

**TOWN OF YUCCA VALLEY  
PLANNING COMMISSION MEETING MINUTES**

**JUNE 8, 2010**

Vice Chair Rowe called the regular meeting of the Yucca Valley Planning Commission to order at 7:00 p.m.

**SWEARING IN OF NEW PLANNING COMMISSION MEMBER:**

Gregory Graham, recommended by Councilmember Herbel and appointed Planning Commissioner by the Town Council at the meeting of June 1, 2010, was sworn in by Deputy Town Clerk Jeannie Lindberg and took his seat with the Commission.

**ROLL CALL:**

Commissioners present: Vice Chair Dawn Rowe, Commissioners Mike Alberg, Gregory Graham and Tim Humphreville

At the previous Commission meeting Chair Lombardo announced that he would not be able to attend this meeting and requested an excusal due to family matters.

**PLEDGE OF ALLEGIANCE:**

Ms. Rowe led the Pledge of Allegiance.

**APPROVAL OF AGENDA:**

Mr. Alberg moved that the Agenda be approved, which motion was seconded by Mr. Humphreville and passed unanimously by voice vote.

**PUBLIC COMMENTS:** None

**PUBLIC HEARINGS:**

- 1. General Plan Amendment GPA 02-07, Rezone RZ 02-07,  
Planned Development District PD 02-07,  
Tentative Tract Map TM 18418,  
Environmental Assessment EA 25-07,  
Pueblo Mesa Planned Community**

A request for approval of an age restricted (55 years or greater), gated community on 77.4 acres which includes a General Plan Amendment to change the land use designation of 77.4 acres from the current Rural Living, 1 acre minimum lot size to Residential Single Family, 2 dwelling units per acre. A Zone Change of 77.4 acres from the current Rural Living, 1 acre minimum lot size to Planned Development 02-07. A Planned Development to establish development standards and guidelines for the development of 142 single family homes on 77.4 acres. A Tentative Tract Map to subdivide 77.4 acres into 142 single family home lots. The project is bordered by Joshua Ln. of the east, Golden Bee Dr. on the south, Sage Ave. on the west and Joshua Dr. on the north and is identified as APN's 585-071-23 and -24

With reference to the complete printed staff report provided in the meeting packets and preserved in the project and meeting files, Contract Planner Nicole Criste presented the project discussion to the meeting.

The applicant proposes an age restricted (55 years or greater), gated community on 77 acres. In order to allow the proposal, a number of applications have been made, as follows:

1. A General Plan Amendment to change the land use designation on 77.4 acres from the current Rural Living, 1 acre minimum lot size (Specific Plan required) to Residential Single Family, 2 dwelling units per acre.
2. A Zone Change on 77.4 acres from the current Rural Living, 1 acre minimum lot size (Specific Plan required) to Planned Development 02-07.
3. A Planned Development to establish development standards and guidelines for the development of 142 single family homes on 77.4 acres, with a minimum lot size of 5,500 square feet. The Planned Development also establishes standards for open space and recreation areas, an on-site wastewater treatment plant, a recreational vehicle storage lot, private streets and a gated entry. The project is proposed to be limited to seniors (persons of 55 years of age or more).
4. A Tentative Tract Map to subdivide 77.4 acres into 142 single family home lots with a minimum lot size of 5,500 square feet on 26.29 acres; three parks of 0.19, 1.98 and 4.99 acres; a recreational vehicle storage lot of 0.56 acres; an on site wastewater treatment lot of 0.36 acres; a maintenance yard of 0.22 acres; a 16.13 acre lot for the Long Canyon Wash; a 10.75 acre retention basin, and miscellaneous lots for landscaping and emergency access lanes.

