

**Feliz Padilla & Sally Padilla-McCamish**

58561 Ocotillo Drive, Yucca Valley, CA 92284

Feliz.Padilla@gmail.com

657-345-9224

**April 21, 2025**

Yucca Valley Community Development Department

Monterey Business Center

58928 Business Center Drive

Yucca Valley, CA 92284

**RE: Objection to Class II Temporary Special Event Permit for 58689 Ocotillo Drive**

Dear Community Development Director,

We are writing as concerned residents and neighbors regarding the proposed issuance of a Class II Temporary Special Event Permit for the property located at **58689 Ocotillo Drive**, for the purpose of conducting temporary residential special events such as weddings, reunions, and other gatherings.

While I understand the intent behind providing opportunities for community gatherings and celebrations, I respectfully object to this permit for the following reasons:

**1. Incompatibility with the Residential Nature of the Neighborhood**

Ocotillo Drive is a quiet residential area characterized by low-density housing and peaceful surroundings. Introducing commercial-style events such as weddings and reunions at this location is incompatible with the intended use of this neighborhood and may negatively affect the quality of life for surrounding residents.

**2. Traffic, Noise, and Public Safety Concerns**

Events of this nature, even on a temporary basis, will likely bring increased traffic, noise, and congestion to a road not designed to accommodate such volumes. This poses risks to public safety, especially for pedestrians, families with children, and residents relying on the calm environment.

**3. Insufficient Infrastructure for Hosting Events**

The property in question does not appear to have sufficient on-site parking or facilities to accommodate large gatherings without negatively impacting the surrounding area. Overflow parking may spill onto neighboring properties or the narrow road, exacerbating congestion and creating hazards.

#### **4. Precedent for Future Disruptions**

Approval of this permit may set a precedent for similar applications in the area, potentially leading to an ongoing disruption of the residential character and further commercialization of quiet neighborhoods.

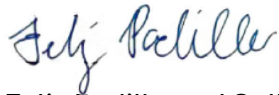
#### **5. Environmental and Wildlife Impact**

The Yucca Valley area is home to sensitive desert ecosystems. Increased human activity, noise, and waste associated with these events may pose environmental risks, including disruption to local wildlife and increased litter or light pollution.

In light of these concerns, we urge the Town to deny the proposed Class II Temporary Special Event Permit for 58689 Ocotillo Drive. We also request that if the application proceeds, a public hearing be held to allow all affected community members to voice their concerns.

Thank you for your attention to this matter and for your continued commitment to maintaining the integrity of Yucca Valley's neighborhoods. Please do not hesitate to contact us if further discussion is needed.

Sincerely,

A handwritten signature in blue ink that reads "Feliz Padilla". The signature is written in a cursive, flowing style.

Feliz Padilla and Sally Padilla-McCamish

RECEIVED  
APR 22 2015  
BY: *Evan W.*

Lenna and Joel Pettersson  
5366 Camarilla Avenue  
Yucca Valley, CA 92284  
Phone: (347)-575-2937  
(347)-933-3453  
Email: lenna.june@gmail.com  
joel.pettersson86@gmail.com

Town of Yucca Valley Planning Division  
58928 Business Center Drive  
Yucca Valley, CA 92284

Dear Planning Division of Yucca Valley,

We are writing to formally express our opposition to the request for a Special License (SPL) 03-25 – Temporary Residential Special Events - for accessor parcel number 0598-021-05, located at 58689 Ocotillo Drive, Yucca Valley, CA 92284.

We have previously addressed concerns directly with the property owner regarding repeated issues of trash disposal stemming from previous large events held at the site. Guests leave behind significant amounts of litter, much of which blows out of the property's dumpster. This has resulted in trash scattering across the surrounding desert and residential properties. Ravens are often seen foraging through their open dumpsters, exacerbating the issue. On windy days, we have personally collected trash from the road and nearby lots to maintain cleanliness in the neighborhood.

In addition to the persistent trash problem, we are also troubled by excessive noise and light pollution. The noise levels - especially on weekends and evenings - frequently disturb the peace. Loud conversations, amplified music, excessive lighting and ongoing gatherings make it difficult for us and our neighbors to enjoy the quiet, residential atmosphere we expected when moving here.

