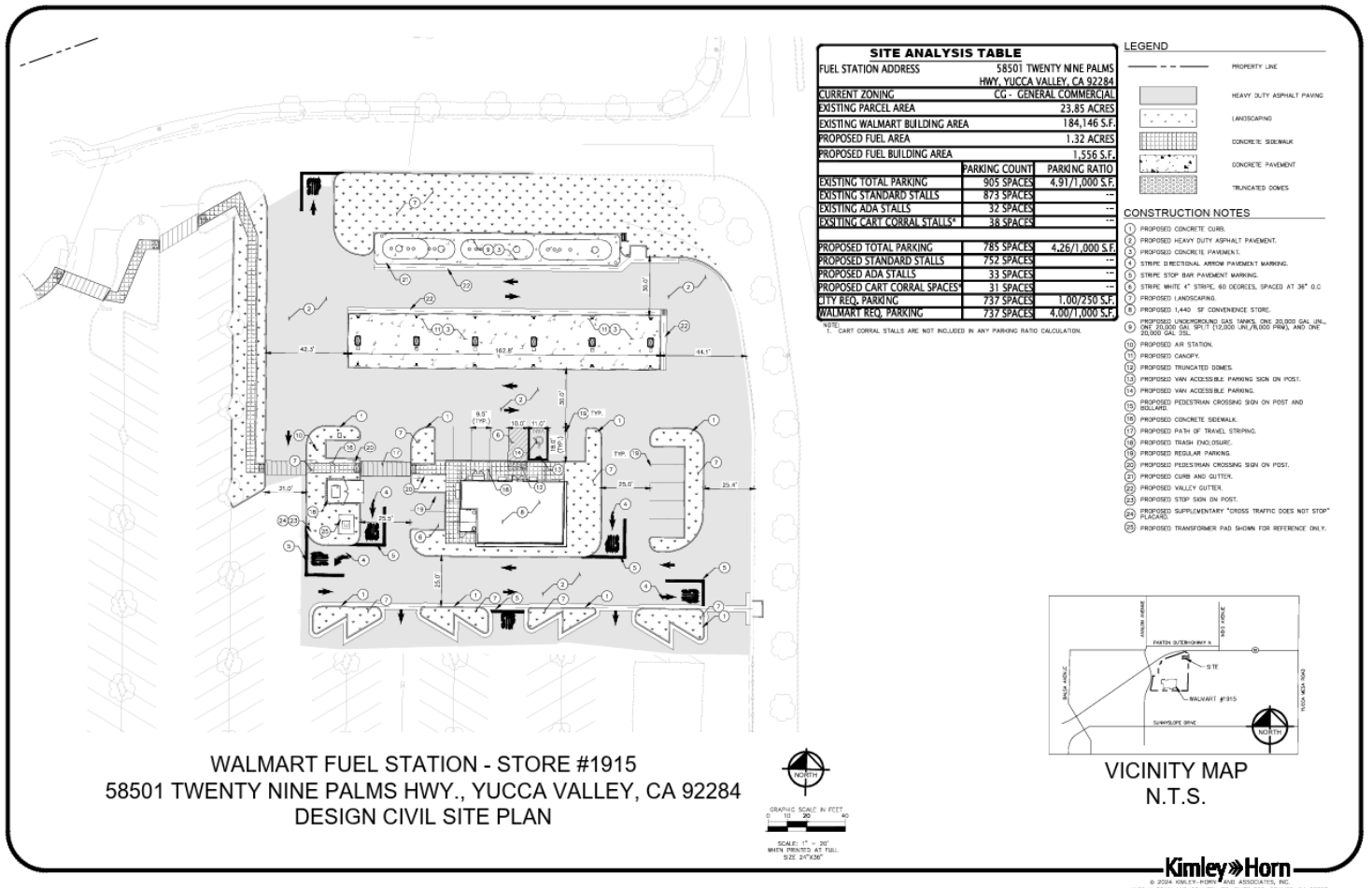
July 2025 Land Development Update Report

S 01-04 Amendment #2, CUP 01-25, & EA 02-25
Wal-Mart Fuel Station

Location: 58501 Twentynine Palms Highway, Yucca Valley, CA 92284.

APN: 0601-201-54



Project Description:

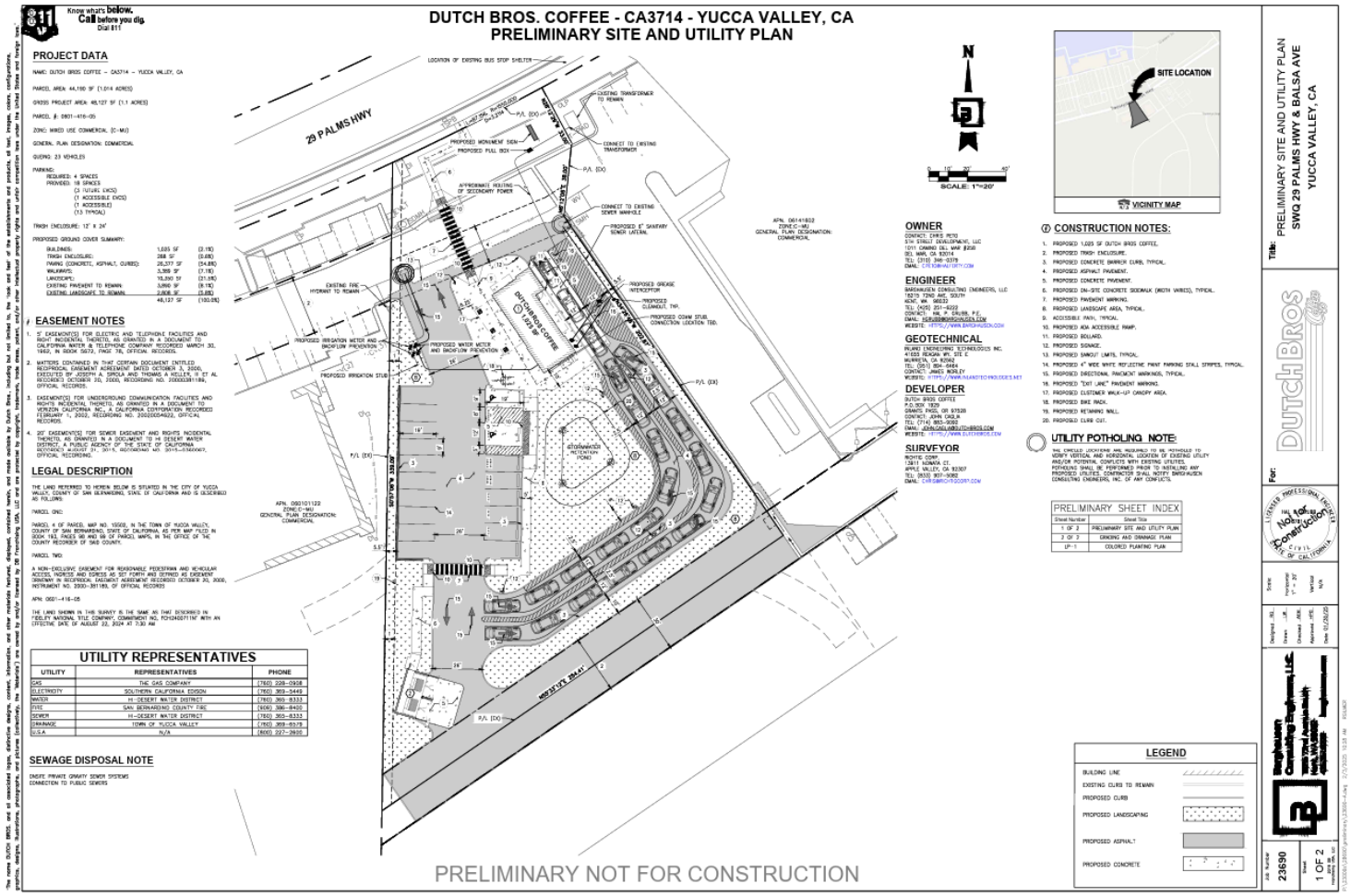
The proposed project includes the construction of a fuel station with 6 fueling dispensers with a canopy, a 1,556 square-foot convenience store which includes alcohol sales, and parking within the existing parking lot of Wal-Mart super center. The project also includes an amendment to the Specific Plan. CEQA kick-off meeting was June 30, 2025.

CUP 02-25 & EA 03-25 - Dutch Bros

Location:

The project is located near the intersection of Twentynine Palms Highway and Balsa Avenue, between the existing locations of Walgreens and Big 5 Sporting Goods

APN: 0601-416-05



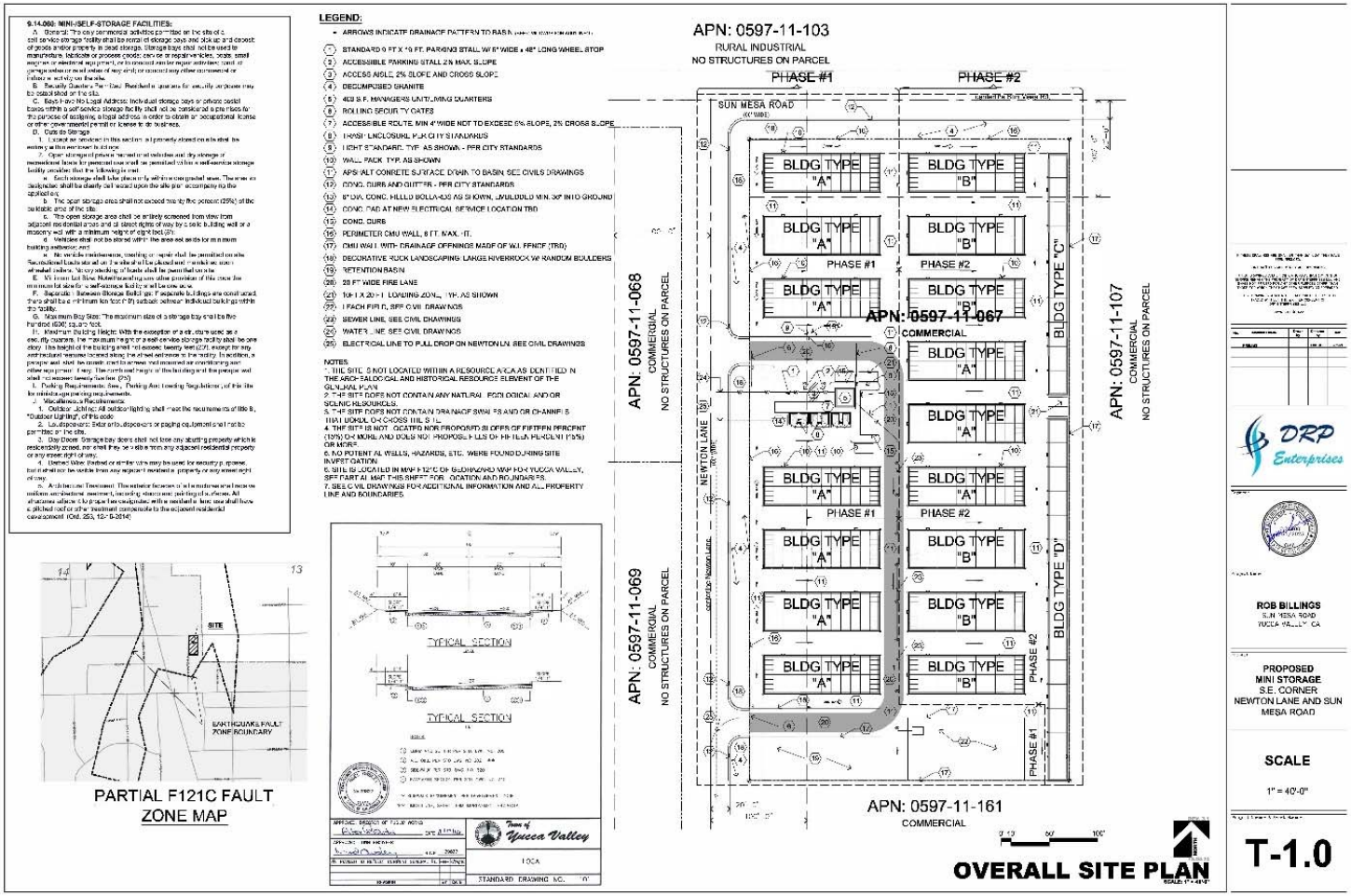
Project Description:

Construction of a 980 square-foot Dutch Bros Coffee with a drive through service window and a covered walk-up service window. Site improvements include dual drive-through lanes with stacking for 23 vehicles, a bypass/exit lane, and a trash/recycling enclosure. Other improvements will include new parking for 18 vehicles, drainage, and landscaping. CEQA kick-off meeting scheduled August 27, 2025.

Conditional Use Permit 04-23: Sun Mesa Mini-Storage

Location: 4815 Newton Lane.

APN 0597-111-67.

