

Town of Yucca Valley
PLANNING COMMISSION STAFF REPORT

To: Honorable Chair and Planning Commissioners
From: Jared Jerome, Associate Planner
 Jared Jerome, Associate Planner
Date: March 2, 2022
Meeting Date: March 8, 2022

Subject: Western Joshua Tree (WJT) Permit 036-22, 7458 Condalia Avenue, Yucca Valley CA. APN: 0587-133-05; Encroach Within Ten (10) Feet of One (1) Western Joshua Trees.

Recommendation:

That the Planning Commission approve the application for WJT Permit 036-22, 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: William Sellers Plumbing
Address: 7458 Condalia Avenue
APN: 0587-133-05
Zoning: Residential, Single Family (R-S-2)
Parcel Size: 0.43 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 waste line going into the

residence is within ten (10) feet of one (1) Western Joshua Trees identified as #1 in the attached documentation. Western Joshua Trees #1 is considered a Class 3, which is 4 meters in height or taller.

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 documentation 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 036-22 7458 CONDALIA AVENUE Complete
ORD 291 Joshua Trees
9.60 Permit Procedures



Western Joshua Tree
**Native Plant Permit
Application**

Date Received 2/14/22
Case WJT 036-22
By Evan

\$500.00
app
\$2100.00
mitigated

General Information

APPLICANT William Sellers Plumbing Phone 760-228-2180
Mailing Address 56437 Desert Gold Dr Email wsplumbing760@gmail.com
City Yucca Valley State CA Zip 92284
PROPERTY OWNER Helen Younglove Phone 760-413-2181
Mailing Address 7458 Condalia Ave Email allheartinvestments@verizon.net
City Yucca Valley State CA Zip 92284
Address/Location of Plants 7458 Condalia Ave
Desert Native Plant Specialist Mike Murphy - 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)	1			500	14+'	10"	2100

Reason for removal protecting in place but working within 10 feet of tree
Property owner signature *Helen Younglove* Date 2/10/22

Staff Use Only
Issuance Date: _____ Issued By: _____

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

Denied _____ Reason for Denial _____

Attachment: WJT 036-22 7458 CONDALIA AVENUE Complete (4250 : Western Joshua Tree (WJT) Permit 036-22, 7458 Condalia Avenue)

