



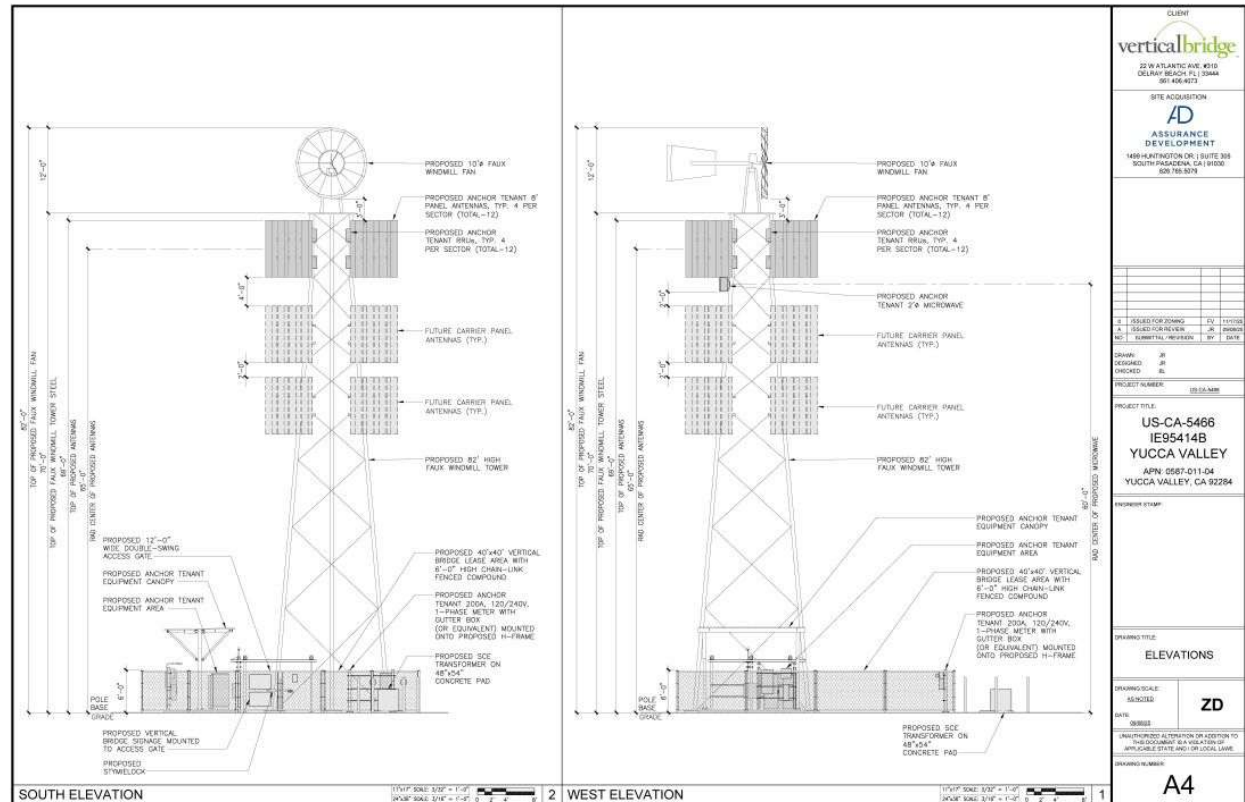
December 2025 Land Development Update Report



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. Completeness review provided to applicant on December 18, 2025.



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:

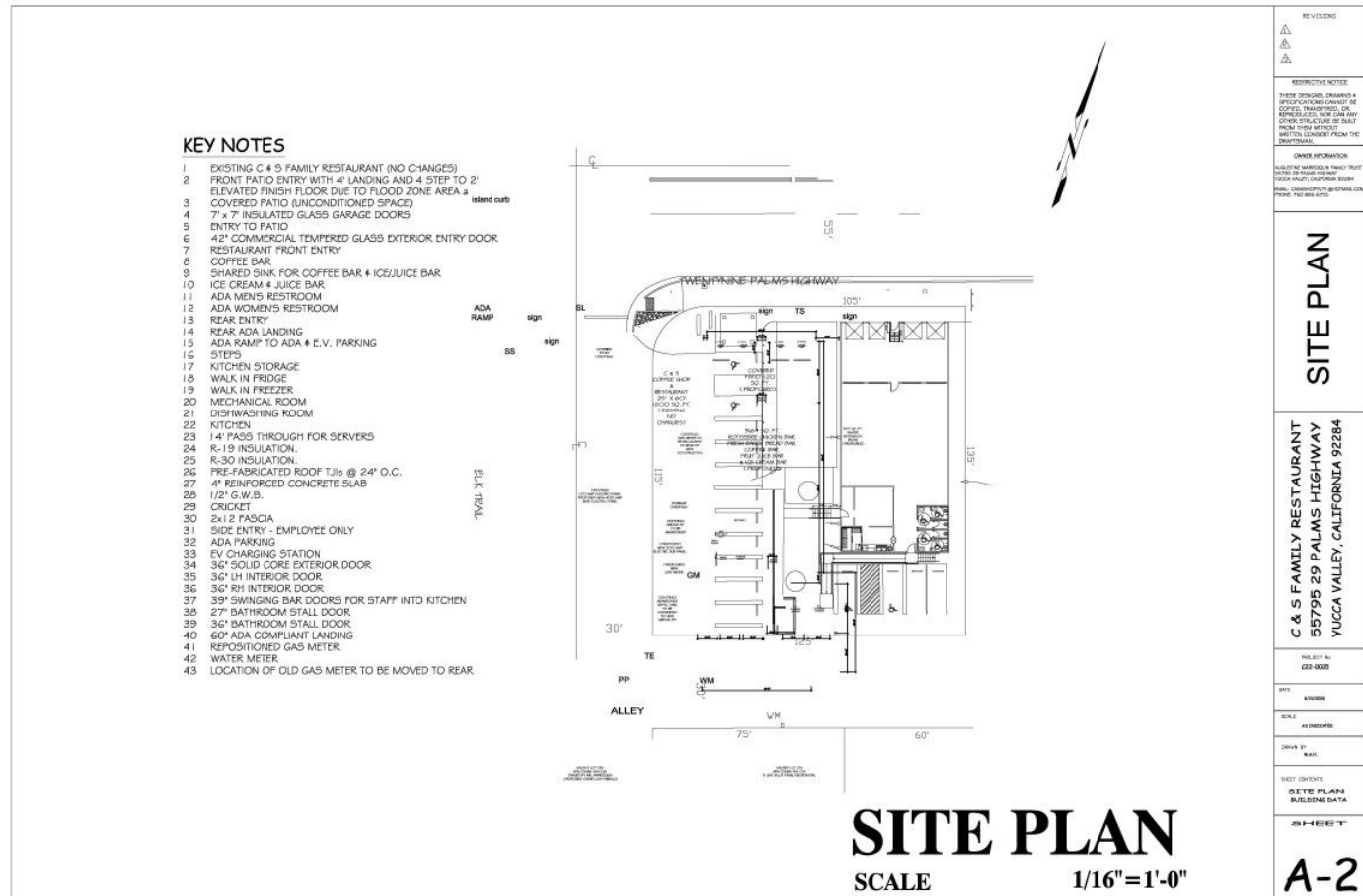
Variance to allow an unpermitted accessory structure within a required side yard setback. First completeness review provided to applicant on September 8, 2025. Second completeness review provided to applicant on November 25, 2026.



