

Town of Yucca Valley
PLANNING COMMISSION STAFF REPORT

To: Honorable Chair and Planning Commissioners
From: Evan Willoughby, Planning Technician
 Jared Jerome, Associate Planner
Date: February 16, 2022
Meeting Date: February 22, 2022

Subject: Western Joshua Tree (WJT) Permit 024-22 57588 Sunnyslope Drive, Yucca Valley CA. APN: 0595-261-12; Encroach Within Ten (10) Feet of One (1) Western Joshua Trees.

Recommendation:

That the Planning Commission approve the application for WJT Permit 024-22, encroach within ten (10) feet of one (1) Western Joshua Trees, based upon guidance from the California Department of Fish & Wildlife that sewer project ground disturbing activity may encroach within ten (10) feet of a Western Joshua Tree.

Prior Review

There has been no prior review of this matter.

Executive Summary

Native plant permit applications are acted upon by 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: Action Pumping Inc.
Address: 57558 Sunnyslope Drive
APN: 0595-261-12
Zoning: Residential, Single Family (R-S-5)
Parcel Size: 0.34 acres

An application has been filed to encroach within ten (10) feet of one (1) Western Joshua Tree during ground disturbing activity for a sewer line connection. The line going into the residence

is within ten (10) feet of a Western Joshua Tree.

The California Department of Fish & Wildlife has provided guidance to Town staff indicating that sewer connection projects may disturb the ground within ten (10) feet of a Western Joshua Tree if the project proponent has paid the highest applicable mitigation fee as if the tree were to be removed. The project proponent has paid the mitigation fee to remove the tree.

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.

Alternatives

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

Fiscal Impact

Applicant has paid all permit fees and California Fish & Wildlife mitigation fees. Please see attached receipt for more detail.

Attachments:

WJT 024-22 57558 Sunnyslope Drive
ORD 291 Joshua Trees
9.60 Permit Procedures



Western Joshua Tree Application

Date Received 1/31/22
 Case WJT 024-22
 By Even

General Information

APPLICANT Action Pumping Inc Phone 760-365-0861
 Mailing Address PO Box 654 Email sales@actionpumpinginc.com
 City Yucca Valley State CA Zip 92284
PROPERTY OWNER Sandra Palacios Phone 951-258-6382
 Mailing Address 57558 Sunnyslope Drive Email _____
 City Yucca Valley State CA Zip 92284
 Address/Location of Plants 57558 Sunnyslope Drive
 Desert Native Plant Specialist Arborpro

Project Information

TYPE OF PLANT	# OF PLANTS BEING DESTROYED	# OF PLANTS BEING TRANSPLANTED	# OF PLANTS BEING TRIMMED	APPLICATION FEE	HEIGHT	DIAMETER	MITIGATION FEE FOR REMOVAL
WESTERN JOSHUA TREE (Yucca brevifolia)	0	0	0	500.00	'	"	2100.00

Reason for removal no removal trenching within 10 feet of a tree

Property owner signature Sandra Palacios Date 01-20-22

Joshua Tree # 1 is within 10 feet of excavation

Staff Use Only

Issuance Date: _____ Issued By: _____

Approved as shown on plot plan _____ photos _____ Total Fees: _____

Denied _____ Reason for Denial _____

Attachment: WJT 024-22 57558 Sunnyslope Drive (4222 : Western Joshua Tree (WJT) Permit 024-22, 57558 Sunnyslope Drive)

