

Minor Additions to Schools, of the California CEQA Guidelines, as the proposed project is a minor addition to an existing school and is not anticipated to increase student capacity.

**Conditional Use Permit, CUP 02-95 Amendment 3, Joshua Springs Calvary Chapel:**

That the Planning Commission approves Conditional Use Permit, CUP 05-95 Amendment #3 Joshua Springs Calvary Chapel, for the addition of a 9,720 square-foot gymnasium and additional parking, based upon the information contained within the staff report, the required findings and the recommended Conditions of Approval.

- RESULT:**           **CONTINUED [3 TO 0]**  
                          **Next: 8/12/2025 6:00 PM**
- MOVER:**            J Clint Stoker, Commissioner
- SECONDER:**       Gerard Noonan, Commissioner
- AYES:**             Gerard Noonan, J Clint Stoker. Alejandro Vasconcelos
- EXCUSED:**         Mathew Thomas
- RECUSED:**         James Henderson

**DEPARTMENT REPORTS**

**20. Environmental Assessment (EA) 12-25, Temporary Special Event Permit (SPL) 03-25 58689 Ocotillo Drive Temporary Special Event Permit Class II, a request for the operation of a temporary residential special event facility.**

Chair Vasconcelos stated moving on to Department Reports, Item 20. Environmental Assessment, EA 12-25, Temporary Special Events Permit SPL 03-25 at 58689 Ocotillo Drive. Temporary Special Events Permit Class 2, a request for operation of a temporary residential special events facility. Staff report, please.

Associate Planner Jerome stated, the recommendation for this item is to continue to the meeting of August 12th. You'll see on packet page 745 that staff erroneously noticed this meeting to occur at our offices on Business Center Drive and not in this location. So, we need to re-notice the neighbors for this project.

Deputy Town Manager Stueckle stated so, this was originally held as a staff-level hearing as prescribed in the ordinance. So that was the notice that the staff used to bring it to Planning Commission. The date is correct. The time is correct. The location is not correct. That's a procedural flaw in the notice. And therefore, procedurally, the Commission cannot take action this evening. We do know, or I do believe, there's a number of neighbors here that are here specifically to speak on this matter. It's really the Chairman, along with the commissioner's discretion, if you would like to hear their comments this evening. You are allowed to hear their comments by doing so. That's on the record, but the Commission can take no action on the item this evening. Staff needs to re-notice it because-- and I just want to confirm, the ordinance for this level of special event does require notice to property owners within 300 feet. Is that correct?

Assistant Planner Willoughby stated that is correct.

Deputy Town Manager Stueckle stated all right. So, the ordinance requires the notice. The notice contained an error. Procedurally, the Commission can take no action this evening. You can listen to public comment. This is not a public hearing. This is a department report. You can hear public comment. We apologize to the folks that have taken the time out of their personal lives to be here this evening to make comments. It's an error on the Town's part. That concludes staff's comments. Commission's discretion on how you would like to proceed this evening.

Commissioner Stoker asked so we can hear comments and have any sort of discussion or not really a discussion at all?

Deputy Town Manager Stueckle stated I would recommend you limit it to questions of staff, not have any significant discussion at the Commission level. Any questions of staff on additional information that's necessary. And then staff will be re-advertising to bring this back to the Commission, likely at your first meeting in August.

Commissioner Stoker stated okay. Thank- Does staff present the report to us?

Deputy Town Manager stated yes, sir.

Chair Vasconcelos stated and if the applicant is-- I don't know if they're here or not, but can we ask them questions if need be or not really at this time?

Deputy Town Manager Stueckle asked is the applicant present this evening?

Commissioner Stoker stated I see two people's hands raised, yeah.

Deputy Town Manager Stueckle stated yes, sir.

Chair Vasconcelos stated I'm okay with whatever--

[crosstalk] I'm okay.

Chair Vasconcelos stated I'm okay with hearing. Yeah. Yeah. Everybody's here. I can see [inaudible]. I think we've agreed we just proceed, but won't have any actions for this. So, could we present the staff report on this item?

Deputy Town Manager Stueckle stated yes, sir, we can.

Assistant Planner Willoughby stated the Item is 58689 Ocotillo Drive, Temporary Special Event Permit, Class 2, SPL 03-25, Environmental Assessment 12-25. The recommended action, although the Planning Commission will not be taking any action, is finding that the project is exempt from CEQA, pursuant to the following Section 15301 existing facilities. The California CEQA guidelines as proposed project includes the leasing of an existing single-family residence, and that the Planning Commission reviews SPL 03-25, a

temporary special event permit for the purpose of conducting and operating temporary residential special events based upon the information contained within the staff report, the required findings, and conditions of approval. This is a site plan prepared by the applicant identifying the location of existing structures and dirt driveways that provide access to the site. On the north side of the site is Ocotillo, where you can see that horseshoe driveway. And then on the east side of the site, there's a little bit thinner single driveway. This is a plan prepared by the applicant to clarify the location of proposed parking in relation to emergency access and how those two things may be accommodated in tandem.

This is a photo of the site on Ocotillo Drive, facing east/southeast. This is an additional photo of the site facing that dumpster along Ocotillo facing west and southwest. This is a picture of Ocotillo Drive facing south. This is a picture of Ocotillo Drive facing south, and third picture also facing south. Fourth picture, and from El Dorado, facing west. Once again, although the Commission is not taking action on the item tonight, the original recommendation was that the Planning Commission find the proposed project exempt from CEQA under Section 15301 existing facilities of the California CEQA guidelines. As proposed project includes the leasing of an existing single-family residence and reviews SPL 03-25 temporary special event permit for the purpose of conducting and operating temporary residential special events based upon the information contained within the staff report, required findings, and recommended conditions of approval. There are a few alternative recommendations which are outlined in the staff report, which include continuance, denial, approval as proposed, or approval with modifications or additional conditions of approval, including and up to requiring six-month operational review of the proposed project to return to the Commission. And I'll move it back to public comment. Thank you.

Chair Vasconcelos stated thank you, staff. Is there anyone in the public that would like to make a comment on this topic?

Commissioner Stoker asked do you have a list already? You could state your name and—

Chair Vasconcelos stated please state your name and your residence.

Kyle Weinmueller stated yes. My name is Kyle Weinmueller. My residence is actually closest to this, which is 58684 Oleander Drive.

Commissioner Stoker asked adjust your mic up a little bit so you can get picked up.

