



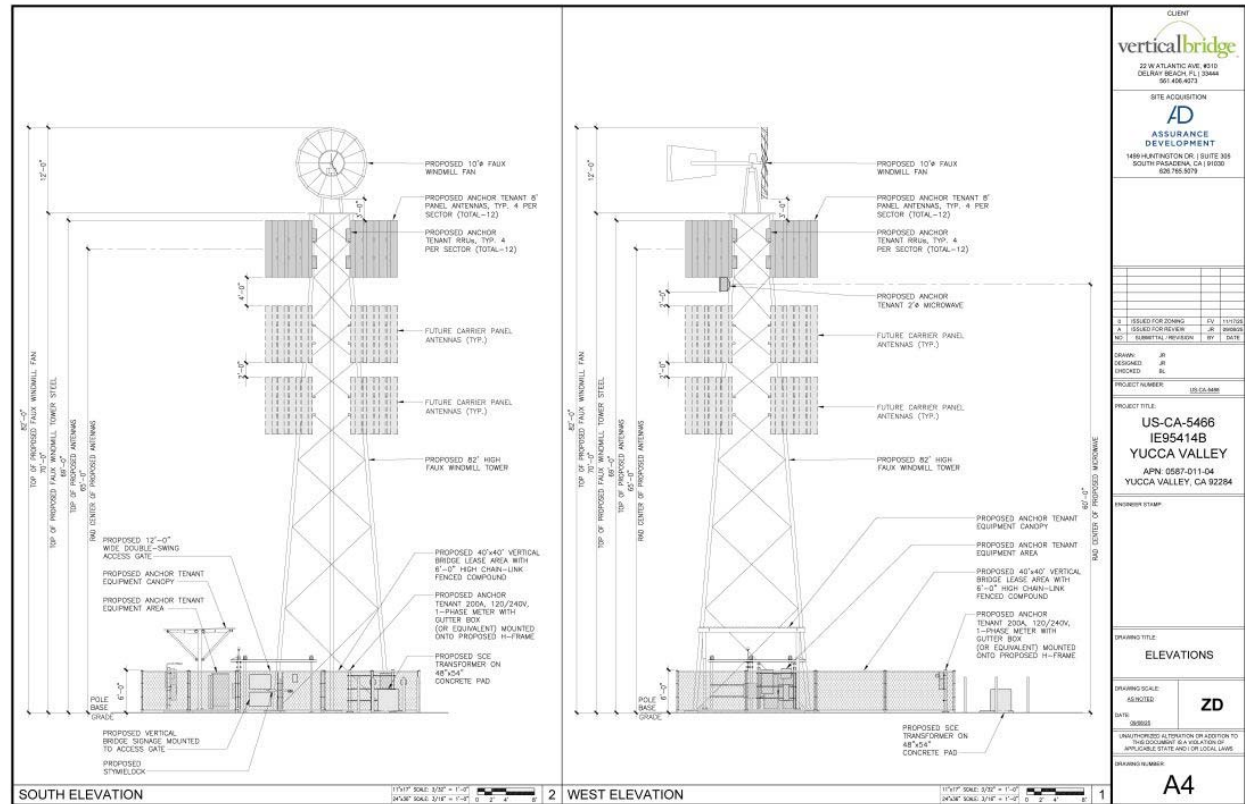
# November 2025 Land Development Update Report



# CUP 06-25, V 04-25 & EA 17-25 Windmill Wireless Facility

**Location:** Southeast corner of the intersection of Taos Trail and Church Street, approximately 330 feet to the southeast of the intersection Onaga Trail and Church Street.

APN: 0587-011-04



## Project Description:

Construction of an 82' tall faux windmill wireless facility. Under completeness review.



## V 02-25 & EA 09-25 58238 Alta Mesa Drive Fence Variance

**Location:** 58238 Alta Mesa Drive, Yucca Valley, CA 92284.

**APN:** 0601-324-04



### **Project Description:**

Requested variance to allow a six foot (6') tall solid metal fence in front and street-side setbacks. Planning Commission hearing scheduled for January 13, 2026.



## V 03-25 & EA 13-25: 8140 La Contenta Road Setback Variance

**Location:** 8140 La  
Contenta Road, Yucca  
Valley, CA 92284.

APN: 0588-051-26



### **Project Description:**

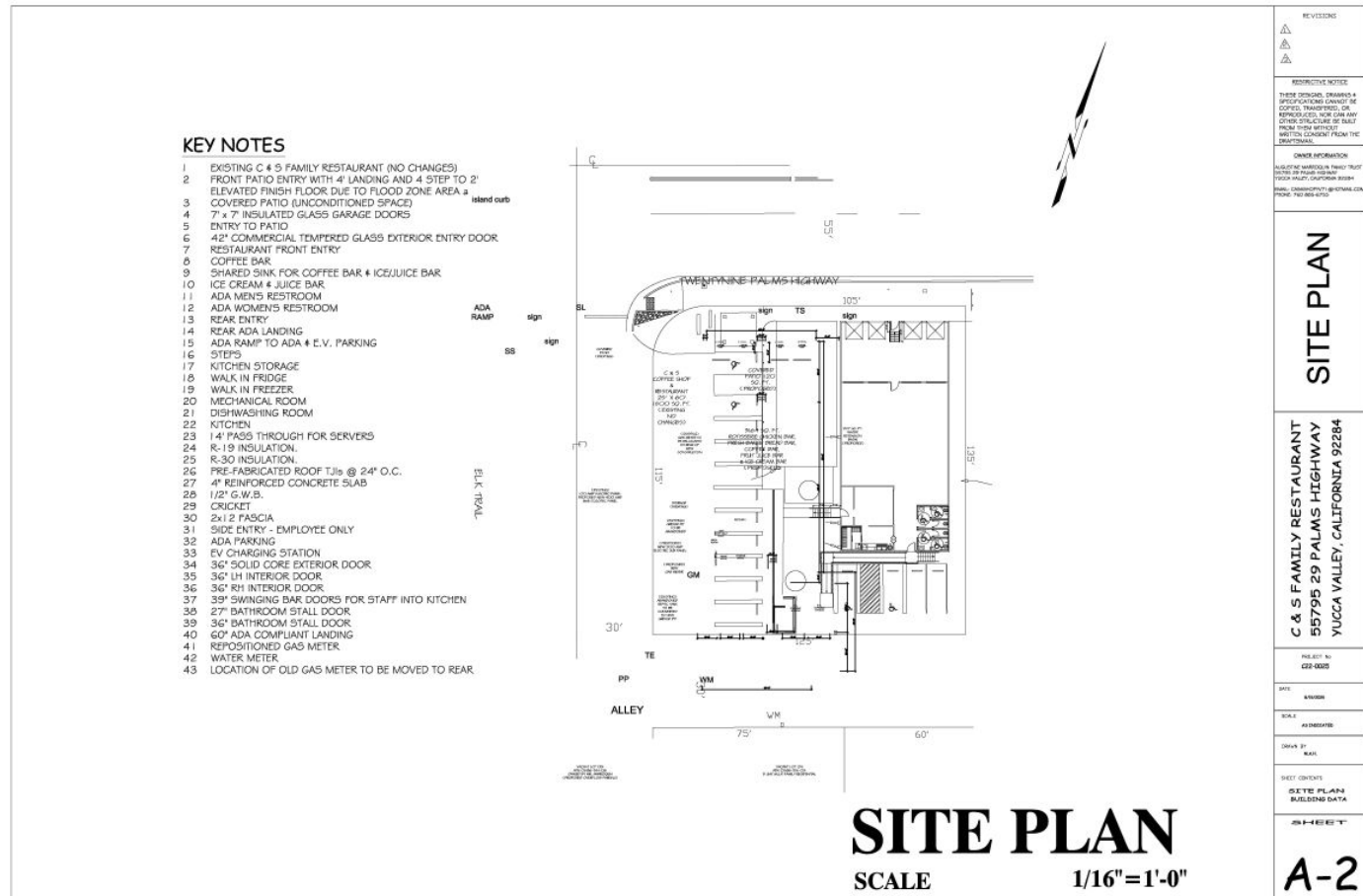
Variance to allow an unpermitted accessory structure within a required side yard setback. First completeness review provided to applicant on September 8, 2025. Second completeness review provided to applicant on November 25, 2026.