PLOT PLAN

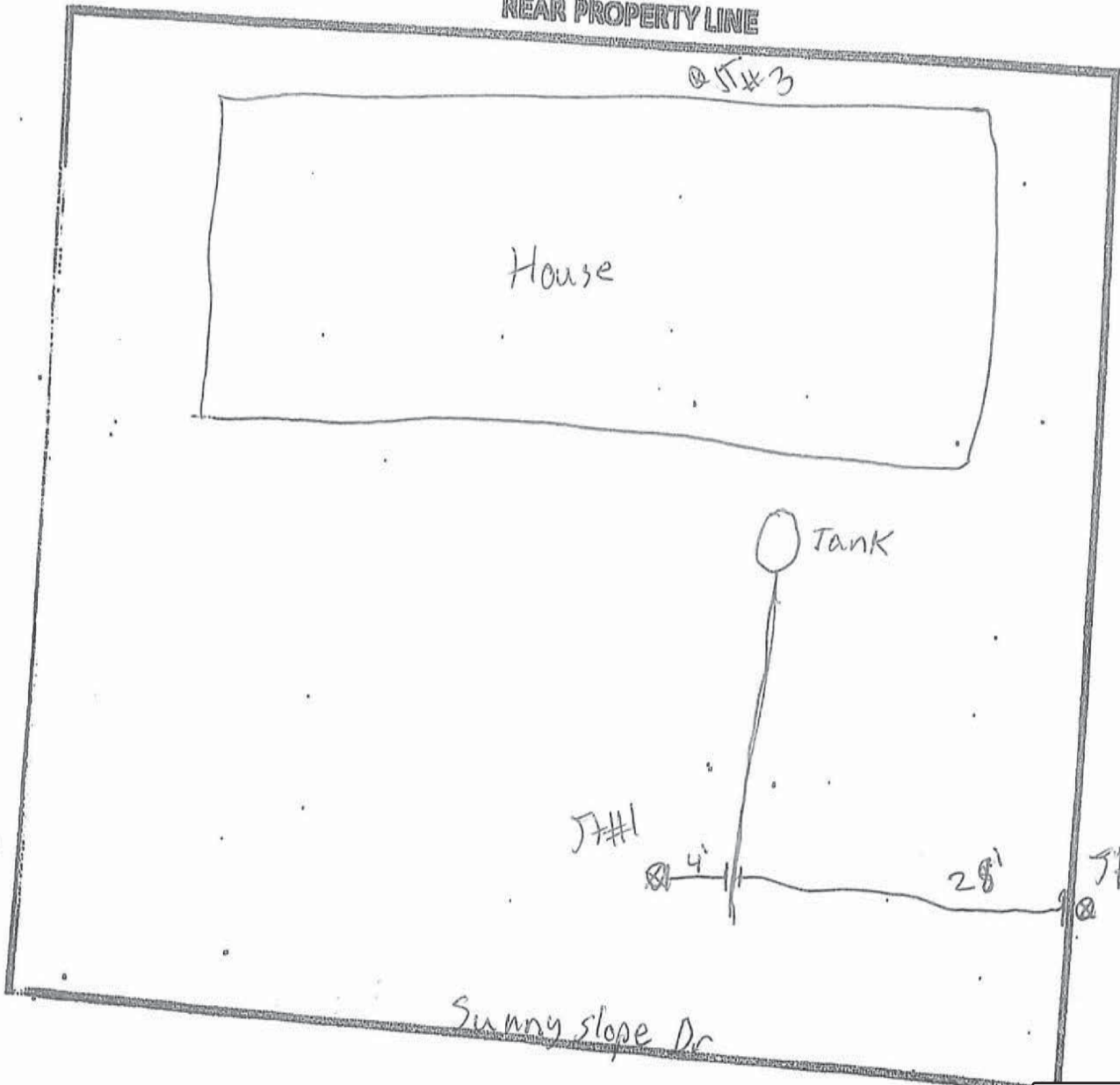
NAME Sandra Palacios

PROJECT ADDRESS 57558 Sunnyslope Dr.

ASSESSOR PARCEL NO. D595-2101-12

IF YOUR LOT IS NOT RECTANGULAR, PLEASE DRAW CORRECT DIMENSIONS AND SHAPE

REAR PROPERTY LINE



Attachment: WJT 024-22 57558 Sunnyslope Drive (4222 : Western Joshua Tree (WJT) Permit 024-22, 57558 Sunnyslope Drive)

FRONT PROPERTY LINE

Joshua tree 4' from lateral



Attachment: WJT 024-22 57558 Sunnyslope Drive (4222 : Western Joshua Tree (WJT) Permit 024-22, 57558 Sunnyslope Drive)

Google Maps 57558 Sunnyslope Dr



Map data ©2022, Map data ©2022 20 ft

Attachment: WJT 024-22 57558 Sunnyslope Drive (4222 : Western Joshua Tree (WJT) Permit 024-22, 57558 Sunnyslope Drive)

Western Joshua Tree Take Permit Submittal Requirements

Please note - The census shall tag and count all western Joshua trees on the project site and classify them by size class.

1. The name of the desert native plant specialist who conducted the census and the employer of the desert native plant specialist.