Kyle Weinmueller stated Sorry. Yeah. It's 58684 Oleander Drive. My name is Kyle Weinmueller. We're actually in the process of buying the house. So, we've renters there for the last 12 years or so. And I've known the owners since I was, I don't know, eight years old or something, and I'm 45 now, so. Anyhow, I'm usually not the person to be complaining about this kind of situation, but this house has been a continue-- just over and over a problem where the people they have there are different than everyone else that has Airbnbs on the street, really. I realize ours is closest to us, but it's really-- the people there are just a lot-- I mean, they yell at the neighbors. They're really not that

nice always. And I think if you're having a lot of people there-- because they've continuously had a whole bunch of people there, way more than they're allowed to have already, like the rules don't matter. And the thing is, is that if you're going to do that, at least be nice to the neighbors and care about-- I mean, one of my neighbors, she's in her late 60s and they're out there telling her-- when she asks them to turn the music down, to F off and everything else.

I mean, much less the last 4th of July, they let off fireworks. And I mean, I'm not talking little sparklers. They let off fireworks straight up on the ground that went everywhere. I mean, so much to the point where-- I'm a pretty calm guy, and I went out there and I mean, I cussed them all out, where they knew they were wrong. Not one of them said anything to me but sorry. I'll admit that. But they were way out of line letting off, I mean, like Town fireworks on the ground in a dry area. I mean, it was so much so that the people up on the hill, actually, after I was done yelling at them, were cheering that I actually said something to them, because I guess they had been doing it for quite a bit that night, and I had just got home. So, it was like I didn't-- I only saw that one time, much less, I guess, there was 10 other incidences or something. Quite a few of them. They have bonfires there that are, I mean, raging bonfires.

And I was reading the reports where they said that they have things that monitor noise, and they have all these cameras and stuff. But clearly, they're seeing this if that's the case because, I mean, it's big enough for us to see in our house. So, where I'm like, "What's that light? What's going on out there?" And it's a huge bonfire, and you just can't really do that. And I see the need for all the Airbnbs. I'm not totally against those or something. It's just when someone is-- and I don't think they're doing it on purpose as much as it's the people, wherever they have their thing, they're advertising it, is a different place. It's not like Airbnb. I know there's several sites that you can advertise on. And for whatever reason, they're all like college kids, all being loud, which once again, I'm the last one to really say something about that until you're way out of line. They have drones flying over into our yard. They're yelling at our dogs for doing their job. We have bones that are dropped over the fence now for the dogs. Yeah.

Commissioner Stoker asked and what was your address again, sir?

Kyle Weinmueller stated its's 58684 Oleander.

Commissioner Henderson asked what was your first name?

Kyle Weinmueller stated Kyle.

Chair Vasconcelos stated thank you. Do you have any closing comments, or are you done? Would you--?

Kyle Weinmueller stated no, that's pretty much it. I mean, it's just-- also the biggest thing, more than anything, I guess, actually, would be the parking. There is no place like that parking. Those pictures were so deceiving that-- I mean, that long view lens or whatever they were using. There is no parking for 26 parking spots there, period. So not

even close.

Chair Vasconcelos stated thank you. Thank you for your comments. Please state your name and your residence, please.

Michelle Corbin stated Michelle Corbin. I live directly across the street at 58690 Ocotillo Drive. I also—

Chair Vasconcelos stated could you slow down with that address, please. Could you--?

Michelle Corbin stated 58690 Ocotillo Drive. And I own also the parcel next to it. I received two letters. I want to read my letter. I'm writing as a legal property owner of these parcels located directly adjacent to the proposed event location at 58689 Ocotillo Drive. I strongly object to the approval of this license for temporary residential special events, including weddings, large gatherings at this location. This property has already been a source of ongoing disturbances and multiple code violations. I have personally contacted code enforcement and the short-term rental nuisance hotline on several occasions due to over 20 cars lined up and down our street, excessive noise, loud music often continuing into the night, guest trespassing onto my private property often, even though there's No Trespassing signs, use of drones by guests flying over my house, private property causing invasion of my privacy - and I'm concerned about that - ongoing short-term rental activity by the applicant, Cherish Delgado, without a valid short-term rental permit in direct violation of Town ordinances.

This residence has already operated outside of legal and respectful bounds for years. It is deeply concerning that an individual with a history of ignoring permit requirements and causing repeated disturbances is now requesting a new license to further increase event capacity. I am absolutely opposed to the issuance of this permit and urge the Town to deny this application in full. The health, safety, and peaceful enjoyment of the neighboring residents, including myself, would be further compromised by this approval. One other thing I want to bring up is that perhaps maybe we need to invite back to the-- I worked with the Sonoran Institute and the Open Space Group in 2012 for the Morongo Basin Conservation Priorities Report. Inside that report, on the second page, they talked to residents of this area. And when it came to the Morongo Basin treasures, the top five responses of our residents was Joshua Tree National Park, and the second one is our backyard. So perhaps maybe this needs to be looked at again. I'm not against Airbnbs per se, but certainly allowing this many gatherings, 40, whatever-- that's every weekend pretty much during good weather. So that's what I get to look forward to every weekend. Thank you.

Chair Vasconcelos stated thank you. Anyone else wish to speak? Please state your name and your residence.

Lenna Pettersson stated my name is Lenna Pettersson. I also wrote an opposition letter for the first hearing. I grew up in this area since I was three years old, moved away, lived in multiple cities. Came back, wanted peace and quiet. I know the area. I knew which neighborhood I wanted to live in, and I knew the Mesa. As soon as we found the house

that we are living in, I knew that we wanted that house without a doubt in my mind. And the reason was because of space and quietness. We live in a fire zone, my husband and I. We pay \$5,000 a year for our home insurance. There is only one road that leads to our house. To get to the house, you have to drive on Ocotillo past this rental. They request a permit for 44 guests, 39 events per year. If there's cars blocking each other blocking the road, how will we get in and out in the event of an emergency? How will they get in and out if they're blocking each other? The roads are not well-maintained, despite any other information. They're unpaved, dirt, rocky, and uneven.

