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 038-22, Little League Drive (Palm Avenue to Sage Avenue), Yucca Valley CA.; Transplant One (1) Western Joshua Tree, Destroy Four (4) Living Western Joshua Trees

Recommendation:
That the Planning Commission approves the application for WJT 038-22, transplant of one (1) Western Joshua Tree and the destruction of four (4) living 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 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: Town of Yucca Valley
Address: Little League Drive (Palm Avenue to Sage Avenue)

APN: APN: 0595-131-51, 0595-071-03, 0595-071-04, 0595-091-06, 0595-091-02, 0595-101-03 through 0595-101-05, 0595-121-06 through 0595-121-12

Zoning: Residential, Single-Family (R-L-1)

Western Joshua Tree Transplant and Destruction

An application has been filed with the Town for a public works project to construct Little League Drive Improvements. As part of that process, an application for the transplant and destruction of regulated Western Joshua Trees has been submitted. Only the Western Joshua Tree application is before the Commission; not the construction permits for the project.

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. The arborist has determined the health of the tree being proposed for transplant, WJT #7, is great. The proposed relocation site is on the Town's property of Essig Park near the intersection at Joshua Lane and Hardesty. The arborist has determined the health of the trees, WJT #3, 4, 6, and 8, being proposed for destruction ranges from good to great.

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.

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:

WJT 038-22 Little League
ORD 291 Joshua Trees
9.60 Permit Procedures

Western Joshua Tree Application

Date Received _____

Case WJT 038-22

By _____

General Information

APPLICANT Town of Yucca Valley Phone 760-369-6579

Mailing Address 58928 Business Center Drive Email abaldizzone@yucca-valley.org

City Yucca Valley State CA Zip 92284

PROPERTY OWNER _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Address/Location of Plants Little League Drive - Palm Avenue to Sage APN: 0595-131-51, 0595-071-03, 0595-071-04, 0595-091-06, 0595-091-02, 0595-101-03 through 0595-101-05, 0595-121-06 through 0595-121-12)

Desert Native Plant Specialist Marinna Wagner

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)	4						$8575.00

Reason for removal Destroy four (4) living Western Joshua Trees,WJT #3,# 4, #6, #8, Transplant one (1) Western Joshua Tree, WJT #7

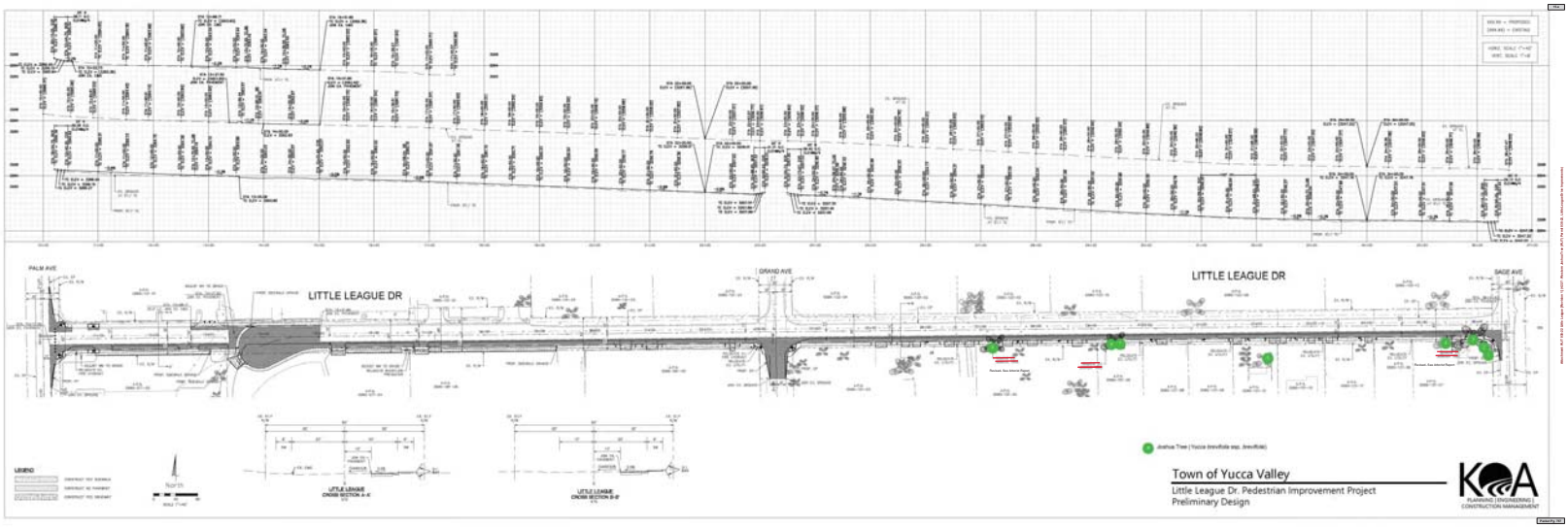
Property owner signature _____ Date _____

Staff Use Only

Issuance Date: _____ Issued By: _____

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

Denied _____ Reason for Denial _____



Town of Yucca Valley

Little League Dr. Pedestrian Improvement Project
Preliminary Design

KOA
PLANNING | ENGINEERING |
CONSTRUCTION MANAGEMENT

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: Marinna Wagner
   Employer Name: Marinna Wagner

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: To be determined and contracted by the Town of Yucca Valley
   Employer Name: Unknown; TBD

3. The date of the census. 1/11/22 & 1/24/22

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

   Unknown; TBD

5. 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).