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

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

APN: 0586-351-16



Project Description:

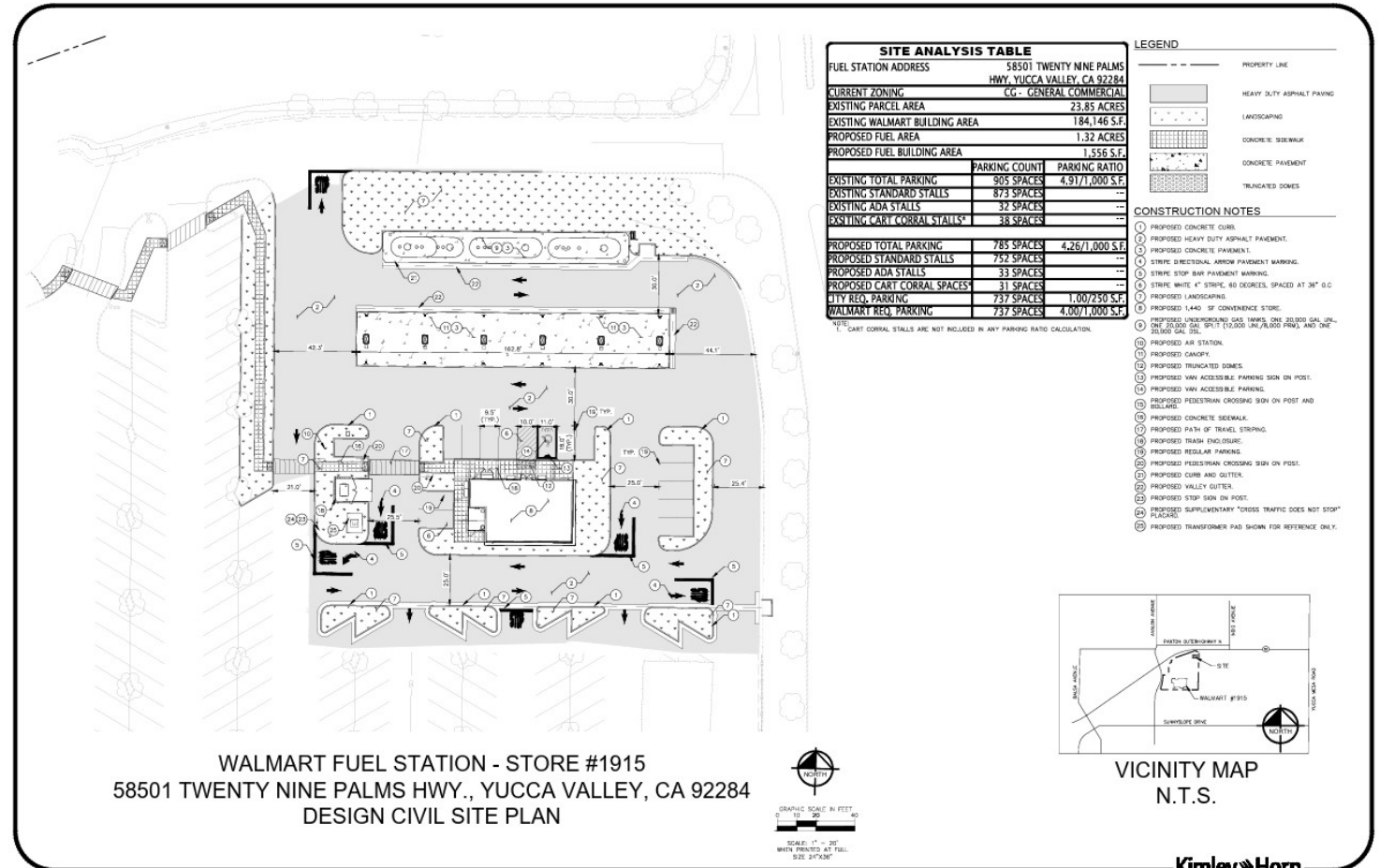
New construction rotisserie chicken, fresh baked bread, coffee bar, fruit juice and ice cream bar. 3,164 square foot structure with 1,120 square feet of outdoor covered patio. Parking lot located on 0.24 acre parcel to south of restaurant. Completeness review and preliminary corrections provided to the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

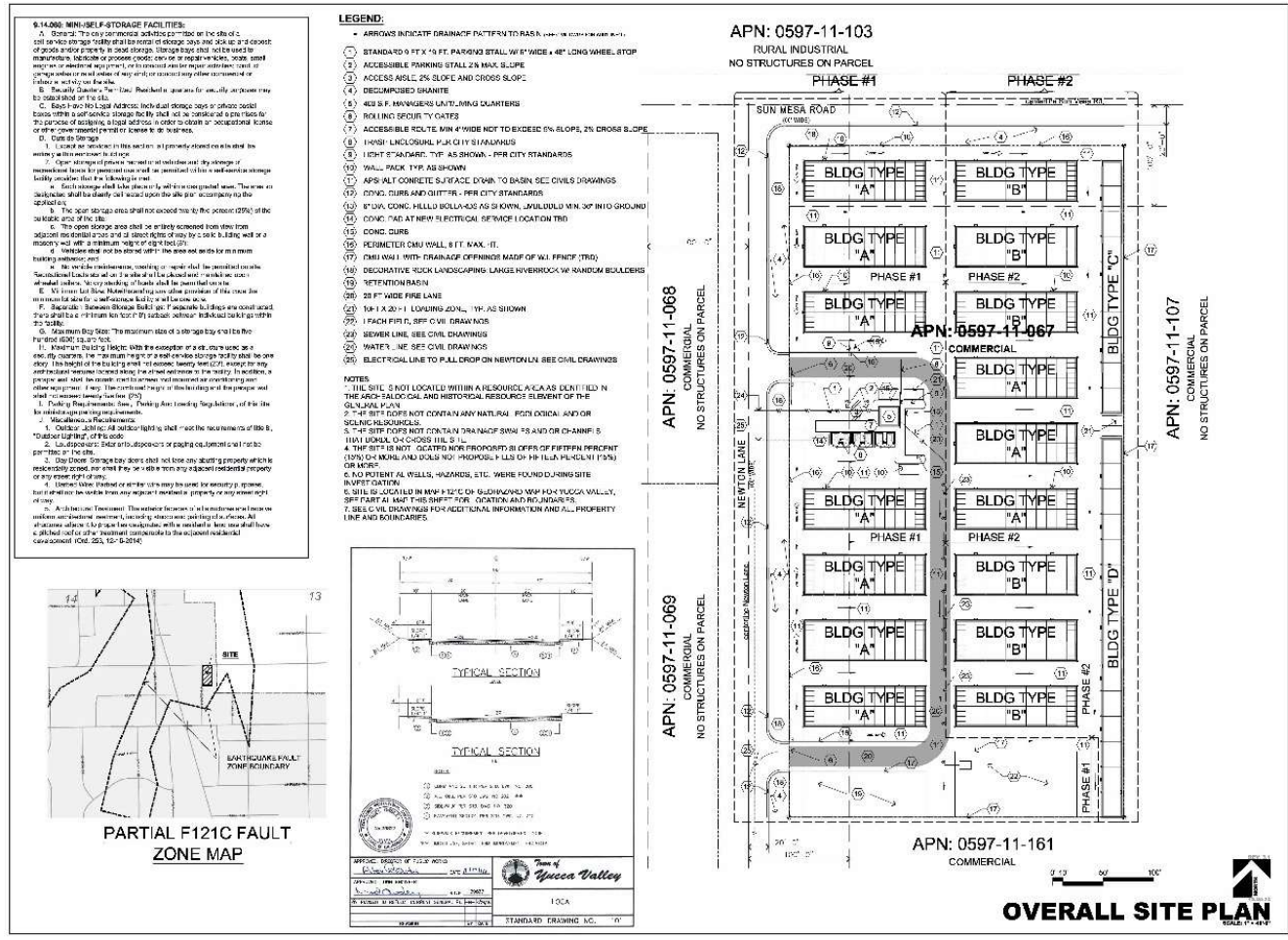
The proposed project includes the construction of a fuel station with 6 fueling dispensers with a canopy, a 1,556 square-foot convenience store which includes alcohol sales. The project also includes an amendment to the Specific Plan. Currently in CEQA review. Planning Commission hearing anticipated February 2026.



