

**Town of Yucca Valley**  
**PLANNING COMMISSION STAFF REPORT**

**To:** Honorable Chair and Planning Commissioners  
**From:** Evan Willoughby, Planning Technician  
 Jared Jerome, Associate Planner  
**Date:** March 17, 2022  
**Meeting Date:** March 22, 2022

**Subject:** Western Joshua Tree (WJT) 047-22, 56005 Highland Trail, Yucca Valley CA.  
 APN: 0586-231-17; Remove One (1) Detached Western Joshua Tree

**Recommendation:**

That the Planning Commission approve the application for WJT 047-22, remove one (1) detached Western Joshua Tree, based upon Ordinance 291 Section 9.56.130 that a project proponent may remove a detached dead Western Joshua Tree or detached limb.

**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:** Lisa Bong  
**Address:** 56005 Highland Trail  
**APN:** 0586-231-17  
**Zoning:** Residential, Rural Living (R-L-1)  
**Parcel Size:** 2.50 acres

An application has been filed for the removal of one (1) dead detached Western Joshua Tree. In the consulting desert native plant specialist's opinion, the Western Joshua Tree has fallen over and is fully detached from the root system.

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.

Section 9.56.130 states:

*The Planning Commission may issue a permit to authorize either the removal of a dead western Joshua tree or the trimming of a western Joshua tree. The proponent or its agent may remove a detached dead western Joshua tree or detached limb of a western Joshua tree. All other removals and all trimmings of western Joshua trees authorized by permits issued pursuant to this subsection may be completed by a desert native plant specialist. Planning Commission may issue a permit in accordance with this section without payment of mitigation fees, provided that the dead western Joshua tree or the limb(s) to be removed:*

- (1) Has fallen over and is within 30 feet of a structure; or*
- (2) Is leaning against an existing structure; or*
- (3) Creates an imminent threat to public health or safety.*

### **Alternatives**

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

### **Fiscal Impact**

NA

### **Attachments:**

WJT 047-22 56005 Highland Trail  
ORD 291 Joshua Trees  
9.60 Permit Procedures



# Western Joshua Tree Application

Date Received 2/24/22  
 Case WJT 047-22  
 By Ever

## General Information

APPLICANT Lisa Bong Phone 760)668-0527  
 Mailing Address 56005 Highland TR Email LBong66@gmail.com  
 City Yucca Valley, CA State CA Zip 92284  
 PROPERTY OWNER Lisa Bong Phone 760)668-0527  
 Mailing Address 56005 Highland TR Email LBong66@gmail.com  
 City Yucca Valley State CA Zip 92284  
 Address/Location of Plants 56005 Highland TR, Yucca Valley, CA  
 Desert Native Plant Specialist \_\_\_\_\_

## 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						

Reason for removal High winds broke the tree in half  
 Property owner signature [Signature] Date 2-24-22

### Staff Use Only

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

Attachment: WJT 047-22 56005 Highland Trail (4287 : Western Joshua Tree (WJT) Permit 047-22 56005 Highland Trail)