   See notes below

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.

   See report

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.

   See map

8. Narrative written descriptions of each western Joshua tree, its diameter, height, existing health condition and any other information deemed necessary.

See report

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 #	Height	Diameter	Health (Dead, Poor, Ok, Good, Great)	Transplant, Destroy, or Protect in Place	Size Class (Place an "X" in the corresponding column)		
					Class 1/A (Less than 1 Meter)	Class 2/B (Between 1 Meter and 4 Meters)	Class 3/C (4 Meters or Taller)
1	4.2 M	8 M	GREAT	PROTECT *			X
2	60 CM	60 CM	GREAT	PROTECT *	X		
3	8 M	9 M	GREAT	DESTROY			X
4	7 M	6 M	GOOD	DESTROY			X
5	6 M	8.5 M	GREAT	PROTECT			X
6	5 M	4.8 M	GREAT	DESTROY			X
7	60 CM	60 CM	GREAT	TRANSPLANT	X		
8	5 M	6 M	GREAT	DESTROY			X

* Protect - Tree is outside of the ROW, but the drip line is potentially within 10 ft of work and 1 ft of depth.
Modify design to reduce depth of work and protect in place.

** Destroy – these trees may be too large for a successful transplant and the Town has decided to remove the trees.

*** Transplant is recommended given current plans.

If design modifications are not feasible, survivability of larger trees may be better if protected in place with less than 10 ft of clearance than attempting transplant. See notes regarding individual trees in the report.

Transplant Relocation Notes (Item #5):

The recommendations for determining potential transplant locations include the following:

1. Placed at least 25 ft from any existing or proposed structure or improvement,
2. Placed at least 10 ft from any other western Joshua Tree,
3. For large trees that must be moved with equipment, equipment accessibility will likely be required, and such activity should not cause any damage to habitat and any other long-lived plants.
4. In order to take into account the Town's future plans, potential locations should be determined by the Town and reviewed by the Native Plant Specialist.
5. Prior to finalizing locations, simple percolation tests are required to determine if the soil is free-draining, uncompacted enough to dig deep, and suitable for transplant.
6. It is recommended that competent and experienced contractors visit the site to confirm transplant feasibility and methods and budgetary estimates. Town will contract with contractors for relocation of individual trees.

February 2, 2022

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NATIVE PLANT INVENTORY REPORT
SITE MAP WITH PHOTOGRAPHIC CENSUS

This report is for the Little League Dr. Pedestrian Improvements in the Town of Yucca Valley from Palm Ave to Sage Ave. A field census and native plant inventory was performed on January 11, 2022 and January 24, 2022 to evaluate the right-of-way (ROW) for Joshua Trees (*Yucca brevifolia* ssp. *brevifolia*), a candidate species under the California Endangered Species Act (CESA), effective October 9, 2020.

This project site is suburban residential with smaller parcels on the south side between Grand Ave and Sage Ave. From Palm Ave to Grand Ave consist of several Town-owned Parks & Recs parcels. Soil conditions appear mostly sandy, however are heavily compacted around road, driveway, and building areas. Driveway aprons show some signs of erosion and run off that may impact the amount of available water for the trees. The Joshua Trees throughout these several blocks are very large and healthy. There are many trees on private property are of significant size and in great condition. It appears overall climate, soil, and available water conditions are hospitable to the Joshua Tree.

All locations are approximate. For exact locations, please consult the Town surveyor.

The primarily goal is to avoid the take of western Joshua Trees on the project site. It is our recommendation that site work be modified to protect the trees wherever feasible. The following notes apply:

1. Trees 1, 2, and 4 fall outside of the ROW and it is recommended that the design be modified where feasible to protect these trees in place. They may require pruning for public safety. (*See Note A*)
2. Trees 3, 4, 6, and 8 are very large and old trees that may be very expensive, labor and time intensive to transplant, and survival following relocation is likely to be very low. It is recommended that the trees be protected in place and if work needs to be modified or conducted closer than 10 ft that would preferred over attempting transplant. Through email correspondence on 1.31.22 the Town has indicated that design modifications are not possible and that the Town has chosen remove the trees and proceed with plans as drawn. (*See Note A*)
3. Tree 7 is feasible to transplant.

A: If design modifications are not feasible, survivability of larger trees may be better if protected in place with less than 10 ft of clearance than attempting transplant. See notes regarding individual trees. Generally it is not advised to conduct work within the drip line, however given the size of these trees and that they will unlikely survival transplant, it is likely more sustainable to leave in place and conduct work carefully within the dripline.

