

**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 056-22, 6961 Balsa Avenue, Yucca Valley CA. APN: 0601-134-04; Encroach Within Ten (10) Feet of One (1) Western Joshua Tree.

**Recommendation:**

That the Planning Commission approve the application for WJT Permit 056-22, 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:** 6961 Balsa Avenue  
**APN:** 0601-341-04  
**Zoning:** Residential, Single-Family (R-S-2)  
**Parcel Size:** 0.38 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 #2 in the attached documentation. Western Joshua Tree #2 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 056-22 6961 Balsa  
ORD 291 Joshua Trees  
9.60 Permit Procedures



*W.J.T*  
**Native Plant Permit  
Application**

Date Received 3/3/22  
Case WJT 056-22  
By Even

*\$500 app*  
*\$2100*  
*in August*

**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 Michael Rialmo Phone 520-404-5041  
Mailing Address 6961 Balsa Ave Email michaelrialmo@gmail.com  
City Yucca Valley State CA Zip 92284  
Address/Location of Plants 6961 Balsa 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 # 2 too close to lateral (we will still be 9 feet away)  
Property owner signature *Michael Rialmo* Date 3/3/22

*WJT #2, \$2100.00*

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

Attachment: WJT 056-22 6961 BALSA (4285 : Western Joshua Tree (WJT) Permit 056-22, 6961 Balsa Avenue)

