

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) 053-22, 7520 Elata Avenue, Yucca Valley CA. APN: 0587-171-28; Remove One (1) Detached Western Joshua Tree Limb

Recommendation:

That the Planning Commission approve the application for WJT 053-22, remove one (1) detached Western Joshua Tree limb, 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: Emme Hall
Address: 7520 Elata Avenue
APN: 0587-171-28
Zoning: Residential, Single-Family (R-S-2)
Parcel Size: 0.28 acres

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

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 053-22 7520 Elata Avenue
ORD 291 Joshua Trees
9.60 Permit Procedures



Western Joshua Tree Application

Date Received 3/2/22
 Case WJT 053-22
 By Emma

General Information

APPLICANT Emma Hall Phone 202 549 7702
 Mailing Address 7520 Elata Ave Email emmedrives@gmail.com
 City Yucca Valley State CA Zip 92284
 PROPERTY OWNER same Phone _____
 Mailing Address _____ Email _____
 City _____ State _____ Zip _____
 Address/Location of Plants 7520 Elata
 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)	<u>1</u>						<u>X</u>

Reason for removal broke during wind
 Property owner signature [Signature] Date 2/7/2022

Staff Use Only

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

Attachment: WJT 053-22 7520 Elata Avenue (4289 : Western Joshua Tree (WJT) Permit 053-22, 7520 Elata Avenue)

PLOT PLAN

NAME Emmo Hall
PROJECT ADDRESS 7520 Elata Ave
ASSESSOR PARCEL NO. 058717128

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

REAR PROPERTY LINE



FRONT PROPERTY LINE
STREET



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*: Emme Hall
Property owner's telephone number*: 202-549-7702
Property owner's mailing address*: 7520 Elata Way, Yucca Valley, CA 92284
Property owner's email address*: rmmrdives@gmail.com
Location of the western Joshua tree to be removed or trimmed*: County*: San Bernardino Street address*: 7520 Elata Way, 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

-OR-

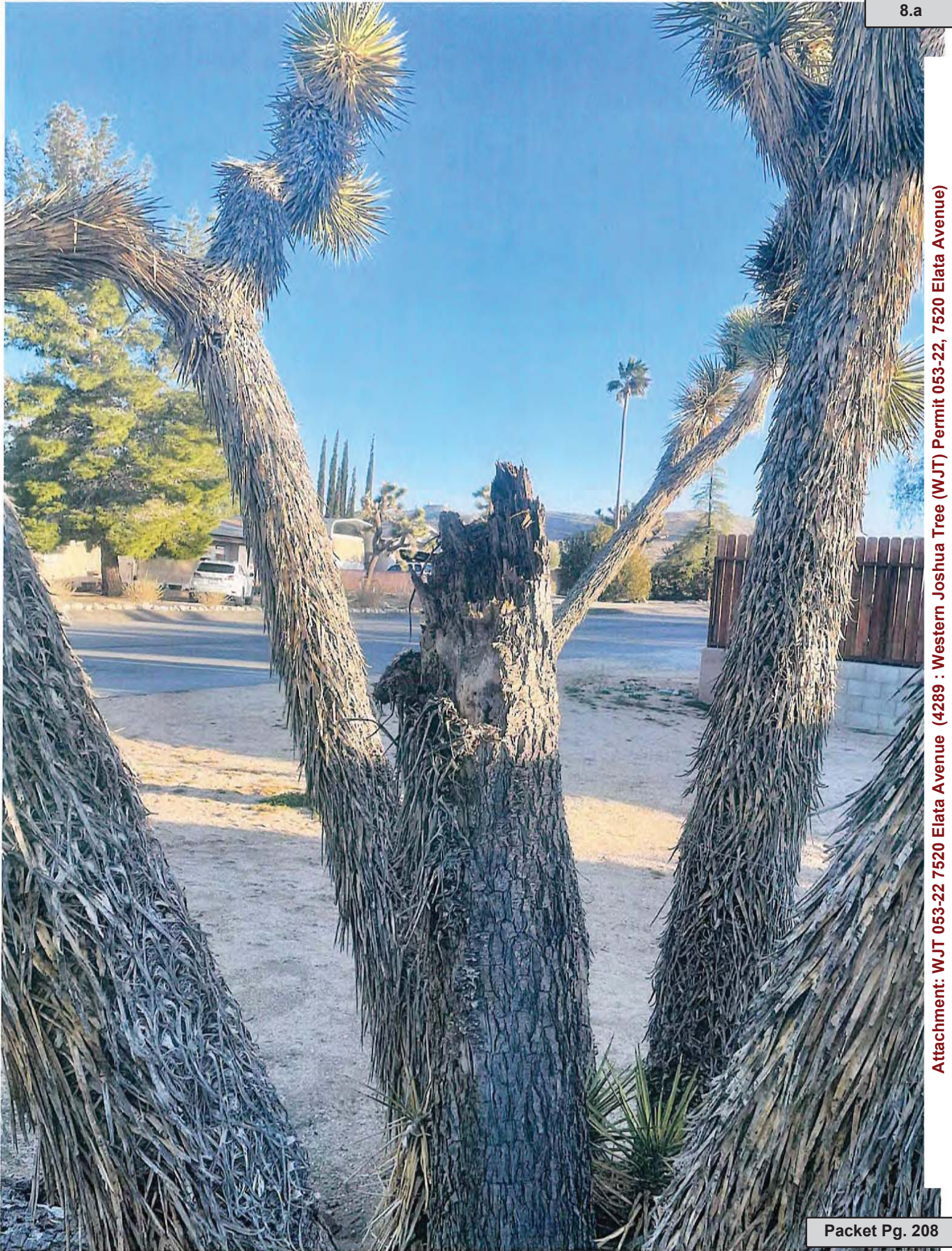
Mailing a signed copy to: Angela Johnson
WE-10022A