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. Currently in CEQA review. Planning Commission hearing anticipated February 2026.

DRP Enterprises

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN
MESA ROAD

SCALE
1" = 40'-0"

T-1.0

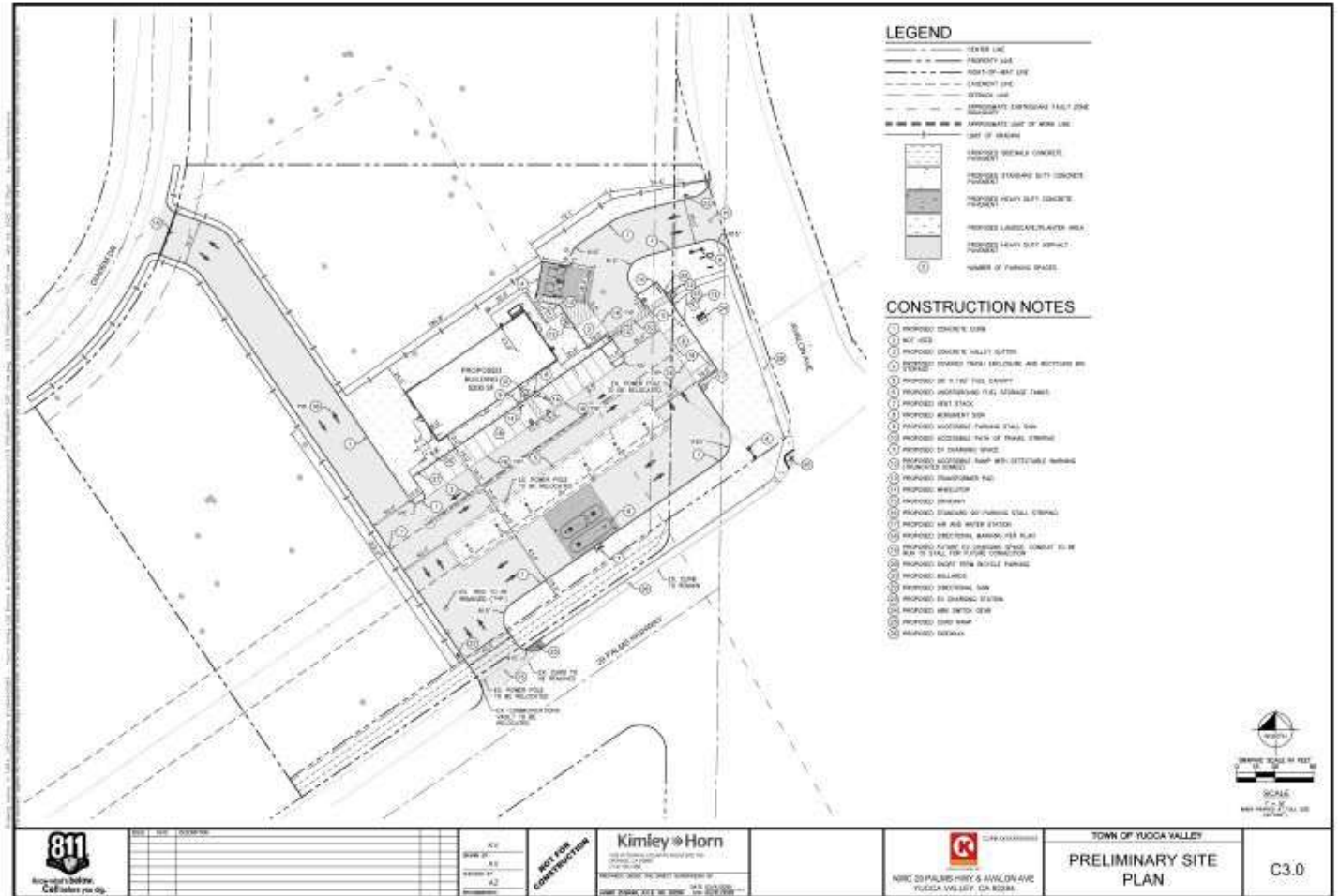


Conditional Use Permit 03-25: Circle K Fuel Station

Location:

Northwest corner of Twentynine Palms Highway and Avalon Avenue.

APN: 0601-543-01.



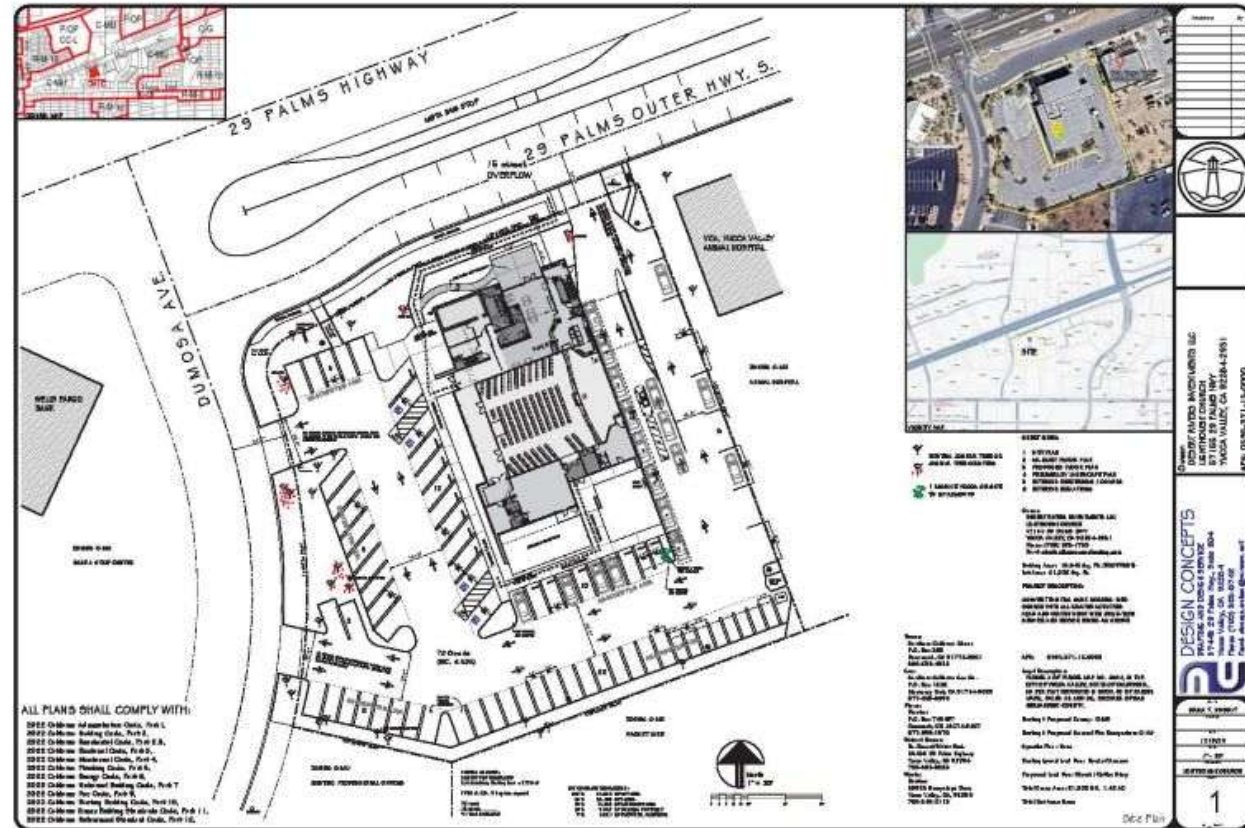
Project Description: Construction of a fueling station with 7 fuel dispensers and 5,200 square foot convenience store. Completeness review was provided to the applicant on April 2, 2025. Awaiting applicant response to CEQA RFP process.



