

TOWN OF YUCCA VALLEY PLANNING COMMISSION MEETING



The Mission of the Town of Yucca Valley is to
provide a government that is responsive to its citizens
to ensure a safe and secure environment
while maintaining the highest quality of life.

PLANNING COMMISSION: 6:00 PM

TUESDAY, SEPTEMBER 23, 2025

Yucca Valley Community Center - Yucca Room
57090 Twentynine Palms Highway
Yucca Valley, CA 92284

<https://zoom.us/j/92485110504?pwd=wiWkF8cUTBvdUbVpYKGiFl6DXEqEPu.1>

Meeting ID: 924 8511 0504

Passcode: 664836

Use the above link to virtually access the meeting. You will automatically be muted upon entry. During the meeting, participants will be prompted to “raise hand” or inform the meeting moderator when wishing to make a public comment. Comment time is limited to 3 minutes or as instructed by the Mayor/Chair. If any technical difficulties occur resulting in lack of connectivity or virtual streaming, the in-person meeting will continue to proceed.

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Planning Commission

James Henderson,
Gerard Noonan,
J Clint Stoker,
Mathew Thomas,
Alejandro Vasconcelos

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TOWN ADMINISTRATIVE OFFICE:

760-369-7207

Public Comments: townclerk@yucca-valley.org
www.yucca-valley.org

AGENDA
MEETING OF THE PLANNING COMMISSION
TUESDAY, SEPTEMBER 23, 2025, 6:00 PM

The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's Office at (760) 369-7209 at least 48 hours prior to the meeting

The meeting agenda packet is available for public view in the Town Hall lobby and on the Town's website at www.yucca-valley.org prior to the meeting. For more information on an agenda item or the agenda process, please contact the Town Clerk's office at (760) 369-7209 ext. 226.

If you wish to comment on any agenda item or on any subject not on the agenda during public comments, please fill out a request to speak card and give to the Town Clerk/Commission Secretary. Comment time is limited to 3 minutes.

Where appropriate or deemed necessary, action may be taken on any item listed in the agenda.

OPENING CEREMONIES:

Call to Order

Roll Call

James Henderson, Gerard Noonan, J Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Pledge of Allegiance

Approval of Agenda

Consent Agenda

All items listed on the consent agenda are routine matters or formal documents covering previous Planning Commission instruction. Items are enacted by one motion and a second without separate discussion unless a member of the Planning Commission or Town Staff requests dialog on a specific item at the beginning of the meeting. Requests for public comment on the consent agenda items should be filed with the Commission Secretary.

1. Planning Commission - Regular Meeting Minutes - Sept. 9, 2025, 6:00 PM

Recommendation:

Approve the regular meeting minutes of September 9, 2025, as presented.

2. Native Plant Permit (NPP) 082-25 @ 56010 Highland Trail

Recommendation:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 082-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

3. Native Plant Permit (NPP) 094-25 @ 57459 Warren Way

Recommendation:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 094-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

4. Native Plant Permit (NPP) 103-25 @ 56838 Bonanza Drive

Recommendation:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 103-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

5. Native Plant Permit (NPP) 106-25 @ 56039 Santa Fe Trail

Recommendation:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 106-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.09.050 Native Landscape Documentation Package.

Public Hearings

6. Environmental Assessment, EA 02-24; Conditional Use Permit, CUP 01-24, Tumbleweed Sanctuary. A request to establish a Class IV Residential Special Event Facility at a non-residential structure previously utilized as a church. The project site is located at 57889 Pueblo Trail and is also identified as APN: 0588-021-21, 0588-021-28, 0588-021-29.

Recommendation:

Conditional Use Permit, CUP 01-25

That the Planning Commission removes Conditional Use Permit, CUP 01-24 Tumbleweed Sanctuary, from the agenda in order to provide additional time for the applicant to address parking requirements.

Department Reports

7. Wall Mural Permit (M) 02-25, 55922 Twentynine Palms Highway

Recommendation:

That the Planning Commission finds that the project is exempt from CEQA under Section 15301, Class 1, Existing Facilities since the proposed project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of an existing private structure;

And that the Planning Commission approves the placement and application for proposed murals, Wall Mural Permit (M) 02-25, an application to install murals on the façade of the commercial structure located at 55922 Twentynine Palms Highway, based upon the information contained within the staff report;

And that the Planning Commission recommends that the Parks, Recreation, and Cultural Commission review the proposed mural content, design, and artist qualifications.

8. Wall Mural Permit (M) 03-25, 55386 Twentynine Palms Highway

Recommendation:

That the Planning Commission finds that the project is exempt from CEQA under Section 15301, Class 1, Existing Facilities since the proposed project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of an existing private structure;

And that the Planning Commission approves the placement and application for proposed murals, Wall Mural Permit (M) 03-25, an application to install murals on the façade of the commercial structure located at 55386 Twentynine Palms Highway, based upon the information contained within the staff report;

And that the Planning Commission recommends that the Parks, Recreation, and Cultural Commission review the proposed mural content, design, and artist qualifications.

9. Land Development Update

Recommendation:

That the Planning Commission receives and files the report.

Future Agenda Items

Public Comments

The Planning Commission takes this time to consider your comments on items of concern which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to 3 minutes or less. Inappropriate behavior which disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not on the printed agenda.

Staff Reports and Comments

Commissioner Reports and Comments

Commissioner Henderson, Commissioner Noonan, Commissioner Stoker, Commissioner Thomas, and Chair Vasconcelos

Announcements

Upcoming Meeting Schedule: The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, October 14, 2025, at 6:00 PM in the Yucca Valley Community Center Yucca Room.

Adjournment

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Janet Yochmowitz, Administrative Assistant II

Date: September 16, 2025

Meeting Date: September 23, 2025

Subject: Planning Commission - Regular Meeting Minutes - Sept. 9, 2025, 6:00 PM

Recommendation:

Approve the regular meeting minutes of September 9, 2025, as presented.

Prior Review:

There has been no prior review of this item.

Discussion:

Alternatives

None.

Fiscal Impact:

None.

Attachments

1. PC Minutes 9 9 2025

Town of Yucca Valley
Planning Commission Meeting Minutes
September 9, 2025

Call to Order

Roll Call

Present: James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Absent:

Pledge of Allegiance

Led by Commissioner Thomas.

Approval of Agenda

Motion:

Approve the meeting agenda as prepared

Result: (Yes 5, No 0, Abstained 0)

Mover: Commissioner Clint Stoker

Second: Commissioner James Henderson

Ayes: James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Consent Agenda

Motion:

Result: (Yes 5, No 0, Abstained 0)

Mover: Commissioner Mathew Thomas

Second: Commissioner James Henderson

Ayes: James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

1. Planning Commission - Regular Meeting - Aug 26, 2025, 6:00 PM

Motion:

Approve the meeting minutes of August 26, 2025, as presented.

Result: (Yes 5, No 0, Abstained 0)

Mover: Commissioner James Henderson

Second: Commissioner Gerard Noonan

Ayes: James Henderson, Gerard Noonan, Mathew Thomas, Clint Stoker,

2. Native Plant Permit (NPP) 084-25 @ 7616 Barberry Avenue

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 084-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

3. Native Plant Permit (NPP) 085-25 @ 7425 Borrego Trail

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 085-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

4. Native Plant Permit (NPP) 105-25 @ 7384 Dumosa Avenue

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 105-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

5. Native Plant Permit (NPP) 107-25 @ 57930 Twentynine Palms Highway

MOTION:

That the Planning Commission receives and files the attached Applicant Report for a proposed plumbing repair and approves the Native Plant Permit (NPP 107-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.09.050 Native Landscape Documentation Package.

6. Native Plant Permit (NPP) 108-25 @ 57494 Bandera Road

MOTION:

That the Planning Commission receives and files the attached Applicant Report for a

proposed septic replacement and approves the Native Plant Permit (NPP 108-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

Department Reports

7. Land Development Update

Motion:

That the Planning Commission receives and files the report.

Result: (Yes 5, No 0, Abstained 0)

Mover: Commissioner James Henderson

Second: Commissioner Gerard Noonan

Ayes: James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Associate Planner Jerome stated good evening this is a receive and file recommendation. This is going to be kind of a long one because there's also CIP projects for public works in here. But I'll try to, not linger too long. First project update is the aquatic center you probably seen they're making good progress. I believe we have about 1 year left before it's intended to be operational. The senior center making good progress should be completed any minute I believe. Some time in the next couple of months. If I'm giving bad information hopefully Alex will jump in. Athletic facility we recently received our take permit from Fish & Wildlife for the Joshua trees. That was kind of the big thing we were waiting on. We are coordinating with contractors and consultants, etc., but this should be under way in about one month. Yucca Trail widening so between Palomar and La Contenta it's going to be widening to the General Plan width which is a 100' for the entire right-of-way. May tweak Indio, so, Indio doesn't have a little jog in it. So, it lines up with the south side of Indio. We kicked off CEQA for this, I believe about 2 weeks ago. So, the CEQA consultants are currently looking at Joshua trees, and measuring noise and those sorts of things.

Walmart, I see lots of emails flying around about CEQA so they are knee deep in environmental review currently. So, I think their target date is the end of the year for Planning Commission. Not sure if they'll meet that date, but sometime December, January for Planning Commission review of their gas station convenience store. Dutch Bros as you can see, we also kicked off CEQA recently about a week and a half ago. So, they are also going through the pleasure of that process. They've got Joshua trees

onsite so that necessitates that. Sun Mesa Mini Storage kicked off CEQA a couple of months back. They are making progress. Another project that we see a ton of emails from the CEQA consultant on. So, they're making progress on that. I believe they're also targeting the end of the year for Planning Commission. Same with Dutch Bros. Circle K we just received a street vacation request. You can see the dotted line on the east side of the property as the current right-of-way. So, part of the street vacation is fixing that right-of-way so that it's not cutting through the property. And then they want to subdivide cut the property in half, north-south, and use the northern half of the property for something later on. So, we just received those and they are 1 traffic study away from kicking off their CEQA. Lighthouse Church, we haven't heard from them in a couple of months, but it's our impression they're still working on it. There's a couple of challenges with the sidewalk and Joshua trees, so, I think they're trying to navigate that. Joshua Springs has officially abandoned their project as of this month. So, we will not be seeing that at least not in the coming months. They had some other responsibilities they had to do to improve the site that was a higher priority than the gymnasium. Yucca Trail mini storage is actually getting fairly close. They are a landscape plan away from being complete. Then moving onto the CEQA process, they also have protected plants onsite like all the other projects. So, they will have to do some level of CEQA review for that. This is the one near the intersection of Yucca Trail and Kickpoo.

Minor subdivision on Spencer Road, 1 parcel to 2 parcels. Over at Balsa and Yucca Trail they're reverting a handful of lots back to 1 lot. But we are hopefully keeping the also right-of-way so it can tie in, tie the 2 side of the streets together. They're fairly close to completing that project. They're getting it ready for Planning Commission review.

Acoma Trail same thing reverting to acreage. They have a street network and lots in there that's covered in Joshua trees so they're reverting it back to 1 single lot instead of moving forward with a subdivision.

Tumbleweed is scheduled for September 23rd. So, this will be at your next Planning Commission meeting. That's hope right now September 23rd for your review. They're pretty close to being complete. Las Palmas said that they intend to start construction relatively soon they have a couple of minor improvements they want to do before they start the patio. But it should be any minute now.

Yucca Valley Materials Lab was in the office today. They are trying to figure out their access issues. You can see the current driveway bisects another property to the west. And they're trying to, we'll say, formalize a driveway. Starbucks says they intend to break ground this month. So, fingers crossed.

A couple quick updates. I saw that Nice Dreams was under construction today. They're doing some work back here, seeing them removing a tree, it's not a Joshua tree for the record. They're doing some improvement to the parking beginning to do that process. Not much change in Domino's/Jersey Mike's but there's some work. Star Café they had some people onsite. I think they might have been doing something, but they have a ways to go as you can see. They do have the interior partition wall. So, they've had 1 inspection so far. This is the Wamego Trail retail facility. Pretty much all they have left is their parking lot as you can see. But that is landscaping, well decorative with yard art we'll say. They have some gas pumps that are also decorative they're kind of cool. But they're making progress. You've already seen this, no change, Wing Stop is selling chickens. Bath & Body Works doesn't look like much different but they're making a little progress on the façade, continue to make interior work as well, interior progress. Just for, I don't know if we ever presented this but this is the 5 plex on Palo Alto as it is operational. This is what it looks like with the landscaping and fencing and what not. Actually it looks pretty good. It's the best looking apartment building on the block. And this is the 4 plex on Palo Alto as you can see they're starting to put walls up and do that kind of work and making progress. There was a team out there today working on it.

This is Camino Del Cielo as the water district continues to work there installing the sewer. This is Martinez Trail you see they also have that torn up to install the sewer.

Mojave Gold's mural is looking good.

I wasn't able to get any picture of this one but they do have all the grading done and looks like they're either ready to pour or about or have been pouring foundation, etc. so, they're making progress.

And that concludes our land development update. We can answer questions following public comment.

Chair Vasconcelos stated thank you staff. Anyone in the public wishes to comment. Anyone online. Close public comment. Commissioner Noonan.

Commissioner Noonan stated no comments. Thank you.

Chair Vasconcelos stated Commissioner Thomas.

Commissioner Thomas stated yes, thank you. Just 1 question on the Walmart and you said the project also included an amendment to the specific plan. What was that [inaudible]

Associate Planner Jerome stated so, it's a little complicated, but in their original

approval for their specific plan they do not have a gas station as an approved use. So, the amendment is just really, it's 1 page and it's changing [crosstalk]

Commissioner Thomas stated It's just for that property. Okay. All right. Thank you.

Chair Vasconcelos stated Commissioner Henderson.

Commissioner Henderson stated thank you. In regards to the old library and the conversion for the public's meeting space, is there any updates on that?

Associate Planner Jerome stated for the Town project, or for-- yeah.

Public Works Director Qishta, stated, good evening, Commissioners. In regard to that project, it's on hold for now. The reason why is because of funding. We are waiting to see what the funding will be from the aquatic center and see if we can deliver that project. But at this point of time, it's on hold.

Commissioner Henderson stated okay. Thank you, Alex. Nothing further.

Chair Vasconcelos stated Commissioner Stoker.

Commissioner Stoker asked is there looking to be any movement from the state in regards to what their requirements are going to be for single-family housing projects? And the reason I ask is because two of our items that are in this list are reversion back to acreage, which that whole process costs a lot of money to do the first time to get something parceled out. And it's a shame because this kind of goes against what the state really wants is more houses. So is this kind of something that we could use these two specific tentative track maps to talk to Fish and Wildlife about some of the negative consequences that were unintended?

Associate Planner Jerome stated yeah. We haven't brought it up to Fish and Wildlife, but I think that's a good point

Commissioner Stoker stated I mean, I think prior to us-- if they're planning on bringing this to us to revert in the next meeting or so, this might be something that we want to talk to about at this community forum with some of the staff that's going to be here because I think everyone's goal is more housing, and the states made it their goal for, I feel like, decades. And this is kind of one of those instances where it's an unintended consequence of another action.

Associate Planner Jerome stated yeah. I think considering each of those lots could have one to three dwelling units on it, and there's a fair amount of lots being reverted, yeah, it could be dozens of housing units that we're losing.

Commissioner Thomas asked are they reverting it because of the Joshua tree?

Associate Planner Jerome stated there's several reasons, but the Joshua tree does not help them. It would be very expensive for them to go through that process.

Okay. [inaudible]. I interrupted you.

Chair Vasconcelos stated nothing for me other than I always appreciate these presentations with the pictures and the updates that you've recently been doing. It's more helpful for us to, I think, visually see the updates. So thanks for that. Do we have a motion to receive and file this?

Future Agenda Items

Associate Planner Jerome stated Tumbleweed Sanctuary, fingers crossed, September 23rd.

Commissioner Stoker stated I have something I'd like to add as a future agenda item if we could, actually. Maybe it's something we need to discuss and make a motion on. But in our consent agenda tonight, we have five native plant permits. And I know that when we had the Joshua trees as part of our 2084, we wanted to see all of those Joshua tree permits come through the Planning Commission. But for me, now that we've taken the governing authority and given it back to the state for the Joshua trees for the time being, I feel like these native plant permits, even if you look at one of the staff reports, it says they're administrative in nature and there's no discretion for us at all. So I feel like, for me, I don't know if this is something that can go back to staff or if we need to make a motion to have this agenda item in the future to send that ability just to approve these at the staff level. I think it'll help some of these contractors that are doing sewer hookups and things be able to get this stuff done in a more timely manner, rather than waiting for one of our meetings. Is that something we could get added?

Commissioner Thomas stated I would agree with that.

Commissioner Noonan stated I concur with that as well. It's a very good idea.

Commissioner Henderson stated yeah. I think originally, we voted on each one individually, which caused a lot of angst amongst us. And then it went to the consent agenda for transparency purposes. But in retrospect, I agree with you. I know some neighbors had to have a septic put in, and they had to wait until it got approved at the Planning Commission, which was--

Commissioner Thomas stated yeah. We--

Commissioner Stoker stated it just takes a while

Commissioner Henderson stated it takes a while. So I definitely concur as well.

Commissioner Stoker stated and I think if we were still doing--had Joshua tree governance locally, I wouldn't mind having that for transparency.

Commissioner Thomas stated yeah, I agree with that. Yeah.

Commissioner Stoker stated but seeing as right now, they're all ministerial, they're not a discretionary action any longer, I don't see that it needs to be here. So I don't mind making a motion to agendize removing the native plant permits from our consent calendar and handing it back to staff for approval, unless there's something that staff feels needed to be pushed our direction as an item.

Commissioner Thomas stated I second that.

Commissioner James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos voted yes.

Public Comments

Chair Vasconcelos stated the Planning Commission takes this time to consider your comments on items of concern which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to three minutes or less. Inappropriate behavior which disrupts, disturbs, or otherwise impedes the orderly conduct of this meeting will result in the forfeiture of your public comment privilege. The Planning Commission is prohibited by state law from taking action or discussion items that are not on the printed agenda. With that, is there anyone in the public that wishes to speak? Please approach the podium. State your name and your residence.

Melody Hanson, public speaker, stated I stay out here under the awning. I'm homeless out here. I sleep over here by Grocery Outlet. I don't know if anybody has seen me over there, but that's me lying over there next to Grocery Outlet. I just want to come up and let you guys know that the pest control that you guys have been using isn't working. I know that he comes out and he sprays, but the day after, the ants, actually, it seems to be a little bit worse. So I just wanted to confront you guys with that. There is a couple more issues that I'd like to bring up, but it said only 30 seconds.

Three minutes? Is it okay if I bring up the other two issues? Okay. So I am noticing that the Joshua trees out here are drying out. And I've noticed that the ones over here, where you guys are going to be putting pickleball, is starting to fall. And the one by the bathroom, the kids are over there in and out, so I kind of want to just announce that as to they're very unsafe. If they're in the walkway, I feel like it's unsafe. Not only that one, but the one where you come from the bathroom into the park, it's kind of getting really dry. And I mean, it could be a hazard to you guys, or you guys could get sued. I know that you guys only clean the park every two

weeks, but I've actually been picking that up myself and cleaning it since I'm homeless. I don't have any other time. God's got me there. So I've been picking that job up and sanitizing myself. So I mean, if you guys don't have the money to employ somebody to do that, I don't think you guys have the money to be sued. So I just wanted to confront that to you all. Thanks.

Chair Vasconcelos stated thank you. Thank you. Is there anyone else in the public who wishes to make any comments? Anyone online? That will close public comment.

Staff Reports and Comments

Associate Planner Jerome stated only one comment. On Wednesday, October 15th, assembly member Greg Wallis is going to be hosting a discussion with California Department of Fish and Wildlife here. So, from what we understand, Fish and Wildlife will be here to answer resident questions, get feedback, etc. So if anyone is interested in talking directly with that assembly member and/or the Department of Fish and Wildlife, that will be at 1:00 PM, Wednesday, October 15th, in the Yucca Valley Community Center.

Commissioner Reports and Comments

Chair Vasconcelos stated Commissioner Henderson.

Commissioner Henderson stated that was a good meeting. And I agree with you about having all the updated pictures. It's helpful because I don't drive around as much. So I like that. In regards to one of the past items that came in front of the commission where we were asked to do a code interpretation, is that item supposed to come back in front of us?

Associate Planner stated I think we're still figuring out the downstream effects of the interpretation from legal counsel. It kind of solved one issue but complicated another. So we're trying to get more clarification. Hopefully, I would guess in the next week, we'll be more clear on that.

Commissioner Henderson stated okay. Thank you.

Chair Vasconcelos stated Vice Chair Thomas.

Commissioner Thomas stated I have no comments. Thank you to staff. Short meeting. That's it.

Chair Vasconcelos stated Commissioner Noonan.

Commissioner Noonan stated thank you again to staff for great materials and a lot of visuals. And other than that, I have no comment.

Chair Vasconcelos stated Commissioner Stoker.

Commissioner Stoker stated very much appreciate the meeting. Thank you. And look forward to this community forum. And then on a side note, as different sports leagues, we represented ourselves with the Town's sports council last night. And it was great hearing from all of the different leagues, whether it be Little League, Lobos, soccer, tennis, and - I'm forgetting one - oh, Laces travel baseball and softball about all the activity that's happening. So we're doing a great job, combined with the work of the parks department, for having a lot of programming for the kids out here. So that's pretty awesome to see. Thank you.

Chair Vasconcelos stated yeah. I'd like to thank staff for another great meeting, well-prepared, and preparing us for the future items. I'm looking forward to tackling some of those future agenda items in the future. So thank you for all of that.

Announcements

Chair Vasconcelos stated Upcoming Meeting Schedule: The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, September 23, 2025, at 6:00 PM in the Yucca Valley Community Center Yucca Room.

Adjournment

Chair Vasconcelos adjourned the meeting at 6:26 PM.

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Evan Willoughby, Assistant Planner

Date: September 17, 2025

Meeting Date: September 23, 2025

Subject: Native Plant Permit (NPP) 082-25 @ 56010 Highland Trail

Recommendation:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 082-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

Prior Review:

There has been no prior review.

Discussion:

Applicant: Denise Warrick
Address: 56010 Highland Trail
APN: 0586-231-18
Zoning: Residential, Rural Living (R-L-1)
Parcel Size: 1.25 acres

Native Plant Permit Application and Desert Native Plant Specialist Report

Application has been filed with the Town for proposed residential construction. As part of that process, a native plant permit application and desert native plant specialist report have been submitted to the Town.

Chapter 9.07 Residential and Hillside Reserve Districts, Section 9.07.130 (B)(1)(a):
It is prohibited for any individual or entity to remove, transplant, damage, disturb, or destroy any part of any regulated desert native plant, except its fruit, from any privately or publicly owned piece of land in the Town of Yucca Valley, without first obtaining a regulated desert

native plant permit from the town, unless said activity is exempt from the requirement to first obtain a regulated desert native plant permit.

The Town's 2084 Permit from the State Fish and Game Commission expired on May 9, 2022. The 2084 permit established rules such as the ten (10') foot distance from a Western Joshua Tree (WJT) for ground disturbing activity, as well as created the ability for the Town to issue take permits to remove and transplant the WJT, etc. The 2084 Permit authorization expired, and those rules and standards no longer exist for the Town.

Current procedures for all ground disturbing, ministerial building permits are listed in the attached documents. In addition to the standard Native Plant Permit application submittal, all ground disturbing, ministerial building permit applications must comply with the provisions of the attached handout. All ground disturbing project activities must be accounted for in the determination of avoidance of the WJT.

