

**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) Permit 055-22, 7671 Aster Avenue, Yucca Valley CA. APN: 0587-142-02; Encroach Within Ten (10) Feet of One (1) Western Joshua Tree.

**Recommendation:**

That the Planning Commission approve the application for WJT Permit 055-22, 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:** 7671 Aster Avenue  
**APN:** 0587-142-02  
**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 to the

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

WJT 055-22 7671 ASTER AVENUE  
ORD 291 Joshua Trees  
9.60 Permit Procedures



Western Joshua Tree

# Native Plant Permit Application

Date Received 3/13/22  
 Case WJT 055-22  
 By Ev:-

\$500 app  
 \$2100 city

## General Information

APPLICANT William Sellers Plumbing Phone 760-228-2180  
 Mailing Address 7359 Apache Trail Email wsplumbing760@gmail.com  
 City Yucca Valley State CA Zip 92284  
 PROPERTY OWNER Rosie Carlton Phone 760-365-2284  
 Mailing Address 7671 Aster Ave Email bryannrosie@aol.com  
 City Yucca Valley State CA Zip 92284  
 Address/Location of Plants 7671 Aster 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	Protect in place		500	14'+	11"	2100

Reason for removal JT too close to septic tank during sewer connection work

Property owner signature Rosie Carlton Date 3/2/22

WJT #3, \$2100.00

### Staff Use Only

Issuance Date: \_\_\_\_\_ Issued By: \_\_\_\_\_

Approved as shown on plot plan \_\_\_\_\_ photos \_\_\_\_\_ Total Fees: \_\_\_\_\_

Denied \_\_\_\_\_ Reason for Denial \_\_\_\_\_

Attachment: WJT 055-22 7671 ASTER AVENUE (4284 : Western Joshua Tree (WJT) Permit 055-22, 7671 Aster 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: 3/2/22

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

5. Address of site: 7671 Aster Avenue, Yucca Valley  
Client Name: William Sellar's 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 drought. Joshua trees #1 and #2 are clusters of Joshua trees. The diameter was taken of the largest diameter.  
See census table for size and health info.

Michael Murphy WE-4587A

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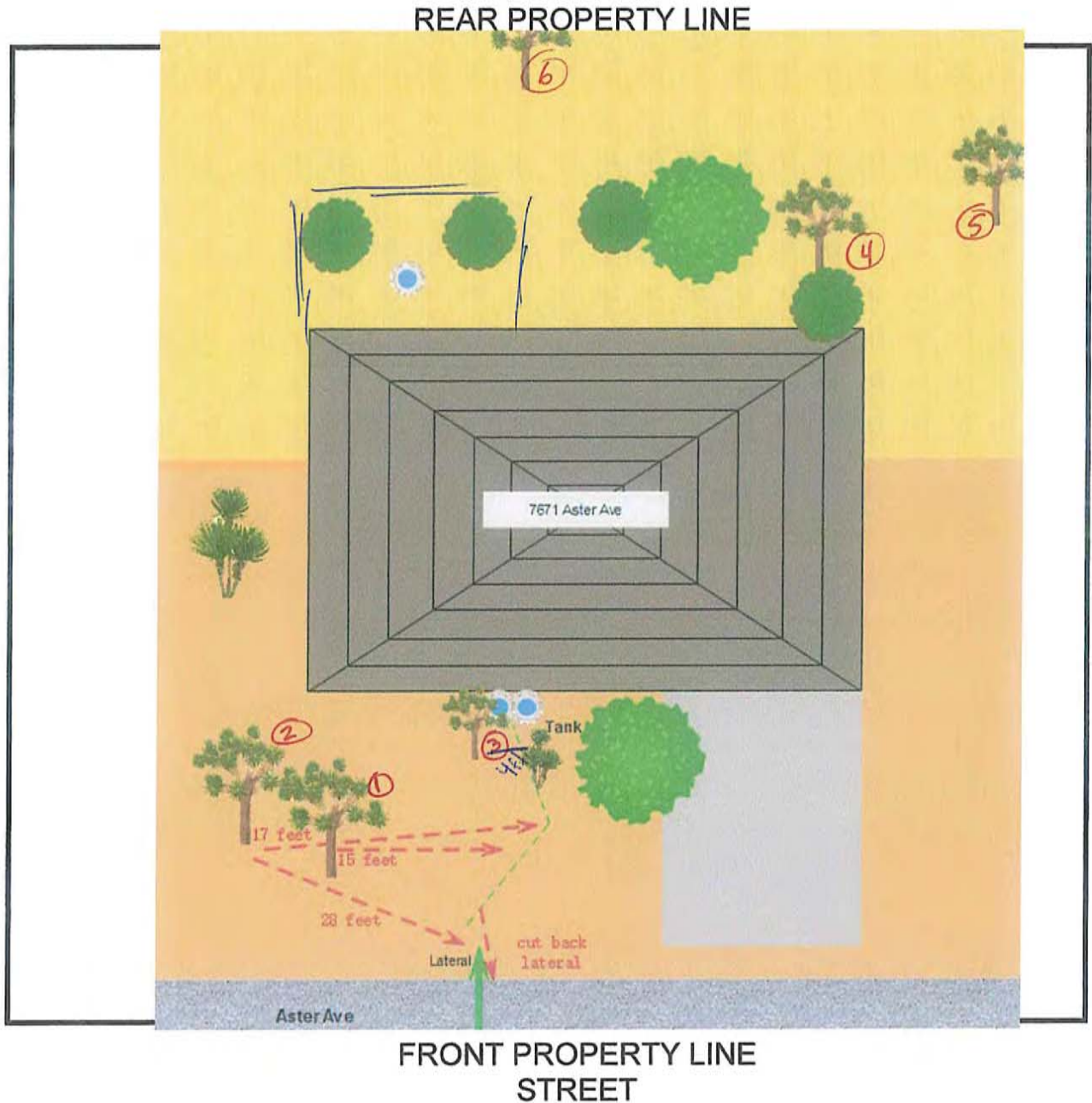
# PLOT PLAN