Conditional Use Permit 04-25: Lighthouse Church

Location: 57155
Twentynine Palms
Highway.

APN: 0595-371-15.



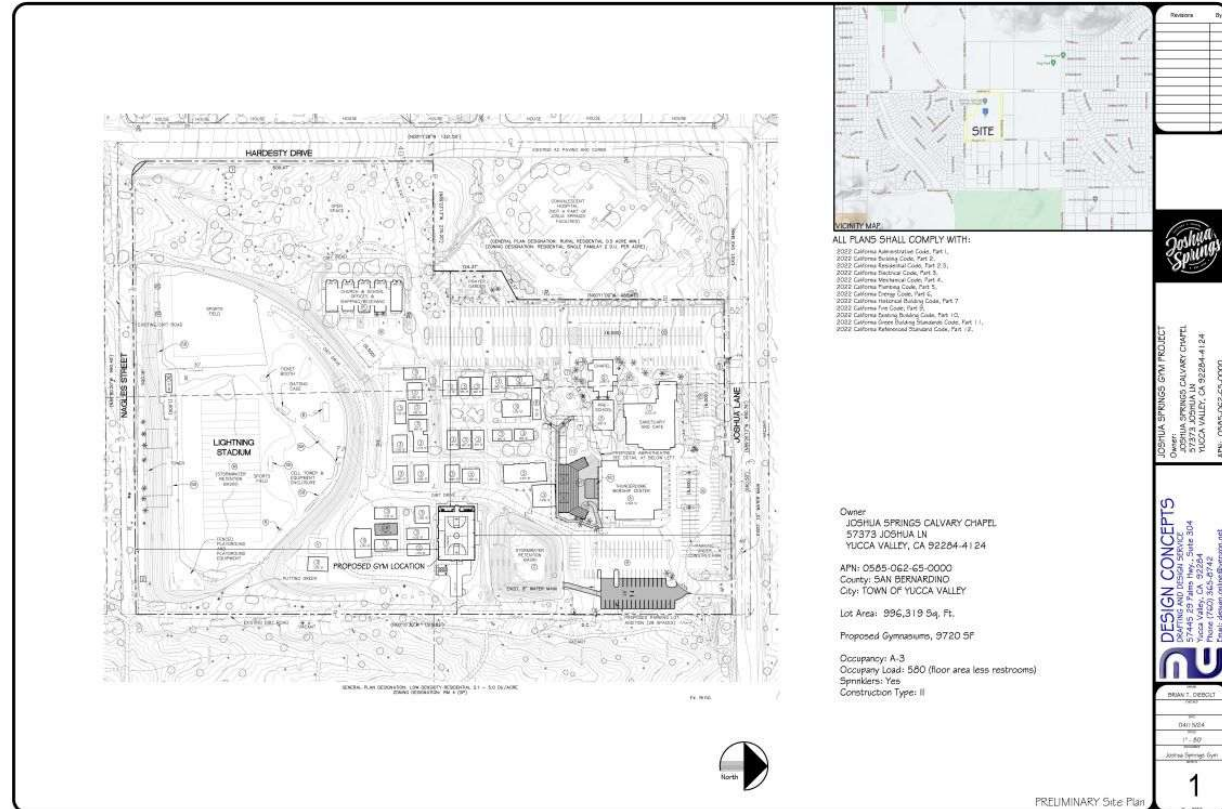
Project Description: Conversion of the existing Bank of America structure to a Church. The project includes a nursery, children’s ministries, classrooms, and a 1,470 square foot coffee shop with drive-thru. Deemed complete on June 19, 2025. Corrections provided to applicant on June 26, 2025. Awaiting resubmittal.



Conditional Use Permit Amendment 05-95: Joshua Springs Gymnasium

Location: 57373 Joshua Lane.

APN 0585-062-65.



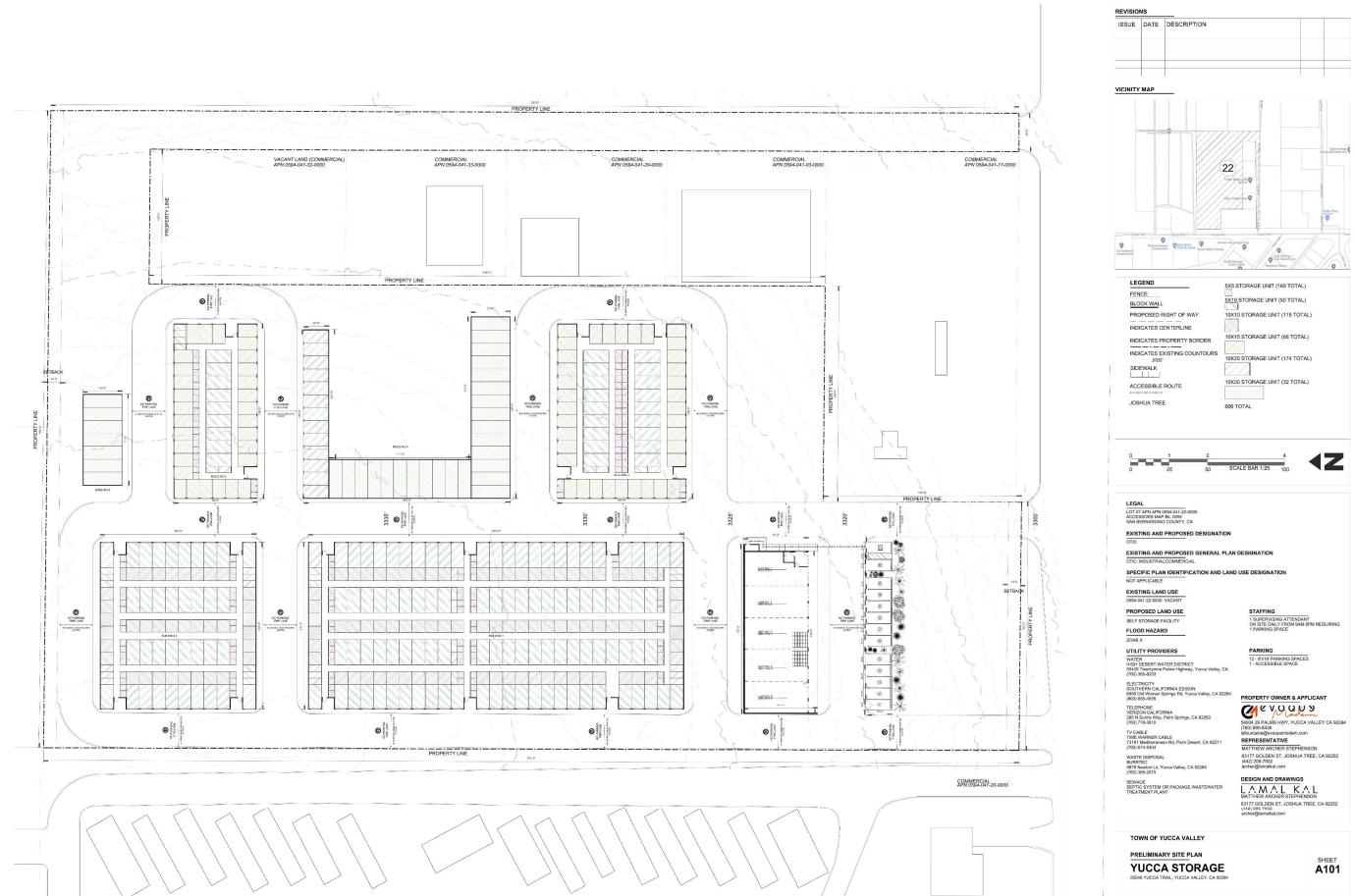
Project Description: Construction of a new 9,720 square foot gymnasium for Joshua Springs Calvary Chapel. The proposed project is designed to accommodate existing students and is not anticipated to add increase usage of the project site. Planning Commission hearing was on July 8, 2025. Applicant abandoned the proposed project as of September 3, 2025.



