

**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 026-22, 7715 Valley Vista Avenue, Yucca Valley CA. APN: 0587-251-22; Encroach Within Ten (10) Feet of One (1) Western Joshua Trees.

**Recommendation:**

That the Planning Commission approve the application for WJT Permit 026-22, 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:** 7715 Valley Vista Avenue  
**APN:** 0587-251-22  
**Zoning:** Residential, Single Family (R-S-2)  
**Parcel Size:** 0.20 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 026-22 7715 Valley Vista Drive  
ORD 291 Joshua Trees  
9.60 Permit Procedures



# Western Joshua Tree Application

Date Received 2/2/22  
 Case WJT 026-22  
 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** Margo Sturges Phone 7608320984  
 Mailing Address 7715 Valley Vista Ave Email \_\_\_\_\_  
 City Yucca Valley State CA Zip 92284  
 Address/Location of Plants 7715 Valley Vista Ave  
 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          | '      | "        | 525.00                     |

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

Property owner signature Margo Sturges Date 2-2-22

Joshua Tree # 1 is within 10 feet of excavation \$525.00

### Staff Use Only

Issuance Date: \_\_\_\_\_ Issued By: \_\_\_\_\_

Approved as shown on plot plan \_\_\_\_\_ photos \_\_\_\_\_ Total Fees: \_\_\_\_\_

Denied \_\_\_\_\_ Reason for Denial \_\_\_\_\_

Attachment: WJT 026-22 7715 Valley Vista Drive (4223 : Western Joshua Tree (WJT) Permit 026-22, 7715 Valley Vista Avenue)