### PLOT PLAN

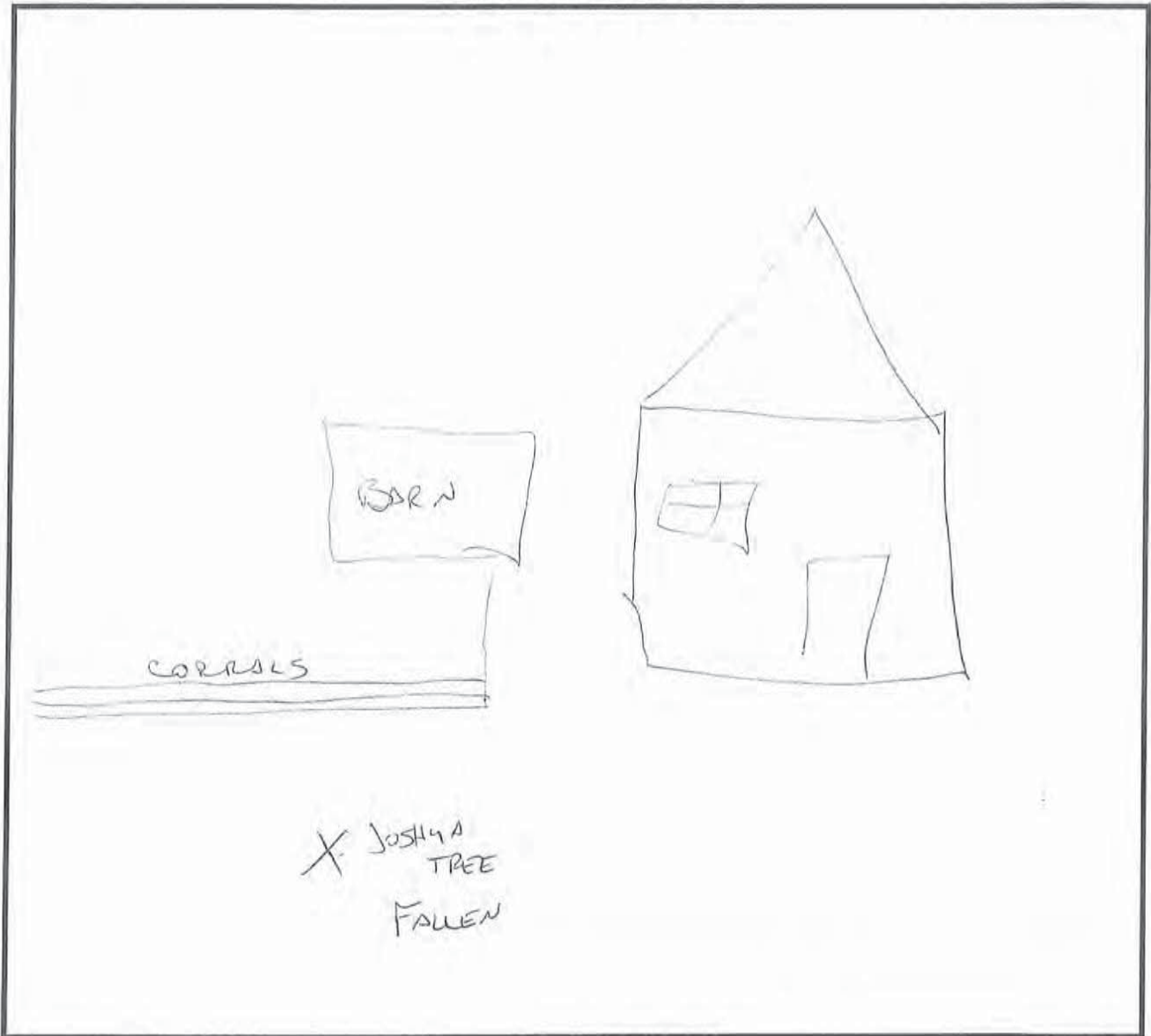
NAME Lisa Bong

PROJECT ADDRESS 56005 Highland TR, Yucca Valley CA 92284

ASSESSOR PARCEL NO. 0586-231-17-0-000

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

### REAR PROPERTY LINE



FRONT PROPERTY LINE  
STREET

Attachment: WJT 047-22 56005 Highland Trail (4287 : Western Joshua Tree (WJT) Permit 047-22 56005 Highland Trail)



## REMOVE A DEAD WESTERN JOSHUA TREE OR TRIM A WESTERN JOSHUA TREE PERMIT APPLICATION

Permit Application to Remove a Dead Western Joshua Tree or Trim a Western Joshua Tree under California Code of Regulation, Title 14, Section 749.11

For removal of a dead western Joshua tree complete Sections 1 and 2. For trimming of a living or dead western Joshua tree complete Sections 1 and 3.

### Section 1:

#### Project Information:

Property owner's name*: Lisa Bong
Property owner's telephone number*: 760-668-0527
Property owner's mailing address*: 56005 Highland Trail, Yucca Valley, CA 92284
Property owner's email address*: lbong66@gmail.com
Location of the western Joshua tree to be removed or trimmed*:  County*: San Bernardino  Street address*: 56005 Highland Trail, Yucca Valley, CA 92284  -OR- Assessor's Parcel Number*:

\*REQUIRED

**Section 2:**

**For removal of a dead western Joshua tree, enclose photographs that visually depict the following for each dead western Joshua tree to be removed:**

Photographs must show that the western Joshua Tree is dead, and at least one of the following (check all that apply):

- The dead western Joshua tree has fallen over and is within 30 feet of an existing structure:
- The dead western Joshua tree is leaning against an existing structure: .....
- The dead western Joshua tree creates an imminent threat to public health and safety: ....