Other Notes:

* Protect - Tree is outside of the ROW, but the drip line is potentially within 10 ft of work and 1 ft of depth. Modify design to reduce depth of work and protect in place.
** Destroy – these trees may be too large for a successful transplant and the Town has decided to remove the trees.
*** Transplant is recommended given current plans.

Transplant Notes:

The best time of year to transplant all *Yucca* species is when temperatures are warm and they are growing. Ideally, transplanting occurs from mid-March through the end of October, while avoiding the heat of the summer whenever possible. Transplants should be given regular water (1-2x a week) during warm and dry periods for up to 3 years depending on the individual plant's growth habit and the overall weather conditions. If this cannot be provided through the installation of a drip irrigation system, trucked-in and hand watering can suffice. Some of these large trees will require extensive wooden framing and equipment to transplant. Following transplant of large trees, staking and guying systems will likely be needed support the tall trees. It may be more suitable to box some of the large trees to transplant them more successfully, however this method is time consuming, often requires a crane, and can be expensive. Alternatively a tree spade or other heavy equipment proposed by knowledgeable and experienced contractors will work if appropriate for the tree. Please consult with competent contractors to determine the best method for each tree.

In general there is limited to no scientific data regarding the transplant survivability of large trees (3-6+ m). There is some research that indicates trees within the 1-2.5 m range and with limited branches have a good survival rate if the soil and irrigation conditions are adequate (Bainbridge 2007, Franson 1995). Some research in Joshua Tree National Park suggests that small transplanted and nursery-grown trees have a relatively high survival rate if given regular irrigation through the establishment period (Wagner 2018).

Based on first hand accounts and available scientific research, it is recommended that large trees be protected in place and work is modified to protect them. We don't have first hand experience with relocating trees larger than 2.5 meters tall (8 ft). It is our understanding that transplanting large trees can be difficult, expensive, and short-term success (1-3 years) is likely low. Long-term success (3-10+ years) is even less well known, in general if the tree is growing and leaves are in good condition by the third year it will likely survive, but accounts of trees dying somewhat suddenly following transplant has occurred. It is not surprising that a reduced lifespan following transplant may occur. With larger trees, it is recommended to avoid overwatering and they should be relocated only a short distance to prevent extensive damage to the root system during transport. The irrigation is crucial and can be tricky as overwatering and underwatering can easily cause death. The trees and weather should be monitored closely. Lastly, it has been recommended to us that the trees should be kept in the same cardinal orientation when relocated whenever feasible.

Small trees (less than 1 meter) may require caging to protect them from herbivore damage (Wagner 2018, Wallace 1980). The survival rate of pups that have been separated from the mother plant is unknown and accounts are inconsistent from field contractors. Given this, it is always best to try to keep the pups intact and adjoined to the main root system whenever feasible. It is our experience that small pups tend to struggle to survive when separated. This can make transplanting quite difficult especially when there is more than one pup because the root system is very fragile and digging and equipment can easily damage this root connection.

For some of the larger trees, where design modifications to achieve 10 ft of distance are not feasible, survivability may be higher if the tree is protected in place with less than 10 ft of clearance. We feel this can be true in situations where more than approximately 65-70% of the root system can remain undisturbed. We recommend avoiding cutting roots larger than 1.5 inch in diameter whenever feasible. Consideration should be taken to how these roots are supporting the overall plant stability and nutrient uptake. Joshua Tree roots

are very fragile especially when environmental conditions have been dry for several months. Sometimes, depending on the type of work, it is possible to dig around large roots by hand and leave the roots in place. Sulfur should be applied on cut roots to prevent the introduction of bacteria or other infections.

In addition, modifications to the flowering and seeding patterns of transplanted trees is unknown and may impact the species seed bank long term. We highly recommend that through yearly reports, data on the survival following the transplant of trees be recorded and further analyzed for future knowledge and better management practices.

The recommendations for determining potential transplant locations include the following:

1. Placed at least 25 ft from any existing or proposed structure or improvement,
2. Placed at least 10 ft from any other western Joshua Tree,
3. For large trees that must be moved with equipment, equipment accessibility will likely be required, and such activity should not cause any damage to habitat and any other long-lived plants.
4. In order to take into account the Town's future plans, potential locations should be determined by the Town and reviewed by the Native Plant Specialist.
5. Prior to finalizing locations, simple percolation tests are required to determine if the soil is free-draining, uncompacted enough to dig deep, and suitable for transplant.
6. It is recommended that the contractors visit the site to confirm transplant feasibility and methods and budgetary estimates. Town will contact and contract with contractors for relocation of individual trees.

Works Cited:

BAINBRIDGE, D. 2007. A *Guide for Desert and Dryland Restoration: A New Hope for Arid Lands.* Washington D. C.: Island Press.

