physical removal or a clear damaging of a tree for a building project. But for the most part, removals or transplants.

Commissioner Henderson stated okay. Great. Yeah. That'll definitely streamline sometimes a week, two weeks for people.

Commissioner Thomas stated yeah. Yeah. I agree.

Commissioner Henderson stated and so, it's the least that we can do to help that. So, I like it. Thank you.

Chair Vasconcelos stated Commissioner Noonan.

Commissioner Noonan stated I have no comments.

Chair Vasconcelos stated thank you. Vice Chair Thomas.

Commissioner Thomas stated yeah, I agree. I think that helping streamline anything that we can do in this town for people is the way we need to go.

Chair Vasconcelos stated okay. So, I just want some clarification. Are there two options presented to us to select tonight, or is there just the option that you continue doing the way you would do it, except you would only bring items on the consent agenda that were requiring a removal, or there's another option where it continues that, and then we would bring if there was any changes that we saw fit needed to the native plant study, then we would also have to recommend to take that to the town council?

Associate Planner Jerome stated yeah, in a nutshell. So, our recommendation is that the exempt native plants, they're not removing anything, is a director decision. So those would stay with staff. But we gave the alternative, in the case you want to amend this table or change anything else in the native plant ordinance, that you have that option to send it to the Town Council for direction, if you so choose to amend it. But our recommendation is to keep the code as is, but keep the exempt native plant permits with staff.

Chair Vasconcelos stated I like that, honestly, because I mean, we'll keep it the way it is, and then if you-- I mean, I feel like if staff feels the importance to bring it before us as it is, then we would look at it and be able to review it at that time, so. Any other comments?

Commissioner Thomas stated I agree. I think we just keep the ordinance the way it is right now and just alleviate some of the red tape.

Chair Vasconcelos asked yeah. Can we get a motion on this?

Commissioner Thomas stated yeah. I'll make a motion to retain the ordinance the way it is and leave it to the director if the plants are not being destroyed or removed.

9. Land Development Update

Motion:

That the Planning Commission receives and files the report.

Result: (Yes 4, No 0, Abstained 0)

Mover: Commissioner James Henderson

Second: Commissioner Mathew Thomas

Ayes: James Henderson, Gerard Noonan, Mathew Thomas, Alejandro Vasconcelos

Chair Vasconcelos stated moving on to item nine, which is Land Development Update. Staff report, please.

Associate Planner Jerome stated recommendation is to receive and file. There's not really anything significant that has an update since last time we talked, although Walmart, Dutch Bros., those projects, Sun Mesa Mini Storage, they are going through CEQA review, are all, so far, still on track for the end of the year, perhaps the beginning of next year. So, it's fairly unusual to not have any significant CEQA delays, so I think that's a good sign. The consultants and the applicants are keeping those processes moving forward. And we have received proposals for Circle K CEQA, so they should be, I would guess, kicking off their CEQA review probably by the end of this month, I would guess. We'll have someone under contract. So, with that, we can answer questions, following public comment.

Chair Vasconcelos stated thank you. Anyone in the public wishes to comment on the staff report or Land Development Update? Anyone online? No? Close public comment. Let's bring it back to the commissioner's reports and comments. Commissioner, Vice Chair Henderson and Thomas.

Commissioner Thomas asked yeah. What's happening with Star Cafe?

Associate Planner Jerome stated that's come up a lot. Not a lot, but several times through the past couple of weeks, actually, other people asking questions about it. We

have not heard virtually anything, and they still only have that one interior wall inspection. I think they've made progress on their Morongo property. It looks like their Joshua Tree property is in the same shape as our old town project. So, nothing essentially.

Commissioner Thomas stated okay. Thank you.

Chair Vasconcelos stated Commissioner Henderson.

Commissioner Henderson stated yeah. I'm sorry, Jared. Did you say something about the Starbucks project?

Associate Planner Jerome stated no. We have not heard anything from Starbucks. They had told us that they had planned to break ground in September, but from what I understand, Starbucks is having some shake-ups as far as layoffs, changes to development plans, etc. So, I followed back up with the project manager, but have not heard back from her.

Commissioner Henderson stated all right. Thank you.

Chair Vasconcelos stated Commissioner Noonan.

Commissioner Noonan stated, yeah. My own comment was the Starbucks as well. I've heard that they're shrinking a lot of their consolidating locations. I met a guy in LA that said that he lost two Starbucks from property that he had, and he's trying to re-rent them out. And they're paying rent and not building. So that means that their cost of business is-- it's easier for them to just pay rent than operate a business in the spaces right now, and that's why they're shrinking, which is an interesting state of affairs for California. Other than that, I got nothing.

Chair Vasconcelos stated yeah. I don't have anything. I think the last update was pretty thorough in what you provided to us are sufficient for us. So, with that, can we get a motion to receive and file?

Future Agenda Items

Chair Vasconcelos stated moving on to future agenda items.

Associate Planner Jerome stated those projects going through CEQA will be coming in the next couple of months. So, Walmart, Sun Mesa, and Dutch Bros. And then the Ocotillo special event project has resubmitted-- there were some issues that we're addressing currently and looking at and discussing with the applicant. I'm not sure that's imminent, but it could be depending on which direction the applicant chooses to go. And then Tumbleweed Sanctuary recently showed us their latest plans, which includes adding the parking lot back across the street. But that one,

potentially, we'll have to do CEQA, which they're aware of. So sometime in the new year, I would guess.

Chair Vasconcelos stated thank you. Do we have any comments for this? Commission?

Commissioner Thomas stated no.

Chair Vasconcelos stated okay with the comment on that.

Staff Reports and Comments

Chair Vasconcelos stated okay. Let's move on to staff reports and comments.

Associate Planner Jerome stated no additional reports or comments.

Chair Vasconcelos stated thank you.

Public Comments

Chair Vasconcelos stated let's move on to public comments. The Planning Commission takes this-- the Planning Commission takes this time to consider your comments on items of certain concern which are not on the agenda. When you are called to speak, please state your name and community of residents. Please limit your comments to three minutes or less. Inappropriate behavior which disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by state law from taking action or discussing items not on their printed agenda. With that, is there anyone in the public that wishes to make any public comments? Is there anyone online? Close public comments.

Commissioner Reports and Comments

Chair Vasconcelos stated let's go back to commissioner reports and comments. Go, Commissioner Noonan.

Commissioner Noonan stated I have no further comments or reports.

Chair Vasconcelos stated okay. Thank you. Commissioner Henderson?

Commissioner Henderson stated nothing. Thank you for a quick insightful meeting. Certainly, what comes out of Sacramento and the Governor's directives are disappointing for our town. It really, truly is. It's a financial kick to an area that doesn't deserve to be financially kicked.

Chair Vasconcelos stated Vice Chair Thomas.

Commissioner Thomas stated yeah. I'm in agreement with Commissioner Henderson. I've said

for a long time on the public record-I know I don't have a lot of backing on this-but I think the city should sue the state and force them in discovery to show the science behind this because there isn't any, and then make it national after that. I think that's the only way we're going to get this thing through and get it done because they're just going to keep taking the money and that's all it is. It's just a big money grab, has nothing to do with the trees.

Agreed. Agree.

Chair Vasconcelos stated yeah. I am also in agreeance with this. It's very disturbing and upsetting that our community has to suffer for this. I've lived in this community my whole life, 46 years. I love the landscaping. I love the Joshua trees. I love everything about it. But to put a financial burden on a low-income community as it is for them to be able to take care of anything, it's really sad. I hope that something does come out of it because this could be definitely something that could kill communities if all of this goes through. But I'd like to thank staff all around for another great meeting and look forward to the future agenda items.

Announcements

Chair Vasconcelos stated so with that, let's go with announcements. Upcoming meeting schedule. The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, October 28, 2025, at 6:00 PM in the Yucca Valley Community Center Yucca Room.

Adjournment

Chair Vasconcelos stated and with that, at 6:22 PM, meeting adjourned.

Respectfully submitted,

Janet Yochmowitz
Commission Secretary

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Evan Willoughby, Assistant Planner

Date: November 20, 2025

Meeting Date: November 25, 2025

Subject: Native Plant Permit (NPP) 133-25 @ 4992 Redding Avenue

Recommendation:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report and approves the application for NPP 133-25, to remove three (3) Mojave Yuccas and two (2) California Junipers based upon Section 9.07.130 (C)(2), that the regulated desert native plants being removed are located within the identified project area for residential construction of a detached accessory dwelling unit; and finding that all necessary submittal materials have been submitted as indicated in the Application Table and as contained within the staff report.

Prior Review:

There has been no prior review.

Discussion:

Applicant: Zeljko Milovanovic
Address: 4992 Redding Avenue
APN: 0596-031-02
Zoning: Residential, Rural Living (R-L-2.5)
Parcel Size: 2.30 acres

Native Plant Permit Application and Desert Native Plant Specialist Report

Application has been filed with the Town for proposed residential construction. As part of that process, a native plant permit application and desert native plant specialist report have been submitted to the Town.

The application is for the removal of three (3) Mojave Yuccas and two (2) California Junipers. The Mojave Yuccas and California Junipers are located within the project area for the proposed residential construction of a detached accessory dwelling unit.

Per Section 9.07.130, Table 1, for lots sizes up to 2.49 acres, there is no mandated undisturbed area percentage, only incentives as listed in Section 9.07.130, Table 2. The property is approximately 2.30 acres.