Ground disturbing, ministerial building permit applications require a Report by a Desert Native Plant Specialist, Pre-Site Inspection prior to permitted construction activity, and re-certification of Report by a Desert Native Plant Specialist that the permitted ground disturbing activity was completed in conformance with the approved site plan and did not impact the Western Joshua Trees, prior to final inspection.

Building permit applications for sewer connections are exempt from pre-site inspection and pre-site inspection fees.

Nothing in this Western Joshua Tree Policy and Information Handout exempts building permit applicants from following State or Federal law.

The Town modeled these standards after other agencies, such as San Bernardino County and the Town of Apple Valley, who have not been challenged by State Fish and Wildlife in the implementation of these standards and procedures, and therefore the required protection of the WJT.

The plot plan and desert native plant specialist letter are attached to this staff report.

The Development Code section cited above is ministerial.

- Staff-level decision; forwarded to Planning Commission at this time;
- Little or no personal/subjective judgment;
- Use of fixed standards or objective measurements;
- No public notice required by the Development Code.

The Development Code does not provide for discretion of this permit application.

The application is consistent with the standards established by the Code and therefore must be approved by the Town.

Alternatives

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

Fiscal Impact:

N/A

Attachments

1. NPP 082-25 @ 56010 Highland Trail - Denise Ledcke (Warrick) - Application
2. Western Joshua Tree Policy & Information Handout - Updated 6.11.2024
3. Section 9.07.130 Native Landscape Documentation Package



Native Plant Permit Application

Date Received 6.10.2025
Case NPP 082-25
By TY
Paid \$85.00

General Information

APPLICANT Denise Ledcke (Warrick) Phone 760-879-2355
Mailing Address 56010 Highland Tr Email Denise Ledcke @ gmail.com
City Yucca Valley State CA Zip 92284
PROPERTY OWNER Denise L Warrick Phone 760-879-2355
Mailing Address 56010 Highland Tr Email Denise Ledcke @ gmail
City Yucca Valley CA 92284 State CA
Zip _____ Address/Location of Plants Same
Desert Native Plant Specialist Dillon Reynolds

Project Information

TYPE OF PLANT	# OF PLANTS BEING DESTROYED	# BEING RELOCATED		# BEING PROTECTED IN PLACE	# BEING TRIMMED	HEIGHT	DIAMETER	MITIGATION FEE FOR RELOCATE OR REMOVAL
		ON-SITE	OFF-SITE					
MOJAVE YUCCA	<u>0</u>							
OUR LORDS CANDLE	<u>0</u>							
CALIFORNIA JUNIPER	<u>0</u>							
PINON PINE	<u>0</u>							
PARRY'S NOLINA	<u>0</u>							

Reason for relocation or removal

None Being Disturbed

Property owner signature

Date

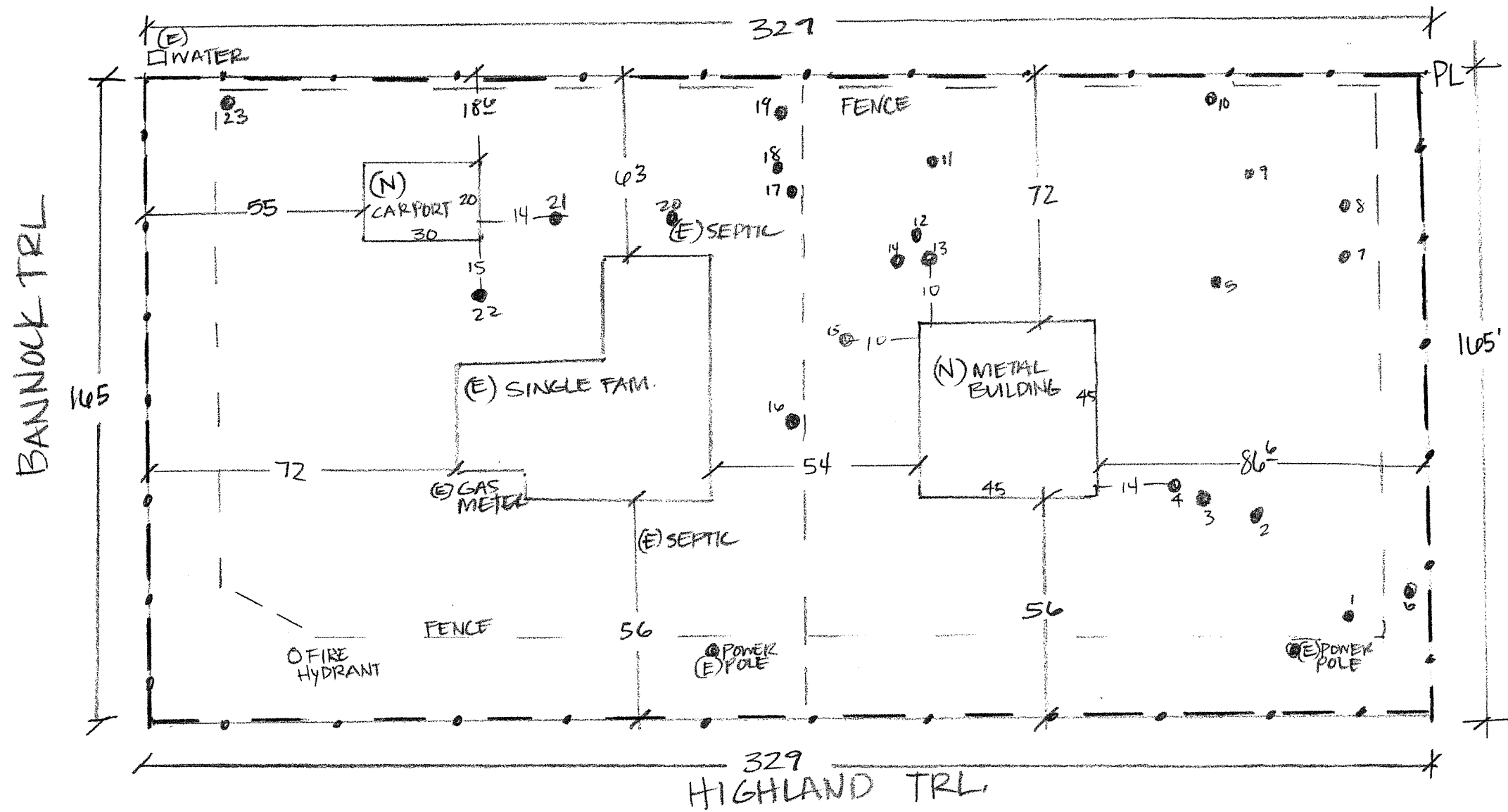
5/12/25

Staff Use Only

Issuance Date: _____ Issued By: _____

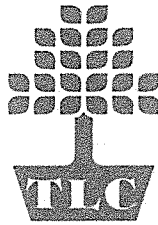
Approved as shown on plot plan _____ photos _____ Total Fees: _____

Denied _____ Reason for Denial _____



PLOT PLAN
 56010 Highland Trl
 Yucca Valley, CA 92284
 APN= 05810-231-18

OWNER: DENISE (WARRICK) LEDCKE
DATE: 5/15/25



DILLON REYNOLDS
DESERT NATIVE PLANT SPECIALIST
THE LANDSCAPE CENTER

May 7, 2025

David Ledcke
56010 Highland Trail
Yucca Valley, CA 92284

via Email: dledcke@gmail.com

Mr. Ledcke,

This report is submitted for your review and use in response to your request for a field investigation of western Joshua trees (*Yucca brevifolia*) that may be located on your project site and that potentially will be impacted by the proposed garage/carport construction at the site. This report represents findings from my site visit that occurred on Tuesday, April 29, 2025.

ASSIGNMENT

I have been asked to prepare and provide a Desert Native Plant Specialist Report as required by the Town of Yucca Valley with regards to the proposed construction at the following location:

- Property Owner: Denise Warrick
- Project: Highland Trail Residence
- Site Address: 56010 Highland Trail Yucca Valley, CA 92284
- APN: 0586-231-18
- Jurisdiction: Town of Yucca Valley, CA

This report has been created with the following characteristics for western Joshua trees located within the project boundaries and that are also within 40' of the proposed construction activities:

- An assessment of the tree and its current location in relation to the proposed work.
- Avoidance/Protection recommendations for trees located within 40' of construction, if applicable.
- Determination of potential impact.

OVERALL SITE MAP
(PROPERTY BOUNDARIES IN BLUE ARE APPROXIMATE)



LOCATION OF ALL WESTERN JOSHUA TREES AT THE SITE
Blue Line Boundary- Approximate Property Limits



CONCLUSION

After a review of the site and the proposed construction limits, I found there to be a total of twenty-three (23) western Joshua trees on the project site. Of the twenty-three (23) western Joshua trees, thirteen (13) are located within 40' of the proposed work.

The approximate distances of the western Joshua trees from the proposed construction activities are as follows:

WJT #	Distance	Status
1	72	Live
2	35	Live
3	20	Live
4	14	Live
5	29	Live
6	95	Live
7	77	Live
8	85	Live
9	59	Live
10	75	Live
11	45	Live
12	24	Dead
13	18	Live
14	10	Live
15	10	Live
16	25	Live
17	42	Live
18	56	Live
19	72	Live
20	28	Live
21	15	Live
22	15	Live
23	12	Live

Based on my experience and evaluation of the proposed work at the Highland Trail Residence, I find that the project **will not** cause harm to the thirteen (13) western Joshua trees reviewed and located within 40'.

****Note: I did not examine or review western Joshua trees that are located on neighboring properties.

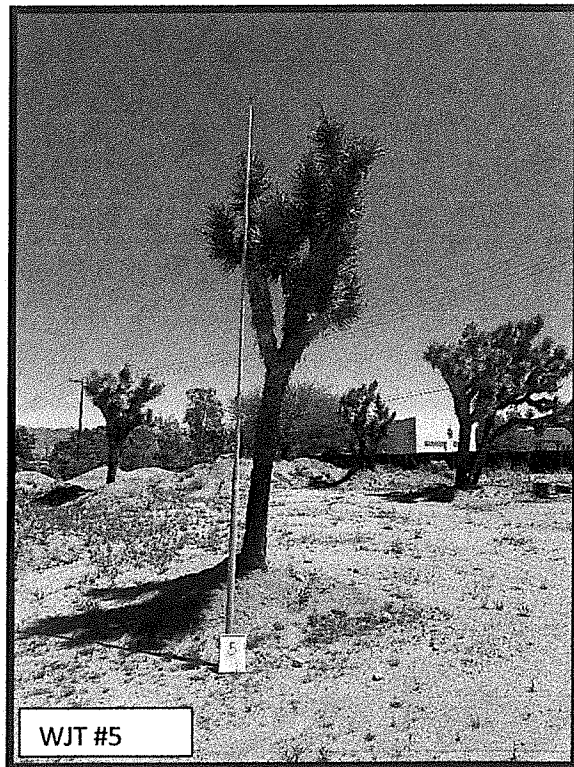
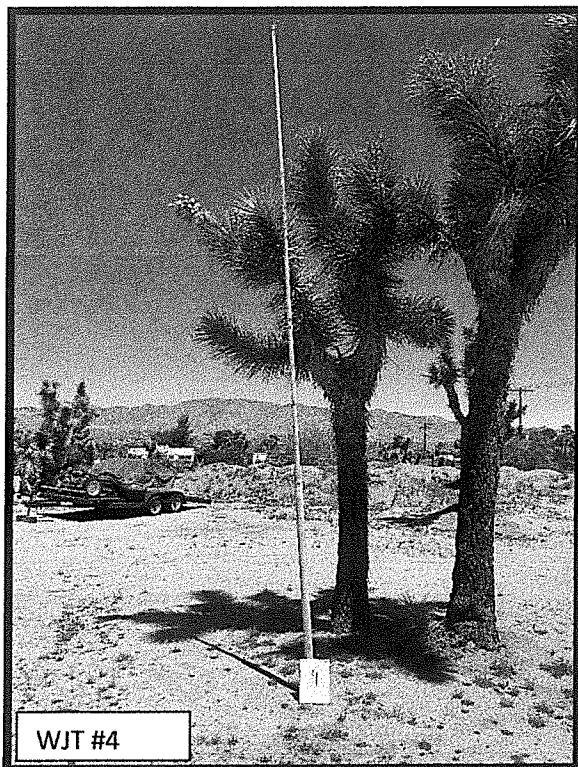
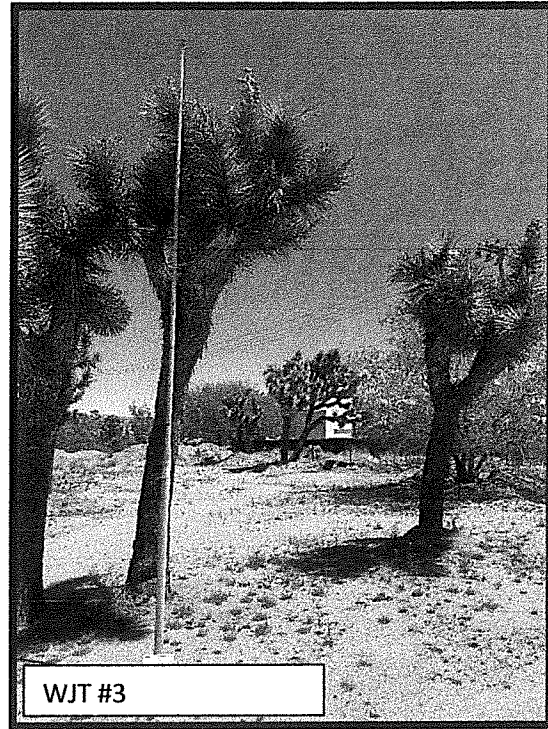
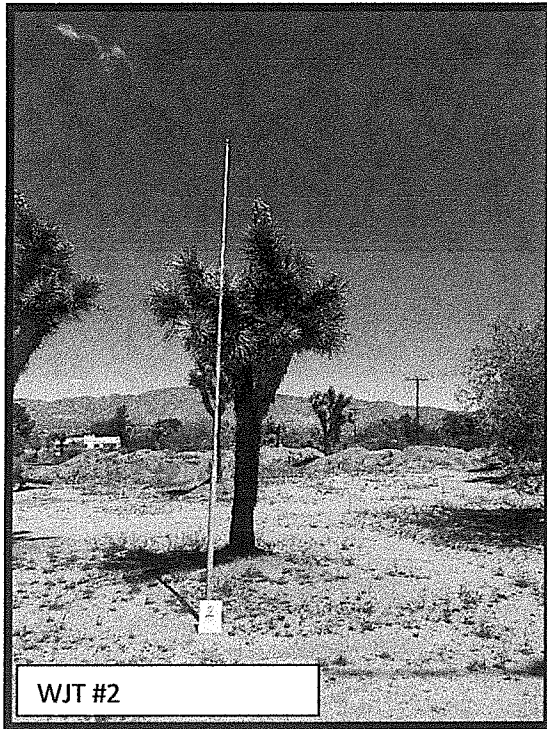
NOTES AND RECOMMENDATIONS

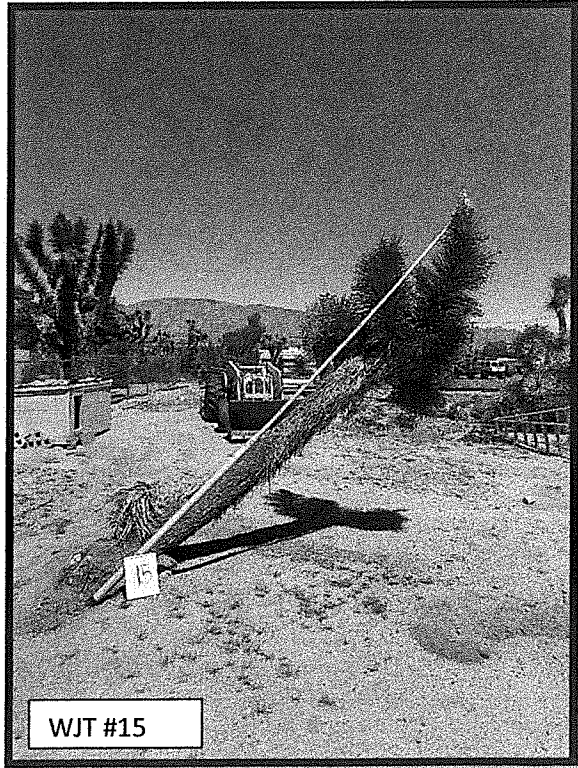
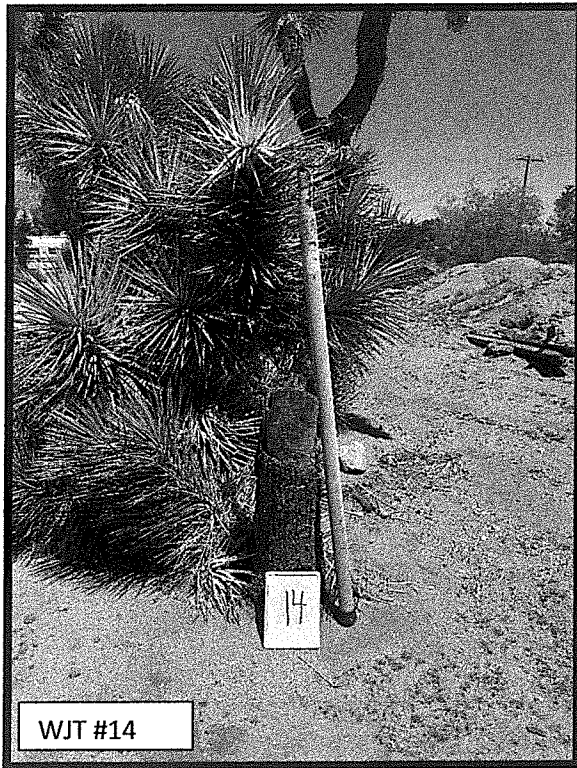
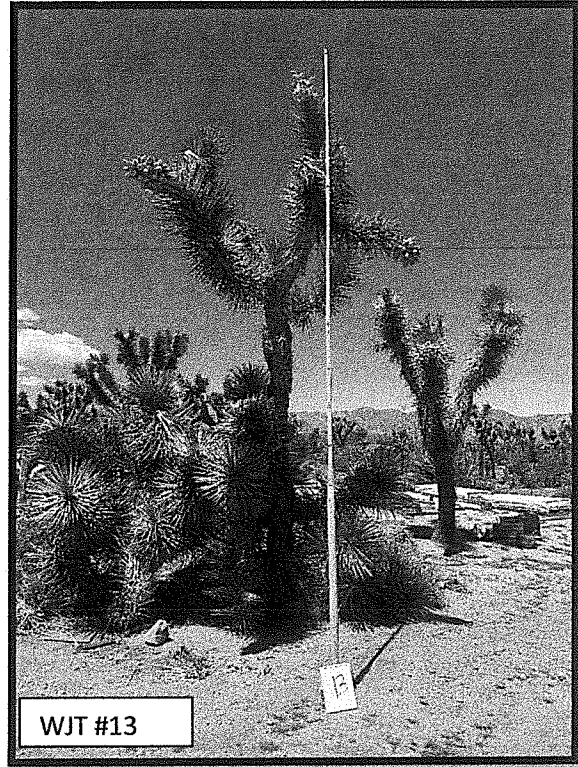
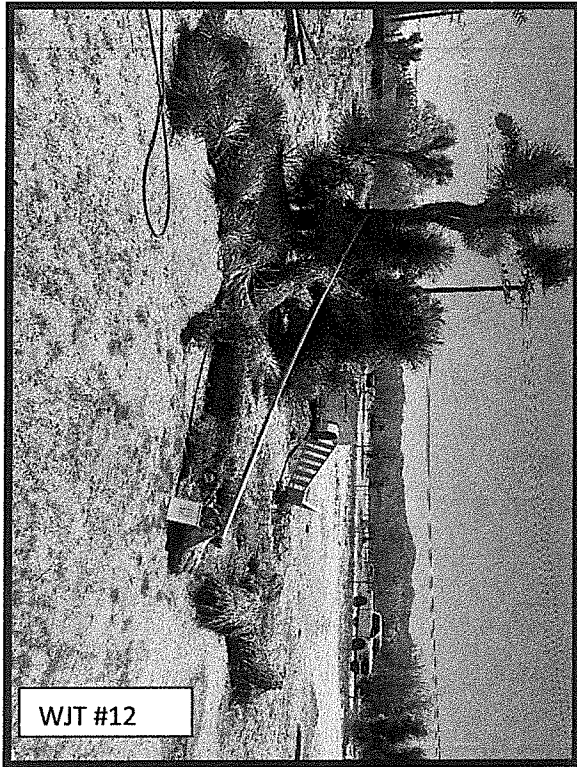
Protection measures for the thirteen (13) western Joshua tree located within 40' of the proposed work at the site are required. Tree #s 2, 3, 4, 5, 12, 13, 14, 15, 16, 20, 21, 22, and 23.