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

Attachment: WJT 053-22 7520 Elata Avenue (4289 : Western Joshua Tree (WJT) Permit 053-22, 7520 Elata Avenue)



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Attachment: WJT 053-22 7520 Elata Avenue (4289 : Western Joshua Tree (WJT) Permit 053-22, 7520 Elata Avenue)



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

Receipt # 30403
Date 3/07/2022
Rcvd By Wendy Ortiz

Received
From

Customer Number	Name	Payment Type	Check/Auth #	Amount Received
20135	Hall, Emme	Visa/MC	0190088	20.00
Description : 7520 Elata fallen Joshua tree				
		Findings of Exemption Fees		20.00

Attachment: WJT 053-22 7520 Elata Avenue (4289 : Western Joshua Tree (WJT) Permit 053-22, 7520 Elata Avenue)

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

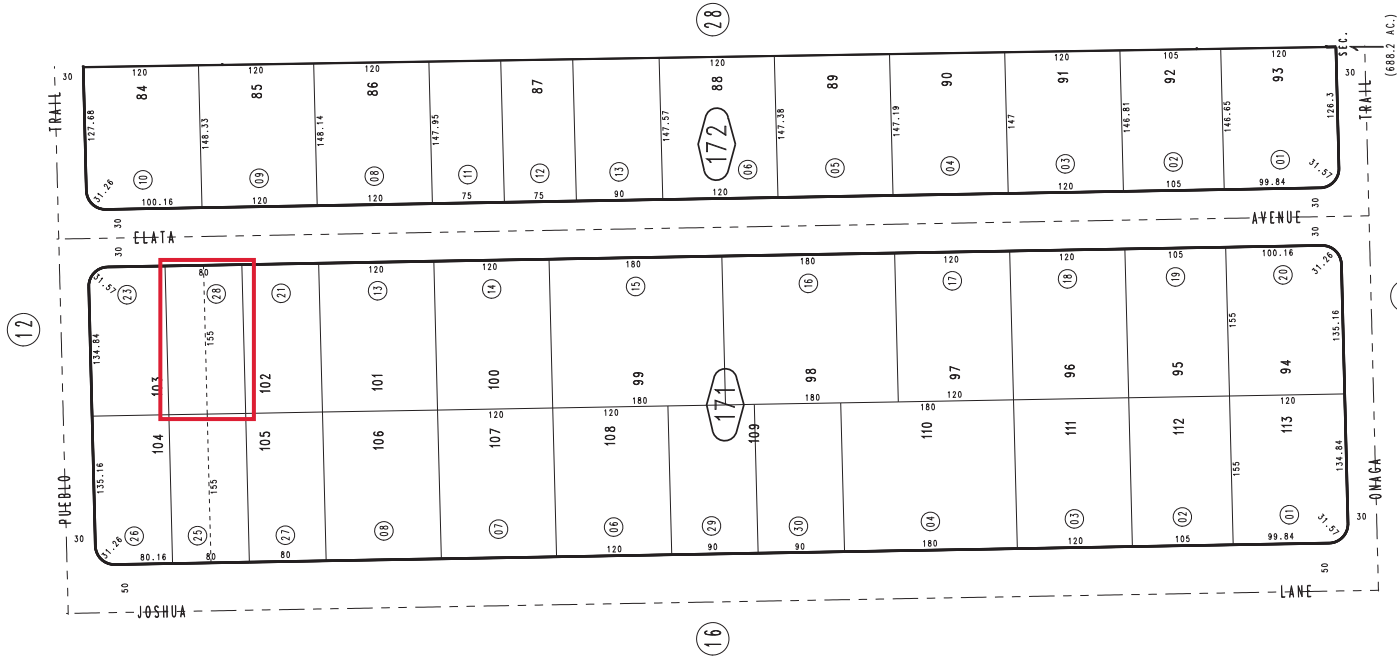


Ptn. Joshua Forest Estates No. 1, Tract No. 4336
M.B. 55/88-93

Town of Yucca Valley
Tax Rate Area
23000

0587-17

8.a



Attachment: WJT 053-22 7520 Elata Avenue (4289 : Western Joshua Tree (WJT) Permit 063-22, 7520 Elata Avenue) (688.2 AC.)

February 2005

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

Assessor's Map
Book 0587 Page 17
San Bernardino County

REVISED
Packet Pg. 210

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