Chapter 9.07 Residential and Hillside Reserve Districts, Section 9.07.130 (B)(1)(a):

It is prohibited for any individual or entity to remove, transplant, damage, disturb, or destroy any part of any regulated desert native plant, except its fruit, from any privately or publicly owned piece of land in the Town of Yucca Valley, without first obtaining a regulated desert native plant permit from the town, unless said activity is exempt from the requirement to first obtain a regulated desert native plant permit.

The Town's 2084 Permit from the State Fish and Game Commission expired on May 9, 2022. The 2084 permit established rules such as the ten (10') foot distance from a Western Joshua Tree (WJT) for ground disturbing activity, as well as created the ability for the Town to issue take permits to remove and transplant the WJT, etc. The 2084 Permit authorization expired, and those rules and standards no longer exist for the Town.

Current procedures for all ground disturbing, ministerial building permits are listed in the attached documents. In addition to the standard Native Plant Permit application submittal, all ground disturbing, ministerial building permit applications must comply with the provisions of the attached handout. All ground disturbing project activities must be accounted for in the determination of avoidance of the WJT.

Ground disturbing, ministerial building permit applications require a Report by a Desert Native Plant Specialist, Pre-Site Inspection prior to permitted construction activity, and re-certification of Report by a Desert Native Plant Specialist that the permitted ground disturbing activity was completed in conformance with the approved site plan and did not impact the Western Joshua Trees, prior to final inspection.

Building permit applications for sewer connections are exempt from pre-site inspection and pre-site inspection fees.

Nothing in this Western Joshua Tree Policy and Information Handout exempts building permit applicants from following State or Federal law.

The Town modeled these standards after other agencies, such as San Bernardino County and the Town of Apple Valley, who have not been challenged by State Fish and Wildlife in the implementation of these standards and procedures, and therefore the required protection of the WJT.

The plot plan and desert native plant specialist letter are attached to this staff report.

The Development Code section cited above is ministerial.

- Staff-level decision; forwarded to Planning Commission at this time;
- Little or no personal/subjective judgment;

- Use of fixed standards or objective measurements;
- No public notice required by the Development Code.

The Development Code does not provide for discretion of this permit application.

The application is consistent with the standards established by the Code and therefore must be approved by the Town.

Alternatives

Staff recommend no alternative actions. The application is consistent with the Town’s adopted standards.

Fiscal Impact:

N/A

Attachments

1. NPP 133-25 @ 4992 Redding Ave - Zeljko Milovanovic - Application
2. Western Joshua Tree Policy & Information Handout - Updated 6.11.2024
3. Section 9.07.130 Native Landscape Documentation Package



Native Plant Permit Application

Date Received	11/10/25
Case	NPP 133-25
By	Evon
Paid	\$299.00

General Information

APPLICANT Zeljko Milovanovic Phone 716 400 6281
 Mailing Address 4992 Redding Ave Email zmilovaz@gmail.com
 City Yucca Valley State CA Zip 92284
PROPERTY OWNER Zeljko Milovanovic and Tobias Tovera Phone same
 Mailing Address same Email same
 City same State _____
 Zip _____ Address/Location of Plants 4992 Redding Ave
 _____ Desert Native Plant Specialist _____

Project Information

TYPE OF PLANT	# OF PLANTS BEING DESTROYED	# BEING RELOCATED		# BEING PROTECTED IN PLACE	# BEING TRIMMED	HEIGHT	DIAMETER	MITIGATION FEE FOR RELOCATE OR REMOVAL
		ON-SITE	OFF-SITE					
MOJAVE YUCCA	2-3 (#2,3,?#5)							
OUR LORDS CANDLE								
CALIFORNIA JUNIPER	1-2 (#1,?#4)			1 (#6)				
PINON PINE								
PARRY'S NOLINA								