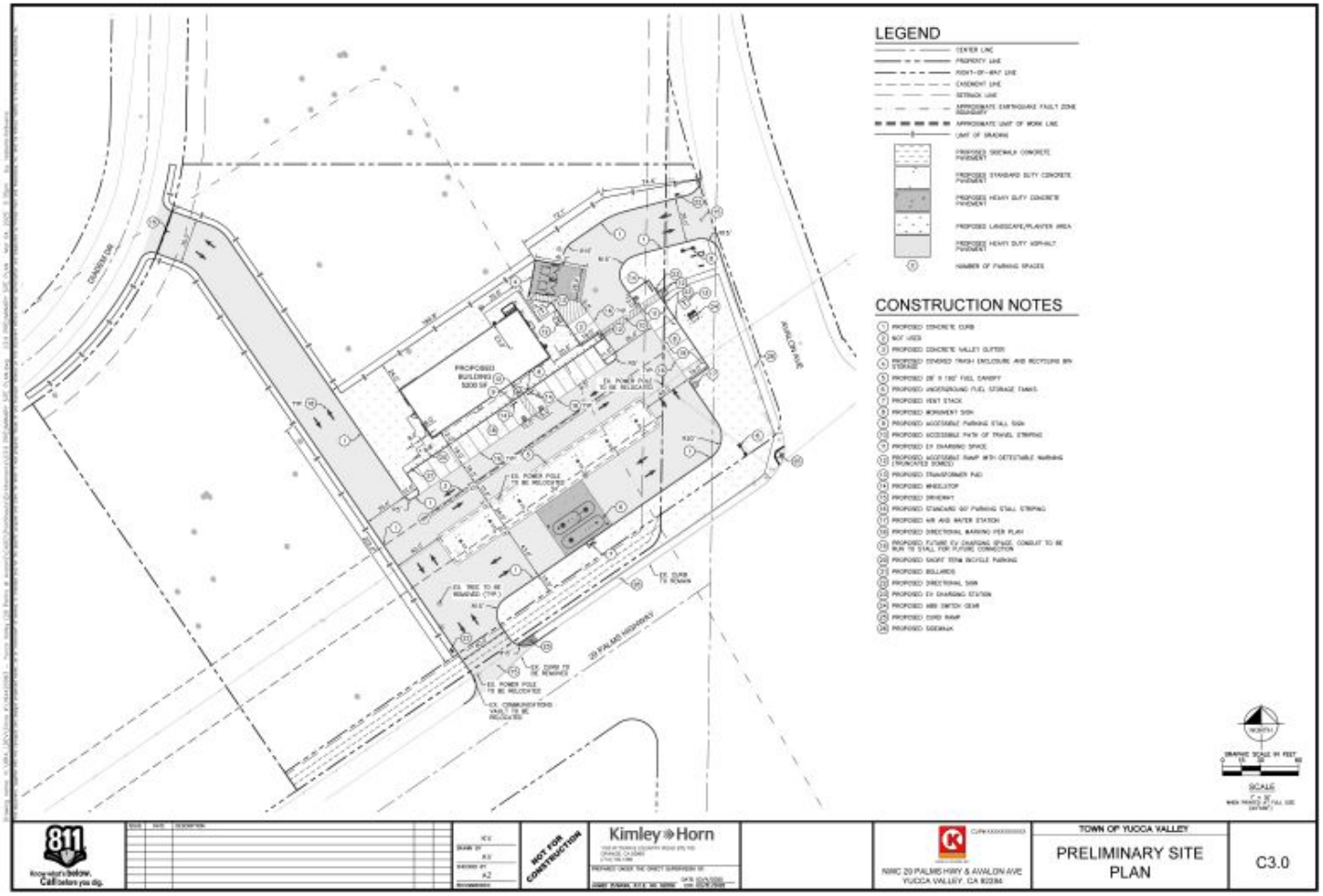


Project Description: Construct new 89,700 square foot mini-storage facility with office manager unit, including street improvements, block wall, lighting, and landscaping. An RFP for CEQA consultant services was released on April 11, 2025. CEQA kick-off scheduled July 7, 2025.

Conditional Use Permit 03-25: Circle K Fuel Station

Location:
Northwest corner of Twentynine Palms Highway and Avalon Avenue.

APN: 0601-543-01.

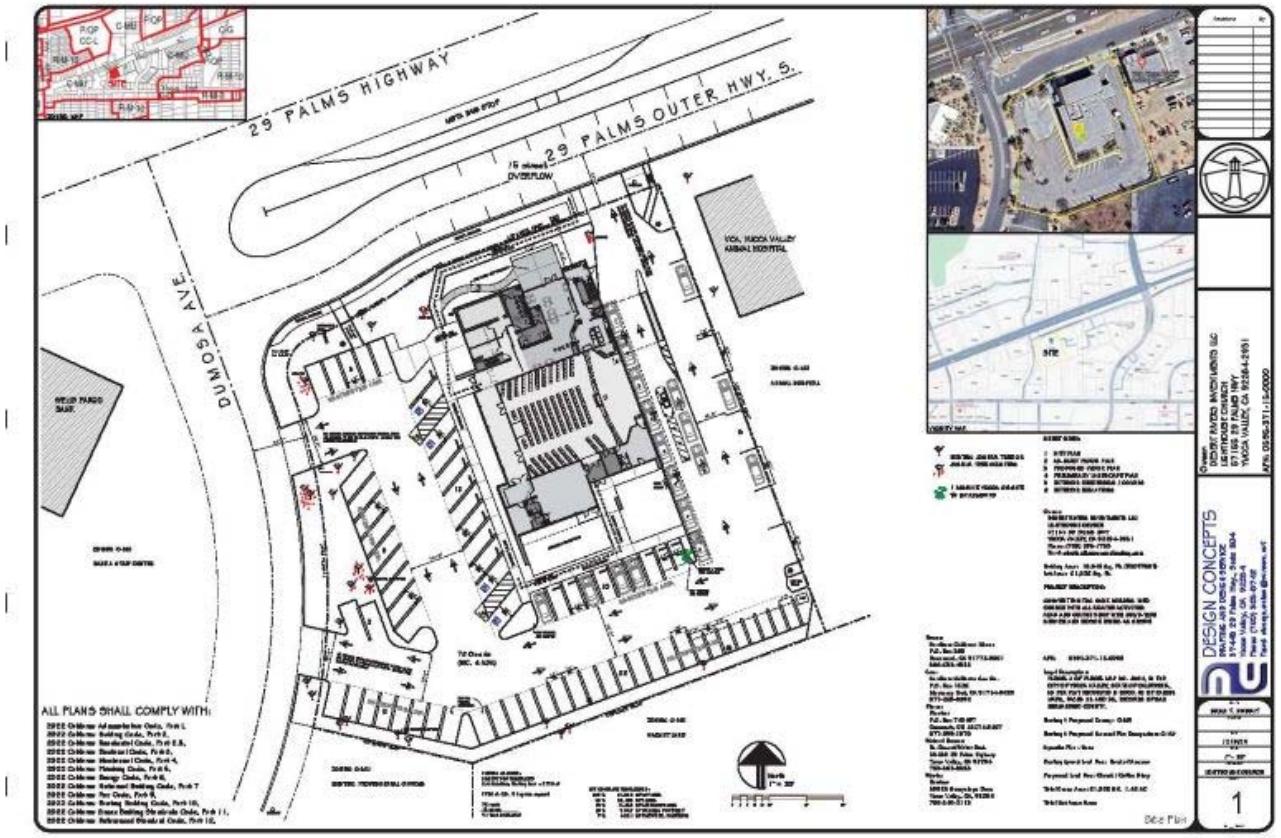


Project Description: Construction of a fueling station with 7 fuel dispensers and 5,200 square foot convenience store. Completeness review was provided to the applicant on April 2, 2025. Submittal of Street Vacation and Subdivision applications anticipated August 2025.

Conditional Use Permit 04-25: Lighthouse Church

Location: 57155 Twentynine Palms Highway.

APN: 0595-371-15.

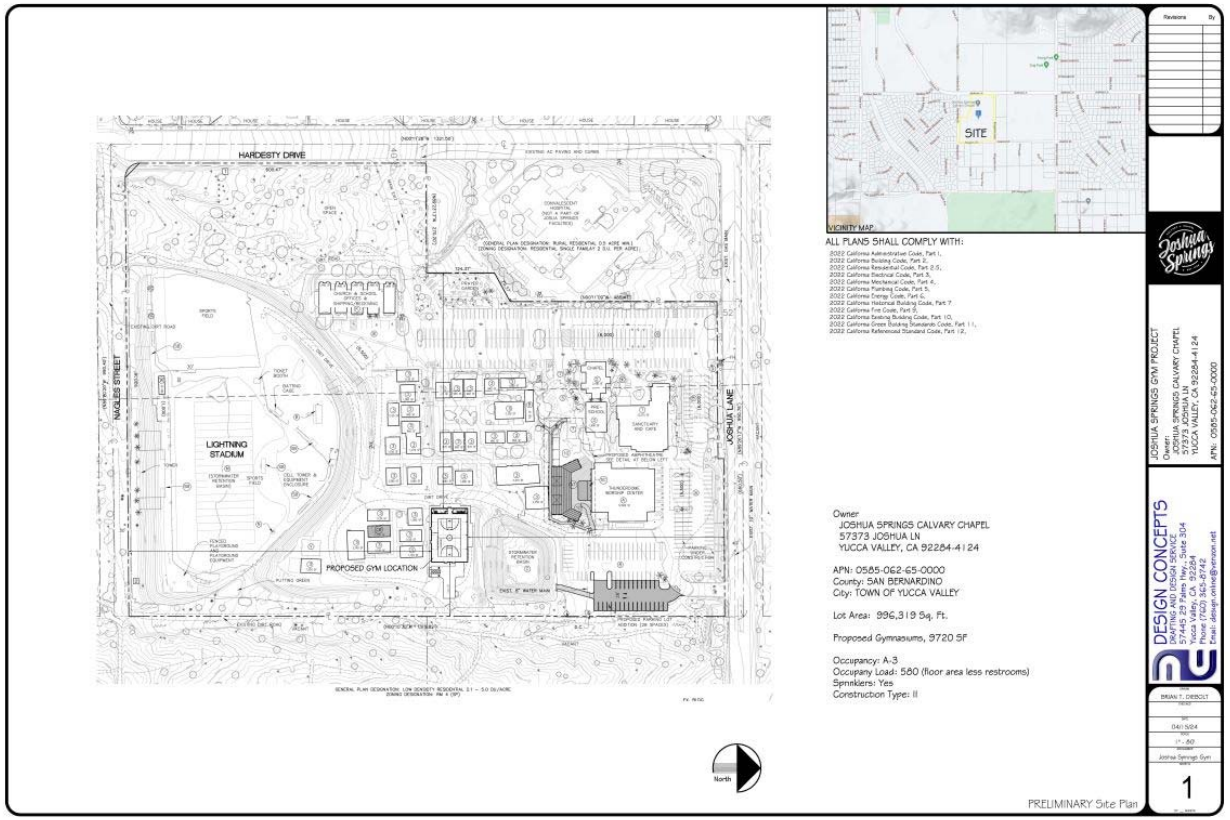


Project Description: Conversion of the existing Bank of America structure to a Church. The project includes a nursery, children's ministries, classrooms, and a 1,470 square foot coffee shop with drive-thru. Deemed complete on June 19, 2025. Applicant working on corrections.

Conditional Use Permit Amendment 05-95: Joshua Springs Gymnasium

Location: 57373 Joshua Lane.

APN 0585-062-65.

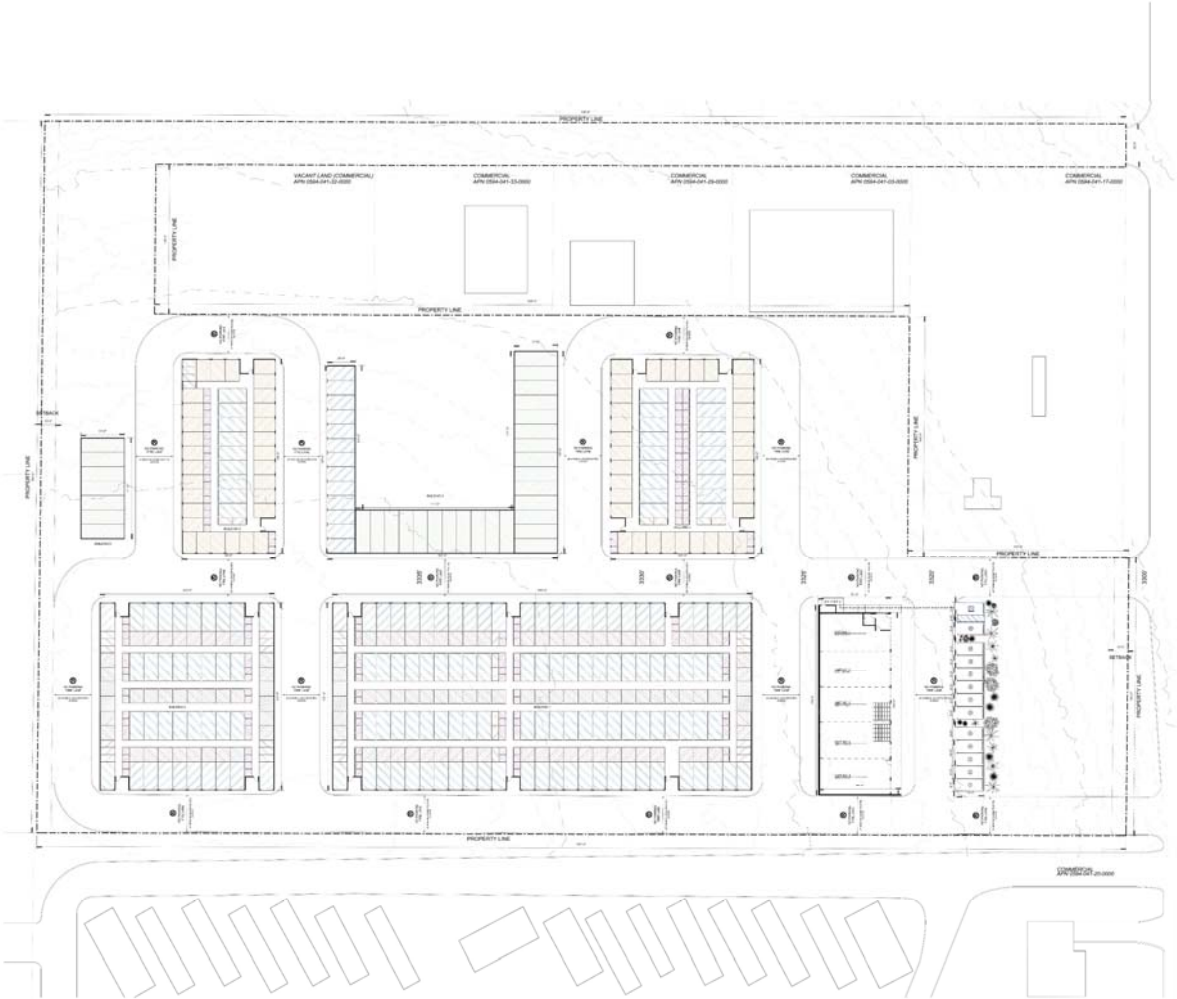


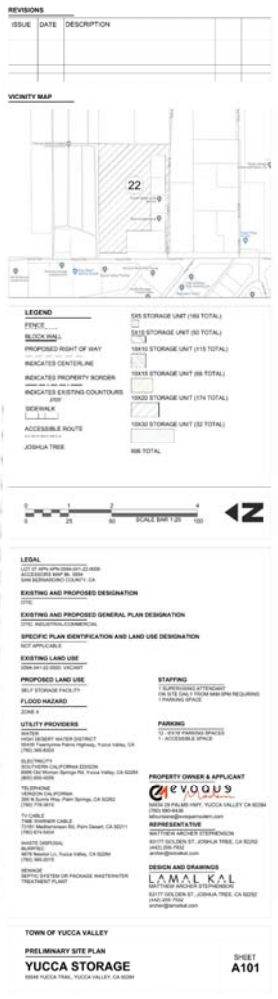
Project Description: Construction of a new 9,720 square foot gymnasium for Joshua Springs Calvary Chapel. The proposed project is designed to accommodate existing students and is not anticipated to add increase usage of the project site. Planning Commission hearing was on July 8, 2025. The Planning Commission requested revisions to the site plan and continued the hearing.