On Indio, to get to Ocotillo, there's parts where there's only room for one vehicle, and one person has to turn off to the side so that car can go through. There's already been issues with the neighbors in this current permit. That's practically the entire neighborhood. There was five different opposition letters that you guys have received. That's pretty much the entire neighborhood, like I said. We're a small, quiet neighborhood who's already experienced issues with this current location. And it's been documented in multiple forms from multiple surrounding homes. It has been communicated in multiple forms and instances directly with the owners. To my understanding, this is not the only Airbnb that they own. I can tell you that my husband and I do not have the budget to stay at any of their rentals for one night. How many opposition letters need to be submitted to take these concerns seriously and deny this applicant of a permit? There's an Airbnb right down the street, right down the road from our house, and there's one on Ocotillo. One of these owners happened to write one of the opposition letters as well. We aren't opposed to Airbnbs, but there is an issue with this particular one. And like I said, it comes down to how many opposition letters need to be submitted for it to be taken seriously. And that's all. Thank you.

Chair Vasconcelos stated thank you. Is there anyone else who would like to speak?

Shelly Weinmueller stated hi. My name is Shelly Weinmueller. I also live at 58684 Oleander Drive. And I'm not going to reiterate what my husband said because you already heard that. My main concern is with the amount of Airbnb's we have in our neighborhood, and this one being the loudest one, I don't want these other people to think that, "Oh, it's okay for these people, you know this house to be loud." And then apply for permits, too, because they're not the only Airbnb. I mean, we have five Airbnb's on Oleander Drive alone. So, we have one behind us, and we have four down the street. They're all quiet compared to this one. So, we just don't want them to have special privileges over everybody else because they don't care. They do not care about anybody in the neighborhood. We've complained online. We had to go through Airbnb because they were doing all sorts of events illegally without repercussions. So, I'm just concerned that it's going to be a big thing for everyone else. So, I would just like you guys to take that into consideration. Because, like my neighbor said, it is a really quiet neighborhood. And we try to kind of all look out for each other. So, we'd like to keep it that way. So, I appreciate you listening.

Chair Vasconcelos stated thank you. Is there anyone else who'd like to make any comment?

[crosstalk] Anything else would be repetitive, but it's been an ongoing—

Chair Vasconceos stated someone else has raised their hand, and they're coming up.

[crosstalk] It's been an ongoing problem since the [inaudible] was over.

Commissioner Stoker asked why don't you come up and speak? Did she already speak? She did not.

[crosstalk] She did not.

Applicant Cherish Delgado stated hi. Good evening. My name is Cherish Delgado. Thank you for the opportunity to speak.

Chair Vasconcelos asked so, you're the applicant?

Applicant Cherish Delgado stated Yes, I'm the applicant. So, we're seeking permission to host very small, intimate elopements and gatherings. These are peaceful, heartfelt moments, often just a couple and their closest loved ones. We do not allow live music or DJs, and we have no intention of holding loud or disruptive events. These are not parties. The permit would allow us to generate income in a way that is aligned with the Town's vision for responsible tourism. It's especially important for our family right now, as my husband is currently undergoing dialysis for end-stage kidney disease. And this opportunity will allow us to continue supporting ourselves and our children during this challenging time. We've owned and operated this property since 2018, and we've taken strong steps to ensure it operates with care and professionalism. We have noise monitors and 24/7 security cameras in place. Our local property managers, a husband and wife team who live just 10 minutes away, respond immediately to any alerts or issues. Guests receive a guidebook with clearly marked property boundaries, and we strictly enforce quiet hours and respectful conduct. If a noise monitor is triggered, we're notified instantly and have someone physically go to the home to intervene if needed.

And we are happy to note that we have been in compliance without any incidents for many years. We have noise monitors and cameras to prove this and County sheriff's records that back this up, which was confirmed in the last meeting. When they were asked, "Are there any incidents or records?" They said, "No incidents on file." This is backed up. And I can provide records to show proof of that. And we did experience some disruptions during COVID many years ago, and we swiftly dealt with that by implementing cameras and noise monitors and the team that was nearby. The idea that our property is loud and non-compliant isn't based in reality or facts. And I can back that up with proof. We have all the camera records. And at any given day or time, if someone can note that, we can bring it out. So unfortunately, there's been a personal vendetta against me. But anyways, in addition to complying with all Town requirements, we're proud to bring positive visibility to Yucca Valley.

Our home has been featured in both Domino and Dwell magazine. We've built a community of over 63,000 followers on Instagram and TikTok sharing the beauty of the

high desert and encouraging responsible tourism that supports local businesses. Since we have such strong demand for our home, we've been lucky to be able to be selective about guests that we allow to stay. We are not seeking high-frequency or large-scale operations, just permission to host a small number of thoughtfully managed gatherings throughout the year. We also want to ensure full compliance with Town regulations. Our five-acre parcel includes three designated parking areas to accommodate vehicles without any need for street parking. And we welcome a site visit to demonstrate this in person. At the heart of this is a family trying to contribute meaningful experiences to both our guests and the local economy, but while being good neighbors and respectful members of the community. And I'm happy to answer any questions or provide any documentation.

Chair Vasconcelos stated thank you.

Applicant Cherish Delgado stated thank you.

Chair Vasconcelos asked is there anyone in the public that also wishes to speak?

[crosstalk] No.

[crosstalk] No? Well, I have emails from [crosstalk]. It's okay. It's okay.

Joel Pettersson stated good evening, Planning Commission. My name is Joel Pettersson. I reside at 5366 Camarilla Avenue. And I've lived at the house for about-- well, getting up to four years now. And a lot of things have been said already, so I'm not going to-- I'm going to try not to repeat myself too much. We are not discussing a current operation that's currently going on. There is an Airbnb. There has been an Airbnb there since 2018. We are discussing something very different, a 44-person gathering, potentially. That's way different than what's currently going on with an occupancy of, I believe, 12 people is what they're allowed to have. This is something different that we're discussing. I just want to point that out clearly, that it's not, "Oh, yeah, things have been okay in the past couple years, no complaints." This doesn't belong in a residential area. This is a commercial business to host that many people. And the permit keeps saying temporary, but we're talking about 39 events a year. Peak season here, I mean, we're talking about pretty much every weekend throughout the entire year.

And my main concern with-- I mean, I don't even see how this is feasible with the parking structure and the roads. I mean, the main roads leading up to all our houses are very bad condition as it is, and I can only imagine this kind of traffic that many weeks a year, what that's going to do to our already bad roads. And the evacuation thing is real. I mean, we live in a fire zone. My wife already spoke about that. And we're the last house on the street. So, there's already been issues in the past of the road being blocked, but with this kind of permit, I'm concerned about being able to leave my house when I need to. I need to just take my daughter to soccer practice, and I'm going to have to get through this 40 or 26-car situation. Because again, like sometimes, you can only get one car through at a time on the road. And with Cherish saying that they're just looking for small gatherings, I mean, I don't know what in her mind is a small gathering, but 44

people is not a small gathering in a residential area. And I suggest figuring out a commercial spot where they can continue their activities with their business. And that's all I got. Appreciate your time.