Name: Michael Murphy, CERTIFIED ARBORIST #WE-4587A
Employer Name: ArborPro

2. The name of the desert native plant specialist who will relocate Western Joshua trees, if applicable, and the employer of the desert native plant specialist:

Name: N/A
Employer Name: N/A

3. The date of the census: 10/28/21

4. The date or dates of the proposed relocation of western Joshua trees, if applicable:
N/A

5. Address of site: 57558 Sunnyslope Dr., Yucca Valley
Client Name: Sandy Palacios

A map of the project site that depicts the location of the proposed single-family residence, accessory structure, or public works project; the number and location of all Western Joshua trees on the project site; and if applicable, the proposed Western Joshua trees for removal, or the proposed placement of each relocated Western Joshua tree (Note: this can be included on the 24"x36" plans).

6. Photographs of each western Joshua tree on the project site, including a visual representation (e.g., tape measure, yardstick, etc.) of the scale of the height of each tree.
7. Aerial imagery of the site in sufficient detail to identify the property and the Western Joshua trees that are on the site and are a part of the application submitted.
8. Narrative written descriptions of each western Joshua tree, its diameter, height, existing health condition and any other information deemed necessary.

The trees on this property seem to be fairing okay,
but appear to be suffering from drought.
See census table for size and health info.

Michael Murphy WE-4587A

SUNNYSLOPE

ARBORPRO

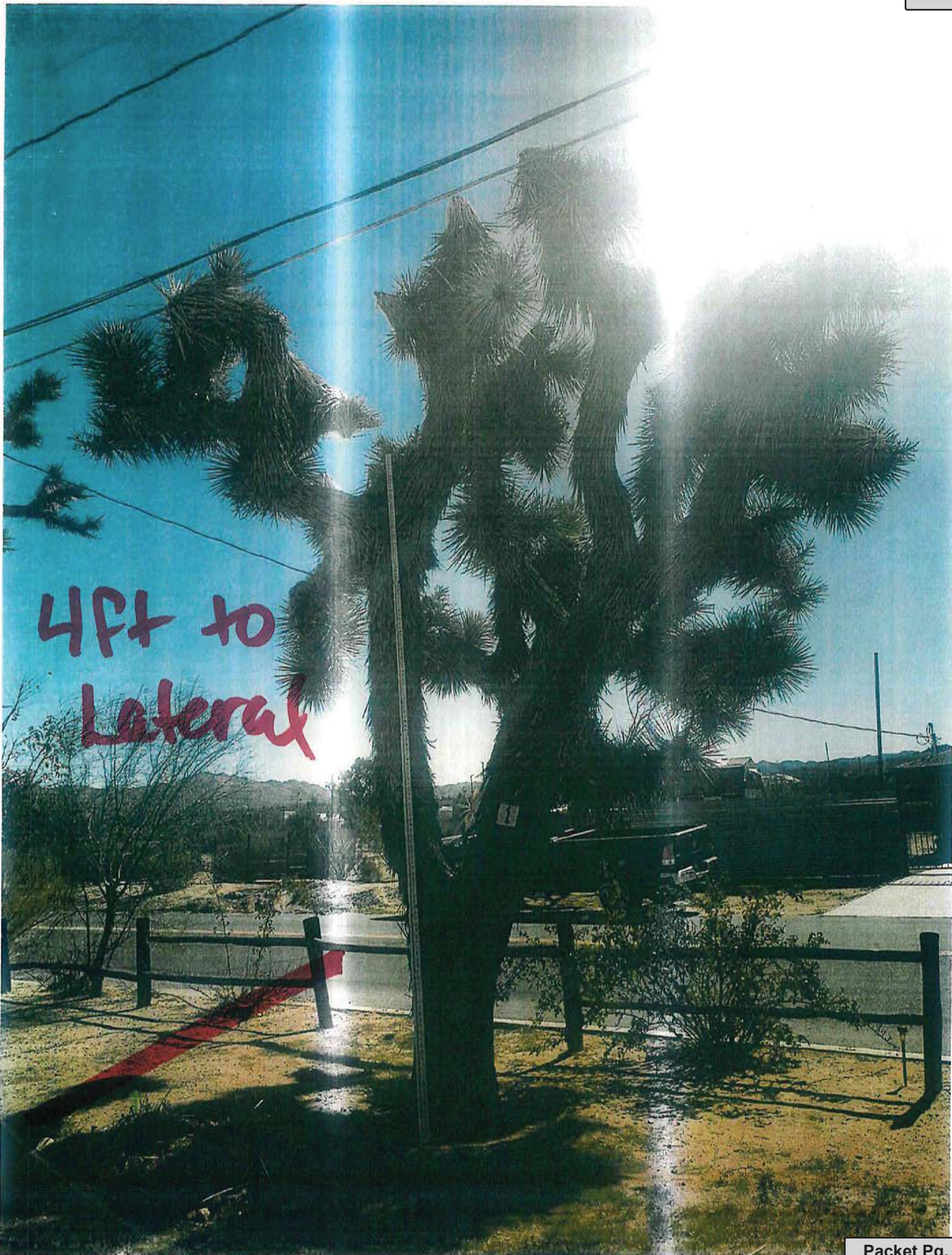
58036 DESERT GOLD DRIVE, YUCCA VALLEY, CA 92284 / 760-275-4660