The General Plan Amendment and Re-Zone are taken independently from the project itself and would remain regardless of whether or not the project proceeds and is constructed. The findings for approval of the General Plan Amendment and Re-Zone can be made. The Planned Development is proposed as a design document which establishes the standards by which the homes and other facilities will be built. A central community park area is proposed as well as a linear park on the east side of Long Canyon Wash along with open space adjoining the wash as a no-build area. A retention basin and a passive park are proposed at the north end of the site. An existing regional detention facility which serves land to the south well beyond this property is surrounded on three sides by this project at the north boundary and is planned to be expanded in the future. The development standards which are proposed to vary from the Development Code for the project are contained in Table 1 in the staff report. Variations are requested for minimum lot size, minimum lot dimensions, front set-backs and maximum coverage.

5,500 sf lot sizes are proposed where the RS-2 zoning would require 18,000 sf. Development is clustered on a smaller portion of the site but using the density for the entire 77 acres which would allow up to 144 units on the site. The lots along Golden Bee are generally consistent with the RS-2 standard and a wider parkway has been provided on Golden Bee so the closest home would be 35 feet from the street. A similar parkway is proposed along Joshua Lane of 30 feet width and a 30 foot rear set-back for lots that abut Joshua Lane so that the closest house would be 60 feet from the street. The lot widths will also appear to be consistent with the RS-2 standard. As a result, the compatibility of the project with the surrounding neighborhoods has been improved.

The Planned Development document includes the architectural design, floor plan models for the homes and the clubhouse. The project is proposed to be gated with private streets. When a sewer reaches the project the treatment plant will be retired and the project will connect to the system. The primary Fire Dept. issue was provision of emergency access points. Emergency access has been added on Lot L from Joshua Lane and on the northern boundary, where the sewage treatment and RV storage occur, to meet that requirement. Knox boxes are also required by the Fire Dept. on both main gates.

The site is proposed to be mass graded but staff expects the project construction to occur in phases. The map is not phased but it may be required by the economy. The Native Plant plan shows that a majority of the site will include minor terracing. However, significant slopes will occur on lots 12 through 22 with differentials of 11 to 25 feet between adjacent lots.

The project was reviewed under CEQA and an Initial Study was prepared which determined that the project has the potential to result in significant impacts. Mitigation measures were proposed which would reduce those impacts to less than significant levels. A Mitigated Negative Declaration is proposed and would be filed with the County if the project is approved.

The Parks, Recreation and Cultural Commission ("PRCC") considered the project. The project is required to supply approximately 1.7 acres of parks. 7 acres of parks are being provided. The Parks ordinance allows for a 25% credit of the park fee if a project contains internal amenities. The PRCC recommends that the Commission allows the 25% credit. A Condition of Approval is included for that.

Since the distribution of the staff report, the applicant has requested amendments to the conditions of approval:

- Modify Condition 20 as follows for clarification: No direct access from any residential lot to a public street shall be permitted.
- Add "half street" for clarification to conditions 28, 29, 30 and 31.
- Delete Condition 36. The SB Co. Flood Control District has indicated they will make notation of the change from a rock lined channel to a managed flood plain but a formal amendment to the Master Plan of Drainage is required.
- Delete "over the proposed private streets" from Condition 37.
- Modify the first sentence of the second paragraph of Condition 45 to: The design of the grading plan shall be such that all pads are above the adjacent private street grade; to provide adequate street height for drainage.
- Modify the last sentence of Condition 61 as follows: ...The storm drains within the boundary of the project shall be private and maintained by the Home Owner's Association...; to describe and clarify that those storm drains as different from the drains within the public right-of-way.
- Delete the word "public" from Condition 73 because the sewer lines will occur in private streets.

Ms. Rowe opened the Hearing to public comments.

Vickie Bridenstine requested in writing that her support of the project be registered.

Gregory Patten of Yucca Valley spoke in opposition to the project due to the adverse effect to his family's quality of life from any development on the project site.

Art Miller of Yucca Valley commented the best aspect of the project is that it is a seniors only development which have fewer impacts from traffic and public safety.

Applicant representative Bill Warner of Nolte Associates requested additional minor changes to the COA which have not been discussed with the Town Engineer. All of the infrastructure is proposed to be constructed in one phase but all of the buildings would not be. Only a small portion of the drainage generated by the new Copper Hills tract will be taken into the basin and that is addressed in the COA. If the 6 inch dike required by COA #26 is not necessary they would like to have the COA deleted. They request that the language regarding half street dedication also be added to COA #25.