# PLOT PLAN

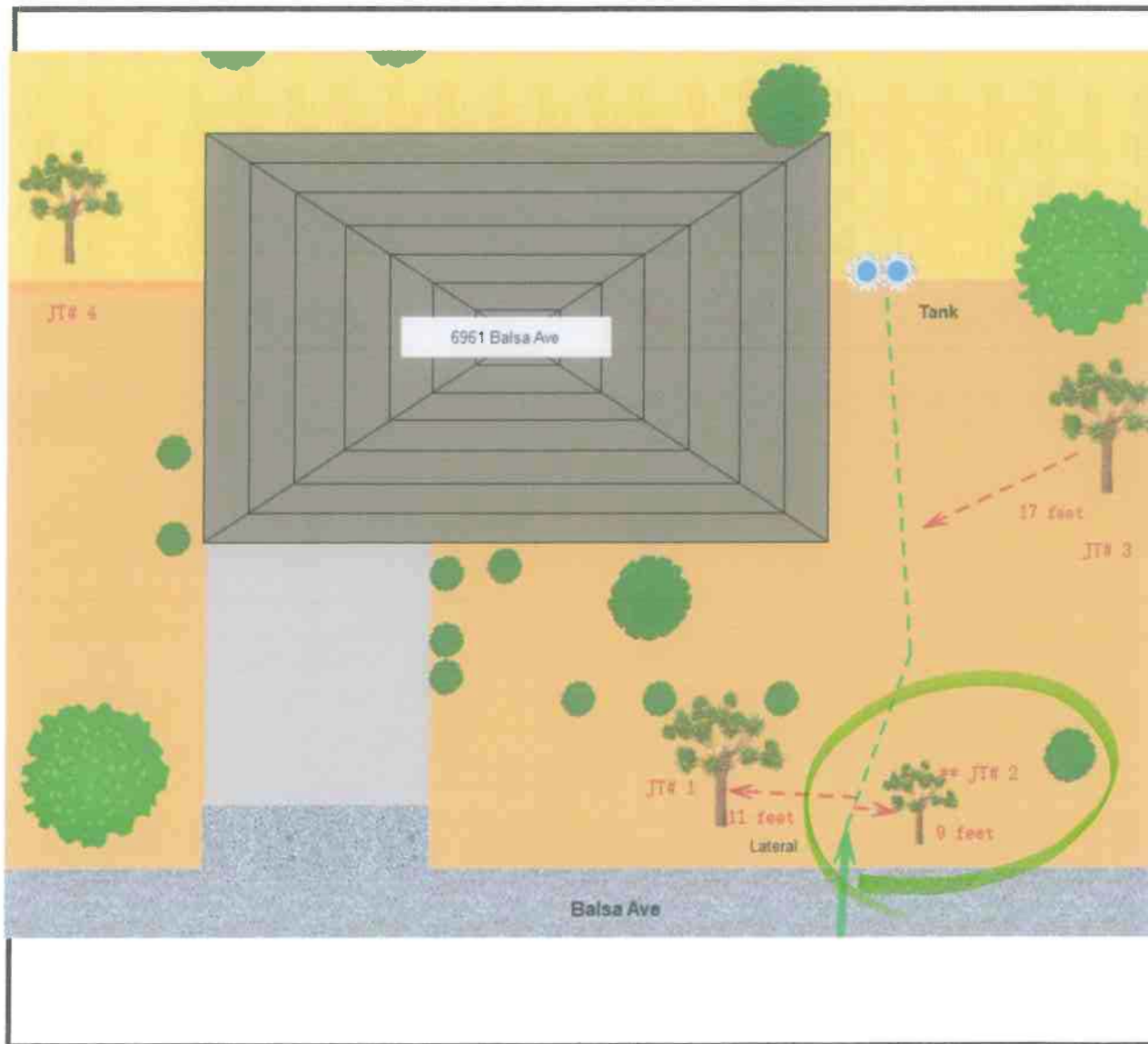
NAME Michael Rialmo

PROJECT ADDRESS 6961 Balsa Ave

ASSESSOR PARCEL NO. 060134104

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

## REAR PROPERTY LINE



## FRONT PROPERTY LINE STREET

Attachment: WJT 056-22 6961 Balsa (4285 : Western Joshua Tree (WJT) Permit 056-22, 6961 Balsa Avenue)



~~Digger~~

B220490378  
exp 03/18/22

x Hanford Ave  
Rialmo

To rear

DONE  
02/18/22

Attachment: WJT 056-22 6961 BALSA (4285 : Western Joshua Tree (WJT) Permit 056-22, 6961 Balsa 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: 10961 Balsa 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 in fair to good condition. The Joshua trees in fair condition appear to be suffering from drought. See census table for size & health info.

*Michael Murphy WE-4587A*

# ARBORPRO

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

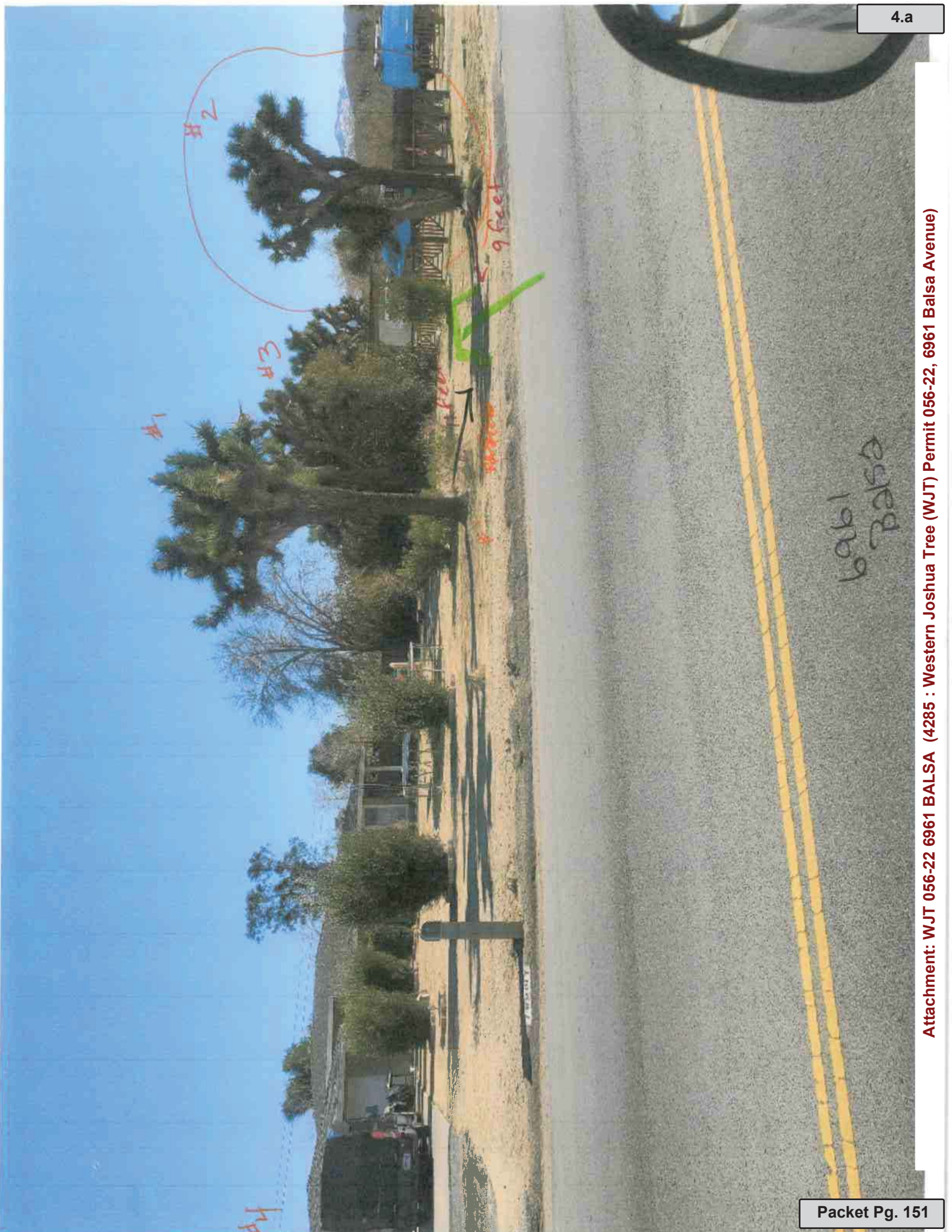
C-27 CONTRACTORS LICENSE #799469 / CERTIFIED ARBORIST #WE-4587A / DESERTTREEDOC@AOL.COM