# SPR 01-25 & EA 15-25 C&S Chicken Restaurant

**Location:** 55795  
Twentynine Palms  
Highway, Yucca Valley,  
CA 92284.

**APN:** 0586-351-16



|   |
|---|
| REVISIONS   |
| RESTRICTIVE NOTICE  |
| OWNER INFORMATION   |
| <b>SITE PLAN</b>  |
| C & S FAMILY RESTAURANT<br>55795 29 PALMS HIGHWAY<br>YUCCA VALLEY, CALIFORNIA 92284 |
| PROJECT NO.<br>22-0025  |
| DATE<br>8/20/25   |
| SCALE   |
| ADDRESS   |
| DRAWN BY<br>BAC   |
| SHEET CONTENTS<br>SITE PLAN<br>BUILDING DATA  |
| SHEET NO.<br><b>A-2</b>   |

## Project Description:

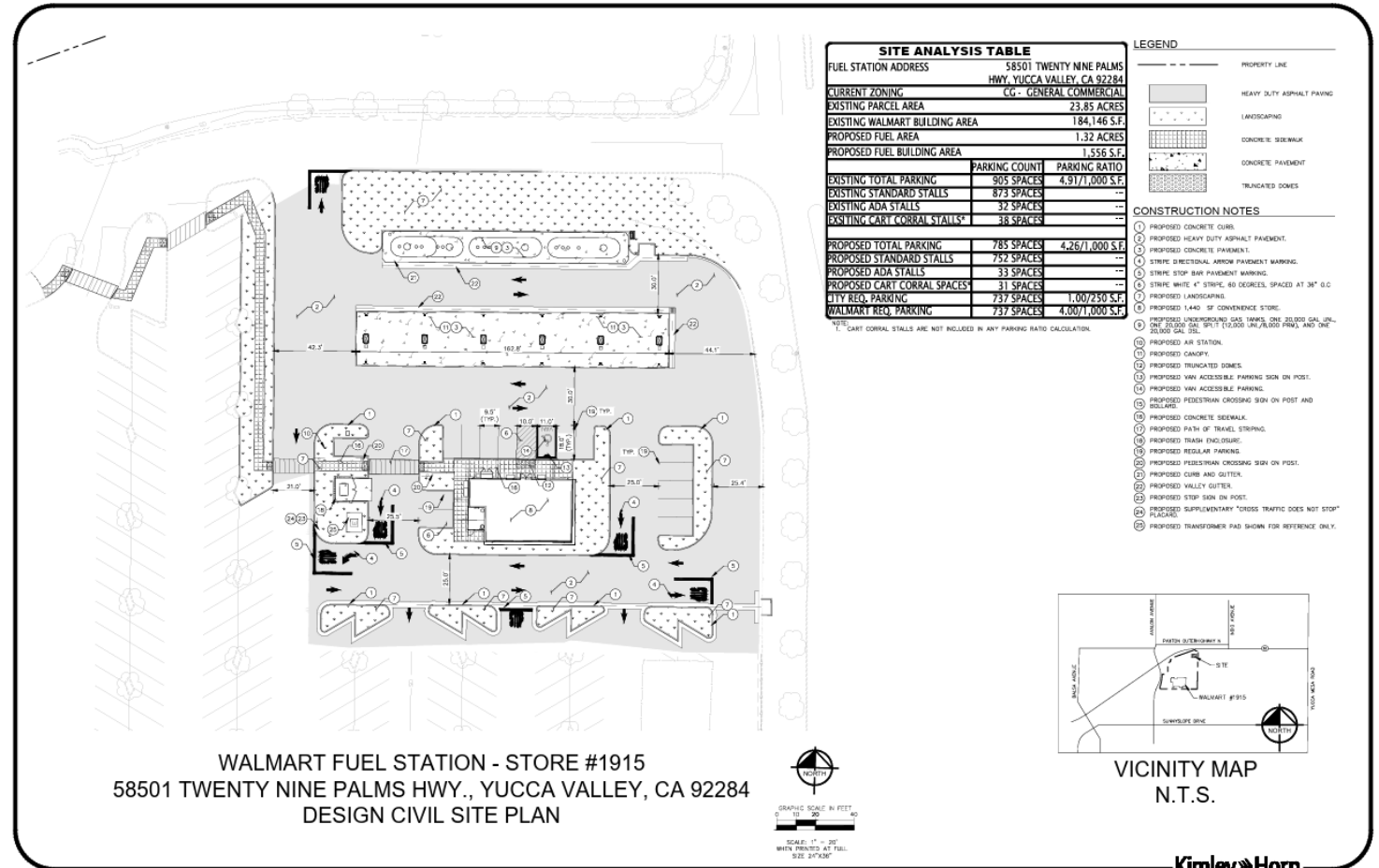
New construction rotisserie chicken, fresh baked bread, coffee bar, fruit juice and ice cream bar. 3,164 square foot structure with 1,120 square feet of outdoor covered patio. Parking lot located on 0.24 acre parcel to south of restaurant. Completeness review and preliminary corrections provided to the applicant on September 12, 2025.



# 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. The project also includes an amendment to the Specific Plan. Currently in CEQA review. Planning Commission hearing anticipated January/February 2026.