PLOT PLAN

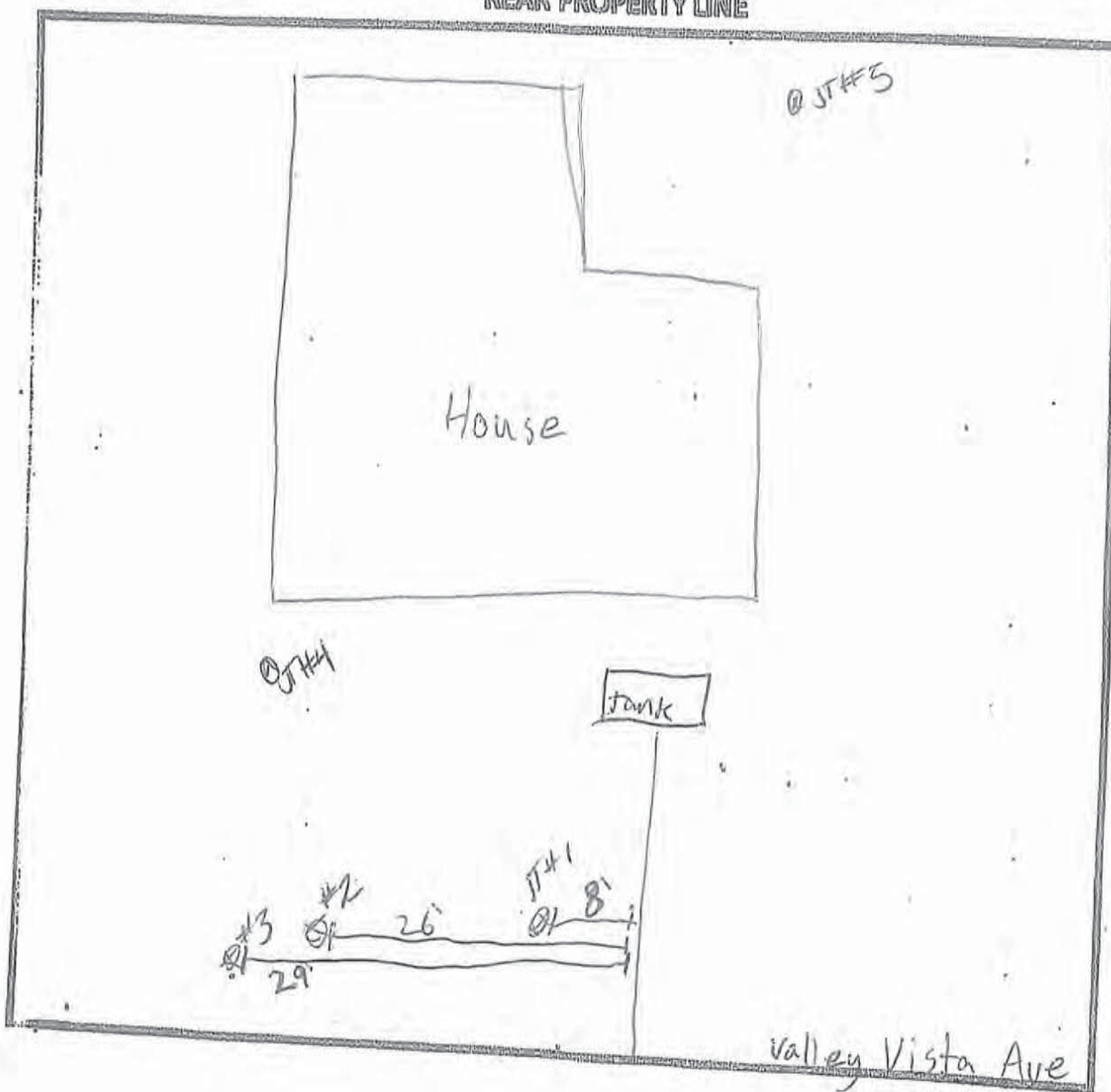
NAME Morao Sturges

PROJECT ADDRESS 7715 Valley Vista Ave

ASSESSOR PARCEL NO. D587-251-22

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

REAR PROPERTY LINE



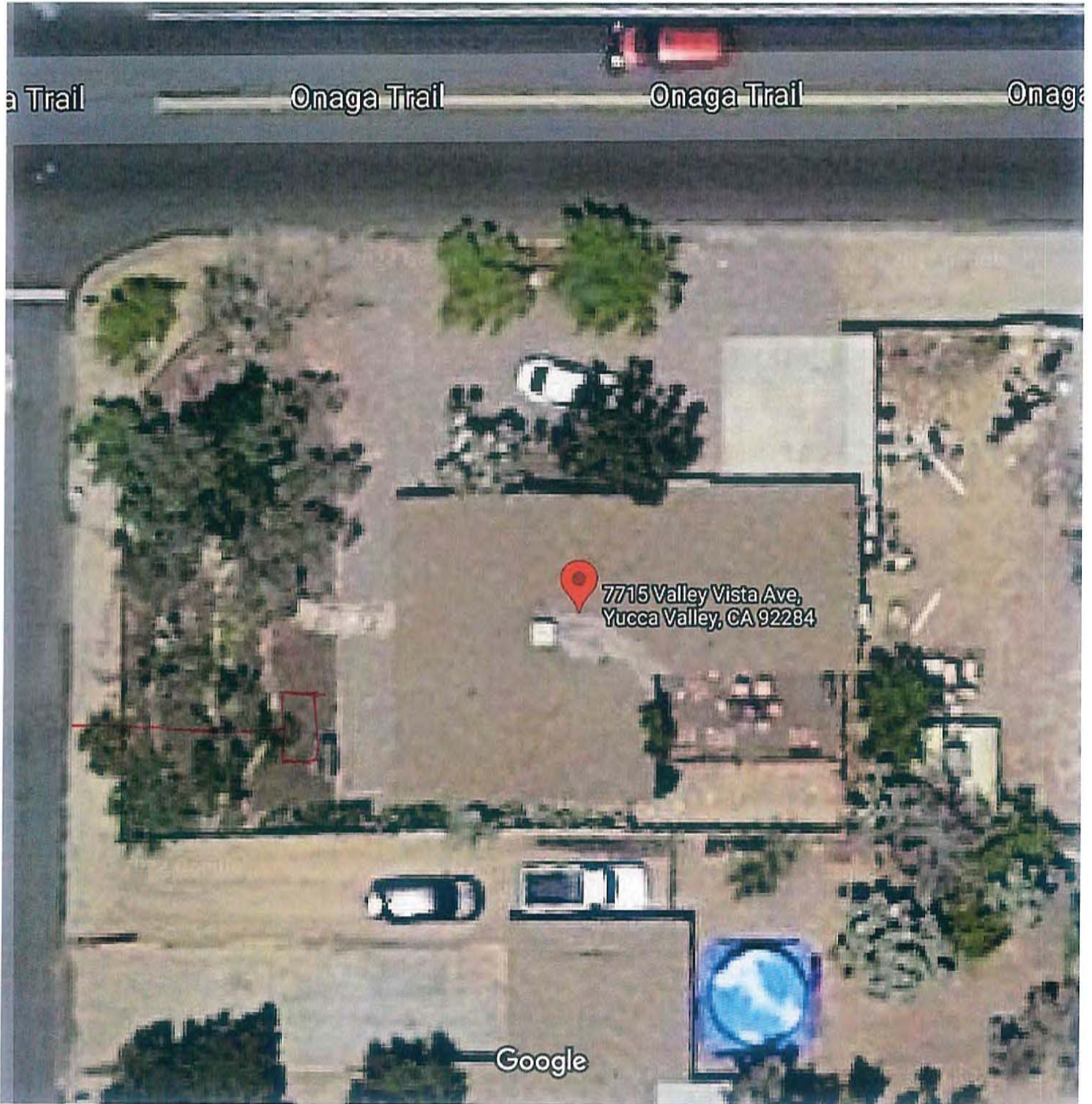
FRONT PROPERTY LINE

Joshua tree 8' from Lateral



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Google Maps 7715 Valley Vista Ave



Map data ©2022, Map data ©2022 20 ft

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# ARBORPRO

58036 DESERT GOLD DRIVE, YUCCA VALLEY, CA 92284 / 760-275-4660  
C-27 CONTRACTORS LICENSE #799469 / CERTIFIED ARBORIST #WE-4587A / DESERTTREEDOC@AOL.COM

## 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: 2/1/22

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

5. Address of site: 7715 Valley Vista Ave., Yucca Valley  
Client Name: Action Pumping

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 Joshua trees on this property appear to  
be suffering from drought.  
See census table for size and health info.

*Michael Murphy* WE-4587A

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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<br>(Less than 1 Meter)             | Class 2<br>(Between 1 Meter and 4 Meters) | Class 3<br>(4 Meters or Taller) |
| 1          | 9'     | 4"       | good   | Protect                                  |  | X   |                                 |
| 2          | 12'    | 8"       | fair   | Protect                                  |  | X   |                                 |
| 3          | 9'     | 7"       | fair   | Protect                                  |  | X   |                                 |
| 4          | 14'    | 13"      | fair   | Protect                                  |  |   | X                               |
| 5          | 14'    | 17"      | fair   | Protect                                  |  |   | X                               |
| 6          | 14'    | 9"       | fair   | Protect                                  |  |   | X                               |
| 7          |        |          |        |  |  |   |                                 |
| 8          |        |          |        |  |  |   |                                 |
| 9          |        |          |        |  |  |   |                                 |
| 10         |        |          |        |  |  |   |                                 |
| 11         |        |          |        |  |  |   |                                 |
| 12         |        |          |        |  |  |   |                                 |
| 13         |        |          |        |  |  |   |                                 |
| 14         |        |          |        |  |  |   |                                 |
| 15         |        |          |        |  |  |   |                                 |
| 16         |        |          |        |  |  |   |                                 |
| 17         |        |          |        |  |  |   |                                 |
| 18         |        |          |        |  |  |   |                                 |
| 19         |        |          |        |  |  |   |                                 |
| 20         |        |          |        |  |  |   |                                 |





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

Receipt # 29623  
Date 2/02/2022  
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      | 07809D       | 1,025.00        |

Description : WJT 026-22: 7715 Valley Vista

|  |        |
|--|--------|
| WJT Take Permit Fees                     | 500.00 |
| Wildlife Mitigation State Pass Thru Fees | 525.00 |

