

**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 040-22, 7542 Condalia Avenue, Yucca Valley CA. APN: 0587-152-15; Encroach Within Ten (10) Feet of Two (2) Western Joshua Trees.

**Recommendation:**

That the Planning Commission approve the application for WJT Permit 040-22, encroach within ten (10) feet of two (2) 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:** 7542 Condalia Avenue  
**APN:** 0587-152-15  
**Zoning:** Residential, Single Family (R-S-2)  
**Parcel Size:** 0.42 acres

An application has been filed to encroach within ten (10) feet of two (2) 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 two (2) Western Joshua Trees identified as #1 and #2 in the attached documentation. Western Joshua Trees #1 and #2 are both considered Class 2, which is between 1 and 4 meters in height.

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:**

ORD 291 Joshua Trees

WJT 040-22 7542 CONDALIA AVENUE Complete

9.60 Permit Procedures



# Western Joshua Tree Application

Date Received 2/16/22  
 Case WJT 040-22  
 By Evan

\$500 ap  
 \$1050 mitigation

## 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** Tonya Mcewen Phone 818-371-5763  
 Mailing Address 7542 Condalia Ave Email \_\_\_\_\_  
 City Yucca Valley State CA Zip 92284  
 Address/Location of Plants 7542 Condalia 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	'	"	1050.00

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

Property owner signature Tonya Mcewen Date 2-9-22

Joshua Tree # 1 is within 10 feet of excavation under 4 meters \$525.00  
 Joshua Tree # 2 is within 10 feet of excavation under 4 meters \$525.00

### Staff Use Only

Issuance Date: \_\_\_\_\_ Issued By: \_\_\_\_\_  
 Approved as shown on plot plan \_\_\_\_\_ photos \_\_\_\_\_ Total Fees: \_\_\_\_\_  
 Denied \_\_\_\_\_ Reason for Denial \_\_\_\_\_

Attachment: WJT 040-22 7542 CONDALIA AVENUE Complete (4251 : Western Joshua Tree (WJT) Permit 040-22, 7542 Condalia Avenue)

