

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, DECEMBER 9, 2025
Yucca Valley Community Center - Yucca Room
57090 Twentynine Palms Highway
Yucca Valley, CA 92284

<https://zoom.us/j/97220306405?pwd=kNq4flh1kVM10nDdKZb5fyZvbkWbT3.1>

Meeting ID: 972 2030 6405

Passcode: 473641

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.

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Planning Commission

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

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TOWN ADMINISTRATIVE OFFICE:

760-369-7207

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

AGENDA
MEETING OF THE PLANNING COMMISSION
TUESDAY, DECEMBER 9, 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 calendar are considered to be routine matters or are considered formal documents covering previous Planning Commission instruction. The items listed on the consent calendar may be enacted by one motion and a second. There will be no separate discussion of the consent calendar items unless a member of the Planning Commission or Town Staff requests discussion on specific consent calendar items at the beginning of the meeting. Public requests to comment on consent calendar items should be filed with the Commission Secretary before the consent calendar is called.

1. Planning Commission Regular Meeting Minutes November 25, 2025.

Public Hearings

2. Environmental Assessment, EA 09-25; Variance, V 02-25, 58238 Alta Mesa Drive. A request to retain a six foot (6') tall solid metal fence along the front and street-side of a single-family residence. The project site is located at 58238 Alta Mesa Drive and is also identified as APN: 0601-324-04.

Recommendation:

Environmental Assessment 09-25:

That the Planning Commission finds the project is exempt from CEQA pursuant to Section 15303(e), Class 3 (New Construction of Small Structures), as the proposed project is a fence.

Variance 02-25:

That the Planning Commission denies Variance, V 02-25, from the Town of Yucca Valley Development Code, Chapter 9.07, Section 9.07.090 Fences, Walls, and Hedges and Section 9.07.120 Projections and Encroachments Into Required Setback Areas And Above Height Limits, Table 2-6. The variance is to allow the fence to exceed the maximum (4') height for a solid wall or fence by (2') within the front and street side setbacks to a maximum (6') height.

Department Reports

3. 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 discussing 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

The next regular meeting of the Yucca Valley Planning Commission on Tuesday, December 23, 2025, will be canceled due to a lack of agenda items. Upcoming Meeting Schedule: The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, January 13, 2026, at 6:00 PM in the Yucca Valley Community Center Yucca Room.

Adjournment

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



To: Planning Commission

From: Janet Yochmowitz, Administrative Assistant III

Date: December 3, 2025

Meeting Date: December 9, 2025

Subject: Planning Commission Regular Meeting Minutes November 25, 2025.

Recommendation:

Approve the meeting minutes of November 25, 2025.

Prior Review:

None.

Discussion:

None.

Alternatives

None.

Fiscal Impact:

None.

Attachments

1. PC Minutes 11 25 2025

Town of Yucca Valley
Planning Commission Meeting Minutes
November 25, 2025

Call to Order

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

Roll Call

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

Absent:

Pledge of Allegiance

Led by Vice Chair Thomas.

Approval of Agenda

Motion:

Result: (Yes 5, No 0, Abstained 0)

Mover: Commissioner James Henderson

Second: Commissioner Mathew Thomas

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

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 5, No 0, Abstained 0)

Mover: Commissioner Clint Stoker

Second: Commissioner Gerard Noonan

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

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

Motion:

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

Result: (Yes 5, No 0, Abstained 0)
Mover: Commissioner Clint Stoker
Second: Commissioner Mathew Thomas
Ayes: James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

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

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

Result: (Yes 5, No 0, Abstained 0)
Mover: Commissioner Mathew Thomas
Second: Commissioner James Henderson
Ayes: James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

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

Motion:
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.

Result: (Yes 5, No 0, Abstained 0)
Mover: Commissioner Clint Stoker
Second: Commissioner Gerard Noonan
Ayes: James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Department Reports

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

Chair Vasconcelos stated yes. Moving on to item four, I'm going to actually be recusing myself from this item. We're going to move this over to Co-Chair Thomas.

Vice Chair Thomas stated okay. Moving to item number four, building and safety

permit 2025-296, appeal of 2022 California Electrical Code Section 334.15(B), protection from physical damage. Staff.

Associate Planner Jerome stated good evening, commission. The recommendation for this item is that the Planning Commission denies the appeal and upholds the correction notice based on the 2022 California Electrical Code Section 334.15(B) and the information contained within the staff report. For the presentation of this item, I'm going to turn it over to our building official, Mr. Paul Osterman. Paul.

Building Official Osterman stated, thank you very much. Good evening, Planning Commission. This evening, I bring you an appeal of inspector actions by the Tesla Energy Corporation and the Town of Yucca Valley. And you've been read the recommendation. This is a diagram of the apparatus in question. This is a Tesla Energy Backup Switch meter socket adapter. This adapter utilizes a cable to go from the controlling unit to the meter socket adapter. What the meter socket adapter does, in short, is it senses the loss of utility power, and it allows backup energy from mounted batteries on the residential structure to power the busbar or the circuit breakers within that main circuit panel.

Now, the cable itself, shown here, is protected by a conduit, which is what the code directs us to do. Code 334.15(B) instructs the inspectors to look for all exposed cables, regardless of voltage, and for those cables to be protected in some sort of conduit, which is established in that code section. This is a photo of an unprotected cable, which is basically the same as our inspector witnessed when doing the inspection on this particular permit.

The code language is quite specific. It states, "Exposed work, except as provided in 300.11B, cable shall be installed as specified in 334.15(A) through (C). 334.15(B), specifically, cable shall be protected from physical damage where necessary by rigid metal conduit, intermediate metal conduit, electrical metal tubing, Schedule 80 PVC conduit, Type RTC - RTRC, excuse me - marked with the suffix -XW, or other approved means. When passing through a floor-- or cable passing through a floor, the cable shall be exposed in rigid-- enclosed in rigid metal conduit, intermediate metal conduit, electrical metal tubing, Schedule 80 PVC, Type RTRC, marked with the suffix - XW, or other approved means extending at least six inches above the floor."

Now, in this case, we have-- the whole cable is exposed to damage - accidental damage, natural damage, man-made damage - and the damage to this cable would then render the system that's installed useless at that point. As illustrated in the photos, the proximity of the communication cable between the power controller and backup switch appears to potentially be susceptible to numerous physical situations that could cause damage to the cable. The cable is essential to the operation of the system installed. The town wishes to protect the system and the homeowner from

failure caused by accidental encounters, which may cause damage. There's another recommendation. Do we have any questions?

Vice Chair Thomas asked Paul, what kind of voltage goes through this? Okay. At the moment, we'll open it up to public comment. Anybody wishing to comment on item number four in the audience? Anybody? Okay. How about online? No? Okay. We'll close public comment and go back to commissioner questions at the moment.

Associate Planner Jerome stated I believe we have the applicant on Zoom. So I believe the applicant also has a presentation.

Applicant AJ Molina stated yes. Hi. Thank you for taking the time today. I have been in talks with Paul with regards to this. And so I'm in alignment with how the code itself details how it's required for the protection there. Our stance is that the protections required under that code section are not the types of requirements or the types of protections that one would see in a residential application. This is common use 12-voltage wire. So just to answer the question that was posed already, that it is just communication. There's no high voltage going through this line. Any accidental impact or anything like that would pose a minor disruption in the system. Yes, it would turn off. The customer would be notified, and we'd be able to service the equipment very quickly. So between the time of incident and the time of repair, there would be very little lag time. But the primary concern here, of course, is not that we would have to go out and repair the equipment. It's that when this protection is being required on this low voltage cable, there is concern with regards to the actual meter socket that is on the electrical panel, causing a potential electrical failure or hazard, if you will, when and if that type of conduit is installed. I would like to show, if I could, the slides that I submitted from an SCE PowerPoint that actually details this. Is that all right?

Associate Planner Jerome stated yes.

Applicant AJ Molina stated thank you. Only one presenter can share at a time. Can I share there? Okay. Okay. Here we go. And so as you can see here, the liquid type, as you can see, does cause stress on the actual meter socket enclosure where the meter itself would be placed. Putting the stress there is just going to potentially loosen or pull away from the meter housing that would cause an electrical hazard. Whereas the connection, as you can see in other instances, would be a direct line in a very short run. So the types of installations that you see here typically run into a conduit or something else, like a subpanel or other electrical protection devices, basically, where the exposed run for this particular cable is minimal. If we're seeing runs like this for-- sorry, low voltage communications line already for high-speed internet, cable connections, telecommunications, these are similar applications that you would see for exposed work that does not require protection. And you probably have some on

your own home. So similar wires like you would see here are already exposed on the outside of the home, but strapped to the building envelope to create a means of protection.

There is justification there in that the structural walls and framing members-- sorry, the exposed runs need to follow the surface of the building or finish to mitigate exposure to physical damage. You already have protection enforcement for high voltage lines. These, of course, being low voltage, would follow the building surface and any associated electrical or mechanical element that is also installed protrudes past the wall surface in the extent of where this particular cable would be exposed. So any incidental impact would probably occur on the actual equipment associated with the device and the wiring rather than the wire itself as it protrudes past where the installation of that would occur. I'd also like to point out here that, as mentioned, the code requirement in 334 applies to non-metallic sheath cables. What we're installing is actually TC-ER, over here on the right. TC has its own code section tied to it for 336. It also has the notice that it requires protection against physical damage. Yet we still hold that the protections for impact and crush resistance are relatively similar to that what we'd see of a typical installation, say for an air conditioner that uses MC cable. And you can see the impact resistance for that type of cable is at 50 pounds-- or 50 foot-pounds, excuse me. TC-ER carries that same crush resistance and impact resistance, whereas the liquid flex metal conduit has less crush resistance, but slightly more impact resistance. And I will stop there for any questions or comments as well.

Vice Chair Thomas stated okay. At the moment, we'll open it up to public comment. Anybody wishing to comment on item number four in the audience? Anybody? Okay. How about online? No. Okay. We'll close public comment and go back to commissioner questions at the moment. Commissioner Stoker..

Commissioner Stoker stated, yeah. How are you? Thank you, sir. What was your name again?

Building Official Osterman stated I believe his name is AJ Molina.

Commissioner Stoker asked AJ? Thank you, AJ. And thank you, Paul. We appreciate your guys' comments. I had a couple of questions. And there's a couple more, actually, based on hearing AJ's comments here. And maybe they're just going to sound silly, Paul, but he mentioned MC cable, which we commonly use for air conditioners, which, outside, most of the time, that's also in a protective sheath on its way to a mini-split or another unit, correct?

Building Official Osterman stated that's correct.

Commissioner Stoker stated so, we still require that same conduit for those types of-- what could be a unprotected cable. Can we turn this one down? Because I feel like I'm going to feedback any second.

Yeah. It's ready to go. Secondly, my second question for you, Paul, is we're fairly consistent with our application of this similar code to everyone. This is not just an isolated incident for having the same type of--

Building Official Osterman stated that's correct.

Commissioner Stoker stated and we appreciate that. I think, as contractors, myself included, we always look for consistency. And the fact that, as far as my interactions with you, it's always been really consistent, I really appreciate that on, both the town's part and all of our inspectors. Do you see any-- I mean, again, to go to the Edison thing he was looking at, currently, some of the photos he was pointing to saying, "This is a great installation. It's really short," were actually the ones that they don't like. I don't know if you noticed that. I certainly did. Do you feel that having the cable be protected is something that poses a greater risk, or would the protection be the most important thing?

Building Official Osterman stated, well, what's interesting about this, and I'm glad you brought that up, is that Tesla engineering designed this type of system. They went to Southern California Edison for their approval, which-- and maybe an assumption here, and Mr. Molina could clear me up on this, is that Edison needs to mount their meter on their backup switch ring. So I believe that the approval by Southern California Edison was for that ring and their meter to actually go on that ring. Now, that said, I don't believe that Tesla Energy has vetted this properly through agencies such as the ICC, International Code Council, or California Building Standards Commission for code compliance because it clearly doesn't meet code compliance in this respect. So yes, to answer your-- in short, yes, I do believe that the protected cable would be much more beneficial.

Commissioner Stoker stated thank you. I will say I've installed two of these. They were both Tesla units in the low desert, and both of them had a conduit of sorts. One was metal, and one of them was liquid-tight. The metal one was an indoor installation, which used a quarter-inch aluminum spiral conduit for this cable to be protected. And the exterior one was a lot smaller than the versions in the Edison examples, where it was more like a three-eighth-inch liquid-tight, which is a lot more flexible and less rigid than that three-quarter that they're referencing. So I think there's also some consistency, not only in our area, but also in other jurisdictions as well. And the subcontractor that installed both of those has been a Tesla dealer for some time, and I think was helping to pilot this program of introducing these rings.

Commissioner Stoker stated it's interesting reading the email, and this is just me thinking, but reading the email from Edison, in that they definitely have the capability and the right to approve the ring itself and how that ring is applied because it's connected to their meter. But the connection coming off of that, I feel like that's where our inspectors come in. They're looking at the line feeding that ring, and you're not going to tell Edison how to install their meter, and they're not going to tell you how to inspect a power line to make sure it's safe. In the end, I think Edison has to sign off on their complete project, which is kind of their job. And like I said, I've been through two of these already that passed Edison's muster without an issue with protection for that cable. One quick question for Mr. Molina: in the event that this wire does become damaged, am I to understand that their entire solar system would cease to function?

Applicant AJ Molina stated that is not correct. No. The communication line just tells you how much power is currently being transferred through the meter as if there were a utility connection typically used for our power control system setup. So, what that does, in effect, is just monitor the incoming current from the utility and send that signal to the Powerwall site controller to determine whether or not it's safe to export. If that system does not communicate, the Powerwall itself will turn off and notify the customer. That being said, this is, again, part of our safety standard with regards to maintaining that communication line and monitoring the currents that are flowing through the ecosystem, as well as ensuring life safety in this matter.

Commissioner Stoker stated yes. So again, yeah, based on my research, the same thing. If the wire breaks, the solar system does not function until the wire is repaired. How would it generate power if it-- yeah. I mean, that just doesn't make sense. Isn't that the entire point of that not having to have a transfer switch anymore, correct? This is, in effect, a transfer switch? Yeah.

Applicant AJ Molina stated in terms of providing backfeed, correct. But the solar system itself may still be able to generate power and store energy in the Powerwall. It just would not be able to--

Commissioner Stoker stated how would it generate power if it-- yeah. I mean, that just doesn't make sense. Isn't that the entire point of that not having to have a transfer switch anymore, correct?

Applicant AJ Molina stated effectively, yes.