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

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

APN: 0594-041-22.



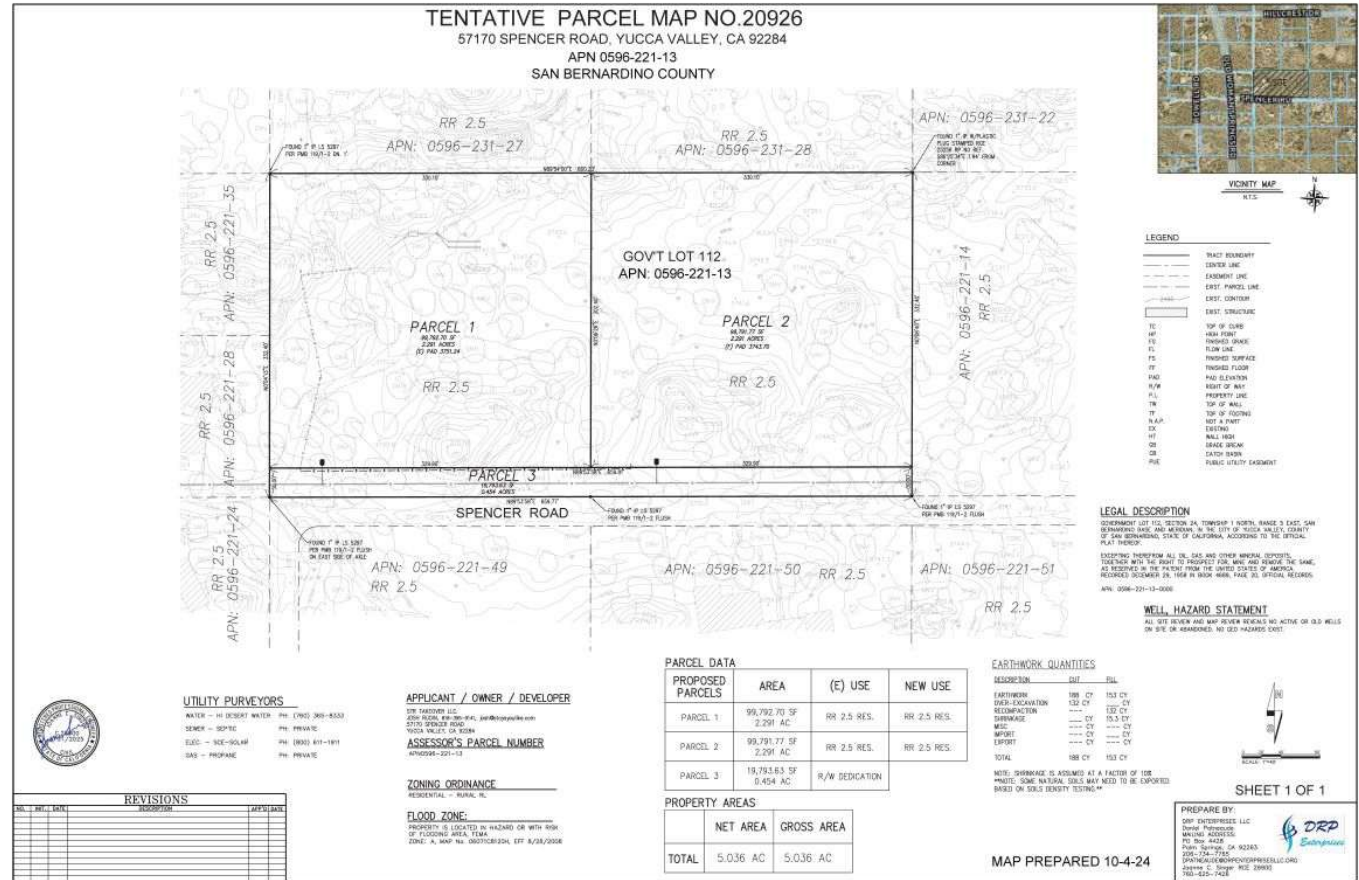
Project Description: Construction of a 606 unit self-storage facility with an additional 5 warehouse storage buildings with landscaping and off-site road and sidewalk improvements. Completeness review provided June 16, 2025. Second completeness review provided to applicant on August 28, 2025. Third completeness review provided October 8, 2025. Applicant submitted additional materials on December 17, 2025.



