

October 25, 2024

Samantha Herrmann  
Assurance Development  
1499 Huntington Drive, Suite 305  
South Pasadena, CA 91030

**RE:    CONDITIONAL USE PERMIT, CUP 03-23; ENVIRONMENTAL ASSESSMENT, EA 14-23;  
      VARIANCE, V 03-23  
      VERTICAL BRIDGE MONOPINE  
      3<sup>rd</sup> COMPLETENESS REVIEW**

Samantha Herrmann:

Thank you for submitting the above referenced application which the Town of Yucca Valley received a deposit payment for on November 8, 2023. The Town received the outstanding Biological Assessment on October 17, 2024. In accordance with Government Code Section 65943, the Town has thirty (30) days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required.

The application is deemed complete. Below are comments on the Biological Assessment that are required prior to initiation of CEQA review for the proposed project.

1. Page 10 of the Biological Assessment states that there is a presence of western Joshua trees onsite and that the Town of Yucca Valley requires a Native Plant Permit Application to be completed to address potential impacts to western Joshua trees. The western Joshua tree is not regulated by the Town of Yucca Valley and is not subject to a Native Plant Permit application. The western Joshua tree is regulated under the California Endangered Species Act (CESA) and the Western Joshua Tree Conservation Act (WJTCA) and subject to regulation by the California Department of Fish and Wildlife (CDFW). Please revise the Biological Assessment to reflect CDFW as the regulatory authority for western Joshua trees and provide a full analysis of the potential impacts to both the western Joshua tree and its habitat.

Planning  
(760) 369-6575  
Public Works  
(760) 369-6579  
Building and Safety  
(760) 365-0099  
Code Compliance  
(760) 369-6575  
Engineering  
(760) 369-6575  
Animal Control  
(760) 365-1807  
Animal Shelter  
(760) 365-3111  
FAX (760) 228-0084



The Town of  
**Yucca Valley**

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT  
58928 Business Center Dr.  
Yucca Valley, California 92284

Based on the proposed scope of the project, California Environmental Quality Act (CEQA) analysis and review is required. The Town contracts for CEQA report preparation and environmental review. The contract costs for CEQA analysis are the responsibility of the project proponent. At a minimum, an Initial Study and Negative Declaration or Mitigated Negative Declaration is anticipated to be required based on the proposed project details.

Please provide the revised Biological Assessment at your earliest convenience. If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 317.

Best regards,

A handwritten signature in black ink, appearing to read "Jared Jerome", with a long, sweeping horizontal stroke extending to the right.

Jared Jerome  
Associate Planner