Reason for relocation or removal ADU

Property owner signature [Signature] Date 11/10/25

Staff Use Only
Issuance Date: _____ Issued By: _____

Approved as shown on plot plan _____ photos _____ Total Fees: _____

Denied _____ Reason for Denial _____

PLOT PLAN

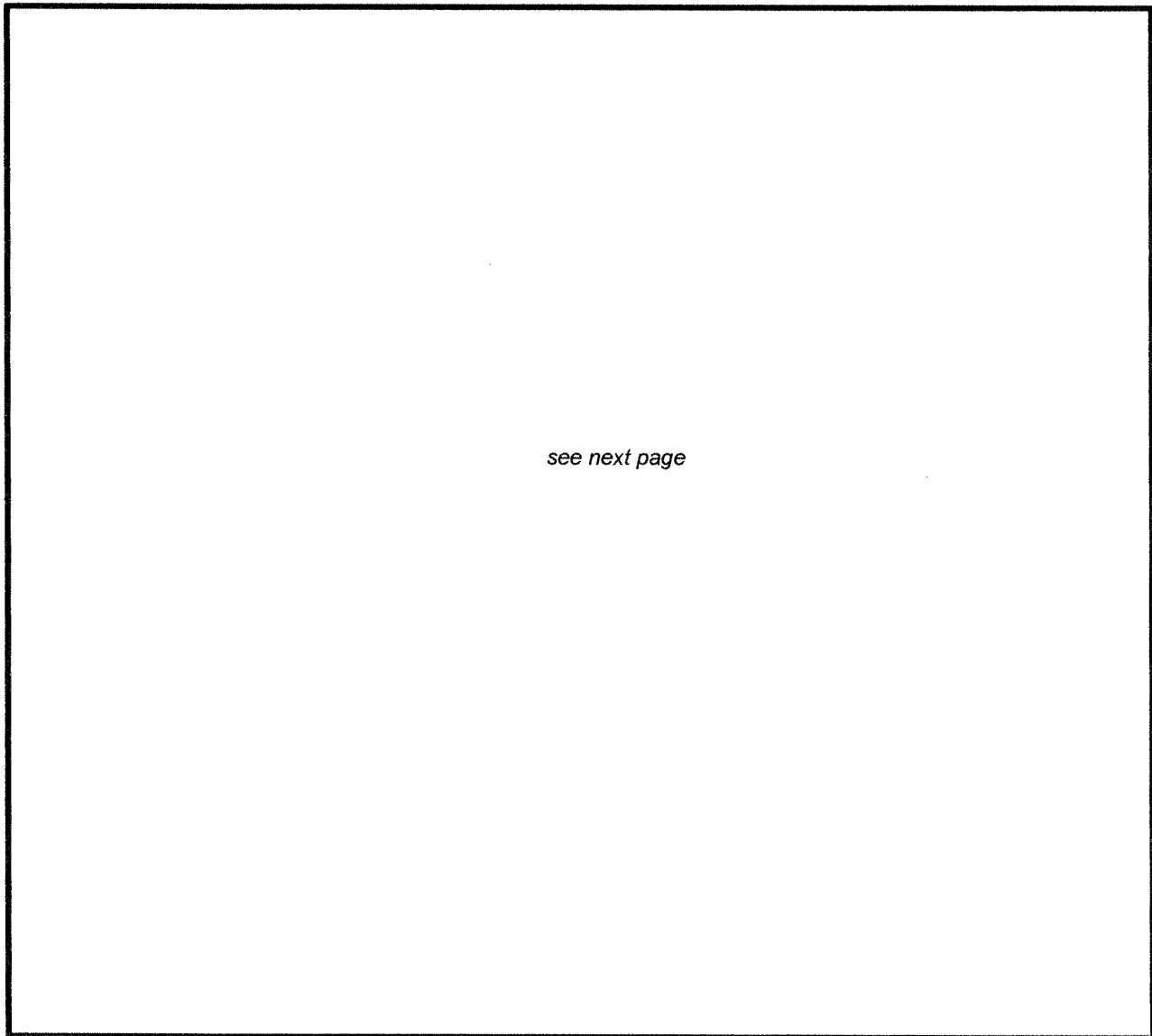
NAME Zeljko Milovanovic

PROJECT ADDRESS 4992 Redding Ave, Yucca Valley, CA 92284

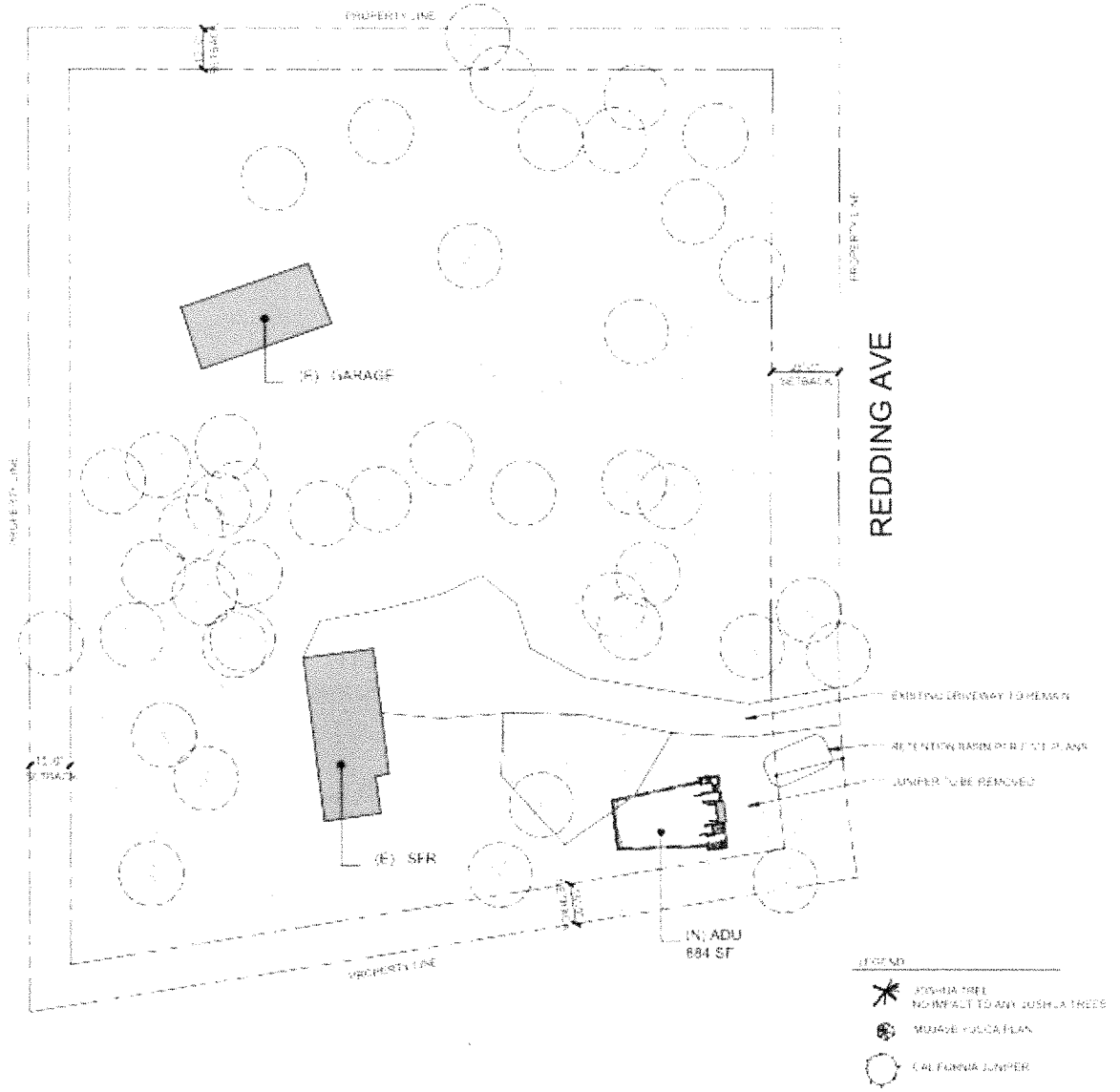
ASSESSOR PARCEL NO. 059603102

IF YOUR LOT IS NOT RECTANGULAR, PLEASE DRAW CORRECT DIMENSIONS AND SHAPE

REAR PROPERTY LINE



FRONT PROPERTY LINE
STREET

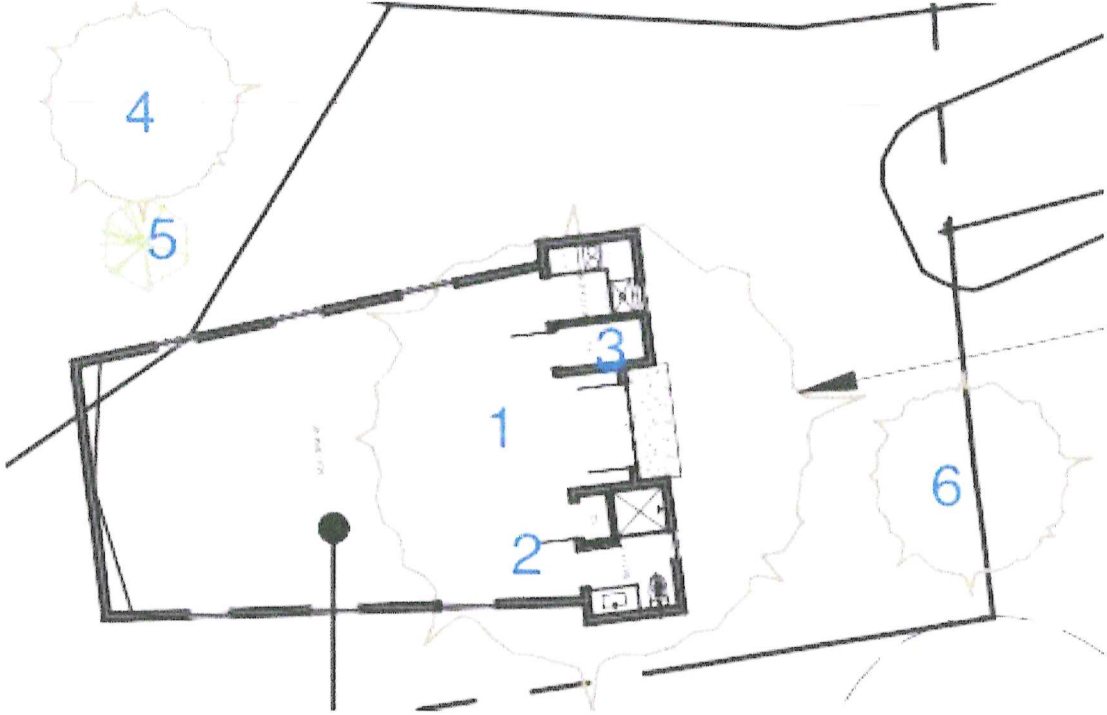


11 SITE PLAN
 ROPCED DESIGN

scale: 1/32" = 1'-0"



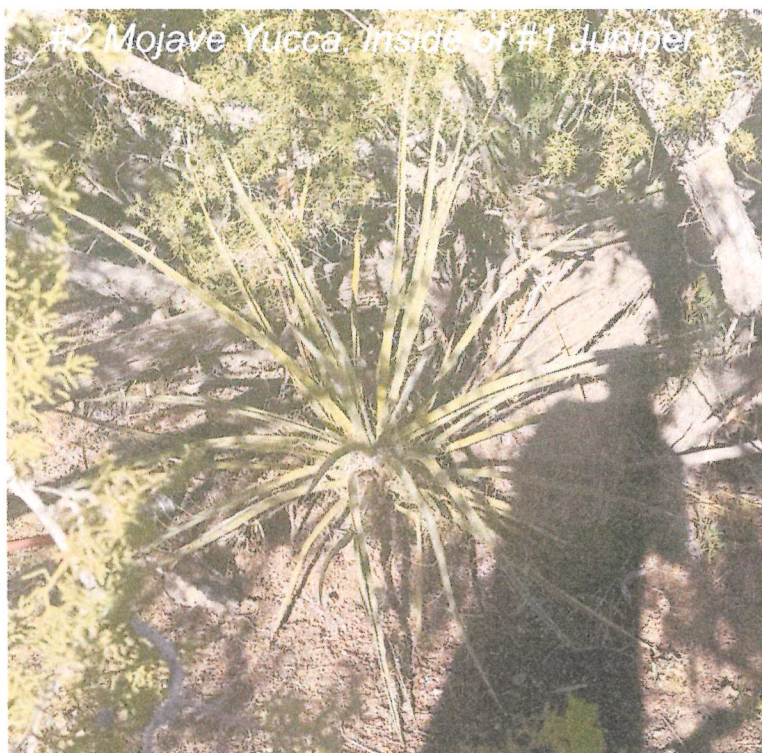
From Site plan:



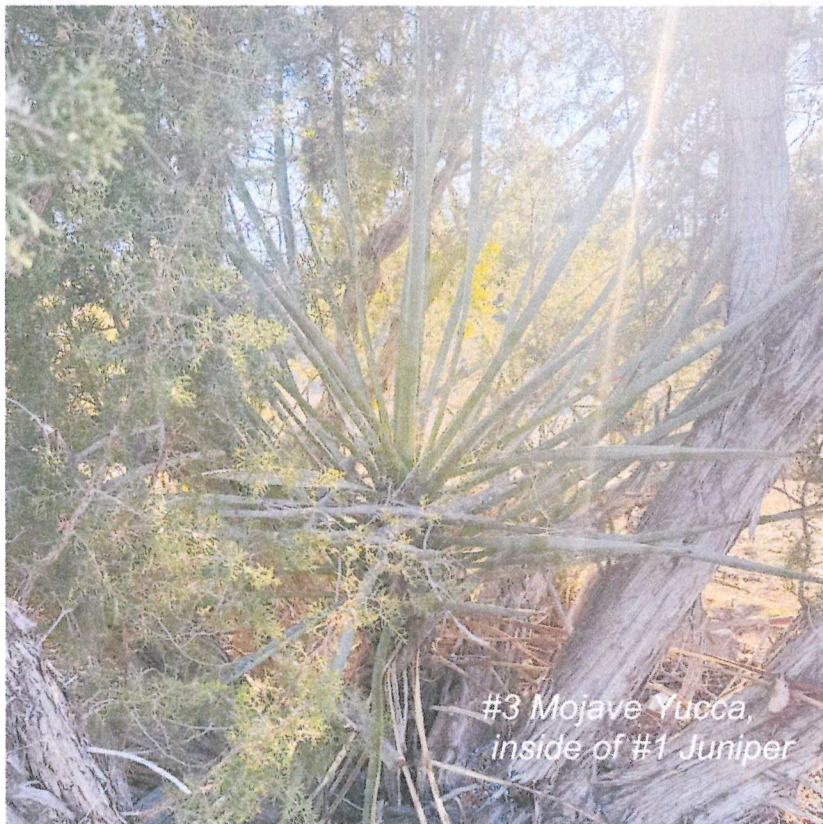
#1 California Juniper
Height 14 Ft, Diameter 16-19ft, Fair condition



