



**TOWN OF YUCCA VALLEY
DEVELOPMENT REVIEW COMMITTEE
MEETING APPLICATION**

The Development Review Committee (DRC) meets at 1:30 PM – 2:30 PM., each Thursday at the Town’s office located at 58928 Business Center Drive. Upon your arrival, please check-in at the front counter.

Meeting date you are requesting: March 28, 2024

The deadline for application submittal is a minimum of one week in advance of the meeting date. Each application is granted a meeting not exceeding 20 minutes with the Development Review Committee. A maximum of three applications can be scheduled for one meeting date.

Has this project been considered previously by the Development Review Committee? Yes

Assessor’s Parcel Number: 0585-051-02

Contact person: Vickie Bridenstine
Erin Athofer Phone: 760-524-7076

Email: Vickie.Bridenstine@NV5.com
erinathofer@yahoo.com Fax: _____

Description of project: Proposed subdivision of 95 residential lots

To assist staff members with the project, it is recommended to provide basic conceptual site plans and project description/narrative.

Development Review Committee Contact List:

Planning	760-369-6579; ext. 317
Building & Safety	760-369-6579; ext. 302
Engineering & Public Works	760-369-6579; ext. 307

Please be aware that, although the Town will make every effort to have all DRC members present at each meeting, at times this is not possible. A property owner or developer considering building in the Town of Yucca Valley is responsible to contact all other applicable agencies to obtain their standards and requirements for construction.

Return this completed application to the Planning Division via email at ewilloughby@yucca-valley.org



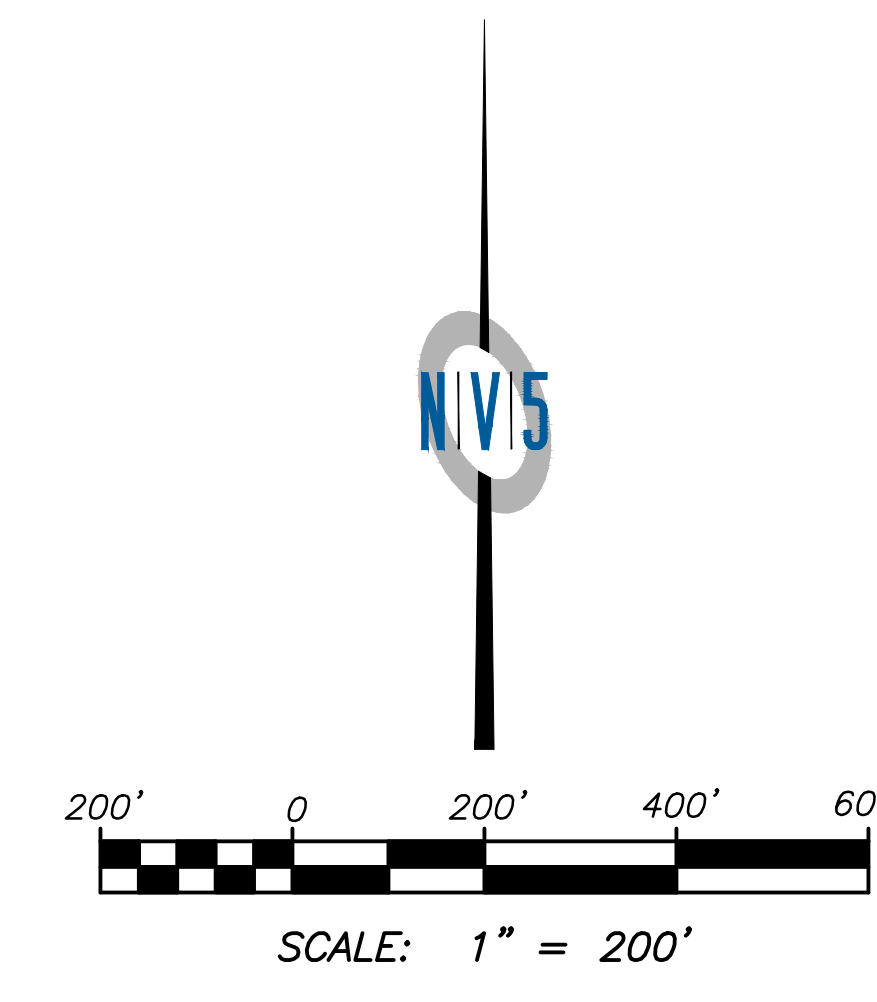
Sky Harbor Ranch

YUCCA VALLEY

FEB 2024

PREPARED FOR (APPLICANT & OWNER)