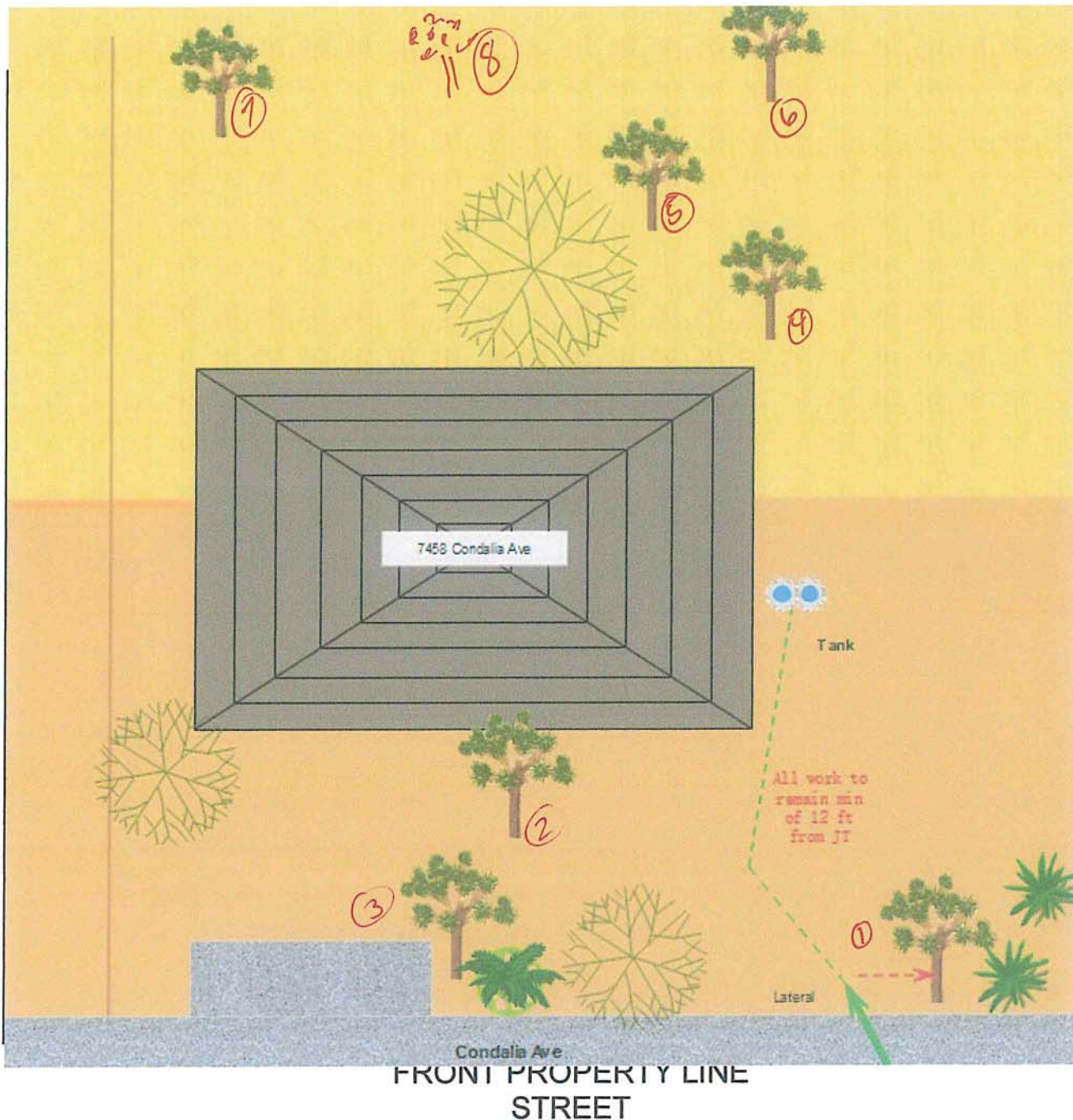
PLOT PLAN

NAME Helen Younglove

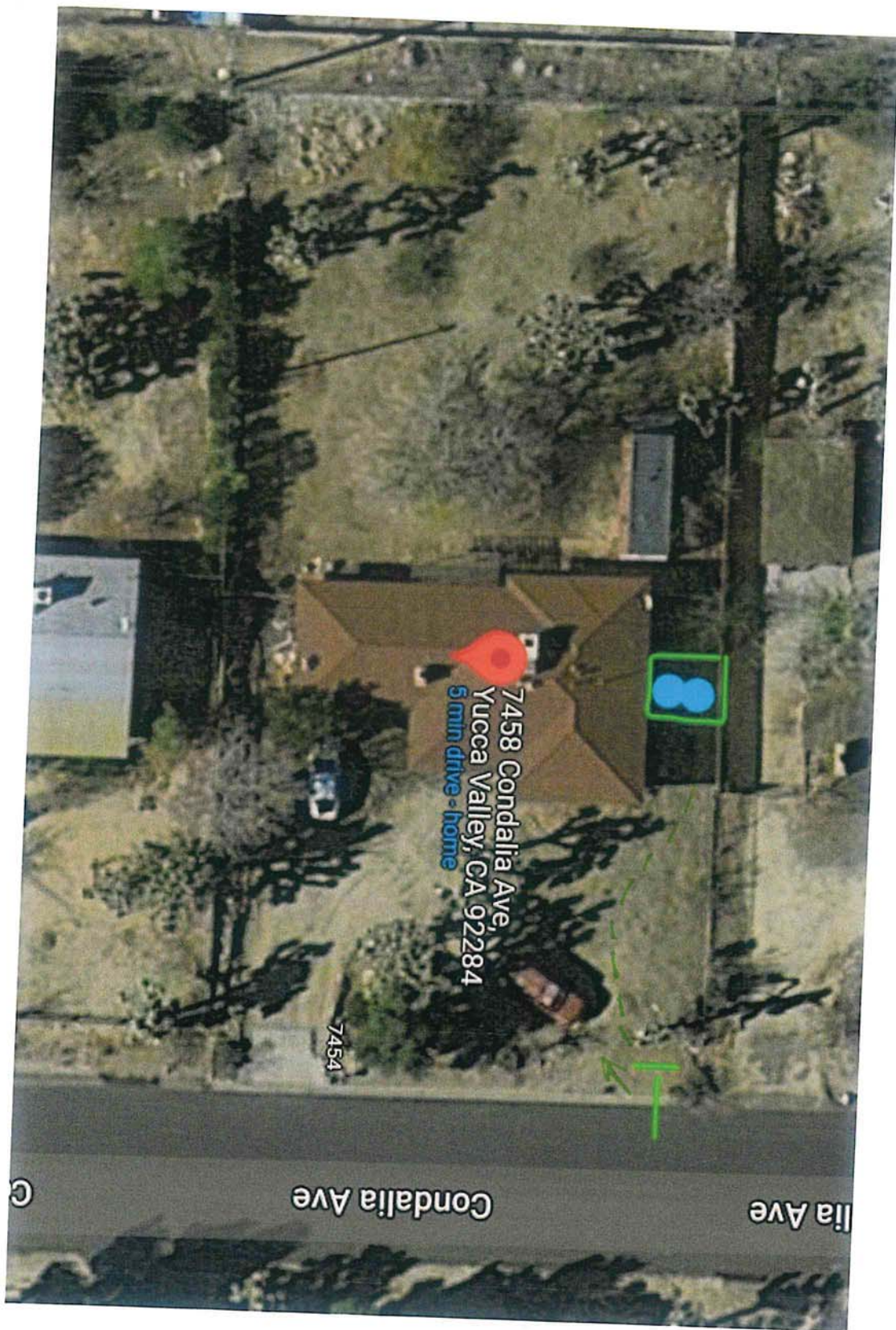
PROJECT ADDRESS 7458 Condalia Ave

ASSESSOR PARCEL NO. 058713305

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



Attachment: WJT 036-22 7458 CONDALIA AVENUE Complete (4250 : Western Joshua Tree (WJT) Permit 036-22, 7458 Condalia Avenue)