Site Plan Review 01-24: 55546 Yucca Trail Mini-Storage Facility

Location: 55546 Yucca Trail, Yucca Valley, CA 92284.

APN: 0594-041-22.



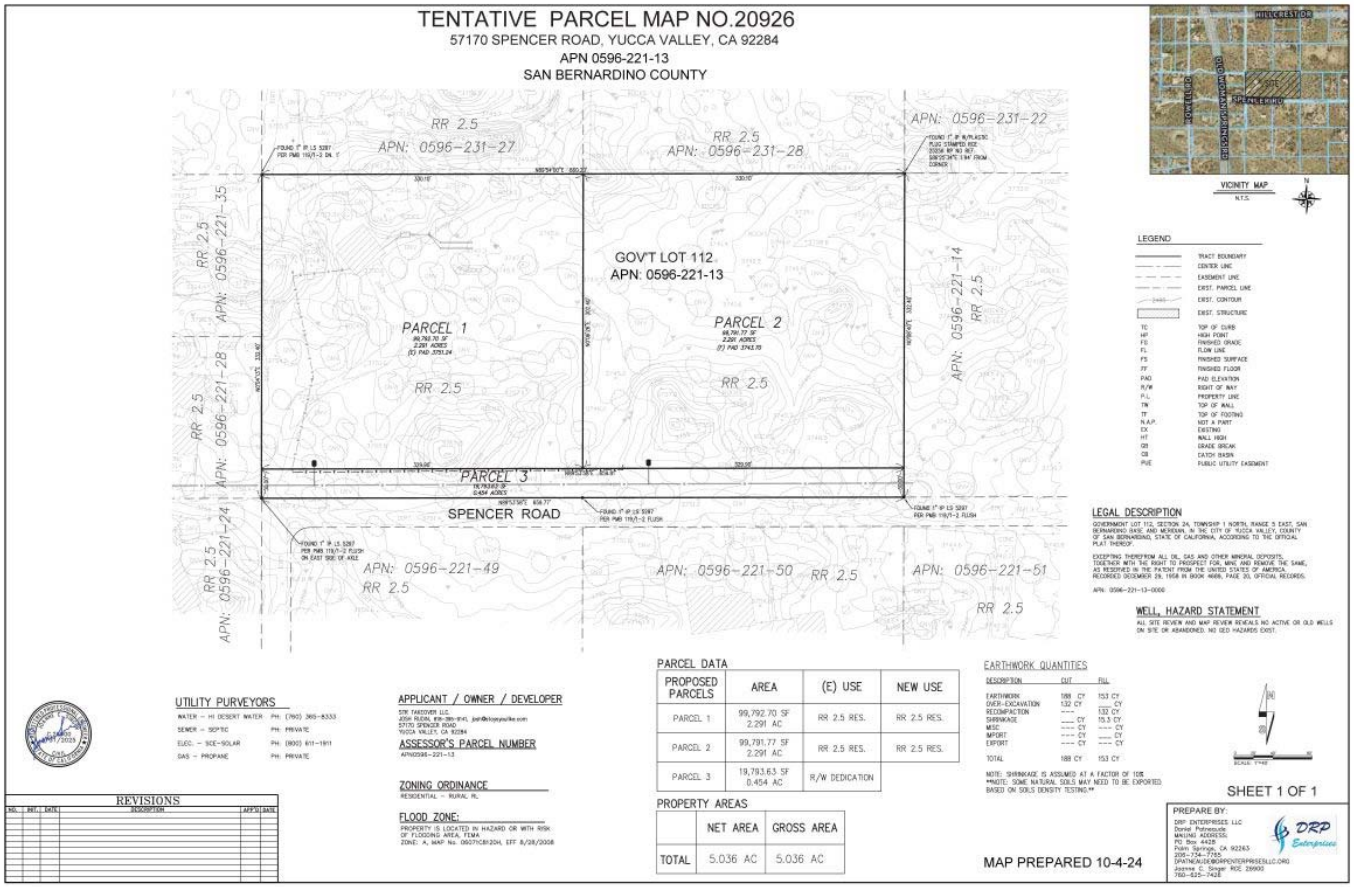


Project Description: Construction of a 606 unit self-storage facility with an additional 5 warehouse storage buildings with landscaping and off-site road and sidewalk improvements. Completeness review provided June 16, 2025.

Tentative Parcel Map 20926: 57170 Spencer Road

Location: 57170 Spencer Road, Yucca Valley, CA 92284.

APN: 0596-221-13

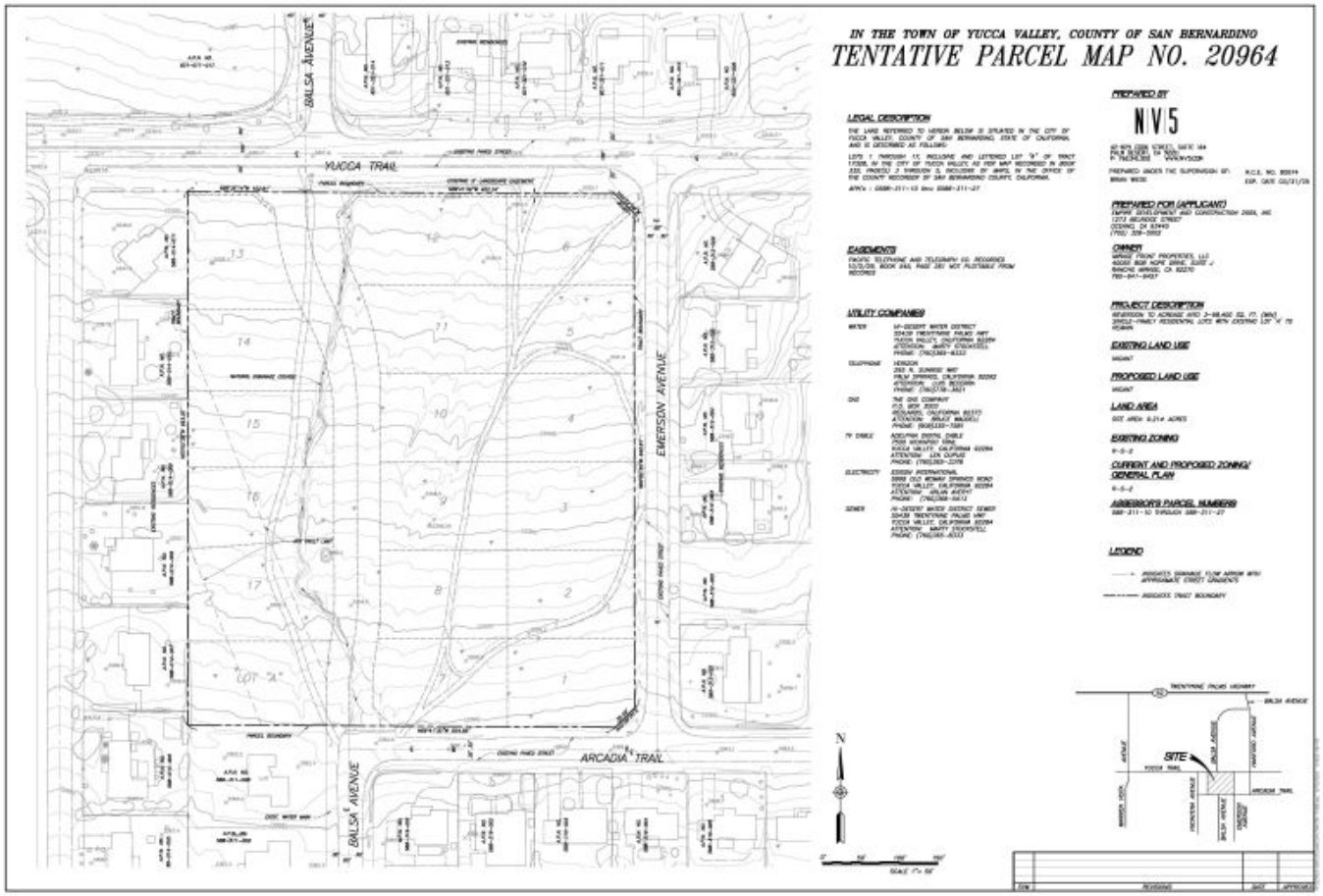


Project Description: Divide one (1) existing 5-acre parcel into two (2) 2.5 acre parcels. Completeness review provided to applicant on November 14, 2024. Project applicant changed representatives on April 1, 2025. Applicant working on outstanding items.

Tentative Parcel Map 20964: Yucca Trail Reversion to Acreage

Location: Yucca Trail at Balsa Avenue, Yucca Valley, CA 92284.

APN: 0588-311-10 through 0588-311-27

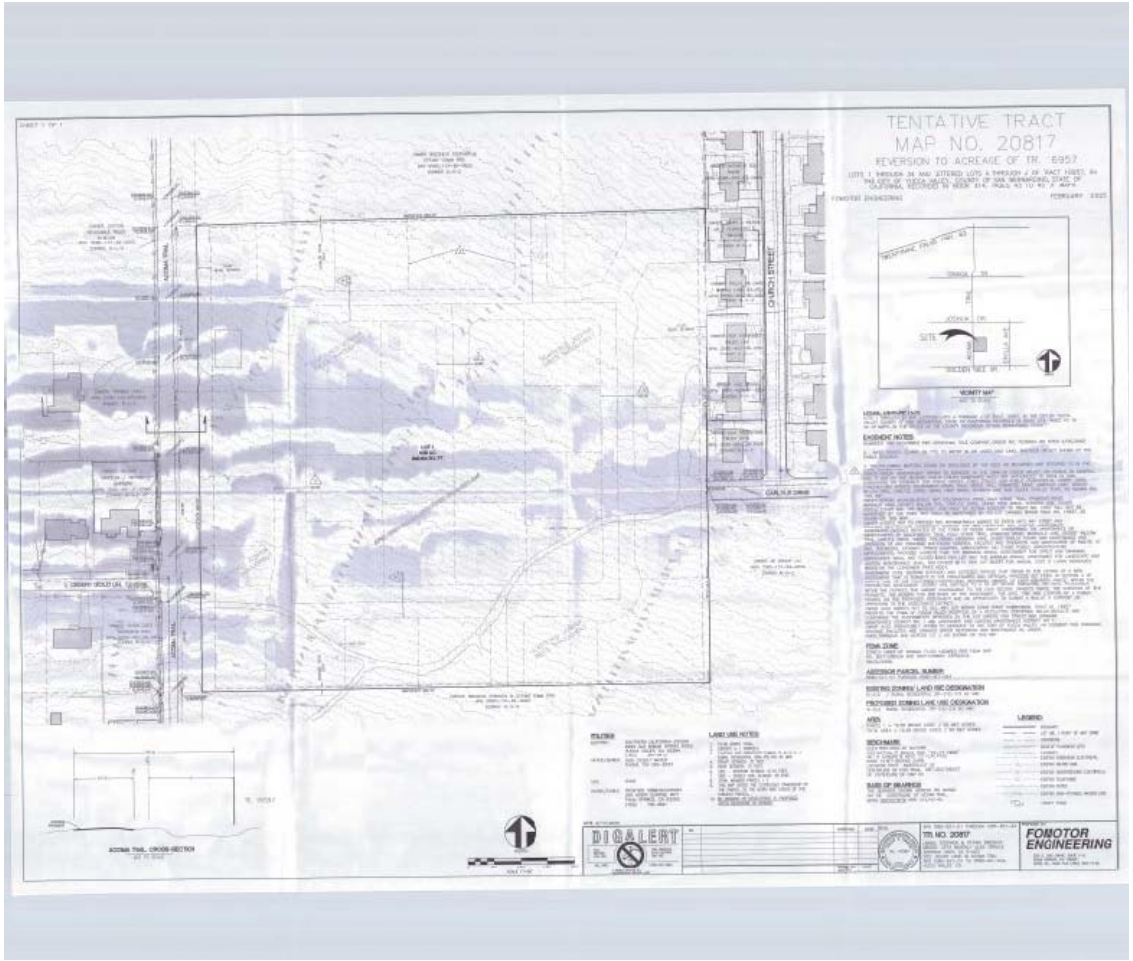


Project Description: Reversion to acreage of 18 lots back to 1 lot. Completeness review provided to applicant on May 7, 2025.

Tentative Tract Map 20817: Acoma Trail Reversion to Acreage

Location: Acoma Trail, Yucca Valley, CA 92284.