Check this box if enclosed photographs show that the dead western Joshua tree is fully detached from the root system: .....

**Section 3:**

**For trimming of a living or dead western Joshua tree, enclose photographs that visually depict the following for each western Joshua tree to be trimmed:**

Photographs must show the specific limb or limbs to be trimmed, and at least one of the following (check all that apply):

- The limb or limbs to be trimmed have fallen over: .....
- The limb or limbs to be trimmed are leaning against an existing structure: .....
- The limb or limbs to be trimmed create an imminent threat to public health and safety:

Check this box if enclosed photographs show that the limb or limbs to be removed are fully detached from the tree: .....

**Submit this permit application to Planning by either:**

Emailing a signed copy to: [jyochmowitz@yucca-valley.org](mailto:jyochmowitz@yucca-valley.org)

-OR-

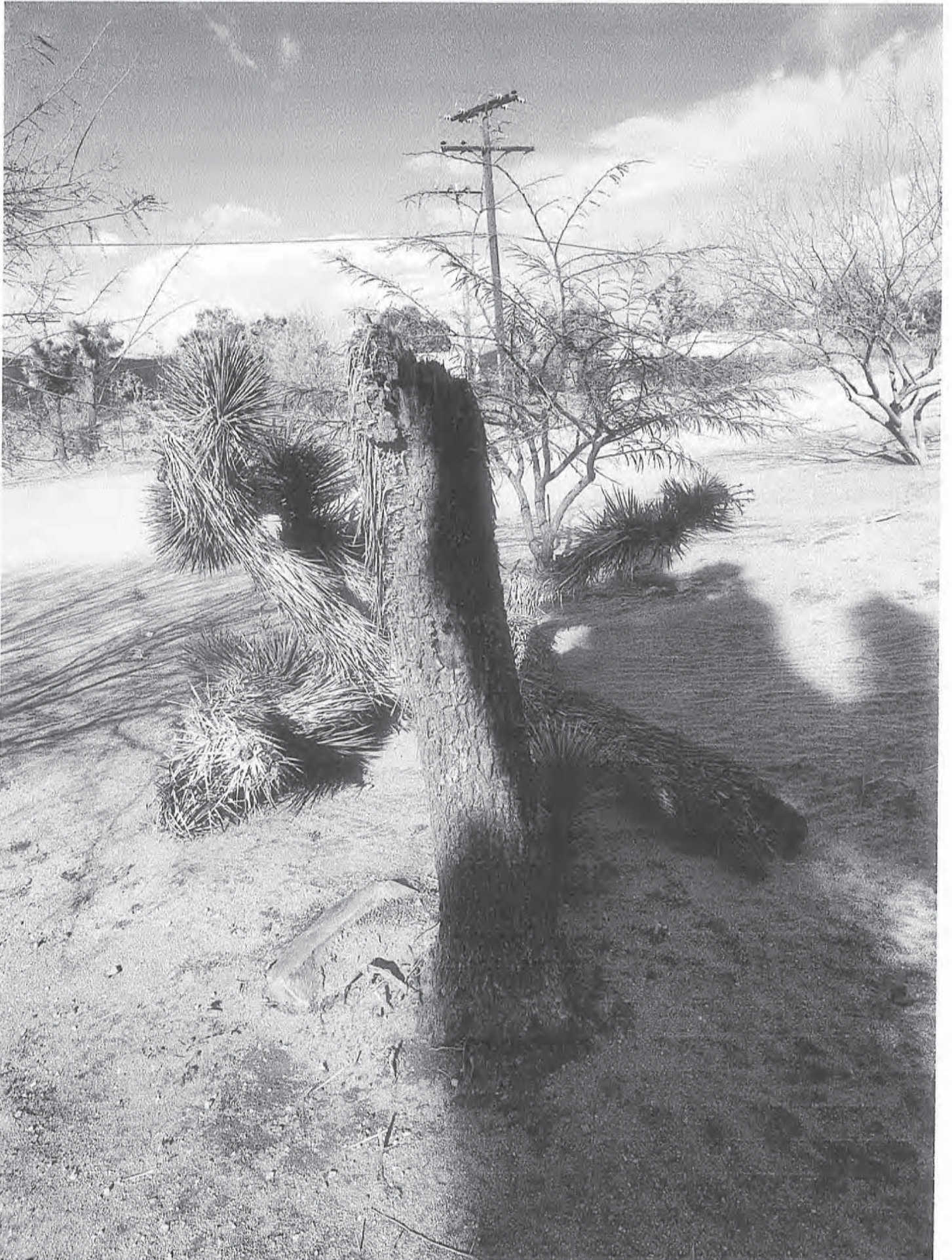
Mailing a signed copy to: Angela Johnson  
WE-10022A