PLOT PLAN

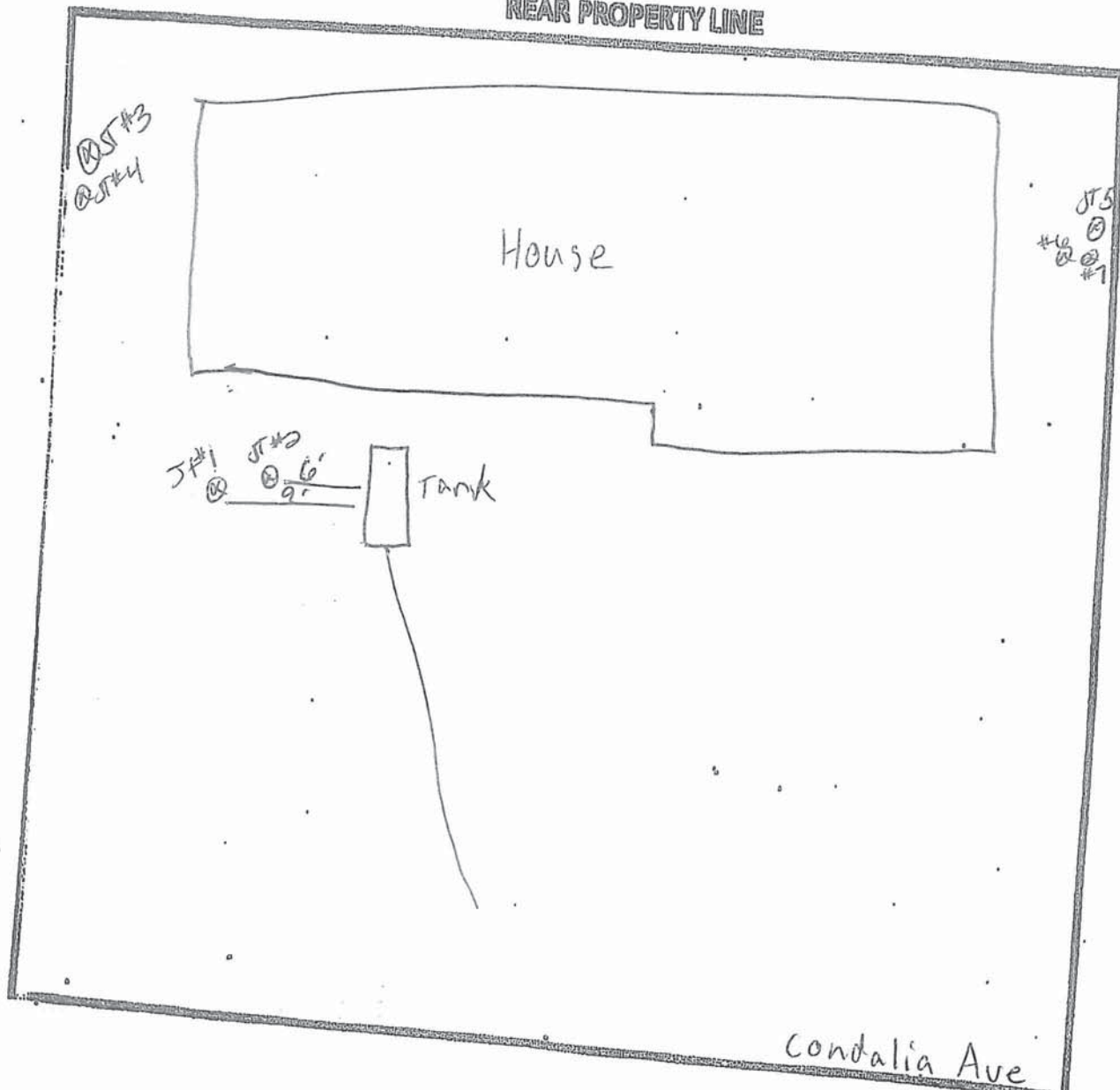
NAME Tony McEwen

PROJECT ADDRESS 7542 Condalia Ave

ASSESSOR PARCEL NO. D587.152.15

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

REAR PROPERTY LINE



FRONT PROPERTY LINE



2 trees within 10 ft



Attachment: WJT 040-22 7542 CONDALIA AVENUE COMPLETE (4251 : WESTERN JOSHUA TREE (WJT) PERMIT 040-22, 7542 CONDALIA AVENUE)



Google Maps 7542 Condalia Ave



Map data ©2022, Map data ©2022 20 ft

Attachment: WJT 040-22 7542 CONDALIA AVENUE Complete (4251 : Western Joshua Tree (WJT) Permit 040-22, 7542 Condalia Avenue)



### 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: 2/15/22

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

5. Address of site: 7542 Condalia Avenue, 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 in good condition. Joshua trees #1 and #2 are clusters. The diameter was taken of the largest trunk. See census table for size & health info.

*Michael Murphy* WE-4587A

Attachment: WJT 040-22 7542 CONDALIA AVENUE Complete (4251 : Western Joshua Tree (WJT) Permit 040-22, 7542 Condalia Avenue)

# ARBORPRO

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

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	7'	6"	good	Protect		X	
2	8.5'	7"	good	Protect		X	
3	14'+	20"	good	Protect			X
4	3'	3"	good	Protect	X		
5	14'+	12"	good	Protect			X
6	3.5'	3"	good	Protect		X	
7	3.5'	3"	good	Protect		X	
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

Attachment: WJT 040-22 7542 CONDALIA AVENUE Complete (4251 : Western Joshua Tree (WJT) Permit 040-22, 7542 Condalia Avenue)





Attachment: WJT 040-22 7542 CONDALIA AVENUE Complete (4251 : Western Joshua Tree (WJT) Permit 040-22, 7542 Condalia Avenue)