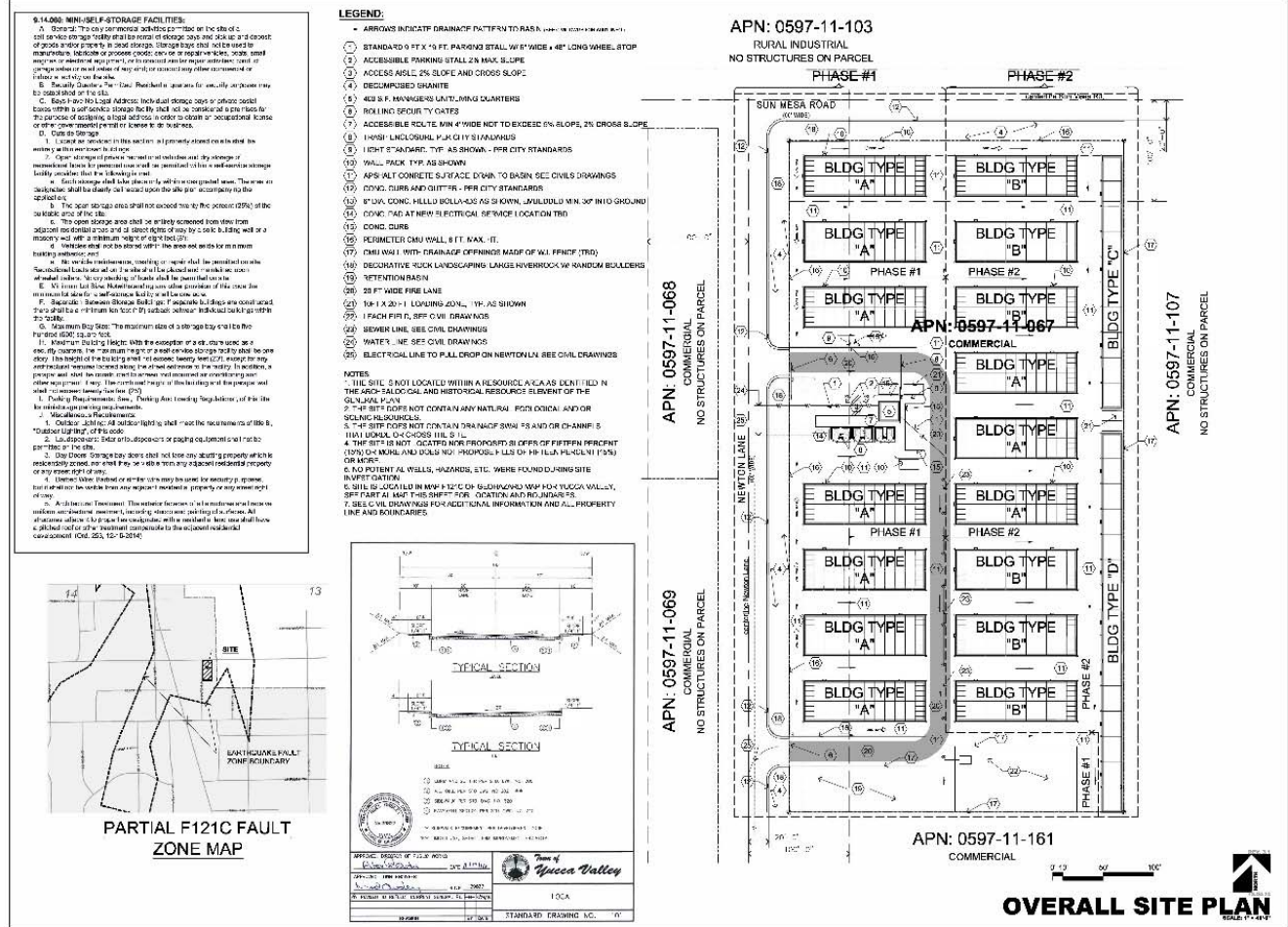




# Conditional Use Permit 04-23: Sun Mesa Mini-Storage

**Location: 4815  
Newton Lane.**

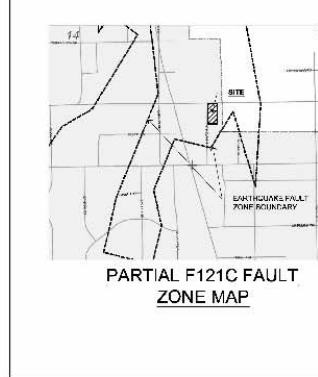
**APN 0597-111-67.**



DRP Enterprises logo and contact information for Rob Billings, including address (Sun Mesa Road, Yucca Valley, CA) and project details (PROPOSED MINI STORAGE, S.E. CORNER NEWTON LANE AND SUN MESA ROAD). It also includes a scale of 1" = 40'-0" and a title 'T-1.0'.

**§ 14069. MINI-SELF-STORAGE FACILITIES:**

- Storage facilities are subject to the same rules as other storage facilities on the site of a self-storage facility. The rules of the zoning code shall apply to the storage facilities on the site of a self-storage facility. The rules of the zoning code shall apply to the storage facilities on the site of a self-storage facility. The rules of the zoning code shall apply to the storage facilities on the site of a self-storage facility.
- Each storage facility shall be situated on a lot in compliance with the rules of the zoning code. The rules of the zoning code shall apply to the storage facilities on the site of a self-storage facility.
- The open storage area shall not exceed two (2) percent (2%) of the total area of the site.
- The open storage area shall be entirely enclosed from the street by a wall or fence of a height of not less than six (6) feet. The wall or fence shall be constructed of masonry or other approved material.
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**LEGEND:**

- STANDARD 8 FT X 10 FT PAVING STALL, W/ 8" WIDE X 4" LONG WHEEL STOP
- ACCESSIBLE PAVING STALL 2% MAX. SLOPE
- ACCESSIBLE 2% SLOPE AND CROSS SLOPE
- DECOMPOSED GRANITE
- 400 S.F. MANAGER'S UNIT, MING QUARTERS
- ROCK AND SPURRY TYP. GRATES
- ACCESSIBLE ROUTE MIN. 4" WIDE NOT TO EXCEED 5% SLOPE, 2% CROSS SLOPE
- HANDY ENCLOSING, 1/4" X 1/4" STAINLESS
- LIGHT STANDARD, TYP. AS SHOWN - PER CITY STANDARDS
- WALL, PACK TYP. AS SHOWN
- APS (ALT. CONCRETE SURFACE) DRAIN TO BASIN, SEE CIVIL DRAWINGS
- CONG. CURB AND GUTTER - PER CITY STANDARDS
- 2" DIA. CONC. HOLLOW BOLLARDS AS SHOWN, SPACED MIN. 30' W/ 10' GROUND
- CONG. PAD AT NEW ELECTRICAL SERVICE LOCATION (TYP)
- CONG. CURB
- PERIMETER CMU WALL, 8 FT. MAX. HT.
- CMU WALL WITH DRAINAGE OPENINGS MADE OF W/ FRP (FRP, TYP)
- DECORATIVE ROCK LANDSCAPING, LARGE RIVER ROCK W/ RANDOM BOLLARDS
- PERIMETER DRAINAGE
- 20 FT. WIDE FIRE LANE
- 8" X 10" X 1" LUMINOUS TYP. AS SHOWN
- FACED FIRE PIT, 8" X 10" DRAWINGS
- SEWER LINE, SEE CIVIL DRAWINGS
- WATER, SEE CIVIL DRAWINGS
- ELECTRICAL LINE TO PULL DROP ON NEWTOWN LANE, SEE CIVIL DRAWINGS

**NOTES:**

- THE SITE IS NOT LOCATED WITHIN A RESOURCE AREA AS IDENTIFIED IN THE GEOLOGICAL AND HISTORICAL RESOURCE ELEMENT OF THE CALIFORNIA GSA.
- 7" 4" BITE DOPE NOT CONTAIN ANY NATURAL PETS OR ANIMALS OR VEGETATION.
- 7" 4" BITE DOPE NOT CONTAIN DRAINAGE SWALE 18" AND OR CHANNELS WITH SLOPE OF 2% OR MORE.
- THE SITE IS NOT LOCATED NOR PROPOSED TO BE OFF OF FIFTEEN PERCENT (15%) DRAINAGE AND DRAINAGE PROPOSED TO BE OFF OF FIFTEEN PERCENT (15%) DRAINAGE.
- NO POTENTIAL WELLS, HAZARDS, ETC., WERE FOUND DURING SITE INSPECTION.
- SITE IS LOCATED IN MAP 121C OF 6-DIVISION MAP FOR YUCCA VALLEY, SEPT. 1987. SEE CITY ENGINEER'S OFFICE AND RECORDS FOR THIS.
- SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION AND ALL PROPERTY LINE AND BOUNDARIES.

**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. Currently in CEQA review. Planning Commission hearing anticipated January/February 2026.