According to the permit request, the property may host up to 39 events per year, accommodating as many as 44 guests per event and 4 staff. This raises serious questions about parking logistics. Even with half the number of vehicles, where will all these guests park? In the past, event-related traffic has led to vehicles lining Ocotillo Drive, making it difficult for residents to access their own homes. These events also contribute to the further deterioration of the already poorly maintained dirt roads, including Indio Ave, Ocotillo Drive, and Camarilla Avenue.

We are also concerned about wastewater management. This is a residential property—how will it handle the wastewater generated by such large gatherings? California homeowners are frequently asked to reduce water usage, especially during drought conditions, yet the scale of these events suggests substantial water consumption. It seems contradictory to conservation efforts that large parties would be permitted at a time when California continues to face serious drought concerns.

For all of these reasons - ranging from environmental impact and infrastructure strain to noise, waste, and public safety - we strongly oppose the approval of a Special License Permit for this property located at 58689 Ocotillo Drive in Yucca Valley, CA.

Please feel free to contact us should you require any additional information or have further questions.

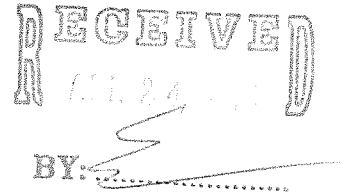
Sincerely,

Lenna and Joel Pettersson

Phone: (347)-575-2937 and (347)-933-3453

Email: [lenna.june@gmail.com](mailto:lenna.june@gmail.com) and [joel.pettersson86@gmail.com](mailto:joel.pettersson86@gmail.com)

Michelle Lee Corbin  
58690 Ocotillo Drive  
Yucca Valley, CA 92284  
Phone: (760) 219-0867  
Email: michellekorbin@gmail.com



April 17, 2025

Town of Yucca Valley Planning Division  
58928 Business Center Drive  
Yucca Valley, CA 92284

Re: Formal Objection to Special License (SPL) 03-25 –  
Temporary Residential Special Events at 58689 Ocotillo  
Drive  
Parcel Number: 0598-011-06

Dear Planning Division,

I am writing as the legal property owner of parcel 0598-011-05, located directly adjacent to the proposed event location at 58689 Ocotillo Drive. I strongly object to the approval of Special License (SPL) 03-25 for temporary residential special events, including weddings and 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 vehicles lined up and down the street
- Excessive noise and loud music, often continuing into the night
- Guests trespassing onto my private property
- Events and parties that exceed legal occupancy limits
- Use of drones by guests flying over my house and private property, causing invasion of privacy and concern
- Ongoing short-term rental activity by the applicant, Cherish Delgado, without a valid short-term rental permit — in direct violation of town ordinances

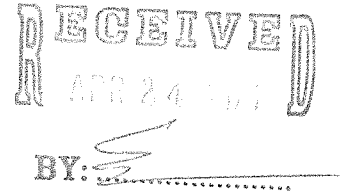
This residence has already operated outside of legal and respectful bounds for years. It is deeply concerning that an individual with a history of ignoring permit requirements and causing repeated disturbances is now requesting a new license to further increase event capacity.

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 neighboring residents — including myself — would be further compromised by this approval.

Sincerely,  
Michelle Lee Corbin  
Owner, Parcel No. 0598-011-06  
Phone: (760) 219-0867  
Email: michellekorbin@gmail.com

*Michelle Lee Corbin*  
*4/24/25*

Michelle Lee Corbin  
58690 Ocotillo Drive  
Yucca Valley, CA 92284  
Phone: (760) 219-0867  
Email: michellekorbin@gmail.com



April 17, 2025

Town of Yucca Valley Planning Division  
58928 Business Center Drive  
Yucca Valley, CA 92284

Re: Formal Objection to Special License (SPL) 03-25 –  
Temporary Residential Special Events at 58689 Ocotillo  
Drive  
Parcel Number: 0598-011-05

Dear Planning Division,

I am writing as the legal property owner of parcel 0598-011-05, located directly adjacent to the proposed event location at 58689 Ocotillo Drive. I strongly object to the approval of Special License (SPL) 03-25 for temporary residential special events, including weddings and 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 vehicles lined up and down the street
- Excessive noise and loud music, often continuing into the night
- Guests trespassing onto my private property
- Events and parties that exceed legal occupancy limits
- Use of drones by guests flying over my house and private property, causing invasion of privacy and concern
- 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 neighboring residents — including myself — would be further compromised by this approval.