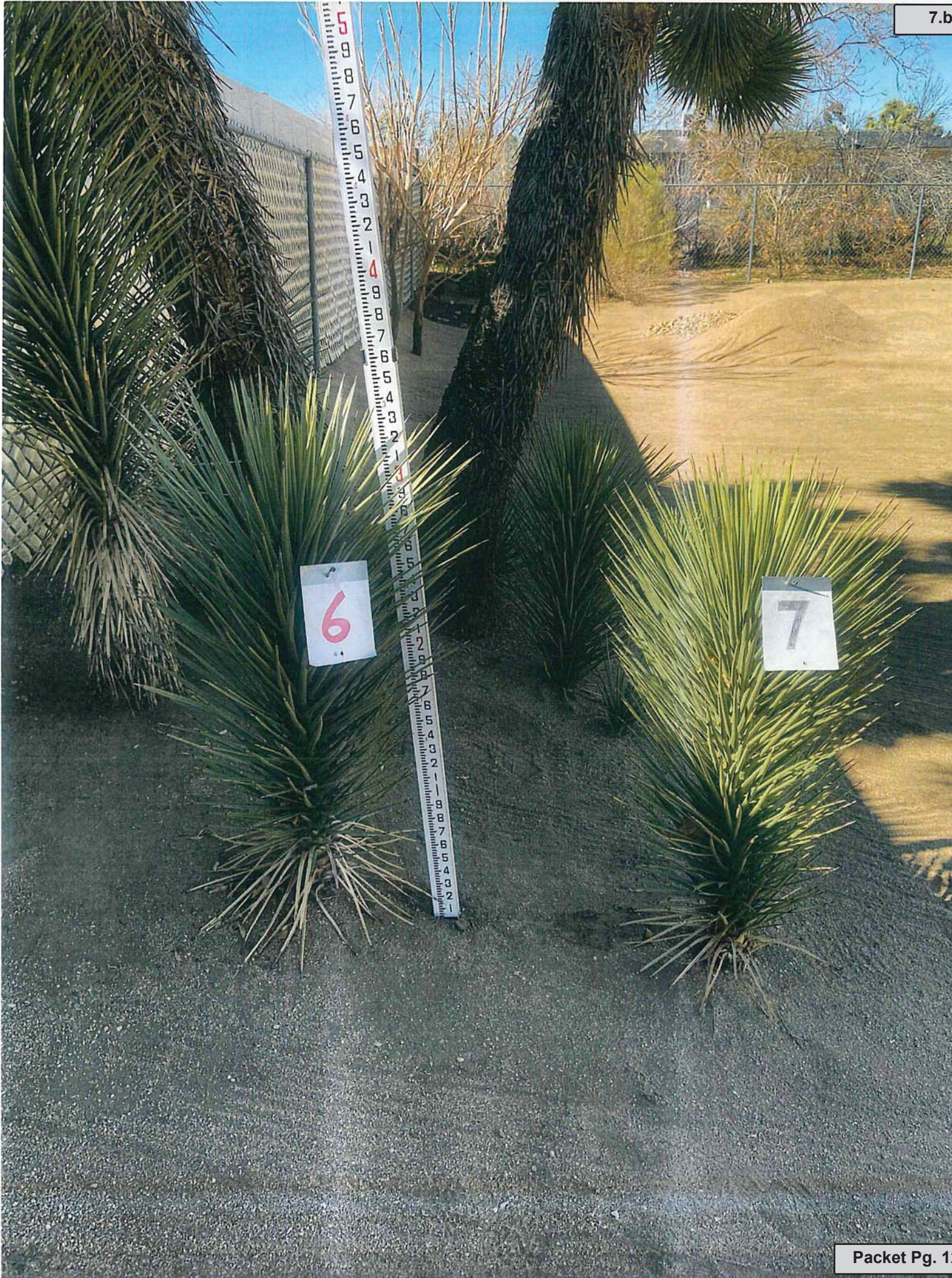
Attachment: WJT 040-22 7542 CONDALIA AVENUE COMPLETE (4251 : Western Joshua Tree (WJT) Permit 040-22, 7542 Condalia Avenue)





Attachment: WJT 040-22 7542 CONDALIA AVENUE Complete (4251 : Western Joshua Tree (WJT) Permit 040-22, 7542 Condalia Avenue)