C-27 CONTRACTORS LICENSE #799469 / CERTIFIED ARBORIST #WE-4587A / DESERTTREETDOC@AOL.COM

9. New construction of single-family residential units as well as accessory structures shall require the submittal of all information on plans measuring approximately 24" x 36", shall be legibly drawn and shall accurately reflect aerial photography and satellite imagery generally available for the subject property.
 - a. All property lines, dimensions, and existing structures, if any, shall be depicted on plans submitted with the application materials.
 - b. Property owners name, mailing address, phone number, and email address.
 - c. Applicant's name, mailing address, phone number and email address.
 - d. Assessor parcel number(s), address, and general location of the property for which the application is submitted.
 - e. General Plan designation and zoning designation of the subject project site.

Census Table

Tag Number	Height	Diameter	Health	Transplant, Destroy, or Protect in Place	Size Class		
					(Place an "X" in the corresponding column)		
					Class 1 (Less than 1 Meter)	Class 2 (Between 1 Meter and 4 Meters)	Class 3 (4 Meters or Taller)
1	14'	21"	fair	Protect			X
2	14'	10"	good	Protect			X
3	14'	16"	fair	Protect			X
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							



Attachment: WJT 024-22 57558 Sunnyslope Drive (4222 : Western Joshua Tree (WJT) Permit 024-22, 57558 Sunnyslope Drive)



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Town of Yucca Valley
Community Development/Public Works Depts
58928 Business Center Dr
Yucca Valley CA 92284

Receipt # 29503
Date 1/31/2022
Rcvd By Mary

Received From ACTION PUMPING INC
P O BOX 654
YUCCA VALLEY, CA 922860654

(760) 365-0861

Customer Number	Name	Payment Type	Check/Auth #	Amount Received
01032	ACTION PUMPING INC	Visa/MC	00115D	2,600.00

Description : WJT 024-22: 57558 Sunnyslope

WJT Take Permit Fees	500.00
Wildlife Mitigation State Pass Thru Fees	2,100.00

Attachment: WJT 024-22 57558 Sunnyslope Drive (4222 : Western Joshua Tree (WJT) Permit 024-22, 57558 Sunnyslope Drive)