FRANSON, R. L. 1995. Health of plants salvaged for revegetation at a Mojave Desert gold 4505 mine: year two. p. INT-GTR-315 in B. A. Roundy, E. D. McArthur, J. S. Haley, 4506 and D. K. Mann, editors. *Proceedings: Wildland Shrub and Arid Land Restoration 4507 Symposium.* U.S. Department of Agriculture, Forest Service, Intermountain 4508 Research Station, Ogden, UT. Available at: 4509 https://www.fs.usda.gov/treesearch/pubs/34717 (accessed December 18, 2020).

WAGNER, M. 2018. 'Factors Influencing Revegetation Efforts in the Mojave Desert: Field Studies and Meta-Analysis of the Morongo Basin and Joshua Tree National Park,' MLA Thesis, California Polytechnic University Pomona, CA. Pomona, CA.

WALLACE, A., E. M. ROMNEY, and R. B. HUNTER. 1980. The challenge of a desert: 5143 revegetation of disturbed desert lands. *Great Basin Naturalist Memoirs.* 4:216–5144 225.

CONDUCTED BY: MARINNA WAGNER
WE-13354A
ISA CERTIFIED ARBORIST

SPECIES: *Yucca brevifolia* ssp. *brevifolia*
PLANT NUMBER: 1

STATUS (TRANSPLANT, DESTROY, PROTECT): Protect *outside of ROW on private property
ROW: Outside of ROW by approximately 6.5 ft and about 3 ft from the fence
CLASS SIZE: C
SIZE (HEIGHT X WIDTH): 4.2 m x 8 m (POLE 2M)
SITE CONDITIONS & ASPECT: Sandy and southeast facing
LEAN: N VIGOR: High FOLIAGE: Good condition CROWN DENSITY: Dense
NUMBER OF LIVE BRANCHES: 60-70 MAX BRANCH DIAMETER: 80 cm
NUMBER OF DEAD BRANCHES: 7
MAJOR BRANCH FAILURES: 3
HEALTH CONDITION (0=dormant, 1= dead, 2=25% alive, 3=50% alive, 4=75% alive, 5=100% alive): 5
NUMBER OF PUPS: 1 MAX HEIGHT OF TALLEST PUP: 4 m
DECAY OR DAMAGE: Some thatch missing on branches and some woodpecker damage.
ROOT FLARE CONDITION: Ok.
DRIP LINE RADIUS: 4 m or 13 ft (could be reduced by pruning)
TRANSPLANT FEASIBILITY NOTES: It is not recommended to remove this tree. This is tree is a very old and large specimen and it is likely not possible to transplant successfully. It is recommended to modify the design to leave this plant in place especially since it is fully on private property. In addition, given the size of the pup, it will be a challenge to transplant them together.
OTHER NOTES & RECOMMENDATIONS: Several branches hang towards the ground and may require pruning for publiic safety. It will be necessary to take caution when pruning as to not throw off the balance and stability of the tree. Where design modifications to achieve 10 ft of distance are not feasible, survivability may be significantly higher if the tree is protected in place with less than 10 ft of clearance. Pruning and modifications to the design are highly preferred over removal or attempting transplant. This tree flowered in the last couple years and is contributing to the seed bank.

SPECIES: *Yucca brevifolia* ssp. *brevifolia*
PLANT NUMBER: 2

STATUS (TRANSPLANT, DESTROY, PROTECT): Protect *outside of ROW on private property
ROW: Outside of ROW by approximately 6.5 ft and is about 3-4 ft from the fence
CLASS SIZE: A
SIZE (HEIGHT X WIDTH): Not measured approx. 60 cm x 60 cm (POLE 2M)
SITE CONDITIONS & ASPECT: Sandy and southeast facing
LEAN: N VIGOR: High FOLIAGE: Good condition CROWN DENSITY: Dense
NUMBER OF LIVE BRANCHES: 1 MAX BRANCH DIAMETER: 60 cm
NUMBER OF DEAD BRANCHES: 0
MAJOR BRANCH FAILURES: 0
HEALTH CONDITION (0=dormant, 1= dead, 2=25% alive, 3=50% alive, 4=75% alive, 5=100% alive): 5
NUMBER OF PUPS: 0 MAX HEIGHT OF TALLEST PUP: NA
DECAY OR DAMAGE: None
ROOT FLARE CONDITION: Ok. Some mounding on corner makes it hard to see the root flare.
DRIP LINE RADIUS: 30 cm
TRANSPLANT FEASIBILITY NOTES: Feasible, but it is not recommended as attempting transplant will likely damage the roots of tree #1. This appears to be a separate tree as the base of the plant is more than 1 meter from the largest trunk. The tree is tucked underneath what appears to be the low hanging branches of tree #1 that may have rooted in the ground. It is not possible determine root connections without further inspection.
OTHER NOTES & RECOMMENDATIONS: Where design modifications to achieve 10 ft of distance are not feasible, survivability may be higher if the tree is protected in place with less than 10 ft of clearance.