Chair Vasconcelos stated thank you. Anybody else in the public would like to speak?

Audience member asked, can we speak again, or?

Chair Vasconcelos stated no.

Audience member asked can I speak since I didn't walk up there [inaudible]?

Chair Vasconcelos stated name and-- Going to need your name and your address.

Frances Robertson stated Okay. Okay. Now we're real. Frances Robertson, 58718 Oleander Drive, which is kind of a joke. It's a rutted dirt road. I've lived there since 1991. It has been quiet all the way up until these people bought this house that they're trying to put the business in now. It was a nightmare during the last year of the lockdown, parties of kids from LA coming and you name it. It went on. And it was going on in the front yard, and there were smashed beer bottles in the street. And it was horrible, horrible. My husband passed away unexpectedly because they still had the hospital on lockdown. And I come back. And the next night at 3:00 in the morning, I'm woken up with a whole chorus line of these guys singing songs right in front of my house, doing the whole chorus-line deal. And it was like I couldn't even believe this was my life. And it has continued. And it continues to get a little bit more overtime. I've gotten older and I've just adjusted. I have redone my windows, which I shouldn't have those expenses to start with. But I'm really concerned.

Last year, they were having large fires in the backyard, fires where you could see the flame is, excuse me, coming up over the fence, and that really concerned me at the time. And that was before everyone started getting insurance cancellations because of the fire danger in California. And now, the possibility of that really concerns me. I actually approached a caretaker that was on the property and said, "You guys need to get the fire down, and you need to put it out. It's not good to be having the fire." And they got kind of ugly with me, and I just turned around and went home. I'm not in any position to pick a fight with five younger guys, so. But the fire potential worries me more than anything. We still have a lot of vacant land. We sit right at the base of the hill where Edison has a little station up at the top of the hill. It's right off of Buena Vista. And so, there is a lot of kindling, a lot of dry-- everything's dry. When there is rain, a lot of times the rain diverts around because of that little foothill. And I say little, but I mean, in comparison to a mountain. And all of this just-- it puts everyone that lives here, it puts our lives at danger. So that's all I had to add because I didn't feel like the fire was really appropriately brought to your attention. That's my biggest concern at this point, even more than the noise. Thank you.

Chair Vasconcelos stated thank you. Is there anyone else that'd like to make a comment? Can the applicant come back up?

[crosstalk] If we have questions for them.

Chair Vaconcelos stated the applicant, you can't come back up unless we have questions. Is there anyone in the audience? Is there anyone online? All right. We'll close public comment and bring it back to the commission. So, I think all we are allowed to do is ask questions of staff regarding this application.

[crosstalk] We can't take action. We can't take any action. Yeah. So, let's-- We can still discuss it, right?

Chair Vasconcelos stated yeah. So, let's go with Commissioner Henderson.

Commissioner Henderson stated so where I live, I don't have a magic Rolodex of where all the Airbnbs are around me of permits, but I know where they're all at because they are loud and they're obnoxious. And as a Commission, we put into place some very steep enforcement measures when it comes to Airbnbs. And I want to find out from staff. I went through and I read every single letter, and I made notes on them, and I appreciate them, and I read the applicant's letter as well. So, thank you for that. And I'm sorry you're dealing with that. I really am because that is not the quality of life any resident wants to have. And I can assure you, this Commission and certainly the Town Council doesn't want Airbnb operators causing this much grief for the community. It does not. So, a couple of questions, and I might have a question for you, Kyle, as well. But in regards to the staff, there was a laundry list of complaints that the neighbors have said that they've witnessed and they've reported. And then there's been counterarguments that there's no records of any of this. Can you please let us know what is the accurate facts about substantiated complaints by the code enforcements received against the actual Airbnb operator?

Commissioner Stoker asked do we want to wait for all these questions so that way they can bring it back to us at a future date?

Commissioner Noonan stated yeah, at a future date, I think.

Commissioner Henderson stated my understanding is we could ask questions of staff and we could have comments, we just can't rule on the item. And so, for me, asking questions of staff, asking questions of any of the participants are here, I think it's prudent. Or we just close it and continue it. But if we're all here, let's have the discussion.

Deputy Town Manager Stueckle stated to my understanding, there were actions on this property. And staff correct me if I misspeak here, please. There were, I believe, \$8,800 in fines that were issued and have been paid. Were those all related to Airbnb operations? What kind of breakdown do you have on those, staff?

Associate Planner Jerome stated generally, there's a combination of taking care of some outstanding building permits and Airbnb violations. There's no active violation, but as

Shane mentioned, there is approximately \$8,800 in previous citations.

Commissioner Henderson stated so in that \$8,800, I'm not concerned so much about the building code violations, but specifically-- because we basically have a one, two, three somewhat, I don't want to say a strike, and then it goes to the director's hearing. Or it could. And then it could come to the Planning Commission. But in regards to substantiated complaints, do you know how many have been substantiated over what period of time and what they actually are substantiated? And the fine amount would be appreciated as well. And if we need to continue that, I understand that.

Deputy Town Manager Stueckle stated that's probably something we can't reiterate this evening precisely, but we can come back when this has been re-noticed for hearing, and we can include that in the staff report.

Commissioner Henderson stated yeah, because I've--no, you can't speak right now. Thank you. You cannot speak. You cannot. It's not open to public comment. But in regards to that, I think it's very important for this Commission to know about substantiated, and in regards to-- I know sometimes the official reports don't-- they come to the Town, but that residents will complain to the Sheriff's department as well. So, I would like to know on the Sheriff's log if there's been logged complaints and what those were. And in regards to, I believe it was Kyle, could you come up, sir? In regards to the-- you brought up the fireworks issue, right?

Kyle stated yes. Yes, with [inaudible].

Commissioner Henderson asked and how long ago was that? Was that recently, or was that last year?

Kyle Weinmueller stated it was last year. Last 4th of July, actually. And like I said, I had gotten home late, and I only saw the last one there. And the neighbors above me were yelling down at me, cheering me on because I guess it had been happening for a while. I only caught the last one. And also, I want to say I don't have anything against her. We've never even met her.

Commissioner Henderson stated I understand that.

