

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
MARCH 25, 2014**

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

The Pledge of Allegiance was led by Chair Humphreville.

APPROVAL OF AGENDA

Commission Whitten moved to approve the agenda. Vice-Chair Bridenstine seconded.

Motion carried 5-0 on a voice vote.

PUBLIC COMMENTS

None

**1. SITE PLAN REVIEW, SPR 01-14
ENVIRONMENTAL ASSESSMENT, EA 01-14
HAWKS LANDING GOLF CLUB AT BLUE SKIES**

Deputy Town Manager Stueckle presented the staff report for Site Plan Review, SPR 01-14, Environmental Assessment, EA 01-14 for Hawks Landing Golf Club at Blue Skies

The project is a 5,100 square foot replacement clubhouse, to construct a 2,500 square foot maintenance building and paved parking, with a building pad for a future additional clubhouse, parking and ancillary improvements. Sewage disposal is proposed for Phase 1 by connecting to the existing septic tank and leach field systems. Both Phase 1 and Phase 2 buildings will be connected to the future public sewer system when available. Phase II is planned to be served by a new septic system until such time as the HDWD collection and treatment system is available. The proposed project is located at 55100 Martinez Trail and is further identified as AMS's 586-031-36, 594-041-34, and 594-041-35.

Updated conditions of approval were reviewed. The site plan review (SPR 01-14) shall become null and void if construction has not commenced within three years of the approval day of March 25, 2014.

The project was reviewed under the California Environmental Quality Act (CEQA). The project is exempt from CEQA under section 15302, Class 2, replacement or reconstruction of existing facilities.

Cindy Melland, of MJB, Golf, LLC spoke about the project, describing planned elements including a covered patio area and large driving range. A versatile 12-hole design is planned. The 16 acres of irrigated turf is integrated with non-turf, brought resistant landscaping.

Bill Warner, of Nolte V5 continued to give detail on the proposed building plans.

Commissioner Whitten inquired if any additional wildlife studies were required. Stueckle explained that because the project is in the same scope as previous land-use, no further studies were required. Whitten also asked about water run-off and safety features used to protect neighboring properties. Melland explained the course was designed to capture and hold rain water, to allow percolation into the ground. Also, tee boxes were designed to face away from structures. Warner reported that the new driving range design is further away from homes than the prior range.

Vice Chair Bridenstine asked for clarification on the location of the maintenance building in relation to the clubhouse. Warner explained that the maintenance building is off of Yucca Trail, on the east-end of the property.

Chair Humphreville commented favorably on the project.

Chair Humphreville opened public comment. With no members of the public wishing to speak, public comments were closed.

Vice Chair Bridenstine moved to find the project exempt from CEQA under Section 15302, Class 2, replacement or reconstruction of existing facilities, and to approve Site Plan Review, SPR 01-14, based upon the findings and the Conditions of Approval. Chair Humphreville seconded. Motion carried 5-0 on a voice vote.

PUBLIC HEARING

2. DEVELOPMENT CODE AMENDMENT, DCA 07-13 ARTICLE 3

Deputy Town Manager Stueckle recommended that the Planning Commission take public testimony for the advertised public hearing, and to continue the hearing to April 8, 2014 to allow for additional staff review and preparation.

Chair Humphreville opened the public hearing. With no members of the public wishing to speak, Chair Humphreville continued the public hearing to April 8, 2014.

CONSENT AGENDA

MINUTES

Commissioner Whitten moved to approve the Yucca Valley Planning Commission minutes of the meeting held on March 11, 2014. Vice Chair Bridenstine seconded. Motion carried 5-0 on a voice vote.

STAFF REPORTS AND COMMENTS

Deputy Town Manager Stueckle presented a brief updated on private land development projects including the Senior Apartments, Petco and Marshalls. It is anticipated that the third phase of Copper Hills Homes (PM17862) will be in plan check soon. Developers for Ross Dress for Less have applied for a signage variance and will be coming before the Planning Commission in the near future.

FUTURE AGENDA ITEMS

Variance, V-01-04 Ross

COMMISSIONER REPORTS AND REQUESTS

Commissioner Drozd thanked staff.

Commissioner Lavender voiced appreciation for the thorough report on the golf course plans.

Commissioner Whitten: Thanked staff and commented on the new lane striping at the corner of Palomar and Yucca Trail.

Vice Chairman Bridenstine thanked staff and is glad to see the golf course project moving along.

Chair Humphreville also expressed favor to see the golf course project taking shape and thanked staff. Humphreville is hearing positive comments in the community for the efficiency of Town staff.

ANNOUNCEMENTS

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, April 8, 2014.

ADJOURNMENT

There being no further business, Chair Humphreville adjourned the meeting at 6:50 pm.

Respectfully submitted,

Lesley Copeland, CMC
Town Clerk