Commissioner Stoker asked this is an offensive transfer switch? Yeah.

Applicant AJ Molina stated it's a microgrid interconnect device. It's not the same as a typical transfer switch, but it acts similar in that this is designed to work both parallel

with operation of the utility and without.

Commissioner Stoker stated right. So, when it detects no power, it cuts off the ability to backfeed the grid, thus keeping all of the power within the system.

Applicant AJ Molina stated correct.

Commissioner Stoker stated so, if it can't detect that there's a-- anyway, it's neither here nor there. I think it detects--

Applicant AJ Molina stated the Powerwall can continue charging off of the solar, but it will no longer export to the home's electrical system.

Commissioner Stoker stated right. In the effect of a power outage, someone might not know that their Powerwall isn't really ready to go until the power's out, and suddenly, they don't have power, like they should have.

Applicant AJ Molina stated that's incorrect. If there's a malfunction with the system not being able to export, the customer is notified immediately via the app and can request service.

Commissioner Stoker stated okay. Okay. Well, I think, as Paul pointed out in his presentation, we'd like to maybe protect homeowners from having to request services many times by keeping the wire more protected than not. So I do appreciate that. Thank you. And that's all I have at this point. Thank you.

Vice Chair Thomas stated Commissioner Henderson.

Commissioner Henderson stated, well, thank you. Mr. Osterman, I appreciate you brought up a really good point, and that is that children, animals, natural events could damage that wire. And so my question for Mr. Molina: a system in general like this, how much does the whole system cost? In general? Maybe not this specific application. Is it \$50,000?

Applicant AJ Molina stated the installation, again, depends entirely on whether it's paired with multiple Powerwalls, solar systems, etc. There's different sizes of system, but the Powerwall itself, including installation, runs between 7 and 10 thousand dollars.

Commissioner Henderson stated okay. And so we have 7 to 10 thousand dollars, maybe on the lower end. And if you add other batteries, etc., it gets more expensive. Is that correct?

Applicant AJ Molina stated correct. And if you pair it with a solar system, it just continues, depending on what features you want to have available. So, you can have the Powerwall standalone to provide power during an outage, it charges from the grid, or you can pair it with a solar system to charge from the clean energy you generate on-site, and you can have multiple Powerwalls if your power demands are higher.

Commissioner Henderson stated so, it could be a considerable investment for the homeowner. Is that fair?

Applicant AJ Molina stated correct.

Commissioner Henderson asked and then, Mr. Osterman, this cover that would go over the wire, in general, how much would that cost?

Building Official Osterman stated well, depending on the material that is used, anywhere from 10 to 20 dollars.

Commissioner Henderson stated so, we have a considerable investment in this entire solar system that could be damaged by animals, children, etc. And we could kind of cover, and I don't want to say bulletproof it, but protect it for somewhere between 10 and 20 dollars.

Building Official Osterman stated yes, sir.

Commissioner Henderson stated and that's what we're talking about here, is a 10-to-20-dollar protection that's being appealed. And that just leads me to kind of scratch my head a little bit. If I was the homeowner investing, more likely, 40 to 50 thousand plus dollars in such a unit, and I saw a bare wire, unless somebody was telling me that covering that wire would damage it, I would say cover the wire and comply with what the California law is. That's what I think. Mr. Molina, do you represent Tesla around the state on similar issues that come in front of commissions, etc., for appeals?
[inaudible]

Applicant AJ Molina stated yes, I do. Yeah. I am a senior compliance engineer. And this is a conversation we're having here at Yucca Valley that we are not having elsewhere unless specifically dictated by code.

Commissioner Henderson asked have you had a similar issue in other communities regarding not covering this wire?

Okay. Yeah, I have nothing further for now.

Applicant AJ Molina stated I would like to make a quick comment on your response there in that I don't feel that it is fair to align the cost of the system with the cost of the protection. The cost of the system is a one-time cost. The protection that we're talking about is for a single wire in the system. That system has a similar cost to that of the protection. So, we're talking about a \$10 fix for \$10 protection. Think of it that way.

Commissioner Henderson stated but you were just sharing with Commissioner Stoker that, if that wire was damaged - at least that's the way I interpret it - it kind of--

Applicant AJ Molina stated only in the City of San Francisco that adopts the residential and electrical codes with heavy modifications that require such protections specific to this type of cable.

Commissioner Henderson stated okay. Yeah, I have nothing further for now.

Applicant AJ Molina stated I would like to make a quick comment on your response there in that I don't feel that it is fair to align the cost of the system with the cost of the protection. The cost of the system is a one-time cost. The protection that we're talking about is for a single wire in the system. That system has a similar cost to that of the protection. So, we're talking about a \$10 fix for \$10 protection. Think of it that way.

Commissioner Henderson stated but you were just sharing with Commissioner Stoker that if that wire was damaged, at least that's the way I interpret it, what kind of--

Applicant AJ Molina stated the system will not function. It doesn't work.

Commissioner Henderson stated yeah, I know it came down to a functionality, but if I could protect the full functionality of my investment for \$10, unless-- and I read the Southern California Edison email, and I'm just trying to see plainly that covering it damages it somehow. And I don't see that. So that was my concern. So I understand, a \$10 protection for a \$10 wire, but ultimately, it protects my investment. And I think part of the time, especially with the planning department, is they're trying to protect the homeowner. And that's why we have these codes. So yeah, that's why I'm scratching my head over appeal for a covering that seems like--common sense seems like, if it was my system, I would want it covered. That's just my opinion, though. But I'll leave some comments to the rest.

Applicant AJ Molina stated I agree with the intent there. I absolutely agree with the intent with regards to physical protection. The main concern here is that the type of conduit that's being enforced will not prevent any sort of catastrophic or high-speed vehicular impact that would be-- if an incident like that were to occur, it wouldn't

matter if it's in protection. We're talking about an impact resistance of 20 foot-pounds. That would be the difference.

Commissioner Henderson stated and I appreciate that. And more of my concern was the planning department brought up children yanking on wires, dogs or animals, because it's low-hanging, coming up and chewing on it. And that's where common sense seems to me it should be covered, but I won't continue. I'll let another commissioner speak.

Vice Chair Thomas stated Commissioner Noonan.

Commissioner Noonan stated okay. So my question is-- it seems like the issue-- I'm looking at the various installations here with the flexible conduit. Is the main issue the attachment point at the ring on the meter? Is there not a conduit that can actually accomplish a solid good attachment, or is that where we're saying; the damages-- or there isn't an adapter really that can go from the ring to the conduit and attach it firmly? Is that the issue we're talking about?

Applicant AJ Molina stated it's not that it won't work. It's that when it is applied, it adds undue pressure and strain on that connection and meter housing. So, the line itself being connected to the meter and to the socket, the meter socket adapter, excuse me, that reads the voltage coming through the utility line, that in itself is the cable that we're trying to protect, if you will. Adding the conduit to it is where in what we've done with SCE and in other places, notice that it adds stress and pressure to the bottom of the that housing, which over time could potentially create a more hazardous condition than what we're talking about. If that ring were to come loose in any fashion, even with the locks and ring adapters, you're still adding pressure to that connection point, which over time, even if tugged, like you said, from children and things like that, this is still a conduit, it would have a more detrimental effect because it's trying to pull at the electrical panel rather than just talking about potentially cutting the wire itself.

Commissioner Noonan stated so, if I'm understanding this correctly, the conduit protects the wire, but at the actual connection point, you don't really have-- there's not a way to have basically a watertight seal or even any kind of adapter where the conduit can actually directly connect to the ring. You're still connecting to the attachment part of the wire. Is that correct?

Applicant AJ Molina stated right. You're covering the wire in its fullest to the ring itself. The connection to the actual meter socket is a proprietary cable tray connection. And I will mention that Type TC-ER cable that is being used in these is outdoor rated and weatherproof already.

Commissioner Noonan stated okay. So, the connection point really, even with or without conduit, will not have any protection, right, at the connection point?

Applicant AJ Molina stated It would be up to the connection point, correct.

Commissioner Noonan stated okay. All right. That's my only questions. Thank you.

Vice Chair Thomas stated thank you. I have a couple of questions. Is this only for the Tesla Powerwall, or if somebody decides to put another battery in that's a different configuration, is the same type of wire used to go to the meter?

Applicant AJ Molina stated I couldn't seek for other contractors or other--

Vice Chair Thomas stated well, let's put it this way. A similar type of communication device would have to go to the meter, would it not?

Applicant AJ Molina stated if the manufacturer has it such that it has a meter socket adapter, then yes, it would require some form of low-voltage communication line. That's a common use, I guess. Most places that I've seen in terms of their connection typically require load relocation into a dedicated subpanel using what we call the gateway, which is a separate subpanel where loads can get relocated into. In effect, that's what we would have to switch to if we were to continue with this protection requirement, in that we would no longer be able to install these backup switches. So, we would have to require the backup gateway instead, which creates an island further downstream rather than at the main service panel. So, all of the loads in the main service will have to be relocated into a new subpanel for backup loads. And the cost and installation time that is associated with that-- backup switch installation can take about 15 minutes. A full rewiring of your main source panel to a backup load center can take about four hours, and it has additional equipment required.

Vice Chair Thomas stated I'm sorry.

Applicant AJ Molina stated and there's the additional backup gateway that's required, a new panel that acts as your new name service panel, basically, where all the dedicated backup loads are.

Vice Chair Thomas stated okay. Paul, have we had any experience with other brands of backup batteries on this?

Building Official Osterman stated As far as unprotected cables, no.

Vice Chair Thomas stated okay. So, it's just a Tesla that has this unprotected cable?

Building Official Osterman stated it is this proprietary design that is-- yes, this is the only time we've seen this unprotected cable situation.

Vice Chair Thomas stated okay.

Commissioner Henderson stated I had a follow-up.

Vice Chair Thomas stated go ahead.

Commissioner Henderson stated Mr. Molina, you had mentioned the City of San Francisco. Were you saying that they were requiring the cable to be covered as well?

Applicant AJ Molina stated correct. They do. But they have a modified version of the National or California Electrical Code that requires a specific type of protection for Type TC-ER cable.

Commissioner Henderson stated and how are you guys protecting it there?

Applicant AJ Molina stated we were actually allowed to run up to a three-foot line exposed still after discussing this with them. So, we would have conduit up until three feet from the connection point and have exposed wire from there.

Commissioner Henderson stated all right. Thank you.

Vice Chair Thomas asked any other follow-up questions?

Commissioner Noonan stated yeah, I'd like to follow up on that. So how far of the exposed cable are you allowed to do in San Francisco?

Applicant AJ Molina stated that's the three feet, yeah.

Commissioner Noonan stated that was three feet. Okay. All right. So, conduit, and then they let you run three feet of the unprotected whatever typical line that you're using. Okay. Thank you.

Applicant AJ Molina stated correct.

Vice Chair Thomas asked do you have any follow-ups? Go ahead.

Commissioner Stoker stated one more. So, are you looking at our packet? I would imagine you are. I can almost see it in your glasses. So, I'm going to assume you are. On packet page 65, which is a page out of your installation requirements for the Powerwall Plus and Powerwall 3 because I looked up both of them today with backup

switch. Do you have that handy?

Applicant AJ Molina stated I don't have that open right now, but I'm familiar with our installation manual, yes.

Commissioner Stoker stated okay. Cool. Yeah. So, in that second sentence, it says wiring and conduit were required, must be provided by the installer and installed to comply with local codes. And that's in reference to the Powerwall and backup switch communicate by means of a wired connection. So, it's something you guys already referenced in your installation manuals as needed when local jurisdictions, which-- and then at the very bottom, it says, "All installations must conform to the laws, standards, regulations, codes, and standards applicable in the jurisdiction of installation."

Applicant AJ Molina stated correct. And we're not refuting that there's something in the code that acts and requires protection from physical damage. Our stance is that the physical damage concerns that are typically in the NEC for residential applications aren't what you would typically see for, say, a commercial application, which is what its intent is for. So, we're not worried about heavy machinery or forklifts or anything striking the wall. What we're concerned about is children playing, potential yard work, things like that. And as I stated before, the types of protection that are currently enforced at a residential installation site for heavy machinery like an AC unit requires certain crush and impact resistance for that cable. And the Type TC-ER cable carries the same crush impact resistance as MC cable.

Commissioner Stoker stated okay.

Vice Chair Thomas stated, excuse me for a second. But then the hookup at the commercial site and a residential site would be essentially the same, though, would it not?

Applicant AJ Molina stated yes. Yeah. We're discussing this in terms of residential applications.

Vice Chair Thomas stated so, if we don't have-- if we're not worried about damage to the meter in an industrial site, why are we worried about it on a commercial site on a residential site?

Applicant AJ Molina stated I'm sorry. Say that again?

Vice Chair Thomas stated the ring that you're applying around a commercial meter would be the same ring that you're applying on a residential meter. If we're not concerned about the damage being caused on an industrial meter or commercial

meter, why are we worried about it on a residential meter?

Applicant AJ Molina stated in most cases, for commercial installations, we can't use the backup switch. There's a higher amperage for that panel, and the backup switch is rated only to 200 amps. If there's more power available than that to a commercial site, then we would not be able to utilize this equipment. Secondly, if it is just a 200-amp service, then we could potentially use it. But there is a high likelihood that there is too much that needs to be backed up if and when there's an emergency situation. So, they will not be doing what we call whole-home backup. They will be doing partial and just dedicating the power to the loads that are required to stay on, or they would prefer to stay on in a power outage rather than the entire service. And in those instances, we wouldn't be using the backup switch. We'd be using the backup gateway to create that dedicated backup panel.

Commissioner Stoker stated I have one question. Mr. Osterman, would there be a way or an instance where you would look at something that was done in another jurisdiction, like San Francisco, and have protection up to within a foot of it? Because I think if I understand correctly from Edison versus whatever, but they don't want the weight on the ring. And if they're talking that San Francisco and probably LA too or whoever else that tends to be on the forefront of making sure things are done correctly, if they're requiring protection up to a certain point and then it's just a little short cord, then we're kind of doing the-- I mean, I don't know if there's still things you would look at as an inspector in that way.

Building Official Osterman stated well, you either have code compliance or you don't, in my opinion.

Commissioner Stoker stated okay. Fair.

Building Official Osterman stated so going back to the wording on 334.15, it does reference 300.11. In that section, that describes the anchoring of conduit. The code does specify anchoring, distance between anchors, so that we don't have the stress on these appliances that conduit is connected to.

Commissioner Stoker stated understood. So, in your opinion, maybe, would the installations shown in the PowerPoint by Edison still not work with 300.11(B), talking about the anchoring of those conduits, where it is applying maybe more stress than Edison would like?