NAME Rosie Carlton

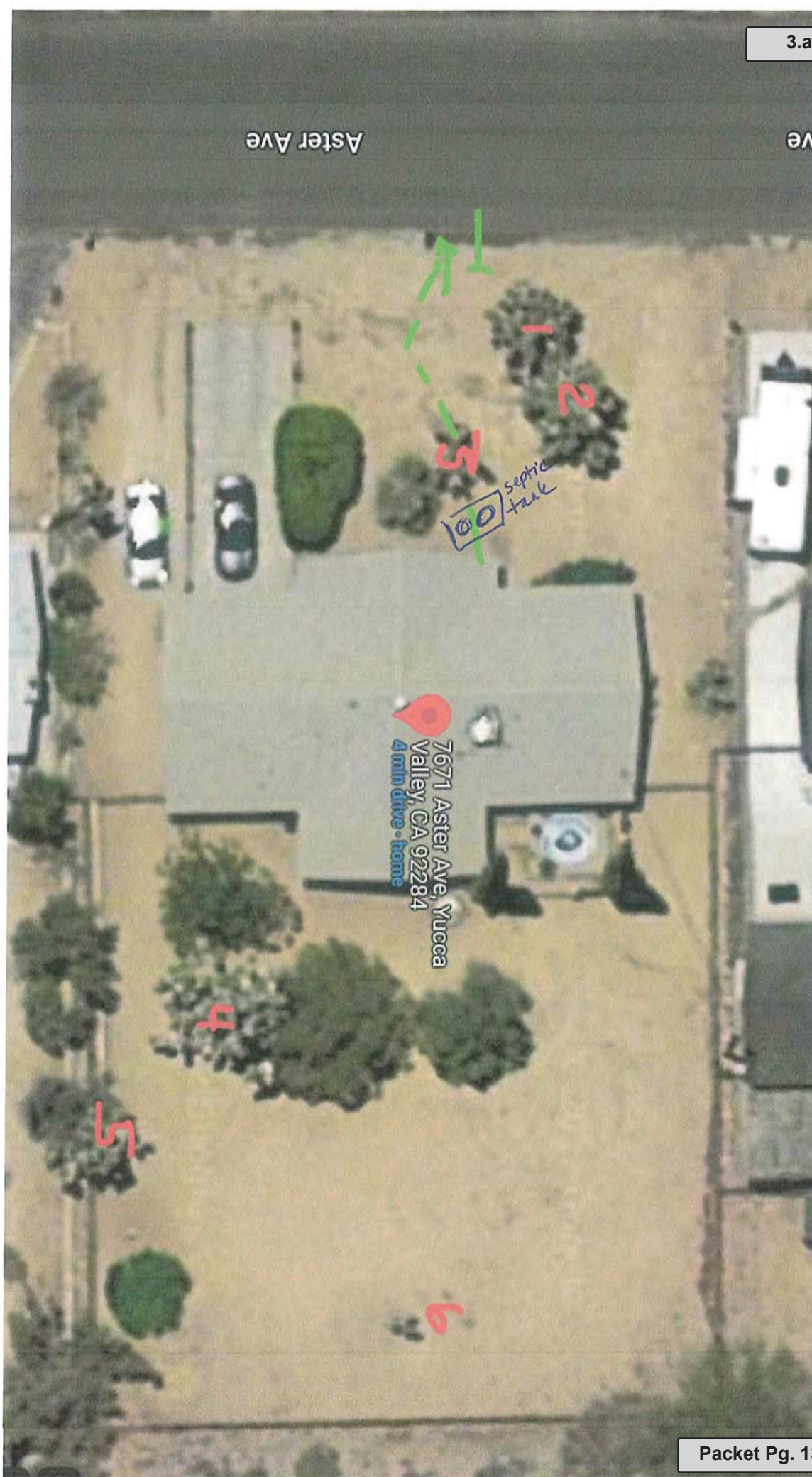
PROJECT ADDRESS 7671 Aster Ave

ASSESSOR PARCEL NO. 058714202

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



Attachment: WJT 055-22 7671 ASTER AVENUE (4284 : Western Joshua Tree (WJT) Permit 055-22, 7671 Aster Avenue)



Attachment: WJT 055-22 7671 ASTER AVENUE (4284 : Western Joshua Tree (WJT) Permit 055-22, 7671 Aster Avenue)