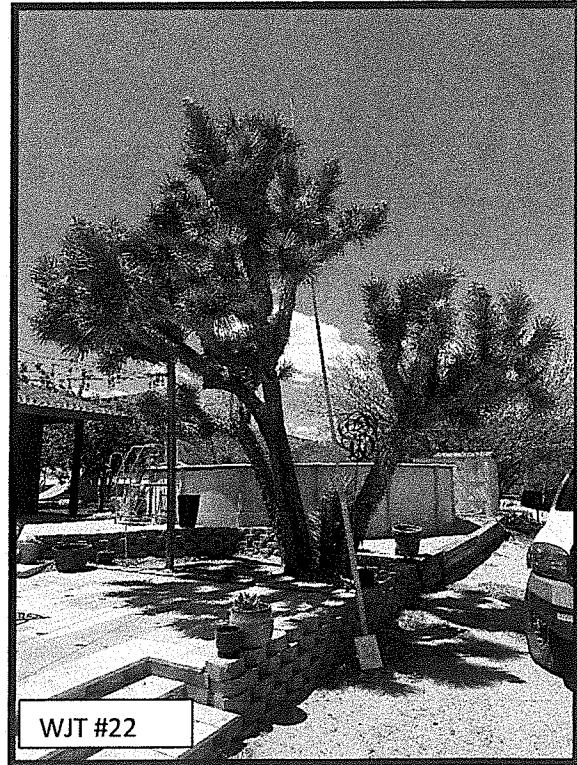
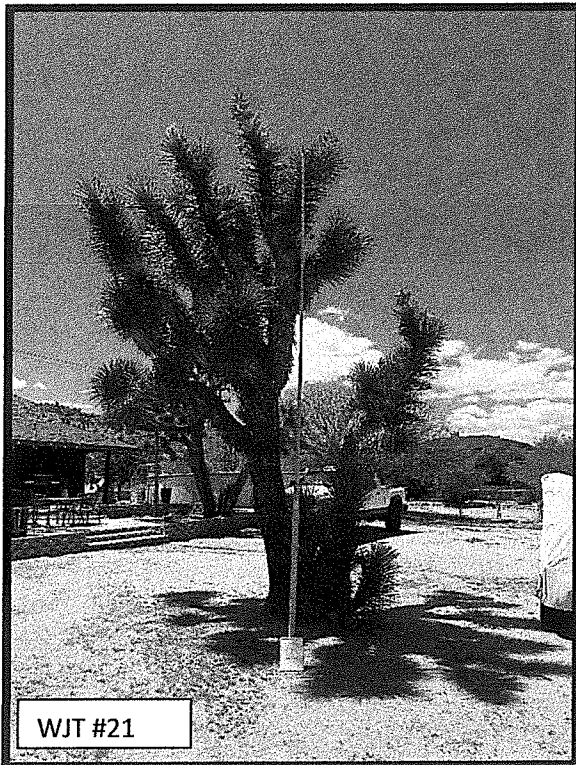
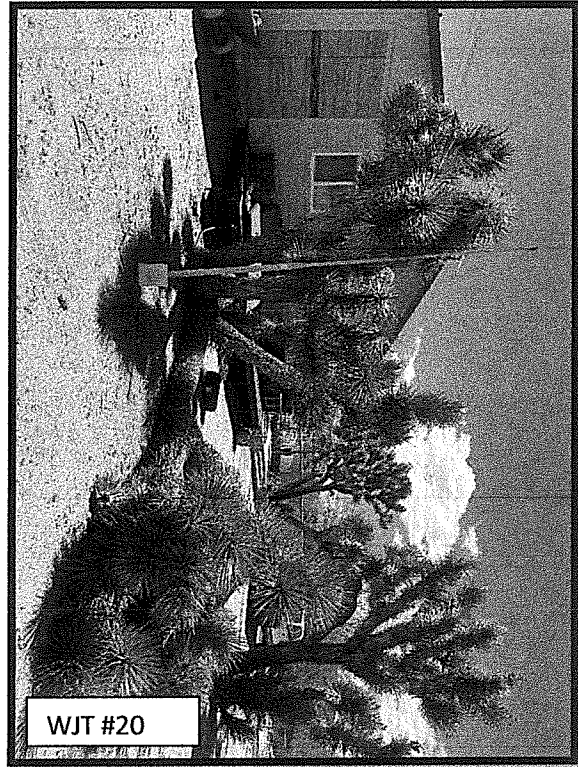
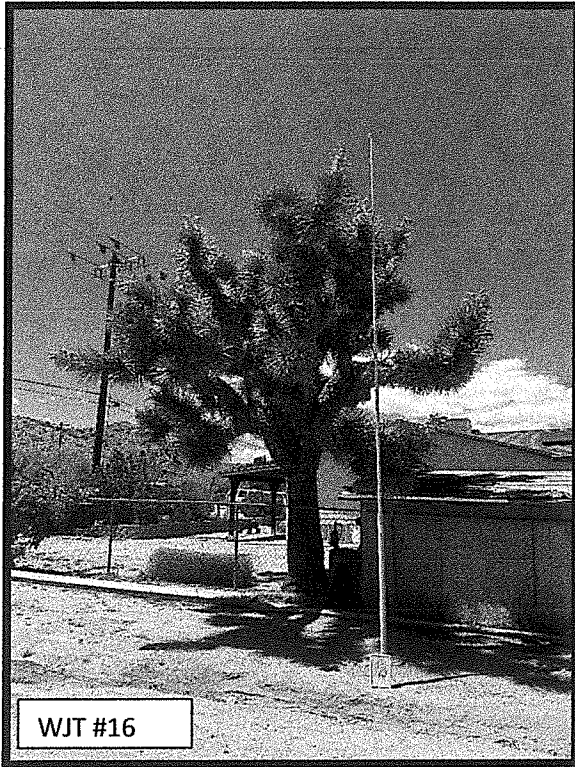
Those measures shall be:

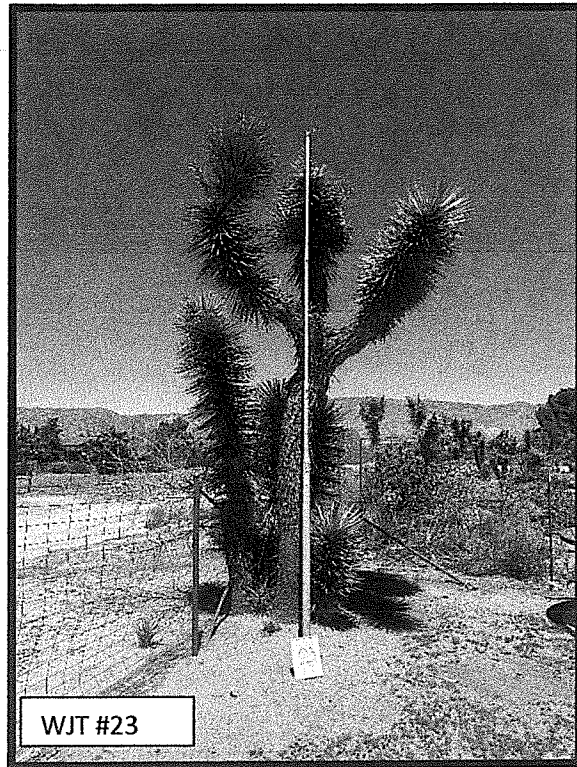
- 1) Erect a temporary western Joshua tree protection zone by encircling the tree with Orange Construction Snow/Safety Barrier Fence.
 - a. The fencing shall be placed at a radius of 5' from the base of the trunk of the tree or the distance of the longest arm/branch, whichever is greater.
- 2) The fencing should be at minimum 4' in height.
- 3) Steel T Post should be utilized.
- 4) Fencing should remain in place for the duration of construction.
- 5) Excavated soil shall not be stockpiled within tree protection zone.
- 6) Once construction is complete, fencing can be removed.
- 7) No work shall occur within the tree protection zone.

Photos of Western Joshua Trees Located within 40' of Proposed Construction





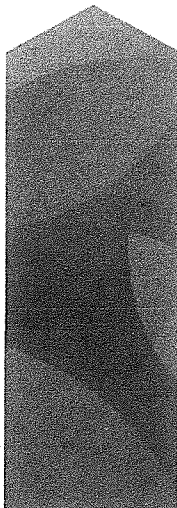
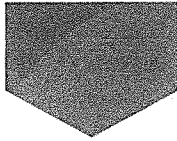




PO Box 7308, Riverside, California 92513 • PHONE 951-352-8383 • FAX 951-352-3655
I.S.A. CERTIFIED ARBORIST # WE 9690A

Arborist's Signature and Information

- Dillon Reynolds
 - License Information
 - ISA Certified Arborist WE9690A
 - Certified since 2012



The International Society of Arboriculture

Hereby Announces That

Dillon J. Reynolds

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan

Caitlyn Pollihan
CEO & Executive Director

12 March 2012

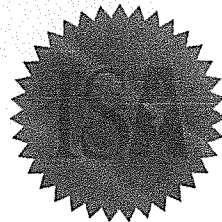
Issue Date

30 June 2027

Expiration Date

WE-9690A

Certification Number



Arborist's Limitations and Suggestions

1. Unless expressed otherwise information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection and the inspection is limited to visual examination of accessible items.
2. This inspection does not warranty or guarantee that the subject tree is free of defects from hidden or unapparent conditions expressed or implied. The conclusions of this report are derived from visual inspection only.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Possession of this report or copy thereof does not imply right of publication or use for any purpose by any other than the person to who, it is addressed, without the prior expressed written or verbal consent of the certified arborist.
5. The certified arborist shall not be required to give testimony or to attend court, provide additional services or attend meetings because of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract engagement.
6. Photographs, if provided in this report, being intended as visual aids, are not necessary to scale and should not be construed as engineering or architectural reports or surveys.
7. I hereby certify that the statements furnished above represent the data and information, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.



Dillon Reynolds
ISA Certified Arborist WE 9690A



Western Joshua Tree Policy & Information Handout

1.0 PURPOSE

The purpose of this Information Handout is to clarify the requirements related to work conducted in proximity to the western Joshua tree (*Yucca brevifolia*).

2.0 BACKGROUND

On September 22, 2020, the California Fish and Game Commission accepted for consideration a petition to list the western Joshua tree as a threatened or endangered species in the state of California. The western Joshua tree is now considered a candidate for listing. While the candidacy is under review by the state, the western Joshua tree will be protected as if it were a threatened or endangered species under the California Endangered Species Act (CESA). Under CESA, it is illegal to import, export, "take", possess, purchase, sell, or attempt to do any of those actions to species that are designated as threatened, endangered, or candidates for listing, unless authorized by permit by the California Department of Fish and Wildlife. With respect to the western Joshua tree, removal of a tree, or any part thereof, or impacts the seedbank surrounding one or more trees may result in "take" of the species which is prohibited by State law unless otherwise authorized. During this time, the Town of Yucca Valley cannot issue a permit to take (by removal, transplant, trimming or impacting any part of) any western Joshua tree.

3.0 DETERMINATION OF AVOIDANCE

Upon application for a ground disturbing permit, a determination of avoidance of the Western Joshua Tree will be required prior to proceeding with the project.

All ground disturbing, ministerial permit applications require a Report by a Desert Native Plant Specialist and re- certification of Report by a Desert Native Plant Specialist that the permitted ground disturbing activity was completed in conformance with the approved site plan and did not impact the Western Joshua Trees, prior to final inspection, unless there are no Western Joshua Trees within 75' of proposed ground disturbance as documented by the project applicant.

The responsible representative of the project must attend an in-office meeting with Town staff and confirm receipt and understanding of all State laws and Town regulations pertaining to the ground disturbing project activity. Meeting to be scheduled concurrent with permit issuance.

4.0 PRE-SITE INSPECTION PROCESS

A pre-site inspection may be performed by Planning and Building & Safety staff prior to commencement of permitted construction activity.

5.0 REPORT BY A DESERT NATIVE PLANT SPECIALIST

An applicant shall submit a report, prepared by a Desert Native Plant Specialist, unless exempt, to document avoidance of western Joshua tree take by the project. The report must contain the findings and avoidance recommendations of the Desert Native Plant Specialist, as well as a signature and all pertinent license/qualifications information.

5.1 REPORT BY APPLICANT IF EXEMPT

An applicant shall submit documentation, including printed photographs taken from each corner of ground disturbing area facing the center of the proposed project, and a signed statement that there are no Western Joshua Trees within 75' of proposed ground disturbance.

5.2 REQUIRED FINDINGS FOR DESERT NATIVE PLANT SPECIALIST

Clear Avoidance: Desert Native Plant Specialist determined that no western Joshua trees will be affected by the proposed grading/construction. For the Desert Native Plant Specialist to make this determination, there must be a forty (40) foot clearance between the area of disturbance and the trunk of any western Joshua tree.

Expert Determination of Avoidance: Desert Native Plant Specialist found that the proposed grading/construction is within forty (40) feet of a western Joshua tree, a determination from a Desert Native Plant Specialist shall be required to attest to and confirm avoidance of the western Joshua tree. The specialist's report may specify protective measures to ensure that the proposed grading/construction will avoid any impact constituting a take of any western Joshua tree.

State Permit Required for Take: If the Desert Native Plant Specialist determines that the proposed grading/construction would require a western Joshua tree take as defined above in 2.0, the project may be redesigned to avoid impact to the tree, or the applicant must obtain an Incidental Take Permit from the California Department of Fish and Wildlife before the project can proceed.

6.0 DEFINITION OF DESERT NATIVE PLANT SPECIALIST

A Desert Native Plant Specialist includes the following:

- a) A certified arborist;
- b) An individual with a four-year college degree in ecology or fish and wildlife related biological science and at least two years of professional experience with relocation or restoration native California desert vegetation; or

- c) An individual with at least five years professional experience with relocation or restoration of native California desert vegetation. Examples: Full-time professional nursery or landscape professional experience with native California desert plants, including western Joshua trees.

7.0 QUESTIONS AND COMMENTS

All inquiries about the protected status and take permits should be directed to the California Department of Fish and Wildlife: AskRegion6@wildlife.ca.gov

9.07.130: NATIVE LANDSCAPE DOCUMENTATION PACKAGE:

A. General Provisions: This section identifies the standards and requirements for native landscaping on residential developments.

Regulated desert native plants for all residential projects, include the following:

REGULATED DESERT NATIVE PLANTS

Botanical Name	Common Name
Yucca schidigera	Mojave yucca
Nolina parryi	Parry's nolina
Juniperus californica	California juniper
Yucca whipplei	Our Lord's candle
Pinus monophylla	Pinon pine

Pursuant to section 80117 of the state Food And Agricultural Code, the clearing or removal of native plants from a canal, lateral ditch, survey line, building site, or road or other right of way by the landowner or his agent, if the native plants are not to be transported from the land or offered for sale, are not subject to state regulations. For plants regulated by the state to be transplanted off site, the town shall issue permits for their relocation in accordance with this chapter.

B. Scope:

1. Provisions: The provisions of this section shall apply to all land within the town of Yucca Valley.

a. It is prohibited for any individual or entity to remove, transplant, damage, disturb, or destroy any part of any regulated desert native plant, except its fruit, from any privately or publicly owned piece of land in the town of Yucca Valley, without first obtaining a regulated desert native plant permit from the town, unless said activity is exempt from the requirement to first obtain a regulated desert native plant permit.

b. It is prohibited for any individual or entity to remove or damage all or part of any regulated desert native plant on another property without first obtaining written permission from the landowner and an approved regulated desert native plant permit. It is unlawful for any person to falsify any document offered as evidence of permission to enter upon the property of another to remove all or parts of a regulated desert native plant, whether it is alive or dead.

c. It is prohibited for any individual or entity, unless exempted by this section, to destroy, dig up, mutilate or to possess any regulated desert native plant, including the living parts of such, unless the regulated desert native plant was disturbed under a regulated desert native plant permit. Any individual or entity shall exhibit the regulated desert native plant permit upon request for inspection by any duly authorized entity as described in this section.

d. The commercial harvesting of regulated desert native plants is prohibited.

2. Exceptions: The following are exempt from the provisions of this section:

a. The removal and transplanting on and off site of regulated desert native plants on and from lands owned by the United States government or any federal agency, the state of California, the county of San Bernardino, the town of Yucca Valley, and all special districts.

b. The removal and transplanting on and off site of regulated desert native plants required by other codes, ordinances or laws of the town of Yucca Valley, county of San Bernardino, the state of California or the United States government or any federal agency.

c. The removal and transplanting on and off site of regulated desert native plants which are an immediate threat to the public health, safety or welfare, as determined by the planning division.

d. Removal as part of a bona fide agricultural activity as determined by the town that is:

- (1) Served by a water distribution system adequate for the proper operation of such activity; and/or
- (2) Conducted under a land conservation contract; and/or
- (3) An existing agricultural activity; and/or

(4) A proposed bona fide agricultural activity if the planning division is given thirty (30) days' written notice of the removal describing the location of the land and the nature of the proposed activity. The planning division shall notify the landowner in writing prior to the lapse of the thirty (30) day period if, in the opinion of the planning division the activity is not a bona fide agricultural activity or else the activity shall be deemed bona fide.

e. Destruction or removal of a regulated desert native plant that has died from natural causes or that has been destroyed by fire or other natural disasters.

f. Any regulated desert native plant that is within the building footprint and within twenty feet (20') of the building footprint of an existing structure and for new infill residential development, as determined by the planning division.

g. When removal is required by any public utility subject to jurisdiction of the public utilities commission or any other constituted public agency, including franchised cable TV, to establish or maintain safe operation of facilities under their jurisdiction.

3. Permit Required: A native plant permit shall be required for the removal and transplanting on and off site of any regulated desert native plants identified in this section.

a. A regulated native plant permit application shall be submitted to and approved by the town prior to the removal and transplanting on and off site of any regulated desert native plant.

b. The regulated native plant permit application shall include the following information:

(1) The botanical and common name of the regulated desert native plant.

(2) A native plant survey showing the precise location of each regulated desert native plant.

(3) The trunk or stem diameter of each regulated desert native plant.

(4) The height of each regulated desert native plant.

(5) The health or condition of the regulated desert native plant, including the identification of those regulated desert native plants that are not likely to survive transplanting procedures.

(6) The proposed placement or disposition of the regulated desert native plant, i.e., transplant on site, adopt off site, remove, etc.

(7) Additional information that may be required based upon the individual application.

C. Single-Family Residential Infill, Existing Single-Family Residences And Multi-Family Residential Three Units Or Less:

1. A regulated desert native plant permit application shall be submitted to the planning division at the time of filing a building or grading permit application for development of infill residential lots unless exempt.

2. A regulated desert plant permit application shall be submitted to the planning division for removal or relocation on or off site when the property owner is proposing improvements to the property including swimming pools, swing sets, horse arenas, other animal keeping activities, basketball courts, tennis courts, recreational or other vehicle parking, driveways and access, play areas, accessory structures, and other uses typical to single- family residences.

3. The regulated desert native plant application documentation shall contain the following information:

a. Printed photographs depicting the proposed native plant that is to be removed or transplanted. The photographs must clearly show the location, size of the subject plant, and its surroundings. At minimum, the surrounding area photographs shall include two (2) different views of the subject plant.

b. A plot plan is required in order to show location of regulated desert native plants proposed to be removed, transplanted, or retained in its native location. The plot plan shall clearly demonstrate that the property meets the standards in table 1 of this section.

4. Written permission from the property owner(s) authorizing the proposed removal or relocation of regulated desert native plants from the property.

5. The property owner may attempt to retain as many regulated desert native plants in their native location as possible. The property owner may also attempt to transplant or relocate as many regulated desert native plants as possible on site. The property shall comply with the minimum standards specified in table 1 of this section.

6. Those regulated desert native plants identified in the permit application to not remain on site following development, and which are not incorporated into a project's landscaping plan, may be available for adoption at the property owner's discretion.

7. The following chart establishes the minimum undisturbed area that shall be provided:

TABLE 1

Lot Size	Required Undisturbed Area
Up to 2.49 acres	No mandate, incentives only
2.5 to 4.99 acres	A minimum of 5% of the lot shall remain undisturbed
5+ acres	A minimum of 10% of the lot shall remain undisturbed

8. Single-family residential infill development in the rural living residential land use district, which exceed the minimum required undisturbed area from table 1 of this section by a minimum of ten percent (10%), shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 2 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 2

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	15'	13.5'
Arterial/collector street side setback	25'	22.5'
Local street side setback	25'	22.5'
Lot dimensions	150'/150'	135'/135'
Lot coverage	20%	22%

9. Single-family residential infill development in the single- family residential land use district which voluntarily retains ten percent (10%) undisturbed area shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 3 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 3

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	5'/10'	4.5'/9'
Arterial/collector street side setback	25'	22.5'
Local street side setback	15'	13.5'
Lot dimensions	60'/100'	54'/90'
Lot coverage	40%	44%

10. Single-family residential infill development in the residential-hillside reserve land use district which exceeds the minimum required undisturbed area from table 1 of this section by a minimum of ten percent (10%) and provide documentation that the applicant has attended educational training on native plants shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 4 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 4

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on minimum lot size required
Front setback	75'	67.5'
Side/rear setbacks	75'	67.5'
Arterial/collector street side setback	75'	67.5'
Local street side setback	75'	67.5'

D. Regulated Desert Native Plant Removal Procedures For All New Residential Subdivisions And Multi-Family Four Units Or More: Single-family residential subdivisions and multi-family four (4) units or more, shall be allowed to transplant on and off site and to remove all regulated desert native plants from their native locations within the property boundaries, pursuant to the following development standards and requirements:

1. Application Submission: A regulated desert native plant permit application shall be submitted to the planning division at the time of filing land use applications for development of residential subdivision projects. Land use applications for residential subdivision projects may include, but are not limited to, planned developments, specific plans, parcel and tract

map applications, grading permit applications, building permit applications, and any other applications necessary for town authorization of land disturbing or development activity. The planning commission shall review and approve all native plant applications for residential subdivisions.

2. Application Information: The regulated desert native plant application documentation shall contain the following information:
 - a. The botanical and common name of the regulated desert native plant.
 - b. The precise location of each regulated desert native plant.
 - c. The trunk or stem diameter of each regulated desert native plant.
 - d. The height of each regulated desert native plant.
 - e. The health or condition of the regulated desert native plant, including the identification of those regulated desert native plants that are not likely to survive transplanting procedures.
 - f. The proposed placement or disposition of the regulated desert native plant, i.e., transplant on site, adopt off site, remove, etc. The plans for the regulated desert native plant survey shall be no smaller than twenty four inches by thirty six inches (24" x 36") unless otherwise approved by the planning division.

3. Transplanting Off Site And On Site: All regulated desert native plants identified in the regulated desert native plant survey as likely to survive transplanting shall be made available for adoption or shall be transplanted on site as part of the project's landscaping plan. All native plant permit applications shall illustrate maximum utilization of regulated desert native plants in the project's landscaping plan. It is strongly encouraged that all *Yucca brevifolia* (Joshua trees) identified for adoption and transplantation be relocated through the use of an adequately sized tree spade.

4. Adoption: Those regulated desert native plants identified in the regulated desert native plant survey as likely to survive transplanting procedures, and which are not incorporated into a project's landscaping plan, shall be available for adoption pursuant to this section to the general public for an adoption period of thirty (30) days, or until all available plants have been adopted, whichever is sooner, prior to any other ground disturbing activity on the project site. A thirty (30) day noticing and signage period is required which noticing period may begin prior to issuance of the regulated desert native plant permit.

5. Removal: Those regulated desert native plants not incorporated into a project's landscaping plan and not adopted during the thirty (30) day adoption period are allowed to be removed.

6. Table 5: The following additional standards shall apply to all new residential subdivisions:

TABLE 5

Proposed Lot Size	Required Undisturbed Area
Up to 2.49 acres	None required, incentives only
2.5 to 4.99 acres	A minimum of 5% of the project site shall remain undisturbed
5+ acres	A minimum of 10% of the project site shall remain undisturbed

7. Table 6: New residential subdivisions in the rural living land use districts, which exceed the minimum required undisturbed area from table 5 of this section by a minimum of ten percent (10%), and provide documentation that the applicant has attended educational training on native plants shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 6 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 6

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	15'	13.5'
Arterial/collector street side setback	50'	45'
Local street side setback	25'	22.5'
Lot dimensions	150'/150'	135'/135'
Lot coverage	20%	22%

8. Table 7: New residential subdivisions in the single-family residential land use districts which exceed the minimum required undisturbed area from table 5 of this section by a minimum of ten percent (10%) shall be allowed up to a ten percent (10%) deviation of all development code standards including:

TABLE 7

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	5'/10'	4.5'/9'
Arterial/collector street side setback	25'	22.5'
Local street side setback	15'	13.5'
Lot dimensions	60'/100'	54'/90'
Lot coverage	40%	44%

9. Table 8: New residential subdivisions in the residential- hillside reserve land use district, which exceed the minimum required undisturbed area from table 5 of this section by a minimum of ten percent (10%), and provide documentation that the applicant has attended educational training on native plants shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 8 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 8

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on minimum lot size required
Front setback	75'	67.5'
Side/rear setbacks	75'	67.5'
Arterial/collector street side setback	75'	67.5'
Local street side setback	75'	67.5'

TABLE 9

Typical Standards For Multi-Family Projects		Deviations Permitted
	Residential Multi-Family RM	Residential Multi-Family RM
Typical Standards For Multi-Family Projects		Deviations Permitted
	Residential Multi-Family RM	Residential Multi-Family RM
Front setback	25'	22.5'
Side/rear setback	10'/10' (per story)	9'/9' (per story)
Arterial/collector street side setback	35'	31.5'
Local street side setback	25'	22.5'
Lot coverage	60%	66%
Parking	Varies	10% reduction of total parking not to include handicap stalls

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Evan Willoughby, Assistant Planner

Date: September 17, 2025

Meeting Date: September 23, 2025

Subject: Native Plant Permit (NPP) 094-25 @ 57459 Warren Way

Recommendation:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 094-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

Prior Review:

There has been no prior review.