Building Official Osterman stated It appears in those photos that 300.11 was not--

Commissioner Stoker stated satisfied. Yeah. I mean, I can just see in the ones-- there's an 18-inch whip just hanging there, and I can see where that would be the case. But if

the code was applied correctly, like our staff is doing, we would have required an anchor closer to connection point.

Building Official Osterman stated that is correct.

Commissioner Stoker stated yeah. I mean, it's always nice to know that someone is out there looking out for all of our best interests when we're building or doing work at our own homes. So, I appreciate that. Thank you.

Vice Chair Thomas asked any other questions?

Commissioner Henderson stated yeah. Mr. Osterman, so in your opinion, requiring the covering all the way up to this connector box, and I know you can't speak to if it's anchored correctly, would not apply additional pressure on the wire.

Building Inspector Osterman stated you're right. I can't answer that with 100% accuracy. I don't know what that ring is made of. I don't know if it could withstand pressure at all, to tell you the truth. I know that that product is UL listed for electrical safety, and I know it is engineered. Beyond that, I don't know. Now, that said, could conduit be connected to that ring? Yes. Could it be anchored in a manner that would not provide undue stress? I believe that is correct, yes.

Commissioner Henderson asked and that would get us in compliance with our code?

Building Inspector Osterman stated yes, sir.

Commissioner Henderson stated I mean, because nobody wants to damage an expensive installation, but we also see both sides of it. So, we're in the middle of protecting the homeowner, complying with code, listening to Tesla. I mean, we appreciate Mr. Molina being on here for sure, and your expertise. And Mr. Molina, you understand where we're at dilemma-wise. When you've looked at San Francisco-- and I don't go to San Francisco as our model, it's just it's the only example we are provided. And so, when we look at-- and San Francisco obviously had you cover the cable for probably similar reasons so it doesn't get damaged or yanked on or whatever. So that's kind of where we're at. I'm always in favor of following our code, for sure. But striking a balance, that makes common sense, too.

Commissioner Noonan stated I have a question. It's my understanding that San Francisco allows you to have a three-foot span of the actual existing cable without being covered by conduit. Yeah. So San Francisco didn't require you to cover it all the way up into the actual ring. They gave you a three-foot span, which I think is-- I mean, I think that's a pretty large span of the actual cable that you're using. On our side, is there an interpretation that would allow us to create a span that we think would

cover the code, as well as if it was an 18-inch span or a 12-inch span that would kind of check off all the boxes?

Building Inspector Osterman stated I would love to say yes because if we would have found something in the code, we wouldn't be here this evening. We did research the code quite thoroughly for sections that would be involved in a situation like this, and we did not find any that gave us any leeway. That section stated in your staff report is quite specific.

Commissioner Noonan stated okay. All right. All right. Thank you.

Vice Chair Thomas stated let's go to a recommendation approval.

Commissioner Stoker stated yeah. I'll make a motion. I would like to make a motion to deny the appeal and uphold the correction notice based on the 2022 CEC Code Section 334.15(B).

Motion:

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.

Result: (Yes 4, No 0, Abstained 1)

Mover: None

Seconder: None

Ayes: James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas

5. Building & Safety Annual Presentation/Report

Chair Vasconcelos stated all right. Moving on to item five, Building and Safety Annual Presentation Report. Staff report, please.

Associate Planner Jerome stated I'm going to reintroduce Mr. Osterman. The recommendation for this is to receive and file.

Building Official Osterman stated good evening again, full commission. This evening, I'd like to present to you the annual Building and Safety Department report, if I may. Pardon me. My apologies. I don't know how to work this, apparently.

We can restart the slide.

Associate Planner Jerome stated sometimes there's a little delay on the remote.

Building Official Osterman stated take me to the beginning, if you would. I appreciate that. Thank you.

Okay. Here we go. Thank you very much. Okay. Our hours of operation. Permit counter hours, Monday through Thursday, 7:30 to 5:00 PM; construction inspections, Monday through Friday, 9:00 AM to 4:00 PM; and inspector counter hours, very important, FaceTime with our residents and our customers, Monday through Thursday, 7:30 to 9:00 AM. And our staff consists of two inspectors, one senior, myself, building official, and a permit technician. Fiscal year highlights. So this is done as a comparison so that the commission can see what's actually happening between fiscal years. '23, '24 highlights, 1,103 total permits issued versus '24, '25, 894. Same goes for single-family dwellings and ADUs. You can see a bit of a drop-off. Building safety considers this due to, in part, the Joshua tree effect and some economic effect. Two commercial buildings, '23, '24, and four new commercial buildings permitted, '24, '25. More fiscal year comparisons. You could see between '22, '23 and '24, '25 the significant downward trend in these types of permits that were issued. A little bit about our customer service. We do actually have a little bit more than 50 years combined building a safety experience.

Our plan check turnaround time, 10 business days or less for first comments. 10% of all-- excuse me. 100% of all inspections called in by 7:00 AM are completed on the same day. We're pretty proud of that. Staffing levels to fit workload needs. And as you could see, some of the things you're probably familiar with, the new aquatic center and the senior center upgrades coming along rather smoothly. Some more commercial development. To answer your question, if it's going through your head right now, we're not sure about Domino's, Jersey Mike's either. Seems to be a bit of a slowdown, but we're ensured that it's still in the works. A little bit about our residential development. 20 new single-family residences permitted, '24, '25, nine ADUs, 821 residential permits issued, 2,212 residential inspections performed. These guys are pretty busy. 407 plans reviewed, 894 permits again, 2,426 inspections performed, commercial and residential. Sorry, this is a tough one to see. So, we've tracked residential development from '91, '92 - I believe that's what that says - all the way to '24, '25. And you can see the cycles that have happened in the town. Economic and just pure growth.

Another interesting chart, we also chart permit valuation. And this gives you another look at the economic, cyclical performance of contractors. And of course, the recommendation that the Planning Commission receives and files this report. Are there any questions?

Chair Vasconcelos stated no, thank you very much. Turn this over to public comment. Is there anyone in the audience who wishes to make a comment on this? Is there anyone online? Okay. We'll bring it back to the commissioner for comments.

Commissioner Noonan.

Commissioner Noonan stated it looks like the Starbucks is finally being fenced off and breaking ground. Any data on that? It hasn't made it into the report.

Building Official Osterman stated we do. We've had contact with the contractor, and it has since been delayed since then. We're not really sure why at this point.

Commissioner Noonan stated well, they got the fence up.

Building Official Osterman stated, I wish I knew. Sorry, I couldn't answer that question.

Commissioner Noonan stated all right. Thank you.

Chair Vasconcelos stated Commissioner Stoker.

Commissioner Stoker stated I always find this interesting because you can kind of look back and see where all of the cycles of growth were and when economic pressure, I think, hit not only here but across the country. So it's always interesting to look at these reports because it always kind of tells us the same story that we had a huge period of growth in the town in the early 2000s. And then we see kind of a similar bell that is kind of on its way down right now. And we'll see how things go moving forward. So this is just always one of those interesting things we get to see come through, and it's always appreciated. So thank you for the work on that.

Building Official Osterman stated you're welcome.

Chair Vasconcelos stated thank you. Commissioner Henderson.

Commissioner Henderson stated no, I appreciate you being here and also with the inspectors. And I'm always marveled with everything you're tasked with that you guys can get it all done. And seeing that 100% of all inspections called in by 7:00 AM are completed that same day, that's very impressive.

Building Official Osterman stated yes, sir. Thank you.

Commissioner Henderson stated so you guys do a fantastic job--

Building Official Osterman stated thank you very much.

Commissioner Henderson stated --that kind of goes unnoticed a little bit because we deal with mostly the planning department all the time. So thank you for being here. I

just had a question. In regards to if somebody needed a new septic system put in, do our inspectors go out and inspect that connection too, or is that handled by someone else?

Building Official Osterman stated so, the septic and sewer is inspected by us. Yes.

Commissioner Henderson stated wow. Yeah. So you are busy. All right. Thank you.

Chair Vasconcelos stated Vice Chair Thomas.

Commissioner Thomas stated yeah. I'll echo those comments. Thanks for being here tonight, Paul. Good to see you again. And yeah, you guys do a great job. I'm in commercial real estate, and the accolades as far as your guys' performance and stuff like that has always been very high. So I really appreciate that. Do you have any information on the Star Cafe at all, what they're doing over there?

Building Official Osterman stated my building inspector that was last there is sitting behind me. And I believe the last inspection was at least six months ago. And they had put up a type of demising wall in one of the buildings, and it stopped there. So along with Starbucks, we're not sure why. So when we're called, we go. It's typical that when something like this happens, the contractor won't talk to us about that. It's probably something that they'd rather not talk about.

Commissioner Thomas stated okay. Yeah. I'll maybe share some stuff with you offline. I've heard some rumors anyways, but that's it for me.

Chair Vasconcelos stated Yeah, I agree with my fellow commissioners. This is very interesting. It's always nice to see this and to look at how everything is put together and managed throughout the years. It's kind of interesting comment that you said you think part of the slowdown in this area is because of the Joshua trees. What kind of lead you to believe that?

Building Official Osterman stated well, I should say, most, if not all, of our buildable lots have Joshua trees on them. It's a difficult thing to manage right now with fish and wildlife on obtaining a permit. And it's a little costly and time-consuming. It could take up to a year to obtain a permit from fish and wildlife to remove a tree. So yeah, that's been a hindrance for a lot of developers.

Chair Vasconcelos stated it's just unfortunate that the state is-- we've had some opportunities to make it easier for people to have permitting, especially in a small town like this. And if that is a true impact that we have for our community growing, is because of Joshua trees, and we see a down cline in our economy because of that. It's just really unfortunate that people at the higher level of the state are not looking at

that, at these smaller communities that are so heavily impacted by these fees that the Joshua trees are putting on us. So thank you for that. And if you can provide more information to the town at any time with people replying about it-- I mean, the more information we have about contractors or whatever complaining-- I'm sure we all hear enough contractors complaining about the Joshua trees, but it's a fact of what we're living in this town right now. So thank you for everything, and your staff, and continue to do what you're doing.

Building Official Osterman stated welcome. Thank you.

Chair Vasconcelos asked can I get a motion to receive and file?

Commissioner Thomas made the motion to receive and file.

Motion:

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

Result: (Yes 5, No 0, Abstained 0)

Mover: Commissioner Mathew Thomas

Second: Commissioner James Henderson

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

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

Chair Vasconcelos stated yes. Moving on to item number six. The temporary short-term vacation rentals, GIS mapping presentation.

Assistant Planner Willoughby stated thank you, Chair and Commission. This is going to be a video demonstration from earlier today, so I may have a little less flexibility to go outside of that. But this is how you start to navigate to the map from our main web page. I'll demonstrate shortly after scrolling around and zooming in how you would input an address and actually search. It's very similar to our general plan and zoning map that's also provided on the same web page. You can click, zoom into the assessor parcel. And you'll also notice a red dot, which when you click on, you can scroll through the contact information if you wanted to verify that a property had a vacation rental permit. And maybe you want to reach out immediately to that contact person if you misplace the mail that we send out every time one gets approved. You can also search by the assessor parcel number, which I'll also demonstrate here. And that'll bring you to yet another property, which also has that little red dot. Similar information. I'll just also note that there's issuance date, and expiration date, permit number there. There's a few tools that you can play with in the top right. Turning off

layers, maybe you want to turn off those assessor parcels or the town boundary. It's generally pretty basic. But you can also mess around with the base maps, potentially change it to something that you're a little bit more familiar with to navigate around the map and your neighborhood.

And then the next tool here, you can actually use to select either by a rectangle or a lasso and identify the exact number of permits in a general area that are active. And then the total, if you can't read that number, is 664 if you were to do that around the whole town. Lasso is a little bit more tricky to work with, but if you wanted to get a little bit more creative with it, you can accomplish a similar thing. And then lastly, we have a little informational tab to let you know when was the last time we updated this information, contact information for staff if there's any issues with the map or the data, contact information for code enforcement or our host compliance monitoring system if you wanted to reach out and there was a complaint. And then additionally, contact information if you were an applicant interested in filing a new application with our department. So relatively basic and functional map but we've had this in mind for a while now, so. I'd be happy to answer any questions following public comment.

Chair Vasconcelos asked is there anyone in the public who wishes to make a comment on this? Anyone online? Close public comment. We'll bring it back to staff. Let's go with Vice Chair Thomas.

Vice Chair Thomas stated yeah, great map. Good job. I like it. There's not much else to say about it.

Chair Vasconcelos stated Commissioner Henderson.

Commissioner Henderson stated oh, you did another fantastic job, Evan. Is there any plans to even add more enhancements to that?

Assistant Planner Willoughby stated definitely. We'll keep reviewing and see if there's additional tools that could be helpful, but I identified those as the first step in the process.

Commissioner Henderson stated very good. Thank you.

Chair Vasconcelos stated Commissioner Noonan.

Commissioner Noonan asked is that your work?

Assistant Planner Willoughby stated yes, it's my work.

Commissioner Noonan stated that is very impressive, thank you.

Assistant Planner Willoughby stated thank you.

Commissioner Noonan stated well done. Wow.

Chair Vasconcelos stated Commissioner Stoker.

Commissioner Stoker stated no real comment. I appreciate it. And it's good to be able to know if someone's in compliance. So that's always-- the tricky thing is if someone had a permit six months ago, do they still have one? And I think this is a step in the right direction to make sure everyone has some transparency as to their compliance, so thank you.

Chair Vasconcelos stated yeah. I think it's a great tool. I think it's pretty intuitive. I think it's easy to navigate. Not too many layers. It's a tool that could be utilized easily. I think making the public be aware of it. At some point, what's the plan on that? Is it active now, or is there going to be some sort of media that comes out that shows here it is or whatever?

Assistant Planner Willoughby stated so, it is currently active. The link is active on the website and it can be publicly accessed. The link was also included on your agenda. So if you want to access it from there, you can. We'll review any options in the future to see if there's any need for other public notification.

Chair Vasconcelos stated I'll press my little Surface Pro link. [laughter] No, I'm just kidding. No, it looks great. Thank you so much. Can we get a motion to receive and file?

Commissioner Noonan made a motion to receive and file

Motion:

That the Planning Commission receives and files the report.

Result: (Yes 5, No 0, Abstained 0)

Mover: Commissioner Gerard Noonan

Second: Commissioner Clint Stoker

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

7. Land Development Update

Chair Vasconcelos stated moving on to item number seven, land development

update.