Kyle Weinmueller stated and the fact is, is I'm just speaking on stuff that's going on now, much less if they actually could have that many people there legally. You know what I mean? I mean, I couldn't imagine if they could actually do that. You know what I mean?

Commissioner Henderson stated understood.

Kyle Weinmueller stated the roads are really-- it's not a big, wide dirt road or something. They're just little windy dirt roads. It's a problem when you're passing anyone, just the neighbors, much less a whole bunch of people.

Commissioner Henderson stated thank you, sir. I just want to know if that was a more

recent issue or not, but appreciate that.

Kyle Weinmueller stated it was just that. And also, like you said about the other Airbnbs, yeah, they are-- I realize you're going to have a little bit of noise with them and stuff, but this one has just stepped away, I think.

Commissioner Henderson stated thank you, sir. And then in regards to parking, has-- and that was kind of repeated in some of the neighbor complaints, but-- and then looking at the photos, and then looking on the packet page. Let me get my glasses. 704, in staff's opinion, does the bottom of 704, in staff's opinion, does-- because the parking has to be on property. Does the property help facilitate and meet this?

Assistant Planner Willoughby stated in staff's opinion, there are challenges with the existing and proposed parking configuration, both in relation to the size of the vehicles that need to be accommodated and how that correlates with emergency access and other concerns about evacuation.

Commissioner Henderson asked so has staff been out there and kind of tried to measure to see how this fits in?

Assistant Planner Willoughby stated staff has been out to the site as evidenced by the photos that you saw earlier tonight. Tentatively, we prepared on packet page 705, the approximate square footage. Assuming no drive aisles were taken into account, and everything was parked in tandem, for the proposed amount of parking, we'd require 4,693 square feet. In staff's opinion - and you'll likely hear a little bit more at your next meeting in August when this comes back to you - the driveways, the horseshoe driveway, and the driveway on the east side of the site are not appropriate to accommodate the required parking while ensuring emergency access and normal access.

Commissioner Henderson stated great. I appreciate it. I was going to finish up with one thing, and I want to hear the fellow commissioner's comments because this is an important issue. But on packet page 740, I was reading Michelle Corbin's statement. And I think this is important. And I'm not giving advice once I read this comment, but Michelle Lee Corbin states, "Yeah, that was just a few months ago, too. I mean, if I was going to complain about all the stuff going on over there, I feel I would constantly just be whining because it's just a constant." And I think that's an issue that people who live next to problem properties face a lot. They probably often do not report things, but they feel they are constantly whining, and that's not fair to that person. And I would say that-- and I'm not giving advice from the dais here, but for me, if somebody's violating Town code-- and Mr. Stueckle in these reports gave really great advice, because he's a very smart man, about everybody communicating. But sometimes it tends to be a breakdown in communication. But Mr. Stueckle gave good advice about everyone communicating. However, when there's violations of the Town code, it's always my recommendation to properly document it, whether that's photographs, videos, properly report it, and get it in front of the planning division to see if there's a substantiated complaint. Because this Commission put into place strong enforcement measures on

properties. And that's why I look forward to hearing back from staff about what has been substantiated, what's the actual history on the property, and whether these parking places are actually fit within the proper accommodations. That's all I have. Thanks.

Chair Vasconcelos stated thank you Commissioner Henderson. Commissioner Noonan.

Commissioner Noonan stated thank you. I concur with the issues that Commissioner Henderson brings up in wanting to see if there's any way we can get a report to measure the frequency of the violations or incident reports, whether it be from the Sheriff's department, whether it be from code enforcement, from Airbnb. It'd be nice to have that number. I do appreciate the fact that we have allowed everyone to speak, and it gives us some time to process this. And for me personally, I'd like to go ahead and have a more detailed site visit. So, I'm glad that we have time to listen and then deliberate and then present this later. I'd like to see, if we could from staff, a possibility if we could separate the dollar amount of the fines from the permit fees associated with the property, just so if we can measure if there's a frequency from that number and the monetary fees that were applied to the property.

I don't know if we have potentially a vacation rental report for the other Airbnbs, the other five that are listed in the area, but it would be nice to have that. That way we can compare a frequency report against those properties to this one. Obviously, the way that it's described, it would stand out. So, I don't know again if that's something that staff has. If staff doesn't have it, I understand. But if it's something that's somewhere in code enforcement or something we can measure frequently, that'd be good. And then the last thing I'm looking at, and on one of the recommendations, it would say recommended conditions of approval would be a condition of requiring a six-month operational review of the proposed project. So, what would happen if within the six months these issues were coming up that we're hearing about already, what would happen if we approved this and then six months-- we're in this six-month area where we're trying to figure out whether or not we should have given this permit. Would you then revoke the permit, or is that how that works?

Associate Planner Jerome stated you could revoke the permit.

Commissioner Noonan stated okay. So, we're giving them six months to see if the behavior is good, if the neighbors are okay, if the events don't cause any grief, and then if within that six month at some time, we would revoke the permit, is that something that would happen before six months based on incidents?

Deputy Town Manager Stueckle stated so, the six-month time period is to monitor compliance with regulations and conditions of approval. And so, if there's no violations of regulations and conditions of approval, then it comes back. Commission can approve it for whatever time period is either specified by code. But what that period does, it gives you an opportunity to evaluate the operation, and it gives the owner or the operator an opportunity to make sure they have what I would refer to as a clean operation.

Commissioner Noonan stated and then we would use various complaints and code violation complaints, what have you, to measure whether or not they are having a clean operation.

Deputy Town Manager Stueckle stated staff would present factual information in relationship to the code or conditions of approval. If there's no violations of those, there's no violations of those. If there are violations, there are. How significant are they? How frequent are they? Those are all things that have to be taken into consideration.

Commissioner Noonan stated okay. That's all I have. That's all I have. So, I'll listen to--

Chair Vasconcelos stated thank you, Commissioner Noonan. Commissioner Stoker.

Commissioner Stoker stated thank you. No, I'm sorry. So just by making a phone call, those violations are reported. When you guys have gotten your notification, which we all do when an Airbnb comes close to us, we get a letter stating, "This is the notification hotline for the Town." That goes directly to code enforcement. And I think that's the most appropriate way to report these. Sometimes law enforcement, especially on the 4th of July, they probably have hundreds of calls of people lighting off fireworks all over the place, sadly. And they're not as quick to respond on nights such as that when they have an exorbitant number of phone calls from concerned citizens. Getting back to my thoughts, though, I had a number of kind of issues. One is when you zoom in on a Google Maps to this area-- and I drove it too. So, if any of you have cameras and saw me and my little white car cruising around-- I won't be taking the Tesla there. Next time I'll probably drive my truck. But when I zoomed in on Google Maps, the first thing that caught my attention was Mesa Sky Disk.