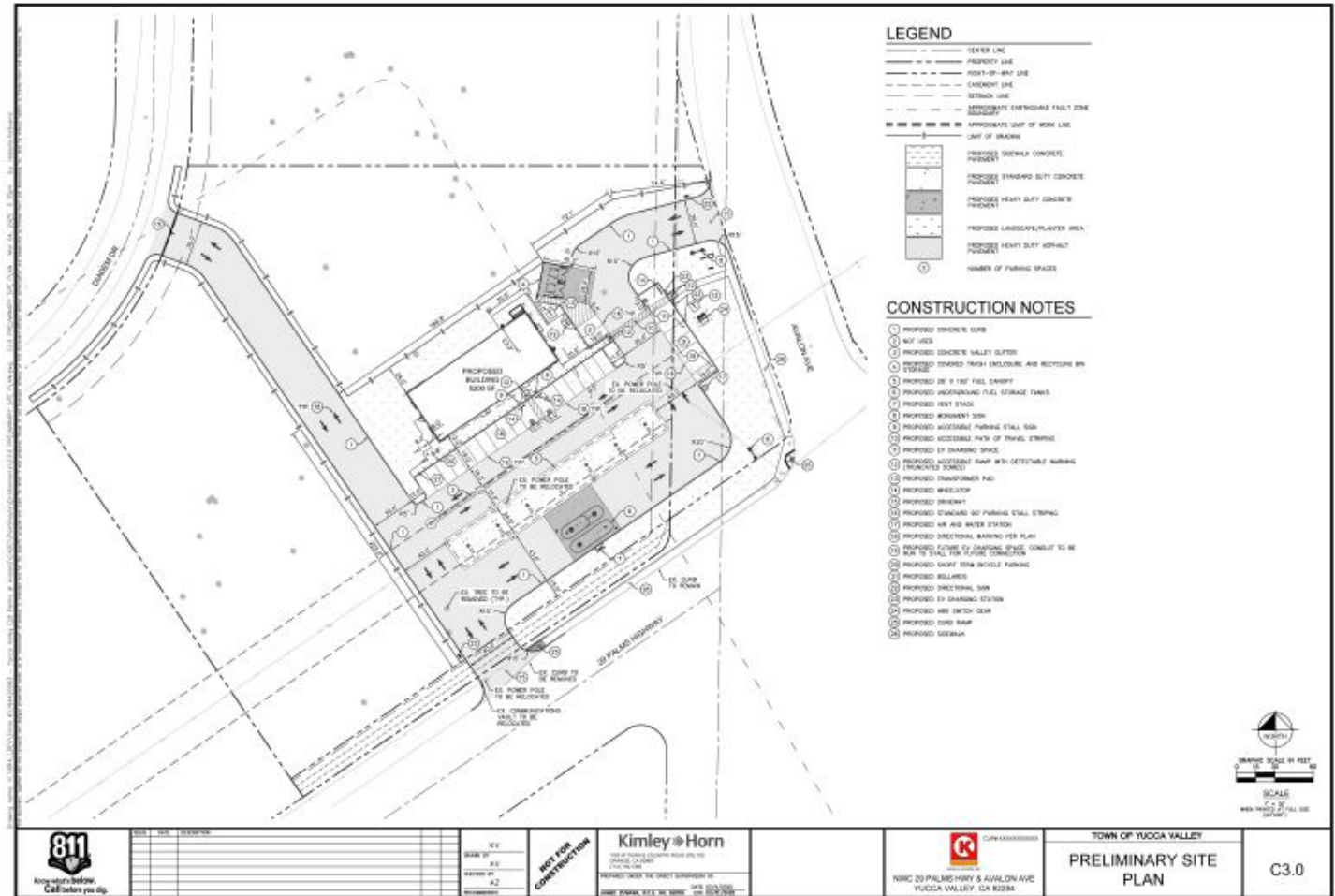


# Conditional Use Permit 03-25: Circle K Fuel Station

## 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. Awaiting applicant response to CEQA RFP process.

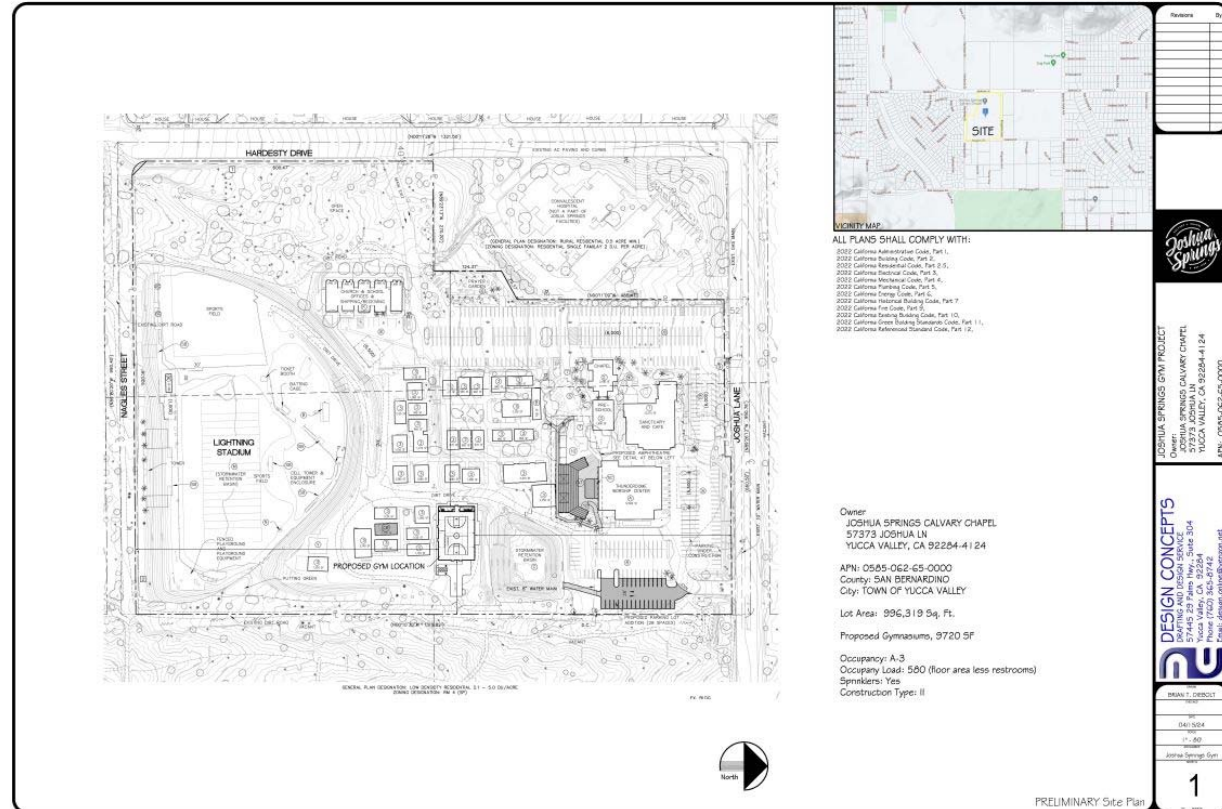




# Conditional Use Permit Amendment 05-95: Joshua Springs Gymnasium

**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. Applicant abandoned the proposed project as of September 3, 2025.