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

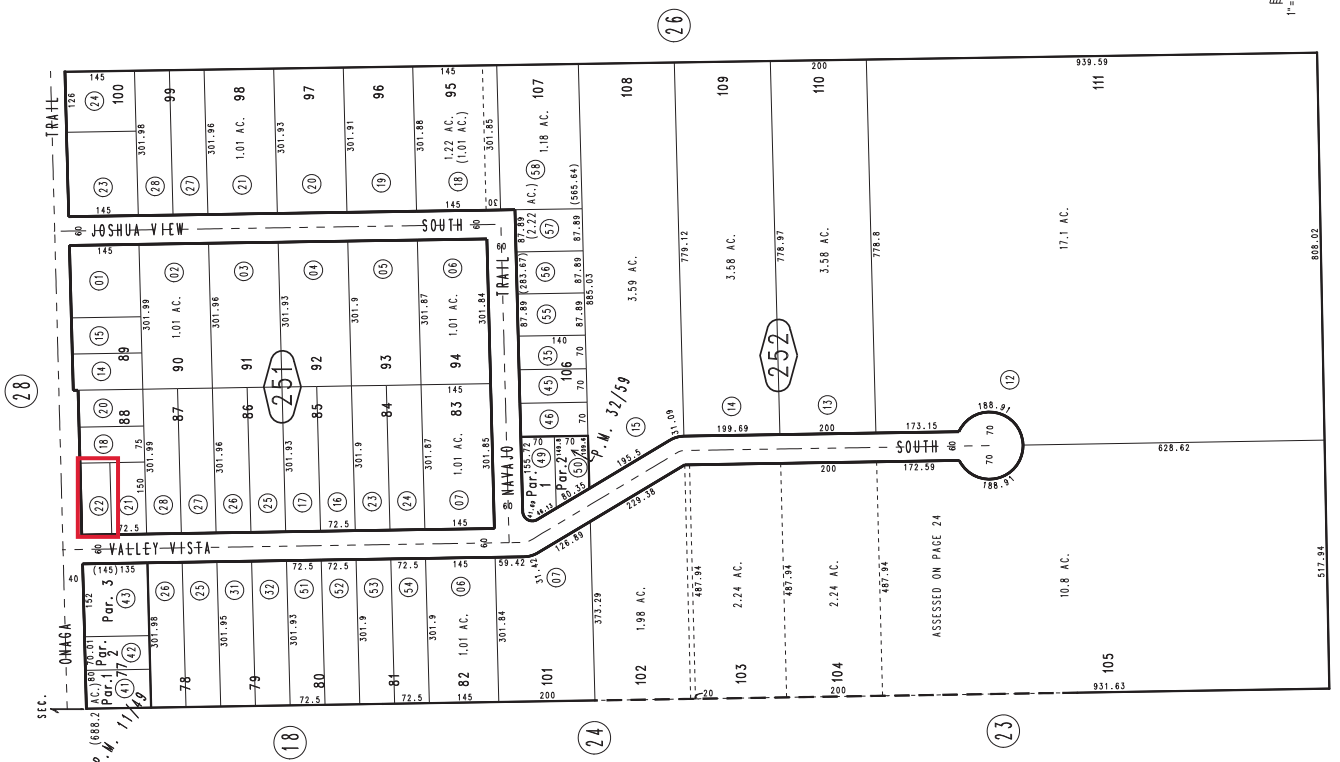


Ptn. Yucca Corral Acres, Tract No. 3426  
M.B. 45/70

Town of Yucca Valley  
Tax Rate Area  
23000

0587-25

8.a



February 2005

Parcel Map No. 3530, P.M. 32/59  
Parcel Map No. 1079, P.M. 11/49

Ptn. S.E.1/4, Sec. 1  
T.1S., R.5E.