Tentative Parcel Map 20926: 57170 Spencer Road

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

APN: 0596-221-13



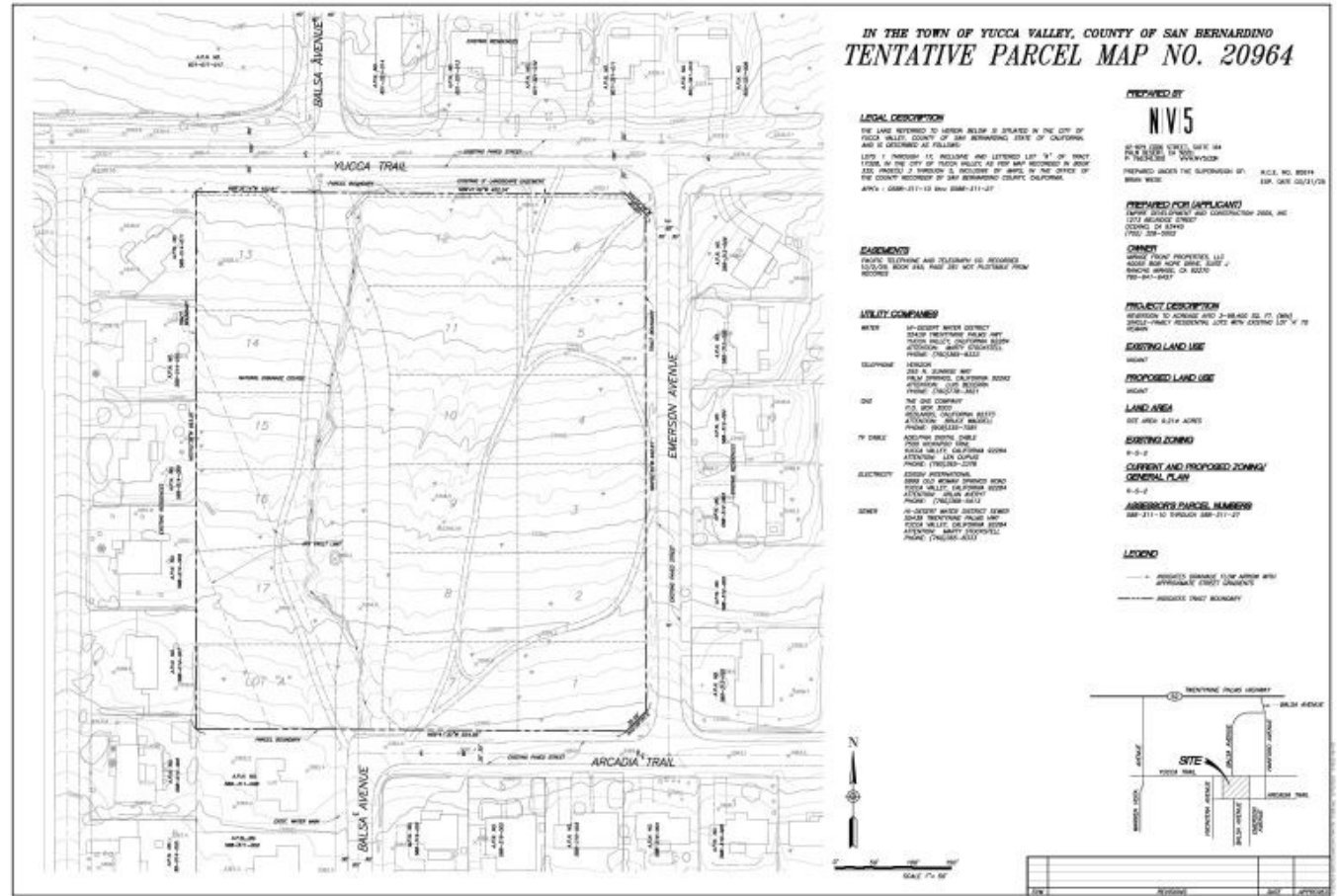
Project Description: Divide one (1) existing 5-acre parcel into two (2) 2.5 acre parcels. Completeness review provided to applicant on November 14, 2024. Project applicant changed representatives on April 1, 2025. Applicant submitted additional materials on December 11, 2025.



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



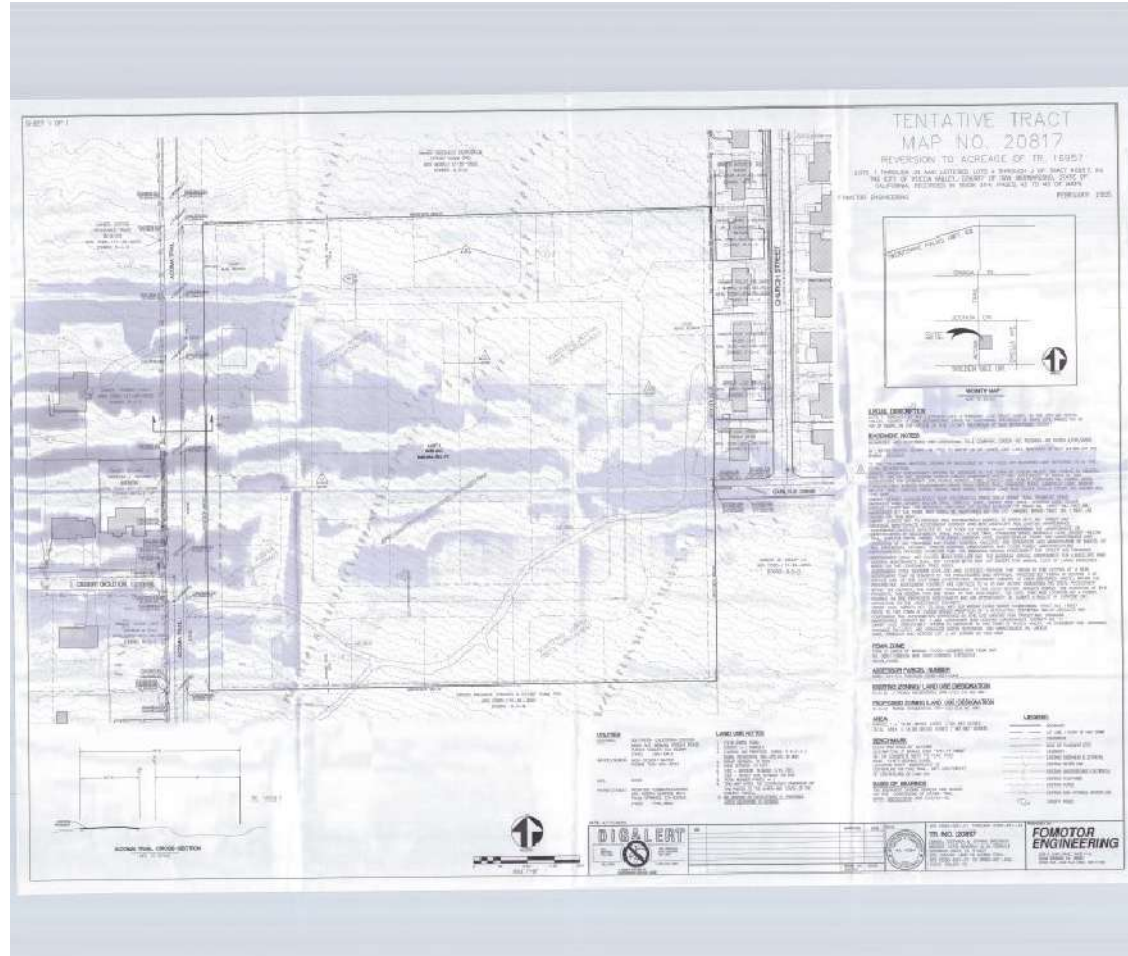
Project Description: Reversion to acreage of 18 lots back to 1 lot. Completeness review provided to applicant on May 7, 2025. Applicant preparing environmental studies.



Tentative Tract Map 20817: Acoma Trail Reversion to Acreage

Location: Acoma Trail,
Yucca Valley, CA
92284.