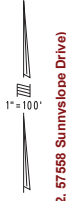
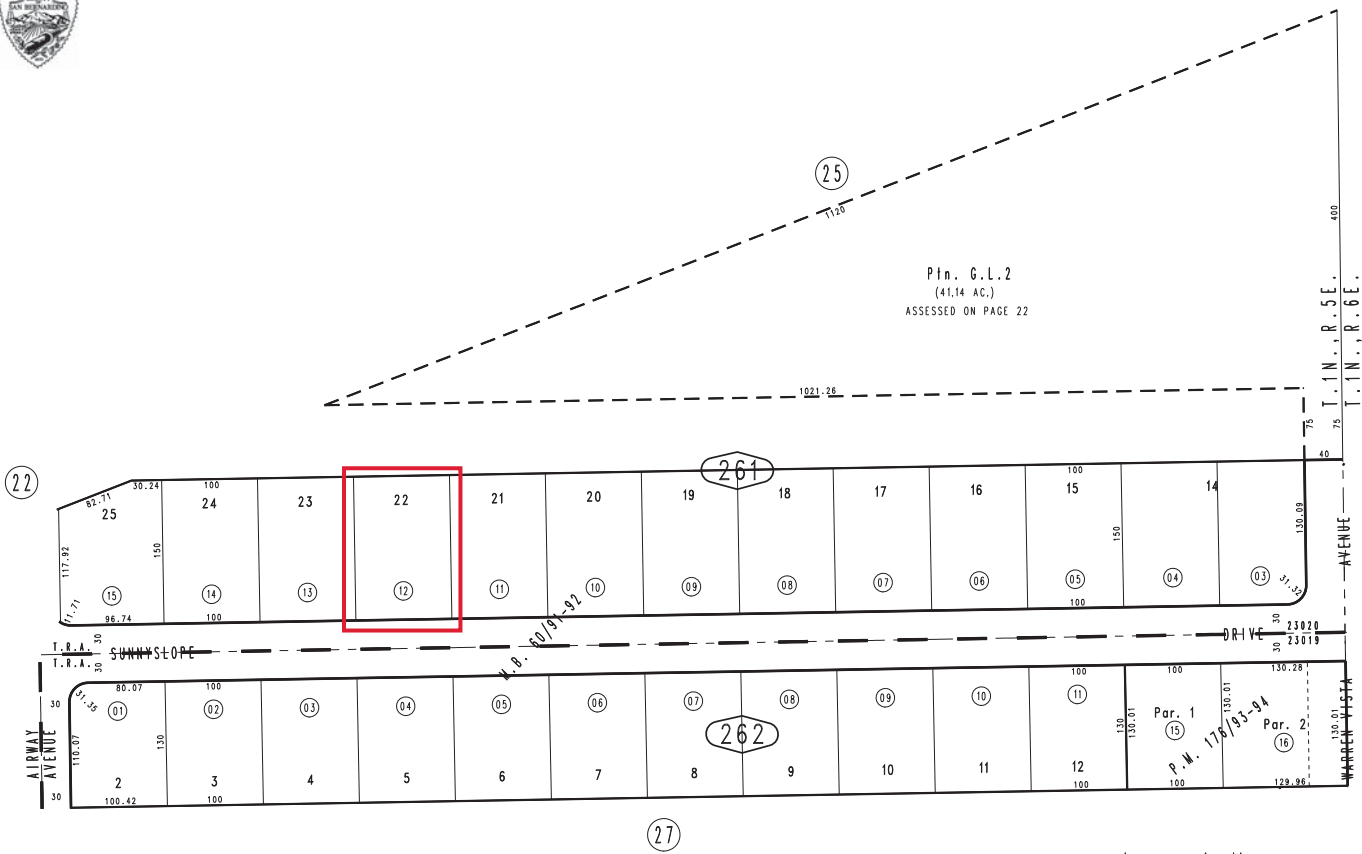
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.



Ptn. S.E.1/4, N.E.1/4, Sec.36, T.1N.,R.5E., S.B.B.&M.
Ptn. Airport Estates No. 1, Tract No. 5072, M.B. 60/91-92

Town of Yucca Valley 0595-20
Tax Rate Area
23019 23020

7.a



0601
56

0601
40

February 2005

Parcel Map No. 14325, P.M. 176/93-94

Assessor's Map
Book 0595 Page 26
San Bernardino County

REVISED
Packet Pg. 166

Attachment: WJT 024-22 57556 Sunnyslope Drive (4222 : Western Joshua Tree (WJT) Permit 024-22, 57556 Sunnyslope Drive)

2014

OFFICIAL ZONING DISTRICT MAP

LEGEND

- R-HR HILLSIDE RESERVE (1 du / 20 ac.)
- R-L RURAL LIVING (1 du / 1, 2.5, 5, 10, 20 ac.)
- R-S RESIDENTIAL, SINGLE FAMILY (0-2, 0-3.5, 0-5 du / ac.)
- R-M RESIDENTIAL, MULTI-FAMILY (1-10, 0-14 du / ac.)
- C-MU MIXED USE COMMERCIAL (Varies)
- C-N NEIGHBORHOOD COMMERCIAL
- C-G GENERAL COMMERCIAL
- C-C COMMUNITY COMMERCIAL
- C-O OFFICE COMMERCIAL
- I INDUSTRIAL
- P/QP PUBLIC/QUASI PUBLIC (SEE SYMBOLS)
- O-S OPEN SPACE (SEE SYMBOLS)
- (SP) SPECIFIC PLAN
- OLD TOWN LAND USE**
- OTHC OLD TOWN HIGHWAY COMMERCIAL
- OTI/C OLD TOWN INDUSTRIAL/COMMERCIAL
- OTMU OLD TOWN MIXED USE
- OTC/R OLD TOWN COMMERCIAL/RESIDENTIAL