The Town of Yucca Valley  
Community Development  
58928 Business Center Drive  
Yucca Valley, CA 92284  
March 16, 2022

Attachment: WJT 047-22 56005 Highland Trail (4287 : Western Joshua Tree (WJT) Permit 047-22 56005 Highland Trail)



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

Receipt # 30167  
Date 2/24/2022  
Rcvd By Mary

Received From Bong, Lisa  
56005 Highland Trl  
Yucca Valley, CA 92284  
  
(760) 668-0527

Customer Number	Name	Payment Type	Check/Auth #	Amount Received
10846	Bong, Lisa	Cash		20.00

Description : WJT 047-22: 56005 Highland

Findings of Exemption Fees 20.00

Attachment: WJT 047-22 56005 Highland Trail (4287 : Western Joshua Tree (WJT) Permit 047-22 56005 Highland Trail)

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

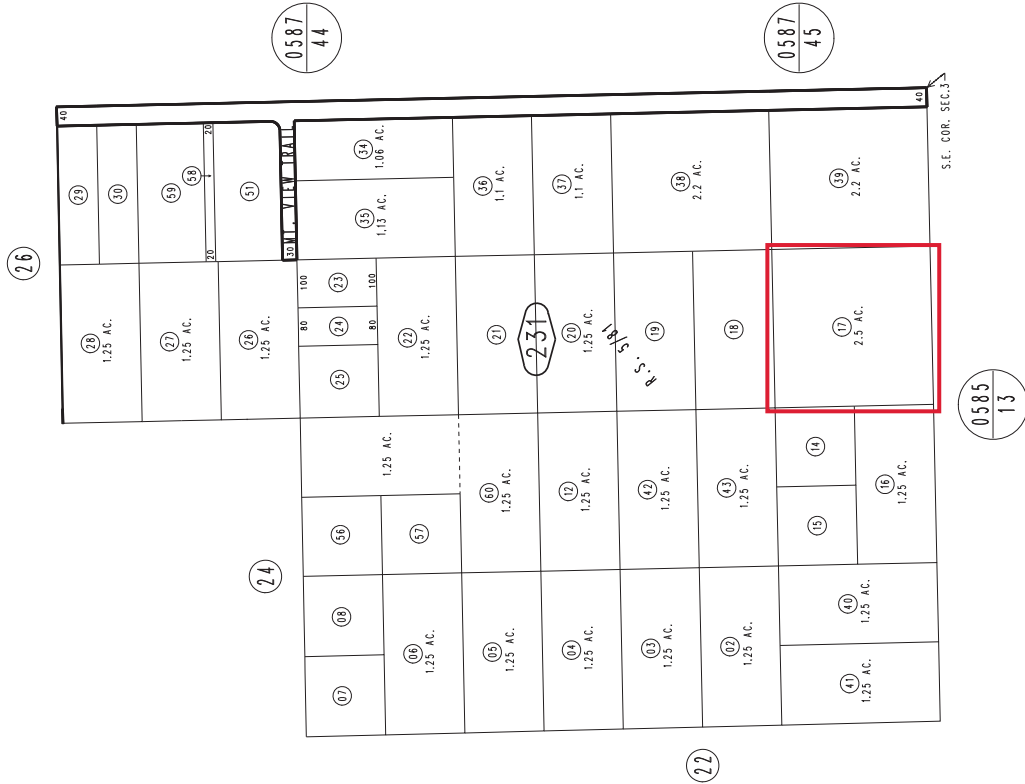


Ptn. S.E.1/4, Fractional Sec.3, T.1S.,R.5E., S.B.B.&M.