7671 Aster

#1  
Front yard  
15 ft from  
trench





#2  
Front yard  
17 feet from  
trench



#3  
right by tank;  
we will hand  
dig;  
Front yard



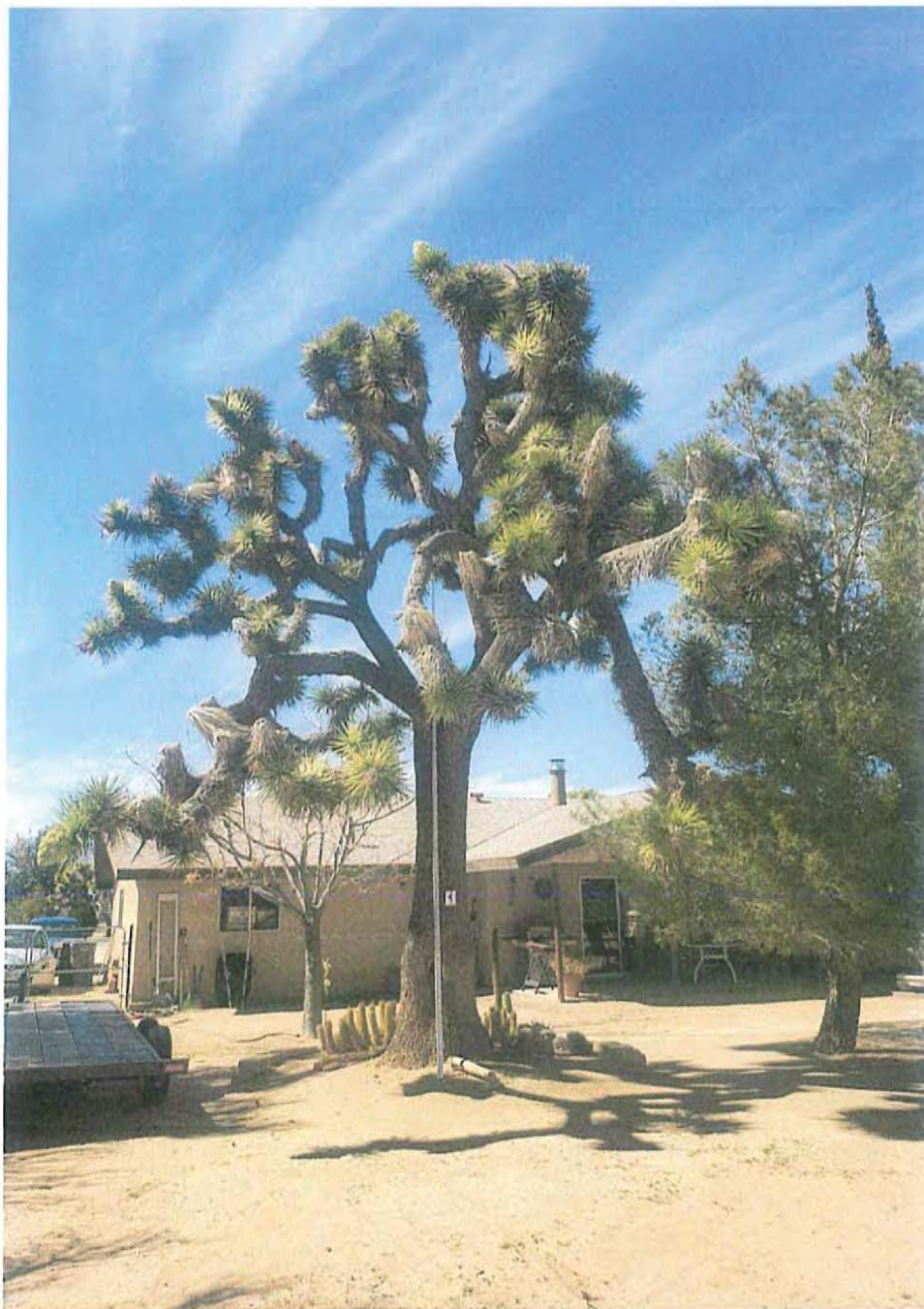


# 6  
Back yard



Attachment: WJT 055-22 7671 ASTER AVENUE (4284 : Western Joshua Tree (WJT) Permit 055-22, 7671 Aster Avenue)

#4  
Back yard



Attachment: WJT 055-22 7671 ASTER AVENUE (4284 : Western Joshua Tree (WJT) Permit 055-22, 7671 Aster Avenue)



#5  
Backyard



Attachment: WJT 055-22 7671 ASTER AVENUE (4284 : Western Joshua Tree (WJT) Permit 055-22, 7671 Aster Avenue)



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

Receipt # 30336  
 Date 3/03/2022  
 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	0092417	2,600.00

Description : WJT 055-22 7671 Aster

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

Attachment: WJT 055-22 7671 ASTER AVENUE (4284 : Western Joshua Tree (WJT) Permit 055-22, 7671 Aster Avenue)