SYMBOLS

PUBLIC/QUASI PUBLIC

- AP AIRPORT
- CC CIVIC CENTER
- FS FIRE STATION
- PS POLICE STATION
- H HOSPITAL
- S SCHOOL
- L LIBRARY
- U-SS UTILITY SUBSTATION
- FW FLOODWAY

OPEN SPACE

- P PARK

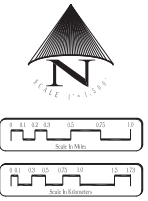
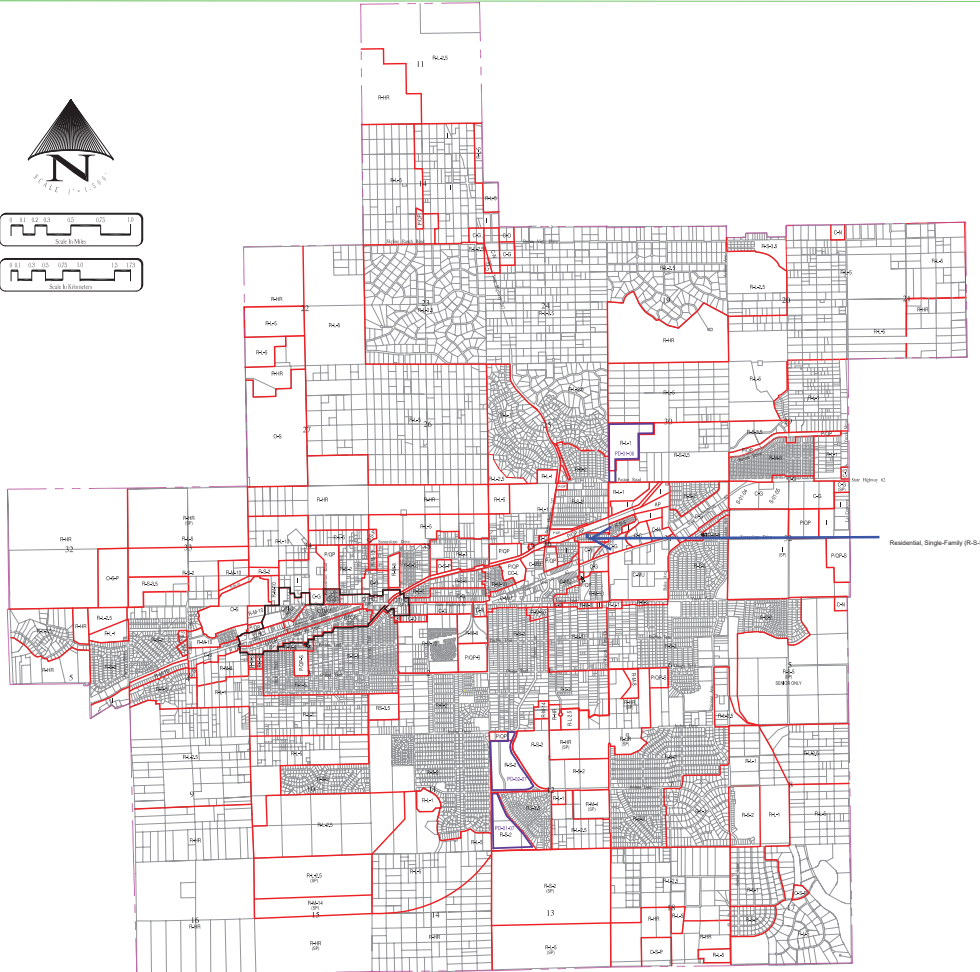
LAND USE PLANS

- SP SPECIFIC PLAN
- PD PLAN DEVELOPMENT



Town of YUCCA VALLEY

TOWN COUNCIL MEETING
DECEMBER 16, 2014



Attachment: WFL 02-20 2014 Zoning Ordinance Ord. #221 - Western Yucca Valley (1-17) Permit 02-22 031502 Summary Plan 01/14