APN: 0585-621-01 through 0585-621-44

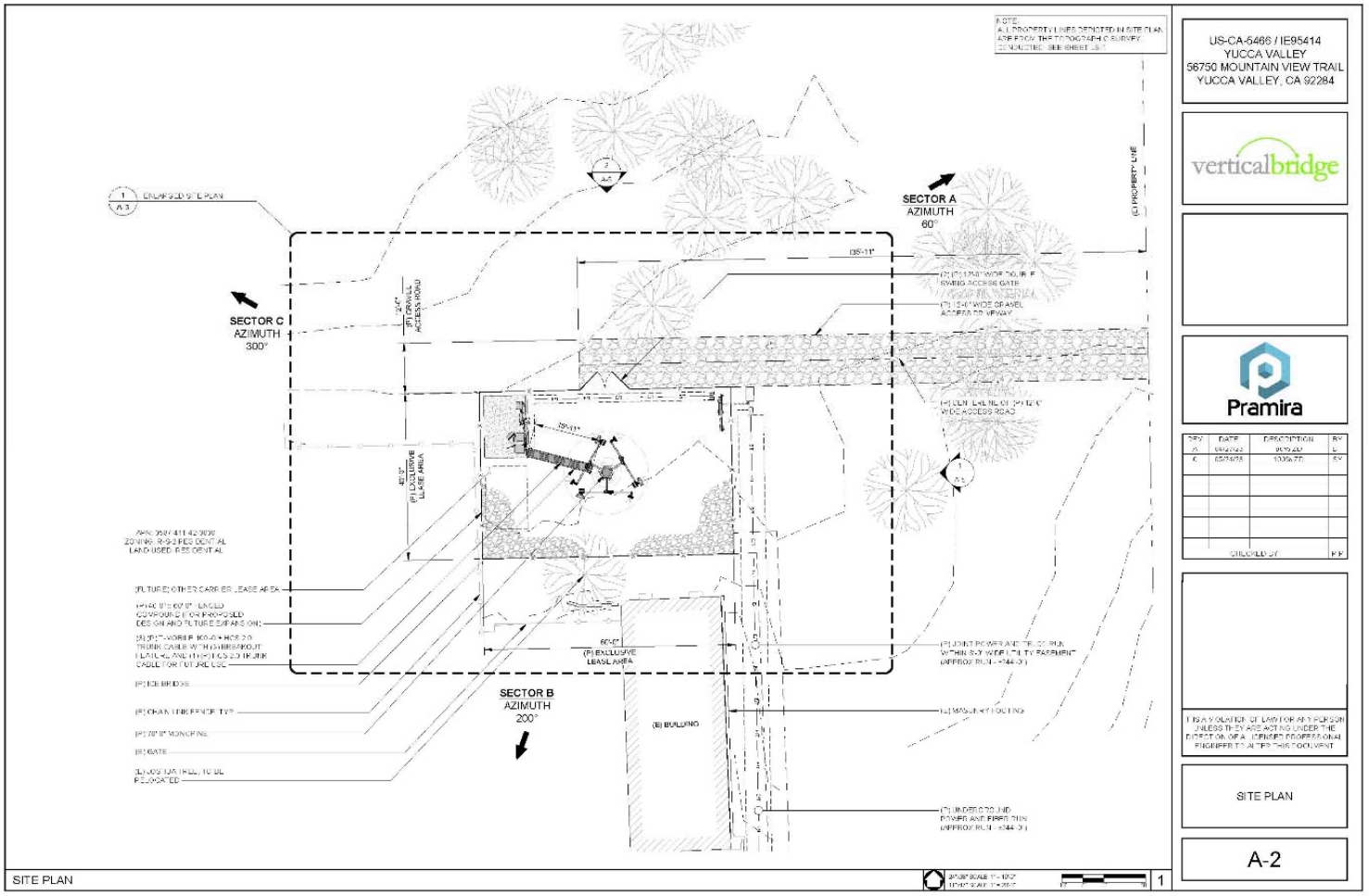


Project Description: Reversion to acreage of 18 lots back to 1 lot. Completeness review provided to applicant on May 13, 2025.

Conditional Use Permit 03-23: Vertical Bridge Monopine

Location: 56750 Mountain View Trail

APN 0587-411-42.

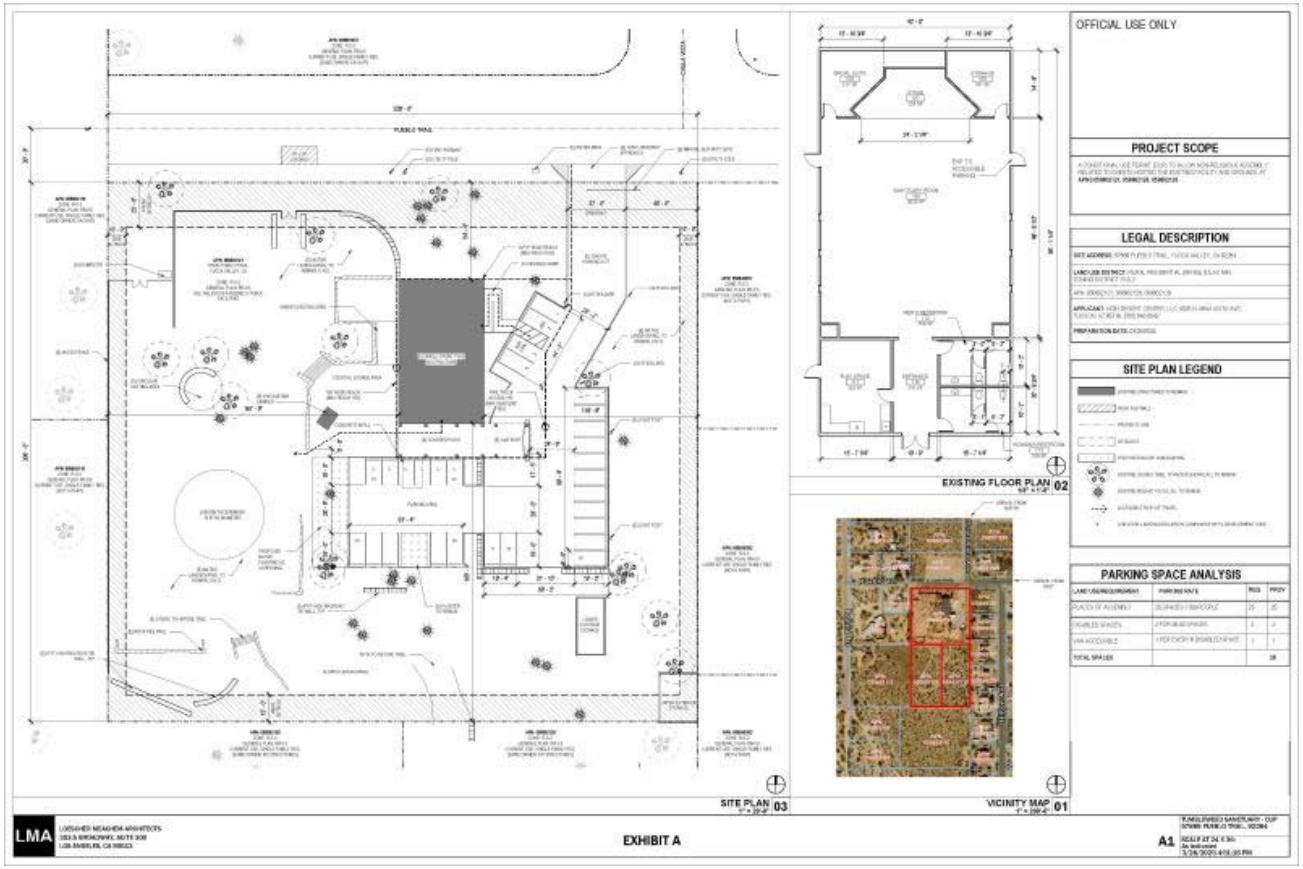


Project Description: Construction of a 70’ tall monopine with wireless installation and associated hardware within a 40’x60’ fenced leased area. The facility is proposed to be unmanned. The project applicant abandoned the application on 5/20/2025.

Conditional Use Permit 01-24: Tumbleweed Sanctuary

Location: 57889 Pueblo Trail.

APN 0588-016-01, 0588-021-28, 0588-021-21, 0588-021-29.



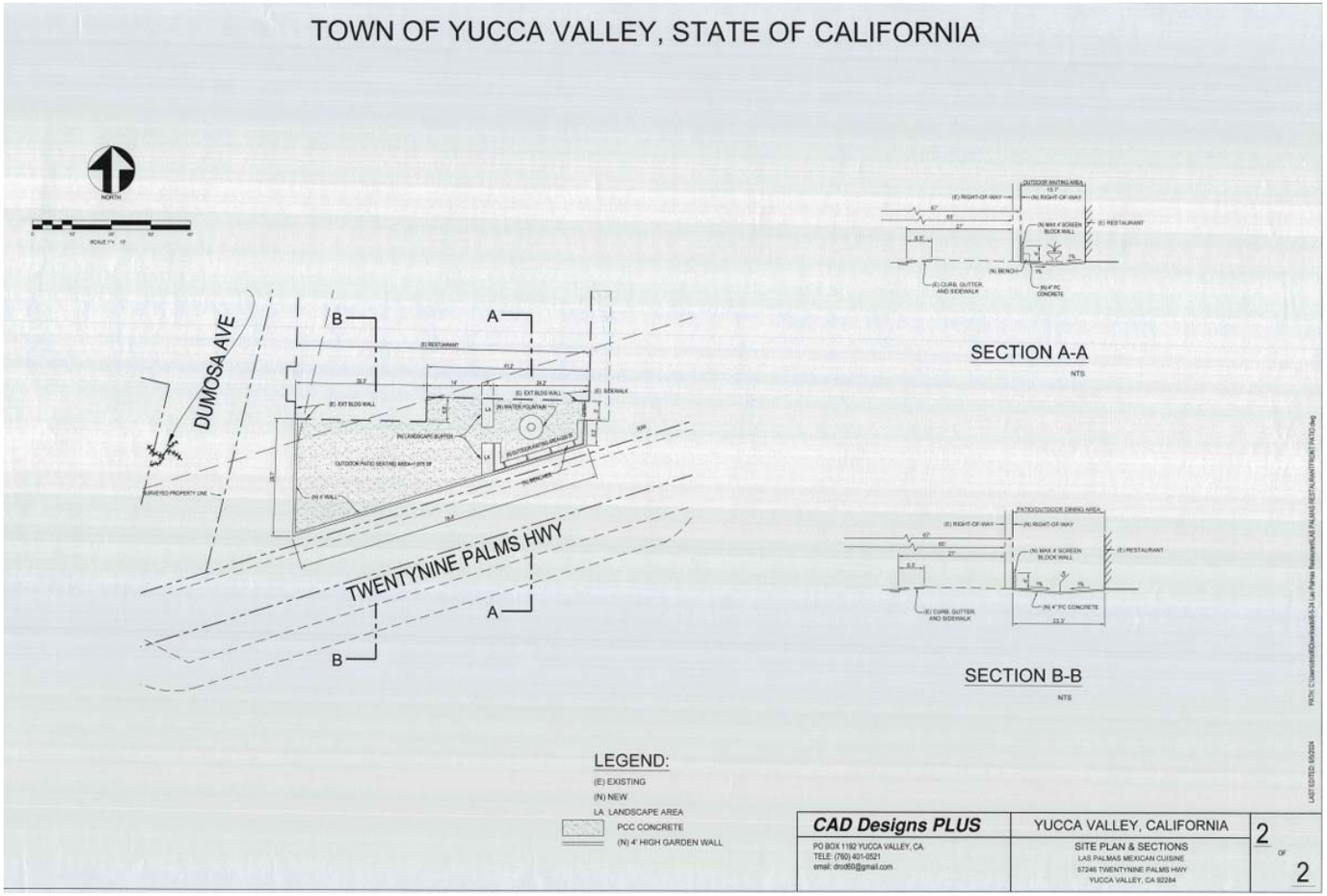
Project Description: Special event center located in a former church facility. Includes off-site parking lot, walking trail, and outdoor ceremony facilities.

Completeness review provided to applicant on April 18, 2024. Latest resubmittal received June 30, 2025. Anticipated August 2025 Planning Commission review.

Land Use Compliance Review 02-24: Las Palmas Outdoor Patio

Location: 57246 Twentynine Palms Highway, Yucca Valley, CA 92284.

APN 0595-371-38.

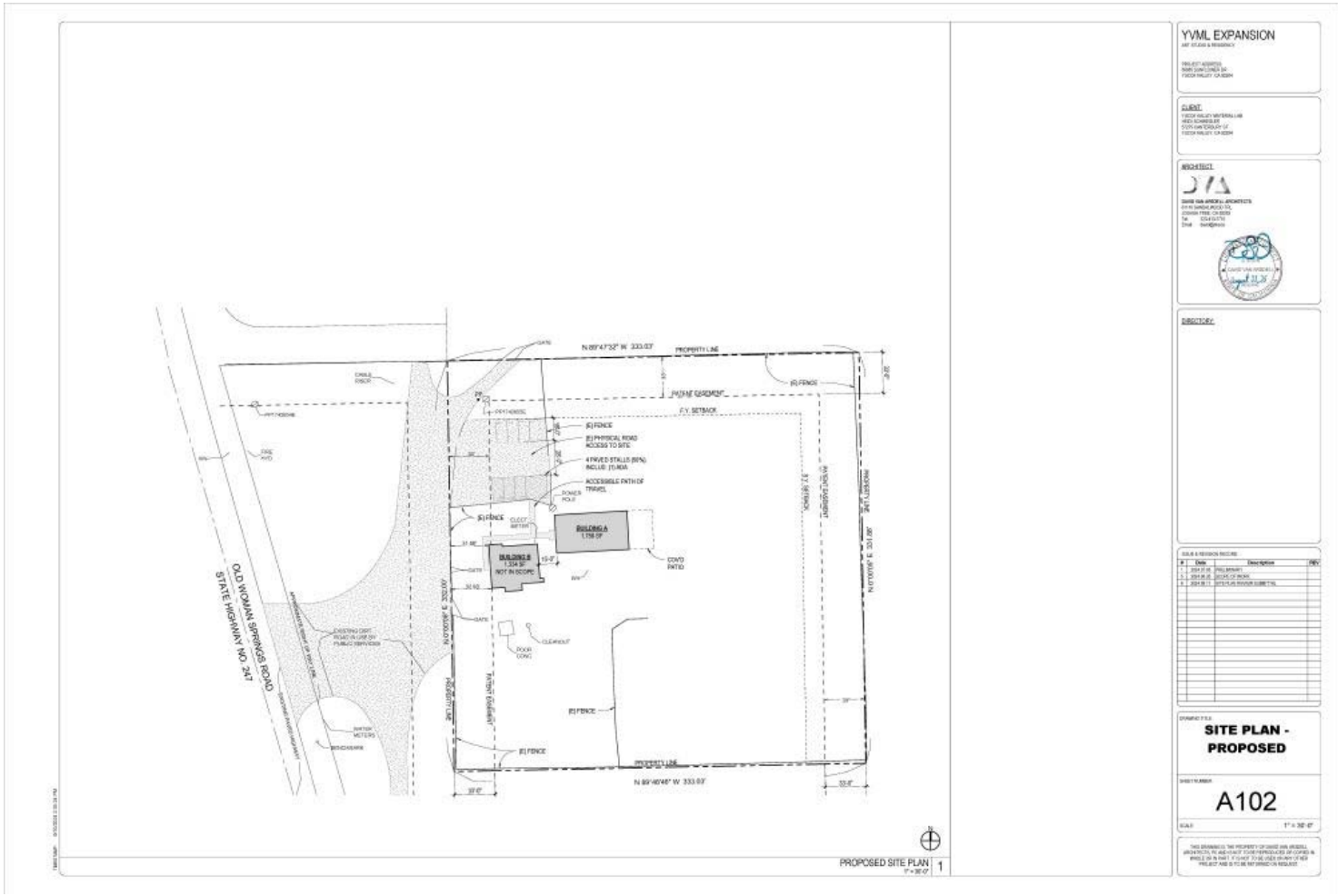


Project Description: The proposed project includes a 1,075 square foot outdoor patio and 339 square feet of outdoor waiting area. Completeness review was provided to the applicant on July 9, 2024. Planning Commission approved the project on July 22, 2025.