Discussion:

Applicant: 2001 Bellevue LLC
Address: 57459 Warren Way
APN: 0595-381-21
Zoning: Residential, Single-Family (R-S-2)
Parcel Size: 0.50 acres

Native Plant Permit Application and Desert Native Plant Specialist Report

Application has been filed with the Town for proposed residential construction. As part of that process, a native plant permit application and desert native plant specialist report have been submitted to the Town.

Chapter 9.07 Residential and Hillside Reserve Districts, Section 9.07.130 (B)(1)(a):
It is prohibited for any individual or entity to remove, transplant, damage, disturb, or destroy any part of any regulated desert native plant, except its fruit, from any privately or publicly owned piece of land in the Town of Yucca Valley, without first obtaining a regulated desert

native plant permit from the town, unless said activity is exempt from the requirement to first obtain a regulated desert native plant permit.

The Town's 2084 Permit from the State Fish and Game Commission expired on May 9, 2022. The 2084 permit established rules such as the ten (10') foot distance from a Western Joshua Tree (WJT) for ground disturbing activity, as well as created the ability for the Town to issue take permits to remove and transplant the WJT, etc. The 2084 Permit authorization expired, and those rules and standards no longer exist for the Town.

Current procedures for all ground disturbing, ministerial building permits are listed in the attached documents. In addition to the standard Native Plant Permit application submittal, all ground disturbing, ministerial building permit applications must comply with the provisions of the attached handout. All ground disturbing project activities must be accounted for in the determination of avoidance of the WJT.

Ground disturbing, ministerial building permit applications require a Report by a Desert Native Plant Specialist, Pre-Site Inspection prior to permitted construction activity, and re-certification of Report by a Desert Native Plant Specialist that the permitted ground disturbing activity was completed in conformance with the approved site plan and did not impact the Western Joshua Trees, prior to final inspection.

Building permit applications for sewer connections are exempt from pre-site inspection and pre-site inspection fees.

Nothing in this Western Joshua Tree Policy and Information Handout exempts building permit applicants from following State or Federal law.

The Town modeled these standards after other agencies, such as San Bernardino County and the Town of Apple Valley, who have not been challenged by State Fish and Wildlife in the implementation of these standards and procedures, and therefore the required protection of the WJT.

The plot plan and desert native plant specialist letter are attached to this staff report.

The Development Code section cited above is ministerial.

- Staff-level decision; forwarded to Planning Commission at this time;
- Little or no personal/subjective judgment;
- Use of fixed standards or objective measurements;
- No public notice required by the Development Code.

The Development Code does not provide for discretion of this permit application.

The application is consistent with the standards established by the Code and therefore must be approved by the Town.

Alternatives

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

Fiscal Impact:

N/A

Attachments

1. NPP 094-25 @ 57459 Warren Way - 2001 Bellevue LLC - Application
2. Western Joshua Tree Policy & Information Handout - Updated 6.11.2024
3. Section 9.07.130 Native Landscape Documentation Package



Native Plant Permit Application

Date Received 7.10.2025
Case NPP 094-25
By CV
Paid \$85.00

General Information

APPLICANT 2001 Bellevue LLC Phone 216 386 8978
Mailing Address 7490 Bonita Tr Email LIAM@the-snider-company.com
City Yucca Valley State CA Zip 92284
PROPERTY OWNER _____ Phone _____
Mailing Address _____ Email _____
City _____ State _____
Zip _____ Address/Location of Plants 57459 Warren Way
Desert Native Plant Specialist Arbor Pro

Project Information

New SFR

TYPE OF PLANT	# OF PLANTS BEING DESTROYED	# BEING RELOCATED		# BEING PROTECTED IN PLACE	# BEING TRIMMED	HEIGHT	DIAMETER	MITIGATION FEE FOR RELOCATE OR REMOVAL
		ON-SITE	OFF-SITE					
MOJAVE YUCCA	<u>0</u>							
OUR LORDS CANDLE	<u>0</u>							
CALIFORNIA JUNIPER	<u>0</u>							
PINON PINE	<u>0</u>							
PARRY'S NOLINA	<u>0</u>							

Reason for relocation or removal None

Property owner signature [Signature] Date 7/10/25

Staff Use Only

Issuance Date: _____ Issued By: _____

Approved as shown on plot plan _____ photos _____ Total Fees: _____

Denied _____ Reason for Denial _____



SIDE VIEW



FRONT VIEW



June 18, 2025

Margaret Snider
57459 Warren Way
Yucca Valley, Ca 92284
msnider@sniderinterests.com

RE: Joshua tree location inspection

To whom it may concern:

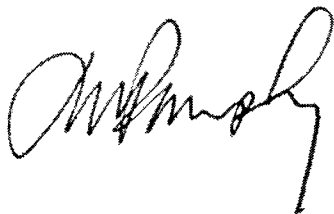
Following are the Joshua tree inspection findings for
57459 Warren Way, Yucca Valley, Ca:

- 1) The Joshua tree is approximately 9' west of the proposed sewer line, 18' northwest of the proposed driveway A, and 44' northwest of the proposed driveway B.
- 2) The Joshua tree is approximately 8' west of the proposed sewer line, 17' northwest of the proposed driveway A, and 42' northwest of the proposed driveway B.
- 3) The Joshua tree is approximately 9' west of the proposed sewer line, 17' northwest of the proposed driveway A, and 43' northwest of the proposed driveway B.
- 4) The Joshua tree is approximately 12' west of the proposed sewer line, 20' northwest of the proposed driveway A, and 45' northwest of the proposed driveway B.
- 5) The Joshua tree is approximately 12' west of the proposed sewer line, 12' northwest of the proposed driveway A, and 21' northwest of the proposed carport.
- 6) The Joshua tree is approximately 13' east of the proposed driveway A, 13' east of the proposed carport, 16' east of the proposed sewer line, 26' northwest of the proposed structure, 31' west of the proposed driveway B, and 50' west of the proposed water line.
- 7) The Joshua tree is approximately 9' north of the proposed structure, 14' northeast of the proposed sewer line, 21' west of the proposed driveway B, 23' east of the proposed carport, 26' southeast of the proposed driveway A, and 40' west of the proposed water line.
- 8) The Joshua tree is approximately 9' west of the proposed driveway B, 19' north of the proposed structure, 28' west of the proposed water line, 28' northeast of the proposed sewer line, 33' east of the proposed carport, and 33' southeast of the proposed driveway A.
- 9) The Joshua tree is approximately 9' west of the proposed structure, 14' southwest of the proposed sewer line, 28' southeast of the proposed carport, 31' northwest of the proposed ADU, 40' southwest of the proposed driveway B, and 46' southeast of the proposed driveway A.
- 10) The Joshua tree is approximately 29' south of the proposed ADU.
- 11) The Joshua tree is approximately 30' south of the proposed ADU.
- 12) The Joshua tree is approximately 33' south of the proposed ADU.
- 13) The Joshua tree is approximately 11' northeast of the proposed driveway B, 15' northwest of the proposed waterline, and 33' northeast of the proposed driveway A.

- 14) The Joshua tree is approximately 14' northeast of the proposed driveway B, 14' northwest of the proposed water line, and 36' northeast of the proposed driveway A.
- 15) The Joshua tree is approximately 14' northeast of the proposed driveway B, 14' northwest of the proposed water line, and 36' northeast of the proposed driveway A.
- 16) The Joshua tree is approximately 13' northwest of the proposed water line, 15' northeast of the proposed driveway B, and 37' northeast of the proposed driveway A.
- 17) The Joshua tree is approximately 15' northwest of the proposed water line, 17' northeast of the proposed driveway B, and 39' northeast of the proposed driveway A.
- 18) The Joshua tree is approximately 16' northeast of the proposed driveway B, 16' northwest of the proposed water line, and 38' northeast of the proposed driveway A.
- 19) The Joshua tree is approximately 15' northeast of the proposed driveway B, 17' northwest of the proposed water line, and 37' northeast of the proposed driveway A.
- 20) The Joshua tree is approximately 14' northeast of the proposed driveway B, 15' northwest of the proposed water line, and 36' northeast of the proposed driveway A.
- 21) The Joshua tree is approximately 16' northeast of the proposed driveway B, 17' northwest of the proposed water line, and 38' northeast of the proposed driveway A.
- 22) The Joshua tree is approximately 18' northeast of the proposed driveway B, 19' northwest of the proposed water line, and 40' northeast of the proposed driveway A.

It is my opinion that the proposed construction will pose no threat to the health of any Joshua trees. However, I do recommend that a 5' circle of orange fencing be placed around all Joshua trees within 40' of any proposed construction, to protect the Joshua trees and the rootzone.

Sincerely,

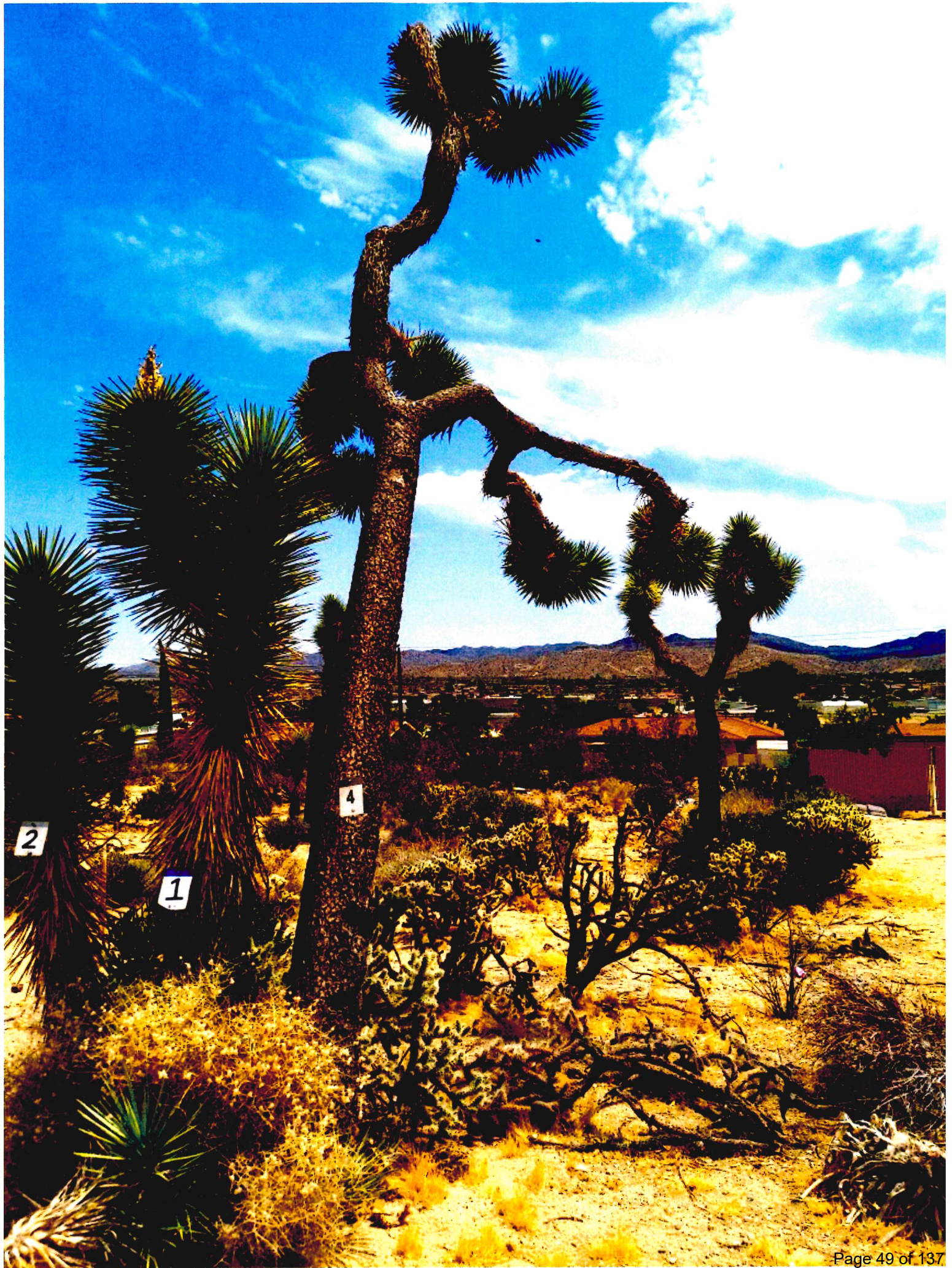
A handwritten signature in black ink, appearing to read 'Michael Murphy', with a stylized, cursive script.

Michael Murphy

C-27 Contractors License # 799469

Certified Arborist # WE-4587A



























Western Joshua Tree Policy & Information Handout

1.0 PURPOSE

The purpose of this Information Handout is to clarify the requirements related to work conducted in proximity to the western Joshua tree (*Yucca brevifolia*).

2.0 BACKGROUND

On September 22, 2020, the California Fish and Game Commission accepted for consideration a petition to list the western Joshua tree as a threatened or endangered species in the state of California. The western Joshua tree is now considered a candidate for listing. While the candidacy is under review by the state, the western Joshua tree will be protected as if it were a threatened or endangered species under the California Endangered Species Act (CESA). Under CESA, it is illegal to import, export, "take", possess, purchase, sell, or attempt to do any of those actions to species that are designated as threatened, endangered, or candidates for listing, unless authorized by permit by the California Department of Fish and Wildlife. With respect to the western Joshua tree, removal of a tree, or any part thereof, or impacts the seedbank surrounding one or more trees may result in "take" of the species which is prohibited by State law unless otherwise authorized. During this time, the Town of Yucca Valley cannot issue a permit to take (by removal, transplant, trimming or impacting any part of) any western Joshua tree.

3.0 DETERMINATION OF AVOIDANCE

Upon application for a ground disturbing permit, a determination of avoidance of the Western Joshua Tree will be required prior to proceeding with the project.

All ground disturbing, ministerial permit applications require a Report by a Desert Native Plant Specialist and re- certification of Report by a Desert Native Plant Specialist that the permitted ground disturbing activity was completed in conformance with the approved site plan and did not impact the Western Joshua Trees, prior to final inspection, unless there are no Western Joshua Trees within 75' of proposed ground disturbance as documented by the project applicant.

The responsible representative of the project must attend an in-office meeting with Town staff and confirm receipt and understanding of all State laws and Town regulations pertaining to the ground disturbing project activity. Meeting to be scheduled concurrent with permit issuance.

4.0 PRE-SITE INSPECTION PROCESS

A pre-site inspection may be performed by Planning and Building & Safety staff prior to commencement of permitted construction activity.

5.0 REPORT BY A DESERT NATIVE PLANT SPECIALIST

An applicant shall submit a report, prepared by a Desert Native Plant Specialist, unless exempt, to document avoidance of western Joshua tree take by the project. The report must contain the findings and avoidance recommendations of the Desert Native Plant Specialist, as well as a signature and all pertinent license/qualifications information.

5.1 REPORT BY APPLICANT IF EXEMPT

An applicant shall submit documentation, including printed photographs taken from each corner of ground disturbing area facing the center of the proposed project, and a signed statement that there are no Western Joshua Trees within 75' of proposed ground disturbance.

5.2 REQUIRED FINDINGS FOR DESERT NATIVE PLANT SPECIALIST

Clear Avoidance: Desert Native Plant Specialist determined that no western Joshua trees will be affected by the proposed grading/construction. For the Desert Native Plant Specialist to make this determination, there must be a forty (40) foot clearance between the area of disturbance and the trunk of any western Joshua tree.

Expert Determination of Avoidance: Desert Native Plant Specialist found that the proposed grading/construction is within forty (40) feet of a western Joshua tree, a determination from a Desert Native Plant Specialist shall be required to attest to and confirm avoidance of the western Joshua tree. The specialist's report may specify protective measures to ensure that the proposed grading/construction will avoid any impact constituting a take of any western Joshua tree.

State Permit Required for Take: If the Desert Native Plant Specialist determines that the proposed grading/construction would require a western Joshua tree take as defined above in 2.0, the project may be redesigned to avoid impact to the tree, or the applicant must obtain an Incidental Take Permit from the California Department of Fish and Wildlife before the project can proceed.

6.0 DEFINITION OF DESERT NATIVE PLANT SPECIALIST

A Desert Native Plant Specialist includes the following:

- a) A certified arborist;
- b) An individual with a four-year college degree in ecology or fish and wildlife related biological science and at least two years of professional experience with relocation or restoration native California desert vegetation; or

- c) An individual with at least five years professional experience with relocation or restoration of native California desert vegetation. Examples: Full-time professional nursery or landscape professional experience with native California desert plants, including western Joshua trees.

7.0 QUESTIONS AND COMMENTS

All inquiries about the protected status and take permits should be directed to the California Department of Fish and Wildlife: AskRegion6@wildlife.ca.gov

9.07.130: NATIVE LANDSCAPE DOCUMENTATION PACKAGE:

A. General Provisions: This section identifies the standards and requirements for native landscaping on residential developments.

Regulated desert native plants for all residential projects, include the following:

REGULATED DESERT NATIVE PLANTS

Botanical Name	Common Name
Yucca schidigera	Mojave yucca
Nolina parryi	Parry's nolina
Juniperus californica	California juniper
Yucca whipplei	Our Lord's candle
Pinus monophylla	Pinon pine

Pursuant to section 80117 of the state Food And Agricultural Code, the clearing or removal of native plants from a canal, lateral ditch, survey line, building site, or road or other right of way by the landowner or his agent, if the native plants are not to be transported from the land or offered for sale, are not subject to state regulations. For plants regulated by the state to be transplanted off site, the town shall issue permits for their relocation in accordance with this chapter.

B. Scope:

1. Provisions: The provisions of this section shall apply to all land within the town of Yucca Valley.

a. It is prohibited for any individual or entity to remove, transplant, damage, disturb, or destroy any part of any regulated desert native plant, except its fruit, from any privately or publicly owned piece of land in the town of Yucca Valley, without first obtaining a regulated desert native plant permit from the town, unless said activity is exempt from the requirement to first obtain a regulated desert native plant permit.

b. It is prohibited for any individual or entity to remove or damage all or part of any regulated desert native plant on another property without first obtaining written permission from the landowner and an approved regulated desert native plant permit. It is unlawful for any person to falsify any document offered as evidence of permission to enter upon the property of another to remove all or parts of a regulated desert native plant, whether it is alive or dead.

c. It is prohibited for any individual or entity, unless exempted by this section, to destroy, dig up, mutilate or to possess any regulated desert native plant, including the living parts of such, unless the regulated desert native plant was disturbed under a regulated desert native plant permit. Any individual or entity shall exhibit the regulated desert native plant permit upon request for inspection by any duly authorized entity as described in this section.

d. The commercial harvesting of regulated desert native plants is prohibited.

2. Exceptions: The following are exempt from the provisions of this section:

a. The removal and transplanting on and off site of regulated desert native plants on and from lands owned by the United States government or any federal agency, the state of California, the county of San Bernardino, the town of Yucca Valley, and all special districts.

b. The removal and transplanting on and off site of regulated desert native plants required by other codes, ordinances or laws of the town of Yucca Valley, county of San Bernardino, the state of California or the United States government or any federal agency.

c. The removal and transplanting on and off site of regulated desert native plants which are an immediate threat to the public health, safety or welfare, as determined by the planning division.

d. Removal as part of a bona fide agricultural activity as determined by the town that is:

- (1) Served by a water distribution system adequate for the proper operation of such activity; and/or
- (2) Conducted under a land conservation contract; and/or
- (3) An existing agricultural activity; and/or

(4) A proposed bona fide agricultural activity if the planning division is given thirty (30) days' written notice of the removal describing the location of the land and the nature of the proposed activity. The planning division shall notify the landowner in writing prior to the lapse of the thirty (30) day period if, in the opinion of the planning division the activity is not a bona fide agricultural activity or else the activity shall be deemed bona fide.

e. Destruction or removal of a regulated desert native plant that has died from natural causes or that has been destroyed by fire or other natural disasters.

f. Any regulated desert native plant that is within the building footprint and within twenty feet (20') of the building footprint of an existing structure and for new infill residential development, as determined by the planning division.

g. When removal is required by any public utility subject to jurisdiction of the public utilities commission or any other constituted public agency, including franchised cable TV, to establish or maintain safe operation of facilities under their jurisdiction.

3. Permit Required: A native plant permit shall be required for the removal and transplanting on and off site of any regulated desert native plants identified in this section.

a. A regulated native plant permit application shall be submitted to and approved by the town prior to the removal and transplanting on and off site of any regulated desert native plant.

b. The regulated native plant permit application shall include the following information:

(1) The botanical and common name of the regulated desert native plant.

(2) A native plant survey showing the precise location of each regulated desert native plant.

(3) The trunk or stem diameter of each regulated desert native plant.

(4) The height of each regulated desert native plant.

(5) The health or condition of the regulated desert native plant, including the identification of those regulated desert native plants that are not likely to survive transplanting procedures.

(6) The proposed placement or disposition of the regulated desert native plant, i.e., transplant on site, adopt off site, remove, etc.

(7) Additional information that may be required based upon the individual application.

C. Single-Family Residential Infill, Existing Single-Family Residences And Multi-Family Residential Three Units Or Less:

1. A regulated desert native plant permit application shall be submitted to the planning division at the time of filing a building or grading permit application for development of infill residential lots unless exempt.

2. A regulated desert plant permit application shall be submitted to the planning division for removal or relocation on or off site when the property owner is proposing improvements to the property including swimming pools, swing sets, horse arenas, other animal keeping activities, basketball courts, tennis courts, recreational or other vehicle parking, driveways and access, play areas, accessory structures, and other uses typical to single- family residences.

3. The regulated desert native plant application documentation shall contain the following information:

a. Printed photographs depicting the proposed native plant that is to be removed or transplanted. The photographs must clearly show the location, size of the subject plant, and its surroundings. At minimum, the surrounding area photographs shall include two (2) different views of the subject plant.

b. A plot plan is required in order to show location of regulated desert native plants proposed to be removed, transplanted, or retained in its native location. The plot plan shall clearly demonstrate that the property meets the standards in table 1 of this section.

4. Written permission from the property owner(s) authorizing the proposed removal or relocation of regulated desert native plants from the property.

5. The property owner may attempt to retain as many regulated desert native plants in their native location as possible. The property owner may also attempt to transplant or relocate as many regulated desert native plants as possible on site. The property shall comply with the minimum standards specified in table 1 of this section.

6. Those regulated desert native plants identified in the permit application to not remain on site following development, and which are not incorporated into a project's landscaping plan, may be available for adoption at the property owner's discretion.