SPECIES: *Yucca brevifolia* ssp. *brevifolia*
PLANT NUMBER: 3

STATUS (TRANSPLANT, DESTROY, PROTECT): Destroy **
CLASS SIZE: C
ROW: Trunk is within the ROW
SIZE (HEIGHT X WIDTH): 8 m x 9 m (POLE 2M)
SITE CONDITIONS & ASPECT: Sandy and southeast facing
LEAN: S VIGOR: High FOLIAGE: Good, healthy CROWN DENSITY: Dense
NUMBER OF LIVE BRANCHES: 70-80 MAX BRANCH DIAMETER: 60-80 cm
NUMBER OF DEAD BRANCHES: 7
MAJOR BRANCH FAILURES: 2 (previously cut branches on the ground)
HEALTH CONDITION (0=dormant, 1= dead, 2=25% alive, 3=50% alive, 4=75% alive, 5=100% alive): 5
NUMBER OF PUPS: 3 MAX HEIGHT OF TALLEST PUP: 4.2 m
DECAY OR DAMAGE: A few holes in trunk, likely due to age, and some woodpecker damage
ROOT FLARE CONDITION: Ok, exposed
DRIP LINE RADIUS: 4.5 m or 14.5 ft
TRANSPLANT FEASIBILITY NOTES: This is tree is a very old and large specimen and it is likely not possible to transplant successfully. It would be very expensive and difficult to move with equipment and survival may be low. It may be worth considering boxing this tree to move it as it would be a challenge to move with a tree spade. It is not recommended to remove nor transplant this tree, instead it is strongly advised to explore ways in which the work can be modified to protect the tree in place. The tree has flowered in the last 2 years and is contributing to the seed bank.
OTHER NOTES & RECOMMENDATIONS: It is unclear if the depth of grading at this location can be modified as it appears to be almost 2 ft on the plans, yet it would be preferred to conduct work closer than 10 ft as needed in order to leave the tree in place. Consult with a competent contractor regarding the root structure of this tree for further assessment to determine relocation methods and equipment.

Some trunk damage here


02/16/2022 10:58

SPECIES: *Yucca brevifolia* ssp. *brevifolia*
PLANT NUMBER: 4

STATUS (TRANSPLANT, DESTROY, PROTECT): Destroy **
CLASS SIZE: C
ROW: Outside of ROW by approximately 1 ft
SIZE (HEIGHT X WIDTH): 7 m x 6 m (POLE 2M)
SITE CONDITIONS & ASPECT: Sandy and southeast facing
LEAN: SW VIGOR: High FOLIAGE: Great, long CROWN DENSITY: Dense
NUMBER OF LIVE BRANCHES: 50-60 MAX BRANCH DIAMETER: 60-80 cm
NUMBER OF DEAD BRANCHES: 8
MAJOR BRANCH FAILURES: 2
HEALTH CONDITION (0=dormant, 1= dead, 2=25% alive, 3=50% alive, 4=75% alive, 5=100% alive): 4.5
NUMBER OF PUPS: 0 MAX HEIGHT OF TALLEST PUP: NA
DECAY OR DAMAGE: Some woodpecker holes, some other scars due to age and fallen branches
ROOT FLARE CONDITION: Ok, exposed
DRIP LINE RADIUS: 3 m or approximately 10 ft
TRANSPLANT FEASIBILITY NOTES: TRANSPLANT FEASIBILITY NOTES: This is tree is a very old and large specimen and it is likely not possible to transplant successfully. It would be very expensive and difficult to move with equipment and survival may be low. It is not recommended to remove nor transplant this tree, instead it is strongly advised to explore ways in which the work can be modified to protect the tree in place. It may be worth considering boxing this tree to move it as it would be a challenge to move with a tree spade. Proximity to the power line is of concern for equipment.
OTHER NOTES & RECOMMENDATIONS: It is unclear if the depth of grading at this location can be modified as it appears to be almost 2 ft on the plans, yet it would be preferred to conduct work closer than 10 ft as needed in order to leave the tree in place. Consult with a competent contractor regarding the root structure of this tree for further assessment. This tree has more damages than #3, but it's leaves are healthy, it is growing, and contributing to the seed bank.