The major issue is the requested improvements to Joshua Dr. They believe the appropriate time to build and fund those improvements is with the basin. Drainage structures will have to be built at that time which would disrupt the required improvements if built now. They ask that the Commission consider deleting COA #31.

The developer requested a managed flood plain rather than constructing a rock lined channel as required by the Master Plan of Drainage ("MPD") because until the basin facility is constructed the channel would just end and have no where to deliver the water. This also allows for additional open space along Sage Ave. used for parks with approximately 500 feet of set-back to the nearest home. Advantages to age restricted projects are a reduction in anticipated noise, traffic, lighting and impact on schools. Also, the development proposes a 3 foot high wall topped with a wrought iron fence along Sage Ave. which will help protect Sage Ave. from flooding due to a 100 year storm. Productive reuse of treated water from the sewage treatment plant for landscaping is also proposed. The applicant requests that the Mitigation Measures be adjusted if changes are made to the COA.

Mr. Graham expressed concerns about the 11 to 15 foot differential in slope elevation on lots 12 through 22 because they are individually owned which makes it difficult for the HOA to irrigate, etc. He would favor planting or the installation of preliminary irrigation pipes on those slopes for protection against erosion. Mr. Warner replied typically on slopes higher than 3 feet a combination of planting, geogrid and jute mats are used to insure survival of the plant material. Best management practices are required by the Storm Water Pollution Prevention Plan during construction for the whole site. All of the COA will be in place and run through the entire life of the project. The changes will be seen in the plans that have to come back to the Commission.

Mr. Alberg questioned constructing the requirements of COA 31. Mr. Warner replied if they were built now some, but not all, of them could be damaged later when the basin or storms drains were installed.

Mr. Humphreville questioned the type of sewage pond proposed. Mr. Warner replied it would probably be a circulating sand filter or activated sludge package plant. No septic tanks will be on the lots. The Planned Development document needs to be corrected to remove the reference to septic tanks.

Mr. Humphreville questioned the proposed "Arizona " crossing. Mr. Warner replied it was also required of Copper Hills and it just depends on who goes into construction first. An

Arizona crossing is a long broad dip with culverts below it that take approximately 30% of the 100 year storm flow.

Mr. Graham questioned the installation of the irrigation system. Mr. Warner replied the only requirement is that there be dispersal of the effluent from the sewage plant which can be in leach lines, seepage pits or a geo-flow system which pumps it in purple pipe up through the development below grade to the root zone of the landscaping. Phasing and economics will determine when or if it is installed. Mr. Graham favored the preliminary laying of the pipes to do the infrastructure now.

Ms. Rowe asked where the bike lane would go if COA 31 is removed. Mr. Warner replied the bike lane would stop at the north project boundary of the project. But the builder may consider extending the pavement for the bike lane rather than constructing the curb, gutter and landscaping around a basin that may not be built for years. Ms. Rowe stated from a community perspective it would be nice to see the bike lane continued to the north up to Joshua Dr.

Ms. Rowe asked how much has been spent on Native Plants to this point in the project. Mr. Warner replied the cost to date is just under \$10,000 for preparation of the native plant survey and map and not one tree has been touched. Ms. Rowe questioned the inclusion of a 60 day adoption period when none is required by current ordinances. Ms. Criste replied it is not currently in the ordinance but has been added to COA for approximately 3 years as a standard condition. Mr. Warner stated an applicant should be subject to whatever ordinance is in effect at the time of development.

Mr. Alberg referenced Table 2 on P68 of the Environmental Checklist Form and asked how many days the project anticipates to be grading. Ms. Criste replied the standard for MDAQMD is on a daily basis and she would expect several weeks. Mr. Warner replied the mass grading would be weeks but then there would be subsequent grading, rough and fine, during the course of the project. Mitigation needs to be provided during all of the grading for dust control.

Ms. Rowe closed the hearing to public comments.