#2 Mojave Yucca - Height 2 Ft, Diameter 2 ft, Healthy



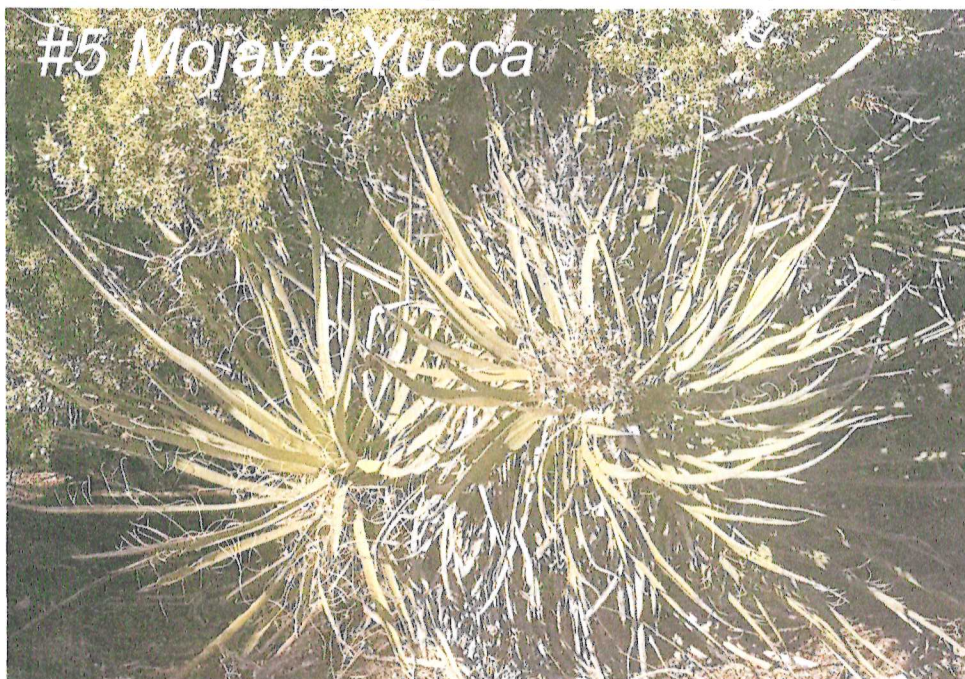
**#3 Mojave Yucca
Height 4Ft, Diameter 4Ft, Healthy**



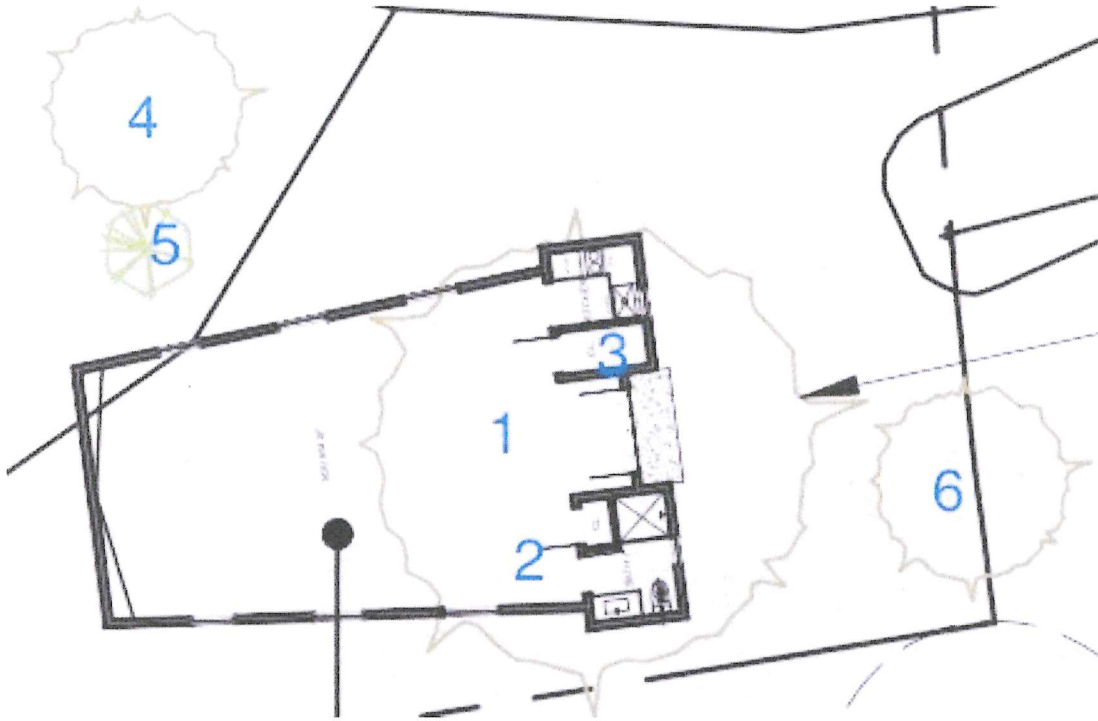
#4 California Juniper (per site plan most likely will not need to be removed)
Height 10 Ft, Diameter 9ft, Good condition



#5 Mojave Yucca - in front of #4 Juniper (per site plan most likely will not need to be removed) - Height 3Ft, Diameter 3Ft, Healthy



From Site plan:



#1 California Juniper

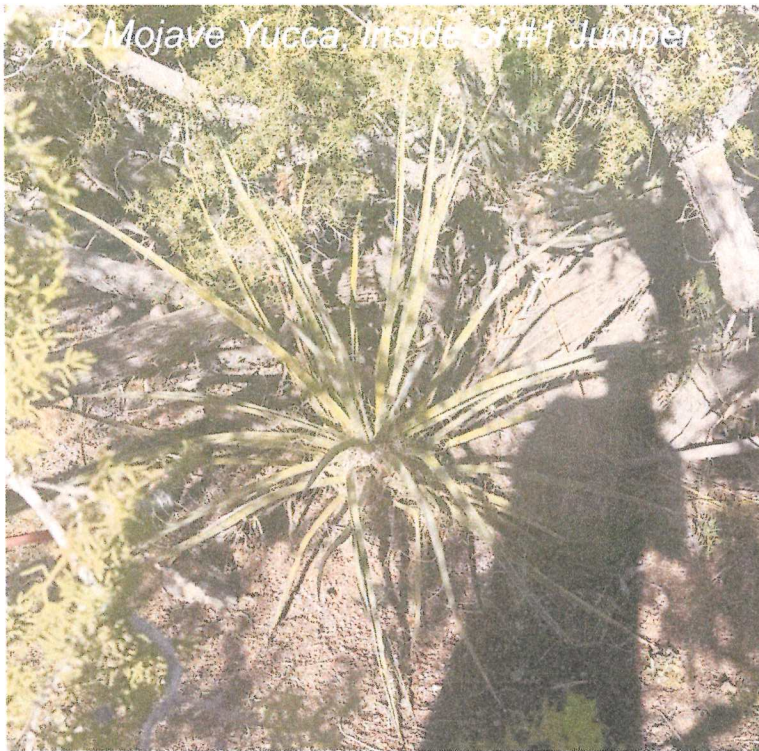
Height 14 Ft, Diameter 16-19ft, Fair condition



#6 California Juniper (per site plan most likely will not need to be removed)
Height 10 Ft, Diameter 9ft, Good condition



#2 Mojave Yucca - Height 2 Ft, Diameter 2 ft, Healthy



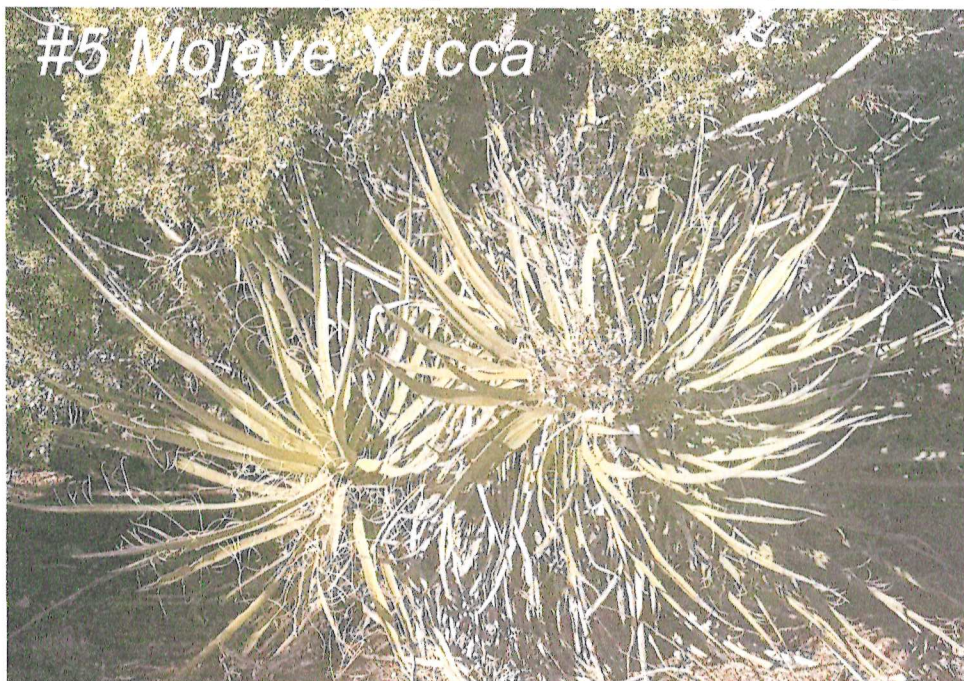
**#3 Mojave Yucca
Height 4Ft, Diameter 4Ft, Healthy**



