

July 6, 2023

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 ~ Sky Harbor Ranch**  
 Danmark Development (La Paloma Homes)  
 San Bernardino County APNs 0585-051-05  
 Yucca Valley, CA

Dear Shane,

The goal of Danmark Development (La Paloma Homes) is to create 87 lots, minimum 2.5 acres in size on this property known as section 13, T1S, R5E, S.B.B.M. located at the southwest corner of Sage Avenue and San Andreas Road.

The intent is to subdivide the property and sell individual lots. The private streets, utility and drainage improvements are proposed to comply with a project Specific Plan and are proposed to be maintained by a private HOA.

Primary access to the project is proposed from San Andreas Road and Warren Vista Avenue at the locations shown on the Plan.

Sewage disposal is proposed to be provided by private septic systems.

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.

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.

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 for private roads as a proposed sustainable best practice. 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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