Assessor's Map  
Book 0587 Page 25  
San Bernardino County

REVISED  
08/19/20 KC

Packet Pg. 183

Attachment: WJT 026-22 7715 Valley Vista Drive (4223 : Western Joshua Tree (WJT) Permit 026-22, 7715 Valley Vista Avenue)



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**
- OTH/C 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**

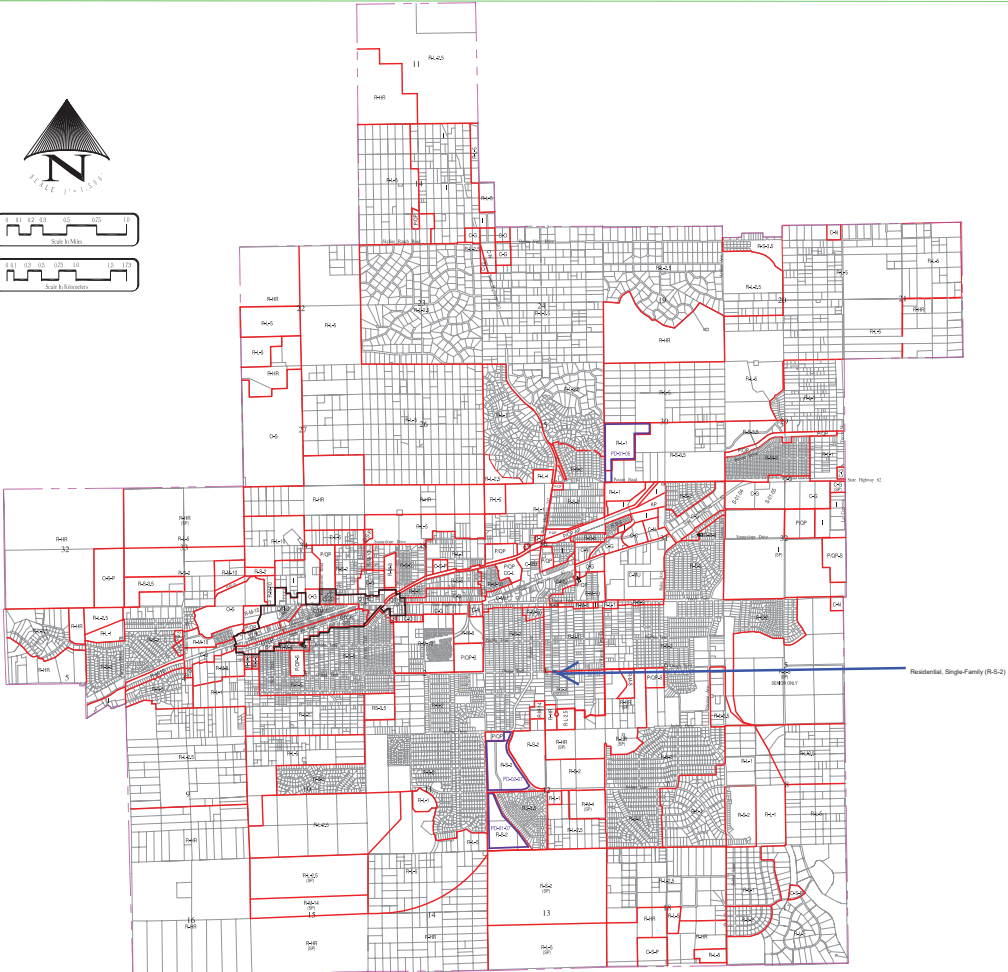
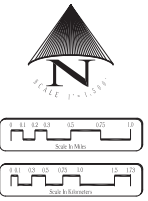
- AP AIRPORT
- CC CIVIC CENTER
- FS FIRE STATION
- PS POLICE STATION
- H HOSPITAL
- S SCHOOL
- L LIBRARY
- U-SS UTILITY SUBSTATION
- FW FLOODWAY

**OPEN SPACE**

- P PARK

**LAND USE PLANS**

- SP SPECIFIC PLAN
- PD PLAN DEVELOPMENT



Residential, Single-Family (R-S-2)



### Town of YUCCA VALLEY

TOWN COUNCIL MEETING  
DECEMBER 16, 2014

Attachment: WF 02-22-2016 Item: Public Utility - 0253 - Western Junction Area (W/J) (Permit/02-22-2016 Item: Public Utility)