Some trunk damage here

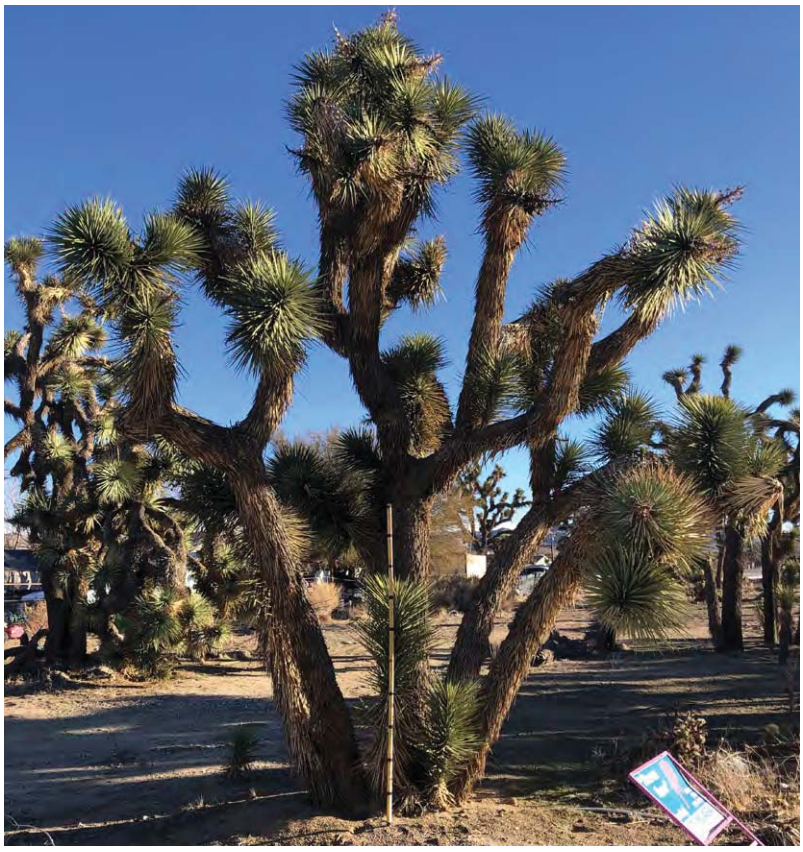
SPECIES: *Yucca brevifolia* ssp. *brevifolia*
PLANT NUMBER: 5

STATUS (TRANSPLANT, DESTROY, PROTECT): Protect (outside of ROW on private property)
CLASS SIZE: B
ROW: Outside of ROW by approximately 15 ft
SIZE (HEIGHT X WIDTH): 6 m x 8.5 m (POLE 2M)
SITE CONDITIONS & ASPECT: Sandy and southeast facing
LEAN: N VIGOR: High FOLIAGE: Ok CROWN DENSITY: Dense
NUMBER OF LIVE BRANCHES: 55 +/- MAX BRANCH DIAMETER: 1 m
NUMBER OF DEAD BRANCHES: 6
MAJOR BRANCH FAILURES: 2
HEALTH CONDITION (0=dormant, 1= dead, 2=25% alive, 3=50% alive, 4=75% alive, 5=100% alive): 5
NUMBER OF PUPS: 0 MAX HEIGHT OF TALLEST PUP: NA
DECAY OR DAMAGE: Some thatch missing on branches and trunk at the start of the joints
ROOT FLARE CONDITION: Good, mounded, and some rodent holes
DRIP LINE RADIUS: 4.25 m or approx. 14 ft
TRANSPLANT FEASIBILITY NOTES: This is tree is a very old and large specimen and it is likely not possible to transplant. It would be very expensive and difficult to transplant and survival may be low. Given the location from ROW it will be possible to maintain more than 10 ft distance from this tree.
OTHER NOTES & RECOMMENDATIONS: Pruning may be recommended prior to work as well as for public safety reasons as there are several branches that are growing low to the ground. Branches should be cut back to the main joint, however a significant amount of pruning may throw the balance of this tree off and one should exercise caution when pruning to maintain stability of the tree. This tree is included because work may occur adjacent to the drip line of this tree. Pruning recommendations are for the private owner.

Some pruning may be recommended to maintain public safety and safety while working. Consult with a tree pruning expert.

SPECIES: *Yucca brevifolia* ssp. *brevifolia*
PLANT NUMBER: 6

STATUS (TRANSPLANT, DESTROY, PROTECT): Destroy ***
CLASS SIZE: C
ROW: Within ROW
SIZE (HEIGHT X WIDTH): 5 m x 4.8 m (POLE 2M)
SITE CONDITIONS & ASPECT: Sandy and southeast facing
LEAN: S VIGOR: High FOLIAGE: Great CROWN DENSITY: Dense
NUMBER OF LIVE BRANCHES: 40+/- MAX BRANCH DIAMETER: 80 cm
NUMBER OF DEAD BRANCHES: 2
MAJOR BRANCH FAILURES: 0
HEALTH CONDITION (0=dormant, 1= dead, 2=25% alive, 3=50% alive, 4=75% alive, 5=100% alive): 5
NUMBER OF PUPS: 7 MAX HEIGHT OF TALLEST PUP: 2.4 m
DECAY OR DAMAGE: Some thatch on the trunk is missing
ROOT FLARE CONDITION: Good
DRIP LINE RADIUS: 2.5 m or approx. 8 ft
TRANSPLANT FEASIBILITY NOTES: Given overall size and number of pups this tree may be very difficult and expensive to move and it may not survive transplant. It would require extensive wooden framing to support the pups and branches. It may be worth considering boxing this tree to move it as it would be a challenge to move with a tree spade. This is a very healthy large tree that is contributing to the seed bank, if at all possible to leave in place and conduct work closer than 10 ft that would be preferred over attempting transplant.
OTHER NOTES & RECOMMENDATIONS: The Town requires that work be 10 ft away from the center of the tree, however based on the site visit with the Inspector, it appears that the edge of the sidewalk ends somewhat close to the base of this tree. There is very minimal grade change here possibly less than 6 inches. The tree can likely survive if minimal grading occurs adjacent to it and it has a significantly less of a chance of surviving transplant.