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

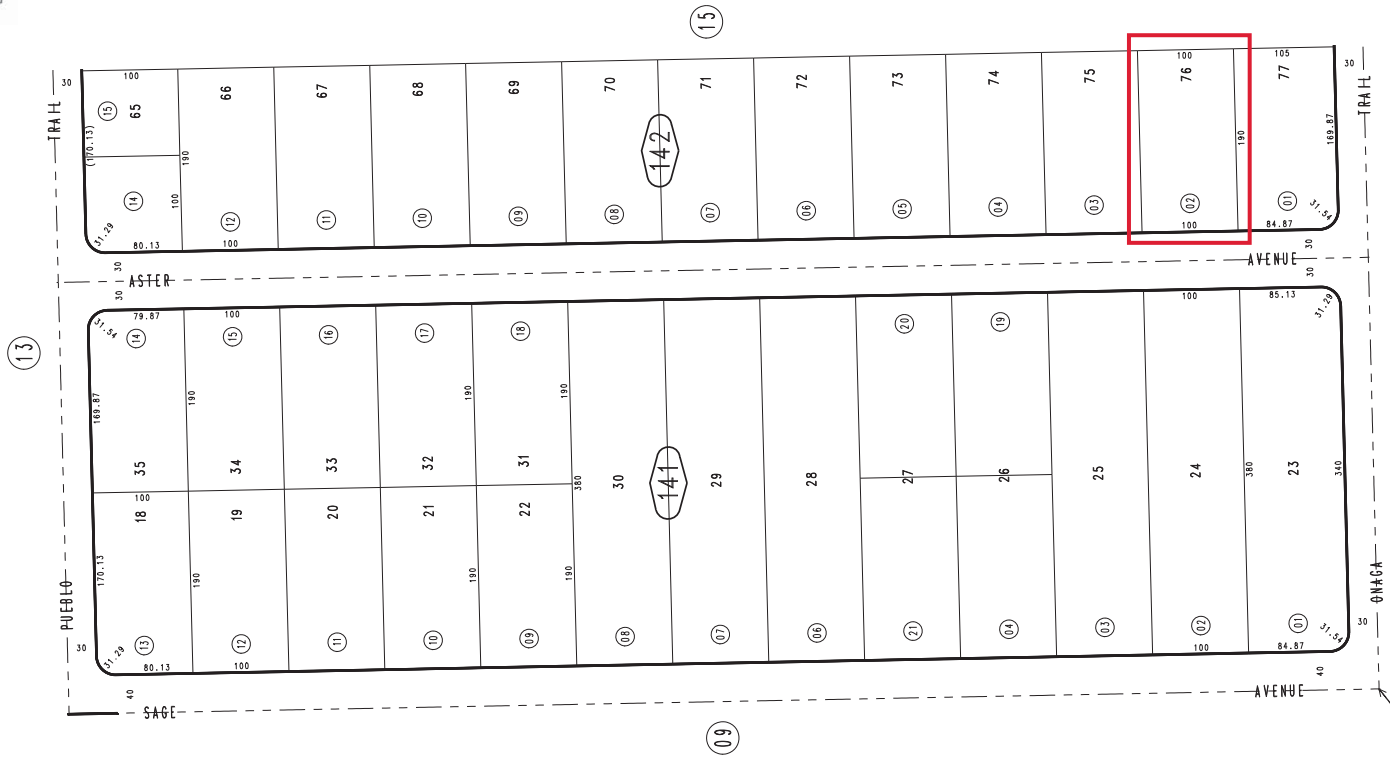


Ptn. Yucca Corral Ranchos, Tract No. 3967  
M.B. 54/30-32

Town of Yucca Valley  
Tax Rate Area  
23000

0587-14

3.a



(20)  
Attachment: WJT 055-22 7671 ASTER AVENUE (4284 : Western Joshua Tree (WJT) Permit 055-22, 7671 Aster Avenue)

February 2005

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

Assessor's Map  