Associate Planner Jerome stated good evening. This is also a recommendation to receive and file. Not a lot of new progress since the last meeting that we had, but Dutch Brothers, Sun Mesa, Mini Storage continue to make their way through the CEQA process, as well as Walmart. I would guess they're probably going to come before you in January for their hearings. We also have bids for CEQA for Circle K. We just released an RFP for Tumbleweed Sanctuary CEQA, and we are preparing the RFP for Yucca Trail Mini Storage CEQA. So right now, at least in my particular world, it's a lot of CEQA, but I think that's good because once they're going through CEQA, they're getting close. Their project's essentially finished a preliminary design and getting ready to come see you all. So although CEQAs can be a pain, it does signify that the project is making progress. Other than that, there's not a lot of significant updates, you've kind of heard it all. But I can answer questions following public comment.

Chair Vasconcelos stated okay. Is there anyone in the public that wishes to make a comment on this? Anyone online? Close public comment, bring it back to commissioner comments. Commissioner Henderson.

Commissioner Henderson stated yeah, I don't have anything on the land development updates. And I guess I was going to save this for commissioner comments, but just as I was leaving, I saw an article about citizens in the town who have not put in their septic tank are starting to get fined up to \$18,000. Within phase one, is that new that just came out, or is it breaking news, or is it that's been happening, they're getting fined for not complying?

Associate Planner Jerome stated yeah. So I believe those are state fines from the Water Quality Control Board, and those are not new from my understanding.

Commissioner Henderson asked they're not new? Okay.

Deputy Town Manager Stueckle stated, so I just saw an article today and glanced at it very briefly. It appears that discussion in that article has to do with approximately 150 property owners that have refused to connect from phase one. So limited to those that were ordered, it's available, they were part of the phase one process, and they have refused to connect. And what the article stated was instead of the \$5,000 per day, they were looking at the 18,100-some odd dollars and change, which I believe is equal to the actual connection fee that was imposed for connecting in phase one. So that article, I think we just noticed today, and it's limited--to our understanding, it's limited to those that have refused to connect from phase one.

Commissioner Henderson stated okay. Thank you.

Deputy Town Manager Stueckle stated you're welcome.

Chair Vasconcelos stated Vice Chair Thomas.

Vice Chair Thomas stated no, thank you for the update. A question, you mentioned some of the people that have done CEQA. You're talking on the Circle K-- the CEQA, you're talking about the one across from Walmart?

Associate Planner Jerome stated yes, at Avalon.

Commissioner Thomas stated okay. But my understanding is they've withdrawn from that project now.

Associate Planner Jerome stated we have not been notified yet of that, although they have not made a commitment to CEQA. Now--

Commissioner Thomas stated yeah. The word is that they heard about the Walmart going up, and they've decided they're not going to do it. Yeah. So just an FYI on that. Secondly, I asked earlier about that Star Cafe. One of the people that works there currently as a mechanic is saying that it's going to be years before they do this. And I was just wondering if you guys have heard anything on that at all.

Associate Planner Jerome stated we have not heard from the applicant, but hopefully, if they want to continue, they choose to renew the site plan review.

Commissioner Thomas stated and how long do they-- when is that?

Associate Planner Jerome stated it's a three-year approval, so they would be coming up fairly soon, hopefully.

Commissioner Thomas stated fairly soon. Yeah. It's been a while. Okay. Thank you for the information.

Chair Vasconcelos stated Commissioner Noonan.

Commissioner Noonan stated, I have a question. So the old, I think it was Pie for the People and before that, it was the Yokozuma. That building looks like they've applied for a liquor store license, but I haven't heard anything. Have they been interacting with planning on their changes and the use and various build out of that building?

Associate Planner Jerome stated yes. Sorry for interrupting.

Commissioner Noonan stated no, it's okay.

Associate Planner Jerome stated yes, they've done a plan check for building and safety. I believe their building permit's been approved. It is a change of use from the last use of the building, but it has been retail uses in the past. So it's consistent with historical use of the building. So it doesn't need new land use entitlements.

Commissioner Noonan stated okay. Thank you.

Chair Vasconcelos stated Commissioner Stoker.

Commissioner Stoker stated, no comments. Thank you.

Chair Vasconcelos stated no comments from either also. Good report. Thank you so much. Can we get a motion to receive and file?

Commissioner Stoker made a motion to receive and file the report.

Motion:

That the Planning Commission receives and files the report.

Result: (Yes 5, No 0, Abstained 0)

Mover: Commissioner Clint Stoker

Second: Commissioner Mathew Thomas

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

Future Agenda Items

Chair Vasconcelos stated future agenda items.

Associate Planner Jerome stated those various projects starting CEQA review would be coming shortly. We have the special event permit requests for the Ocotillo property that will hopefully be coming in the next month or two as they continue to make progress. Am I missing anything?

Assistant Planner Willoughby stated we do have a scheduled public hearing for a variance request for [inaudible] on a corner property, [inaudible]. And that is the December 9th meeting.

Chair Vasconcelos stated thank you. Do you have any comments, staff? No. Okay. Okay.

Public Comments

Chair Vasconcelos stated moving on to 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 residents. Please limit your comment 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 privilege. The Planning Commission is prohibited by state law from taking action or discussing items not on this printed agenda. Is there anyone in the public who wishes to make a public comment?

Public Speaker Crossman, stated thank you. My name is Pilar Crossman, and I live at the Desert Vista Village on Palm Avenue. I don't know if this issue is concerning to you or not, but I had to tell someone this. On Palm Avenue where the project is if you look from north to south, starting Onaga all the way to the 29 Highway, if you go in the east side of the avenue, you can see that there is a soft, sandy ground that runs near and above the storm drain that is in the east side. Now, if you inspect this area, you will find a large erosion cracks that nobody can walk over. The cracks are so big that if somebody walk over, they can break their legs, they can fall, and they can never get out. I don't know if this is for engineer or for you. Continuing to the empty lot of Gate of Spain, the chain link that they have from Gate of Spain, the empty lot, I think, is over the property line of the lot, because from the gutter to the edge of the sidewalk, it only leaves two feet, which is not the property line that that chain link should be. So, the problem is that everybody walks on the street concerning the traffic, the people with disabilities, the students that they come from Onaga all the way going to their homes. So, there's no sidewalks in Palm Avenue. The only sidewalks that we have is the one that their Desert Vista Village did years ago, and also where the hotel and the other parts is there. There's no more sidewalks in there.

If you go on the west side of Palm Avenue from north to south, there's nothing that provides a safe walk. All properties on that west side have extended the dirt driveways with vegetations, all cars at their park, not providing a safe path for walking. It's irregular terrain with vegetation. People throw items in there. I had to call the health department to tell those people to pick up the items that they leave, toilets, whatever. Now, everybody walks on the street because there's no sidewalks. And that's my concern. Should it be your concern also if the people or students gets run over? Now, Palm Avenue is--I don't know who decided to put the name of Avenue. Do they know the meaning of Avenue? The meaning of Avenue, it doesn't apply to this. Avenue is a wider street, a city in a town with sidewalks, trees, lights, to promote connectivity, providing support for vehicles and people who's walking with dogs. We don't have that in Palm Avenue. It's a trail. It's not an avenue.

So, I think somebody should go and inspect the avenue that it's called, east side or west side. More concerned I am in the east side. Nobody can walk on that sandy area that runs from Onaga close to the Gates of Spain. The cracks are huge. Only in one place they did a wall to prevent the erosion in that area. Now, I know the high-density water district put a sign there that they do in the project for the--I think it's phase two for connecting sewer. But they put a sign and they don't see that the cracks are there and people can fall and die in there? It's totally incredible, not because it's Yucca Valley. It should have an Avenue like that. So that's my

request. Maybe somebody can check on that.

Chair Vasconcelos stated thank you for your comments. Is there anyone else in the public that wishes to make a comment? Anyone online? All right. Close public comment and move on to staff reports and comments.

Staff Reports and Comments

Associate Planner Jerome stated no additional reports or comments.

Commissioner Reports and Comments

Chair Vasconcelos stated let's go with commissioner reports and comments. Commissioner Henderson.

Commissioner Henderson stated nothing, but Evan, in regards to your database - and I'm sure you do already - but I'm sure the local realtors would love to see something like that, specific prospective buyers coming in the area.

Chair Vasconcelos stated Commissioner Noonan.

Commissioner Noonan stated yeah. Great meeting. Really impressive work on the vacation rental. I'm going to start bragging to my folks in other cities about how much ahead of we are than they are. So, really impressed with that. And I hope everyone has a wonderful Thanksgiving. I'll see you next time.

Chair Vasconcelos stated Commissioner Stoker.

Commissioner Stoker stated yeah. I want to thank staff and our commenters this evening, both in stuff on the agenda and our public comment. We really appreciate having kind of a lively discussion of something so silly as a little piece of conduit. But it kind of, in my opinion, just speaks to the fact that our inspectors are here to make sure we build properly and make sure we have things that are going to be quality for residents. So thank you very much to staff for being here and putting this together this evening.

Chair Vasconcelos stated Vice Chair Thomas.

Commissioner Thomas stated yeah. Great meeting. Thanks, everybody, for putting this on. Yeah, I concur on the city code regarding the electrical connections. I think that was a debate well had, and I'm glad we ended up doing what we did on that. And I think that's what needs to be done. And Evan, again, great job on that website you've got. And happy Thanksgiving to everybody.

Chair Vasconcelos stated yeah. I agree with my fellow commissioners. It was a great meeting.

Thank you for everything that you presented, staff, tech staff, everybody. Thank you, public commenters. And we'll be looking forward to the next meeting.

Announcements

Chair Vasconcelos stated so, with that being said, upcoming meeting scheduled is the next regular meeting of the town of Yucca Valley Planning Commission will be held on Tuesday, December 9th at 6:00 PM in the Yucca Valley Community Center in Yucca Room.

Adjournment

Chair Vasconcelos adjourned the meeting at 7:16 PM.

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



To: Planning Commission

From: Jared Jerome, Associate Planner

Date: December 1, 2025

Meeting Date: December 9, 2025

Subject: Environmental Assessment, EA 09-25; Variance, V 02-25, 58238 Alta Mesa Drive. A request to retain a six foot (6') tall solid metal fence along the front and street-side of a single-family residence. The project site is located at 58238 Alta Mesa Drive and is also identified as APN: 0601-324-04.

Recommendation:

Environmental Assessment 09-25:

That the Planning Commission finds the project is exempt from CEQA pursuant to Section 15303(e), Class 3 (New Construction of Small Structures), as the proposed project is a fence.

Variance 02-25:

That the Planning Commission denies Variance, V 02-25, from the Town of Yucca Valley Development Code, Chapter 9.07, Section 9.07.090 Fences, Walls, and Hedges and Section 9.07.120 Projections and Encroachments Into Required Setback Areas And Above Height Limits, Table 2-6. The variance is to allow the fence to exceed the maximum (4') height for a solid wall or fence by (2') within the front and street side setbacks to a maximum (6') height.

Prior Review:

The Commission has had no prior review of this application.

Discussion:

Case: Variance, V 02-25
Environmental Assessment, EA 09-25

Request: A Variance (V) 02-25 from the Town of Yucca Valley Development Code, Chapter 9.07, Section 9.07.090 Fences, Walls, and Hedges and Section 9.07.120 Projections and Encroachments Into Required Setback Areas And Above Height Limits, Table 2-6. The Variance is to allow the fence to exceed the maximum (4') height for a solid wall or fence by (2') within the front and street side setbacks to a maximum (6') height.

Applicant: Katherine Shaw
524 N Inez Ave
Landers, CA 92285

Property Owner:

Katherine Shaw
524 N Inez Ave
Landers, CA 92285

Location: The property is located at 58238 Alta Mesa Drive, located at the northeast corner of the intersection of Hanford Avenue and Alta Mesa Drive. The property is also identified as Assessor’s Parcel Number 0601-324-04.

Existing General Plan Designation:

Rural Residential (RR-0.5) 0.5 ac min

Surrounding General Plan Designations:

North: Rural Residential (RR-0.5) 0.5 ac min
South: Rural Residential (RR-0.5) 0.5 ac min
East: Rural Residential (RR-0.5) 0.5 ac min
West: Rural Residential (RR-0.5) 0.5 ac min

Existing Zoning Designation:

Single-Family Residential District (R-S-2)

Surrounding Zoning Designations:

North: Single-Family Residential District (R-S-2)
South: Single-Family Residential District (R-S-2)
East: Single-Family Residential District (R-S-2)
West: Single-Family Residential District (R-S-2)

Surrounding Land Use:

North: Single-Family Dwelling
South: Single-Family Dwelling
East: Single-Family Dwelling
West: Single-Family Dwelling

GENERAL INFORMATION

PROJECT DESCRIPTION:

The project site is located at 58238 Alta Mesa Drive, which is located at the northeast corner of Hanford Avenue and Alta Mesa Drive. The property is further identified as lot #81 in Tract Map 6124 (attached and provided below).

The proposed variance is requested to allow the fence to exceed the maximum (4’) height for a solid wall or fence by (2’) within the front and street side setbacks to a maximum (6’) height. In variance finding #2 below, the applicant provides further details to substantiate their request for the taller fence height. In summary, the taller fence height is requested to address concerns regarding safety, theft, visibility from vehicle traffic, dust from vehicle traffic, privacy, and noise reduction of associated short-term rental activity.