Town of Yucca Valley  
Tax Rate Area  
23000

0586-23

6.a



January 2005

Assessor's Map  
Book 0586 Page 23  
San Bernardino County

REVISIED  
02/20/19 KC  
12/15/20 KA  
Packet Pg. 186

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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

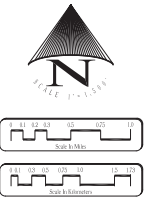
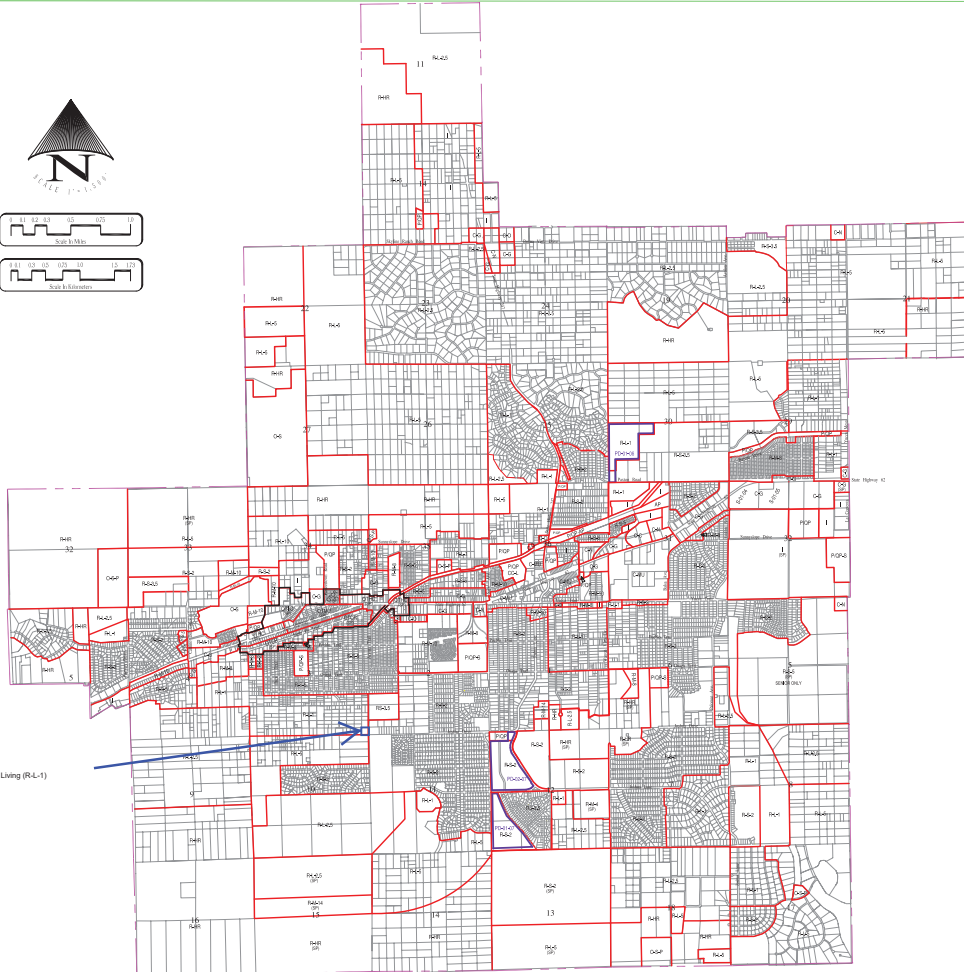
LAND USE PLANS

- SP SPECIFIC PLAN
- PD PLAN DEVELOPMENT



Town of YUCCA VALLEY

TOWN COUNCIL MEETING  
DECEMBER 16, 2014



Rural Living (R-L-1)

Attachment: WVF 045 02 0000 Highway Final (03) - Western Valley Tree (WVF) Plan 04-12-2009 Highway Final