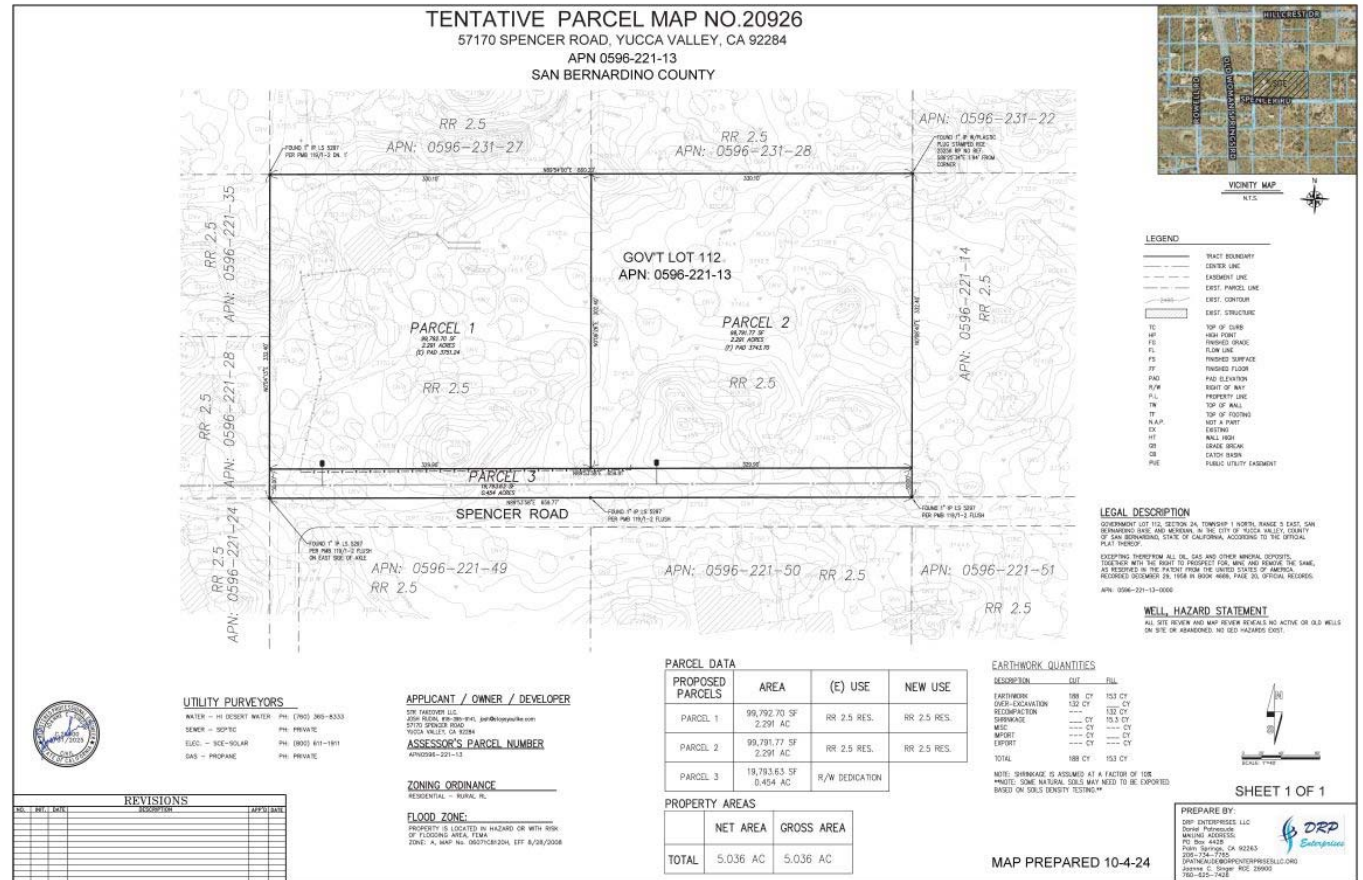




# Tentative Parcel Map 20926: 57170 Spencer Road

**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.

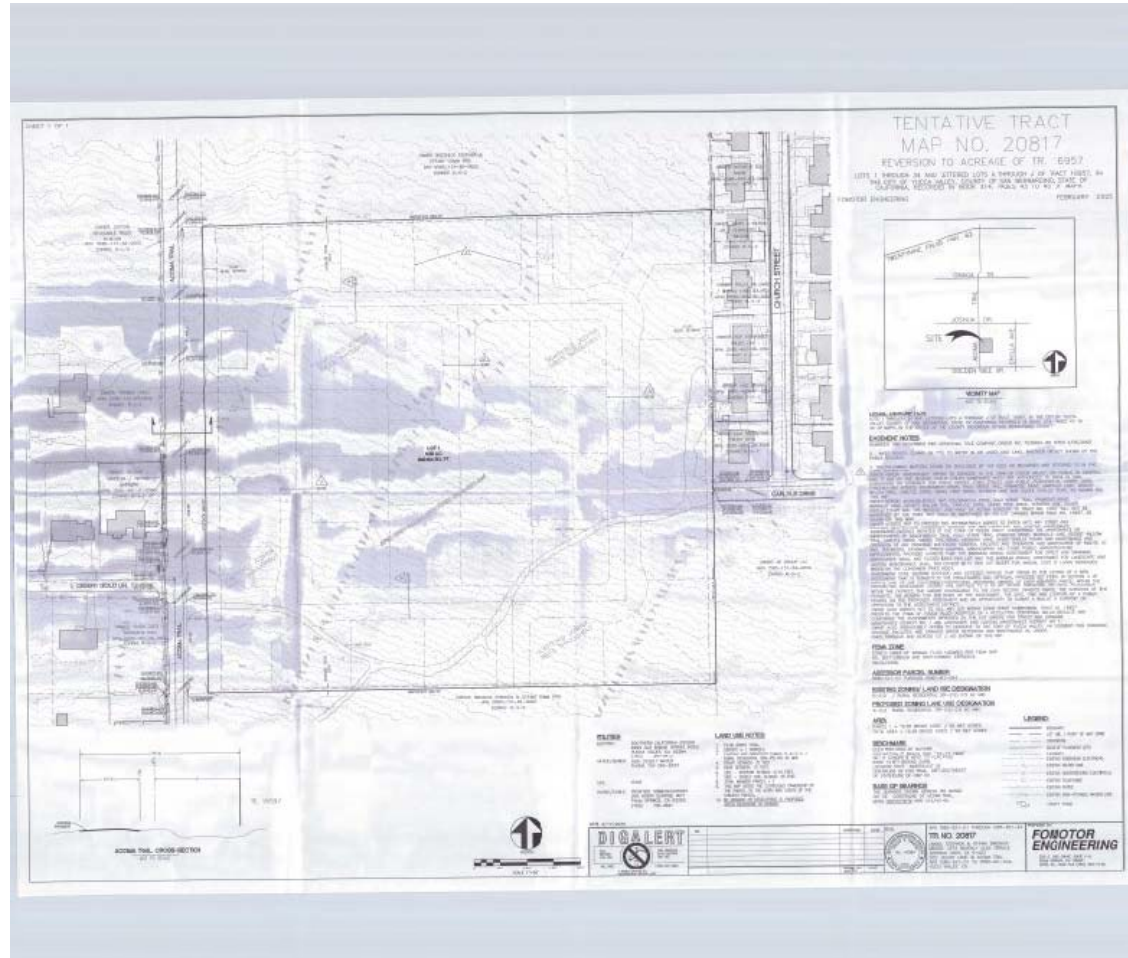




# Tentative Tract Map 20817: Acoma Trail Reversion to Acreage

**Location:** Acoma Trail,  
Yucca Valley, CA  
92284.

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



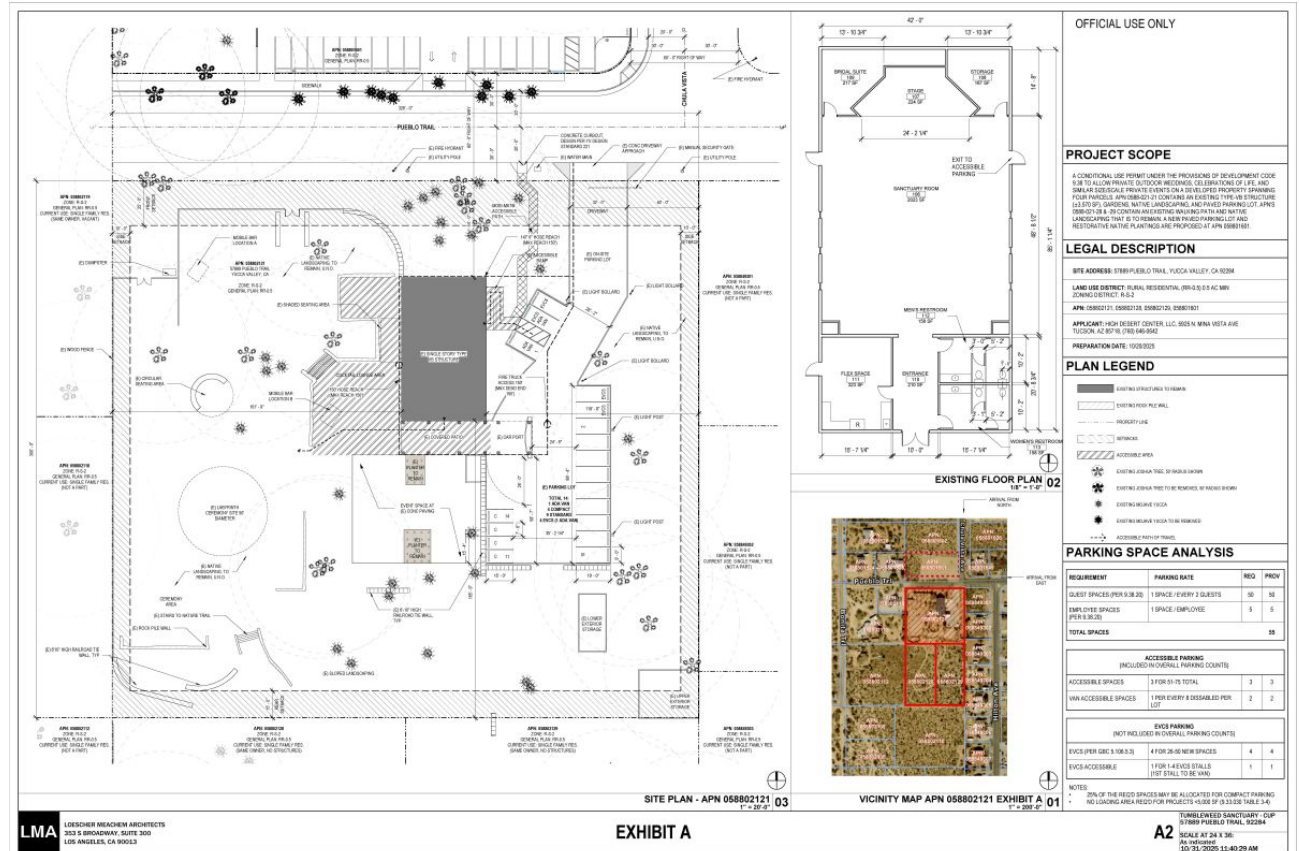
**Project Description:** Reversion to acreage of 18 lots back to 1 lot. Completeness review