7. The following chart establishes the minimum undisturbed area that shall be provided:

TABLE 1

Lot Size	Required Undisturbed Area
Up to 2.49 acres	No mandate, incentives only
2.5 to 4.99 acres	A minimum of 5% of the lot shall remain undisturbed
5+ acres	A minimum of 10% of the lot shall remain undisturbed

8. Single-family residential infill development in the rural living residential land use district, which exceed the minimum required undisturbed area from table 1 of this section by a minimum of ten percent (10%), shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 2 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 2

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	15'	13.5'
Arterial/collector street side setback	25'	22.5'
Local street side setback	25'	22.5'
Lot dimensions	150'/150'	135'/135'
Lot coverage	20%	22%

9. Single-family residential infill development in the single- family residential land use district which voluntarily retains ten percent (10%) undisturbed area shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 3 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 3

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	5'/10'	4.5'/9'
Arterial/collector street side setback	25'	22.5'
Local street side setback	15'	13.5'
Lot dimensions	60'/100'	54'/90'
Lot coverage	40%	44%

10. Single-family residential infill development in the residential-hillside reserve land use district which exceeds the minimum required undisturbed area from table 1 of this section by a minimum of ten percent (10%) and provide documentation that the applicant has attended educational training on native plants shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 4 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 4

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on minimum lot size required
Front setback	75'	67.5'
Side/rear setbacks	75'	67.5'
Arterial/collector street side setback	75'	67.5'
Local street side setback	75'	67.5'

D. Regulated Desert Native Plant Removal Procedures For All New Residential Subdivisions And Multi-Family Four Units Or More: Single-family residential subdivisions and multi-family four (4) units or more, shall be allowed to transplant on and off site and to remove all regulated desert native plants from their native locations within the property boundaries, pursuant to the following development standards and requirements:

1. Application Submission: A regulated desert native plant permit application shall be submitted to the planning division at the time of filing land use applications for development of residential subdivision projects. Land use applications for residential subdivision projects may include, but are not limited to, planned developments, specific plans, parcel and tract

map applications, grading permit applications, building permit applications, and any other applications necessary for town authorization of land disturbing or development activity. The planning commission shall review and approve all native plant applications for residential subdivisions.

2. Application Information: The regulated desert native plant application documentation shall contain the following information:
 - a. The botanical and common name of the regulated desert native plant.
 - b. The precise location of each regulated desert native plant.
 - c. The trunk or stem diameter of each regulated desert native plant.
 - d. The height of each regulated desert native plant.
 - e. The health or condition of the regulated desert native plant, including the identification of those regulated desert native plants that are not likely to survive transplanting procedures.
 - f. The proposed placement or disposition of the regulated desert native plant, i.e., transplant on site, adopt off site, remove, etc. The plans for the regulated desert native plant survey shall be no smaller than twenty four inches by thirty six inches (24" x 36") unless otherwise approved by the planning division.

3. Transplanting Off Site And On Site: All regulated desert native plants identified in the regulated desert native plant survey as likely to survive transplanting shall be made available for adoption or shall be transplanted on site as part of the project's landscaping plan. All native plant permit applications shall illustrate maximum utilization of regulated desert native plants in the project's landscaping plan. It is strongly encouraged that all *Yucca brevifolia* (Joshua trees) identified for adoption and transplantation be relocated through the use of an adequately sized tree spade.

4. Adoption: Those regulated desert native plants identified in the regulated desert native plant survey as likely to survive transplanting procedures, and which are not incorporated into a project's landscaping plan, shall be available for adoption pursuant to this section to the general public for an adoption period of thirty (30) days, or until all available plants have been adopted, whichever is sooner, prior to any other ground disturbing activity on the project site. A thirty (30) day noticing and signage period is required which noticing period may begin prior to issuance of the regulated desert native plant permit.

5. Removal: Those regulated desert native plants not incorporated into a project's landscaping plan and not adopted during the thirty (30) day adoption period are allowed to be removed.

6. Table 5: The following additional standards shall apply to all new residential subdivisions:

TABLE 5

Proposed Lot Size	Required Undisturbed Area
Up to 2.49 acres	None required, incentives only
2.5 to 4.99 acres	A minimum of 5% of the project site shall remain undisturbed
5+ acres	A minimum of 10% of the project site shall remain undisturbed

7. Table 6: New residential subdivisions in the rural living land use districts, which exceed the minimum required undisturbed area from table 5 of this section by a minimum of ten percent (10%), and provide documentation that the applicant has attended educational training on native plants shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 6 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 6

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	15'	13.5'
Arterial/collector street side setback	50'	45'
Local street side setback	25'	22.5'
Lot dimensions	150'/150'	135'/135'
Lot coverage	20%	22%

8. Table 7: New residential subdivisions in the single-family residential land use districts which exceed the minimum required undisturbed area from table 5 of this section by a minimum of ten percent (10%) shall be allowed up to a ten percent (10%) deviation of all development code standards including:

TABLE 7

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	5'/10'	4.5'/9'
Arterial/collector street side setback	25'	22.5'
Local street side setback	15'	13.5'
Lot dimensions	60'/100'	54'/90'
Lot coverage	40%	44%

9. Table 8: New residential subdivisions in the residential- hillside reserve land use district, which exceed the minimum required undisturbed area from table 5 of this section by a minimum of ten percent (10%), and provide documentation that the applicant has attended educational training on native plants shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 8 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 8

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on minimum lot size required
Front setback	75'	67.5'
Side/rear setbacks	75'	67.5'
Arterial/collector street side setback	75'	67.5'
Local street side setback	75'	67.5'

TABLE 9

Typical Standards For Multi-Family Projects		Deviations Permitted
	Residential Multi-Family RM	Residential Multi-Family RM
Typical Standards For Multi-Family Projects		Deviations Permitted
	Residential Multi-Family RM	Residential Multi-Family RM
Front setback	25'	22.5'
Side/rear setback	10'/10' (per story)	9'/9' (per story)
Arterial/collector street side setback	35'	31.5'
Local street side setback	25'	22.5'
Lot coverage	60%	66%
Parking	Varies	10% reduction of total parking not to include handicap stalls

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Evan Willoughby, Assistant Planner

Date: September 16, 2025

Meeting Date: September 23, 2025

Subject: Native Plant Permit (NPP) 103-25 @ 56838 Bonanza Drive

Recommendation:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 103-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

Prior Review:

There has been no prior review.

Discussion:

Applicant: Wing Fung Lam
Address: 56838 Bonanza Drive
APN: 0585-083-05
Zoning: Residential, Single-Family (R-S-2)
Parcel Size: 0.41 acres

Native Plant Permit Application and Desert Native Plant Specialist Report

Application has been filed with the Town for proposed residential construction. As part of that process, a native plant permit application and desert native plant specialist report have been submitted to the Town.

Chapter 9.07 Residential and Hillside Reserve Districts, Section 9.07.130 (B)(1)(a):
It is prohibited for any individual or entity to remove, transplant, damage, disturb, or destroy any part of any regulated desert native plant, except its fruit, from any privately or publicly owned piece of land in the Town of Yucca Valley, without first obtaining a regulated desert

native plant permit from the town, unless said activity is exempt from the requirement to first obtain a regulated desert native plant permit.

The Town's 2084 Permit from the State Fish and Game Commission expired on May 9, 2022. The 2084 permit established rules such as the ten (10') foot distance from a Western Joshua Tree (WJT) for ground disturbing activity, as well as created the ability for the Town to issue take permits to remove and transplant the WJT, etc. The 2084 Permit authorization expired, and those rules and standards no longer exist for the Town.

Current procedures for all ground disturbing, ministerial building permits are listed in the attached documents. In addition to the standard Native Plant Permit application submittal, all ground disturbing, ministerial building permit applications must comply with the provisions of the attached handout. All ground disturbing project activities must be accounted for in the determination of avoidance of the WJT.

Ground disturbing, ministerial building permit applications require a Report by a Desert Native Plant Specialist, Pre-Site Inspection prior to permitted construction activity, and re-certification of Report by a Desert Native Plant Specialist that the permitted ground disturbing activity was completed in conformance with the approved site plan and did not impact the Western Joshua Trees, prior to final inspection.

Building permit applications for sewer connections are exempt from pre-site inspection and pre-site inspection fees.

Nothing in this Western Joshua Tree Policy and Information Handout exempts building permit applicants from following State or Federal law.

The Town modeled these standards after other agencies, such as San Bernardino County and the Town of Apple Valley, who have not been challenged by State Fish and Wildlife in the implementation of these standards and procedures, and therefore the required protection of the WJT.

The plot plan and desert native plant specialist letter are attached to this staff report.

The Development Code section cited above is ministerial.

- Staff-level decision; forwarded to Planning Commission at this time;
- Little or no personal/subjective judgment;
- Use of fixed standards or objective measurements;
- No public notice required by the Development Code.

The Development Code does not provide for discretion of this permit application.

The application is consistent with the standards established by the Code and therefore must be approved by the Town.

Alternatives

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

Fiscal Impact:

N/A

Attachments

1. NPP 103-25 @ 56838 Bonanza Drive - Wing Fung Lam - Application
2. Western Joshua Tree Policy & Information Handout - Updated 6.11.2024
3. Section 9.07.130 Native Landscape Documentation Package



Native Plant Permit Application

[Handwritten signature]

Date Received 8/18/2025
Case NPP 102-25
By J. Jevon
Paid \$85

General Information

APPLICANT Wing Fung Lam Phone 626-215-5665

Mailing Address 19518 Tarpan Pl Email 56838bonanzadr@gmail.com

City Walnut State CA Zip 91789

PROPERTY OWNER PCL Home LLC - Wing Fung Lam Phone 626-215-5665

Mailing Address 19518 Tarpan Pl Email 56838bonanzadr@gmail.com

City Walnut State _____

Zip 91798 Address/Location of Plants 56838 Bonanza Dr, Yucca Valley, CA 92284

Desert Native Plant Specialist _____

Project Information

TYPE OF PLANT	# OF PLANTS BEING DESTROYED	# BEING RELOCATED		# BEING PROTECTED IN PLACE	# BEING TRIMMED	HEIGHT	DIAMETER	MITIGATION FEE FOR RELOCATE OR REMOVAL
		ON-SITE	OFF-SITE					
MOJAVE YUCCA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OUR LORDS CANDLE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CALIFORNIA JUNIPER	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PINON PINE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PARRY'S NOLINA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Reason for relocation or removal No regulated native plants are present within the backyard

Property owner signature *[Signature]* Date 8/17/2025

Staff Use Only

Issuance Date: _____ Issued By: _____

Approved as shown on plot plan _____ photos _____ Total Fees: _____

Denied _____ Reason for Denial _____

PLOT PLAN

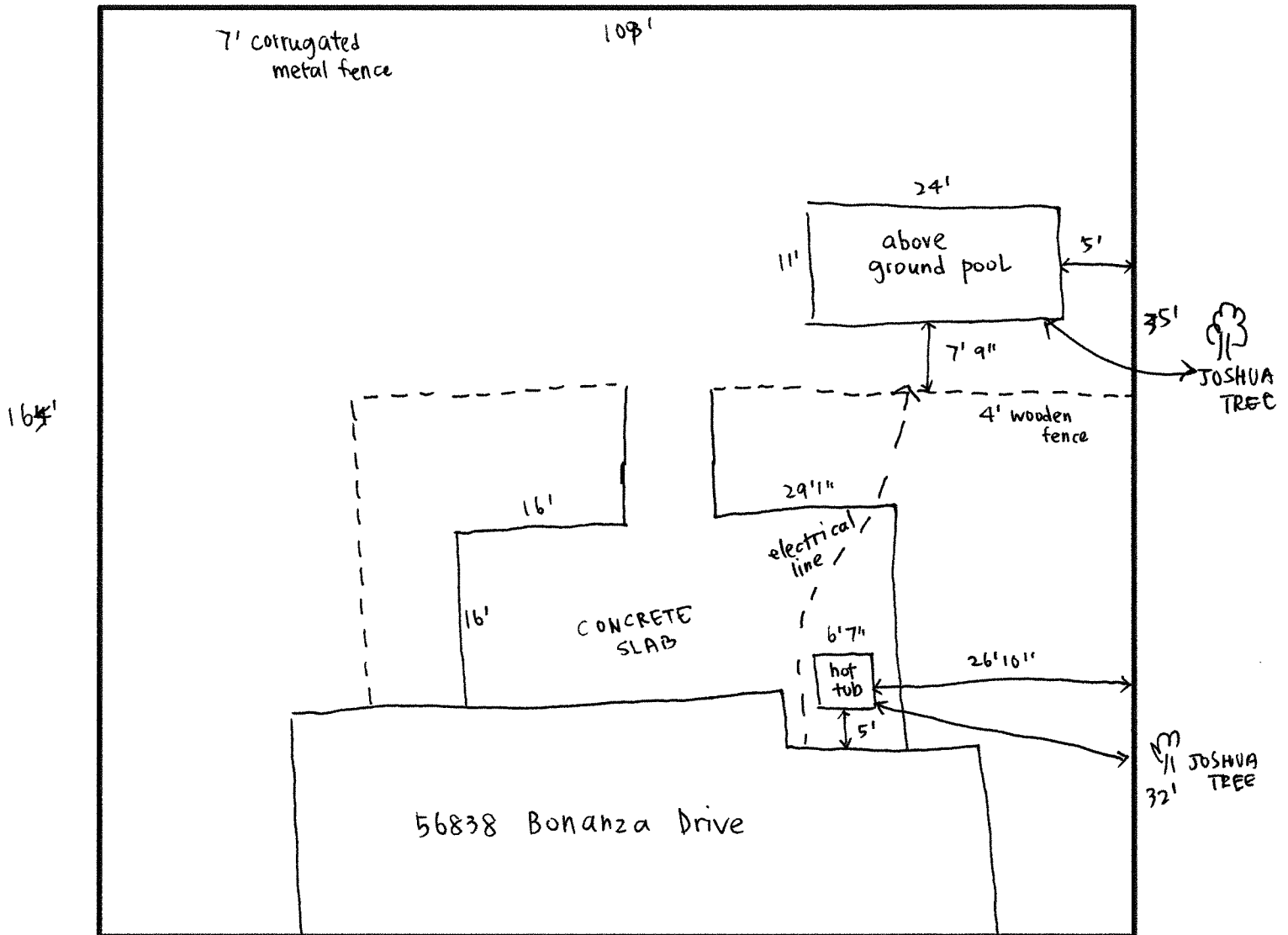
NAME Wing Fung Lam

PROJECT ADDRESS 56838 Bonanza Dr, Yucca Valley, CA 92284

ASSESSOR PARCEL NO. 0585-083-05-0-000

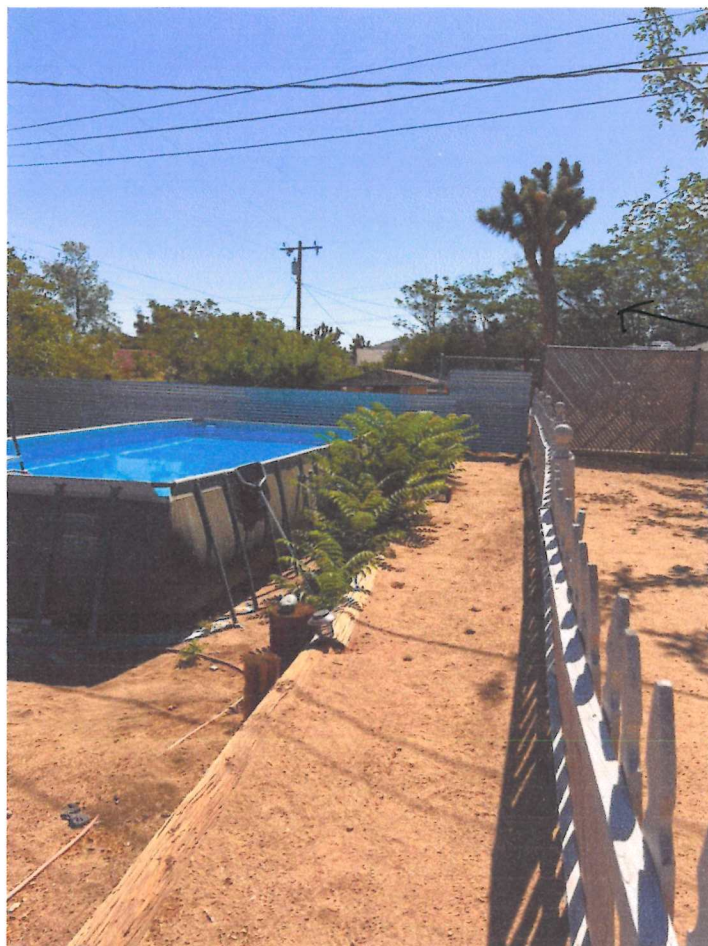
IF YOUR LOT IS NOT RECTANGULAR, PLEASE DRAW CORRECT DIMENSIONS AND SHAPE

REAR PROPERTY LINE



FRONT PROPERTY LINE STREET

There are no Joshua Trees or other regulated native plants within the scope of the project.



closest Joshua Tree
~~one~~ 35' away.





Existing
Concrete Slab

ARBORPRO

58036 Desert Gold Drive
Yucca Valley, CA 92284
Phone (760) 486-0125
Deserttreedoc3@gmail.com

August 18, 2025

Wing F Lam
56838 Bonanza Drive
Yucca Valley, Ca 92284
56838bonanzadr@gmail.com

RE: Joshua tree location inspection

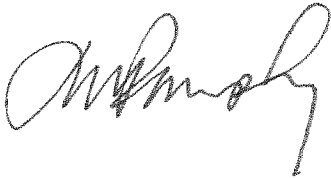
To whom it may concern:

Following are the Joshua tree inspection findings for
56838 Bonanza Drive, Yucca Valley, Ca:

- 1) The Joshua tree is approximately 35' southeast of the existing pool.
- 2) The Joshua tree is approximately 32' southeast of the existing jacuzzi.

It is my opinion that the existing construction posed no threat to the health of any Joshua trees.

Sincerely,



Michael Murphy
C-27 Contractors License # 799469
Certified Arborist # WE-4587A



Western Joshua Tree Policy & Information Handout

1.0 PURPOSE

The purpose of this Information Handout is to clarify the requirements related to work conducted in proximity to the western Joshua tree (*Yucca brevifolia*).

2.0 BACKGROUND

On September 22, 2020, the California Fish and Game Commission accepted for consideration a petition to list the western Joshua tree as a threatened or endangered species in the state of California. The western Joshua tree is now considered a candidate for listing. While the candidacy is under review by the state, the western Joshua tree will be protected as if it were a threatened or endangered species under the California Endangered Species Act (CESA). Under CESA, it is illegal to import, export, "take", possess, purchase, sell, or attempt to do any of those actions to species that are designated as threatened, endangered, or candidates for listing, unless authorized by permit by the California Department of Fish and Wildlife. With respect to the western Joshua tree, removal of a tree, or any part thereof, or impacts the seedbank surrounding one or more trees may result in "take" of the species which is prohibited by State law unless otherwise authorized. During this time, the Town of Yucca Valley cannot issue a permit to take (by removal, transplant, trimming or impacting any part of) any western Joshua tree.

3.0 DETERMINATION OF AVOIDANCE

Upon application for a ground disturbing permit, a determination of avoidance of the Western Joshua Tree will be required prior to proceeding with the project.

All ground disturbing, ministerial permit applications require a Report by a Desert Native Plant Specialist and re- certification of Report by a Desert Native Plant Specialist that the permitted ground disturbing activity was completed in conformance with the approved site plan and did not impact the Western Joshua Trees, prior to final inspection, unless there are no Western Joshua Trees within 75' of proposed ground disturbance as documented by the project applicant.

The responsible representative of the project must attend an in-office meeting with Town staff and confirm receipt and understanding of all State laws and Town regulations pertaining to the ground disturbing project activity. Meeting to be scheduled concurrent with permit issuance.

4.0 PRE-SITE INSPECTION PROCESS

A pre-site inspection may be performed by Planning and Building & Safety staff prior to commencement of permitted construction activity.

5.0 REPORT BY A DESERT NATIVE PLANT SPECIALIST

An applicant shall submit a report, prepared by a Desert Native Plant Specialist, unless exempt, to document avoidance of western Joshua tree take by the project. The report must contain the findings and avoidance recommendations of the Desert Native Plant Specialist, as well as a signature and all pertinent license/qualifications information.

5.1 REPORT BY APPLICANT IF EXEMPT

An applicant shall submit documentation, including printed photographs taken from each corner of ground disturbing area facing the center of the proposed project, and a signed statement that there are no Western Joshua Trees within 75' of proposed ground disturbance.

5.2 REQUIRED FINDINGS FOR DESERT NATIVE PLANT SPECIALIST

Clear Avoidance: Desert Native Plant Specialist determined that no western Joshua trees will be affected by the proposed grading/construction. For the Desert Native Plant Specialist to make this determination, there must be a forty (40) foot clearance between the area of disturbance and the trunk of any western Joshua tree.

Expert Determination of Avoidance: Desert Native Plant Specialist found that the proposed grading/construction is within forty (40) feet of a western Joshua tree, a determination from a Desert Native Plant Specialist shall be required to attest to and confirm avoidance of the western Joshua tree. The specialist's report may specify protective measures to ensure that the proposed grading/construction will avoid any impact constituting a take of any western Joshua tree.

State Permit Required for Take: If the Desert Native Plant Specialist determines that the proposed grading/construction would require a western Joshua tree take as defined above in 2.0, the project may be redesigned to avoid impact to the tree, or the applicant must obtain an Incidental Take Permit from the California Department of Fish and Wildlife before the project can proceed.

6.0 DEFINITION OF DESERT NATIVE PLANT SPECIALIST

A Desert Native Plant Specialist includes the following:

- a) A certified arborist;
- b) An individual with a four-year college degree in ecology or fish and wildlife related biological science and at least two years of professional experience with relocation or restoration native California desert vegetation; or

- c) An individual with at least five years professional experience with relocation or restoration of native California desert vegetation. Examples: Full-time professional nursery or landscape professional experience with native California desert plants, including western Joshua trees.

7.0 QUESTIONS AND COMMENTS

All inquiries about the protected status and take permits should be directed to the California Department of Fish and Wildlife: AskRegion6@wildlife.ca.gov

9.07.130: NATIVE LANDSCAPE DOCUMENTATION PACKAGE:

A. General Provisions: This section identifies the standards and requirements for native landscaping on residential developments.

Regulated desert native plants for all residential projects, include the following:

REGULATED DESERT NATIVE PLANTS

Botanical Name	Common Name
Yucca schidigera	Mojave yucca
Nolina parryi	Parry's nolina
Juniperus californica	California juniper
Yucca whipplei	Our Lord's candle
Pinus monophylla	Pinon pine

Pursuant to section 80117 of the state Food And Agricultural Code, the clearing or removal of native plants from a canal, lateral ditch, survey line, building site, or road or other right of way by the landowner or his agent, if the native plants are not to be transported from the land or offered for sale, are not subject to state regulations. For plants regulated by the state to be transplanted off site, the town shall issue permits for their relocation in accordance with this chapter.

B. Scope:

1. Provisions: The provisions of this section shall apply to all land within the town of Yucca Valley.

a. It is prohibited for any individual or entity to remove, transplant, damage, disturb, or destroy any part of any regulated desert native plant, except its fruit, from any privately or publicly owned piece of land in the town of Yucca Valley, without first obtaining a regulated desert native plant permit from the town, unless said activity is exempt from the requirement to first obtain a regulated desert native plant permit.

b. It is prohibited for any individual or entity to remove or damage all or part of any regulated desert native plant on another property without first obtaining written permission from the landowner and an approved regulated desert native plant permit. It is unlawful for any person to falsify any document offered as evidence of permission to enter upon the property of another to remove all or parts of a regulated desert native plant, whether it is alive or dead.

c. It is prohibited for any individual or entity, unless exempted by this section, to destroy, dig up, mutilate or to possess any regulated desert native plant, including the living parts of such, unless the regulated desert native plant was disturbed under a regulated desert native plant permit. Any individual or entity shall exhibit the regulated desert native plant permit upon request for inspection by any duly authorized entity as described in this section.

d. The commercial harvesting of regulated desert native plants is prohibited.