Site Plan Review 04-24: Yucca Valley Materials Lab

Location: 56885 Sunflower Drive, Yucca Valley, CA 92284.

APN: 0597-081-21

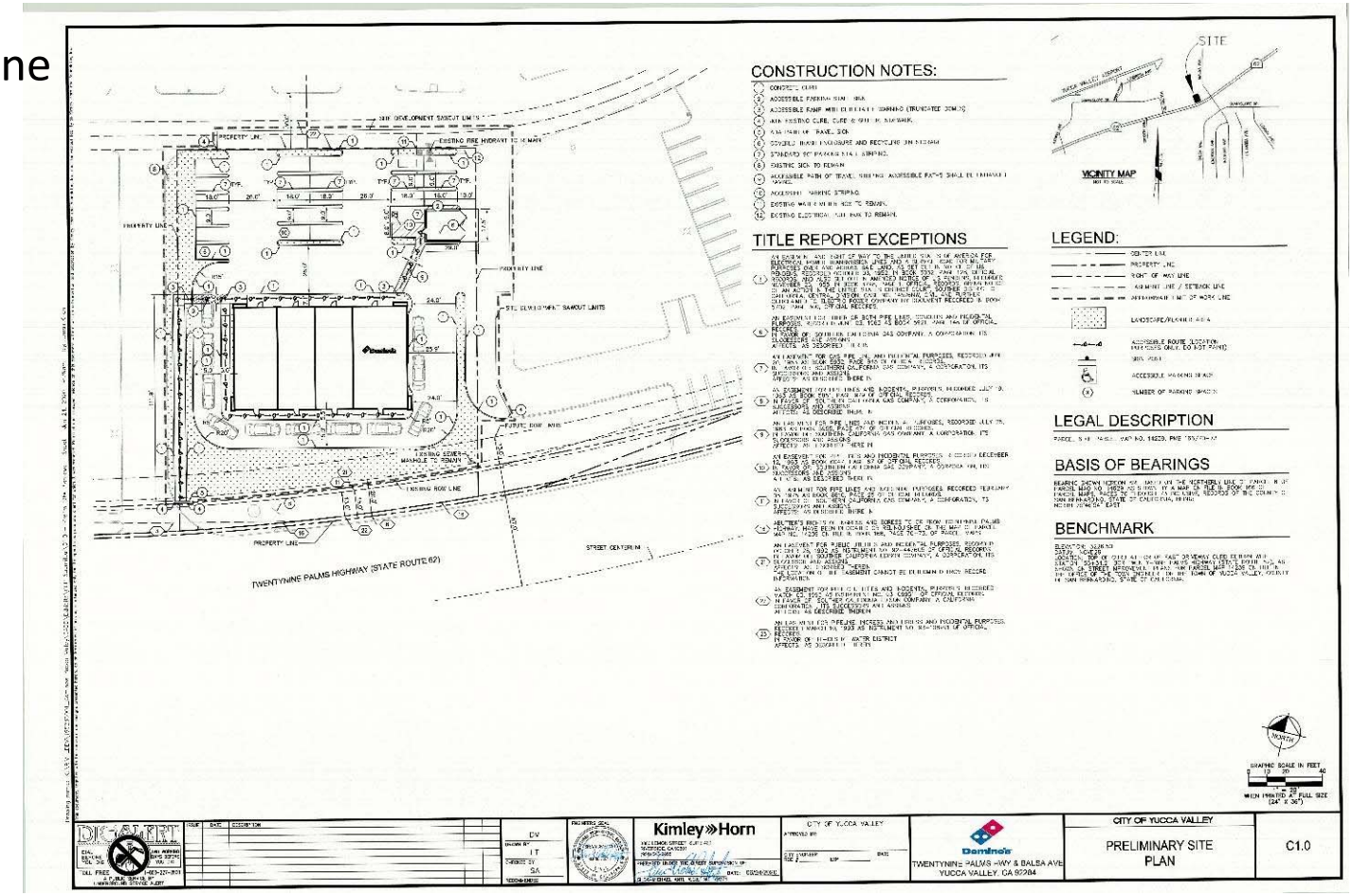


Project Description: Rebuild existing 1,188 SF building and construct 570 SF addition with attached patio cover. Change of use from farm and feed supply to art studio. Completeness review was provided to the applicant on October 10, 2024. Applicant working on resolving legal access. New project representative as of July 2025.

Conditional Use Permit 01-20: Domino's & Jersey Mike's

Location: 57258 Twentynine Palms Highway.

APN 0601-402-15.

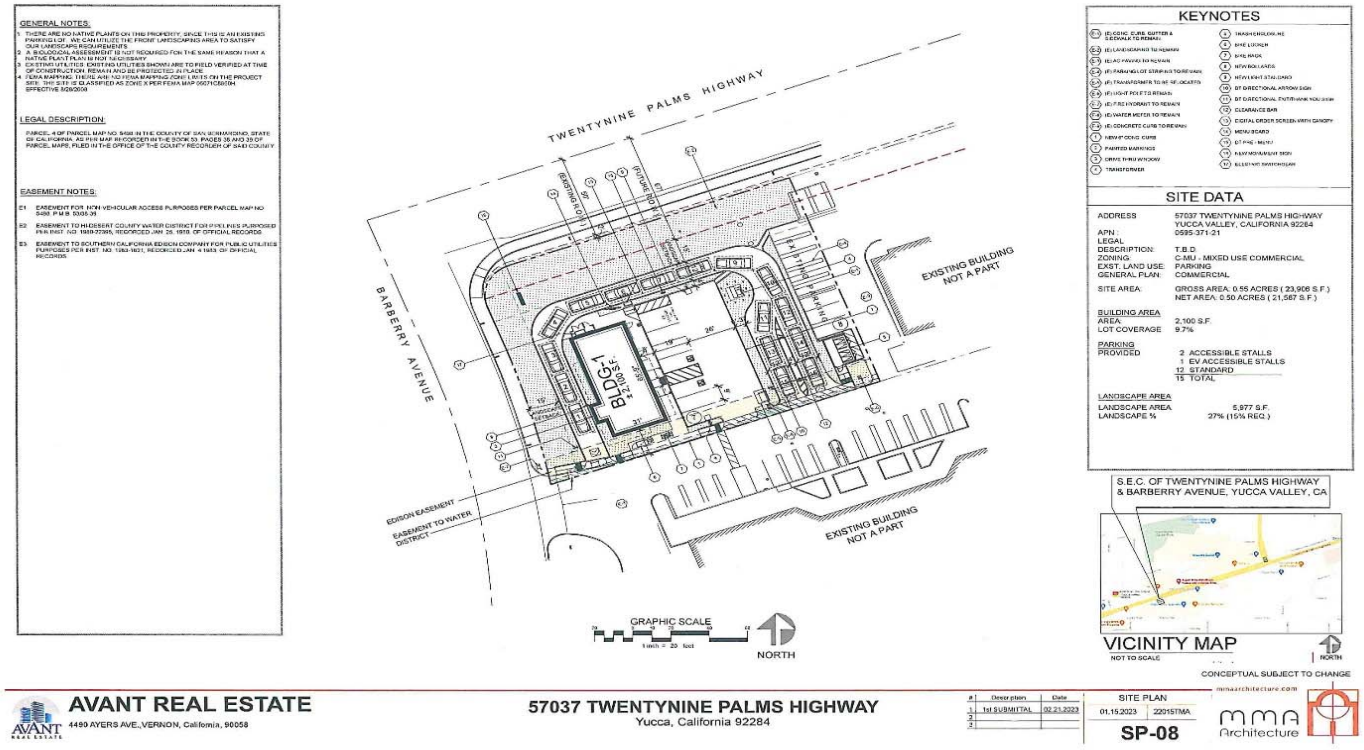


Project Description: Multi-tenant development located in the Stater Brothers (east) outer parking lot to include Domino's Pizza as an end cap. The total building size for the proposed project is 4,000 square feet, which includes a drive-thru located on the south side of the structure. Building permits have been issued. Project is under construction.

Conditional Use Permit 01-23: Starbucks West

Location: 57037
Twentynine Palms Highway.

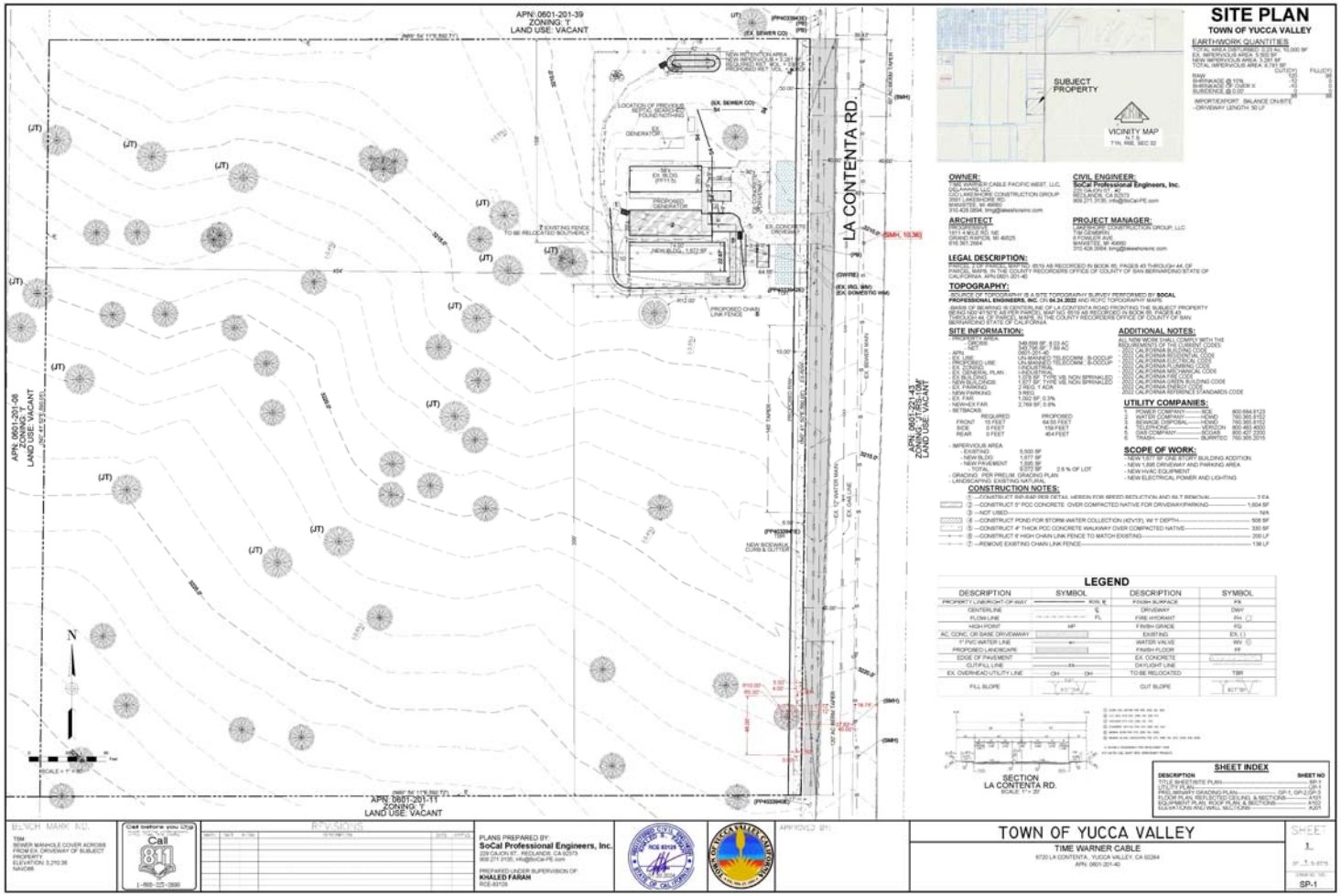
APN 0595-371-21.



Project Description: Construction of a new 1,200 square foot drive-through coffee shop. Building permit for shell and grading has been issued. Construction anticipated to begin September 2025.

Conditional Use Permit 02-23: Time Warner Communications/Charter

Location: 6720 La Contenta Road.
APN 0601-201-40.