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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: 2/10/22

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

5. Address of site: 7458 Condalia Ave., Yucca Valley
 Client Name: William Sellers Plumbing

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 bird and insect damage, and drought!
See census table for size & health info.

Michael Murphy WE-4587A

Alia

ARBORPRO

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 C-27 CONTRACTORS LICENSE #799469 / CERTIFIED ARBORIST #WE-4587A / DESERTTREEDOC@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	4'+	10"	poor	Protect			X
2	4'+	16"	fair	Protect			X
3	4'+	15"	fair	Protect			X
4	4'+	12"	fair	Protect			X
5	4'+	20"	poor	Protect			X
6	4'+	12"	fair	Protect			X
7	4'+	10"	fair	Protect			X
8	4'+	11"	fair	Protect			X
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

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7458 Condalia

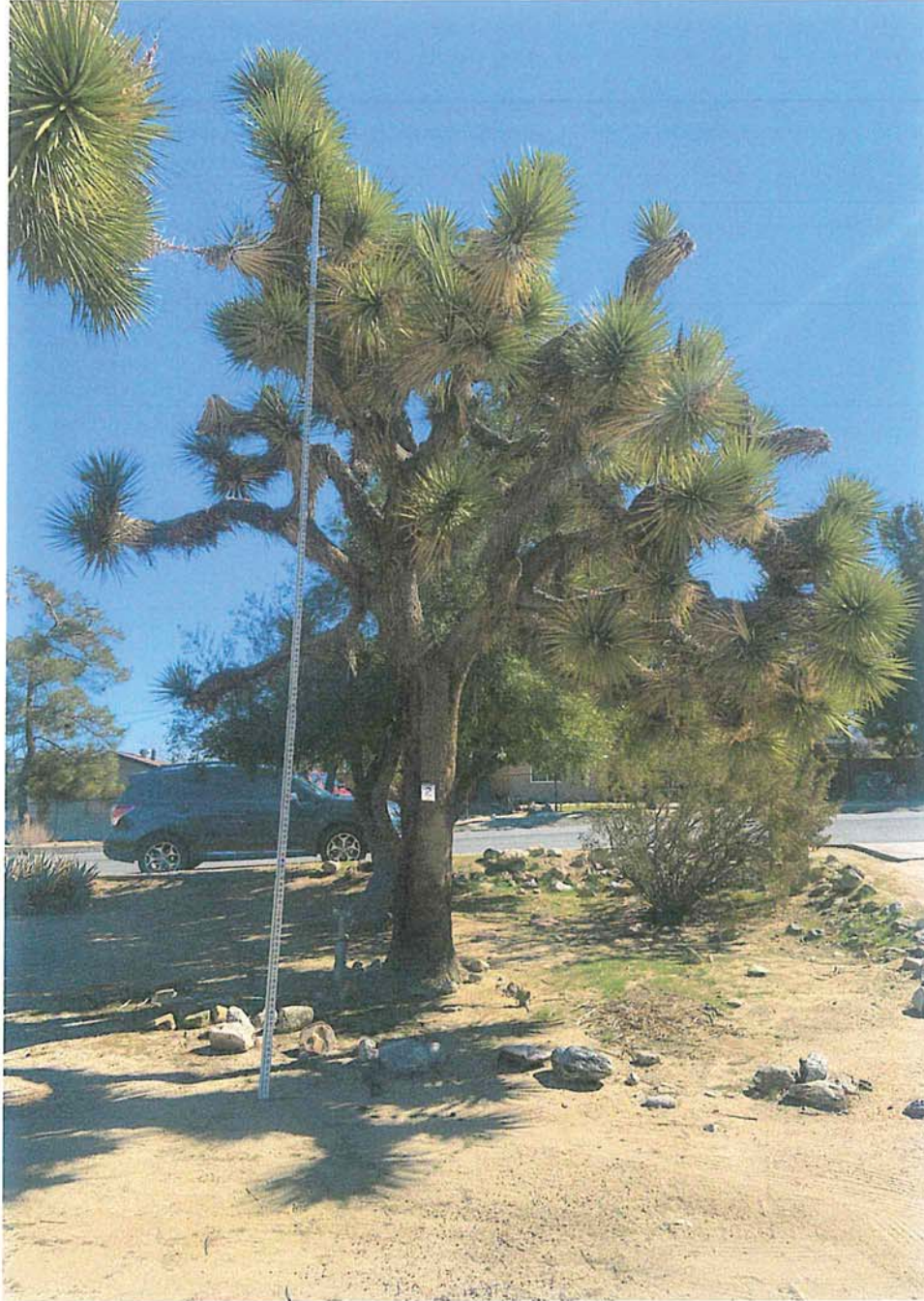


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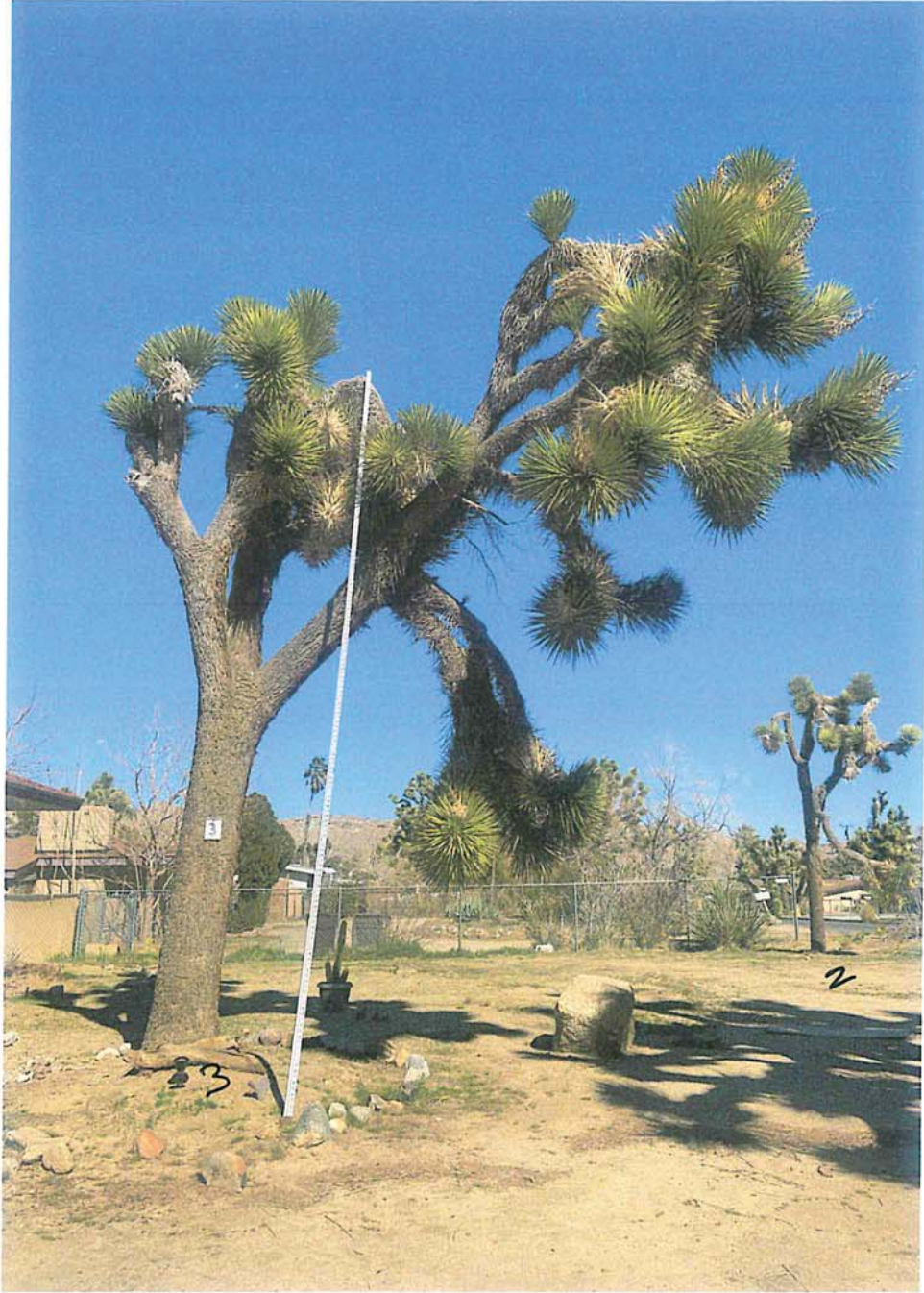