#4 California Juniper (per site plan most likely will not need to be removed)
Height 10 Ft, Diameter 9ft, Good condition



#5 Mojave Yucca - in front of #4 Juniper (per site plan most likely will not need to be removed) - Height 3Ft, Diameter 3Ft, Healthy



#6 California Juniper (per site plan most likely will not need to be removed)
Height 10 Ft, Diameter 9ft, Good condition



A Tree's Life Consulting Services

Angie Johnson
66050 S. Yuma
Route 2, Box 172
Cibola, AZ 85328
760-799-0615
atreeslife@outlook.com



PREPARED FOR:

Zeljko Milovanovic
4992 Redding Road
Yucca valley, CA 92284

OVERVIEW

1. Project Background and Description

*This additional dwelling unit construction project involves construction within 40' of native Western Joshua Trees (*Yucca brevifolia*), the closest being 13" from proposed construction. One (1) California Juniper (*Juniperus californica*) will be removed for construction. With protective measures, the proposed construction should not impact Joshua Trees or native plants.*

2. Protective Measures

Fencing: *Orange polyethylene fencing 4' or higher, shall be erected a minimum of 10.6" around trees that are within 40' of areas of construction, unless tree is located on neighboring property and there is an existing fence between neighboring property. Tree protection signs shall be posted on each delineated tree. Fencing shall be maintained throughout construction and removed only after construction is complete.*

Equipment and Storage: *At no time shall heavy equipment be operated or stored within the trees protected areas. Equipment shall be stored at least 50' from trees to ensure the possibility of leaking fluids do not enter root*

A Tree's Life Consulting Services

Angie Johnson
66050 S. Yuma
Route 2, Box 172
Cibola, AZ 85328
760-799-0615
atreeslife@outlook.com



zone. Any foreign debris such as paint, lumber or concrete overflow shall not be stored or discarded within protected zone.

Trenching and Grade Changes: To ensure protection of the tree's root zone, no trenching, removal, or addition of soil shall occur in tree protection zones.

Proposed protective measures are to ensure the safety and longevity of our Western Joshua Tree. Deviation from proposal may be detrimental. For any questions or concerns the Contractor may have, please contact Angie Johnson at atreeslife@outlook.com or 760-799-0615.

Thank you,

Angela Johnson

October 7, 2025

Angela Johnson
ISA Certified Arborist®
WE-10022A





Western Joshua Tree Policy & Information Handout

1.0 PURPOSE

The purpose of this Information Handout is to clarify the requirements related to work conducted in proximity to the western Joshua tree (*Yucca brevifolia*).

2.0 BACKGROUND

On September 22, 2020, the California Fish and Game Commission accepted for consideration a petition to list the western Joshua tree as a threatened or endangered species in the state of California. The western Joshua tree is now considered a candidate for listing. While the candidacy is under review by the state, the western Joshua tree will be protected as if it were a threatened or endangered species under the California Endangered Species Act (CESA). Under CESA, it is illegal to import, export, "take", possess, purchase, sell, or attempt to do any of those actions to species that are designated as threatened, endangered, or candidates for listing, unless authorized by permit by the California Department of Fish and Wildlife. With respect to the western Joshua tree, removal of a tree, or any part thereof, or impacts the seedbank surrounding one or more trees may result in "take" of the species which is prohibited by State law unless otherwise authorized. During this time, the Town of Yucca Valley cannot issue a permit to take (by removal, transplant, trimming or impacting any part of) any western Joshua tree.

3.0 DETERMINATION OF AVOIDANCE

Upon application for a ground disturbing permit, a determination of avoidance of the Western Joshua Tree will be required prior to proceeding with the project.

All ground disturbing, ministerial permit applications require a Report by a Desert Native Plant Specialist and re-certification of Report by a Desert Native Plant Specialist that the permitted ground disturbing activity was completed in conformance with the approved site plan and did not impact the Western Joshua Trees, prior to final inspection, unless there are no Western Joshua Trees within 75' of proposed ground disturbance as documented by the project applicant.

The responsible representative of the project must attend an in-office meeting with Town staff and confirm receipt and understanding of all State laws and Town regulations pertaining to the ground disturbing project activity. Meeting to be scheduled concurrent with permit issuance.

4.0 PRE-SITE INSPECTION PROCESS

A pre-site inspection may be performed by Planning and Building & Safety staff prior to commencement of permitted construction activity.

5.0 REPORT BY A DESERT NATIVE PLANT SPECIALIST

An applicant shall submit a report, prepared by a Desert Native Plant Specialist, unless exempt, to document avoidance of western Joshua tree take by the project. The report must contain the findings and avoidance recommendations of the Desert Native Plant Specialist, as well as a signature and all pertinent license/qualifications information.

5.1 REPORT BY APPLICANT IF EXEMPT

An applicant shall submit documentation, including printed photographs taken from each corner of ground disturbing area facing the center of the proposed project, and a signed statement that there are no Western Joshua Trees within 75' of proposed ground disturbance.

5.2 REQUIRED FINDINGS FOR DESERT NATIVE PLANT SPECIALIST

Clear Avoidance: Desert Native Plant Specialist determined that no western Joshua trees will be affected by the proposed grading/construction. For the Desert Native Plant Specialist to make this determination, there must be a forty (40) foot clearance between the area of disturbance and the trunk of any western Joshua tree.

Expert Determination of Avoidance: Desert Native Plant Specialist found that the proposed grading/construction is within forty (40) feet of a western Joshua tree, a determination from a Desert Native Plant Specialist shall be required to attest to and confirm avoidance of the western Joshua tree. The specialist's report may specify protective measures to ensure that the proposed grading/construction will avoid any impact constituting a take of any western Joshua tree.

State Permit Required for Take: If the Desert Native Plant Specialist determines that the proposed grading/construction would require a western Joshua tree take as defined above in 2.0, the project may be redesigned to avoid impact to the tree, or the applicant must obtain an Incidental Take Permit from the California Department of Fish and Wildlife before the project can proceed.

6.0 DEFINITION OF DESERT NATIVE PLANT SPECIALIST

A Desert Native Plant Specialist includes the following:

- a) A certified arborist;
- b) An individual with a four-year college degree in ecology or fish and wildlife related biological science and at least two years of professional experience with relocation or restoration native California desert vegetation; or

- c) An individual with at least five years professional experience with relocation or restoration of native California desert vegetation. Examples: Full-time professional nursery or landscape professional experience with native California desert plants, including western Joshua trees.

7.0 QUESTIONS AND COMMENTS

All inquiries about the protected status and take permits should be directed to the California Department of Fish and Wildlife: AskRegion6@wildlife.ca.gov

9.07.130: NATIVE LANDSCAPE DOCUMENTATION PACKAGE:

A. General Provisions: This section identifies the standards and requirements for native landscaping on residential developments.

Regulated desert native plants for all residential projects, include the following:

REGULATED DESERT NATIVE PLANTS

Botanical Name	Common Name
Yucca schidigera	Mojave yucca
Nolina parryi	Parry's nolina
Juniperus californica	California juniper
Yucca whipplei	Our Lord's candle
Pinus monophylla	Pinon pine

Pursuant to section 80117 of the state Food And Agricultural Code, the clearing or removal of native plants from a canal, lateral ditch, survey line, building site, or road or other right of way by the landowner or his agent, if the native plants are not to be transported from the land or offered for sale, are not subject to state regulations. For plants regulated by the state to be transplanted off site, the town shall issue permits for their relocation in accordance with this chapter.

B. Scope:

1. Provisions: The provisions of this section shall apply to all land within the town of Yucca Valley.

a. It is prohibited for any individual or entity to remove, transplant, damage, disturb, or destroy any part of any regulated desert native plant, except its fruit, from any privately or publicly owned piece of land in the town of Yucca Valley, without first obtaining a regulated desert native plant permit from the town, unless said activity is exempt from the requirement to first obtain a regulated desert native plant permit.

b. It is prohibited for any individual or entity to remove or damage all or part of any regulated desert native plant on another property without first obtaining written permission from the landowner and an approved regulated desert native plant permit. It is unlawful for any person to falsify any document offered as evidence of permission to enter upon the property of another to remove all or parts of a regulated desert native plant, whether it is alive or dead.

c. It is prohibited for any individual or entity, unless exempted by this section, to destroy, dig up, mutilate or to possess any regulated desert native plant, including the living parts of such, unless the regulated desert native plant was disturbed under a regulated desert native plant permit. Any individual or entity shall exhibit the regulated desert native plant permit upon request for inspection by any duly authorized entity as described in this section.

d. The commercial harvesting of regulated desert native plants is prohibited.