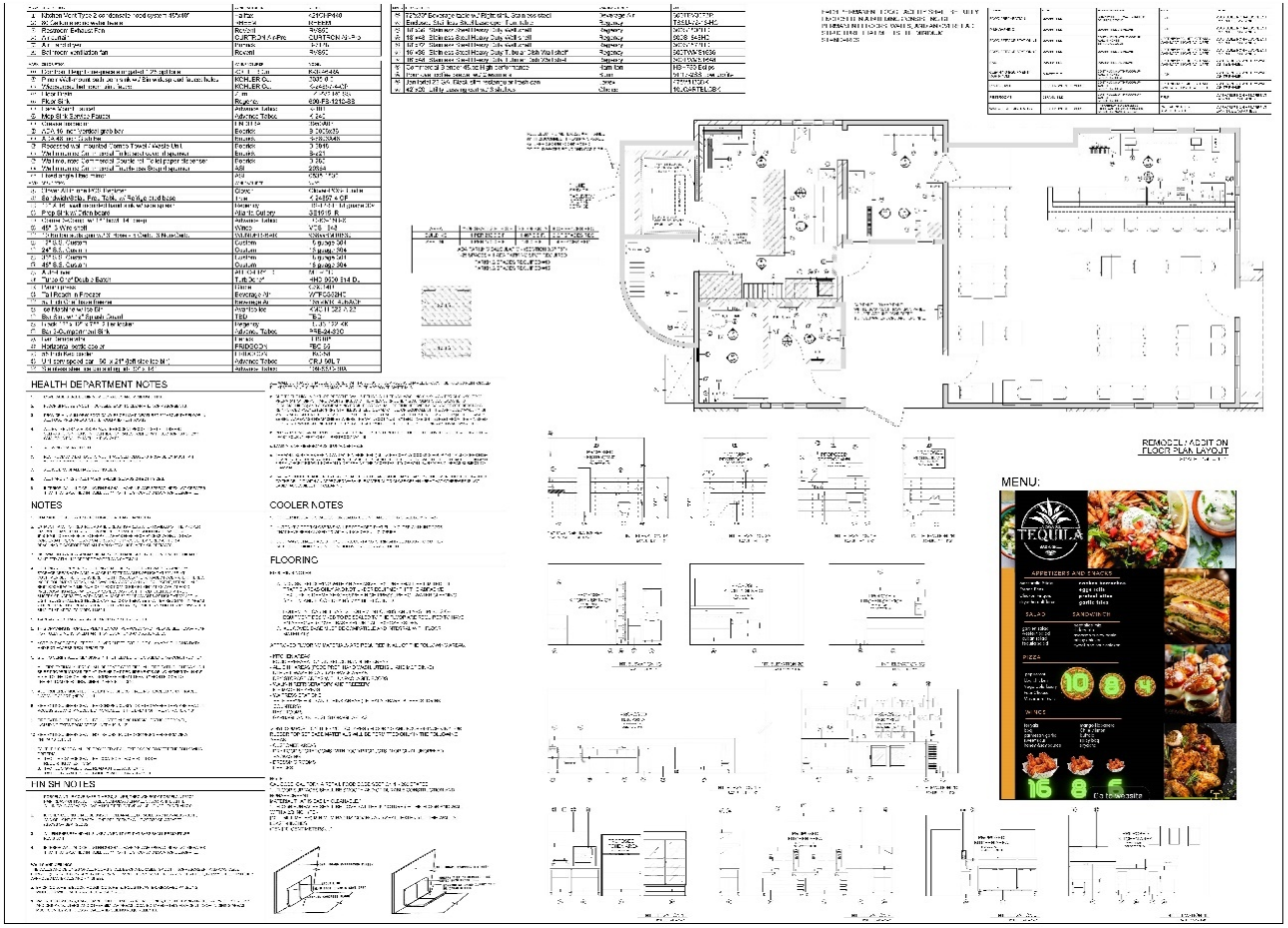


Project Description: Construction of a single-story 1,677 square foot structure to Charter/Time Warner Communications facility and off-site improvements including road widening and sidewalk construction. Project is currently under construction.

Land Use Compliance Review 01-23: La Casa Del Tequila

Location: 55501 Twentynine Palms Highway, Yucca Valley CA 92284.

APN 0586-122-17.

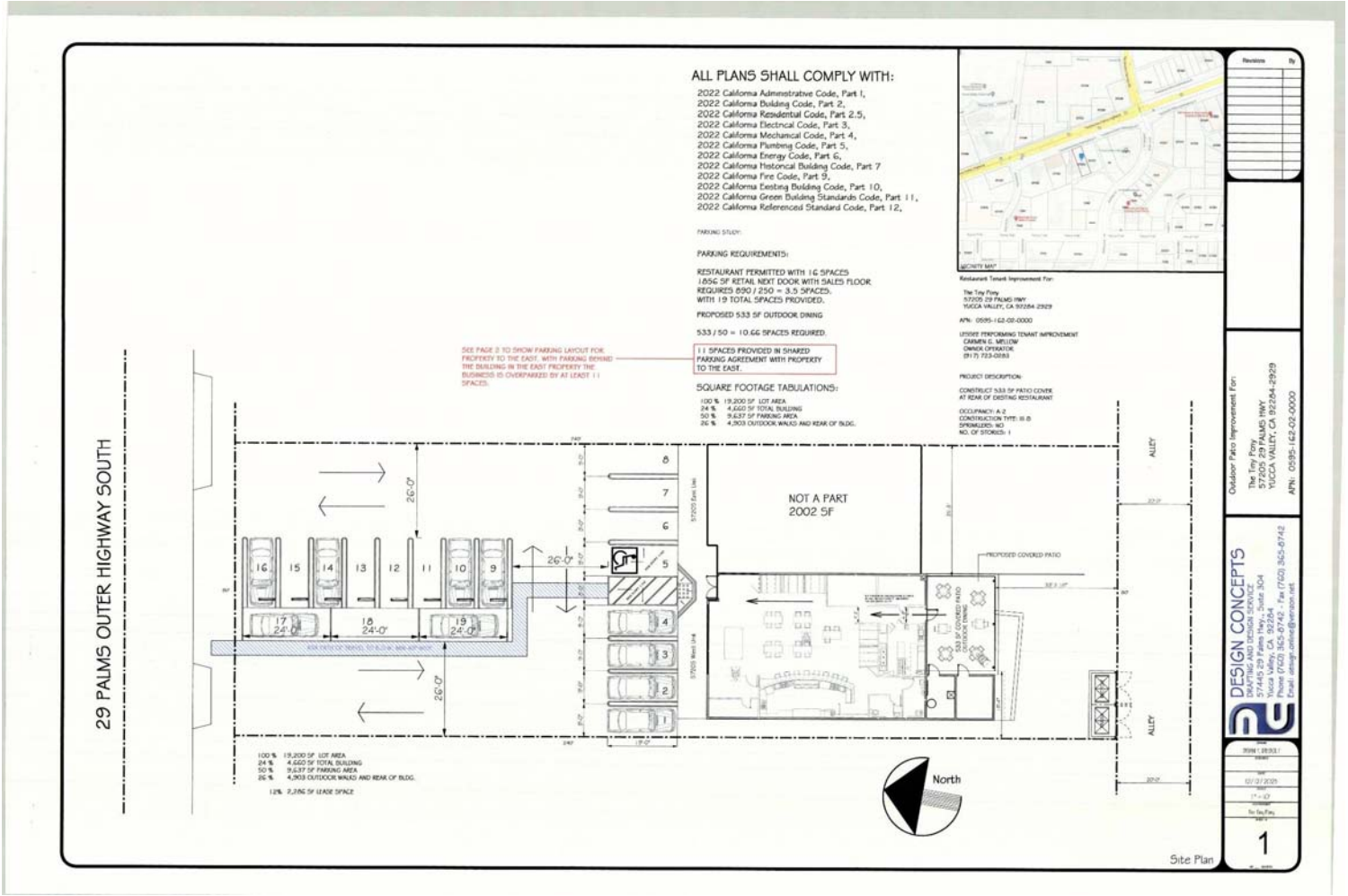


Project Description: Remodel and small addition (267 square feet) to existing commercial structure. Proposed use is bar with appetizers (consistent with previous use of building). Remodel includes new restrooms, ADA improvements, and kitchen. The project has been approved by the Planning Commission.

Land Use Compliance Review 01-24: The Tiny Pony Outdoor Patio

Location: 57205 Twentynine Palms Highway, Yucca Valley, CA 92284.

APN 0595-162-02.

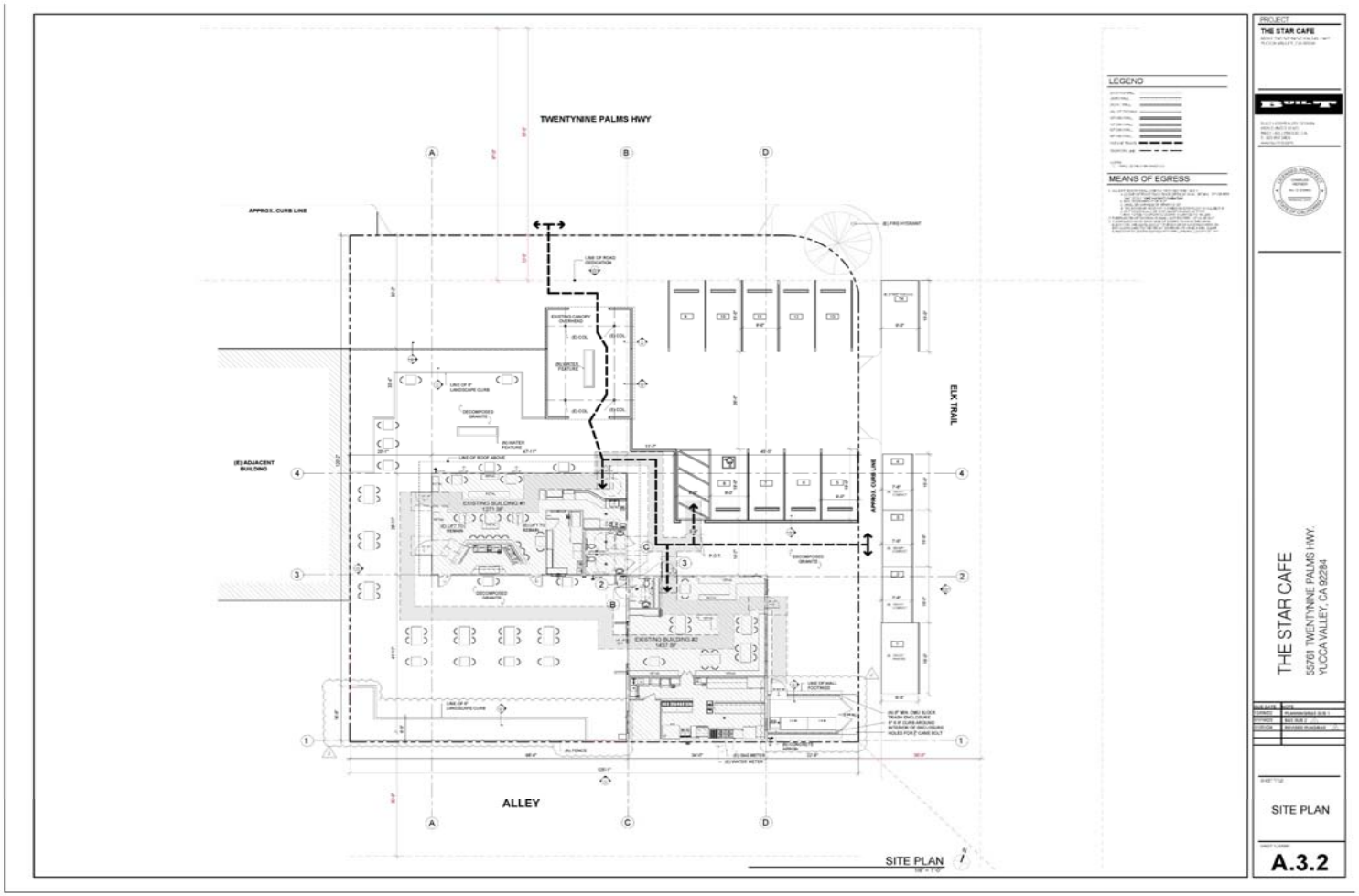


Project Description: The proposed project includes an outdoor patio with 533 square foot patio cover with 20 additional seats. The project has been approved by the Planning Commission. Grading permits have been issued for accessory parking area. Parking improvements have been made. Building permit has not been issued for the patio cover.

Site Plan Review 02-23: The Star Cafe

Location: 55761 Twentynine Palms Highway.

APN: 0586-341-13.

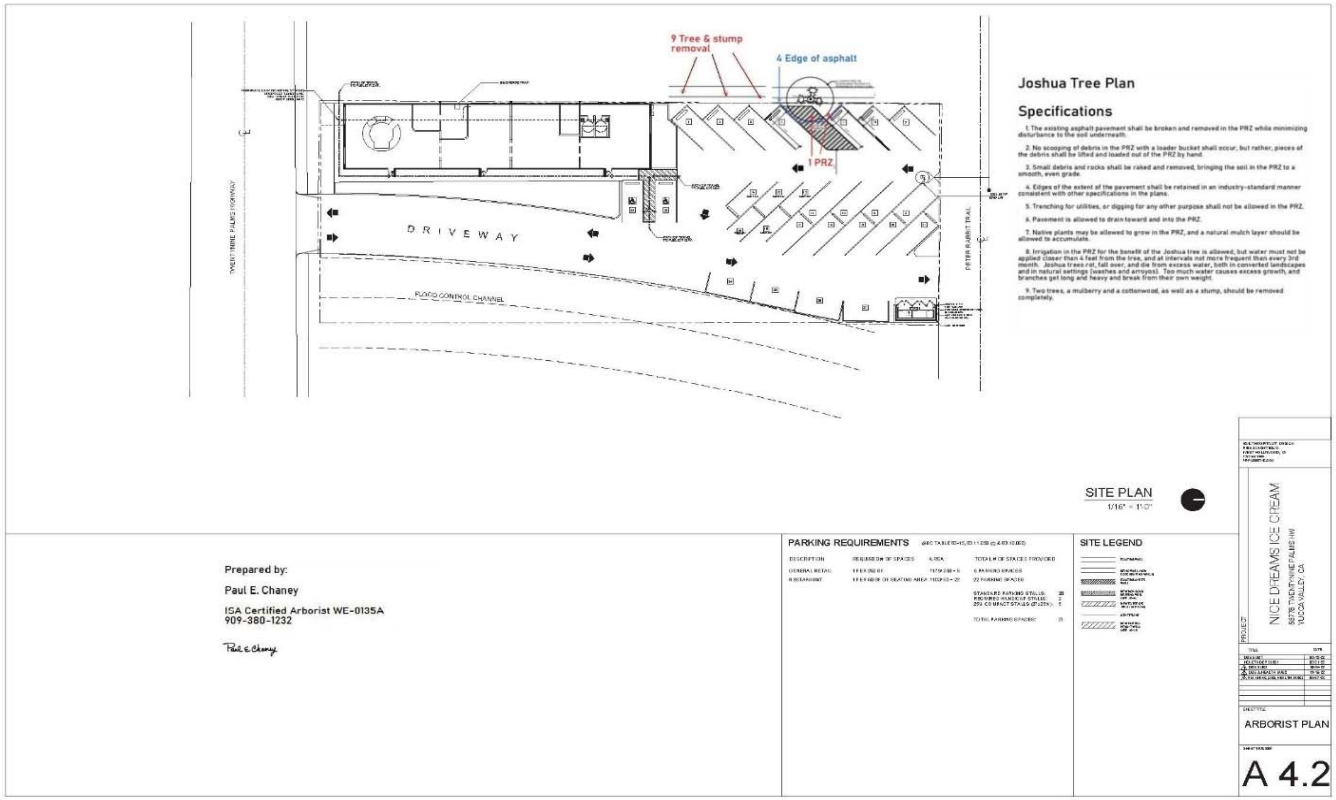


Project Description: Change of use from automotive repair to café/restaurant/retail. On-site food preparation and alcohol sales. The project also includes approximately 17 outdoor dining tables with landscaping and water features. Project is currently under construction.