Below are photos of the fence, as of December 3, 2025:





DISCUSSION:

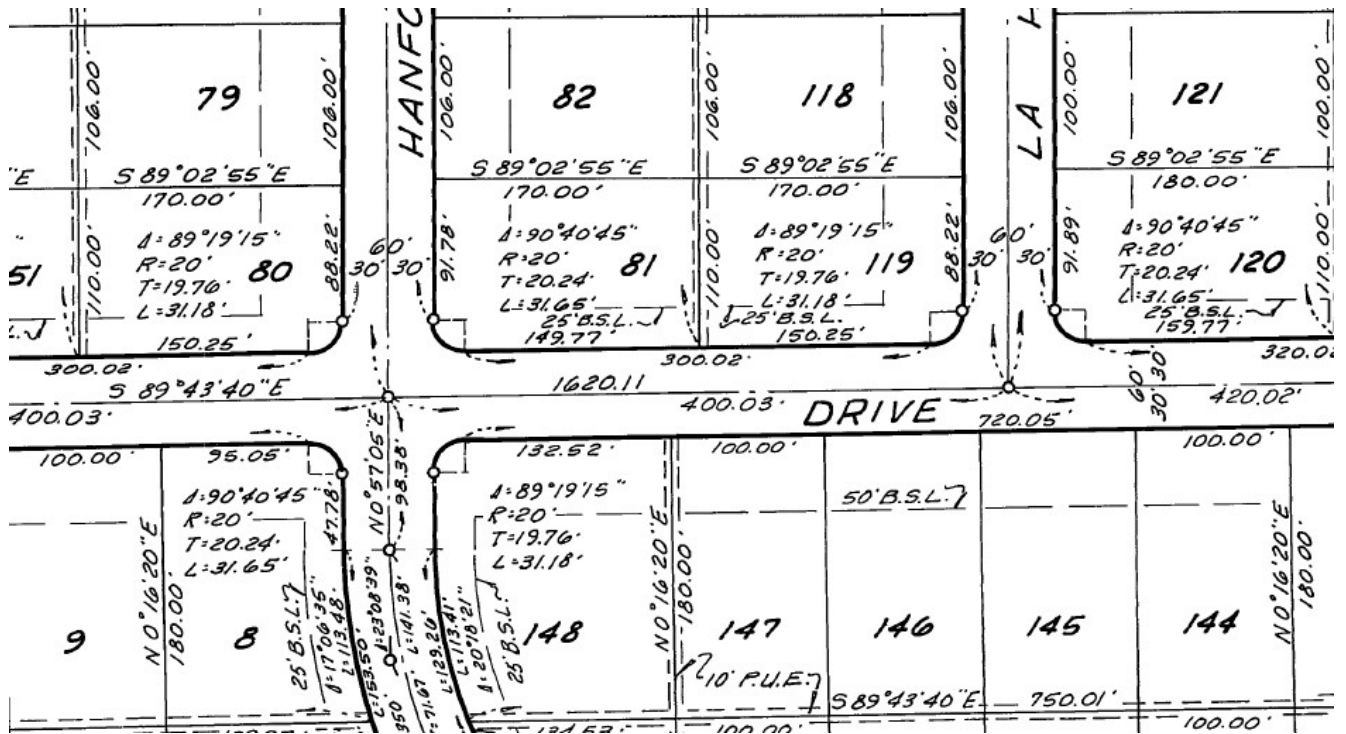
On April 30, 2025, the Town received an application requesting a variance from section 9.07.090: Fences, Walls, and Hedges, and 9.07.120: Projections and Encroachments into Required Setback Areas and Above Height Limits, of the Town's Development Code. On November 12, 2025, a public hearing notice was published in the Hi Desert Star (attached) and on November 24, 2025 the hearing notice was mailed to neighboring properties within 300' of the subject property.

Section 9.07.090 specifies that solid fences or walls within the front yard setback of a residential property shall not exceed four feet (4') in height. Within required front setback area fences up to six feet (6') in height may be allowed which do not impair visibility. Additionally, 9.07.090(A)(8) requires that all fencing shall comply with the standard in section 9.31.020, "Clear Sight Triangle". 9.31.020 specifies that fences and walls over thirty inches in height shall not be erected within the clear sight triangle. 9.07.120 specifies that the same standard of a maximum 4' tall fences and walls is required in both front and street-side yards, unless it is an open design.

The proposed fence has already been constructed and is an existing condition on the project site. The fence is of varying height, but exceeds the 4' height limit in both the front and street-side yards. The fence consists of wood posts with corrugated solid metal fencing material. The fence is not see-through and therefore impairs visibility. Due to the solid nature of the metal panels and the height of the fence exceeding 4' in height, the fence is not consistent with 9.07.090 or 9.07.120 of the Town's Development Code. Additionally, the fence appears to encroach into the clear sight triangle and is therefore not consistent with 9.07.090(A)(8) as well.

As illustrated in Tract Map 6124 and shown below, lot #81 is a substantially similar size and dimension as the other corner lots in the project vicinity. Each of those corner lots has the same recorded 50' front setback and 25'

street-side setback. Regarding the property dimensions and required setbacks, there are no extraordinary or exceptional circumstances present at the project site.



Below are photos of surrounding properties in the project vicinity, near the intersection of Hanford Avenue and Alta Mesa Drive. Although neighboring property compliance is not a required finding for a variance, staff measured the fencing abutting the right-of-way for the properties that the applicant provided in their exhibits. There are no properties in the immediate vicinity of the property that have solid fences or walls that are 6' tall. The proposed fencing is taller than those fences in the surrounding neighborhood and inconsistent with the properties in the vicinity of the subject property.









PROJECT ANALYSIS

GENERAL PLAN CONSIDERATIONS:

The project site is designated Rural Residential (RR-0.5) 0.5 ac min.

The language below is provided from the Yucca Valley General Plan, Land Use Element, for reference to the Rural Residential land use district.

Single-family detached residences on large parcels a minimum of 18,000 square feet in size.

DEVELOPMENT CODE CONSIDERATIONS:

The property is located within the Single-Family Residential District (R-S-2) zoning designation.

The language below is provided from the Yucca Valley Development Code, Chapter 9.07 Residential and Hillside Reserve Districts, for reference to Single-Family Residential (RS) districts.

The RS Districts are established to provide areas for the development and preservation of residential subdivisions consisting of detached residences and accessory uses compatible with the residential use of the zone and includes the following designations. There are the following Single-Family (RS) Residential Zones that provide a variety of living environments based upon the required minimum net lot size.

Pursuant to the Development Code, the setback standards for the Single-Family Residential (RS) districts are as follows:

Front setback	25' (50' recorded front setback)
---------------	----------------------------------

Street Side Setback	15' (25' recorded street side setback)
Rear setback	15'
Interior Side setback	5'

Pursuant to the Development Code, the fence standards for the Single-Family Residential (RS) districts are as follows:

9.07.090: FENCES, WALLS, AND HEDGES:

A. Standards: Fences and walls within Residential-Hillside Reserve and Residential Districts shall be subject to the following standards:

1. Solid walls and fences shall not exceed four feet (4') in height within a required front yard setback area as specified in section [9.07.050](#), table 2-4 of this chapter, development standards. Within the required front setback area fences up to six feet (6') in height may be allowed which do not impair visibility. Horizontal fence elements shall not exceed four inches (4") in diameter to maintain visibility.
2. Barbed wire, barbless wire or similar fencing shall be allowed in the Rural Living and Residential-Hillside Reserve Land Use Districts on lot sizes of one acre or greater. Razor wire is not permitted.
3. Barbed wire, razor wire, or similar fencing or electrified fencing shall not be allowed in the Residential, Single-Family Zoning Districts.
4. Fences and walls on interior side and rear lot lines may be up to six feet (6') in height.
5. The height of walls and fences shall be measured from the highest side of the fence, however, where there are grade differences on side and rear lot lines, total height of solid fences measured from the lowest side may be increased by a maximum of two feet (2'). Within required front yard setback areas, total height of solid walls, measured from the lowest side, shall not exceed four feet (4').
6. Swimming pools, spas, and similar water elements shall be fenced in compliance with the California building codes.
7. Materials shall include wood, stone, brick, masonry, stucco, adobe, wrought iron, chainlink, or similar materials. Materials shall be consistent with [chapter 9.35](#), "Property Maintenance Standards", of this title and shall not include materials such as garage doors, tires, plywood, or other used materials.
8. All fencing shall comply with the standard in section [9.31.020](#), "Clear Sight Triangle", of this title.

B. Excess Heights: Fence heights in excess of these standards may be allowed by an approved conditional use permit or variance or when required by the Town for reasons of health, safety, and welfare of the general public.

C. Landscaped Hedges: Solid landscaped hedges in excess of four feet (4') in height that would impair visibility shall not be allowed within required front yard setback areas. Solid landscaped hedges beyond the required front yard setback areas may be allowed in excess of four feet (4') in height.

9.07.120: PROJECTIONS AND ENCROACHMENTS INTO REQUIRED SETBACK AREAS AND ABOVE HEIGHT LIMITS:

TABLE 2-6

PROJECTIONS INTO YARDS - AMOUNT OF ENCROACHMENT ALLOWED

Facilities		Front And Street Side Yards	Interior Side Yards	Rear Yard
14.	Fences, screening, safety guardrails, walls, and	4 feet maximum	6 feet	6 feet

	dense hedges along property lines in residential zoning districts	height ¹	maximum height	maximum height
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Note:

1. Pursuant to section 9.07.090 of this chapter, in a front and street side yard fence height can be up to 6 feet, if it is an open design.

Variance Findings:

1. Will the granting of this variance be detrimental to other properties or land uses in the area or substantially interfere with the present or future ability to use solar energy systems?

Applicant Response: No. The fence height will be kept at 6' so will not interfere with future solar energy plans.

Staff response: Yes, a 6' tall fence along the public right-of-way may potentially affect the feeling of open desert for neighboring properties. However, a 6' tall fence is not anticipated to be tall enough to affect the present or future ability to use solar energy systems. Additionally, a portion of the fence is located within the clear sight triangle, which negatively affects visibility of motor vehicle operators when looking for cross traffic at the intersection of Alta Mesa Drive and Hanford Avenue.

2. Are there exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity?

Applicant Response: I am requesting a variance for my fence at 58238 Alta Mesa Drive for several reasons. I request that my home is allowed a fence of 6' high on all 4 lot lines.

My home is on the corner of a major north-south thoroughfare Balsa Ave. This main road creates undue safety issues for my home. Having a 40" high fence does not provide adequate protection from theft and break ins. As the only two story home in the nearby area, my home is quite noticeable. Prior to installing this fence in 2021, I had over \$1,000 of construction goods stolen from my front yard. With a high volume of traffic who are not neighborhood residents, Balsa provides unique visibility and access to my home that homes on less busy roads do not experience. In addition, this high volume of traffic creates additional dust and soot that would not be the case on streets with less traffic.

My home was built in 1981 when Yucca Valley was significantly less populated. The home was constructed exactly at the default 50' set back. At that time, this was not a concern as the neighborhood was less built up, safer and more calm. As a corner lot, my home is exposed both in safety and privacy from both my south and west corner lot lines. The placement of my home, greater setbacks not applicable on non-corner lots, and traffic volume of the street does not allow my home the privacy and safety other homes in the area are afforded. As my home is at the 50' set back, I am not currently allowed any form of increasing privacy or security behind the fence that other properties would have the opportunity to implement.

Lastly, the homes on the south site line of the house are at a higher elevation than my home sits at. With the home being two stories and this increased elevation across the street, privacy and security are decreased in comparison to other homes in Yucca Valley. When in the home or yard of a neighbor, you have a clear site line into my yard and home that a 40" fence would not prevent.

In addition to protection for my home, this fence is one of many steps that I have taken in being a responsible STR operator. The fence provides a noise barrier for neighbors.

Lastly, this fence protects the neighborhood children. As there is a public school bus stop directly in front of my

home, this fence provides privacy, ensuring school age children are not viewing into my home and yard. People on my property may be engaging in legal alcohol and marijuana consumption as well as tanning in bathing suits during daytime hours. While legal and the right of a property owner to partake in, these activities could be ones that parents prefer their children not to see on a daily basis.

Due to my interpretation of "visibility", I have had this fence up at 6' for over 3 years. During that time, I have had no security or privacy issues on my property. I have been able to maintain great relationships with nearby neighbors, hosting their baby showers, welcoming them into my home 'or meals, and overall being a welcomed part of the neighborhood. Traffic on Balsa and Alta Mesa have had no negative impact from my fence.

Staff response: No, there are no exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity. The corner properties located on the north side of Alta Mesa Drive are all approximately the same size and dimensions, and they all have the same recorded setbacks. All properties in the vicinity are required to comply with the same fencing standards.

3. Will the strict application of the land use district regulations deprive such property of privileges enjoyed by other properties in the same vicinity or in the same land use district?

Applicant Response: *Yes. Other properties in the area are able to provide safety and privacy to their homes. Fence heights on many properties in the area are permitted to be up to 6'. This height is permitted on other corner lots across Yucca Valley (please see photos for examples). These photos show other properties in similar situations who are not required to lower fences to the same height as proposed on my lot.*

Other properties are not directly in front of a school bus stop so can enjoy legal activities without having to take school-aged children's daily visibility into the property into account.

Staff response: No, the strict application of the land use district regulations would result in the same privileges enjoyed by other properties in the same vicinity and land use district.

4. Is the variance request in conformance with the objectives, policies, and programs specified in the General Plan and any applicable plan?

Applicant Response: *Yes.*

Staff response: Yes, the land use is consistent with the General Plan, and a 6' tall fence is not anticipated to affect the objectives, policies, or programs specified in the General Plan.

Alternatives

N/A

Fiscal Impact:

N/A

Attachments

1. V 02-25 @ 58238 Alta Mesa Drive - Shaw - Application
2. EA 09-25 @ 58238 Alta Mesa Drive - Shaw - Application
3. V 02-25 & EA 09-25 @ 58238 Alta Mesa Drive - Shaw - Site Plan 10-7-2025
4. V 02-25 & EA 09-25 @ 58238 Alta Mesa Drive - Variance Findings 6-12-2025
5. V 02-25 & EA 09-25 @ 58238 Alta Mesa Drive - Shaw - Neighboring Photos
6. V 02-25 & EA 09-25 @ 58238 Alta Mesa Drive - Photos 6-12-2025

7. TM 6124
8. CEQA Section 15303
9. NOE V 02-25 & EA 09-25 58238 Alta Mesa Drive 12-9-2025
10. NOH - Published Notice Hi-Desert Star November 12, 2025



Variance Application

Date Received	<u>4/30/2025</u>
By	<u>J. Jarama</u>
Fee	<u>\$1507.00</u>
Case #	<u>V 02-25</u>

General Information

APPLICANT Katherine Shaw Phone 805-341-2248
Mailing Address 524 W Inez Ave Email Kshaw27@gmail.com
City Landers State CA Zip 92285

REPRESENTATIVE Self Phone _____
Mailing Address _____ Email _____
City _____ State _____ Zip _____

PROPERTY OWNER Katherine Shaw Phone 805-341-2248
Mailing Address 524 W Inez Ave Email Kshaw27@gmail.com
City Landers State CA Zip 92285

Project Information

Project address or location 58238 Alta mesa Dr
Assessor Parcel Number(s) _____
Description of variance being requested Fence height

Applicant Signature [Signature]
Property Owner Signature [Signature]

Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org

Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs.

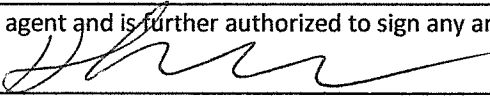
Signature: _____

Name: _____

Date: _____

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing


to act as my agent and is further authorized to sign any and all documents on my behalf.

