

October 12, 2022

Shane Stueckle
 Deputy Town Manager
Town of Yucca Valley
 Planning Division
 58928 Business Center Dr.
 Yucca Valley, CA 92284

Subject: Pre-Application Review
Project Description Letter ~ Residential-Destination Vacation Development
 Design Group 42, LLC
 San Bernardino County APNs 0588-041-39, -46 & -47
 Yucca Valley, CA

Dear Shane,

The goal of Design Group 42, LLC is to create an eco-friendly retreat center on the currently vacant 87 acres located at the southwest corner of Yucca Trail and La Contenta Road. A vital part of their mission is to minimize environmental impact by employing sustainable best practices in all areas of the project and the final product carrying through these same values.

They envision a destination where visitors can come and stay in bungalows with a vast amount of open space around them to enjoy the beauty and nature of Yucca Valley and Joshua Tree and the cluster design of 50 bungalows done in pods of 5, is inspired aesthetically by the many Joshua Trees which exist on the site.

Their mission for the retreat center is to create a peaceful space to relax and revitalize in the high desert, whether wandering the land or enjoying the facilities on site such as the pool, spa, restaurant and bar, or enjoying the common indoor/outdoor areas designed for lounging and gathering. They take pride in proposing an oasis that works well with the natural surroundings, and they intend to envision spaces where the community can benefit as well. They also propose a country store for small groceries and sundries, as well as an outdoor gathering place where a local band might want to gather to play for a small group of friends and family. Being a welcomed and inclusive addition to the community is a part of this developer's mission.

Along with the bungalows, a dozen signature residences that are part of the brand and part of the retreat center are proposed. These residences are proposed to be developed within a subdivision to enable their separate financing, phasing, and sale. The private streets, utility and drainage improvements are proposed to comply with the Town's subdivision standards and development code and are proposed to be maintained by a private HOA.

In order to maintain plentiful natural terrain and to create a buffer for the neighbors, in addition to keeping as many of the native plants as is feasible, planting some groupings of agaves, a plant indigenous to desert climates of Southern California is proposed. The cultivation of these agaves is hoped to enable production of a small batch of Mezcal in the future.

Entitlement to develop the proposed retreat center on the site is expected to necessitate approval by the Town of a General Plan Amendment, Change of Zone, Conditional Use Permit, Tentative Tract Map and creation of a Specific Plan. We expect these approvals to be attended by Conditions of Approval which are intended to be met in order to realize the developer's Proposed Conceptual Master Plan (Plan) as well as to satisfy the community.

Primary access to the project is proposed from Yucca Trail and La Contenta Road at the locations shown on the Plan. The Yucca Trail and La Contenta Road frontages would be improved to Town Standards as may be required by the Conditions. Secondary (emergency) access is proposed by connecting the interior

streets shown on the Plan to the current eastern terminus of Pueblo Trail (to be gated) and at Indio Avenue. Indio Avenue is proposed to be improved to Town standards in order to serve the planned 12-lot subdivision.

Sewage disposal is proposed to be provided by collecting and delivering wastewater from the bungalows and other uses by gravity sewers to connect to Hi Desert Water District's sewer system currently in Yucca Trail near the intersection of Indio Avenue.

Domestic water as well as water for fire protection purposes is expected to be acquired from Hi-Desert Water District, to be distributed throughout the development by facilities to be constructed to District, Town and Fire Department standards. Water-saving techniques will be incorporated into the landscape and architectural designs throughout the project.

All proposed new and any existing onsite "dry" utilities (power, tv, phone, etc.) will be placed below ground as required by Town ordinance and policies.

A principal feature of the sustainable best practices will be to develop the site as shown on the Plan by minimizing the amount of grading and land disturbance as much as possible. An effort to preserve native vegetation and to preserve the natural landforms as much as possible will be made. This effort will include reducing the extent to which the natural drainage course which traverses the site is graded and improved. This course is identified in the Town's Master Plan of Drainage as a "managed floodplain", and as such a goal will be to improve it only to the extent which is necessary to properly convey the expected stormwater flows and minimize erosion in accordance with generally accepted practices. The goal is to complete a facility which is consistent with the visual and land-use objectives of the Plan. A number of small stormwater retention or detention facilities will be proposed at various locations in order to meet Town requirements and to be an integral part of the landscape theme of the Plan and for Water Quality Management.


A key aspect of achieving the retreat center mission will be to incorporate special lighting techniques in order to minimize night sky light encroachment. This will be accomplished by carefully selecting the type, location and number of outside light fixtures and lighting methodology to achieve this desired aspect in a manner which is consistent with safety, security and requirements of the Town, community and the Plan.

Where possible and feasible, and as may be approved by the Fire Department, consideration will be made of using materials other than asphalt or concrete paving at parking areas and private driveways as one of our proposed sustainable best practices. Doing so may result in a more aesthetic and pleasing environment for the users of those areas. Additionally, pervious surfacing may reduce heat reflectivity and may accommodate stormwater runoff absorption to a higher degree than non-pervious surfaces.

We look forward to receiving your comments during your review of this pre-application.

Thank you,

NV5, Inc.



Vickie Bridenstine, PE LEED AP
Engineering Manager

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