Site Plan Review 03-23: Nice Dream Ices

Location: 56778 Twentynine Palms Highway.

APN 0595-111-33.

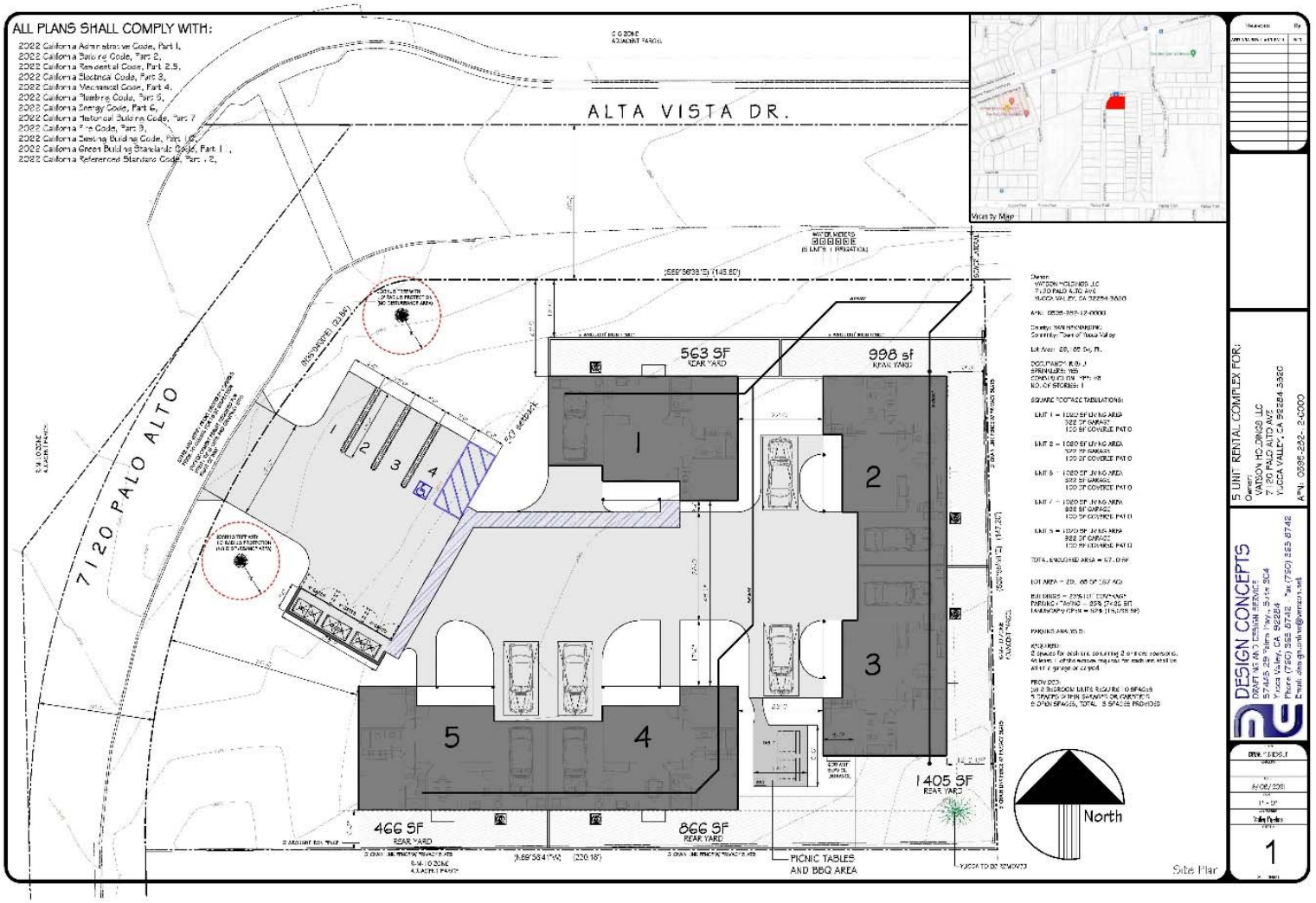


Project Description: Change of use from retail to include restaurant, bar, ice cream sales and pre-packaged food. The project includes parking lot and landscape improvements. Project is currently under construction. Landscaping and Irrigation Plans were revised and received Planning Commission approval on September 24, 2024. Project is currently under construction.

Site Plan Review 05-23: 7120 Palo Alto 5-Plex

Location: 7120 Palo Alto Avenue, Yucca Valley, CA 92284.

APN: 0595-282-12.

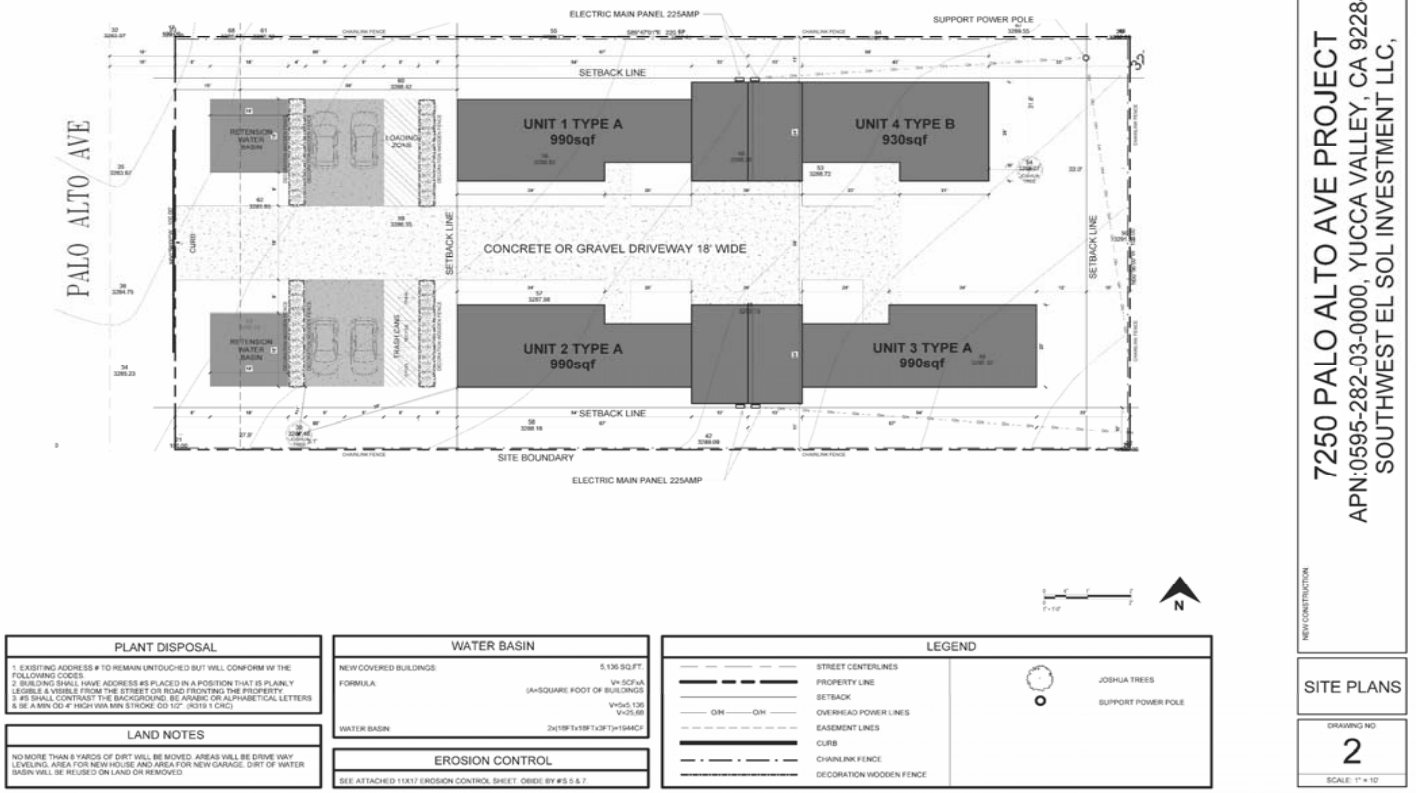


Project Description: Construction of a 5-unit multi-family residential apartment building with landscape and off-site road and sidewalk improvements. The project has recently completed construction and is operational.

Site Plan Review 02-24: 7251 Palo Alto 4-Plex

Location: 7251 Palo Alto Avenue, Yucca Valley, CA 92284.

APN: 0595-282-03.

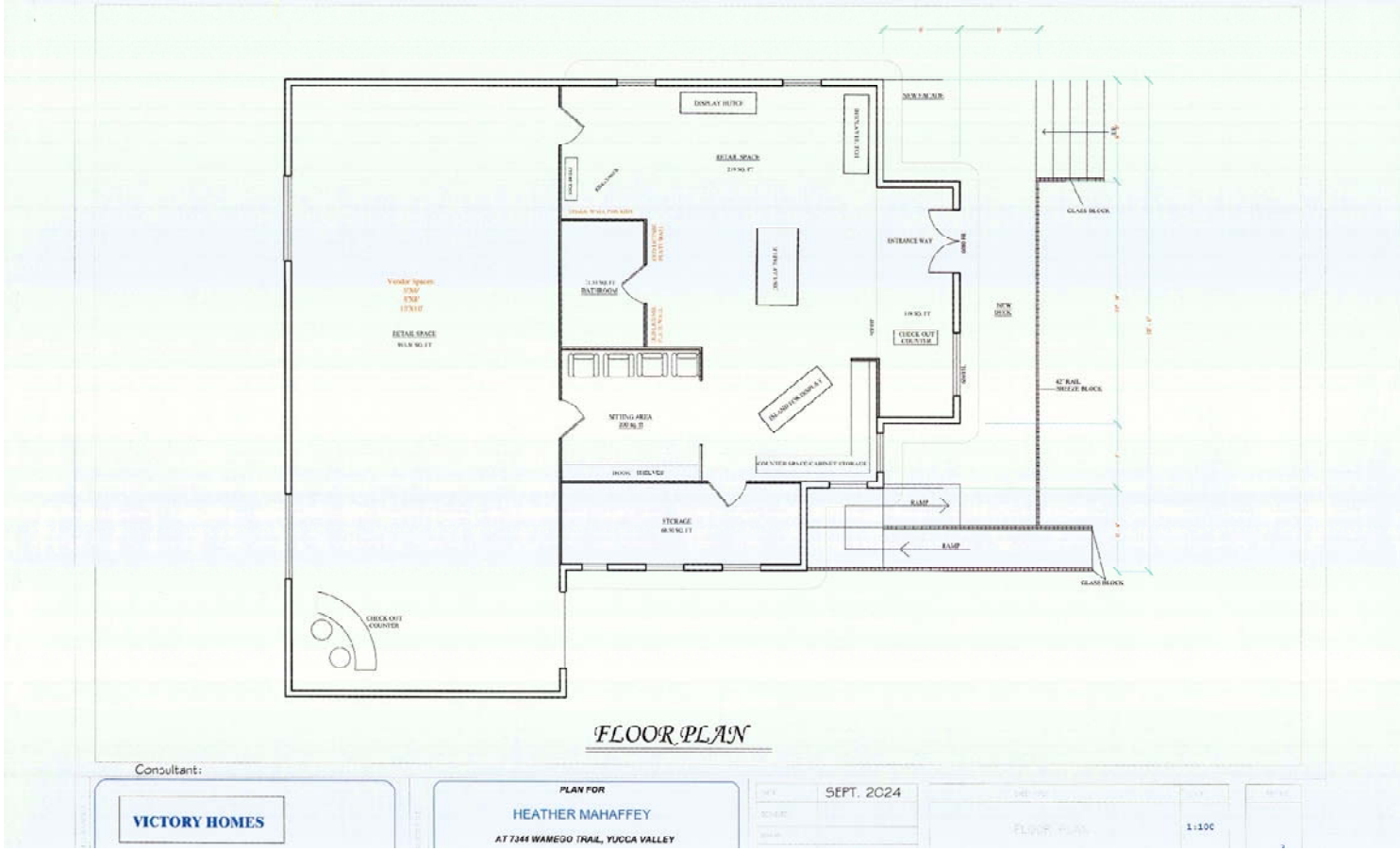


Project Description: Construction of a 4-unit multi-family residential apartment building with landscaping and off-site road and sidewalk improvements. Project was approved at the Planning Commission meeting of October 22nd. Project is currently under construction.

Site Plan Review 03-24: 7344 Wamego Trail

Location: 7344 Wamego Trail, Yucca Valley, CA 92284.

APN: 0586-331-03



Project Description: Proposed conversion of property from business office to gift shop, bakery, and coffee bar. The proposed project was approved by the Planning Commission on December 10, 2024. Project is currently in engineering review for parking improvements.

Internal Town Projects

In addition to formal land use applications, such as Conditional Use Permit (CUP), Land Use Compliance Review (LUCR), and Site Plan Review (SPR), the Planning Division is also responsible for other tasks such as managing CEQA review for Town projects and Development Code updates.

Active Internal Town Projects

- Aquatics and Recreation Center CEQA review, Incidental Take Permit and Western Joshua Tree relocation.
- Community Center Athletic Facility CEQA review, Incidental Take Permit and Western Joshua Tree relocation.
- 2025 General Plan Open Space and Conservation Updates and CEQA review.
- Mobile Home Park 55+ Ordinance.
- CalFire Map Updates and Adoption.
- Yucca Trail Widening CEQA review.

Informal Project Review Applications: Development Review Committee and Pre-Application

In addition to formal land use applications, such as Conditional Use Permit (CUP), Land Use Compliance Review (LUCR), and Site Plan Review (SPR), the Town also provides free informal review via a Development Review Committee (DRC) application and low cost informal review via a Pre-Application (PA).