I will be forthcoming and say I know quite a bit about Airbnbs. We've been operating Airbnbs as a family. My wife does most of those types of things, but it's been happening since 2013 for me. So, Airbnb and welcoming people into your home is something that's very dear to me. It's been a way that I've met many friends who have now called this desert our home. And for the right operators, I think it's something that's really special. Like I said, there's so many people that now bring their kids down and play soccer at our soccer fields. And I see all over Town that they were exposed to the place we all love through a short-term rental. And quite honestly, this is a sad thing to me when we hear and read some of the things we've read in this staff report. Because I see that while the residents-- which I looked up Cherish's listings here and her other listings on the other side of Yucca Mesa Road off of Security, are all very beautiful and probably do very, very well on the platforms that she lists them on. Even a cursory look got me down a rabbit hole where even before tonight's meeting-- and I don't know how many weddings were already hosted at this house. I went to several Instagram pages for photographers that were linked back to the Instagram for the house of weddings already happening.

And that's the kind of thing that rubs me, as a Planning Commissioner and as somebody who I think is a responsible host up here and tries to do the right thing, kind of the wrong-- please limit the public comment. So, it's the kind of thing that really bums me

out because even though I wasn't part of our discussion on short-term rental ordinances, I was a member of the public. And I was advocating, as a member of the public, for having rules in place that rewarded responsible hosts in our Town and had real teeth to give the Town some ways to limit disruptions to neighbors for hosts that maybe don't operate the right way. So that was a bummer to read all of those things. And I really appreciated all of your comments. Not only that, but from the applicant as well. This is definitely an open forum where we take everything and have to weigh everything.

Some of the things that stood out at me on packet page 707, this was a drawing that was supplied by the applicant. There was two drawings in a row, both of which don't look to me like someone who's taking even the application that we have as a Town very seriously. For me, I would have put a lot more effort into showing how emergency access works, how those cars would be parked. The one with yellow and red scribbles looks to me like someone who doesn't take that application as seriously as I would like. On packet page 715-- and I'm sorry, I'm jumping around here, but on 715, there were some-- let's see here, so I can be correct. On packet page 715, which is the application for this permit here currently, they have a date this beginning of these events, being 10/18/2025 as the beginning of hosting these types of events at the home. And like I previously already said, these events have been happening. They've been happening at this location already. There's already weddings that have happened for multiple guests because I saw the videos. And then if you do a real deep dive, you get to some of the actual people that attended the events, and you see not just the really pretty photos from a photographer.

And that kind of was a bummer to me because we put this in place to allow residents and homeowners to do the right thing and do this the right way. And that was something that didn't sit right with me. Additionally, if you look at your Airbnb profile, you're already advertising that you have weddings and events and all these different things that are available at your home, even before being approved to have those things at your home, which is another thing that kind of struck me as someone who's not taking the code as we have it very serious. On packet page 746, let's see here. Packet page 746, where are we at? And this is in reference to-- I don't think we have Feliz Padilla or Sally Padilla here this evening. Oh, you were here. Okay. Sorry. Sorry. No. It's okay. Oh, it's okay. Thank you. But she wasn't here and didn't speak because I made notes of who did. But in her letter, she referenced insufficient infrastructure for hosting events. And that was something that was repeated a lot by everyone. And I don't think it was very clearly exemplified by the applicant, that they have the sufficient infrastructure for parking.

In driving out there today, I can tell you that if you're going to have parking for 15 or 20 cars, it's going to be really tough. And it is going to spill out onto the road, which isn't wide enough to make sure that there's room for a fire truck to get by. That's kind of a single-in, single-out kind of road system, and I just don't see infrastructure-- so I think that's something that the staff, if they could look some more into that for our next meeting, would really help me. Packet page 756 was something else I tagged, which was the letter from the applicant herself. And one of the things that I really look at to be able

to clearly understand everything is what's said in a letter. And it says that this property is your primary source of income. But I know it's not just the primary source because you have multiple Airbnbs because I looked at it. So, while everyone else might not necessarily go down a deep dive, that's something I looked at. So, I just don't think that gives me a huge transparency boost where I see that words are being very transparent. And then the question for staff regarding the current short-term rental permit on that home is how many occupants are currently permitted for? Is it 12 for the entire space, both the main house and the guest house? Do we know?

Associate Planner Jerome stated from what I recall, I believe it's 12 daytime, 16 overnight, but we could double-check.

Commissioner Stoker stated reverse that maybe, 16 daytime, 12 overnight? Usually bigger in the day.

Associate Planner Jerome stated oh. Yep. Sorry. Thanks.

Commissioner Stoker stated okay. So, with that said, I do believe that our short-term rental ordinance allows for one listing per parcel. Is that correct?

Associate Planner Jerome stated yes.

Commissioner Stoker stated so, if you're going to rent the entire space, you rent the entirety of the space. You can't have a listing that splits it in half and splits one to one guest and one to another guest.

Associate Planner Jerome stated, correct. Yes.

Commissioner Stoker stated okay. So that might be something to look into too because I believe there's two listings for that parcel already online. Secondly, is based on 16 occupants, how many vehicles would be allowed with our short-term rental ordinance currently?

Associate Planner Jerome stated the people and vehicles is the same.

Commissioner Stoker asked 16 cars and 16 guests? I thought it was less for some reason. Is it the same?

Associate Planner Jerome stated that's correct.

Commissioner Stoker asked huh?

Associate Planner Jerome stated it's the same.

Commissioner Stoker stated same. Okay. So, 16 cars, it's still a stretch, I would say, for that space, but that's just me. And I would look to some staff clarification for the next meeting on that. The last question I have for staff, really, is kind of the same as everyone

else has asked for, is just a really accurate look at exactly what the Town's dealings with property owner has been over the last few years. I know everyone else is not interested in building permit issues, but I think that, again, paints a picture of whether someone's being responsible or not. I'd like to know kind of what the issues were, if it was something that would contribute towards an unsafe environment for guests, or if it was something that was more of just a ministerial hiccup that needed to get resolved in regards to building permit status. And then one last thing regarding future is, my understanding that as a temporary short-term vacation rental, one could have an event that's less than or equal to their current overnight occupants?