2. Exceptions: The following are exempt from the provisions of this section:

a. The removal and transplanting on and off site of regulated desert native plants on and from lands owned by the United States government or any federal agency, the state of California, the county of San Bernardino, the town of Yucca Valley, and all special districts.

b. The removal and transplanting on and off site of regulated desert native plants required by other codes, ordinances or laws of the town of Yucca Valley, county of San Bernardino, the state of California or the United States government or any federal agency.

c. The removal and transplanting on and off site of regulated desert native plants which are an immediate threat to the public health, safety or welfare, as determined by the planning division.

d. Removal as part of a bona fide agricultural activity as determined by the town that is:

- (1) Served by a water distribution system adequate for the proper operation of such activity; and/or
- (2) Conducted under a land conservation contract; and/or
- (3) An existing agricultural activity; and/or

(4) A proposed bona fide agricultural activity if the planning division is given thirty (30) days' written notice of the removal describing the location of the land and the nature of the proposed activity. The planning division shall notify the landowner in writing prior to the lapse of the thirty (30) day period if, in the opinion of the planning division the activity is not a bona fide agricultural activity or else the activity shall be deemed bona fide.

e. Destruction or removal of a regulated desert native plant that has died from natural causes or that has been destroyed by fire or other natural disasters.

f. Any regulated desert native plant that is within the building footprint and within twenty feet (20') of the building footprint of an existing structure and for new infill residential development, as determined by the planning division.

g. When removal is required by any public utility subject to jurisdiction of the public utilities commission or any other constituted public agency, including franchised cable TV, to establish or maintain safe operation of facilities under their jurisdiction.

3. Permit Required: A native plant permit shall be required for the removal and transplanting on and off site of any regulated desert native plants identified in this section.

a. A regulated native plant permit application shall be submitted to and approved by the town prior to the removal and transplanting on and off site of any regulated desert native plant.

b. The regulated native plant permit application shall include the following information:

(1) The botanical and common name of the regulated desert native plant.

(2) A native plant survey showing the precise location of each regulated desert native plant.

(3) The trunk or stem diameter of each regulated desert native plant.

(4) The height of each regulated desert native plant.

(5) The health or condition of the regulated desert native plant, including the identification of those regulated desert native plants that are not likely to survive transplanting procedures.

(6) The proposed placement or disposition of the regulated desert native plant, i.e., transplant on site, adopt off site, remove, etc.

(7) Additional information that may be required based upon the individual application.

C. Single-Family Residential Infill, Existing Single-Family Residences And Multi-Family Residential Three Units Or Less:

1. A regulated desert native plant permit application shall be submitted to the planning division at the time of filing a building or grading permit application for development of infill residential lots unless exempt.

2. A regulated desert plant permit application shall be submitted to the planning division for removal or relocation on or off site when the property owner is proposing improvements to the property including swimming pools, swing sets, horse arenas, other animal keeping activities, basketball courts, tennis courts, recreational or other vehicle parking, driveways and access, play areas, accessory structures, and other uses typical to single- family residences.

3. The regulated desert native plant application documentation shall contain the following information:

a. Printed photographs depicting the proposed native plant that is to be removed or transplanted. The photographs must clearly show the location, size of the subject plant, and its surroundings. At minimum, the surrounding area photographs shall include two (2) different views of the subject plant.

b. A plot plan is required in order to show location of regulated desert native plants proposed to be removed, transplanted, or retained in its native location. The plot plan shall clearly demonstrate that the property meets the standards in table 1 of this section.

4. Written permission from the property owner(s) authorizing the proposed removal or relocation of regulated desert native plants from the property.

5. The property owner may attempt to retain as many regulated desert native plants in their native location as possible. The property owner may also attempt to transplant or relocate as many regulated desert native plants as possible on site. The property shall comply with the minimum standards specified in table 1 of this section.

6. Those regulated desert native plants identified in the permit application to not remain on site following development, and which are not incorporated into a project's landscaping plan, may be available for adoption at the property owner's discretion.

7. The following chart establishes the minimum undisturbed area that shall be provided:

TABLE 1

Lot Size	Required Undisturbed Area
Up to 2.49 acres	No mandate, incentives only
2.5 to 4.99 acres	A minimum of 5% of the lot shall remain undisturbed
5+ acres	A minimum of 10% of the lot shall remain undisturbed

8. Single-family residential infill development in the rural living residential land use district, which exceed the minimum required undisturbed area from table 1 of this section by a minimum of ten percent (10%), shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 2 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 2

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	15'	13.5'
Arterial/collector street side setback	25'	22.5'
Local street side setback	25'	22.5'
Lot dimensions	150'/150'	135'/135'
Lot coverage	20%	22%

9. Single-family residential infill development in the single-family residential land use district which voluntarily retains ten percent (10%) undisturbed area shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 3 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 3

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	5'/10'	4.5'/9'
Arterial/collector street side setback	25'	22.5'
Local street side setback	15'	13.5'
Lot dimensions	60'/100'	54'/90'
Lot coverage	40%	44%

10. Single-family residential infill development in the residential-hillside reserve land use district which exceeds the minimum required undisturbed area from table 1 of this section by a minimum of ten percent (10%) and provide documentation that the applicant has attended educational training on native plants shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 4 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 4

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on minimum lot size required
Front setback	75'	67.5'
Side/rear setbacks	75'	67.5'
Arterial/collector street side setback	75'	67.5'
Local street side setback	75'	67.5'

D. Regulated Desert Native Plant Removal Procedures For All New Residential Subdivisions And Multi-Family Four Units Or More: Single-family residential subdivisions and multi-family four (4) units or more, shall be allowed to transplant on and off site and to remove all regulated desert native plants from their native locations within the property boundaries, pursuant to the following development standards and requirements:

1. Application Submission: A regulated desert native plant permit application shall be submitted to the planning division at the time of filing land use applications for development of residential subdivision projects. Land use applications for residential subdivision projects may include, but are not limited to, planned developments, specific plans, parcel and tract

map applications, grading permit applications, building permit applications, and any other applications necessary for town authorization of land disturbing or development activity. The planning commission shall review and approve all native plant applications for residential subdivisions.

2. Application Information: The regulated desert native plant application documentation shall contain the following information:

- a. The botanical and common name of the regulated desert native plant.
- b. The precise location of each regulated desert native plant.
- c. The trunk or stem diameter of each regulated desert native plant.
- d. The height of each regulated desert native plant.
- e. The health or condition of the regulated desert native plant, including the identification of those regulated desert native plants that are not likely to survive transplanting procedures.
- f. The proposed placement or disposition of the regulated desert native plant, i.e., transplant on site, adopt off site, remove, etc. The plans for the regulated desert native plant survey shall be no smaller than twenty four inches by thirty six inches (24" x 36") unless otherwise approved by the planning division.

3. Transplanting Off Site And On Site: All regulated desert native plants identified in the regulated desert native plant survey as likely to survive transplanting shall be made available for adoption or shall be transplanted on site as part of the project's landscaping plan. All native plant permit applications shall illustrate maximum utilization of regulated desert native plants in the project's landscaping plan. It is strongly encouraged that all *Yucca brevifolia* (Joshua trees) identified for adoption and transplantation be relocated through the use of an adequately sized tree spade.

4. Adoption: Those regulated desert native plants identified in the regulated desert native plant survey as likely to survive transplanting procedures, and which are not incorporated into a project's landscaping plan, shall be available for adoption pursuant to this section to the general public for an adoption period of thirty (30) days, or until all available plants have been adopted, whichever is sooner, prior to any other ground disturbing activity on the project site. A thirty (30) day noticing and signage period is required which noticing period may begin prior to issuance of the regulated desert native plant permit.

5. Removal: Those regulated desert native plants not incorporated into a project's landscaping plan and not adopted during the thirty (30) day adoption period are allowed to be removed.

6. Table 5: The following additional standards shall apply to all new residential subdivisions:

TABLE 5

Proposed Lot Size	Required Undisturbed Area
Up to 2.49 acres	None required, incentives only
2.5 to 4.99 acres	A minimum of 5% of the project site shall remain undisturbed
5+ acres	A minimum of 10% of the project site shall remain undisturbed

7. Table 6: New residential subdivisions in the rural living land use districts, which exceed the minimum required undisturbed area from table 5 of this section by a minimum of ten percent (10%), and provide documentation that the applicant has attended educational training on native plants shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 6 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 6

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	15'	13.5'
Arterial/collector street side setback	50'	45'
Local street side setback	25'	22.5'
Lot dimensions	150'/150'	135'/135'
Lot coverage	20%	22%

8. Table 7: New residential subdivisions in the single-family residential land use districts which exceed the minimum required undisturbed area from table 5 of this section by a minimum of ten percent (10%) shall be allowed up to a ten percent (10%) deviation of all development code standards including:

TABLE 7

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	5'/10'	4.5'/9'
Arterial/collector street side setback	25'	22.5'
Local street side setback	15'	13.5'
Lot dimensions	60'/100'	54'/90'
Lot coverage	40%	44%

9. Table 8: New residential subdivisions in the residential- hillside reserve land use district, which exceed the minimum required undisturbed area from table 5 of this section by a minimum of ten percent (10%), and provide documentation that the applicant has attended educational training on native plants shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 8 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 8

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on minimum lot size required
Front setback	75'	67.5'
Side/rear setbacks	75'	67.5'
Arterial/collector street side setback	75'	67.5'
Local street side setback	75'	67.5'

TABLE 9

Typical Standards For Multi-Family Projects		Deviations Permitted
	Residential Multi-Family RM	Residential Multi-Family RM
Typical Standards For Multi-Family Projects		Deviations Permitted
	Residential Multi-Family RM	Residential Multi-Family RM
Front setback	25'	22.5'
Side/rear setback	10'/10' (per story)	9'/9' (per story)
Arterial/collector street side setback	35'	31.5'
Local street side setback	25'	22.5'
Lot coverage	60%	66%
Parking	Varies	10% reduction of total parking not to include handicap stalls

(Ord. 253, 12-16-2014; amd. Ord. 291, 1-19-2021)

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Paul Osterman, Building Official, Jared Jerome, Associate Planner, Evan Willoughby, Assistant Planner

Date: November 19, 2025

Meeting Date: November 25, 2025

Subject: Building & Safety Permit 2025-296 Appeal of 2022 California Electrical Code Section 334.15(B) Protection from Physical Damage

Recommendation:

That the Planning Commission denies the appeal and upholds the correction notice based on the 2022 California Electrical Code Section 334.15(B) based on the information contained within the staff report.