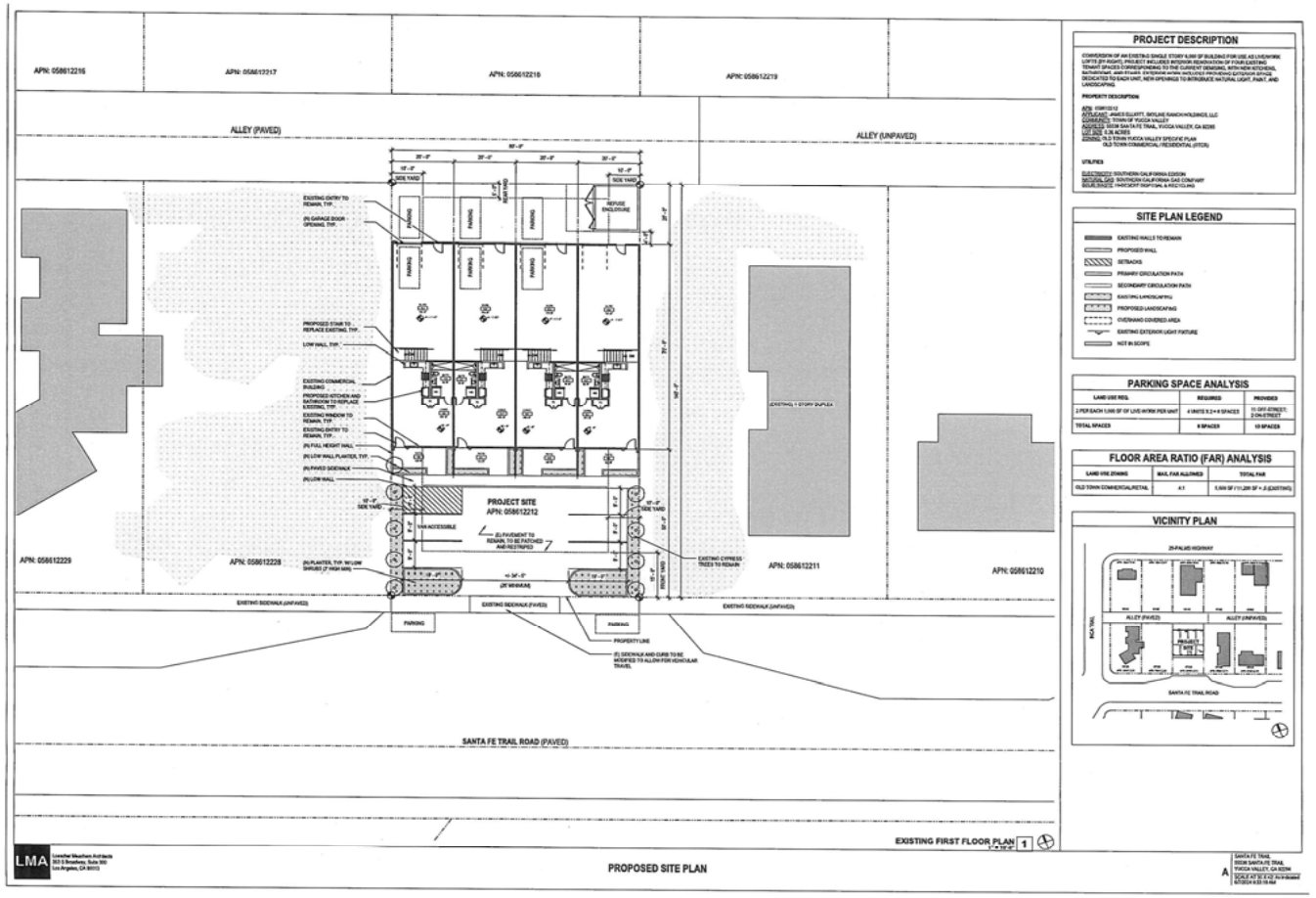
Development Review Committee (DRC): Sample Project List

- Super Walmart Fueling Station
- Yucca Valley Materials Lab
- Skyline Ranch Road Propane Distribution
- Danmark Development Subdivision
- Joshua Springs Gymnasium
- La Palapa Renovation and Expansion
- Yucca Bowl Outdoor Patio and Bar
- Old Woman Springs Brewery
- Tumbleweed Sanctuary Wedding Venue
- Circle K Gas Station (OWS)
- Joshua Tree Brewery
- Gabbay Equestrian Center
- Neely Bar & Beer Garden
- Chavez Flooring Supply Building

Pre-Application 04-24: 55536 Santa Fe Trail Lofts

Location: 55536 Santa Fe Trail.

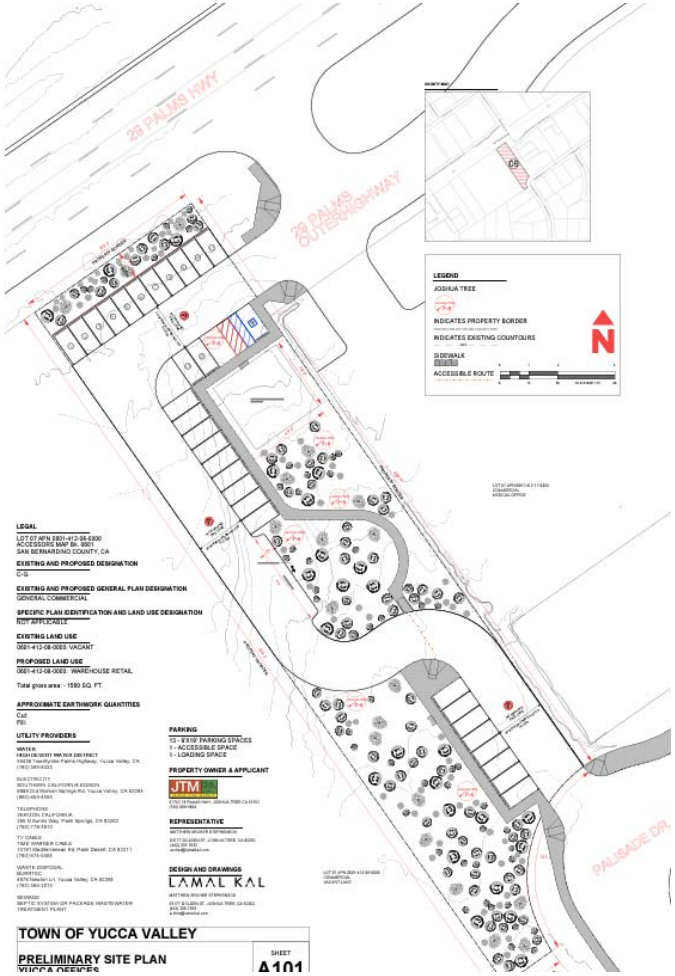
APN: 0586-122-12.



Project Description: Conversion of an existing single story 6,000 square foot building for use as artist lofts consisting of four new units roughly corresponding the current demising, with new kitchens, bathrooms, private outdoor space and new features to allow introduction of natural light. Interior demolition permits issued. Pending submittal of tenant improvement plans.

Pre-Application 05-24: Huynh Retail

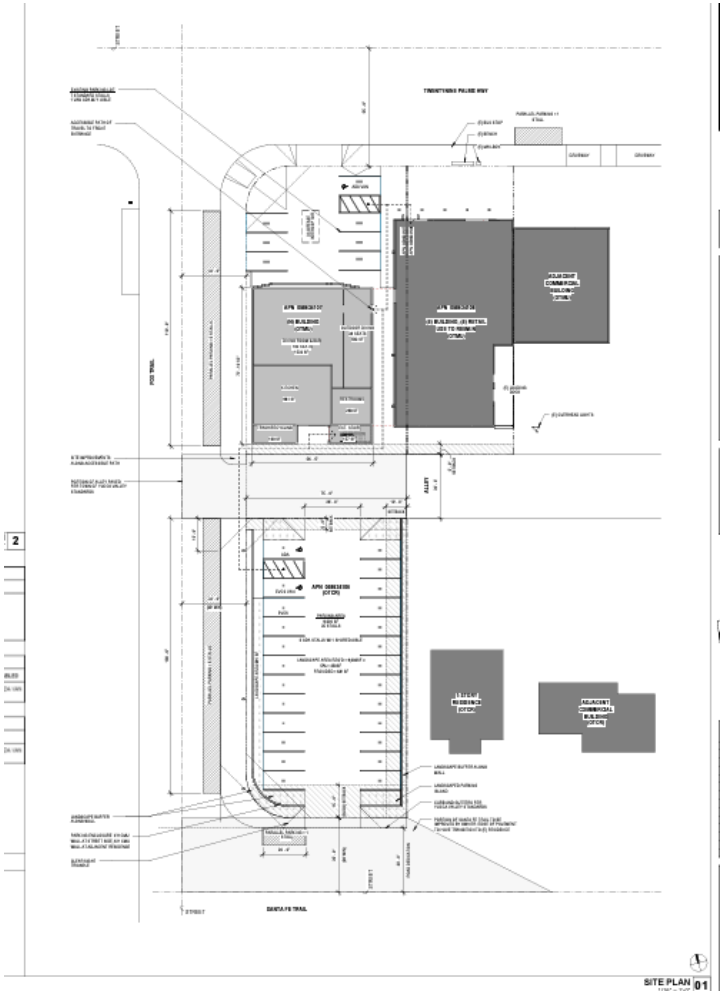
Location:
Southwest corner of Hanford and Twentynine Palms Highway
APN: 0601-412-08.



Project Description: Pre-application for a 1,560 SF retail unit, including sale of home goods, furniture, and lighting.

Pre-Application 06-24: Mojave Flea Expansion – Restaurant and Apartment

Location: Southeast corner of Fox Trail and Twentynine Palms Highway
APN: 0586-341-06, 07, and 08

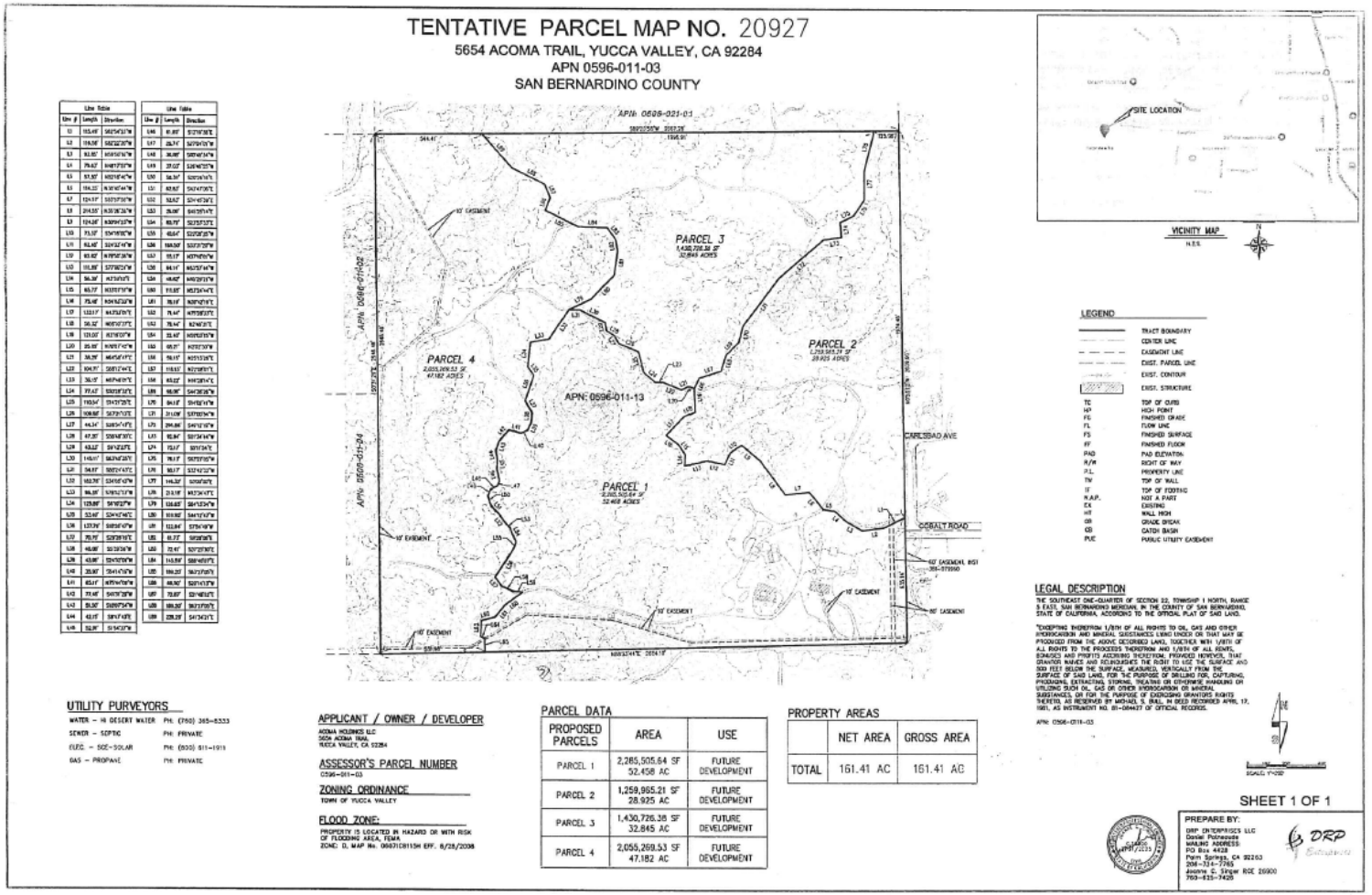


Project Description: Pre-application for a new mixed-use building including ground floor restaurant and a 2nd floor apartment.

Pre-Application 07-24: Subdivision

Location:
5654 Acoma Trail,
Yucca Valley, CA
92284

APN: 0596-011-03



PROPOSED PARCELS	AREA	USE
PARCEL 1	2,285,505.64 SF 52.458 AC	FUTURE DEVELOPMENT
PARCEL 2	1,259,965.21 SF 28.925 AC	FUTURE DEVELOPMENT
PARCEL 3	1,430,726.38 SF 32.845 AC	FUTURE DEVELOPMENT
PARCEL 4	2,055,269.53 SF 47.182 AC	FUTURE DEVELOPMENT

	NET AREA	GROSS AREA
TOTAL	161.41 AC	161.41 AC

Project Description: Subdivision of 160-acre parcel into four parcels for residential construction.