provided to applicant on May 13, 2025. Applicant preparing environmental studies.



# Conditional Use Permit 01-24: Tumbleweed Sanctuary

**Location:** 57889 Pueblo Trail.

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



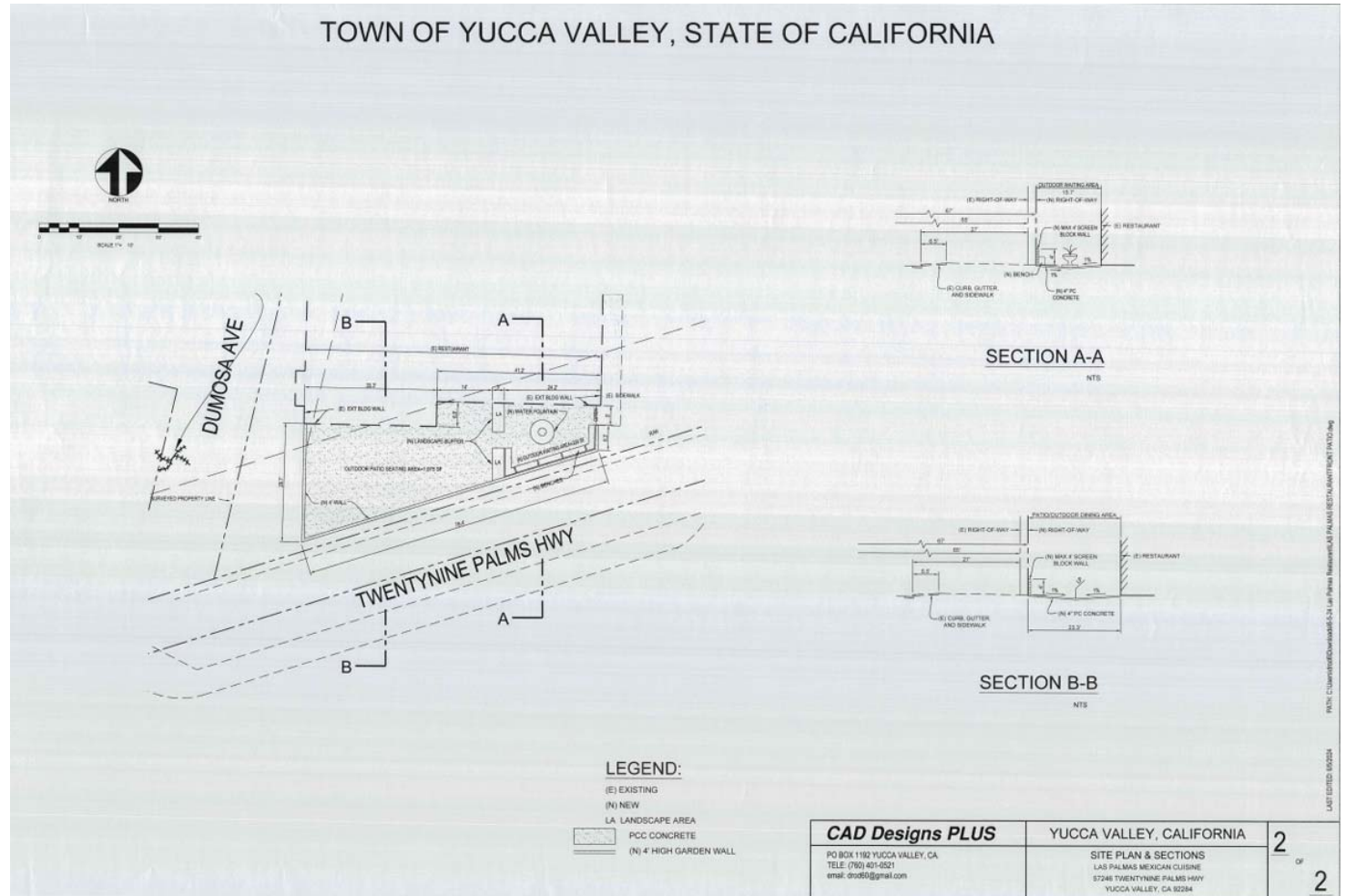
**Project Description:** Special event center located in a former church facility. Includes off-site parking lot, walking trail, and outdoor ceremony facilities. CEQA proposals anticipated to be received on December 18, 2025.