Prior Review:

There has been no prior review of this item.

Discussion:

Building permit 2025-296 was issued on 4/14/2025 to Tesla Energy for the installation of 30 solar panels and an energy storage system at a residence located at 7948 Church Street. The permit was processed by the State of California automated approval system named, SolarApp+, pursuant to State law. This system is completely automated and does not allow for plan review of a proposed roof-mounted solar system by the Town of Yucca Valley.

The installation included a device called a meter socket adapter. A meter socket adapter allows the flow of energy into the Edison power grid through a metering system. The meter socket adapter is a Tesla-produced device that is approved by SCE to be installed behind the electric meter (Photo attached to this staff report and pictured below).



On June 2, 2025, Tesla Energy called for an inspection of the full installation of the system. A correction notice was provided by the Building Inspector to the Tesla Energy representative (attached). A correction provided on the notice states:

Provide protection of backup switch and RSD switch w/conduit per California Electrical Code 334.15(B)

The correction above is provided to help protect against damage caused by accidental animal or human contact to the cable(s), given the height of installation that could readily be accessed. This section of the referenced code states the following:

334.15(B) Protection From Physical Damage

Cable shall be protected from physical damage where necessary by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, RTRC marked with the suffix -XW, or other approved means. Where passing through a floor, the cable shall be enclosed in rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 80 PVC conduit, RTRC marked with the suffix -XW, or other approved means extending at least 150 mm (6 in.) above the floor. Conduit or tubing shall be provided with a bushing or adapter that provides protection from abrasion at the point the cable enters and exits the raceway.

Type NMC cable installed in shallow chases or grooves in masonry, concrete, or adobe shall be protected in accordance with the requirements in 300.4(F) and covered with plaster,

adobe, or similar finish.

Section 334.15(B), does not identify types of cables that do not require protection. Staff interprets that Section 334.15(B) applies to all cables, high voltage, low voltage, or communication type cables.

The backup switch installation requirements, published by Tesla Energy (attached), state the following:

All installations must conform to the laws, regulations, and standards applicable to the jurisdiction installation.

In response to the correction given to Tesla Energy, SCE provided an email to Town inspectors with their opinion (email attached). The email provided is not relevant to this appeal because inspections on the equipment are conducted solely based on minimum standards of the 2022 California Electrical Code adopted by the Town.

On October 20, 2025, Mr. AJ Molina representing Tesla Energy requested that the matter be brought for further review and judgement by the Local Appeals Board, designated as the Planning Commission by the Town Council pursuant to Town Council Resolution No. 25-31, attached.

It is staff's opinion based upon 2022 California Electrical Code Section 334.15(B) that conduit to protect the communication cable is required and the correction notice should be upheld by the Planning Commission.

Alternatives

None.

Fiscal Impact:

None.

Attachments

1. 6_2_2025 Correction notice
2. unprotected cable photo
3. Meter Socket Illustration
4. SCE Email
5. Tesla Backup Switch Requirements
6. TC Resolution No 25-31



Town of Yucca Valley
BUILDING AND SAFETY DIVISION

To TESLA Energy
Address 7948 Church Date 6/2/25

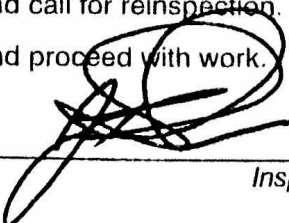
CORRECTION NOTICE

Permit No. 2025-296

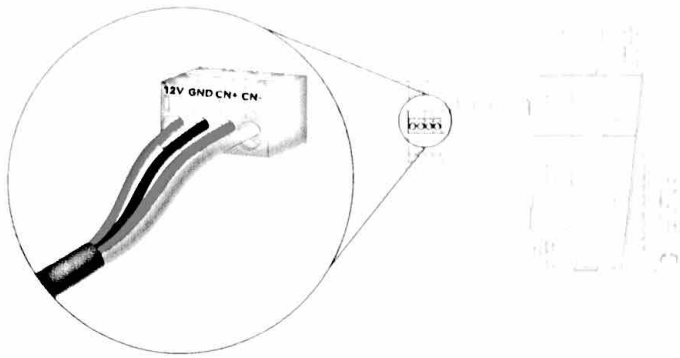
① Provide Ground Rod Protection Per
CEC 250.53(A) & 250.10

② Provide Protection of Back up
Switch and RSD Switch w/Conduit
per CEC 334.15(B)

- Please make corrections and call for reinspection.
- Please make corrections and proceed with work.


Inspector



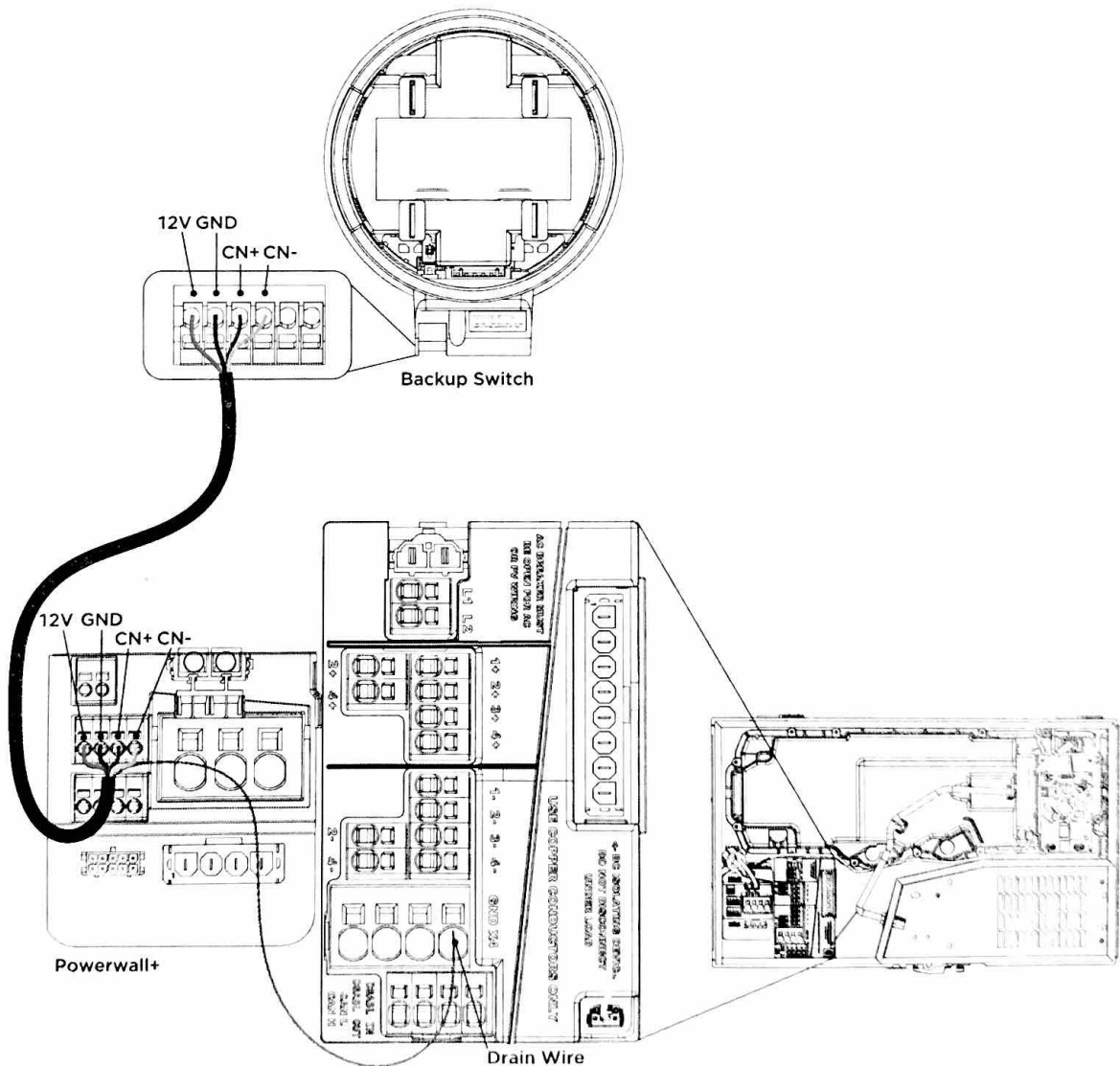


d. (Optional) If the drain wire is present, insert it in the solar assembly ground terminal.