DANMARK DEVELOPMENT, LLC
 P.O. BOX 10179
 PALM DESERT, CA 92255
 (760) 799-2696



PRELIMINARY
 NOT FOR CONSTRUCTION

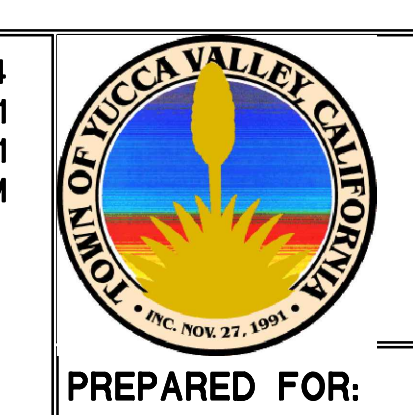
NO.	BY	DATE	REVISIONS

DATE: _____ TIME: _____
 SERVER: _____ LAYOUT: _____
 PATH: _____
 DRAWING NAME: _____
 PAGE SETUP: _____
 DESIGNER: _____ PROJ. MGR: _____

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

42829 COOK, STREET, SUITE 104
 PALM DESERT, CA 92251
 TEL 760-341-3101
 WWW.NV5.COM

NV5



PREPARED FOR: DANMARK DEVELOPMENT

TOWN OF YUCCA VALLEY

SHEET NUMBER	1
OF	1 SHEETS
SCALE	VERTICAL: 1" = 200' HORIZONTAL: 1" = 200'
JOB NUMBER	226716-000022.00
DATE SUBMITTED	****

File Name: \\s127522-00002202\Local\Civil\Pre\skyharbor_Site_Plan\Site_Plan_02.2024.dwg Map File: 02.2024-1.dwg

August 8, 2023

Vickie Bridenstine
42989 Cook Street, Suite 104
Palm Desert, CA 92211

**RE: PRE-APPLICATION, PA 06-23
DANMARK DEVELOPMENT (LA PALOMA HOMES)**

Ms. Bridenstine:

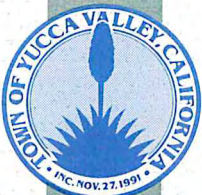
Thank you for submitting a Pre-Application for a subdivision on the property located at APN 0585-051-05. Below is a summary of the Town's understanding of the project description:

- The project proposal is to subdivide the property located at APN 0585-051-05 into 87 lots, minimum 2.5 acres in size.
- Consistent with Senate Bill 9 (SB-9), up to four (4) detached dwelling units can be constructed on each parcel. This creates the potential for up to 348 single-family residences.
- Improvements incidental to the proposed subdivision include private streets, underground utility improvements, and drainage improvements.
- Improvements are to comply with a project Specific Plan and are proposed to be maintained by a private homeowner association.
- Sewage disposal is proposed to be provided by private septic systems.
- Domestic water and water for fire protection purposes is proposed to be acquired from Hi-Desert Water District.
- The site is approximately 625.11 acres.

Based on the above project understanding, the following overlays and processes are anticipated for land use review:

1. The south portion (approximately 37%) of the property is within the Rural Living (R-L-5) General Plan Designation, as delineated on the Town of Yucca Valley General Plan Land Use Map. The north portion (approximately 63%) of the property is within the Rural Residential (RR-0.5) General Plan Designation, as delineated on the Town of Yucca Valley General Plan Land Use Map. Please see the Land Use Chapter of the Town's General Plan for more information.
2. The south portion of the property is within the Specific Plan, Rural Living (R-L-5) Zoning District, as delineated on the Town of Yucca Valley Official