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



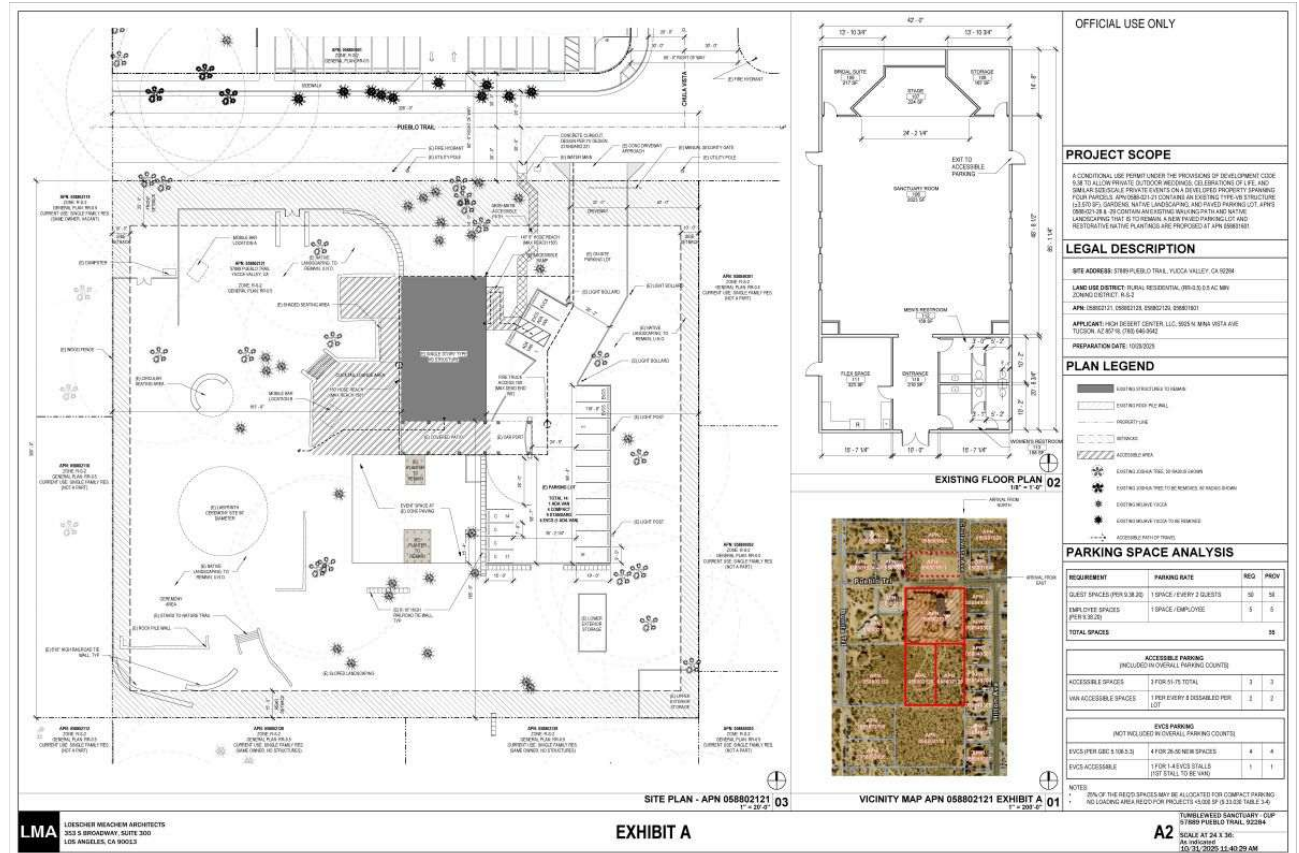
Project Description: Reversion to acreage of 18 lots back to 1 lot. Completeness review provided to applicant on May 13, 2025. Applicant preparing environmental studies.



Conditional Use Permit 01-24: Tumbleweed Sanctuary

Location: 57889 Pueblo Trail.

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



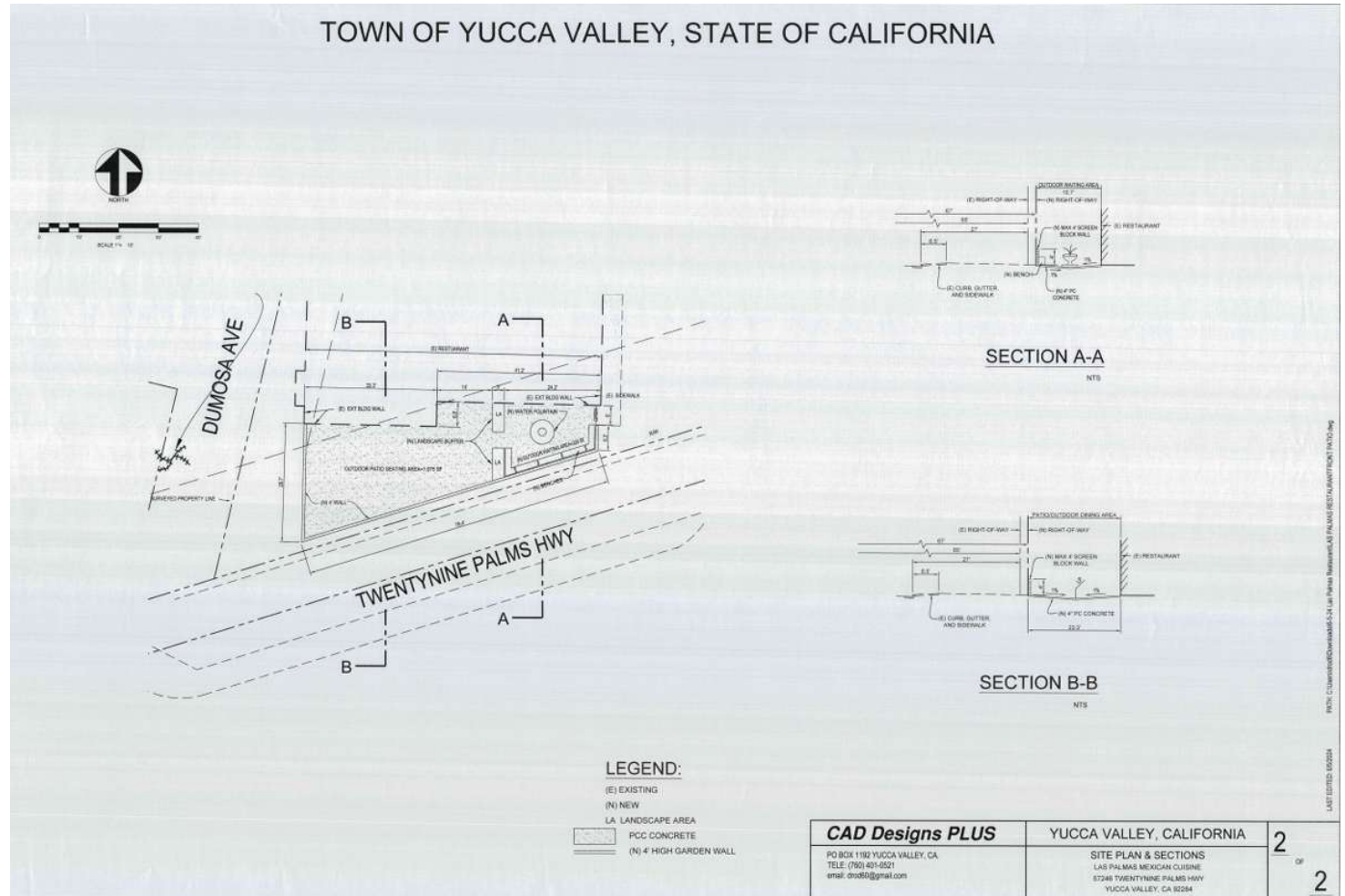
Project Description: Special event center located in a former church facility. Includes off-site parking lot, walking trail, and outdoor ceremony facilities. Completeness review provided to applicant on June 5, 2025. Latest resubmittal received November 6, 2025. CEQA proposals received on December 18, 2025.



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

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

APN 0595-371-38.