Book 0587 Page 14  
San Bernardino County

REVISED  
Packet Pg. 142

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

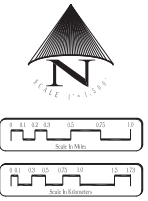
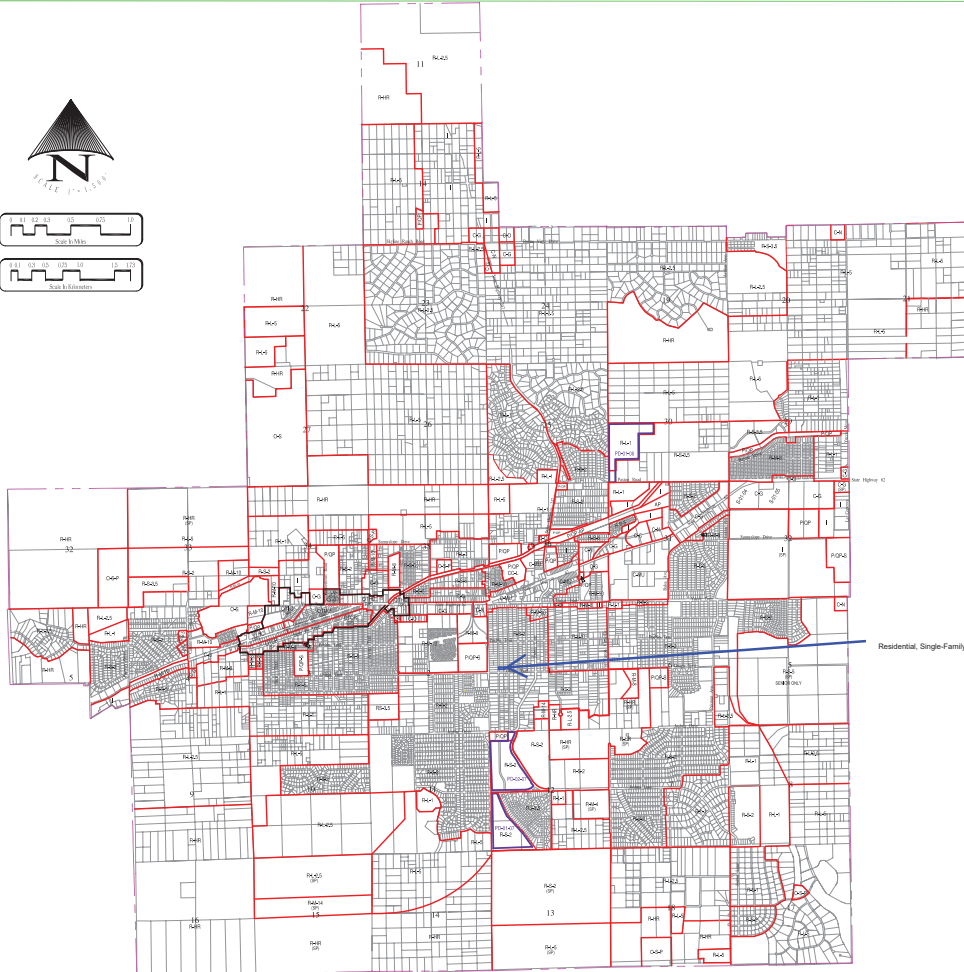
LAND USE PLANS

- SP SPECIFIC PLAN
- PD PLAN DEVELOPMENT



Town of YUCCA VALLEY

TOWN COUNCIL MEETING  
DECEMBER 16, 2014



Attachment: W/14-05-021-01-05/06/07/08/09/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000