

Town of Yucca Valley
PLANNING COMMISSION STAFF REPORT

To: Honorable Chair and Planning Commissioners
From: Jared Jerome, Associate Planner

Date: March 5, 2021
Meeting Date: March 23, 2021

Subject: Native Plant Permit (NPP) 294-21, 58607 Piedmont Drive, Yucca Valley CA.
APN: 0589-356-01; Relocate Three (3) Western Joshua Trees.

Recommendation:

That the Planning Commission approve the application for NPP 294-21, transplant of three (3) western Joshua Trees, based upon Ordinance 291 Section 9.56.090 that the western Joshua Trees are within 10 feet of ground disturbing activities, Section 9.56.070(A) that all necessary submittal materials have been submitted, Section 9.56.100 that to the maximum extent feasible the project proponent shall relocate all Western Joshua trees that cannot be avoided, and Section 9.56.120 that all necessary mitigation fees have been paid by the applicant.

Prior Review

There has been no prior review of this matter.

Executive Summary

Native plant permit applications are being forwarded to the Planning Commission for review and action at this time.

Order of Procedure

- Request Staff Report
- Request Public Comment
- Council Discussion/Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question

Discussion

Applicant: Ramon ("Tony") Lopez
Address: 58607 Piedmont Drive
APN: 0589-356-01
Zoning: Single-family Residential (RS-2)
Parcel Size: 0.74 acres

Application has been filed with the Town to construct a single-family home. As part of that

process, an application for the removal of regulated native plants has been submitted. Only the native plant permit application is before the Commission; not the construction permits for the single-family residence.

The applicant proposes to transplant three (3) Western Joshua Trees. Two of the western Joshua Trees are less than 4 meters in height, and one is greater than 4 meters in height.

Section 9.56.070 of Ordinance 291 requires photos, descriptions of the trees, and a letter from the applicant's arborist; which are attached to this report. Each tree is healthy enough to transplant on-site.

Section 9.56.090 states:

The project proponent shall avoid all ground-disturbing activities within 10 feet of any western Joshua tree, unless those activities will be temporary, will not physically impact the western Joshua tree or its root system, and will not disturb the soil to a depth of greater than twelve inches.

The ground disturbing activities for construction of the driveway, block wall, and home may impact the three (3) western Joshua Trees proposed for transplantation and are therefore proposed to be relocated. The Joshua Trees as well as the proposed transplant locations are provided in the attached grading plan.

Section 9.56.100 requires "...to the maximum extent feasible, the project proponent shall relocate all western Joshua Trees that cannot be avoided to another location on the project site," and that all relocations of western Joshua Trees which are one meter or greater in height be completed by a desert native plant specialist.

Section 9.56.120 details the mitigation fees required for the transplant or removal of western Joshua Trees. The applicant has provided the Town payment of these mitigation fees.

Alternatives

Staff recommend no alternative actions. The application is consistent with the Town's adopted standards.

Fiscal Impact

NA

Attachments:

NPP 294-21 58607 Piedmont Drive
9.60 Permit Procedures