Attachment: WJT 040-22 7542 CONDALLIA AVENUE Complete (4251 : Western Joshua Tree (WJT) Permit 040-22, 7542 Condalia Avenue)





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

Receipt # 29995  
Date 2/17/2022  
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	Check	#26719	1,550.00

Description : WJT 040-22: 7542 Condalia

WJT Take Permit Fees	500.00
Wildlife Mitigation State Pass Thru Fees	1,050.00

Attachment: WJT 040-22 7542 CONDALIA AVENUE Complete (4251 : Western Joshua Tree (WJT) Permit 040-22, 7542 Condalia 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**
- 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

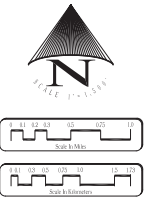
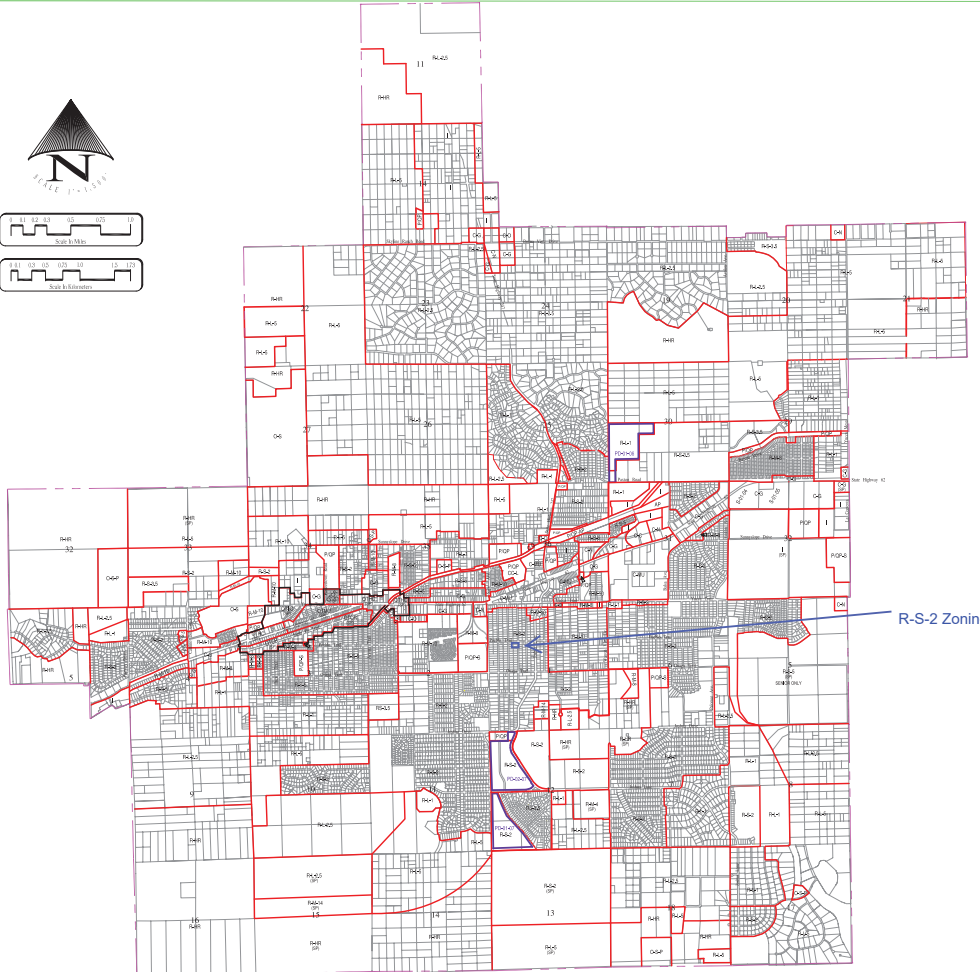
LAND USE PLANS

- SP SPECIFIC PLAN
- PD PLAN DEVELOPMENT



Town of YUCCA VALLEY

TOWN COUNCIL MEETING  
DECEMBER 16, 2014



Attachment: W111642-20 1642-CORRECTIONS AND USE COMPANION (C45) - Western Jurisdiction for 1642/20 Project File-20-1642-Corrections Attachment