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

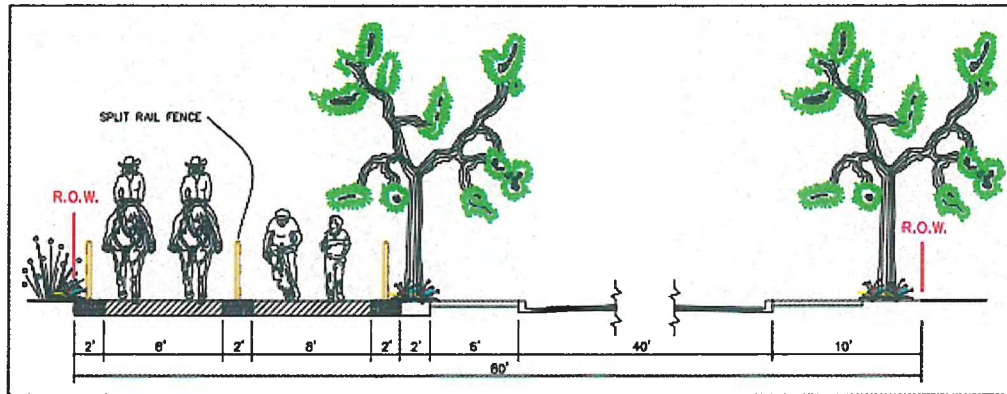


The Town of
Yucca Valley

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

Zoning District Map. The north portion of the property is within the Specific Plan, Residential, Single-Family (R-S-2) Zoning District, as delineated on the Town of Yucca Valley Official Zoning District Map. Please see the Town of Yucca Valley Development Code for more information.

3. The property is located in an Alquist Priolo Fault Zone. A Fault Hazard Investigation (fault trenching) is required to be performed by a California-licensed geologist.
4. The FEMA Flood Zone designation is Zone D (undetermined).
5. San Andreas Road is identified with a multi-use trail, inclusive of riding, pedestrian, and bike traffic, in the Town of Yucca Valley Trails Master Plan. Section shown below, identified as Trail Type 'C' Multi-Use Trail (Riding, Pedestrian, & Bike).



6. The property is located in the Wildlife Corridor Evaluation Area and the Open Space Resource Area as identified with the Yucca Valley General Plan, Open Space and Conservation Element. The biological assessment, construction documents, and specific plan standards for the subdivision must show conformance with the Open Space and Conservation Element of the Yucca Valley General Plan.
7. The property is located within “very low”, “low”, and “moderate” paleontological resource areas, as identified with the Yucca Valley General Plan, Open Space and Conservation Element. A paleontological study is required.
8. The property is located within the Hillside Overlay district. The project will require hillside grading review. Please see Chapter 9.20.030 of the Town’s Development Code for more information.
9. The proposed project, as described above, will require the following submittals, to be filed and processed concurrently:
 - a. Specific Plan Application, required per the Town of Yucca Valley Official Zoning District Map, in conformance with Chapter 9.70 Specific Plans of the Town of Yucca Valley Development Code and all applicable laws, rules, and regulations.

https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-18278#JD_Chapter9.70

- b. Tentative Tract Map Application, required per the Town of Yucca Valley Development Code Chapter 9.91 Tentative Map Filing and Procedures.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-18987
<https://www.yucca-valley.org/our-town/departments/community-development/planning/applications>
- c. If the applicant is proposing a phased project then the tentative tract map submitted for review shall detail the phasing proposed.
- d. Environmental Assessment application, required per Town of Yucca Valley Development Code Chapter 9.61 Application Processing Procedures.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-17678
<https://www.yucca-valley.org/our-town/departments/community-development/planning/applications>
- e. Grading Plans for site and individual plots, per Town engineering requirements. Due to State regulations, the grading plan(s) for individual plots shall illustrate four (4) detached dwelling units to illustrate a full build-out scenario.
- f. Street Improvements Plans for site, per Town engineering requirements at time of construction.
- g. Soil Erosion, Sediment, and Dust Control Plans, per the Town of Yucca Valley Development Code Chapter 9.37 Soil Erosion and Dust Control, in conjunction with grading and street improvement plans.
https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-16365
- h. Storm Water Pollution Prevention Plan, approved by the California Water Quality Control Board.
- i. Landscape and Irrigation Plan, in accordance with the State Model Water Efficiency Landscape Ordinance.