#1 in front
at lateral

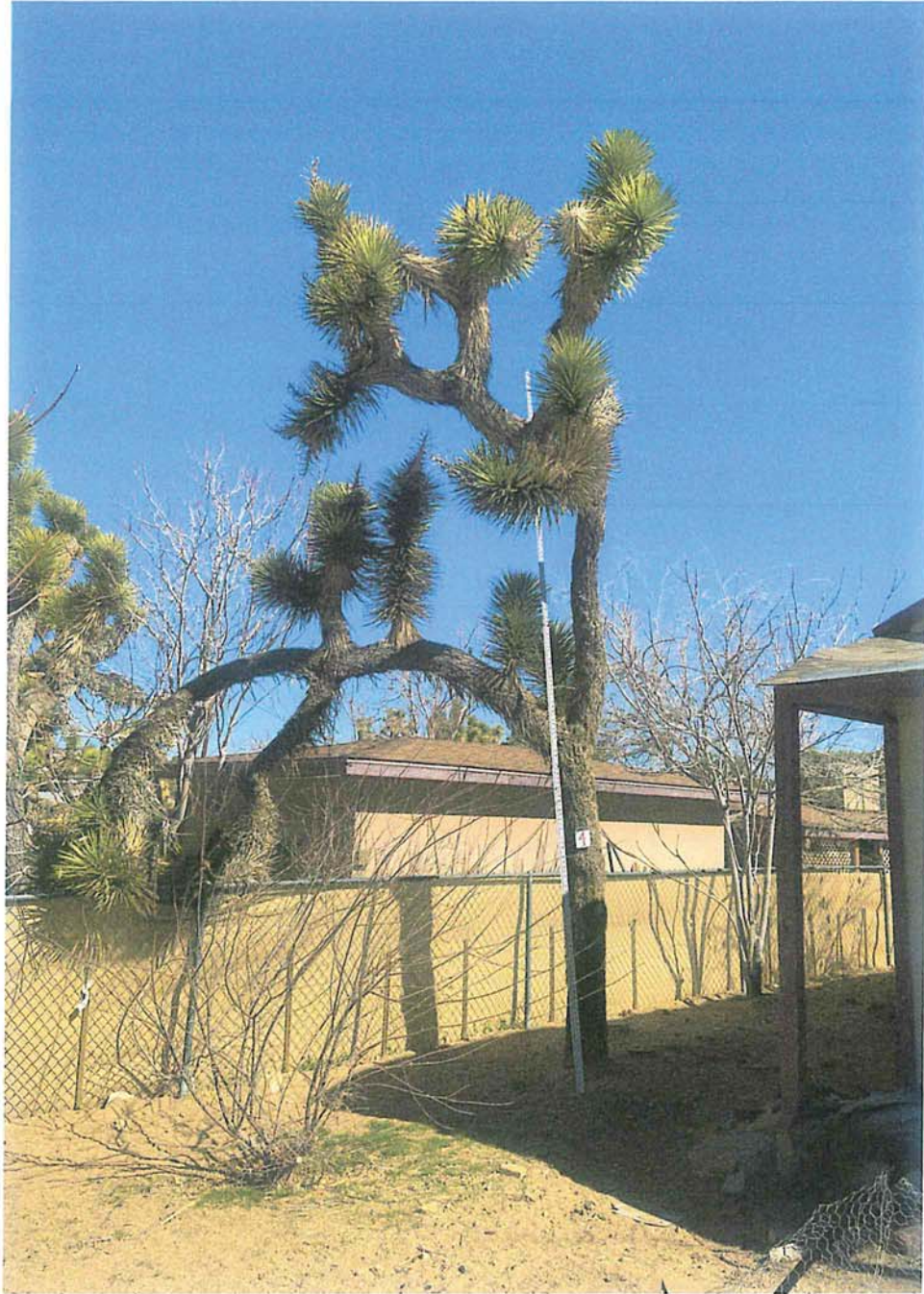




2 in front



3 in front



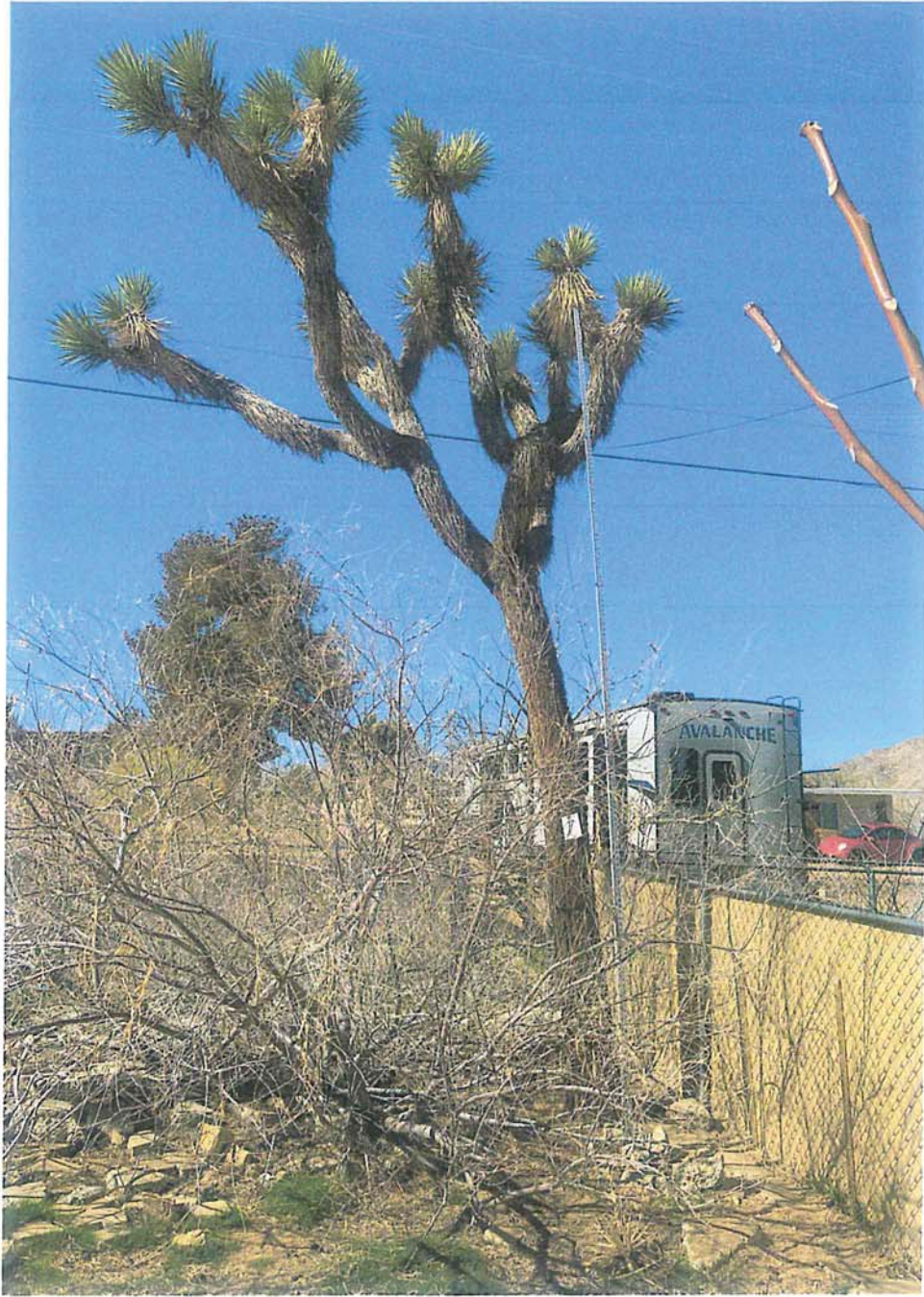
4 in rear



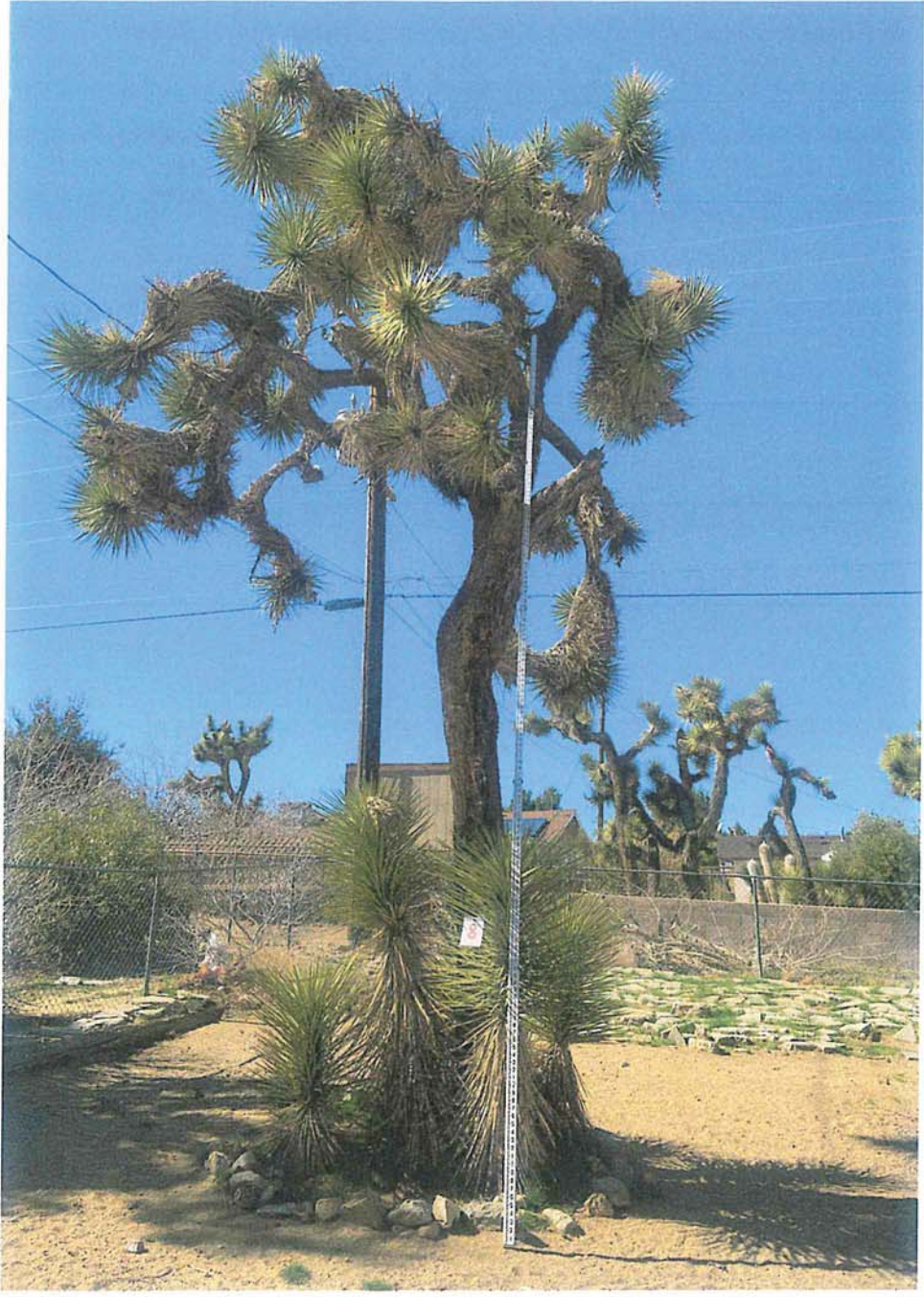
5 in rear



6 in rear



7 in rear



8 in rear



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

Receipt # 29898
 Date 2/14/2022
 Rcvd By Wendy Ortiz