SPECIES: *Yucca brevifolia* ssp. *brevifolia*
PLANT NUMBER: 7

STATUS (TRANSPLANT, DESTROY, PROTECT): Transplant
CLASS SIZE: C
ROW: Within ROW
SIZE (HEIGHT X WIDTH): 60 m x 60 m (POLE 2M)
SITE CONDITIONS & ASPECT: Sandy and slightly north facing
LEAN: NA VIGOR: Normal FOLIAGE: Good CROWN DENSITY: Normal
NUMBER OF LIVE BRANCHES: 1 MAX BRANCH DIAMETER: 60 cm
NUMBER OF DEAD BRANCHES: 0
MAJOR BRANCH FAILURES: 0
HEALTH CONDITION (0=dormant, 1= dead, 2=25% alive, 3=50% alive, 4=75% alive, 5=100% alive): 5
NUMBER OF PUPS: 0 MAX HEIGHT OF TALLEST PUP: NA
DECAY OR DAMAGE: None
ROOT FLARE CONDITION: Ok, some erosion
DRIP LINE RADIUS: 30 cm
TRANSPLANT FEASIBILITY NOTES: Feasible given size, however it is not impossible that this pup is connected to the main plant given how vigorous #6 is growing, however it is located 1.6 m from the main trunk.
OTHER NOTES & RECOMMENDATIONS: If possible to protect in place given sidewalk shifts that would be preferred given that it is not impossible this plant is connected to #6. Plant may require caging to protect it from herbivores when relocated.

This plant is more than 1 meter from the main plant

SPECIES: *Yucca brevifolia* ssp. *brevifolia*
PLANT NUMBER: 8

STATUS (TRANSPLANT, DESTROY, PROTECT): Destroy **
CLASS SIZE: C
ROW: Center of trunk is on the outer edge of the ROW
SIZE (HEIGHT X WIDTH): 5 m x 6 m (POLE 2M)
SITE CONDITIONS & ASPECT: Sandy and slightly north facing
LEAN: S VIGOR: High FOLIAGE: Great, long CROWN DENSITY: Dense
NUMBER OF LIVE BRANCHES: 40 +/- MAX BRANCH DIAMETER: 1 m
NUMBER OF DEAD BRANCHES: 5
MAJOR BRANCH FAILURES: 2
HEALTH CONDITION (0=dormant, 1= dead, 2=25% alive, 3=50% alive, 4=75% alive, 5=100% alive): 5
NUMBER OF PUPS: 7 MAX HEIGHT OF TALLEST PUP: 2.4 M
DECAY OR DAMAGE: Some thatch loss due to age
ROOT FLARE CONDITION: Good, some rodent holes near the base
DRIP LINE RADIUS: 3 m or 10 ft
TRANSPLANT FEASIBILITY NOTES: Given overall size and number of pups this tree may be very difficult and expensive to move and it may not survive transplant. It may be worth considering boxing this tree to move it as it would be a challenge to move with a tree spade. This is a very healthy large tree that is contributing to the seed bank, if at all possible to leave in place and conduct work closer than 10 ft that would be preferred over attempting transplant.
OTHER NOTES & RECOMMENDATIONS: The Town requires that work be 10 ft away from the center of the tree, however based on the site visit with the Inspector, it appears that the edge of the sidewalk is near but there is some space from the base of this tree. There is very minimal grade change here possibly less than 6 inches. The tree can likely survive if minimal grading occurs adjacent to it and it has a significantly less of a chance of surviving transplant. Prune branches up for public safety if required.

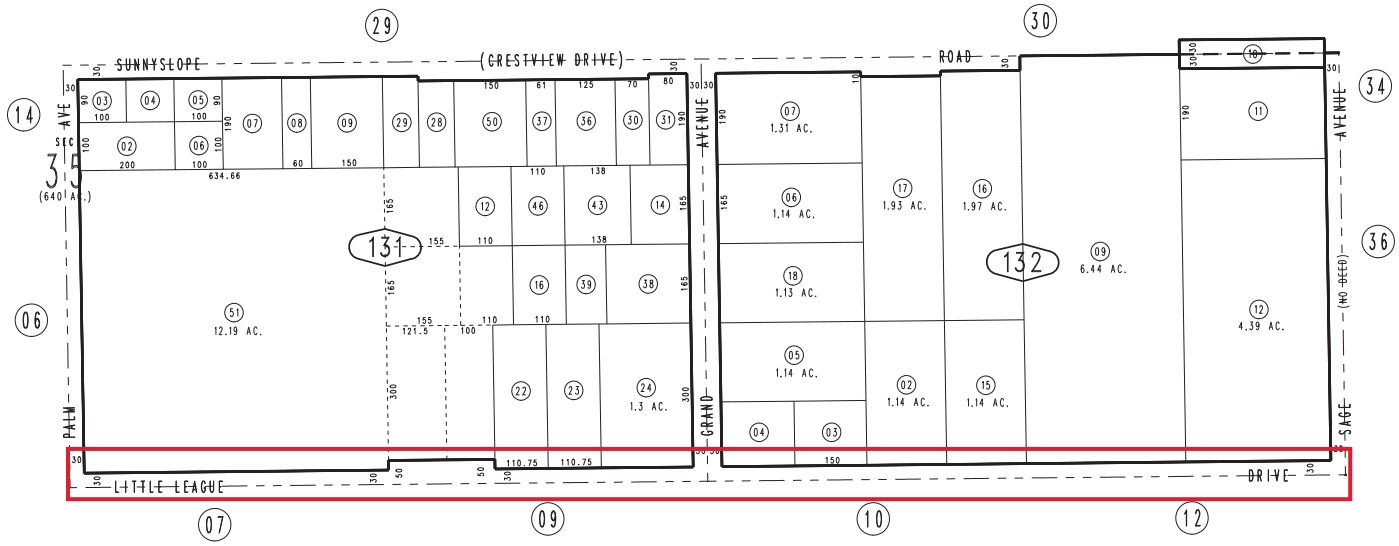
All pups appear to be within 1 meter of the main trunk.