Sincerely,  
Michelle Lee Corbin  
Owner, Parcel No. 0598-011-05  
Phone: (760) 219-0867  
Email: michellekorbin@gmail.com

*Michelle Lee Corbin*  
4/24/25

Kevin Cain  
kevin@insightdigital.org

---

Kevin Edward Cain  
APN: 0598-011-20-0-000 & 0598-011-21-0-000  
58750 Ocotillo Drive  
Yucca Valley, CA 92284  
Phone: 442.451.9528  
Email: [kevin@insightdigital.org](mailto:kevin@insightdigital.org)

April 20, 2025

Town of Yucca Valley Planning Division 58928 Business Center  
Drive Yucca Valley, CA 92284

**Re: Formal Objection to Special License (SPL) 03-25 –  
Temporary Residential Special Events at 58689 Ocotillo  
Drive Parcel Number: 0598-011-05**

Dear Planning Division,

I am writing as a neighboring property owner to formally object to the approval of Special License (SPL) 03-25 for temporary residential special events at 58689 Ocotillo Drive.

Over several years, this property has been a persistent source of disruption to the neighborhood. I have personally experienced and documented numerous issues including:

- Being kept awake on multiple occasions by amplified music that continues well into the night (in at least one instance until midnight)
- Witnessing numerous large parties that clearly exceed reasonable occupancy limits for a residential property
- Observing guests who treat our residential area as if it were an isolated wilderness rather than a neighborhood with full-time residents
- Frequent instances of excessive noise, obvious heavy drinking (shrieking and shouting), and disruptive behavior
- Visitors who demonstrate no understanding of or respect for desert living, our community context, or neighboring properties

This property has effectively been operating as a "party house" without proper oversight or permits. The current application appears to be an attempt to legitimize these ongoing disruptions rather than address the underlying issues.

I have previously reported these problems to Code Enforcement and the Short-Term Rental Nuisance Hotline, noting issues such as:

- Excessive vehicles crowding neighborhood streets
- Guests trespassing onto neighboring properties

The applicant, Cherish Delgado, has demonstrated a pattern of disregarding town ordinances and neighbor concerns. Approving this special license would only reward this behavior and further deteriorate the quality of life for surrounding residents.

I strongly urge the Town of Yucca Valley Planning Division to deny this application. Our residential neighborhood is not an appropriate venue for commercial event operations, especially given the applicant's history of non-compliance with existing regulations.

Lastly, let me add that I have registered an STVR with the Town. I am therefore not opposed to visitors seeking respectful encounters with the desert. I have seen that some rental owners' extractive attitude to the Town leads to understandable antipathy from residents towards all rentals. This is a shame.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Kevin Edward Cain", with a long horizontal flourish extending to the right.

Kevin Edward Cain  
Adjacent Property Owner

My name is Cherish, and my family and I have owned and operated our property at 58689 Ocotillo Drive since 2018. We are longtime permitted hosts and have maintained an active short-term rental permit for over six years. Our business holds 5-star reviews, and we have always prioritized running it responsibly.

I would like to address some concerns that were raised by a few of our neighbors regarding our request for a temporary special events permit.

First, regarding noise: We have a professional noise monitoring system in place, and our logs show no ongoing noise issues. The only documented noise concern occurred in 2022, during the COVID period, when we experienced an unusual influx of guests seeking rural escapes. That situation was addressed immediately and has not been repeated since.

Second, regarding trash: We take property maintenance very seriously. When a neighbor expressed a concern about trash nearly three years ago, I personally visited the property, walked the grounds with her, and the only item found was a single beer bottle by the side of the road, which I promptly picked up and photographed. Our cleaning crew inspects the grounds after each stay, and we have never received a citation for trash or property maintenance.

Third, regarding drones and privacy: We have never authorized drone use for events and will include clear policies prohibiting them in all future contracts to protect neighbors' privacy.

Our intent with hosting small weddings and elopements is not to disrupt, but to offer families a beautiful, respectful place to celebrate milestones — in a way that is mindful of the peaceful character of Ocotillo Drive.

On a personal note: My husband suffers from end-stage kidney disease and undergoes dialysis. We are raising two young daughters, ages six and three. This property is our primary source of income, and we run it with care and respect for our land. We love this home very much and it is very dear to us.