2. Exceptions: The following are exempt from the provisions of this section:

a. The removal and transplanting on and off site of regulated desert native plants on and from lands owned by the United States government or any federal agency, the state of California, the county of San Bernardino, the town of Yucca Valley, and all special districts.

b. The removal and transplanting on and off site of regulated desert native plants required by other codes, ordinances or laws of the town of Yucca Valley, county of San Bernardino, the state of California or the United States government or any federal agency.

c. The removal and transplanting on and off site of regulated desert native plants which are an immediate threat to the public health, safety or welfare, as determined by the planning division.

d. Removal as part of a bona fide agricultural activity as determined by the town that is:

- (1) Served by a water distribution system adequate for the proper operation of such activity; and/or
- (2) Conducted under a land conservation contract; and/or
- (3) An existing agricultural activity; and/or

(4) A proposed bona fide agricultural activity if the planning division is given thirty (30) days' written notice of the removal describing the location of the land and the nature of the proposed activity. The planning division shall notify the landowner in writing prior to the lapse of the thirty (30) day period if, in the opinion of the planning division the activity is not a bona fide agricultural activity or else the activity shall be deemed bona fide.

e. Destruction or removal of a regulated desert native plant that has died from natural causes or that has been destroyed by fire or other natural disasters.

f. Any regulated desert native plant that is within the building footprint and within twenty feet (20') of the building footprint of an existing structure and for new infill residential development, as determined by the planning division.

g. When removal is required by any public utility subject to jurisdiction of the public utilities commission or any other constituted public agency, including franchised cable TV, to establish or maintain safe operation of facilities under their jurisdiction.

3. Permit Required: A native plant permit shall be required for the removal and transplanting on and off site of any regulated desert native plants identified in this section.

a. A regulated native plant permit application shall be submitted to and approved by the town prior to the removal and transplanting on and off site of any regulated desert native plant.

b. The regulated native plant permit application shall include the following information:

(1) The botanical and common name of the regulated desert native plant.

(2) A native plant survey showing the precise location of each regulated desert native plant.

(3) The trunk or stem diameter of each regulated desert native plant.

(4) The height of each regulated desert native plant.

(5) The health or condition of the regulated desert native plant, including the identification of those regulated desert native plants that are not likely to survive transplanting procedures.

(6) The proposed placement or disposition of the regulated desert native plant, i.e., transplant on site, adopt off site, remove, etc.

(7) Additional information that may be required based upon the individual application.

C. Single-Family Residential Infill, Existing Single-Family Residences And Multi-Family Residential Three Units Or Less:

1. A regulated desert native plant permit application shall be submitted to the planning division at the time of filing a building or grading permit application for development of infill residential lots unless exempt.

2. A regulated desert plant permit application shall be submitted to the planning division for removal or relocation on or off site when the property owner is proposing improvements to the property including swimming pools, swing sets, horse arenas, other animal keeping activities, basketball courts, tennis courts, recreational or other vehicle parking, driveways and access, play areas, accessory structures, and other uses typical to single- family residences.

3. The regulated desert native plant application documentation shall contain the following information:

a. Printed photographs depicting the proposed native plant that is to be removed or transplanted. The photographs must clearly show the location, size of the subject plant, and its surroundings. At minimum, the surrounding area photographs shall include two (2) different views of the subject plant.

b. A plot plan is required in order to show location of regulated desert native plants proposed to be removed, transplanted, or retained in its native location. The plot plan shall clearly demonstrate that the property meets the standards in table 1 of this section.

4. Written permission from the property owner(s) authorizing the proposed removal or relocation of regulated desert native plants from the property.

5. The property owner may attempt to retain as many regulated desert native plants in their native location as possible. The property owner may also attempt to transplant or relocate as many regulated desert native plants as possible on site. The property shall comply with the minimum standards specified in table 1 of this section.

6. Those regulated desert native plants identified in the permit application to not remain on site following development, and which are not incorporated into a project's landscaping plan, may be available for adoption at the property owner's discretion.

7. The following chart establishes the minimum undisturbed area that shall be provided:

TABLE 1

Lot Size	Required Undisturbed Area
Up to 2.49 acres	No mandate, incentives only
2.5 to 4.99 acres	A minimum of 5% of the lot shall remain undisturbed
5+ acres	A minimum of 10% of the lot shall remain undisturbed

8. Single-family residential infill development in the rural living residential land use district, which exceed the minimum required undisturbed area from table 1 of this section by a minimum of ten percent (10%), shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 2 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 2

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	15'	13.5'
Arterial/collector street side setback	25'	22.5'
Local street side setback	25'	22.5'
Lot dimensions	150'/150'	135'/135'
Lot coverage	20%	22%

9. Single-family residential infill development in the single- family residential land use district which voluntarily retains ten percent (10%) undisturbed area shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 3 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 3

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	5'/10'	4.5'/9'
Arterial/collector street side setback	25'	22.5'
Local street side setback	15'	13.5'
Lot dimensions	60'/100'	54'/90'
Lot coverage	40%	44%

10. Single-family residential infill development in the residential-hillside reserve land use district which exceeds the minimum required undisturbed area from table 1 of this section by a minimum of ten percent (10%) and provide documentation that the applicant has attended educational training on native plants shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 4 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 4

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on minimum lot size required
Front setback	75'	67.5'
Side/rear setbacks	75'	67.5'
Arterial/collector street side setback	75'	67.5'
Local street side setback	75'	67.5'

D. Regulated Desert Native Plant Removal Procedures For All New Residential Subdivisions And Multi-Family Four Units Or More: Single-family residential subdivisions and multi-family four (4) units or more, shall be allowed to transplant on and off site and to remove all regulated desert native plants from their native locations within the property boundaries, pursuant to the following development standards and requirements:

1. Application Submission: A regulated desert native plant permit application shall be submitted to the planning division at the time of filing land use applications for development of residential subdivision projects. Land use applications for residential subdivision projects may include, but are not limited to, planned developments, specific plans, parcel and tract

map applications, grading permit applications, building permit applications, and any other applications necessary for town authorization of land disturbing or development activity. The planning commission shall review and approve all native plant applications for residential subdivisions.

2. Application Information: The regulated desert native plant application documentation shall contain the following information:
 - a. The botanical and common name of the regulated desert native plant.
 - b. The precise location of each regulated desert native plant.
 - c. The trunk or stem diameter of each regulated desert native plant.
 - d. The height of each regulated desert native plant.
 - e. The health or condition of the regulated desert native plant, including the identification of those regulated desert native plants that are not likely to survive transplanting procedures.
 - f. The proposed placement or disposition of the regulated desert native plant, i.e., transplant on site, adopt off site, remove, etc. The plans for the regulated desert native plant survey shall be no smaller than twenty four inches by thirty six inches (24" x 36") unless otherwise approved by the planning division.

3. Transplanting Off Site And On Site: All regulated desert native plants identified in the regulated desert native plant survey as likely to survive transplanting shall be made available for adoption or shall be transplanted on site as part of the project's landscaping plan. All native plant permit applications shall illustrate maximum utilization of regulated desert native plants in the project's landscaping plan. It is strongly encouraged that all *Yucca brevifolia* (Joshua trees) identified for adoption and transplantation be relocated through the use of an adequately sized tree spade.

4. Adoption: Those regulated desert native plants identified in the regulated desert native plant survey as likely to survive transplanting procedures, and which are not incorporated into a project's landscaping plan, shall be available for adoption pursuant to this section to the general public for an adoption period of thirty (30) days, or until all available plants have been adopted, whichever is sooner, prior to any other ground disturbing activity on the project site. A thirty (30) day noticing and signage period is required which noticing period may begin prior to issuance of the regulated desert native plant permit.

5. Removal: Those regulated desert native plants not incorporated into a project's landscaping plan and not adopted during the thirty (30) day adoption period are allowed to be removed.

6. Table 5: The following additional standards shall apply to all new residential subdivisions:

TABLE 5

Proposed Lot Size	Required Undisturbed Area
Up to 2.49 acres	None required, incentives only
2.5 to 4.99 acres	A minimum of 5% of the project site shall remain undisturbed
5+ acres	A minimum of 10% of the project site shall remain undisturbed

7. Table 6: New residential subdivisions in the rural living land use districts, which exceed the minimum required undisturbed area from table 5 of this section by a minimum of ten percent (10%), and provide documentation that the applicant has attended educational training on native plants shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 6 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 6

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	15'	13.5'
Arterial/collector street side setback	50'	45'
Local street side setback	25'	22.5'
Lot dimensions	150'/150'	135'/135'
Lot coverage	20%	22%

8. Table 7: New residential subdivisions in the single-family residential land use districts which exceed the minimum required undisturbed area from table 5 of this section by a minimum of ten percent (10%) shall be allowed up to a ten percent (10%) deviation of all development code standards including:

TABLE 7

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	5'/10'	4.5'/9'
Arterial/collector street side setback	25'	22.5'
Local street side setback	15'	13.5'
Lot dimensions	60'/100'	54'/90'
Lot coverage	40%	44%

9. Table 8: New residential subdivisions in the residential- hillside reserve land use district, which exceed the minimum required undisturbed area from table 5 of this section by a minimum of ten percent (10%), and provide documentation that the applicant has attended educational training on native plants shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 8 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 8

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on minimum lot size required
Front setback	75'	67.5'
Side/rear setbacks	75'	67.5'
Arterial/collector street side setback	75'	67.5'
Local street side setback	75'	67.5'

TABLE 9

Typical Standards For Multi-Family Projects		Deviations Permitted
	Residential Multi-Family RM	Residential Multi-Family RM
Typical Standards For Multi-Family Projects		Deviations Permitted
	Residential Multi-Family RM	Residential Multi-Family RM
Front setback	25'	22.5'
Side/rear setback	10'/10' (per story)	9'/9' (per story)
Arterial/collector street side setback	35'	31.5'
Local street side setback	25'	22.5'
Lot coverage	60%	66%
Parking	Varies	10% reduction of total parking not to include handicap stalls

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Evan Willoughby, Assistant Planner

Date: September 17, 2025

Meeting Date: September 23, 2025

Subject: Native Plant Permit (NPP) 106-25 @ 56039 Santa Fe Trail

Recommendation:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 106-25) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.09.050 Native Landscape Documentation Package.

Prior Review:

There has been no prior review.

Discussion:

Applicant: Kim Tang
Address: 56039 Santa Fe Trail
APN: 0586-305-12
Zoning: Old Town Commercial Residential (OTCR)
Parcel Size: 0.91 acres

Native Plant Permit Application and Desert Native Plant Specialist Report

Application has been filed with the Town for proposed residential construction. As part of that process, a native plant permit application and desert native plant specialist report have been submitted to the Town.

Chapter 9.09 Residential and Hillside Reserve Districts, Section 9.09.050 (B):

A native landscaping documentation package shall be submitted to the division at the time of filing land use applications for development of commercial projects. Land use applications for commercial projects may include, but are not limited to, specific plans, conditional use permit,

site plan and development review applications, land use compliance applications, parcel and tract map applications, grading permit applications, building permit applications, and any other applications necessary for town authorization of land disturbing or development activity.

The Town's 2084 Permit from the State Fish and Game Commission expired on May 9, 2022. The 2084 permit established rules such as the ten (10') foot distance from a Western Joshua Tree (WJT) for ground disturbing activity, as well as created the ability for the Town to issue take permits to remove and transplant the WJT, etc. The 2084 Permit authorization expired, and those rules and standards no longer exist for the Town.

Current procedures for all ground disturbing, ministerial building permits are listed in the attached documents. In addition to the standard Native Plant Permit application submittal, all ground disturbing, ministerial building permit applications must comply with the provisions of the attached handout. All ground disturbing project activities must be accounted for in the determination of avoidance of the WJT.

Ground disturbing, ministerial building permit applications require a Report by a Desert Native Plant Specialist, Pre-Site Inspection prior to permitted construction activity, and re-certification of Report by a Desert Native Plant Specialist that the permitted ground disturbing activity was completed in conformance with the approved site plan and did not impact the Western Joshua Trees, prior to final inspection.

Building permit applications for sewer connections are exempt from pre-site inspection and pre-site inspection fees.

Nothing in this Western Joshua Tree Policy and Information Handout exempts building permit applicants from following State or Federal law.

The Town modeled these standards after other agencies, such as San Bernardino County and the Town of Apple Valley, who have not been challenged by State Fish and Wildlife in the implementation of these standards and procedures, and therefore the required protection of the WJT.

The plot plan and desert native plant specialist letter are attached to this staff report.

The Development Code section cited above is ministerial.

- Staff-level decision; forwarded to Planning Commission at this time;
- Little or no personal/subjective judgment;
- Use of fixed standards or objective measurements;
- No public notice required by the Development Code.

The Development Code does not provide for discretion of this permit application.

The application is consistent with the standards established by the Code and therefore must be approved by the Town.

Alternatives

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

Fiscal Impact:

N/A

Attachments

1. NPP 106-25 @ 56039 Santa Fe Trail - Kim Tang - Application
2. Western Joshua Tree Policy & Information Handout - Updated 6.11.2024
3. 9.09.050 Native Landscape



Native Plant Permit Application

Date Received 8/25/25
Case EL ~~0825-0825~~ 106-25
By J. Jarome
Paid \$85

General Information

APPLICANT Kim Tang Phone 760 250 9166

Mailing Address 56039 Santa Fe Trail Email KimTangyoga@gmail.com

City YV State CA Zip 92284

PROPERTY OWNER (Same) Phone _____

Mailing Address _____ Email _____

City _____ State _____

Zip _____ Address/Location of Plants 56039 Santa Fe Trail

Desert Native Plant Specialist _____

Project Information

TYPE OF PLANT	# OF PLANTS BEING DESTROYED	# BEING RELOCATED		# BEING PROTECTED IN PLACE	# BEING TRIMMED	HEIGHT	DIAMETER	MITIGATION FEE FOR RELOCATE OR REMOVAL
		ON-SITE	OFF-SITE					
MOJAVE YUCCA	<u>0</u>							
OUR LORDS CANDLE	<u>0</u>							
CALIFORNIA JUNIPER	<u>0</u>							
PINON PINE	<u>0</u>							
PARRY'S NOLINA	<u>0</u>							

Reason for relocation or removal none disturbed

Property owner signature [Signature] Date 8/25/25

Staff Use Only

Issuance Date: _____ Issued By: _____

Approved as shown on plot plan _____ photos _____ Total Fees: _____

Denied _____ Reason for Denial _____

Owner:

Kim Tang (760)-250-9166

56039 Santa Fe Trl.

Yucca Valley, CA. 92284

APN: 0586305120000

Permit Request for Carport:

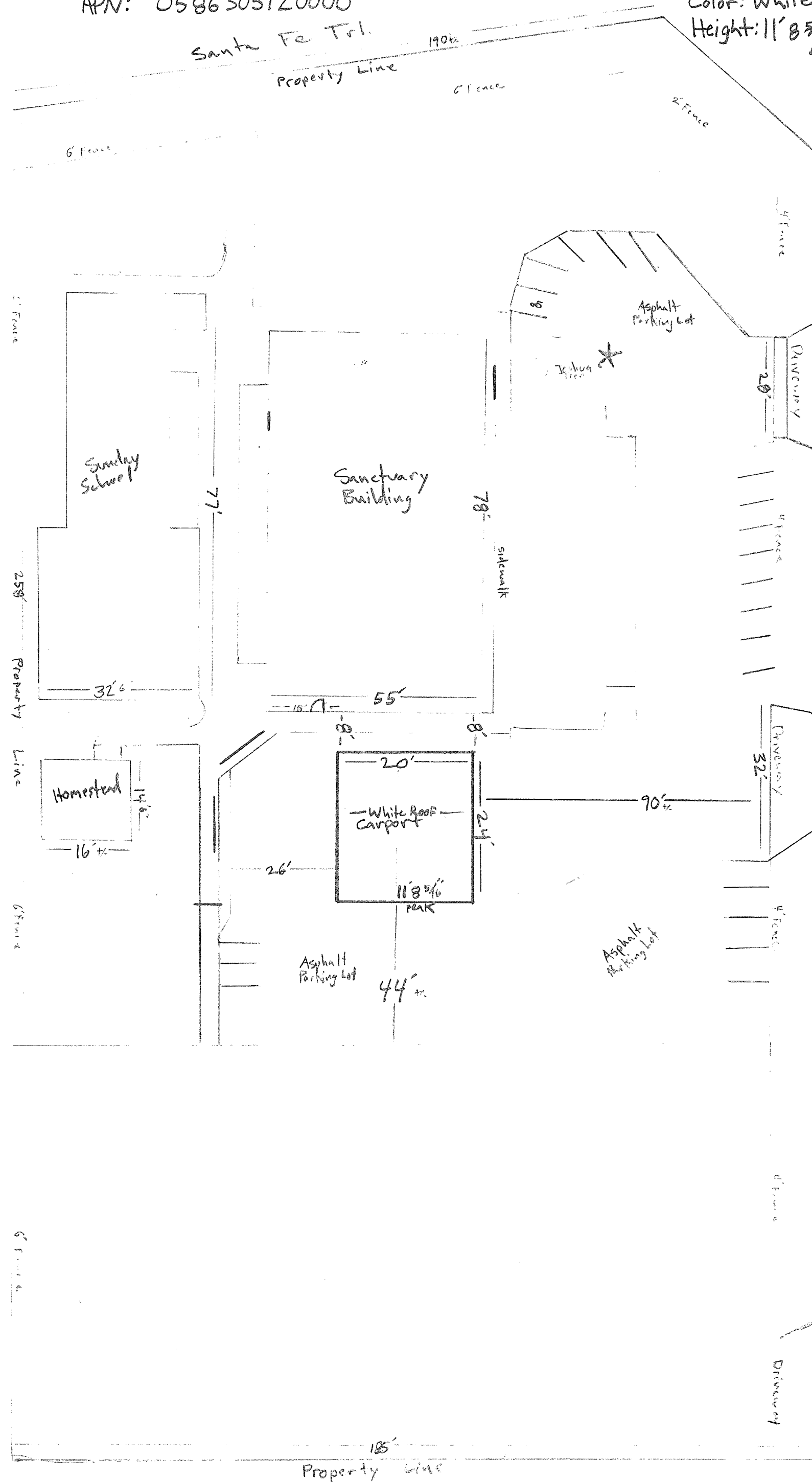
20'x 24' pre manufactured carport
For existing parking lot.

8' Foot setback from Sanctuary Building

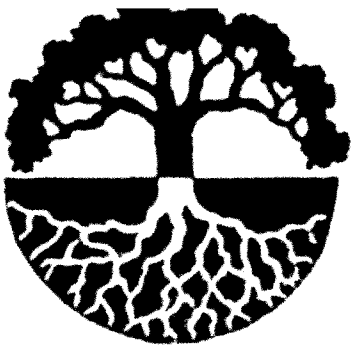
Color: White

Height: 11' 8 5/16" peak

SITE PLAN



Apache Trl.



ARBORIST REPORT

DESERT ARBORIST SERVICES

PO BOX 2509
Palm Springs, CA 92261
(760) 325-5235
(760) 372-7721

Arbor Tech Services | 760-322-2234 | 760-325-5476 Fax | PO BOX 2509 Palm Springs CA 92261

Tang 20250820- Release

Wednesday, August 20, 2025

Kim Tang
56039 Santa Fe Trl

Yucca Valley, CA 92284

ARBORIST **Warren Miller**
7603222234
Worksite: 56039 Santa Fe Trl
Yucca Valley, CA 92284

#	Item	Description	Qty	Cost
1	Yucca brevifolia 'Joshua Tree'	3/ CERTIFIED ARBORIST / Warren A. Miller #WE-2001A - RELEASE LETTER Letter of Release to Commence Construction - Desert Native Plant Specialist	1	

This is to confirm that the construction may proceed at the following site, where a Joshua Tree is located within the fifty-foot protection zone. All required precautions will be taken to ensure the protection of the tree.

Site Address: Kim Tang, 56039 Santa Fe Trail, Yucca Valley, CA 92284

Inspector/Authorized Personnel: Warren A. Miller, Certified Arborist #WE-2001A

Inspection Status: Clear for construction

Standards Applied: ANSI 300 Standards for Tree Protection, as needed

The site has been inspected and approved for construction to commence, with all necessary measures to protect the Joshua Tree in place.



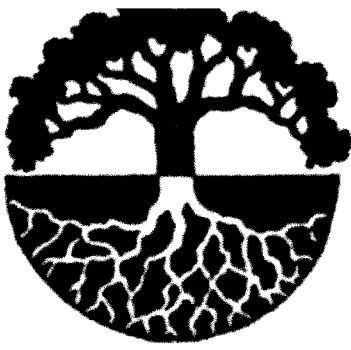
Warren Miller : Certified Arborist # WE-2001A
Qualified Pesticide Applicator License # 147419
California Licensed Contractor # 1006081





Warren Miller : Certified Arborist # WE-2001A
Qualified Pesticide Applicator License # 147419
California Licensed Contractor # 1006081





ARBORIST REPORT

DESERT ARBORIST SERVICES
PO BOX 2509
Palm Springs, CA 92263
(760) 325-5239
(760) 272-7721

Arbor Tech Services | 760-322-2234 | 760-325-5476 Fax | PO BOX 2509 Palm Spings CA 92263

Tang 20250820- Release

Wednesday, August 20, 2025

Kim Tang
56039 Santa Fe Trl

Yucca Valley, CA 92284

ARBORIST **Warren Miller**
7603222234
Worksite: 56039 Santa Fe Trl
Yucca Valley, CA 92284

#	Item	Description	Qty	Cost
1	Yucca brevifolia 'Joshua Tree'	3/ CERTIFIED ARBORIST / Warren A. Miller #WE-2001A - RELEASE LETTER Letter of Release to Commence Construction - Desert Native Plant Specialist	1	

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Inspector/Authorized Personnel: Warren A. Miller, Certified Arborist #WE-2001A

Inspection Status: Clear for construction

Standards Applied: ANSI 300 Standards for Tree Protection, as needed

The site has been inspected and approved for construction to commence, with all necessary measures to protect the Joshua Tree in place.



Warren Miller : Certified Arborist # WE-2001A
Qualified Pesticide Applicator License # 147419
California Licensed Contractor # 1006081





Werron Miller : Certified Arborist # WE-2001A
Qualified Pesticide Applicator License # 147419
California Licensed Contractor # 1006081

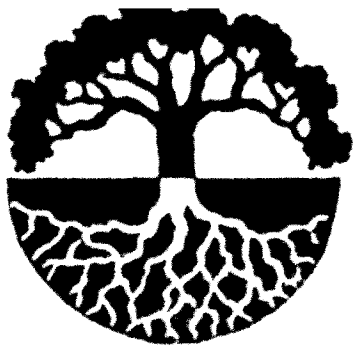


VISA



AMERICAN EXPRESS





ARBORIST REPORT

DESERT ARBORIST SERVICES
PO BOX 2509
Palm Springs, CA 92263
(760) 328-5239
(760) 272-7721

Arbor Tech Services | 760-322-2134 | 760-326-6476 Fax | PO BOX 2509 Palm Springs CA 92263

Tang 20250820- Release

Wednesday, August 20, 2025

Kim Tang
56039 Santa Fe Trl

Yucca Valley, CA 92284

ARBORIST Warren Miller
7603222234
Worksite: 56039 Santa Fe Trl
Yucca Valley, CA 92284

#	Item	Description	Qty	Cost
1	Yucca brevifolia 'Joshua Tree'	3/ CERTIFIED ARBORIST / Warren A. Miller #WE-2001A - RELEASE LETTER Letter of Release to Commence Construction - Desert Native Plant Specialist	1	

This is to confirm that the construction may proceed at the following site, where a Joshua Tree is located within the fifty-foot protection zone. All required precautions will be taken to ensure the protection of the tree.