Received From William Sellers Plumbing
 56437 Desert Gold Dr.
 Yucca Valley, CA 92284
 (760) 228-2180

Customer Number	Name	Payment Type	Check/Auth #	Amount Received
07306	William Sellers Plumbing	Visa/MC	0001919	2,600.00

Description : WJT 036-22 and Mitigation

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

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07306	William Sellers Plumbing	Visa/MC	0001919	2,600.00

Description : WJT 036-22 and Mitigation

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

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

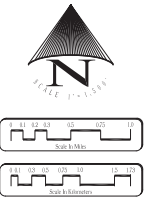
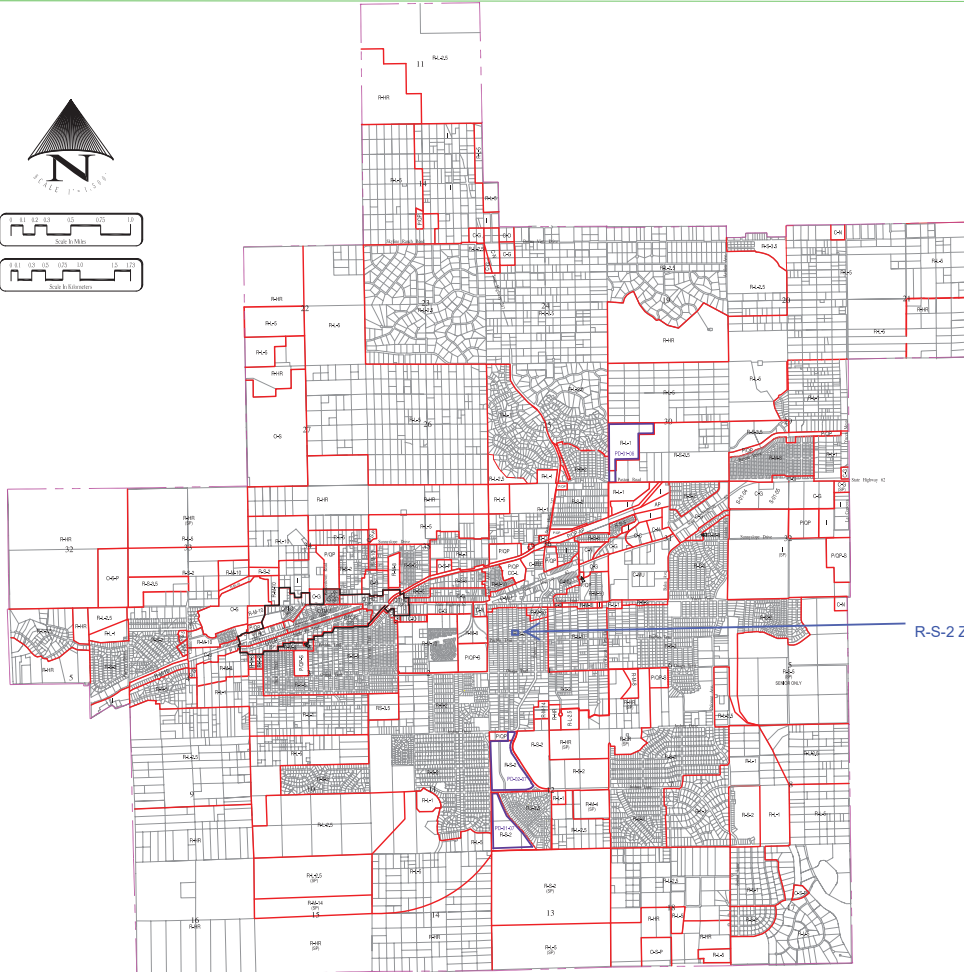
LAND USE PLANS