Signature:  _____

Name: Katherine Shaw

Date: 4-9-25

The Town of Yucca Valley is granted release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application for the Town's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act (CPRA). If any of these statements cannot be affirmatively acknowledged, please inform the planner before submitting a development application.

Signature:  _____

Name: Katherine Shaw

Date: 4-9-25

Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org

Agreement to Pay All Development Application Fees

In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/or not schedule the project for action by the Planning Commission or Town Council until the fees have been paid.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual costs incurred processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: \$ _____

Applicant Signature 

Applicant Name Katherine Shaw
(Please print)

Remaining balance refunded to:

Property Owners Mailing List

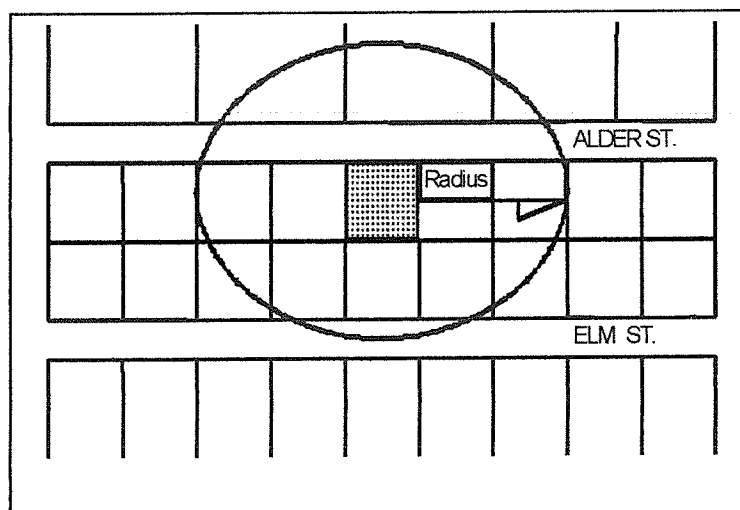
All applications that are subject to a Public Hearing require the applicant to submit a list of property owners who own property contiguous to and within 300 feet of the project site. This process is required by Section 83.010330 of the Development Code to notify residents and property owners in the immediate vicinity. Staff will send public notices to these individuals informing them of the proposed project and scheduled public hearings.

The surrounding property owner information must be obtained from the most current San Bernardino County Assessor's roll or shall be prepared and verified by a title company doing business in San Bernardino County. A County Assessor's office is located at 63665 Twentynine Palms Highway in Joshua Tree. The general telephone number for the Assessor's office is 760-366-1420.

MATERIALS REQUIRED:

- Two (2) sets of adhesive labels containing the mailing address of the owner(s), applicant(s) and of all surrounding property owners, including vacant properties. Mailing labels must contain: Assessor's Parcel Number, property owner's name, address, and zip code.
- One (1) copy of the label sheets.
- One (1) radius map showing the subject property and all surrounding properties. The appropriate radius shall be drawn from the exterior boundaries of the subject property as shown in the sample below. The scale of the radius map shall be large enough to clearly show all surrounding properties.
- One (1) electronic copy of all submitted materials.

Sample Vicinity/Radius Map



Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org



Environmental Assessment Application

Date Received 4/30/2025
By J. Lauer
Fee \$1373
Case # V02-25
EA # 09-25

General Information

APPLICANT Katherine Shaw Phone 805 341 2248 Fax _____
Mailing Address 524 N Inez Ave Email KShaw27@gmail.com
City Landers State CA Zip 92285

REPRESENTATIVE Self Phone _____ Fax _____
Mailing Address _____ Email _____
City _____ State _____ ZIP _____

PROPERTY OWNER Self Phone _____ Fax _____
Mailing Address _____ Email _____
City _____ State _____ Zip _____

Project Information

Project Address ~~6000 Pease~~ 58238 Alta Mesa Dr Assessor Parcel Number(s) _____
Project Location ~~6000 Pease~~ 58238 Alta Mesa Dr
Project Description: Leave fence at current height
(6 feet)

Please attach any additional information that is pertinent to the application.

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 1/2 x 11" site plan):

2. Existing site zoning: _____ 3. Existing General Plan designation: _____
4. Precisely describe the existing use and condition of the site: Single family residence
5. Existing Zoning of adjacent parcels:
North _____ South _____ East _____ West _____
6. Existing General Plan designation of adjacent parcels:
North _____ South _____ East _____ West _____
7. Precisely describe existing uses adjacent to the site: Single family residence
8. Describe the plant cover found on the site, including the number and type of all protected plants: no protected plants

Note: Explain any "Yes" or "Maybe" responses to questions below. If the information and responses are insufficient or not complete, the application may be determined incomplete and returned to the applicant.

Yes Maybe No

- | | | | |
|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is the Site on filled or slopes of 15% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Has the site been surveyed for historical, paleontological or archaeological resources? (If yes, a copy of the survey report is to accompany this application.) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Is the site within a resource area as identified in the archaeological and historical resource element? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Does the site contain any unique natural, ecological, or scenic resources? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Do any drainage swales or channels border or cross the site? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Is the site in a flood plain? (See appropriate FIRM) |

Project Description

Complete the items below as they pertain to your project. Attach a copy of any plans submitted as part of the project application and any other supplemental information that will assist in the review of the proposed project pursuant to CEQA.

1. Commercial, Industrial, or Institutional Projects:

- A. Specific type of use proposed: _____
- B. Gross square footage by each type of use: _____

- C. Gross square footage and number of floors of each building: _____

- D. Estimate of employment by shift: _____
- E. Planned outdoor activities: _____

2. Percentage of project site covered by:

_____ % Paving, _____ % Building, _____ % Landscaping, _____ % Parking

3. Maximum height of structures _____ ft. _____ in.

4. Amount and type of off street parking proposed: fenced in yard (6 spots)

5. How will drainage be accommodated? existing

6. Off-site construction (public or private) required to support this project:

N/A

7. Preliminary grading plans estimate _____ cubic yards of cut and _____ cubic yards of fill

8. Description of project phasing if applicable: N/A

9. Permits or public agency approvals required for this project: variance for fence height

10. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s) N/A

11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

Yes Maybe No

- A. Emit dust, ash, smoke, fumes or odors?
- B. Alter existing drainage patterns?
- C. Create a substantial demand for energy or water?
- D. Discharge water of poor quality?
- E. Increase noise levels on site or for adjoining areas?
- F. Generate abnormally large amounts of solid waste or litter?
- G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?
- H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
- I. Displace any residential occupants?

Certification

I hereby certify that the information furnished above, and in the attached exhibits, is true and correct to the best of my knowledge and belief.

Signature: W. Silva Date: 4-30-25

Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs.

Name: _____

Signed: _____

Date: _____

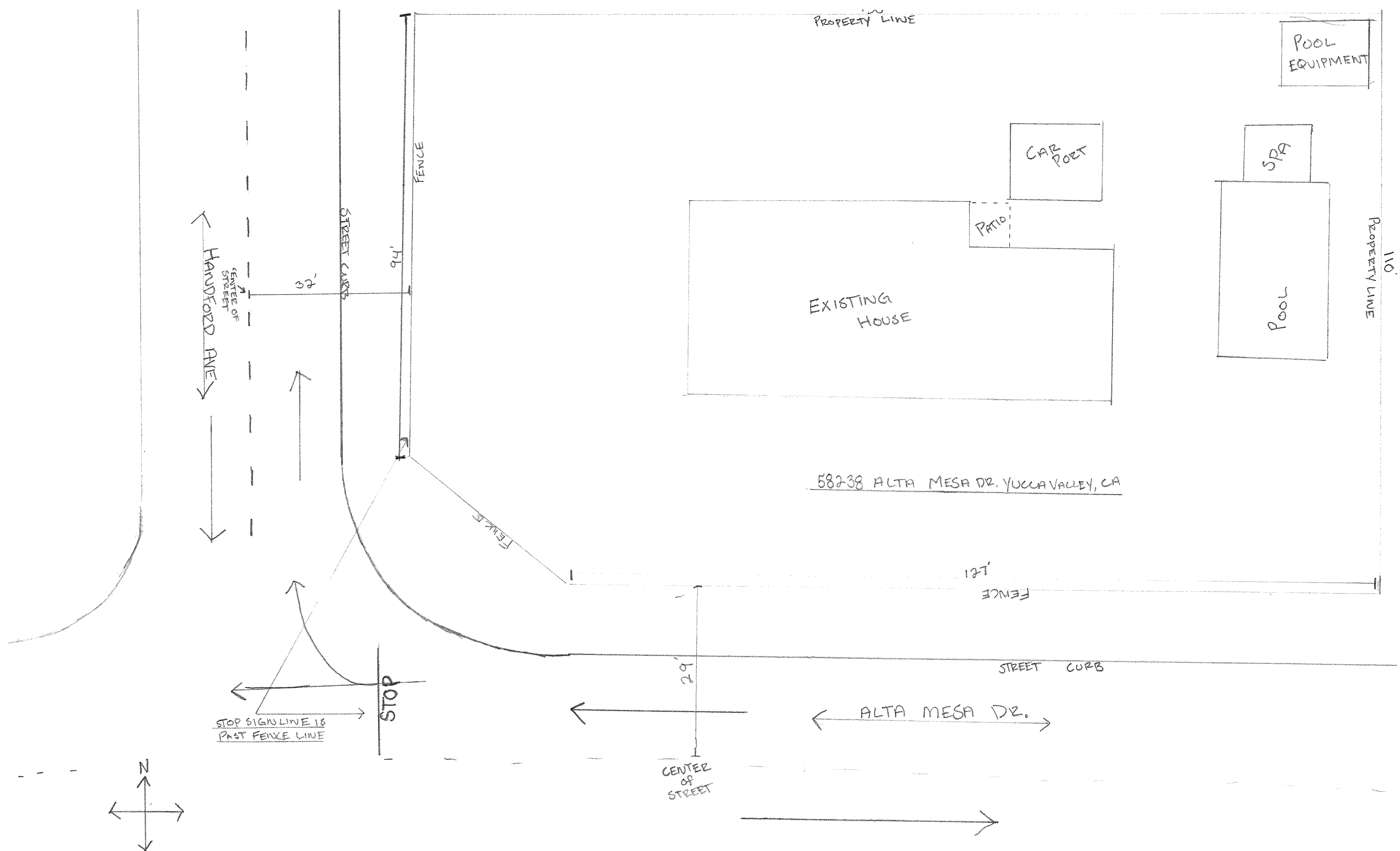
Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

_____ to act as my agent and is further authorized to sign any and all documents on my behalf.

Name: Kate Shaw

Signed: [Signature]

Dated: 4-30-25



Variance Findings

1) Will the granting of this variance be detrimental to other properties or land uses in the area or substantially interfere with the present or future ability to use solar energy systems?

No. The fence height will be kept at 6' so will not interfere with future solar energy plans.

2) Are there exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity?

I am requesting a variance for my fence at 58238 Alta Mesa Drive for several reasons. I request that my home is allowed a fence of 6' high on all 4 lot lines.

My home is on the corner of a major north-south thoroughfare Balsa Ave. This main road creates undue safety issues for my home. Having a 40" high fence does not provide adequate protection from theft and break ins. As the only two story home in the nearby area, my home is quite noticeable. Prior to installing this fence in 2021, I had over \$1,000 of construction goods stolen from my front yard. With a high volume of traffic who are not neighborhood residents, Balsa provides unique visibility and access to my home that homes on less busy roads do not experience. In addition, this high volume of traffic creates additional dust and soot that would not be the case on streets with less traffic.

My home was built in 1981 when Yucca Valley was significantly less populated. The home was constructed exactly at the default 50' set back. At that time, this was not a concern as the neighborhood was less built up, safer and more calm. As a corner lot, my home is exposed both in safety and privacy from both my south and west corner lot lines. The placement of my home, greater setbacks not applicable on non-corner lots, and traffic volume of the street does not allow my home the privacy and safety other homes in the area are afforded. As my home is at the 50' set back, I am not currently allowed any form of increasing privacy or security behind the fence that other properties would have the opportunity to implement.

Lastly, the homes on the south site line of the house are at a higher elevation than my home sits at. With the home being two stories and this increased elevation across the street, privacy and security are decreased in comparison to other homes in Yucca Valley. When in the home or yard of a neighbor, you have a clear site line into my yard and home that a 40" fence would not prevent.

In addition to protection for my home, this fence is one of many steps that I have taken in being a responsible STR operator. The fence provides a noise barrier for neighbors.

Lastly, this fence protects the neighborhood children. As there is a public school bus stop directly in front of my home, this fence provides privacy, ensuring school age children are not viewing into my home and yard. People on my property may be engaging in legal alcohol and marijuana consumption as well as tanning in bathing suits during daytime hours. While legal and the right of a property owner to partake in, these activities could be ones that parents prefer their children not to see on a daily basis.

Due to my interpretation of "visibility", I have had this fence up at 6' for over 3 years. During that time, I have had no security or privacy issues on my property. I have been able to maintain great relationships with nearby neighbors, hosting their baby showers, welcoming them into my home for meals, and overall being a welcomed part of the neighborhood. Traffic on Balsa and Alta Mesa have had no negative impact from my fence.

3) Will the strict application of the land use district regulations deprive such property of privileges enjoyed by other properties in the vicinity or in the same land use district?

Yes. Other properties in the area are able to provide safety and privacy to their homes. Fence heights on many properties in the area are permitted to be up to 6'. This height is permitted on other corner lots across Yucca Valley (please see photos for examples). These photos show other properties in similar situations who are not required to lower fences to the same height as proposed on my lot.

Other properties are not directly in front of a school bus stop so can enjoy legal activities without having to take school-aged children's daily visibility into the property into account.

4) Is the variance request in conformance with the objectives, policies, and programs specified in the General Plan and any applicable plan?

Yes.



























Currently at 5'
6' height requested



Facing Alta Mesa

Currently at 5'
Request for 6'



Facing Alta mesa /
looking to Hanford corner

Currently at 5'

Request for 6'



View down Hanford

TRACT NO. 6124

BEING A SUBDIVISION OF A PORTION OF THE E 1/2 OF SEC. 31, T.1N., R.6E., S.B.B. & M.,
SAN BERNARDINO COUNTY, CALIFORNIA.