Based on the Town's understanding of the project description, the following comments are provided:

1. The Town implements a deposit system with 100% cost recovery for all land development applications.
2. The project is subject to CEQA. The Town contracts for CEQA report preparation and environmental review. The contract costs for CEQA analysis are the responsibility of the project proponent. An Environmental Impact Report (EIR) is anticipated to be required.
3. The project may require an incidental take permit through the California Department of Fish and Wildlife (CDFW) for Western Joshua Trees and any other biologically sensitive, protected species, or habitat for such, on or adjacent to the project site. Please consult with California Department of Fish and Wildlife staff regarding State requirements and mitigation.
4. The project may require a take permit through the U.S. Department of Fish and Wildlife for any Federally protected species, or habitat for such, on or adjacent to the project site. Consult with the U.S. Department of Fish and Wildlife staff regarding Federal requirements and mitigation may be necessary.
5. Due to the presence of sensitive biological resources, CEQA review, CESA approvals, inter-agency review and entitlements, staff anticipates that the approval process may take at least two (2) years to complete. Please note that this is a conservative estimate.
6. Undergrounding of utilities is required. Please review Ordinance 233 (attached) for utility undergrounding requirements.
7. 9.30.040, Table 3-1, of the Town's Development Code specifies street and infrastructure improvements required. Please note that a 2.5 acre single-family parcel can have up to four (4) detached dwelling units pursuant to SB-9 and therefore represents a density of approximately one (1) dwelling unit per 0.625 acres. Therefore, infrastructure improvements consistent with residential subdivisions of less than 1.0 acres may be required.
8. Based upon SB-9, where the minimum lot size falls below 2.5 acres, waste water treatment should be anticipated, as new septic tanks on lots less than 2.5 acres are prohibited by State law.
9. Consult the Colorado River Regional Water Quality Control Board for waste discharge requirements. Consult the Hi Desert Water District for sewer requirements.
10. All roads shall be paved and local roads shall maintain a minimum right-of-way width of 60'.
11. If the on-site roads are intended to be private streets then a Homeowner's Association will need to be formed to maintenance of the roads. As copy of the Homeowner's Association formation documents shall be submitted to the Town for review.
12. Construction documents shall be designed to the 2022 California Building Code and adopted code of the Town of Yucca Valley, or the latest adopted code at the time of construction.

13. All lighting shall be shielded to comply with Ordinance 90, Outdoor Lighting.
14. Pursuant to 9.37.060 drainage facilities shall be designed to retain increment plus ten percent (10%).
15. An all-weather culvert crossing shall be constructed on San Andreas. In addition, another all-weather culvert crossing shall be constructed on the internal road southerly of lot 81 where the road crosses Long Canyon Wash.
16. Long Canyon Wash is shown as a managed floodplain in the Town's Master Plan of Drainage. As such no improvements shall be allowed to the wash without authorization. Sufficient right of way/easements shall be dedicated for Long Canyon Wash to handle the 100-year storm. A hydrology study shall be provided which, among other items, shall define the 100-year storm limits.
17. There appears to be a small tributary area to the west of the open space lot between lots 52 and 53 that drains into the site. The drainage study shall also analyze this drainage area and provide sufficient flood protection for the road and homes along the drainage path.
18. There is an intermittent blue-line stream that drains between lots 66 and 67 and 69 and 70. The drainage study shall determine the flows in the wash and determine the right of way requirements for the wash. An all-weather culvert crossing shall be provided where this wash crosses the roadway.
19. The lots required for any proposed sewage treatment facility(ies) shall be shown the tentative map.
20. Development Impact Fees are required and can be found here: <https://www.yucca-valley.org/our-town/departments/community-development/planning/planning-fees>

Below are additional agency information:

1. Please contact the County of San Bernardino Environmental Health and Fire District, for their standards, application requirements, and fees.
2. Please contact the Mojave Desert Air Quality Management District (MDAQMD) for permit requirements and fees.
3. Please contact CDFW regarding Western Joshua Tree requirements and mitigation.

Thank you for your interest in the Town of Yucca Valley. Should you have any questions please feel free to contact staff at your convenience.

Best regards,



Jared Jerome
Associate Planner