Site Address: Kim Tang, 56039 Santa Fe Trail, Yucca Valley, CA 92284

Inspector/Authorized Personnel: Warren A. Miller, Certified Arborist #WE-2001A

Inspection Status: Clear for construction

Standards Applied: ANSI 300 Standards for Tree Protection, as needed

The site has been inspected and approved for construction to commence, with all necessary measures to protect the Joshua Tree in place.



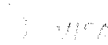
Warren Miller : Certified Arborist # WE-2001A
Qualified Pesticide Applicator License # 147419
California Licensed Contractor # 1006061



DATE: 8/20/25



Warren Miller : Certified Arborist # WE-2001A
Qualified Pesticide Applicator License # 147419
California Licensed Contractor # 1006061





Western Joshua Tree Policy & Information Handout

1.0 PURPOSE

The purpose of this Information Handout is to clarify the requirements related to work conducted in proximity to the western Joshua tree (*Yucca brevifolia*).

2.0 BACKGROUND

On September 22, 2020, the California Fish and Game Commission accepted for consideration a petition to list the western Joshua tree as a threatened or endangered species in the state of California. The western Joshua tree is now considered a candidate for listing. While the candidacy is under review by the state, the western Joshua tree will be protected as if it were a threatened or endangered species under the California Endangered Species Act (CESA). Under CESA, it is illegal to import, export, "take", possess, purchase, sell, or attempt to do any of those actions to species that are designated as threatened, endangered, or candidates for listing, unless authorized by permit by the California Department of Fish and Wildlife. With respect to the western Joshua tree, removal of a tree, or any part thereof, or impacts the seedbank surrounding one or more trees may result in "take" of the species which is prohibited by State law unless otherwise authorized. During this time, the Town of Yucca Valley cannot issue a permit to take (by removal, transplant, trimming or impacting any part of) any western Joshua tree.

3.0 DETERMINATION OF AVOIDANCE

Upon application for a ground disturbing permit, a determination of avoidance of the Western Joshua Tree will be required prior to proceeding with the project.

All ground disturbing, ministerial permit applications require a Report by a Desert Native Plant Specialist and re- certification of Report by a Desert Native Plant Specialist that the permitted ground disturbing activity was completed in conformance with the approved site plan and did not impact the Western Joshua Trees, prior to final inspection, unless there are no Western Joshua Trees within 75' of proposed ground disturbance as documented by the project applicant.

The responsible representative of the project must attend an in-office meeting with Town staff and confirm receipt and understanding of all State laws and Town regulations pertaining to the ground disturbing project activity. Meeting to be scheduled concurrent with permit issuance.

4.0 PRE-SITE INSPECTION PROCESS

A pre-site inspection may be performed by Planning and Building & Safety staff prior to commencement of permitted construction activity.

5.0 REPORT BY A DESERT NATIVE PLANT SPECIALIST

An applicant shall submit a report, prepared by a Desert Native Plant Specialist, unless exempt, to document avoidance of western Joshua tree take by the project. The report must contain the findings and avoidance recommendations of the Desert Native Plant Specialist, as well as a signature and all pertinent license/qualifications information.

5.1 REPORT BY APPLICANT IF EXEMPT

An applicant shall submit documentation, including printed photographs taken from each corner of ground disturbing area facing the center of the proposed project, and a signed statement that there are no Western Joshua Trees within 75' of proposed ground disturbance.

5.2 REQUIRED FINDINGS FOR DESERT NATIVE PLANT SPECIALIST

Clear Avoidance: Desert Native Plant Specialist determined that no western Joshua trees will be affected by the proposed grading/construction. For the Desert Native Plant Specialist to make this determination, there must be a forty (40) foot clearance between the area of disturbance and the trunk of any western Joshua tree.

Expert Determination of Avoidance: Desert Native Plant Specialist found that the proposed grading/construction is within forty (40) feet of a western Joshua tree, a determination from a Desert Native Plant Specialist shall be required to attest to and confirm avoidance of the western Joshua tree. The specialist's report may specify protective measures to ensure that the proposed grading/construction will avoid any impact constituting a take of any western Joshua tree.

State Permit Required for Take: If the Desert Native Plant Specialist determines that the proposed grading/construction would require a western Joshua tree take as defined above in 2.0, the project may be redesigned to avoid impact to the tree, or the applicant must obtain an Incidental Take Permit from the California Department of Fish and Wildlife before the project can proceed.

6.0 DEFINITION OF DESERT NATIVE PLANT SPECIALIST

A Desert Native Plant Specialist includes the following:

- a) A certified arborist;
- b) An individual with a four-year college degree in ecology or fish and wildlife related biological science and at least two years of professional experience with relocation or restoration native California desert vegetation; or

- c) An individual with at least five years professional experience with relocation or restoration of native California desert vegetation. Examples: Full-time professional nursery or landscape professional experience with native California desert plants, including western Joshua trees.

7.0 QUESTIONS AND COMMENTS

All inquiries about the protected status and take permits should be directed to the California Department of Fish and Wildlife: AskRegion6@wildlife.ca.gov

9.09.050: NATIVE LANDSCAPE DOCUMENTATION PACKAGE:

A. General Provisions: Commercial development projects shall be allowed to transplant on and off site and to remove all regulated desert native plants from their native locations within the property boundaries, pursuant to the following development standards and requirements. Regulated desert native plants for all commercial land development projects, include the following:

REGULATED DESERT NATIVE PLANTS

Botanical Name	Common Name
<i>Yucca schidigera</i>	Mojave yucca
<i>Nolina parryi</i>	Parry's nolina
<i>Juniperus californica</i>	California juniper
<i>Yucca whipplei</i>	Our Lord's candle
<i>Pinus monophylla</i>	Pinon pine

Pursuant to section 80117 of the state Food And Agricultural Code, the clearing or removal of native plants from a canal, lateral ditch, survey line, building site, or road or other right of way by the landowner or his agent, if the native plants are not to be transported from the land or offered for sale, are not subject to state regulations. For plants regulated by the state to be transplanted off site, the town shall issue permits for their relocation in accordance with this section.

B. Submission: A native landscaping documentation package shall be submitted to the division at the time of filing land use applications for development of commercial projects. Land use applications for commercial projects may include, but are not limited to, specific plans, conditional use permit, site plan and development review applications, land use compliance applications, parcel and tract map applications, grading permit applications, building permit applications, and any other applications necessary for town authorization of land disturbing or development activity. The native landscaping documentation package may be combined with landscaping and water conservation requirements (chapter 9.32 of this title).

C. Information: The native landscaping documentation package shall contain the following information:

1. The botanical and common name of the regulated desert native plant.
2. The precise location of each regulated desert native plant.
3. The trunk or stem diameter of each regulated desert native plant.
4. The height of each regulated desert native plant.
5. The health or condition of the regulated desert native plant, including the identification of those regulated desert native plants that are not likely to survive transplanting procedures.
6. The proposed placement or disposition of the regulated desert native plant, i.e., transplant on site, adopt off site, remove, etc. The plans for the regulated desert native plant survey shall be no smaller than twenty four inches by thirty six inches (24" x 36") unless otherwise approved by the director.

D. Transplanting Off Site And On Site: All regulated desert native plants identified in the native landscaping documentation package as likely to survive transplanting shall be made available for adoption or shall be transplanted on site as part of the project's landscaping plan. All native plant permit applications shall illustrate maximum utilization of regulated desert native plants in the project's landscaping plan. It is strongly encouraged that all *Yucca brevifolia* (Joshua trees) identified for adoption and transplantation be relocated through the uses of an adequately sized tree spade.

E. Adoption: Those regulated desert native plants identified in the native landscaping documentation package as likely to survive transplanting procedures, and which are not incorporated into a project's landscaping plan, shall be available for adoption.

1. Any regulated desert native plant that is part of a commercial development project, which are determined likely to survive transplanting procedures and not incorporated into a project's landscaping plan shall be made available for adoption. The project shall provide a minimum thirty (30) day noticing period and thirty (30) day adoption period. The adoption period may be less than thirty (30) days if all available regulated desert native plants have been adopted.

2. A native landscape permit may include nonregulated desert native plants at the remover's discretion.

3. In the adoption of regulated desert native plants first priority shall be within the town of Yucca Valley and the second priority is Morongo Basin.

4. It is strongly recommended by native plant experts that native plants be moved only once to ensure survivability.

5. Prior to the adoption a thirty (30) day signage period is required which may commence with submittal of the regulated desert native plant permit. All projects required by this title to offer native plants for adoption shall at a minimum install the required on site signage on the property notifying the general public pursuant to the following:

a. A minimum of one sign shall be displayed. The sign may be incorporated into a subdivision sign or other permitted sign. The minimum size of the sign shall be not less than twenty four inches (24") in height by thirty six inches (36") in width. Signs shall be no larger than thirty two (32) square feet in area.

b. Signage shall be displayed perpendicular to roadways.

c. Where multiple signs are proposed, signs shall be displayed on separate roadways, where possible.

d. Signs shall, at a minimum, display the following:

- (1) A heading and statement indicating that regulated desert native plants are available for adoption.
- (2) The name of the individual or entity removing the regulated desert native plants.
- (3) A phone number where the individual or entity removing the regulated desert native plants may be contacted.

(4) A statement indicating that the individual or entity removing the regulated desert native plants is the primary contact, and that the town of Yucca Valley may be contacted for more information on the regulated desert native plants available for adoption and for contacting the individual or entity removing the regulated desert native plants.

- (5) The phone number for the town of Yucca Valley's community development department.

e. Signs required by this section are in addition to the subdivision signage allowed by this development code.

f. The sign may be installed in conjunction with the native landscape documentation package submittal.

F. Adoption, Transplanting And Maintenance Of Regulated Desert Native Plants: All regulated desert native plants made available for adoption shall be transplanted and/or stockpiled and maintained until transplanted in accordance with the following standards:

1. Written permission must be obtained from and signed by the owner of the property on which the plants are to be located. A copy of the document granting such permission shall be submitted to the director prior to issuance of the permit.

2. Approval of transplanting must take into consideration the plant's original and transplanted physical orientation, prevailing wind direction, soil type of the original and transplanted locations, and other related attributes which may affect the successful transplantation of the native plants in question.

3. Native plants that are proposed to be removed shall be transplanted or stockpiled for future transplanting wherever possible. In the instance of stockpiling for future transplanting the permittee shall have submitted and received approval of a native plant maintenance plan. The maintenance plan shall include the following:

- a. The proposed schedule of watering.
- b. The proposed location of stockpiled plants.
- c. How the plants will be supported.
- d. The method of trap fencing to be used.

G. Removal: Those regulated desert native plants not incorporated into a project's landscaping plan and not adopted during the thirty (30) day adoption period are allowed to be removed. In addition plants determined to be unlikely to survive transplantation may be removed. (Ord. 253, 12-16-2014; amd. Ord. 291, 1-19-2021)

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Jared Jerome, Associate Planner

Date: August 20, 2025

Meeting Date: September 23, 2025

Subject: Environmental Assessment, EA 02-24; Conditional Use Permit, CUP 01-24, Tumbleweed Sanctuary. A request to establish a Class IV Residential Special Event Facility at a non-residential structure previously utilized as a church. The project site is located at 57889 Pueblo Trail and is also identified as APN: 0588-021-21, 0588-021-28, 0588-021-29.

Recommendation:

Conditional Use Permit, CUP 01-25

That the Planning Commission removes Conditional Use Permit, CUP 01-24 Tumbleweed Sanctuary, from the agenda in order to provide additional time for the applicant to address parking requirements.

Prior Review:

The Commission has had no prior review of this application.

Discussion:

The applicant for the proposed project has requested additional time to address parking needs and minor redesign of the proposed project. Please see attached email for more information.

Alternatives

N/A

Fiscal Impact:

N/A

Attachments

1. Tumbleweed Request for Redesign 9-16-2025

Jared Jerome

From: Matt French <matt@lifeandtimes.co>
Sent: Tuesday, September 16, 2025 12:23 PM
To: Jared Jerome
Cc: Ben Loescher; Mike French
Subject: Tumbleweed follow up

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jared,

Thanks for meeting with us yesterday, we appreciate you taking the time to walk us through our options. As a follow up, I wanted to update you on what our plan is to move forward on Tumbleweed. We'd like to postpone our hearing next week and revise our application.

After much consideration around off site parking, we have determined that the best solution is ultimately to have parking on site and revert to the previous strategy of improving the parcel we own across the street. As designed, that lot will have up to 47 spaces. We can then leave the existing parking lot adjacent to the building as is, which currently has 26 parking spaces. This would give us as much as 73 total spaces, which would easily meet the parking criteria for us to have the 100 person capacity that we need to make the business viable. We understand that this will require us to go through CEQA.

Furthermore, I want to clarify that we are solely pursuing a conditional use permit under Chapter 9.38 of the Development Code and not attempting any continuation or expansion of rights related to any previous uses. The revised application will have no mention of any Church use.

Aside from CEQA, we do not foresee any obstacles with this strategy as it relates to the development code, but we would appreciate it if you could give us your input if you see otherwise before we change course here.

Thank you,

Matt

—
LIFE & TIMES
MATT FRENCH | PARTNER
503.964.9246 | matt@lifeandtimes.co
www.lifeandtimes.co

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Evan Willoughby, Assistant Planner

Date: September 17, 2025

Meeting Date: September 23, 2025

Subject: Wall Mural Permit (M) 02-25, 55922 Twentynine Palms Highway

Recommendation:

That the Planning Commission finds that the project is exempt from CEQA under Section 15301, Class 1, Existing Facilities since the proposed project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of an existing private structure;

And that the Planning Commission approves the placement and application for proposed murals, Wall Mural Permit (M) 02-25, an application to install murals on the façade of the commercial structure located at 55922 Twentynine Palms Highway, based upon the information contained within the staff report;

And that the Planning Commission recommends that the Parks, Recreation, and Cultural Commission review the proposed mural content, design, and artist qualifications.

Prior Review:

There has been no prior review of this item.

Discussion:

Applicant: Joshua Tree National Park Association
Address: 55922 Twentynine Palms Highway
APN: 0586-311-06
Zoning: Old Town Mixed Use (OTMU)
Parcel Size: 0.36 acres

On February 21, 2023, the Town Council adopted a Mural Policy establishing the criteria and review procedures for proposed murals, attached to this Staff Report. The Planning Commission is the review authority for the approval of placement and application of proposed murals and the Parks, Recreation, and Cultural Commission is the review authority for mural content, design, and artist qualifications. The Town Council is the review authority for acceptance of

easements and approval of disbursement of funds.

The subject property is in an eligible zoning district, Old Town Mixed Use (OTMU), for a Wall Mural Permit. The existing murals are located along the west, south, and east-facing walls. The proposed mural to be added is located along the east-facing wall along Highway 62, as depicted below.

The proposed mural is consistent with the theme of the existing mural (desert flora and fauna). The applicant states that it is intended to finish and beautify the existing wall mural and to help draw Joshua Tree National Park visitors to the site so that they can purchase park passes, merchandise, and receive necessary safety and other park information.

Existing conditions of the site are pictured below.



East Facing Wall



South Facing Wall



Southwest Corner Facing Wall



West Facing Wall

The proposed mural pictured below is to be located on the east-facing wall, including additional flora and fauna around the sign area.



The mural, which encircles the building and serves as a major visual feature, was installed between 1998 and 2004. The picture below, taken during the 2004 Sign Inventory, depicts the east-facing wall mural and signage for a prior retail tenant.



The artist for the proposed mural is Linda Shrader. The artist's bio and work examples are linked below.

Artist, muralist, sculptor, photographer, arts advocate, and arts educator, Linda Shrader is a two-time first place award winner in previous Joshua Tree National Park Art Expo juried exhibitions (2022, 2023) for her 3-D Joshua Tree sculptures, which also have been awarded first place and featured-artist placement at the California Welcome Center in Yucca Valley. Over the years, she has received awards for her fine art as well as her murals.

In 2007, she established a mural business, Larger Than Life Murals, and has painted nearly 100 murals in California, many with her daughter Echo Westover. In 2015, answering an international call-to-artists, they were awarded a contract to paint a 16' x 20' mural, titled "Welcome Home Warriors," honoring veterans of the Vietnam War, commissioned by the Manteca Mural Society, Manteca, CA.

Shrader is an advocate for public art and art in the schools and has taught classes to all ages. She was a founding board member of the Morongo Basin Cultural Arts Council, helped to create the original Hwy 62 Open Studio Art Tours, and currently serves on the Executive Board of Directors for the non-profit organization Hi-Desert Artists (HDA). Shrader was also an awards judge for the 2024 Joshua Tree National Park Art Expo.

<https://lindashrader.com/murals>

Findings:

Prior to approving a Wall Mural application, the Planning Commission shall find and justify that

all of the following are true:

A. The proposed mural exhibits exceptional design quality and incorporates high quality material that enhance the overall development and appearance of the site and will not have an adverse impact on the safe and efficient movement of vehicular or pedestrian traffic;

The proposed mural integrates and forms a cohesive theme with the existing murals, exhibiting exceptional design quality and high-quality paint materials to showcase the proposed theme, and will not have an adverse impact on the safe and efficient movement of vehicular or pedestrian traffic.

B. The proposed mural is well integrated with the buildings and other elements of the property;

The proposed mural is well integrated with the building, providing additional elements that further enhance the quality of the facade.

C. The proposed mural, by its design, construction and location, will not have a substantial adverse effect on abutting property or the permitted use thereof, and will contribute to the Town's unique character and quality of life;

The proposed mural will not have a substantial adverse effect on abutting property or the permitted use thereof, and will contribute to the Town's unique character and quality of life.

D. The proposed mural is consistent with the goals, policies and standards of the Town's General Plan and applicable specific plans;

The proposed mural is consistent with the Town's adopted mural policy to encourage murals emphasizing local history, geography, flora, fauna, culture, and heritage of the Town, and with the creativity and art encouraged in the Old Town Specific Plan.

E. That the granting the Wall Mural Permit is based upon its distinct quality and does not constitute a granting of special privileges beyond those provided for by criteria provided above.

The granting of this Wall Mural Permit is based upon its distinct quality and does not constitute a granting of special privileges beyond those provided for by criteria in the Town Mural Policy.

Alternatives

NA

Fiscal Impact:

NA

Attachments

1. M 02-25 @ 55922 Twentynine Palms Highway - Application
2. M 02-25 @ 55922 Twentynine Palms Highway - Plans & Art
3. DRAFT COA M 02-25 @ 55922 Twentynine Palms Highway -JTNPA Mural
4. TOWN OF YUCCA VALLEY - MURAL PROGRAM POLICY - ADOPTED FEBRUARY 21, 2023



Mural Permit Application

Date Received 5.29.2025
By W
Fee \$402.00
Case # M02-25

General Information

APPLICANT Joshua Tree National Park Association Phone 760.367.5525
Mailing Address 74485 National Park Dr. Email mail@joshuatree.org
City Twentynine Palms State CA Zip 92277
REPRESENTATIVE Jacqueline Guzman Phone 760.844.9278
Mailing Address 74485 National Park Dr. Email jacqueline@joshuatree.org
City Twentynine Palms State CA Zip 92277
PROPERTY OWNER Bill Heveron/Joshua Heveron Phone 760.218.4801
Mailing Address PO Box 226 Email Bill@table.com
City Pontertown State CA Zip 92268

Project Information

Business Name Joshua Tree National Park Association Assessor Parcel Number(s) 0586-311-06-0000
Business Address 55922 Twentynine Palms Hwy
Linear feet of subject business: 2,762 ft.
710 ft.
Total street frontage of property: _____
Measurement of proposed mural: 13'4" X 27'11"
Colors & Materials: Black, Greens, Browns - Paint Lighting: N/A
Applicant Signature [Signature]
Property Owner Signature [Signature]

Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org

Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application.

Signature: _____

Name: _____

Date: _____

JL
Jacqueline Guzman
5-2/25

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. I am hereby authorizing

_____ to act as my agent and is further authorized to sign any and all documents on my behalf.

Signature: _____

Name: _____

Date: _____

Joshua Rivas Herrow
Joshua Rivas Herrow
5-2-25

27



Lettered portion is 84"h x 131"w at its highest and widest points.

JTNPA Wall Mural Color Swatch Board:



PANTONE 16-1439
Caramel



PANTONE 12-0723
Corn Kernels



PANTONE 19-3911
Black Beauty



PANTONE 14-0952
Spicy Mustard



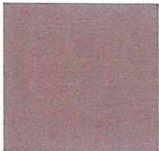
PANTONE 18-1345
Cinnamon Stick



PANTONE 18-1421
Baltic Amber



PANTONE 18-1307
Coffee Quartz



PANTONE 18-3513
Grape Compote



PANTONE 19-4103
Silhouette



PANTONE 12-0650
Summer Sun



PANTONE 15-1910
Rosy Future



PANTONE 16-3610
Quiet Violet



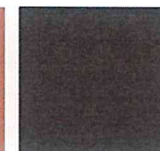
PANTONE 19-0323
Chive



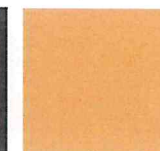
PANTONE 19-1524
Oxblood Red



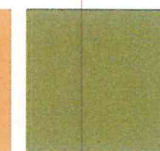
PANTONE 17-1230
Mocha Mousse



PANTONE 19-1527
New Maroon



PANTONE 14-0848
Mimosa



PANTONE 17-0542
Pepper Stem



PANTONE 18-0307
Dark Night



PANTONE 16-1140
Yam



PANTONE 14-1715
Poignant Pink



PANTONE 19-0914
Solemnity



PANTONE 18-0625
Martini Olive



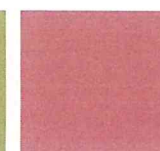
PANTONE 18-5806
Agave Green



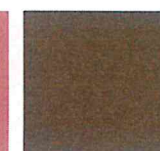
PANTONE 16-0123
Tendril



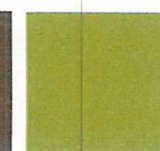
PANTONE 15-0343
Greenery



PANTONE 17-2031
Fuchsia Rose



PANTONE 18-0930
Coffee Liqueur



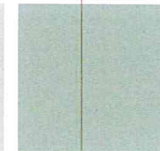
PANTONE 15-0544
Grenoble Green



PANTONE 18-4021
Burnt Ash



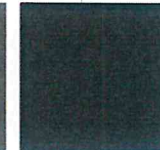
PANTONE 14-3700
Gray Daze



PANTONE 16-4411
Tourmaline



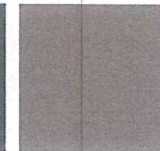
PANTONE 19-4206
Black Robe



PANTONE 19-4000
Affenpinscher



PANTONE 19-4310
Gray Whale



PANTONE 18-3801
Pyrite

**DRAFT CONDITIONS OF APPROVAL
WALL MURAL (M) 02-25 JTNPA MURAL
55922 TWENTYNINE PALMS HIGHWAY
APN 0586-311-06**

Wall Mural request to paint a wall mural on the existing structure, as depicted below:



GENERAL CONDITIONS OF APPROVAL

- G1. The applicant shall agree to defend, indemnify and hold harmless the Town of Yucca Valley, its agents, officers and employees, at his sole expense, against any action, claim or proceedings brought against the Town or its agents, officers or employees, to attack, set aside, void, or annul this approval or because of the issuance of such approval, or in the alternative, to relinquish such approval, in compliance with the Town of Yucca Valley Development Code. The applicant shall reimburse the Town, its agents, officers, or employees for any court costs, and attorney's fees which the Town, its agents, officers or employees may be required by a court to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition. The Town shall promptly notify the applicant of any claim, action or proceedings arising from the Town's approval of this project, and the Town shall cooperate in the defense.
- G2. The applicant shall remove the mural and restore the wall to its original color upon discontinuance or abandonment of the operation of the business or use of the facility.
- G3. The applicant shall dedicate an easement(s) to the Town of Yucca Valley of an adequate size consistent with the size(s) and location(s) illustrated above and contained within the staff report.
- G4. Words and/or images shall not be incorporated within the mural(s) which specifically identifies or reflects the business, products and/or services provided by the business occupying the structure, except that business name may be included within the a mural with the maximum size of the business name not exceeding a size allowed by the Town's approved sign code, subject to Parks, Recreation, and Cultural Commission (PRCC) approval.
- G5. Illumination shall conform with the Town's lighting standards. Lighting shall be fully shielded or recessed in such a manner as to preclude adverse impacts to adjacent property as a result of light trespass, or to any member of the public who may be traveling on adjacent roadways or right-of-way. Illumination shall not result in any light trespass, as measured at the property line of the subject property.
- G6. Paint used in the wall mural(s) shall be appropriate for use in outdoor locale and shall be permanent and long-lasting. As feasible, murals shall be vandal/graffiti resistant. Wall murals shall not contain electrical or mechanical components, changing images, or automated methods resulting in movement or change of mural image or messaging.