CAMPBELL & MILLER, LAND SURVEYING & CIVIL ENGINEERING DECEMBER, 1959 SCALE 1" = 100'

3091

OWNER'S CERTIFICATE

We hereby certify that we are all and the only parties having any record title interest in the land subdivided as shown on the annexed map and we consent to the preparation and recording of this final map, and we hereby dedicate to the County of San Bernardino for public use, all public thoroughfares, and San Bernardino County drainage easements shown on said map within said subdivision, and reserve to ourselves, our heirs and assigns, for the use and benefit of the several public utility companies which are authorized to serve in said subdivision, easements for public utility purposes, delineated on said map as "P.U.E."

TITLE INSURANCE AND TRUST COMPANY, Corporation

Donald L. Campbell Vice President
Don B. Miller Assistant Secretary
George E. St. Hill Secretary
George E. St. Hill Vice President
George E. St. Hill Asst. Secretary

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF SAN BERNARDINO } ss.
On this 18th day of June, 1960, before me Lloyd T. Hill, a Notary Public, in and for said County and State, personally appeared E. E. St. Hill, known to me to be the Vice-President and R. E. Bussard, known to me to be the Assistant Secretary of PIONEER TITLE INSURANCE COMPANY, Corporation, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness my hand and Official Seal.

George E. St. Hill
Notary Public in and for said County and State
My Commission expires 5-19-63

ACCEPTANCE CERTIFICATE

The County of San Bernardino, State of California, by and through its duly authorized officers hereby approves of and accepts the foregoing dedications and this map of Tract No. 6124, but accepts no obligation as to maintenance and improvement of San Bernardino County drainage easements.

Dated July 18, 1960 County of San Bernardino,
State of California
By *Wesley Brock*
Chairman, Board of Supervisors

ATTEST
V DENNIS WARDLE
County Clerk & Ex-Officio
Clerk of the Board of Supervisors
By *May E. Sullivan*, Deputy

BOARD OF SUPERVISOR'S CERTIFICATE

I hereby certify that a bond in the sum of \$ 700.00 has been executed and filed with the Board of Supervisors of the County of San Bernardino, State of California, conditioned upon the payment of all taxes, State, County, Municipal, or local, and all special assessments, collected as taxes, which of the time of the filing of the annexed map but not yet payable and that the subdivider has filed with the County recorder a lien against said property, with me a certificate by the proper officer giving his estimate of the amount of said taxes and assessments, and said bond has been duly approved by said Board of Supervisors.

Dated July 18, 1960 V DENNIS WARDLE, County Clerk
and Ex-Officio Clerk of the
Board of Supervisors
By *May E. Sullivan*, Deputy

ENGINEER'S PARTNERSHIP CERTIFICATE

We, Donald L. Campbell and Don B. Miller, a partnership, hereby certify that we are a Licensed Land Surveyor and a Registered Civil Engineer of the State of California, and this map consisting of five sheets, is a true and complete representation of a survey made under our supervision in December, 1959, and that all the monuments shown hereon are of the character and occupy the positions indicated, or will be set in such positions or such time as is agreed upon under Section 1156a of the Business and Professions Code and are or will be sufficient to enable the survey to be retraced.

Dated 5-27-60
Donald L. Campbell
Donald L. Campbell, L.S. 2722
Don B. Miller
Don B. Miller, R.S. 8750

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the annexed map, that the subdivision shown thereon is substantially the same as it appeared on the tentative map and any approved alterations thereof and that all the provisions of the Subdivision Map Act and San Bernardino County Ordinance No. 924 have been complied with and I am satisfied that this map is technically correct.

Dated July 18, 1960 J. W. ABBEY, County Surveyor,
County of San Bernardino, California
By *J. B. Madsen* Deputy

NOTES

- Indicates monument found.
- Indicates 1" P. tagged L.S. 2722 set unless otherwise shown.
- P.U.E. - Indicates Public Utility Easement.
- B.S.L. - Indicates Building Setback Line.
- S.B.C.D.E. - Indicates San Bernardino County Drainage Easement

Basis of Bearing - The North line of Sec. 31, T.1N., R.6E., S.B.B. & M., as shown on Record of Survey 3194, bearing S89°33'30"E. Tract contains 266 lots.

AUDITOR'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, there are no liens against the real property shown upon the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable, estimated to be \$ 700.00.

Dated July 18, 1960 JOCELYN M. COX, County Auditor,
County of San Bernardino, California
By *Frank J. Stoffa*, Deputy

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF SAN BERNARDINO } ss.
On this 18th day of June, 1960, before me Lloyd T. Hill, a Notary Public in and for said County and State, personally appeared Hugh Helms, known to me to be the Vice-President, and R. E. Bussard, known to me to be the Assistant Secretary of PIONEER TITLE INSURANCE COMPANY, Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness my hand and Official Seal.
Lloyd T. Hill
Notary Public in and for said County and State
My Commission expires 5-19-63

423
Recorded at Request of
Pioneer Title Ins. Co.
Date July 21, 1960
in Book 78 of Maps
Pages 36-40
By *J. R. Leonard*
J. R. Leonard
Recorder San Bernardino County
TEL. R. CARPENTER
Re 1300

78-36 3091

TRACT NO. 6124

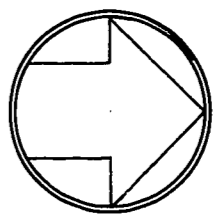
BEING A SUBDIVISION OF A PORTION OF THE E 1/2 OF SEC. 31, T.1N., R.6E., S.B.B. & M., SAN BERNARDINO COUNTY, CALIFORNIA.

CAMPBELL & MILLER, LAND SURVEYING & CIVIL ENGINEERING

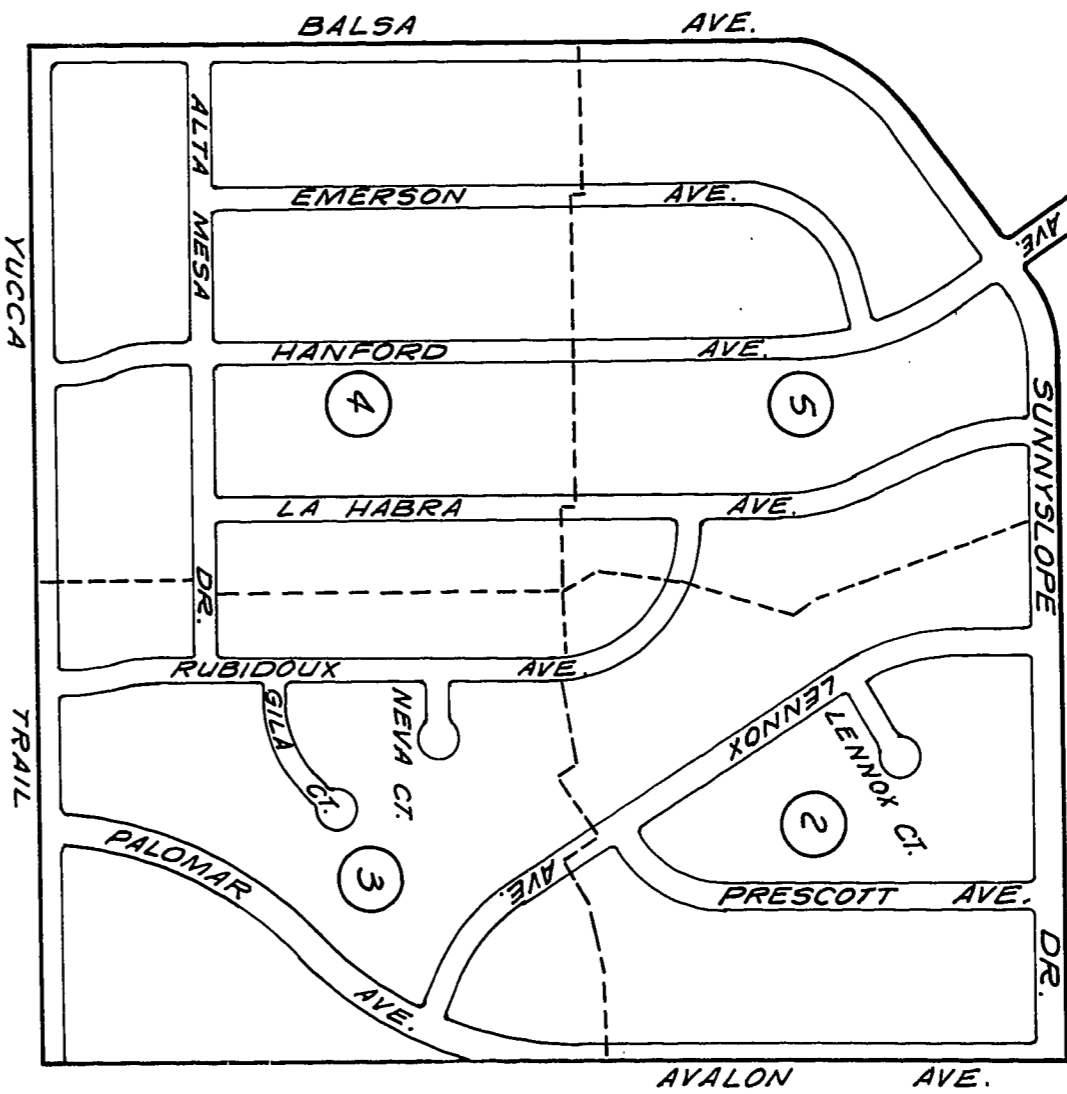
DECEMBER, 1959

SCALE 1"=100'

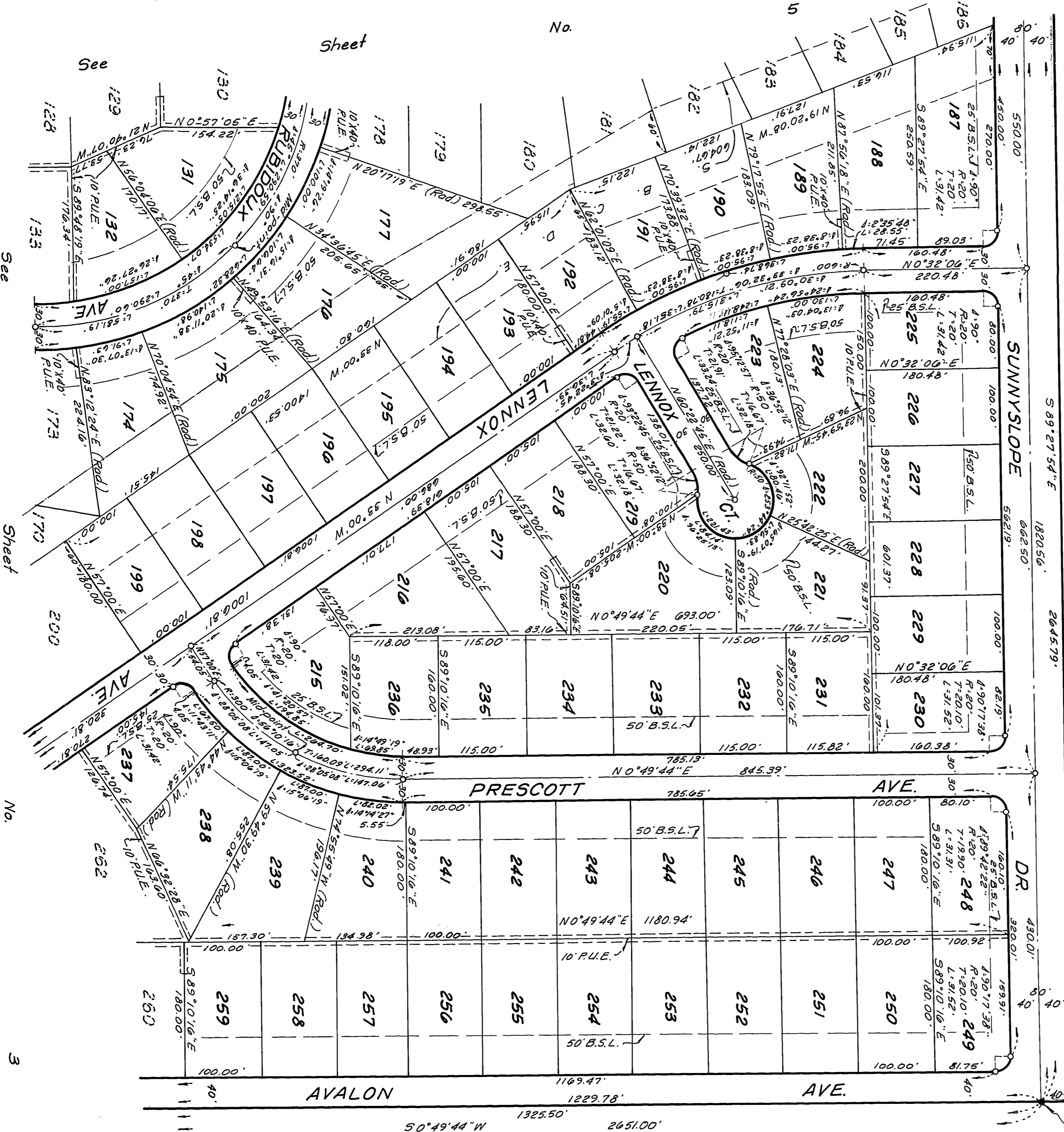
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 - Tract Contains 266 Lots.