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		
					Class 1 (Less than 1 Meter)	Class 2 (Between 1 Meter and 4 Meters)	Class 3 (4 Meters or Taller)
1	14'	7"	good	Protect			X
* 2	14'	11"	good	Protect			X
3	14'	17"	fair	Protect			X
4	14'	18"	fair	Protect			X
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

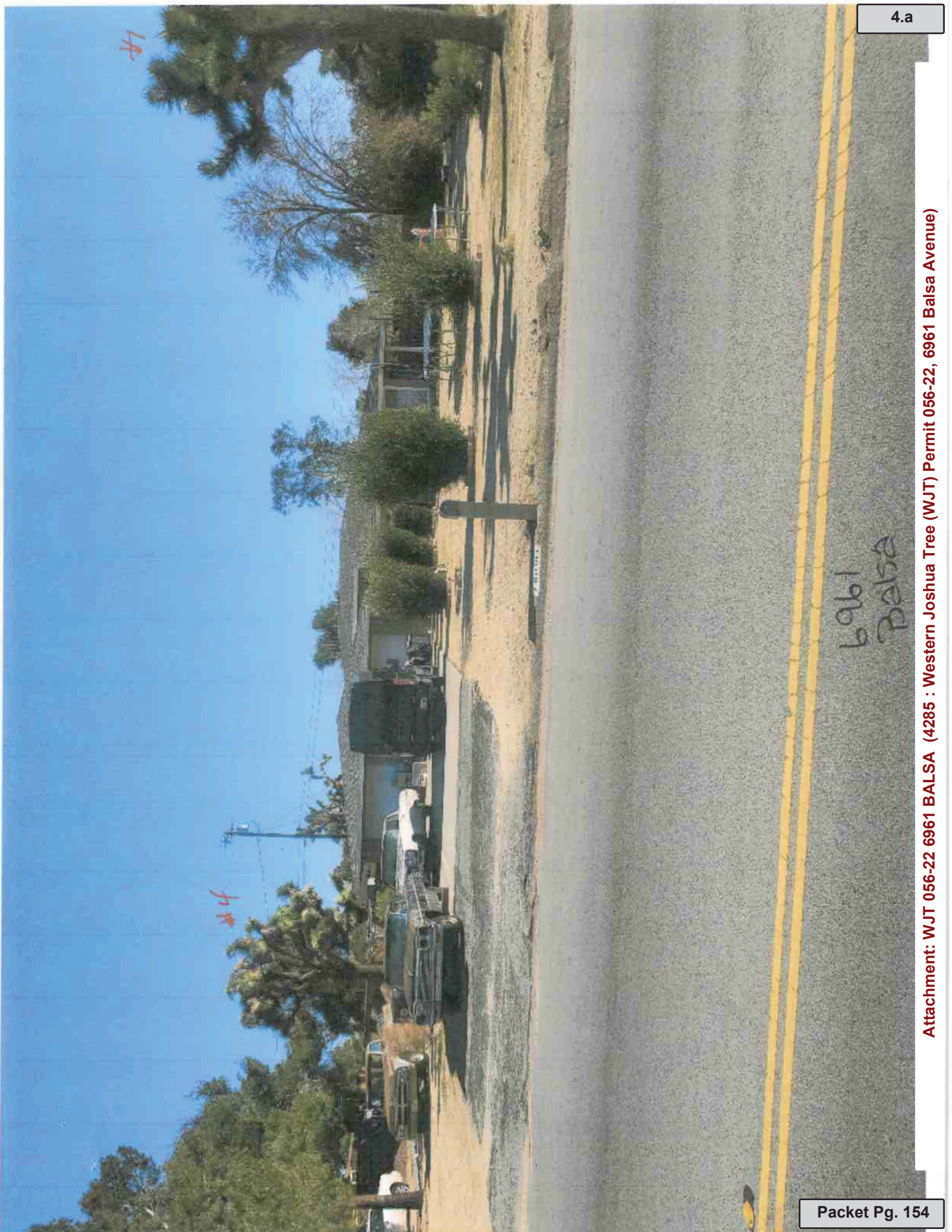
Attachment: WJT 056-22 6961 Balsa (4285 : Western Joshua Tree (WJT) Permit 056-22, 6961 Balsa Avenue)