Ms. Criste addressed the COA changes requested by Mr. Warner as follows:

The Town Engineer indicates the change to COA 26, the 6 inch ac dike on the west edge of pavement, is a hydraulic issue. If it is not necessary in the final hydrology it will not be required but he would appreciate it if the Commission leaves it in.

COA #24 includes a provision that all slopes in excess of 10 feet are to be maintained by the HOA. In addition to the language Mr. Warner quoted, there is provision that they be managed properly in the long term for those lots on the south end of the project. It will be in the CC&R's.

Regarding the deletion of COA 31 and modification of COA 29, limiting construction on Joshua Lane to the southerly 2/3rds of the project; staff understands the applicants concern but the applicant is taking a significant benefit from the retention basin in so far as he has been able to use it for density. 11 acres, or 22 units, are possible within the project because of that density transfer. Staff would consider this part of the whole project and an improvement that should be completed as part of the project. If it is not completed in this

case the Town would either have to secure grant monies or do the improvements out of general fund or other monies. The flood control district will not improve the road when the basin is expanded.

It is Commissions discretion if it would like to modify the second to last sentence of COA 13 to read that adoption will be consistent with the Native Plant ordinance in effect at the time that grading permits are requested.

Staff does not have an issue with COA 25 as Mr. Warner discussed.

Mr. Humphreville asked why the tortoise study was done 3 times. Ms. Criste replied tortoise studies are required for all projects by federal laws for the recovery of the species to prevent incidental take. Mr. Stueckle replied Federal and State laws determine when desert tortoise and burrowing owl studies are done and they expire in one year. One study is required with submittal and if it expires another has to be done because the Initial Study requires a pre-construction survey. This project was submitted in 2007 and most of the studies have had to be redone. Staff does not control when they are submitted or expire.

Mt. Humphreville questioned the amount of the park fees. Ms. Criste replied the appraisal has not been completed.

Mr. Alberg moved that the Planning Commission recommend adoption of General Plan Amendment GPA 02-07, Rezone 02-07 and Environmental Assessment 25-07 to the Town Council by Resolution No. 10-2. The motion was seconded by Mr. Humphreville and passed unanimously by voice vote of the Commissioners present.

After discussion the consensus of the Commissioners was to delete the requirement for a 60 day adoption period from COA #13 and add the following language: The adoption of native plants shall be consistent with the Native Plant Ordinance in effect at the time of grading permits.

During discussion by the Commissioners the hearing was reopened to public comments regarding COA #26, 29 and 31. Mr. Warner commented on improvements to Sage Ave. and the corner of Joshua Dr. at Joshua Lane. The Commissioners questioned when and how the corner of Joshua Dr. at Joshua Lane could or would be improved. Staff recommended and the developer agreed to construct Joshua Lane around the corner and onto the return of Joshua Dr. Consensus of the Commission was to add the words "if required for hydrologic reasons" to COA #26, amend COA #29 to read "half" street, and delete COA #31 in its entirety.

The Commissioners discussed the phasing of the project as being an addition for which plans were not presented. Staff suggested a new COA could be added to require phasing with the submittal of the final grading plan. Mr. Warner commented on the economic necessity of phasing and the existing requirements for erosion control on the project during all phases of construction, and stated the applicant would agree to the addition of a COA. Ms. Rowe closed the hearing to public comments.

Mr. Stueckle commented current regulations require that each phase of a project functions independently from the other phases for flood control, streets, sewers, fire, etc. He also

stated that there will be no bonding for the internal streets of the project because they are to be private streets and bonds are not posted for non-public roads.

Mr. Graham moved that the Planning Commission recommend to the Town Council approval of Planned Development District 02-07 and Tentative Tract Map 18418 with the Conditions of Approval amended as follows:

13. A final plan identifying all protected plants as well as a Native Plant Relocation Plan with any area proposed to be disturbed in accordance with the Town's Native Plant Protection Ordinance shall be submitted for approval prior to issuance of grading permits for the project. The applicant shall make every effort to relocate the native plants back onsite. The adoption of native plants shall be consistent with the Native Plant Ordinance in effect at the time of grading permits. The final native plant plan shall be reviewed and approved by the Planning Commission prior to the issuance of permits.