We understand that protecting the integrity of our neighborhood is important — it is important to us too. We are committed to abiding by all event limits, noise regulations, parking plans, and any additional conditions the Town wishes to set.

We simply ask for the chance to continue providing for our family in a way that is sustainable and responsible.

Thank you for your time and consideration.

Cherish Delgado

April 30th, 2025

Kevin Cain  
kevin@insightdigital.org

---

Kevin Edward Cain  
APN: 0598-011-20-0-000 & 0598-011-21-0-000  
58750 Ocotillo Drive  
Yucca Valley, CA 92284  
Phone: 442.451.9528  
Email: kevin@insightdigital.org

July 2, 2025

Town of Yucca Valley Planning Division 58928 Business Center  
Drive Yucca Valley, CA 92284

**Re: Formal Objection to Special License (SPL) 03-25 –  
Temporary Residential Special Events at 58689 Ocotillo  
Drive Parcel Number: 0598-011-05**

Dear Planning Division,

I am writing as a neighboring property owner to again formally object to the approval of Special License (SPL) 03-25 for temporary residential special events at 58689 Ocotillo Drive.

This would be a bad precedent to set; as you know, there are many other STVRs licensed by the Town nearby which may consider seeking the same status. The neighborhood is not set up for large events like weddings; **the maintenance of the dirt road is handled by residents themselves** therefore it is unfair to add to their work for the profit of a private party.

I have myself noted several noisy, large events at this property over the past years. The owner has been unresponsive. It seems wrong to give Ms. Delgado permission to continue legally what she has already done in violation of the Town's laws.

Yours sincerely,



Kevin Edward Cain  
Adjacent Property Owner

Kevin Cain  
kevin@insightdigital.org

---

Kevin Edward Cain  
APN: 0598-011-20-0-000 & 0598-011-21-0-000  
58750 Ocotillo Drive  
Yucca Valley, CA 92284  
Phone: 442.451.9528  
Email: kevin@insightdigital.org

April 20, 2025

Town of Yucca Valley Planning Division 58928 Business Center  
Drive Yucca Valley, CA 92284

**Re: Formal Objection to Special License (SPL) 03-25 –  
Temporary Residential Special Events at 58689 Ocotillo  
Drive Parcel Number: 0598-011-05**

Dear Planning Division,

I am writing as a neighboring property owner to formally object to the approval of Special License (SPL) 03-25 for temporary residential special events at 58689 Ocotillo Drive.

Over several years, this property has been a persistent source of disruption to the neighborhood. I have personally experienced and documented numerous issues including:

- Being kept awake on multiple occasions by amplified music that continues well into the night (in at least one instance until midnight)
- Witnessing numerous large parties that clearly exceed reasonable occupancy limits for a residential property
- Observing guests who treat our residential area as if it were an isolated wilderness rather than a neighborhood with full-time residents
- Frequent instances of excessive noise, obvious heavy drinking (shrieking and shouting), and disruptive behavior
- Visitors who demonstrate no understanding of or respect for desert living, our community context, or neighboring properties

This property has effectively been operating as a "party house" without proper oversight or permits. The current application appears to be an attempt to legitimize these ongoing disruptions rather than address the underlying issues.

I have previously reported these problems to Code Enforcement and the Short-Term Rental Nuisance Hotline, noting issues such as:

- Excessive vehicles crowding neighborhood streets
- Guests trespassing onto neighboring properties

The applicant, Cherish Delgado, has demonstrated a pattern of disregarding town ordinances and neighbor concerns. Approving this special license would only reward this behavior and further deteriorate the quality of life for surrounding residents.

I strongly urge the Town of Yucca Valley Planning Division to deny this application. Our residential neighborhood is not an appropriate venue for commercial event operations, especially given the applicant's history of non-compliance with existing regulations.

Lastly, let me add that I have registered an STVR with the Town. I am therefore not opposed to visitors seeking respectful encounters with the desert. I have seen that some rental owners' extractive attitude to the Town leads to understandable antipathy from residents towards all rentals. This is a shame.

Yours sincerely,



Kevin Edward Cain  
Adjacent Property Owner

CAIM  
1660 BRIDGEPORT DR NE  
ATLANTA GA  
30329



TOWN OF YUCCA VALLEY  
PLANNING ~~COM~~ DIVISION  
58928 BUSINESS CENTER DR.  
YUCCA VALLEY CA

92284