Associate Planner Jerome stated that's correct. So existing short-term vacation rental permits inherently have class one temporary special event permits. So, they could have up to-- they could have a small event up to the occupancy limits of the short-term vacation rental.

Commissioner Stoker asked and that would include both the participants and any ancillary staff that are required for such an event?

Associate Planner Jerome stated yeah. My understanding is that's total occupants, including staff [crosstalk].

Commissioner Stoker stated including staff. So, I mean, that's another option for the applicant. To me, this is kind of the thing where, if I was in another person's shoes, I would use this as an opportunity to show that I can do better in the long run. I mean, that's where my brain keeps going back to, obviously there are some concerns. If there wasn't concerns, it wouldn't be 1, 2, 3, 4, 5, 6, 7, 7 out the 8, 9, 10, 11 neighboring parcels that actually touch this-- oh, not 10. 7 out of the 10 parcels wouldn't be here with reservations. And what's sad is that one of those reservations is from a short-term rental operator themselves. So, one question for one of our—Ms. Corbin, do you have any issue-- you're also close to the parcel to your east that's also a short-term rental, are there issues ever with that parcel, currently?

[inaudible]

Commissioner Stoker stated anyone else have issues with that other parcel that's also the next closest short-term vacation rental? [inaudible] I'm just curious. Is there another short-term rental across the street from you, Mr. Petterson? [inaudible] The is the Sydney Solomon Rose is also another short-term rental? Because I drove down there and that kind of looked like a rental to me. I hadn't had time to ask staff if it was, but it kind of looked like it. And both Kyle, who's a neighbor of that same parcel, and the Pettersons, you guys have had no issues with the Solomon Sydney Rose. [inaudible] Okay. I'm just kind of trying to understand if everybody doesn't like all Airbnbs or just-- okay. [inaudible] Fair. Thank you. And just to make sure it's on the record, no one has had issues with those. And we'll probably talk more about that at our next meeting, I'm sure. I think that's all the comments I have. Thank you. Sorry.

Chair Vasconcelos stated thank you, Commissioner Stoker. So, myself, I'm in agreeance

with my fellow commissioners in regards to the concerns that everyone has. I have some concerns that I don't think people even have been addressing yet. And I have some questions for staff. So, looking at the parcel in question, there's no actual dedicated road around this property at all. The frontage road of Ocotillo, no dedication. The access road along El Dorado, no dedicated access-- no dedication for roadway purposes. And I know that you have prescriptive rights when someone's driving down those roads for a period of time. It's established that that's a roadway. But the most concerning one is the one that's on El Dorado that continually, it pretty much doesn't even follow the property line that goes up and down north-south along what would be future dedicated El Dorado. It kind of cuts through a person's property and then follows down along the-- which would be the east side of their property to gain access to this. And looking at all the other parcels around there, there's only a small portion of Ocotillo that actually has some sort of dedication. And so, I guess my question to staff is, the roads that are dedicated to the Town, how are those maintained?

Associate Planner Jerome stated yeah. Those dirt roads are unmaintained by the Town. So, they are privately maintained by the residents.

Chair Vasconcelos stated okay. So, with these events and the amount of traffic that could be caused by them coming down to park at these events multiple times a year, basically two-thirds of the weekend, two-thirds of the weeks of the year, is what this applicant is wanting to have an event for. Those roads are just going to get beat up even more than they already are in regards to the traffic, and at whose expense? At the expense of the homeowners that are living there to help maintain those roads. And it's just going to make their roads worse and worse. And it doesn't even matter to the people coming up and visiting for a weekend because they're here and they're gone. It expenses out towards our own residence here.

[inaudible]. I couldn't get out of my driveway two weeks. And so, the climate does kind of go in circles, and then it will come back.

Chair Vasconcelos stated yeah. [inaudible] It's not time for comment right now, guys, please. Thank you. Let's keep this on task. I mean, the parking concern is a huge concern to me. There's just no way that-- it's unfortunate that what was presented to us of what their solution is for parking was presented to us in this way. I don't know. I would have presented something a little more professional-looking than a crayon sketch or whatever this would be for parking, to elaborate what this parcel can and can't do. Showing dimensions of cars backing up around the driveways or delineating how many actual cars could park in this particular area based on that. And just on your sketches, calling setbacks, and 25-foot setbacks, and things of that nature. Those setbacks are just-- they're building setbacks. They're not road setbacks. They're nothing like that. So, if anything were ever to come through and they were to dedicate this, they would be taking even more of the land away from the potential parking for this parcel. So, I'm in agreeance with my Commissioners here, that I'd like to see some additional information from staff regarding all the issues that were being reported from this. The potential of how many vehicles could actually fit inside this parking lot because there's no way inside-- it's not even a parking lot, it's a driveway. And to me, I don't even think that the

El Dorado access is-- that's not even viable. That's not even a viable access point.

Commissioner Stoker stated not for emergency, I don't think.

Commissioner Stoker stated not for emergency, exactly. It kind of gets into a gray area when you're driving across another person's property, when there's no dedications there even if they've been doing it for years. It just causes an issue that basically gets resolved in court. It's not something that we can determine or say or even police. It's just what ends up going to court about. But I think Commissioner Henderson had something else he wanted to bring up.

Commissioner Henderson stated oh, thank you. Yeah, just one thing. Could I have the applicant come up, please?

Thank you. And I know for maybe the audience and for the applicant, the rules of order for public hearings, they're just not conducive for conversations and shouting out stuff. And we don't mean that, where we say, "We can't speak to you, or don't talk now," that we don't want to hear your feedback. But in public comments, people get three minutes and we don't answer their questions. We talk, discuss, and that's just how the hearings work. And I know it seems, I don't know, not very friendly, but that's just how the order goes, okay? So, I just had a question for you. You can choose to answer, decline to answer, but it's not time for a statement on any of the past stuff, okay?

Applicant Cherish Delgado stated okay. Because I have--

Commissioner Henderson stated I understand you do. I understand you do, but I just have one question. It was brought up from a fellow commissioner through his research, that-- and it appears that you were doing advertising for commercial events or weddings, either at this property or other Airbnbs in town. Have you been advertising currently these commercial-type events at any Airbnbs in town? And have you hosted any?

Applicant Cherish Delgado stated we previously hosted some events, yes.

Commissioner Henderson asked how many and how recent? And--

Applicant Cherish Delgado stated the last one was back during COVID.