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

Ptn. E.1/2, Sec.35, T.1N.,R.5E., S.B.B.&M.

Town of Yucca Valley 0595 - 13
Tax Rate Area
23000

1"=200'



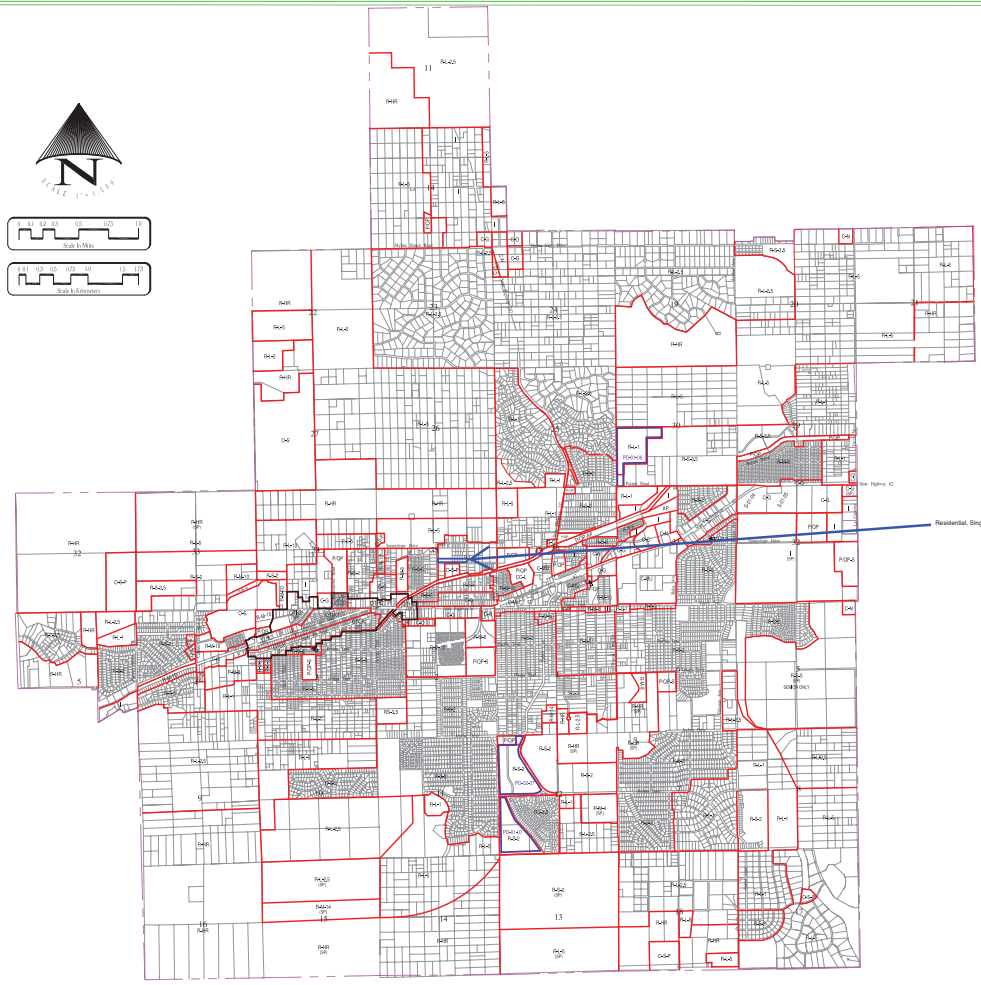
Assessor's Map
Book 0595 Page 13
San Bernardino County

REVISED
04/08/16 RU
04/12/16 BK

February 2005

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/COMMERICAL
OTMU	OLD TOWN MIXED USE
OTC/R	OLD TOWN COMMERICAL/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