



analysis; native plant inventory; general biological assessment that included a focused desert tortoise survey and a habitat assessment for the western burrowing owl; traffic study letter; soils report; percolation report; and geotechnical report. The native plant inventory was prepared in compliance with Ordinance 140. It was noted that many of the plants on the site were significantly damaged due to fire. As proposed the wash is left as natural open space.

Currently residents utilize the sports fields at both Machris and the Community Center to exercise pets, however, upon completion of Phase 1A, dogs will not be allowed on the athletic fields.

Commissioner Drozd advised he is for the project, it is a great idea, and in a great location. He noted he did some research and found that, for large dogs, 6 foot fence is suggested rather than a 5 foot fence, and greater separation is also recommended between the larger dogs and smaller dogs so that they do not just run up and down the fence barking at each other.

Commissioner Bridenstine questioned if the grading plan been developed, if the dog park portion is sloped, and how the differences in elevation are being handled. Deputy Town Manager Stueckle advised the grading plan has been under preparation as the design has moved forward, and noted that from the playground area to the northwest there is about a 10 foot fall over a distance of approximately 200 feet. Commissioner Bridenstine questioned if Warren Vista is being widened on the west side from the park site to Joshua Lane as part of this phase. Deputy Town Manager Stueckle advised that widening, curb, gutter and sidewalks are all part of the phase.

Commissioner Hildebrand questioned if there is an engineer's estimate. Deputy Town Manager Stueckle advised it is approximately \$1,200,000.

Commissioner Alberg questioned how much of that estimate is not on the park. Deputy Town Manager Stueckle advised about \$300,000 is outside the park for the street, curb, gutter and sidewalk.

Bill Parisia, Yucca Valley, representing Larry Morley who owns property in the area, questioned how far north curb and gutter will extend on Warren Vista.

Deputy Town Manager Stueckle advised that curb, gutter, and sidewalk improvements are only extending from park site to the south toward Joshua Lane.

There being no one else wishing to speak Chair Humphreville closed the Public Hearing.

Commissioner Bridenstine questioned if the sidewalks are all ADA compliant. Deputy Town Manager Stueckle advised that they are.

Commissioner Alberg moved to approve the Mitigated Negative Declaration for Environmental Assessment, EA 04-11 for the project site, approve Conditional Use Permit, CUP 06-11, for Phase 1A, based on the findings contained within the staff report and the recommended Conditions of Approval, and request that the Town Council actively request a waiver of any fees and assessments from the Hi Desert Water District for this public project. Commissioner Hildebrand seconded. Motion carried 5-0 on a voice vote.

**CONSENT AGENDA**

**2. MINUTES**

A request that the Planning Commission approve as submitted the minutes of the Special meeting held on December 13, 2011

Commissioner Alberg moved to approve the minutes as presented. Commissioner Bridenstine seconded. Motion carried 5-0 on a voice vote.

**STAFF REPORTS AND COMMENTS**

Deputy Town Manager Stueckle reported the Super Wal-Mart project is getting close to wrapping up the plan check process for grading, off-site improvements, and traffic signals, and they hope to have all their plans approved in month of February. With reference to the Dollar General, Caltrans District 8 has recently required construction of raised median island on SR 62 in that area, and staff is assisting with facilitating information on that project. The Town Council will be holding their Strategic Planning Session on January 27, 2012 from 8:30-2:30

**FUTURE AGENDA ITEMS:**

Associate Planner Kirschmann announced the General Plan Annual Report is tentatively scheduled for February 14<sup>th</sup>.

**COMMISSIONER REPORTS AND REQUESTS**

Vice Chairman Alberg questioned if Brehm Park is moving forward. Deputy Town Manager Stueckle advised that the Commission approved the Conditional Use Permit some time ago, and they have been in the plan check process for street and grading improvements. There are some components that they may be proceeding with, but we are still waiting on the State's announcement of the Prop 84 awards sometime In the Spring. Town staff and Brehm representatives are continuing to keep the dialogue open.


**ANNOUNCEMENTS**

The next regular meeting of the Yucca Valley Planning Commission is Tuesday, February 14, 2012 at 6:00 p.m. in the Yucca Valley Community Center.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:24 p.m.

Respectfully submitted,

  
Jamie Anderson, MMC  
Town Clerk