

**TOWN OF YUCCA VALLEY  
PLANNING COMMISSION MEETING MINUTES  
OCTOBER 09, 2012**

Chair Humphreville called the regular meeting of the Yucca Valley Planning Commission to order at 6:00 p.m.

Commissioners Present: Alberg, Bridenstine, Drozd, Hildebrand, and Chair Humphreville.

Pledge of Allegiance was led by Chair Humphreville

**APPROVAL OF AGENDA**

Commissioner Alberg moved to approve the agenda. Commissioner Bridenstine seconded. Motion carried 5-0-0.

**PUBLIC COMMENTS**

None

**PUBLIC HEARING:**

**1. CONDITIONAL USE PERMIT, CUP 02-12 METRO PCS**

Request for the Planning Commission to review the proposed construction of a wireless communication antenna disguised as a 9' tall boulder. A 308 square foot, 8' tall block enclosure will also be constructed to house the necessary equipment cabinets.

Chair Humphreville opened the public hearing.

Associate Planner Kirschmann gave staff report contained in the printed agenda and displayed a power point presentation during the discussion. The project is located approximately 400 feet west of Rockaway Ave, north of the existing Hi Desert Water District tank. The property is identified as APN's 585-301-32 and 585-401-06. Because the structure is less than 30 feet tall, the Planning Commission's action is final, unless reviewed by Town Council.

Associate Planner Kirschmann continued to describe project construction, site characteristics, and adjacent land use. The project is located within 5,000 feet of a scenic highway (29 Palms Highway) as designated in the General Plan. Special consideration must be given to these locations according to the criteria set forth in the Development Code. The proposal includes a new access road to the site. With other paved access roads in the same area, the project has been conditioned to make every effort possible to utilize the existing easement to limit the amount of disturbance required to construct the access road.

The proposed wireless facility has been designed to meet the Town of Yucca Valley's

criteria with the condition of approval, requiring that the facility include a setback area of 275 feet from property lines in accordance to Ordinance 114.

**Public Comment:**

Chair Humphreville opened public comment.

**Todd Show**, Yucca Valley spoke in opposition of the project expressing his concerns about using private property to conduct commercial business. Show asked about the number of antennas that can be placed in this location and if there have been studies done on the rays that come off of the antennas. Show stated he understands that it is a good location for the wireless companies; he is just not sure if private land should be used for this purpose. Show also expressed concern about cutting a new road through the existing lot, potentially increasing off-road traffic in this area.

**Veronica Arvizu**, Metro PCS Representative from Murrieta, CA spoke in favor of the project and explained the importance of using this current location to increase the coverage area.

Chair Humphreville closed public hearing.

Commissioner Hildebrand questioned if there was anything that limits the hillside use for this purpose. Deputy Town Manager Stueckle responded with an explanation that the ordinance does give guidance to minimize visual impact, and usage of residential or commercial properties. In response to comments received regarding radio frequency wave, Deputy Town Manger Stueckle explained that radio frequencies were regulated by the FCC.

Commissioner Bridenstine moved to find the project to be exempt from CEQA under Section 15322, Class 32 Infill Development and to approve the construction of a 9’ tall wireless communications tower disguised as a rock and a 308 square foot, eight foot tall block enclosure and the recommended conditions of approval. Commissioner Hildebrand seconded. Motion carried 5-0-0

**CONSENT AGENDA**

No items on consent

**STAFF REPORTS AND COMMENTS**

**2. APPOINTMENT TO GENERAL PLAN ADVISORY COMMITTEE (GPAC)**

A request for the Planning Commission to select one member to represent the commission on the General Plan Advisory Committee.

Associate Planner Robert Kirschmann explained the formation of the GPAC and the need for representation of the Planning Commission on this new committee.

Chair Humphreville opened nominations. Commissioner Hildebrand nominated Commissioner Bridenstine. Commissioner Drozd Seconded the nomination. Commissioner Bridenstine accepted the nomination. Chair Humphreville closed nominations. Consensus was made by the commission. Vicki Bridenstine will be the GPAC representative for the Planning Commission.

**COMMISSIONER REPORTS AND REQUESTS**

Chair Humphreville announced he will be unavailable for the next meeting on October 23, 2012.

**FUTURE AGENDA ITEMS**

**ANNOUNCEMENTS**

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, October 23, 2012 at 6:00 p.m.

**ADJOURNMENT**

There being no further business, the meeting was adjourned by Chair Humphreville at 6:20 p.m.

Respectfully submitted,

Lesley Copeland  
Deputy Town Clerk