Commissioner Henderson asked oh, that far back?

Applicant Cherish Delgado stated yeah. And we do have some staged photos of events that photographers have taken. They are not actual weddings. If you look at our social media page today, we have one posted. It's just a photographer of literally, just a husband and a wife couple. And they took that for their profile because they do these fake photos, and then they show them on their website to kind of hone their skills and show that there's an event, but it's not an actual event. The last one was during COVID. And they--

Commissioner Henderson asked and so since COVID, you've still continued to advertise to do commercial events on these properties, and currently?

Applicant Cherish Delgado stated we have not advertised that. There are pictures on the listing of the ones way back from COVID. And it was because we thought that the event permit was going to be approved, and we have not accepted anything. But we thought that the hearing was for the events. And so, we were like, "Okay, well, maybe we can advertise this for the future." So, we have the pictures from those previous ones, but we have not accepted any. And--

Commissioner Henderson stated okay. Thank you so much. And before you sit down, if any of the other Commissioners have a question for--

[crosstalk] I don't. No? I don't think so. I have no questions.

Commissioner Henderson stated all right. Thank—

[crosstalk] I'd really like to comment on the— Right. You can't right now. I appreciate it, though. A lot of things that were— Thank you. You will be able to, though. Okay. Thank you.

Chair Vasconcelos stated so, I think this time, we've kind of discussed it amongst ourselves. We've heard public comment. We've heard the applicant's comments. We can't take any action at this time. What would we do? Give motion to continue this, or?

Commissioner Stoker stated yeah. I just had one other-- I know you guys are-- staff are going to be looking into getting us an accounting of the violations as it relates to short-term rental violations. And I just was hoping that you could maybe, along with the violations from this property, give us if there's other properties in Town that are, I don't know, what would be considered like a bad apple or maybe just a gross violator that's had many violations, just to compare what some of the-- if there's other ones that have just had lots of fines, or how does this compare to other Airbnbs that have had multiple fines? Is this on the top or is this median or do we have ones that have had hundreds of thousands--

Deputy Town Manager Stueckle stated we can bring back a few samples and comparisons for--

Commissioner Stoker stated yeah. I mean, just samples to compare to see if this is something that's common or if this is an uncommon occurrence within the kind of stable of 600 Airbnbs or whatever we're at right now.

Deputy Town Manager Stueckle stated unless staff has any questions, we would recommend you take no action this evening. Thank the public for their comments. Thank the staff. No action. Not even a receive and file by the Commission.

We can't continue it because the original notice was incorrect, so we have to put out new notices. And again, we apologize to the public for that error that occurred. Staff will re-notice it. Probably coming back to your first meeting in August.

Chair Vasoconcelos stated right. Thank you, public. Thank you from people of the public, the applicant for coming out. We really appreciate you and expressing your concerns and bringing the topic to us for our consideration. And in a future meeting, we will discuss this and formulate a decision or some sort of guidance on what to do next. So, thank you very much for that.

**MOTION:**

**Environmental Assessment, EA 12-25:**

That the Planning Commission finds that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to the following: Section 15301, Existing Facilities, of the California CEQA Guidelines, as the proposed project includes the leasing of an existing single-family residence.

**Temporary Special Event Permit, SPL 03-25, 58689 Ocotillo Drive Temporary Residential Special Events:**

That the Planning Commission reviews SPL 03-25, a temporary special event permit for the purpose of conducting and operating temporary residential special events, based upon the information contained within the staff report, the required findings and the recommended Conditions of Approval.

**Alternatives:**

**Alternative 1**

That the Planning Commission continues SPL 03-25, a temporary special event permit for the purpose of conducting and operating temporary residential special events, based upon the information contained within the staff report, and the recommended Conditions of Approval; for the purpose of providing additional information to the Planning Commission.

**Alternative 2**

That the Planning Commission denies SPL 03-25, a temporary special event permit for the purpose of conducting and operating temporary residential special events, based upon the information contained within the staff report, and the recommended Conditions of Approval.

**Alternative 3**

That the Planning Commission approves SPL 03-25, a temporary special event permit for the purpose of conducting and operating temporary residential special events, based upon the information contained within the staff report, and the recommended Conditions of Approval.

**Alternative 4**

That the Planning Commission approves SPL 03-25, a temporary special event permit for the purpose of conducting and operating temporary residential special events, based

upon the information contained within the staff report, and the recommended Conditions of Approval; upon the condition of requiring a 6-month operational review of the proposed project.

**RESULT: CONTINUED [NO VOTE TAKEN DUE TO ERROR IN NOTIFICATION]**  
**Next: 8/12/2025 6:00 PM**

**AYES:**

**EXCUSED:** Mathew Thomas

**21. Land Development Update Report**

Chair Vasconcelos stated moving on to item number 21, Land Development Update Report. Staff report, please.

Associate Planner Jerome stated the recommendation is receive and file for this one. So, we've had a handful of CEQA kickoffs. It's CEQA season currently. The Walmart Specific Plan Amendment and Fuel Station, CEQA has kicked off. I believe they're targeting completing that sometime around the end of the year. The Sun Mesa mini storage, as of this week, has also kicked off CEQA review. They're on a similar timeline, probably approximately six months to complete that process. Dutch Brothers CEQA proposals come in this week on Thursday. So Dutch Brothers CEQA review will also be kicking off very shortly. So those are the ones that are kind of having seen more action than other applications. We anticipate having the Las Palmas exterior patio at the next Commission meeting. I'll repeat that, I guess, for the upcoming meeting agenda. But that's kind of the stuff that's in process that's moving forward. You've probably seen Domino's, Jersey Mikes continues to make some slower progress, but progress nonetheless. Bath & Body Works continues to make progress. The Wingstop continues to make progress adjacent to the Domino's. So, there are commercial activity moving forward and going through the process. And it should be a busy winter season for the Commission. That concludes the staff report.

Chair Vasconcelos stated thank you. Is there anyone in the public who'd like to comment? Is there anyone online? Bring it back to anyone on the commission that have any comments.

Commissioner Noonan asked, did you say Field Station has a CEQA event?

Associate Planner Jerome stated if I did, I misspoke. No, maybe not.

Commissioner Noonan stated okay.

Assistant Planner Willoughby stated I believe you may have heard Walmart fuel station.

Commissioner Noonan stated oh, fuel station. Gas station. Okay. Got it. Fuel station. Okay. Thank you.

[inaudible] Comments? I don't have any. Can we make a motion?