- SP SPECIFIC PLAN
- PD PLAN DEVELOPMENT



Town of YUCCA VALLEY

TOWN COUNCIL MEETING
DECEMBER 16, 2014



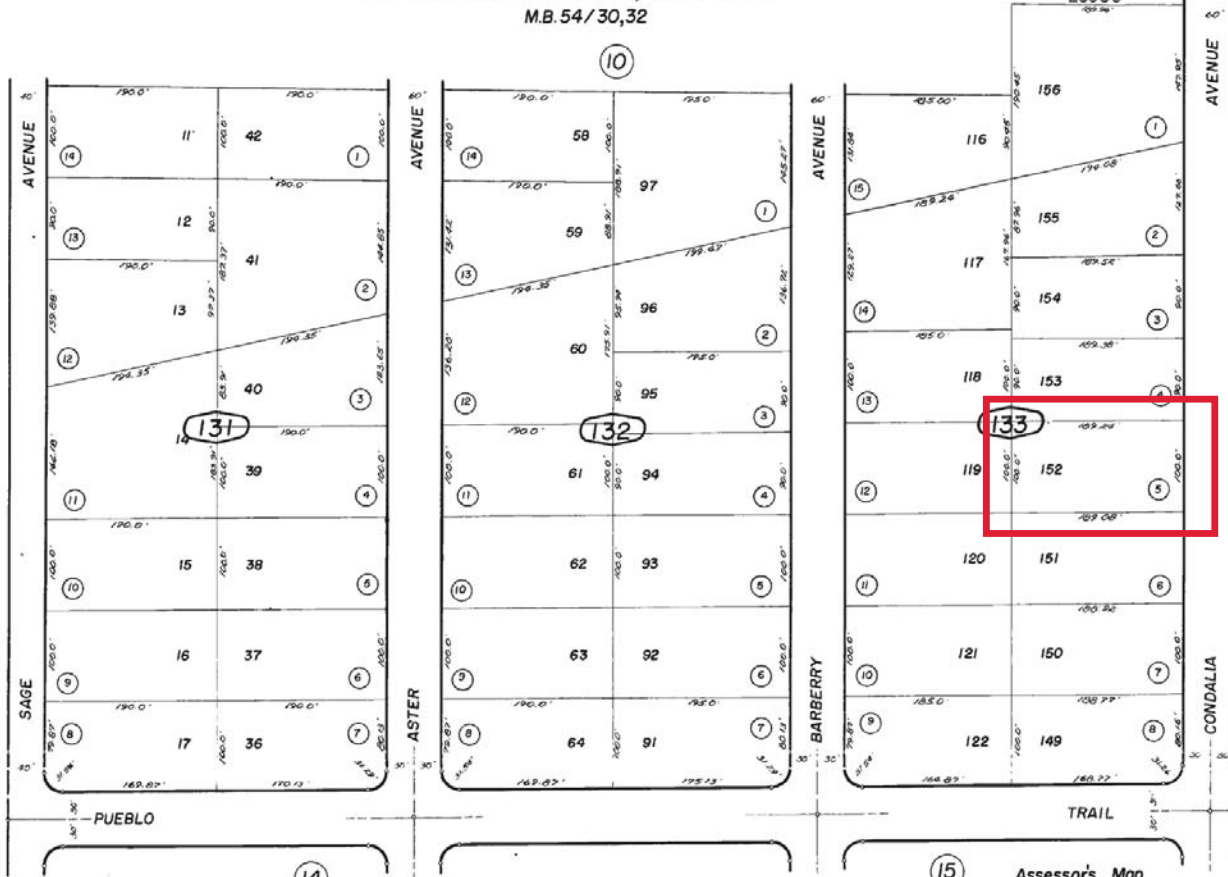
Attachment: W111512-22 2014 COMPREHENSIVE ZONING Ordinance (CZO) - Western section from W111512 Project (18-21-14) - 4652 Corralville Avenue



Por. Yucca Corral Ranchos, Tract 3967
M.B. 54/30,32

Town of Yucca Valley
Tax Rate Area
23000

6.a
587-15



09

14

10

132

15

133

12

July, 1959

Note - Assessor's Blk. & Lot
Numbers Shown in Circles

Assessor's Map
Book 587, Page 13
San Bernardino County

ED
4/13/92 RM
8/14/94 RM

Packet Pg. 114

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