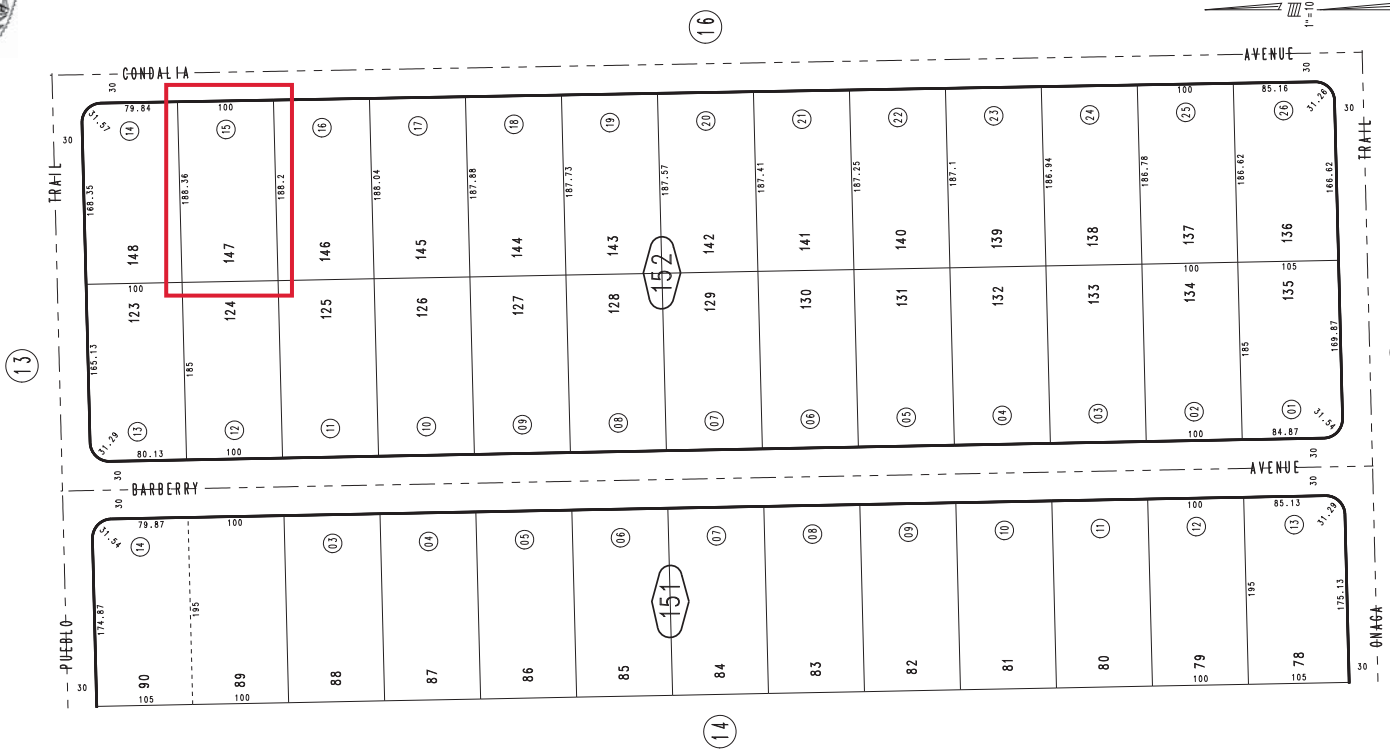
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.



Ptn. Yucca Corral Ranchos, Tract No. 3967  
M.B. 54/30-32

Town of Yucca Valley 0587-15  
Tax Rate Area  
23000

7.b



February 2005

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

Assessor's Map  
Book 0587 Page 15  
San Bernardino County

REVISED  
09/20/17 KC  
Packet Pg. 129

Attachment: WJT 040-22 7542 CONDALLIA AVENUE Complete (4251 : Western Joshua Tree (WJT) Permit 040-22, 7542 Condalia Avenue)