Applicant Initials _____

- G7. Murals shall be maintained or removed if not maintained. Examples of a mural requiring maintenance include, but are not limited to, paint fading or chipping and damage to the surface of the wall or mural. If the property changes ownership, the new owner is responsible to either remove or maintain the existing mural.
- G8. The Planning Commission approval shall be required for mural placement and application, and the PRCC approval shall be required for mural content, design, and artist qualifications. Any modifications to the approval mural shall be reviewed and approved by the Planning Commission and PRCC.

Signature

Date

Applicant Initials _____

TOWN MURAL PROGRAM POLICY

1. **Location:** Properties within commercial (C-MU, C-N, C-G, C-C, C-O) and Old Town (OTHC, OTI/C, OTMU, OTC/R) zoning districts are eligible to apply for a Wall Mural permit.
2. **Maximum Number of Murals Per Site:** One (1) mural per building wall may be approved by the Planning Commission.
3. **Advertisement Value:** Words and/or images shall not be incorporated within a proposed mural which specifically identifies or reflects the business, products and/or services provided by the business occupying the structure, except that business name may be included within a mural with the maximum size of the business name not exceeding a size allowed by the Town's approved sign code, subject to Parks, Recreation, and Cultural Commission Approval.
4. **Design Theme:** Murals emphasizing local history, geography, flora, fauna, culture, and heritage of the Town are encouraged; however, all submissions for wall murals are welcome. The design shall be applied by a qualified mural artist as determined by the Parks, Recreation, and Cultural Commission.
5. **Sign Area:** Wall murals shall not be calculated as business advertising signage and is not subject to the maximum wall sign area ratio. Murals can occupy an entire single wall on which the mural is applied.
6. **Color Scheme:** The colors used in the mural signs are encouraged to be complimentary and harmonious with the exterior colors of the building, however all color schemes may be considered.
7. **Illumination:** Illumination shall conform with the Town's lighting standards. Lighting shall be fully shielded or recessed in such a manner as to preclude adverse impacts to adjacent property as a result of light trespass, or to any member of the public who may be traveling on adjacent roadways or right-of-way. Illumination shall not result in any light trespass, as measured at the property line of the subject property.
8. **Materials:** Paint used in wall murals shall be appropriate for use in outdoor locale and shall be permanent and long-lasting. As feasible, murals shall be

TOWN OF YUCCA VALLEY – MURAL PROGRAM POLICY
ADOPTED BY TOWN COUNCIL ON FEBRUARY 21, 2023

vandal/graffiti resistant. Wall murals shall not contain electrical or mechanical components, changing images, or automated methods resulting in movement or change of mural image or messaging.

9. **Maintenance:** Murals shall be maintained or removed if not maintained. Examples of a mural requiring maintenance include, but are not limited to, paint fading or chipping and damage to the surface of the wall or mural. If the property changes ownership, the new owner is responsible to either remove or maintain the existing mural.
10. **Permitting Process:** Planning Commission approval shall be required for mural placement and application, and the Parks, Recreation, and Cultural Commission approval shall be required for mural content, design, and artist qualifications.
11. **Agreement with the Town:** Each Wall Mural Applicant is required to enter into an agreement with the Town, through a mural easement agreement or similar. The agreement allows the Town to directly regulate the design of the mural.
12. **Findings:** Prior to approving a Wall Mural application, the Planning Commission shall find and justify that all of the following are true:
 - A. The proposed mural exhibits exceptional design quality and incorporates high quality material that enhance the overall development and appearance of the site and will not have an adverse impact on the safe and efficient movement of vehicular or pedestrian traffic;
 - B. The proposed mural is well integrated with the buildings and other elements of the property;
 - C. The proposed mural, by its design, construction and location, will not have a substantial adverse effect on abutting property or the permitted use thereof, and will contribute to the Town's unique character and quality of life;
 - D. The proposed mural is consistent with the goals, policies and standards of the Town's General Plan and applicable specific plans;
 - E. That the granting the Wall Mural Permit is based upon its distinct quality and does not constitute a granting of special privileges beyond those provided for by criteria provided above.

Mural Easement and PRCC Public Art Policy

Each mural applicant will be required to enter into an agreement with the Town, through a mural easement or similar tool. The agreement allows the Town to have a financial interest, if the program is ultimately approved by the Town Council, in the mural and allows the Town to regulate the design of the mural.

The PRCC Public Art Policy is directed towards developing a high-quality permanent art collection for the community. Public Art includes art that is displayed for two weeks or more in open Town-controlled area, on the exterior of any Town-maintained facility, within any Town owned facility, and/or in areas designated or commonly regarded as public areas, lobbies, and public assembly areas.

The work of art may include murals. The mural easement agreement would enable the Town to have both a financial interest and regulatory capability on murals. As such, consideration may be provided to the mural program being incorporated into the PRCC Public Art Policy and the PRCC as the reviewing authority for murals.

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Evan Willoughby, Assistant Planner

Date: September 18, 2025

Meeting Date: September 23, 2025

Subject: Wall Mural Permit (M) 03-25, 55386 Twentynine Palms Highway

Recommendation:

That the Planning Commission finds that the project is exempt from CEQA under Section 15301, Class 1, Existing Facilities since the proposed project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of an existing private structure;

And that the Planning Commission approves the placement and application for proposed murals, Wall Mural Permit (M) 03-25, an application to install murals on the façade of the commercial structure located at 55386 Twentynine Palms Highway, based upon the information contained within the staff report;

And that the Planning Commission recommends that the Parks, Recreation, and Cultural Commission review the proposed mural content, design, and artist qualifications.

Prior Review:

There has been no prior review of this item.

Discussion:

Applicant: Matt & Amber Reid
Address: 55386 Twentynine Palms Highway
APN: 0586-101-04
Zoning: Old Town Highway Commercial (OTHC)
Parcel Size: 0.09 acres

On February 21, 2023, the Town Council adopted a Mural Policy establishing the criteria and review procedures for proposed murals, attached to this Staff Report. The Planning Commission is the review authority for the approval of placement and application of proposed murals and the Parks, Recreation, and Cultural Commission is the review authority for mural content, design, and artist qualifications. The Town Council is the review authority for acceptance of

easements and approval of disbursement of funds.

The subject property is in an eligible zoning district, Old Town Highway Commercial (OTHC), for a Wall Mural Permit. The proposed mural is located along the west-facing wall along Highway 62, as depicted below.

The proposed mural is consistent with the theme of local history. A prior use of the building in the early 1970s was for motorcycle service, parts, and accessories and was located across the highway from the Harley-Davidson Shop. The mural depicts the musician, Gram Parsons, seated on top of a motorcycle.

Existing conditions of the site are pictured below.



South Facing Wall



West Facing Wall

The proposed mural pictured below is located on the west-facing wall.



The artist for the proposed mural is Amber Reid. The artist's bio and work examples are linked

below.

Amber Flora Reid is a professional with over 20+ years of experience. She has a Bachelor's Degree in Art History and a Teaching Credential in Art. Amber worked as an art teacher for over 10 years in California Schools and recently won the Peoples' Choice Award at the Hi-Desert Artists Gallery (Yucca Valley) "Teacher as Artist" show.

www.amberflorareid.com

Findings:

Prior to approving a Wall Mural application, the Planning Commission shall find and justify that all of the following are true:

- A. The proposed mural exhibits exceptional design quality and incorporates high quality material that enhance the overall development and appearance of the site and will not have an adverse impact on the safe and efficient movement of vehicular or pedestrian traffic;

The proposed mural integrates and forms a cohesive theme of emphasizing local history, exhibiting exceptional design quality and high-quality paint materials to showcase the proposed theme, and will not have an adverse impact on the safe and efficient movement of vehicular or pedestrian traffic.

- B. The proposed mural is well integrated with the buildings and other elements of the property;

The proposed mural is well integrated with the building and other elements of the property.

- C. The proposed mural, by its design, construction and location, will not have a substantial adverse effect on abutting property or the permitted use thereof, and will contribute to the Town's unique character and quality of life;

The proposed mural will not have a substantial adverse effect on abutting property or the permitted use thereof, and will contribute to the Town's unique character and quality of life.

- D. The proposed mural is consistent with the goals, policies and standards of the Town's General Plan and applicable specific plans;

The proposed mural is consistent with the Town's adopted mural policy to encourage murals emphasizing local history, geography, flora, fauna, culture, and heritage of the Town, and with the creativity and art encouraged in the Old Town Specific Plan.

- E. That the granting the Wall Mural Permit is based upon its distinct quality and does not constitute a granting of special privileges beyond those provided for by criteria provided above.

The granting of this Wall Mural Permit is based upon its distinct quality and does not

constitute a granting of special privileges beyond those provided for by criteria in the Town Mural Policy.

Alternatives

NA

Fiscal Impact:

NA

Attachments

1. M 03-25 @ 55386 Twentynine Palms Highway - Reid - Application
2. M 03-25 @ 55386 Twentynine Palms Highway
3. DRAFT COA M 03-25 @ 55386 Twentynine Palms Highway -Reid
4. TOWN OF YUCCA VALLEY - MURAL PROGRAM POLICY - ADOPTED FEBRUARY 21, 2023



Mural Permit Application

Date Received 8/23/23
By Kevin
Fee \$402.00
Case # M 03-25

General Information

APPLICANT Matt & Amber Reid Phone (310) 489-3848
Mailing Address 524 Rosecrans Avenue Email maloyreid@gmail.com
City Manhattan Beach State CA Zip 90266
REPRESENTATIVE Matt Reid Phone (310) 489-3848
Mailing Address 524 Rosecrans Avenue Email maloyreid@gmail.com
City Manhattan Beach State CA Zip 90266
PROPERTY OWNER Amber Flora Reid Revocable Trust Phone (310) 489-3848
Mailing Address 524 Rosecrans Avenue Email maloyreid@gmail.com
City Manhattan Beach State CA Zip 90266

Project Information

Business Name Matson Ambroise Assessor Parcel Number(s) 0586101040000
Business Address 55386 29 Palms Hwy, Yucca Valley CA 92284
Linear feet of subject business: 1000 sq. feet
Total street frontage of property: 30 feet
Measurement of proposed mural: 18 x 20 feet
Colors & Materials: Black, white, gray Lighting: Two solar ground lights
exterior Benjamin Moore Avra series
Applicant Signature Amber Reid
Property Owner Signature Amber Reid

Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org

PLOT PLAN

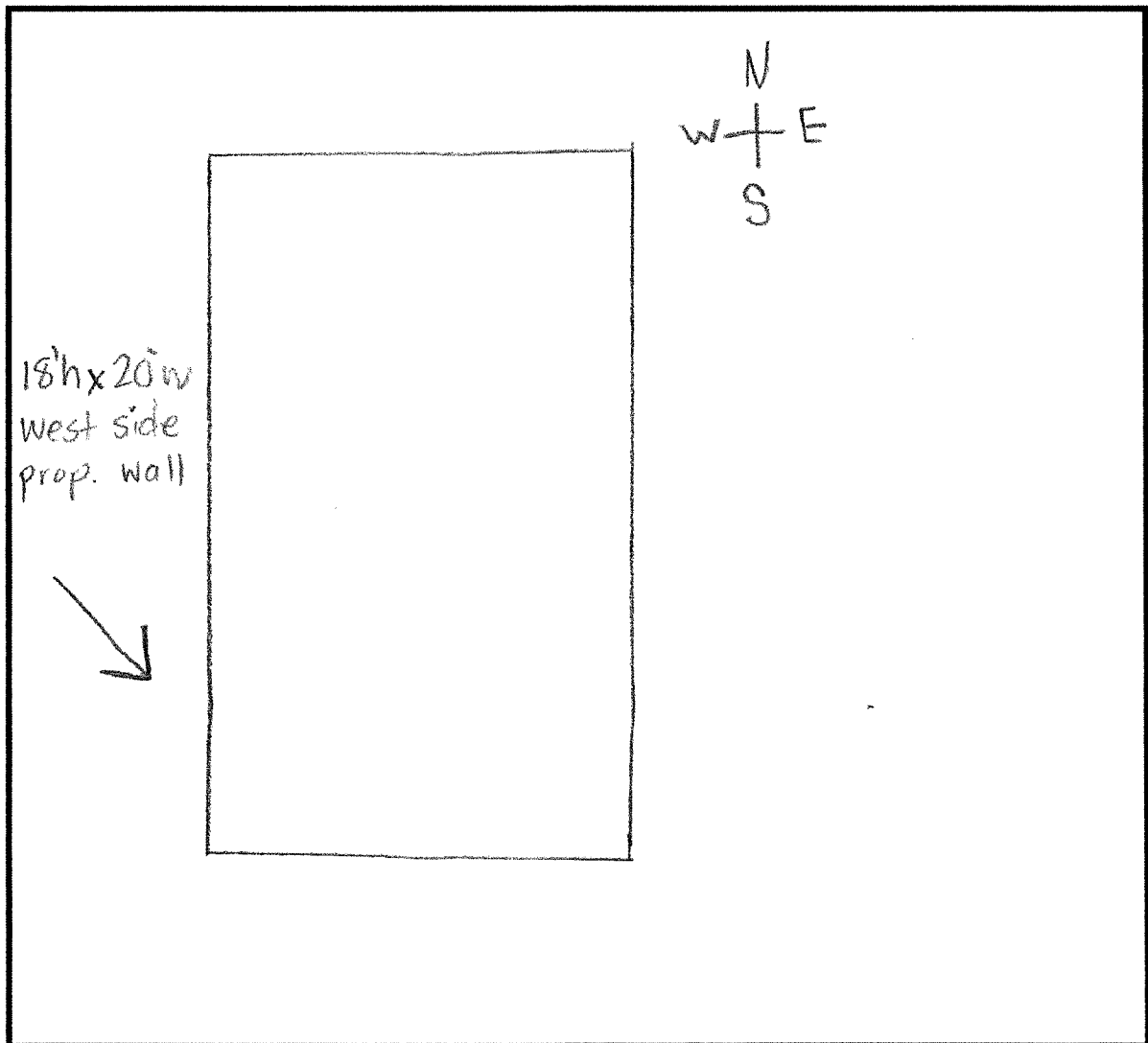
NAME Matson Ambroise

PROJECT ADDRESS 55386 29 Palms Hwy, Yucca Valley CA 9228

ASSESSOR PARCEL NO. 0586101040000

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

REAR PROPERTY LINE



FRONT PROPERTY LINE
STREET

Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application.

Signature: Amber Reid
Name: Amber Reid
Date: August 18, 2025

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. I am hereby authorizing

_____ to act as my agent and is further authorized to sign any and all documents on my behalf.

Signature: Amber Reid
Name: Amber Reid
Date: August 18, 2025

Evan Willoughby

From: Matthew Reid <maloyreid@gmail.com>
Sent: Monday, August 18, 2025 10:21 AM
To: Evan Willoughby
Cc: Robert Thompson; Jared Jerome
Subject: Re: 55386 Twentynine Palms Highway - TOYV - Mural Program Policy
Attachments: scan.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

Attached is the mural application along with the requested information.

1. Provide color elevations and color palette for each building frontage where wall murals are proposed.

Black & White monochromatic color palette

2. Provide dimensions for proposed murals on each building frontage, including the percentage of wall murals incorporated on each building frontage as a function of total mural area per frontage divided by total wall area per frontage.

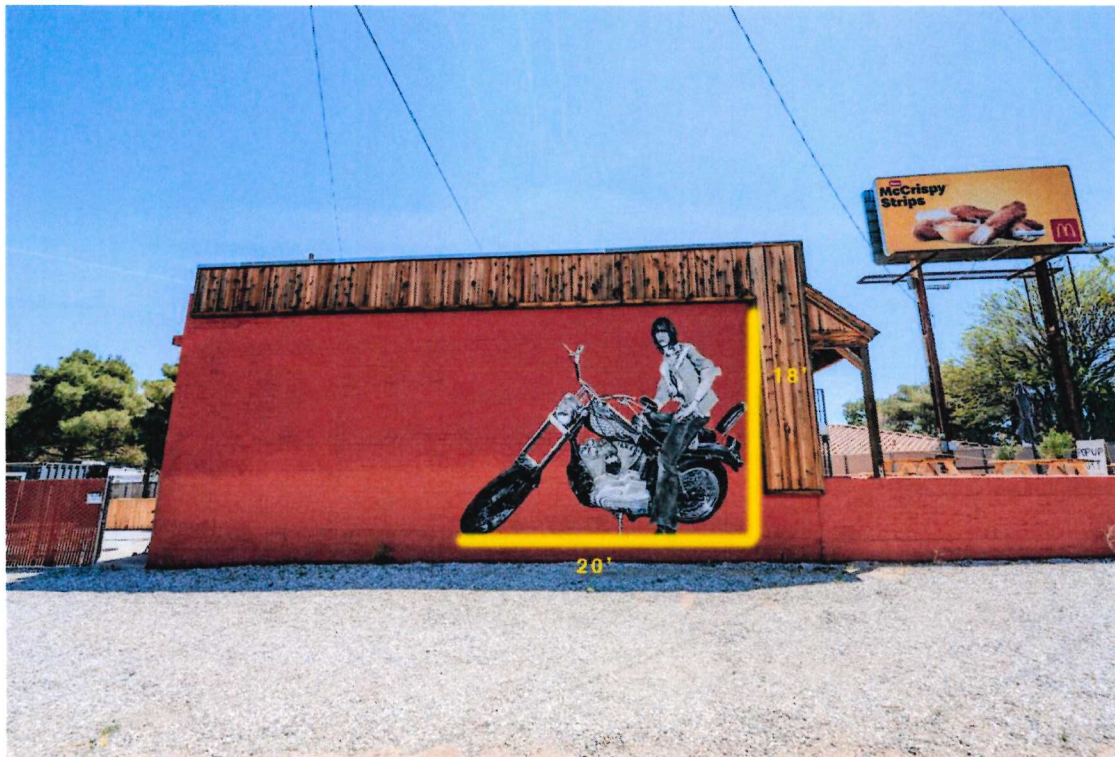
20' wide x 18' high. Roughly 30% of wall space

3. Provide a statement of the artist's qualifications, including examples of prior work.

Amber Flora Reid is a professional with over 20+ years of experience. She has a Bachelor's Degree in Art History and a Teaching Credential in Art. Amber worked as an art teacher for over 10 years in California Schools and recently won the Peoples' Choice Award at the Hi-Desert Artists Gallery (Yucca Valley) "Teacher as Artist" show. Some of her work can be viewed at www.amberflorareid.com

4. (Optional) If signage is to be incorporated with the mural, please provide separate dimensions for existing or proposed signage.

N/A



Please let us know how/where to pay the application fee.

Thank You!

Matthew Reid

(310) 489-3848

On Mon, Jul 28, 2025 at 2:47 PM Evan Willoughby <EWilloughby@yucca-valley.org> wrote:

Good morning,

Please see the attached Mural Program Policy and Mural Permit Application. The attached policy outlines the standards and review procedures. If you have any questions, please reach out to staff.

Information that should be included with your application is listed below. The application fee is \$402.00, due at submittal.

1. Provide color elevations and color palette for each building frontage where wall murals are proposed.
2. Provide dimensions for proposed murals on each building frontage, including the percentage of wall murals incorporated on each building frontage as a function of total mural area per frontage divided by total wall area per frontage.
3. Provide a statement of the artist's qualifications, including examples of prior work.
4. (Optional) If signage is to be incorporated with the mural, please provide separate dimensions for existing or proposed signage.

Thank you,

Evan Willoughby

Assistant Planner

Town of Yucca Valley

Community Development Department

58928 Business Center Drive

Yucca Valley, CA 92284

P: (760) 369-6579 ext. 328

F: (760) 228-0084

ewilloughby@yucca-valley.org

--

Matthew Reid
(310) 489-3848



**DRAFT CONDITIONS OF APPROVAL
WALL MURAL (M) 03-25
55386 TWENTYNINE PALMS HIGHWAY
APN 0586-101-04**

Wall Mural request to paint a wall mural on the existing structure, as depicted below:



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Applicant Initials _____

Reid

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Date

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TOWN OF YUCCA VALLEY – MURAL PROGRAM POLICY
ADOPTED BY TOWN COUNCIL ON FEBRUARY 21, 2023

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12. **Findings:** Prior to approving a Wall Mural application, the Planning Commission shall find and justify that all of the following are true:
 - A. The proposed mural exhibits exceptional design quality and incorporates high quality material that enhance the overall development and appearance of the site and will not have an adverse impact on the safe and efficient movement of vehicular or pedestrian traffic;
 - B. The proposed mural is well integrated with the buildings and other elements of the property;
 - C. The proposed mural, by its design, construction and location, will not have a substantial adverse effect on abutting property or the permitted use thereof, and will contribute to the Town's unique character and quality of life;
 - D. The proposed mural is consistent with the goals, policies and standards of the Town's General Plan and applicable specific plans;
 - E. That the granting the Wall Mural Permit is based upon its distinct quality and does not constitute a granting of special privileges beyond those provided for by criteria provided above.

Mural Easement and PRCC Public Art Policy

Each mural applicant will be required to enter into an agreement with the Town, through a mural easement or similar tool. The agreement allows the Town to have a financial interest, if the program is ultimately approved by the Town Council, in the mural and allows the Town to regulate the design of the mural.

The PRCC Public Art Policy is directed towards developing a high-quality permanent art collection for the community. Public Art includes art that is displayed for two weeks or more in open Town-controlled area, on the exterior of any Town-maintained facility, within any Town owned facility, and/or in areas designated or commonly regarded as public areas, lobbies, and public assembly areas.

The work of art may include murals. The mural easement agreement would enable the Town to have both a financial interest and regulatory capability on murals. As such, consideration may be provided to the mural program being incorporated into the PRCC Public Art Policy and the PRCC as the reviewing authority for murals.

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Jared Jerome, Associate Planner

Date: September 16, 2025

Meeting Date: September 23, 2025

Subject: Land Development Update

Recommendation:

That the Planning Commission receives and files the report.

Prior Review:

There has been no prior review of this item. The purpose of this report is to update the Planning Commission on private land development and capital project activity.

Discussion:

Town staff will provide the Planning Commission with an update on current private land development and capital projects and anticipated schedules.

Alternatives

N/A

Fiscal Impact:

N/A

Attachments

None