NOTE

See Plan Distance Between Components for the maximum distance between components.



"

From: Ben Garcia <Ben.Garcia@sce.com>
Sent: Monday, June 16, 2025 9:58 AM
To: Klaudia Bicskei Morales <kbicskeimorales@tesla.com>; Warren Silvederio <Warren.Silverderio@sce.com>; Leonardo Esparza <Leonardo.Esparza@sce.com>; Elisia Jones <Elisia.Jones@sce.com>; Todd Show <tshow@yucca-valley.org>; Shawn Koedel <SKoedel@yucca-valley.org>
Cc: Victoria Scolpino <vscolpino@tesla.com>; Armand DeBose <adebose@tesla.com>; Kristin Craig <kmaselli@tesla.com>
Subject: RE: (External):Use of Conduit for Tesla Backup Switch Communication Cable in Yucca Valley

This is Communication cable only. The same as, say a Cable company wire from the pole to the house. These are UV rated and not require to be covered. The Liquid tight conduit is for Energized conductors.

Liquid Tight is flexible to a point, but causes issues such as:

- Extra stress on the Plastic connection cover on the adapter. Held on by three small screws.
- May block access to pull section or inspection panels on the meter panel. Since the adapter only feeds to the left the liquid tight will block any left covers on the panel. This is an Electrical Service Requirements (ESR) Violation. But the standard communication cable is flexible so this is not an issue.
- Restricts inspection of the actual green Comm plug connection to the adapter.
- The Functional Charge light
- The Black Plunger that signals Utility service On or Off.
- These last three processes are used to visually inspect Adapter/System function. This is part of the "Functional Test" verification to verify the system is functioning as prescribed. Liquid Tight does not give the versatility to slide the conduit back for access.

Warren sent of the SCE MSA requirements. Possibly he or Elisia can send the again.

Hope this helps
Regards
Ben Garcia
Meter Test Supervisor
Central Region: Covina/Monrovia/Montebello/Whittier S/C
(909) 592-3776
PAX 43776
(626) 476-0840 cell
Ben.Garcia@sce.com

Powerwall+ with Backup Switch Installation Requirements

Powerwall+ comes with a Backup Switch to enable integration with the electrical grid and generation like solar systems. Powerwall+ and the Backup Switch communicate by means of a wired connection. **Wiring and conduit (where required)** must be provided by the installer and installed to comply with local codes.

AC isolation and interconnection requirements between Powerwall+ and the electrical panel are subject to local codes. Ensure that the installation meets local isolation and interconnection requirements. All U.S. and Canada electrical installations must be done in accordance with local codes and the **National Electric Code (NEC) ANSI/NFPA 70** or the Canadian Electrical Code CSA C22.1.

- The connection requirements of the grid operator must be met.
- The conductors with regards to ampacity, rated temperatures, operating conditions and power loss must be made in accordance with the local standards and the National Electrical Code® ANSI/NFPA 70 or the Canadian Electrical Code® CSA C22.1.
- The conductor type must be copper wire.
- The AC and DC electric circuits are isolated from the enclosure. If required by section 250 of the National Electrical Code®, ANSI/NFPA 70, the installer is responsible for grounding the system.
- The grid voltage must be within the permissible range.

WARNING

When Powerwall+ is installed in a dwelling unit, fire detection and protection equipment should be installed in accordance with local building and fire codes.

CAUTION

Before installing, disconnecting, and/or adjusting current transformers for metering, ensure the circuits being measured are not energized and the system is completely powered down. Failure to de-energize the system may compromise operator and equipment safety.

NOTE

All installations must conform to the laws, regulations, codes, and standards applicable in the jurisdiction of installation.

RESOLUTION NO. 25-31

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, DESIGNATING THE PLANNING COMMISSION AS THE LOCAL APPEALS BOARD AND HOUSING APPEALS BOARD PURSUANT TO SECTION 1.8.8 OF THE 2022 CALIFORNIA BUILDING CODE (CBC) OF CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, CALIFORNIA BUILDING STANDARDS CODE

WHEREAS, the California Building Code, Section 1.8.8.1 requires that each city, county, or city and county establish a process to hear and decide appeals of orders, decisions, and determinations made by the enforcing agency relative to the application and interpretation of building codes and related regulations; and

WHEREAS, the California Building Code provides that a governing body may establish a Local Appeals Board and Housing Appeals Board to perform this function; and

WHEREAS, members of such boards shall not be employees of the enforcing agency and shall be knowledgeable in applicable building codes, regulations, and ordinances; and

WHEREAS, the Town Council desires to designate the Planning Commission as the Local Appeals Board and Housing Appeals Board for the purpose of hearing appeals related to the enforcement, interpretation, and application of the California Building Code and related building regulations; and

WHEREAS, the Town Council finds that this designation is consistent with the qualifications and intent of Section 1.8.8 and ensures a fair and efficient appeals process.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA HEREBY RESOLVES, FINDS AND DETERMINES AS FOLLOWS:

SECTION 1. The Town Council hereby specifically finds that all of the facts set forth in the recitals of this Resolution are true and correct.

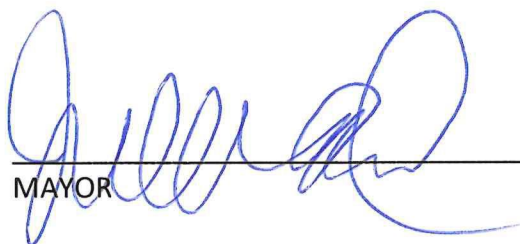
- A. Designation of Board: The Town of Yucca Valley Planning Commission is hereby designated as the Local Appeals Board and Housing Appeals Board pursuant to Section 1.8.8 of the 2022 California Building Code.
- B. Duties: The Planning Commission shall hear and decide appeals of orders, decisions, and determinations made by the Town relating to the application and interpretation of California Code of Regulations (CCR), Title 24, California Building Standards Code and related regulations.
- C. Membership: The Planning Commission members shall serve in this capacity as part of their appointed roles, provided they meet the statutory qualifications, and none shall be employees of the enforcing agency.

D. Severability: If any section, subsection, clause, or phrase of this Resolution is held invalid, such invalidity shall not affect the remaining portions of the Resolution.

E. Effective Date: This Resolution shall take effect immediately upon adoption.

SECTION 2. The Town Clerk is hereby directed to file this Resolution and to preserve said Resolution as public record.


PASSED AND ADOPTED this 4th day of November, 2025.


MAYOR

ATTEST:


TOWN CLERK

APPROVED AS TO FORM:


TOWN ATTORNEY

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

TOWN OF YUCCA VALLEY

I, Lesley R. Copeland, Town Clerk of the Town of Yucca Valley, California hereby certify that the foregoing Resolution No. 25-31 as duly and regularly adopted at a meeting of the Town Council of the Town of Yucca Valley, California at a meeting thereof held on the 4th day of November 2025, by the following vote:

Ayes: Council Members Denison, Lombardo, Schooler
and Mayor Drozd

Noes: None

Excused: Mayor Pro Tem Abel



Lesley R. Copeland, CMC
TOWN CLERK

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Paul Osterman, Building Official, Jared Jerome, Associate Planner, Evan Willoughby, Assistant Planner

Date: November 17, 2025

Meeting Date: November 25, 2025

Subject: Building & Safety Annual Presentation/Report

Recommendation:

That the Planning Commission receives and files the Building and Safety Annual Report.

Prior Review:

There has been no prior review of this matter.

Discussion:

The Building & Safety Annual Report will cover information from staffing levels, office hours, field inspections, construction trends, and other general building information. Representatives from Charles Abbott Associates will be available to answer questions following the presentation.

This report covers July 1, 2024, through June 30, 2025.

Alternatives

Staff recommends no alternative actions.

Fiscal Impact:

None.

Attachments

None

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Jared Jerome, Associate Planner, Evan Willoughby, Assistant Planner

Date: November 20, 2025

Meeting Date: November 25, 2025

Subject: Temporary Short-Term Term Vacation Rental - GIS Map Presentation

Recommendation:

That the Planning Commission receives and files the report.

Prior Review:

There has been no prior review of this item.

Discussion:

Town staff will provide the Planning Commission with a presentation on the Town's Temporary Short-Term Vacation Rental GIS Map, which is located on the Town's website and accessible through the link below.

<https://experience.arcgis.com/experience/3b8be1ab0aad464999238bb0aee5bf3c>

Alternatives

None.

Fiscal Impact:

None.

Attachments

None

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Jared Jerome, Associate Planner, Evan Willoughby, Assistant Planner

Date: October 29, 2025

Meeting Date: November 25, 2025

Subject: Land Development Update

Recommendation:

That the Planning Commission receives and files the report.

Prior Review:

There has been no prior review of this item. The purpose of this report is to update the Planning Commission on private land development and capital project activity.

Discussion:

Town staff will provide the Planning Commission with an update on current private land development and capital projects and anticipated schedules.

Alternatives

None.

Fiscal Impact:

None.

Attachments

None