20. No direct access from any residential lot to a public street shall be permitted.

New 23. The Final Development Plan shall also include a detailed construction phasing plan.

~~25~~ 26 Dedicate, or show there exists, sufficient right of way for a Major Collector half street on Sage Ave. per Town of Yucca Valley standard 103.

~~26~~ 27. Construct curb and gutter 22 feet from the centerline of Sage Ave. (80 feet wide) per the approved typical section for Tentative Tract 18418. At a minimum 26 feet of pavement from the easterly curb face shall be constructed on Sage Ave. along with a 6" a.c. dike on the west edge of pavement if required for hydrologic reasons. A meandering sidewalk shall be constructed in the easterly parkway. Curb and gutter and sidewalk shall be constructed per Town of Yucca Valley Standard Drawing 200 and 220. A.C. dike shall be constructed per Town of Yucca Valley Standard Drawing 203.

~~29~~ 30. Construct curb and gutter 30 feet from the centerline of Joshua Lane per Town of Yucca Valley Standard Drawing 200, including the curb return at the corner of Joshua Lane and Joshua Drive. The existing edge of pavement shall be matched in a manner acceptable to the Town Engineer. A meandering sidewalk shall be constructed in the westerly landscape lot per the approved typical section for Tentative Tract 18418. Sidewalk shall be constructed per Town of Yucca Valley Standard Drawing 220. The design and construction of the street shall include a bike lane consistent to the Towns Trails Master Plan.

Dedicate, or show there exists, sufficient right of way for a Major Collector half street on Joshua Drive per Town of Yucca Valley standard 103.

31 and 36. Deleted entirely.

~~37~~ 36 The applicant shall obtain approval from San Bernardino County Flood Control District for the District's access to the existing detention basin. Approval shall provided to the Town prior to approval of the final tract map.

~~45~~ 44. The design of the grading plan shall be such that all pads are above the adjacent

private street grade. All lots must drain to the street frontage of the individual lot. Design of any retaining walls shall be detailed on the grading plan including top of footing and top of wall elevations. The grading plan shall be reviewed and approved by the Planning Commission.

~~64~~ 60. Separate storm drain plans, along with hydraulic calculations, shall be prepared to intercept the flows existing from Tract 11209 onto Golden Bee Dr. and carry them in a storm drain to the existing detention basin at the northerly project boundary. The proposed storm drain shall be stubbed out westerly to the Long Canyon Wash at Golden Bee. This stub shall be sized to carry the 1 year – 1 hour storm generated from Tentative Tract 17862. The minimum size of the stub shall be 18". The storm drains within the boundary of the project shall be private and maintained by the Home Owner's Association.

~~73~~ 72 All sewer lines to the on-site sewer treatment plant shall be located within right of way

All other Conditions to be renumbered as necessary.

The motion was seconded by Mr. Alberg and passed unanimously by role call vote.

**DISCUSSION ITEMS:** None

**CONSENT AGENDA: MINUTES –**

Mr. Alberg moved that the Planning Commission approve as submitted the minutes of the Regular Planning Commission Meeting held on May 25, 2010. The motion was seconded by Mr. Graham and passed unanimously by voice vote of the Commissioners present.

**STAFF REPORTS AND COMMENTS:** None

**FUTURE AGENDA ITEMS:** None reported.

**COMMISSIONER REPORTS AND REQUESTS:** None

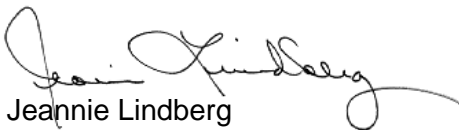
**ANNOUNCEMENTS:**

Ms. Rowe announced that the next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, June 22, 2010.

**ADJOURNMENT**

The meeting adjourned at 8:45 pm.

Respectfully submitted by,



Jeannie Lindberg  
Administrative Assistant III