INDEX MAP



Fd. Brass Cap
L.S. 2091 per R.S. 3/94
E 1/4 Cor. Sec. 31



78-37
3091

3091

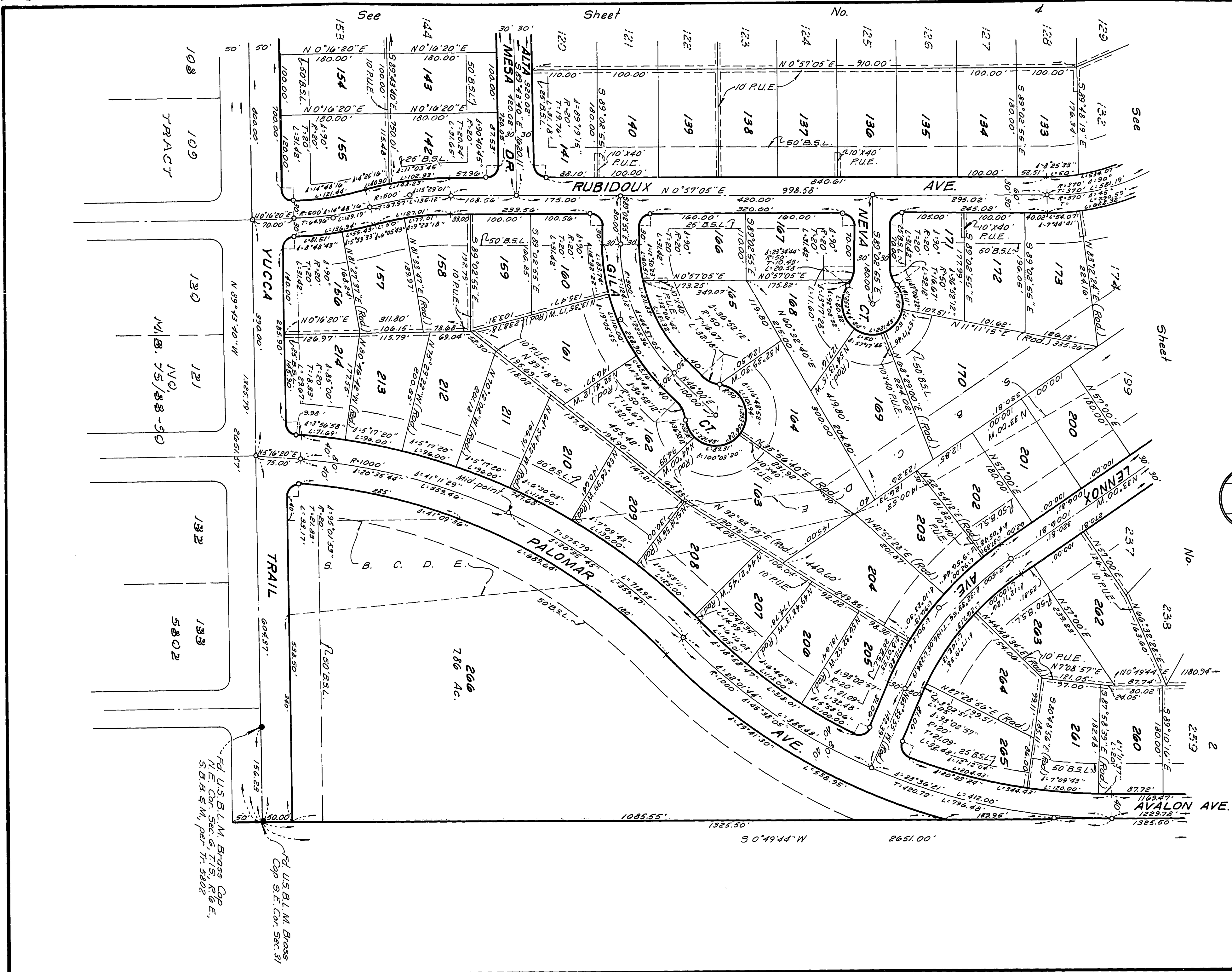
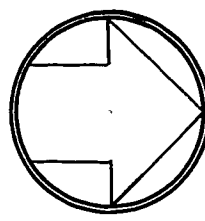
78-38 3091

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SAN BERNARDINO COUNTY, CALIFORNIA.

CAMPBELL & MILLER, LAND SURVEYING & CIVIL ENGINEERING DECEMBER, 1959 SCALE 1"=100'

SHEET 3 OF 5 SHEETS

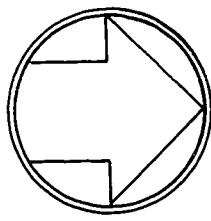


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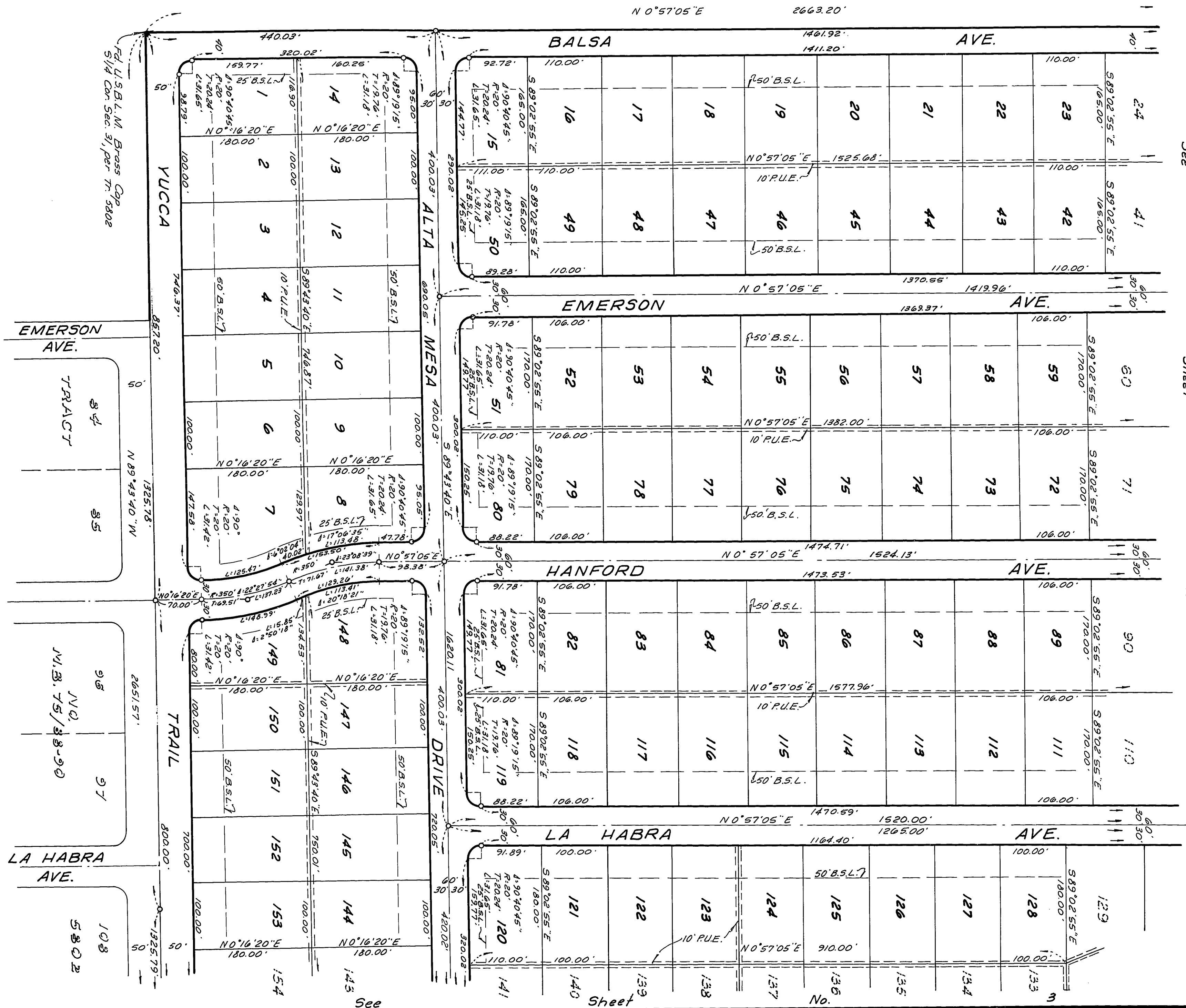
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CAMPBELL & MILLER, LAND SURVEYING & CIVIL ENGINEERING DECEMBER, 1959 SCALE 1" = 100'



See Sheet No. 5



3091 78-39

3091

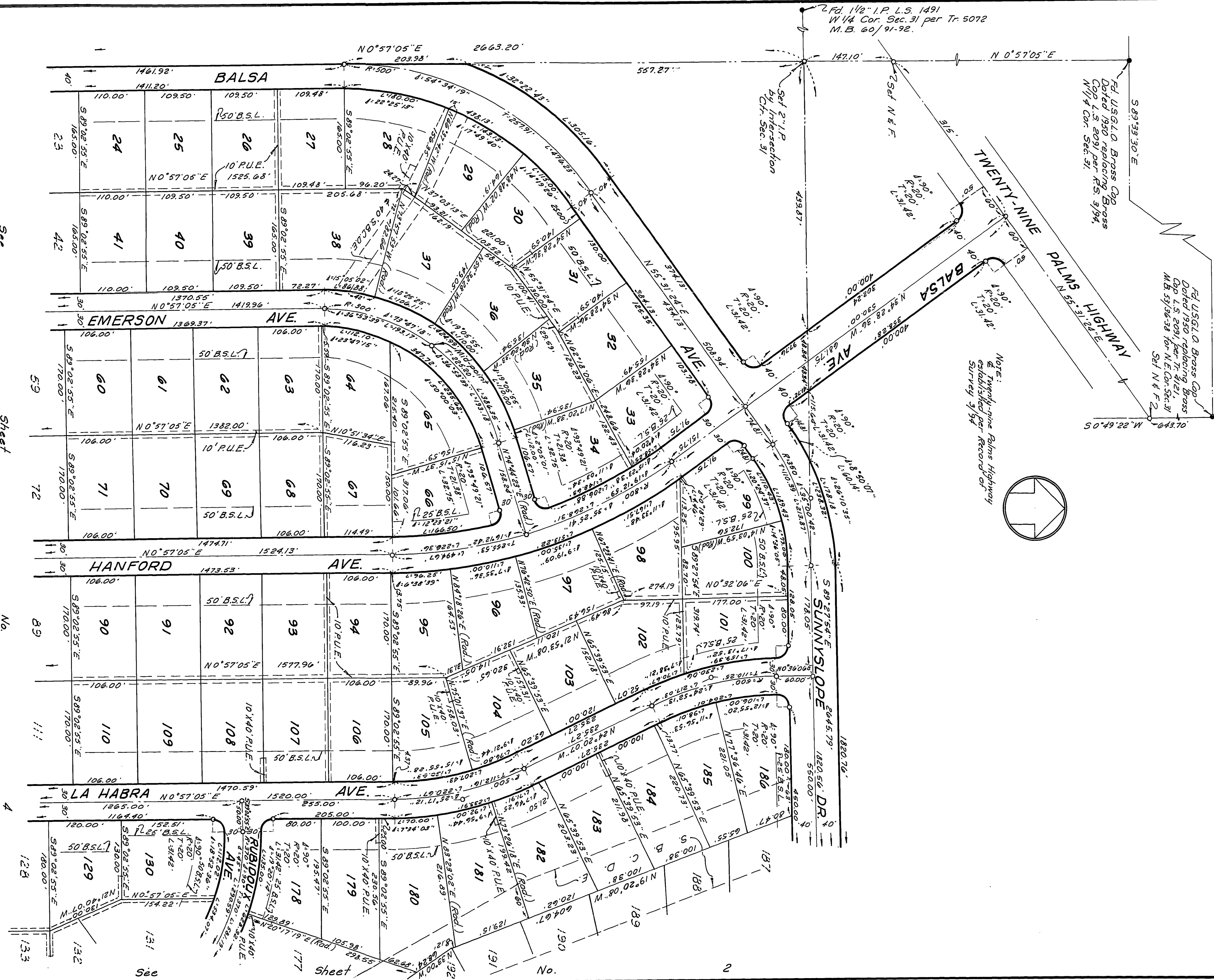
04-81 1608 3091

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CAMPBELL & MILLER, LAND SURVEYING & CIVIL ENGINEERING DECEMBER, 1959 SCALE 1" = 100'

SHEET 5 OF 5 SHEETS



Sec

Sheet

No.

4

Sec

Sheet

No.

2

3091

- (b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
- (c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.
- (d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

15303. NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.
- (b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.
- (c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.
- (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.
- (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
- (f) An accessory steam sterilization unit for the treatment of medical waste at a facility occupied by a medical waste generator, provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21084, Public Resources Code.

15304. MINOR ALTERATIONS TO LAND

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Examples include, but are not limited to:

- (a) Grading on land with a slope of less than 10 percent, except that grading shall not be exempt in a waterway, in any wetland, in an officially designated (by federal, state, or local government action) scenic area, or in officially mapped areas of severe geologic hazard such as an Alquist-Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone, as delineated by the State Geologist.

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

From: (Public Agency) _____

County Clerk
County of _____

(Address)

Project Title: _____

Project Location - Specific:

Project Location – City: _____

Project Location – County: _____

Description of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency

Date received for filing at OPR: _____

Signed by Applicant

Revised May 1999

... Area (Priority) will
receive sealed bids for
the **COUNTY SERVICE
AREA 20 JOSHUA TREE
- COMMUNITY CENTER**

...ro, please contact the
Purchasing Department at
(909) 387-2060.
For information contact
Nicholas Torres, Project

Sale Time: 12:00 PM Sale
Location: At the North Ar-
rowhead Avenue entrance
to the County Courthouse,

STAR LEGALS

STAR LEGALS

STAR LEGALS

**NOTICE OF PUBLIC HEARING
YUCCA VALLEY PLANNING COMMISSION
TUESDAY, DECEMBER 9, 2025
BEGINNING AT 6:00 P.M.
YUCCA VALLEY COMMUNITY CENTER
57090 TWENTYNINE PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284**

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE YUCCA VALLEY PLANNING COMMISSION TO CONSIDER THE FOLLOWING DESCRIBED APPLICATION:

CASE NUMBER: Variance (V) 02-25 and Environmental Assessment (EA) 09-25

APPLICANT: Katherine Shaw
524 W Inez Ave
Landers, CA 92285

PROPOSAL: A Variance (V) 02-25 from the Town of Yucca Valley Development Code, Chapter 9.07, Section 9.07.090 Fences, Walls, and Hedges and Section 9.07.120 Projections and Encroachments Into Required Setback Areas And Above Height Limits, Table 2-6. The Variance is to allow the fence to exceed the maximum (4') height for a solid wall or fence by (2') within the front and street side setbacks to a maximum (6') height.

LOCATION: 58238 Alta Mesa Drive
Yucca Valley, CA 92284
Assessor Parcel Number (APN): 0601-324-04

ENVIRONMENTAL DETERMINATION: The project will not have the potential to have a significant effect on the environment. Therefore, the project is exempt from CEQA per section 15303(e) of the California CEQA Guidelines, which includes accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

Any person affected by the application(s) may appear and be heard in support of or opposition to the proposal at the time of the hearing. The environmental findings, along with the proposed project application(s) are available and may be reviewed at the Town of Yucca Valley Planning Division, 58928 Business Center Drive, Yucca Valley, CA 92284 from 7:30 a.m. to 5:30 p.m., Monday through Thursday or obtain information at (760)369-6579.

The Planning Commission in its deliberation could recommend approval of the project, deny the project, or approve the project in an alternative form. If you challenge any of the projects in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Town Planning Division at, or prior to the Public Hearing.

11/10/2025
Date

/s/ Lesley R. Copeland, CMC
Town Clerk

Pub. S.: 11/12/2025

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



To: Planning Commission

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

Date: November 26, 2025

Meeting Date: December 9, 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