Attachment: WJT 056-22 6961 BALSA (4285 : Western Joshua Tree (WJT) Permit 056-22, 6961 Balsa Avenue)

#1



Attachment: WJT 056-22 6961 BALSA (4285 : Western Joshua Tree (WJT) Permit 056-22, 6961 Balsa Avenue)



Attachment: WJT 056-22 6961 Balsa (4285 : Western Joshua Tree (WJT) Permit 056-22, 6961 Balsa Avenue)



Attachment: WJT 056-22 6961 BALSA (4285 : Western Joshua Tree (WJT) Permit 056-22, 6961 Balsa Avenue)

*Attachment*

#4  
BY  
Backyard  
N/E Corner



Attachment: WJT 056-22 6961 Balsa (4285 : Western Joshua Tree (WJT) Permit 056-22, 6961 Balsa Avenue)





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

Receipt # 30335  
 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	0062017	2,600.00

Description : WJT 056-22 6961 Balsa Ave

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

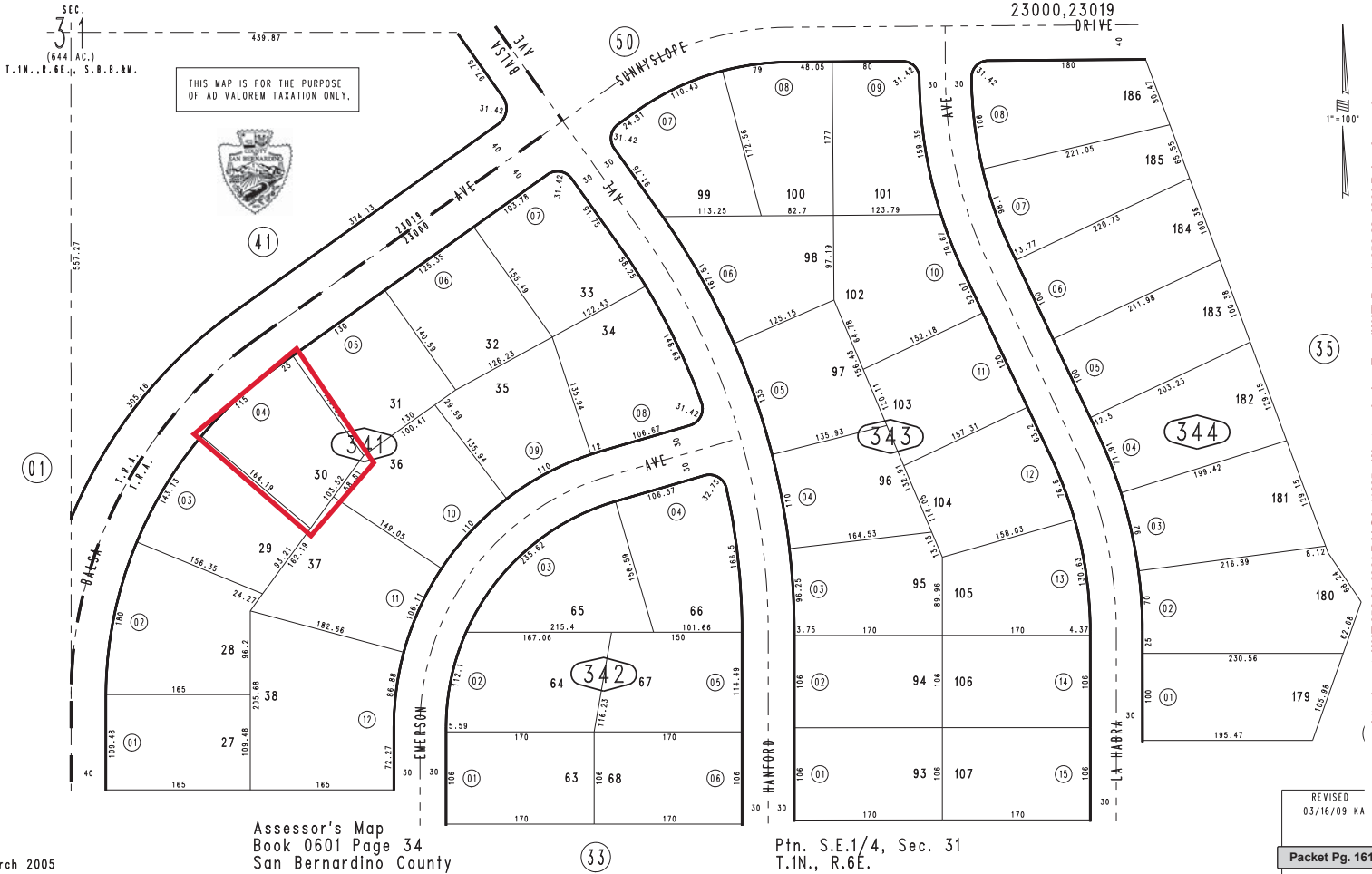
Attachment: WJT 056-22 6961 Balsa (4285 : Western Joshua Tree (WJT) Permit 056-22, 6961 Balsa Avenue)

