

March 20, 2024

Daniel Hamilton  
PO Box 2002  
Yucca Valley, CA 92286

**RE: VARIANCE (V) 02-24 & ENVIRONMENTAL ASSESSMENT (EA) 02-24  
56363 EAGLES NEST**

Mr. Hamilton:

In accordance with Government Code Section 65943, the Town has 30 days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required. The Variance Application was submitted on February 21, 2024; therefore the 30-day review period ends on March 22, 2024. The application has been reviewed by staff and is deemed incomplete. Please provide the items listed below:

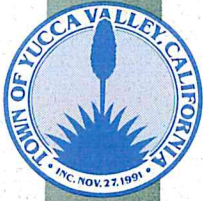
1. The project site is located in an Open Space Resource Area, as designated by the Yucca Valley General Plan Open Space and Conservation chapter. Page 5-22 of the Open Space and Conservation chapter specifies that development proposals inside the Open Space Resource Area will include detailed biological studies and wildlife corridor studies. Therefore, a biological assessment (including Western Joshua Tree, Burrowing Owl, nesting/migratory birds, Desert Tortoise, etc.) of the project site is required.
2. Preliminary Title Report, prepared within 60 day of application submittal.
3. Environmental Assessment application questions #9-15 and "Project Description" are required to be complete. Please see attached pages.

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, Extension 317.

Best regards,



Jared Jerome  
Associate Planner



The Town of  
**Yucca Valley**

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