# 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.









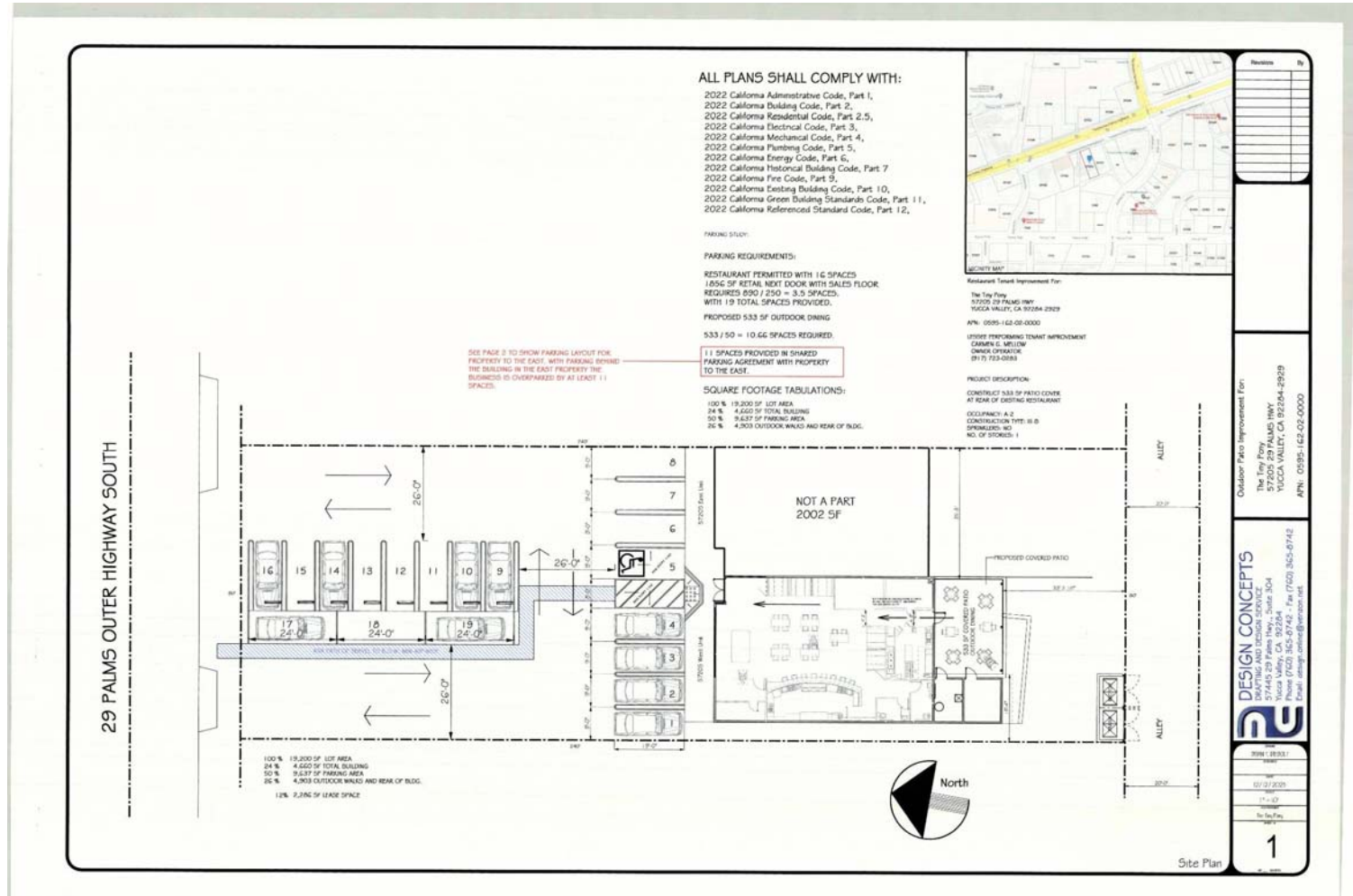




# Land Use Compliance Review 01-24: The Tiny Pony Outdoor Patio

**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 is complete and operational as of September 23, 2025.

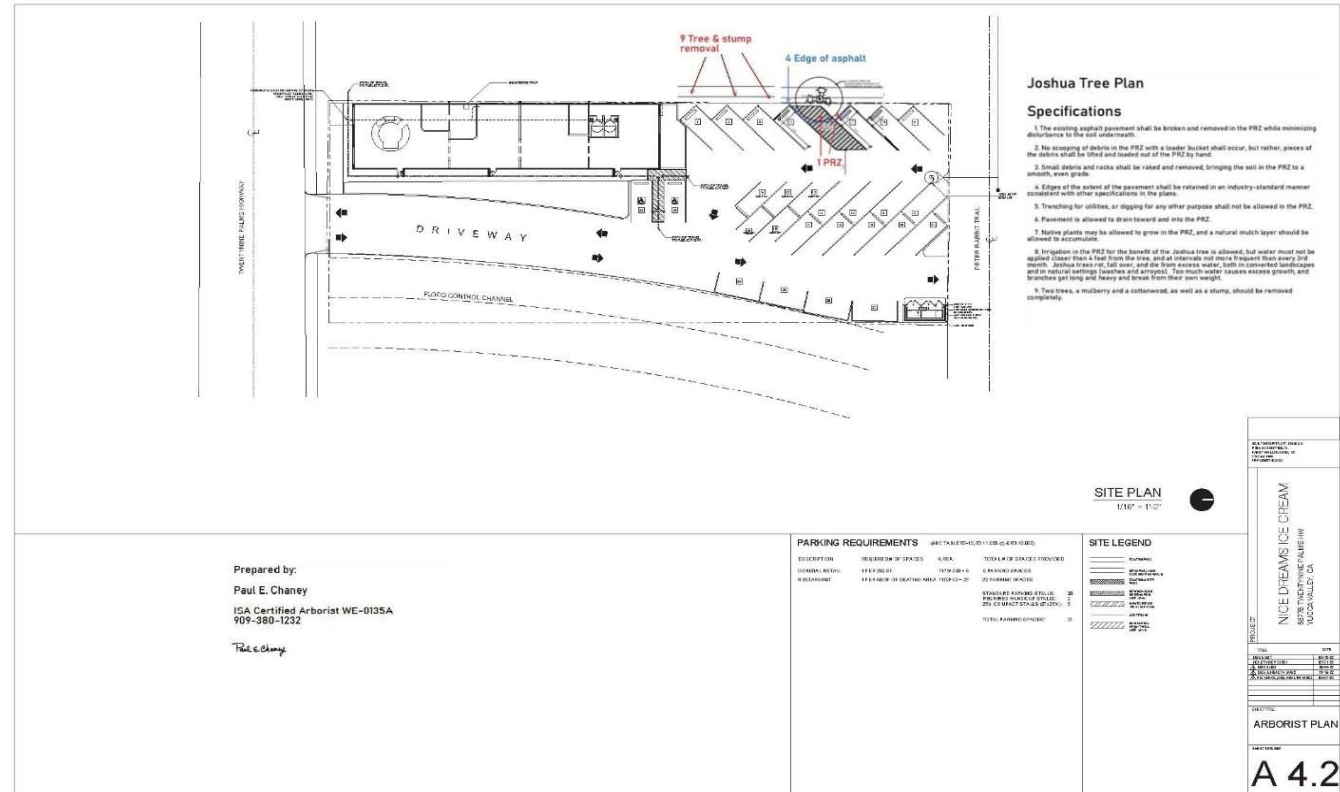




# Site Plan Review 03-23: Nice Dream Ices

**Location:** 56778  
Twentynine Palms  
Highway.

**APN** 0595-111-33.



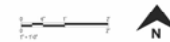
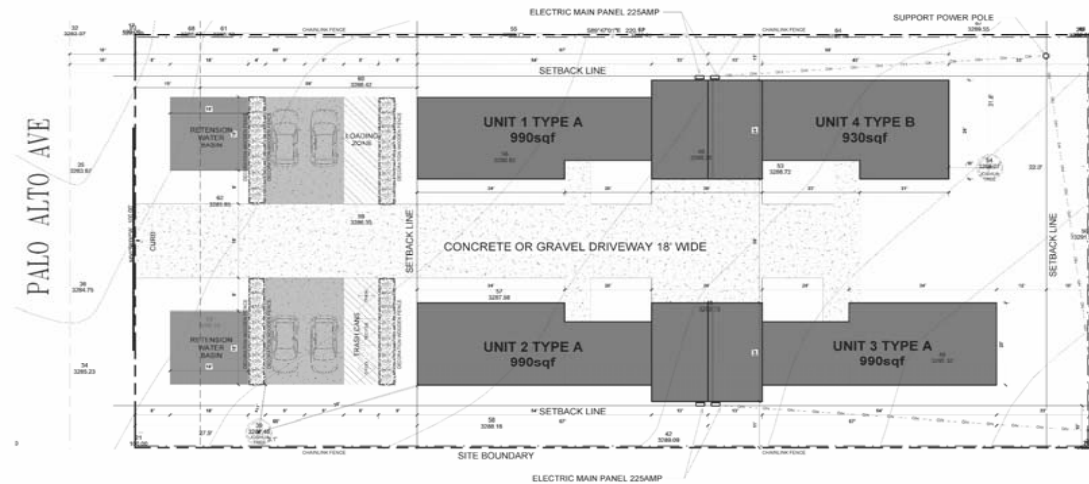
**Project Description:** Change of use from retail to include restaurant, bar, ice cream sales and pre-packaged food. The project includes parking lot and landscape improvements. Project is currently under construction. Landscaping and Irrigation Plans were revised and received Planning Commission approval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