Ptn. Tract No. 6124, M.B. 78/36-40

Town of Yucca Valley  
Tax Rate Area  
23000, 23019  
DRIVE

0601-34

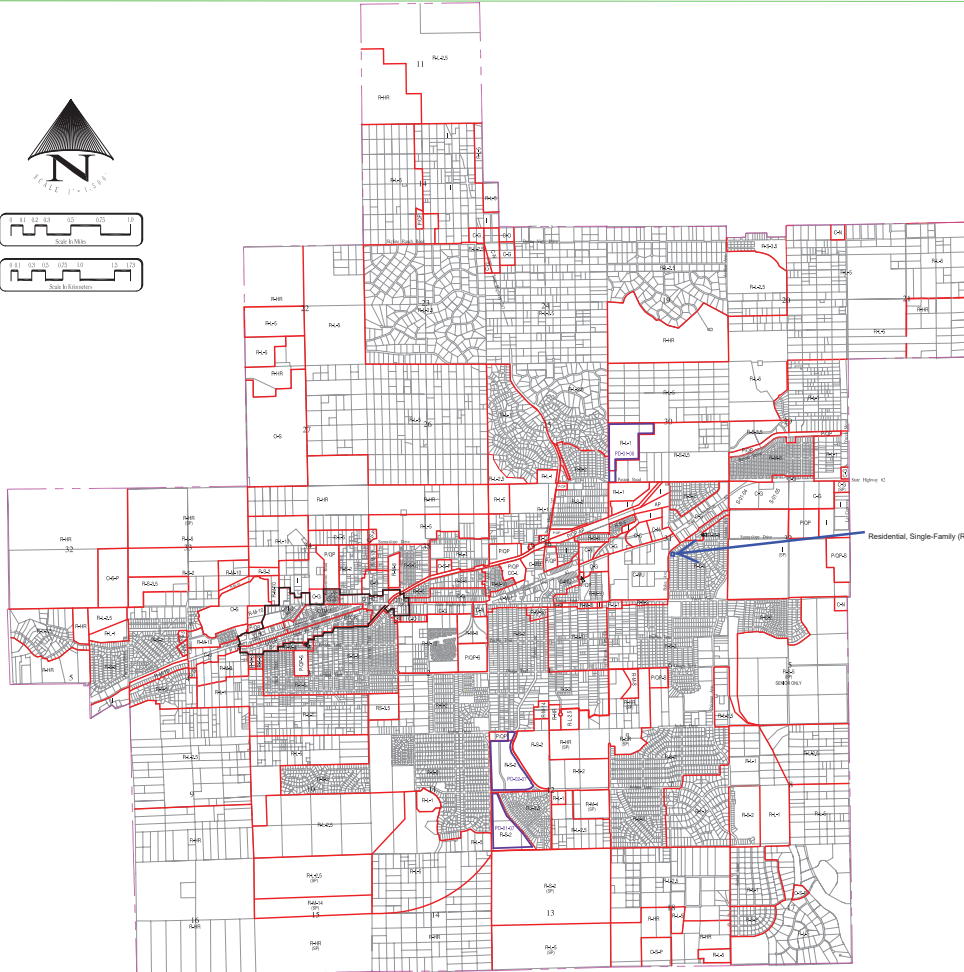
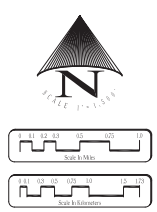
4.a



March 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/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/17/106 22.000 18.000 6.000 4.000 - Western Junction Trm W/17/106/22.000 22.000 18.000 6.000 4.000