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

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

**APN:** 0595-282-03.



| PLANT DISPOSAL  | WATER BASIN  | LEGEND                      |                      |
|---|--|-----------------------------|----------------------|
| 1. EXISTING ADDRESS # TO REMAIN UNTOUCHED BUT WILL CONFORM W/ THE FOLLOWING CODES:<br>2. BUILDING SHALL HAVE ADDRESS #S PLACED IN A POSITION THAT IS PLAINLY SEEN & AS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.<br>3. #S SHALL CONTRAST THE BACKGROUND. BE ARABIC OR ALPHABETICAL LETTERS & BE A MIN. OD 4" HIGH W/ A MIN. STROKE OD 1/2" - 3/32" (1 CHAR). | NEW COVERED BUILDINGS: 5,136 SQ.FT.<br>FORMULA: $VA \times SCFA$<br>V=45.136<br>V=5136   | --- STREET CENTERLINES      | ○ JOSHUA TREES       |
| <b>LAND NOTES</b><br>NO MORE THAN 6 YARDS OF DIRT WILL BE MOVED. AREAS WILL BE DRIVE WAY LEVELING. AREA FOR NEW HOUSE AND AREA FOR NEW GARAGE. DIRT OF WATER BASIN WILL BE REUSED ON LAND OR REMOVED.   | WATER BASIN: 2x(19'x18'x1'x3')x(15x15x15)<br><b>EROSION CONTROL</b><br>SEE ATTACHED 11x17 EROSION CONTROL SHEET. (DATE: BY #S 5.5.7) | --- PROPERTY LINE           | ○ SUPPORT POWER POLE |
|   |  | --- OVERHEAD POWER LINES    |                      |
|   |  | --- EASEMENT LINES          |                      |
|   |  | --- CURB                    |                      |
|   |  | --- CHAIN LINK FENCE        |                      |
|   |  | --- DECORATION WOODEN FENCE |                      |

TOMASZ WISNIEWSKI  
 5323 Nalley St  
 Yucca Valley CA 92284  
 Phone: 923302092

7250 PALO ALTO AVE PROJECT  
 APN:0595-282-03-0000, YUCCA VALLEY, CA 92284  
 SOUTHWEST EL SOL INVESTMENT LLC,

NEW CONSTRUCTION  
 SITE PLANS  
 DRAWING NO.  
**2**  
 SCALE: 1" = 10'

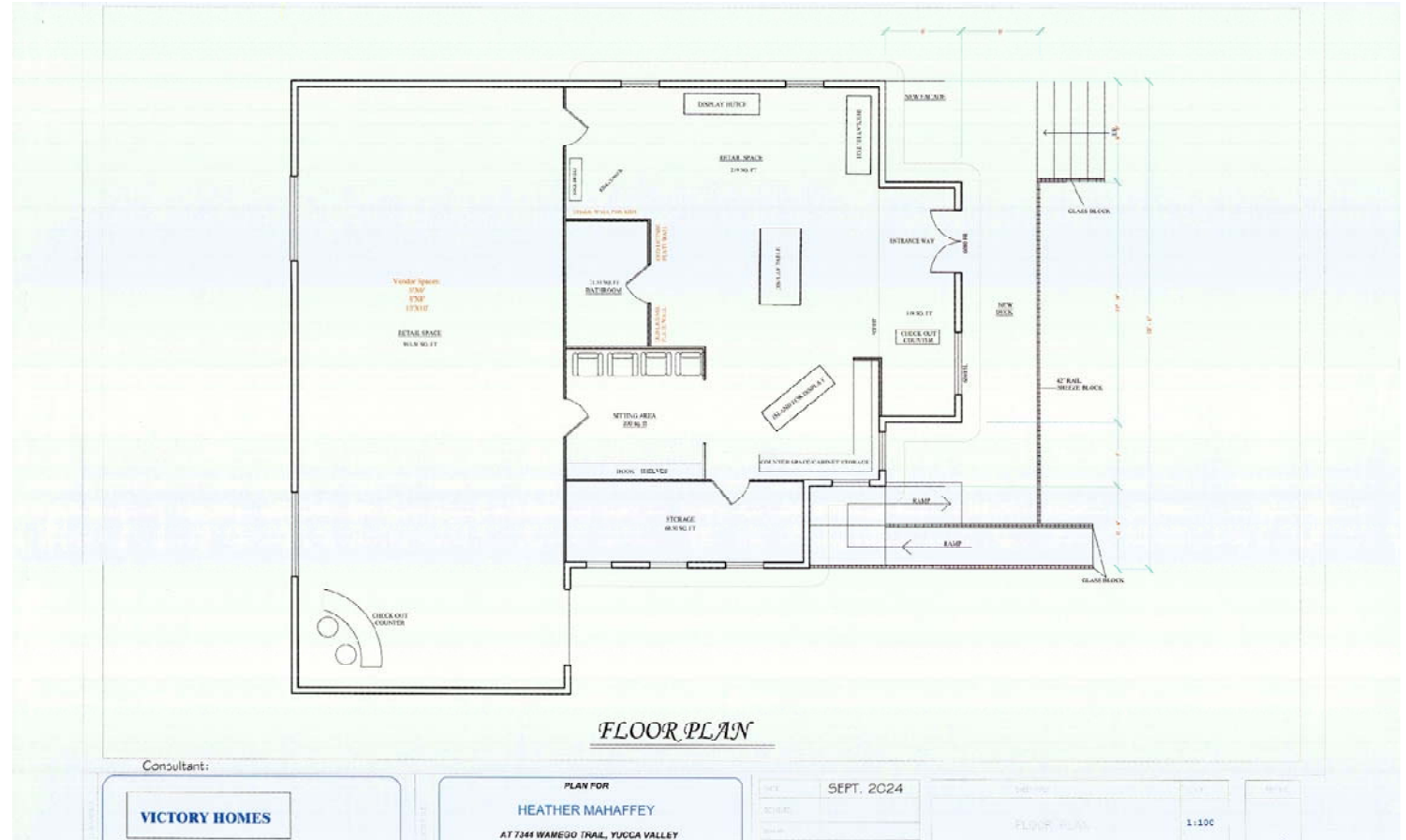
**Project Description:** Construction of a 4-unit multi-family residential apartment building with landscaping and off-site road and sidewalk improvements. Project was approved at the Planning Commission meeting of October 22<sup>nd</sup>. Project is currently under construction.



## 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 under construction.



## 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). Below is a list of recent DRC applications:

- Elata Avenue Equestrian and Event Venue
- Church Street Bar
- Flooring Warehouse Expansion
- Section 22 Subdivision
- Commercial Parcel Map
- Old Town RV Park Expansion
- Single-Room Occupancy and Pocket Neighborhood
- Windmill Telecommunication Tower
- Old Town Yucca Trail Mixed Use
- Antelope Trail Multi-Family



## Building and Tenant Improvement Projects

In addition to formal land use applications, the Town also reviews more minor commercial building projects through Building & Safety review process. Below are a list of recent projects:

- El Pollo Loco
- Famous Footwear
- Bath & Body Works
- Yucca Valley Public Market
- Wingstop
- Mojave Freeze
- Paradigm Cinemas
- La Michoacana