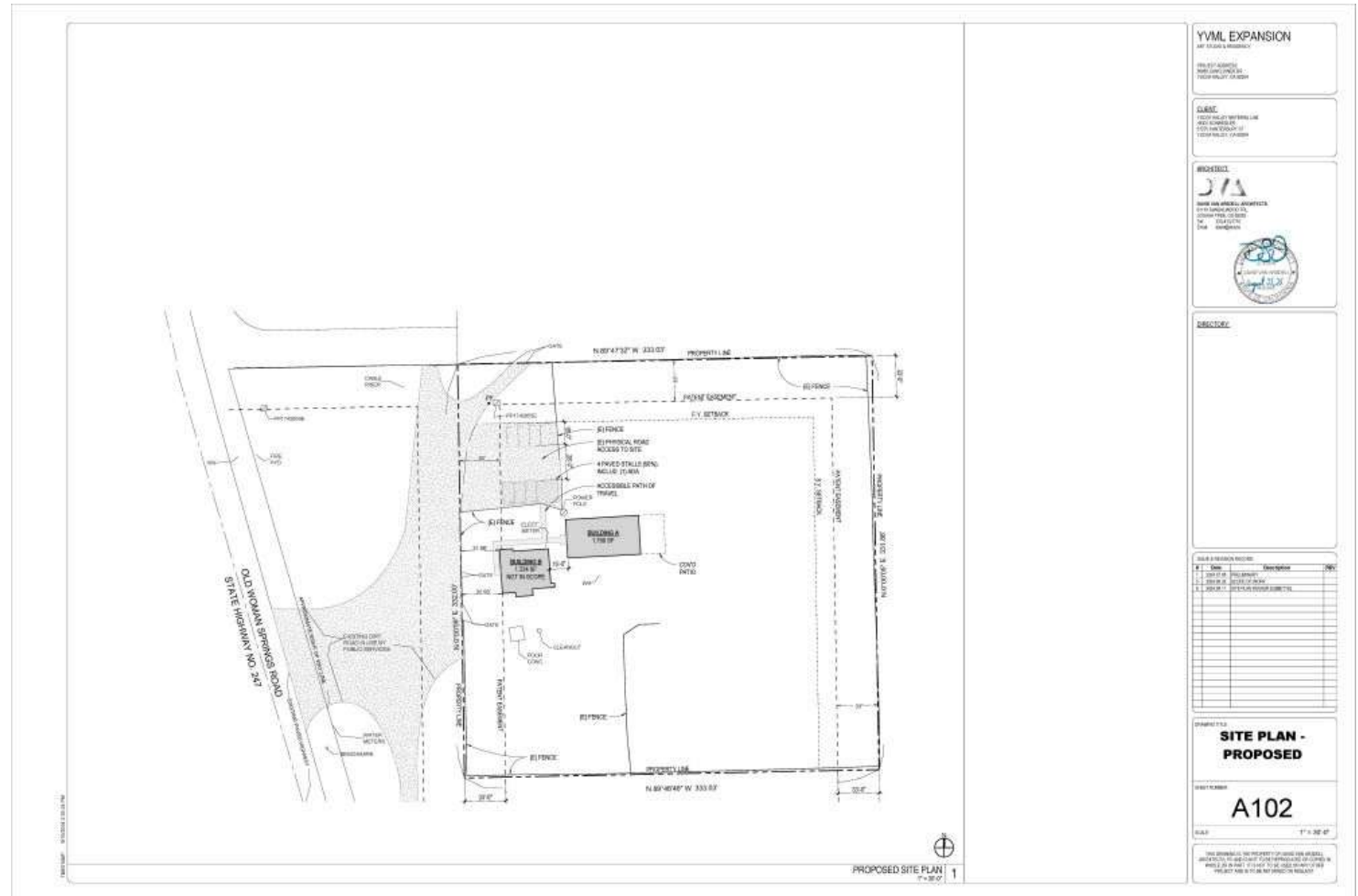
Project Description: The proposed project includes a 1,075 square foot outdoor patio and 339 square feet of outdoor waiting area. Completeness review was provided to the applicant on July 9, 2024. Planning Commission approved the project on July 22, 2025.



Site Plan Review 04-24 & EA 23-24: Yucca Valley Materials Lab

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

APN: 0597-081-21

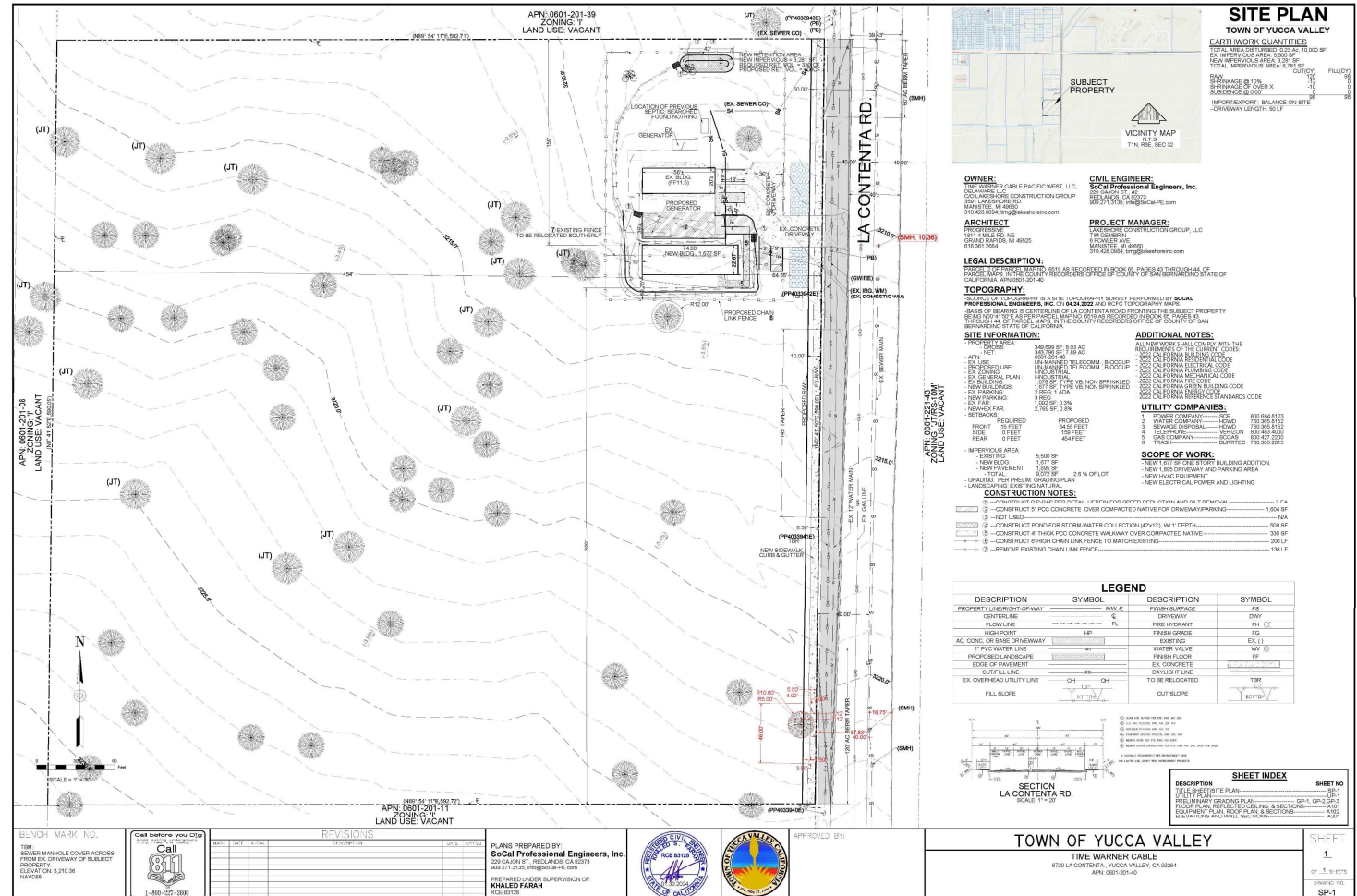


Project Description: Rebuild existing 1,188 SF building and construct 570 SF addition with attached patio cover. Change of use from farm and feed supply to art studio. Completeness review was provided to the applicant on October 10, 2024 and November 11, 2025. Applicant working to resolve technical issues.



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

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



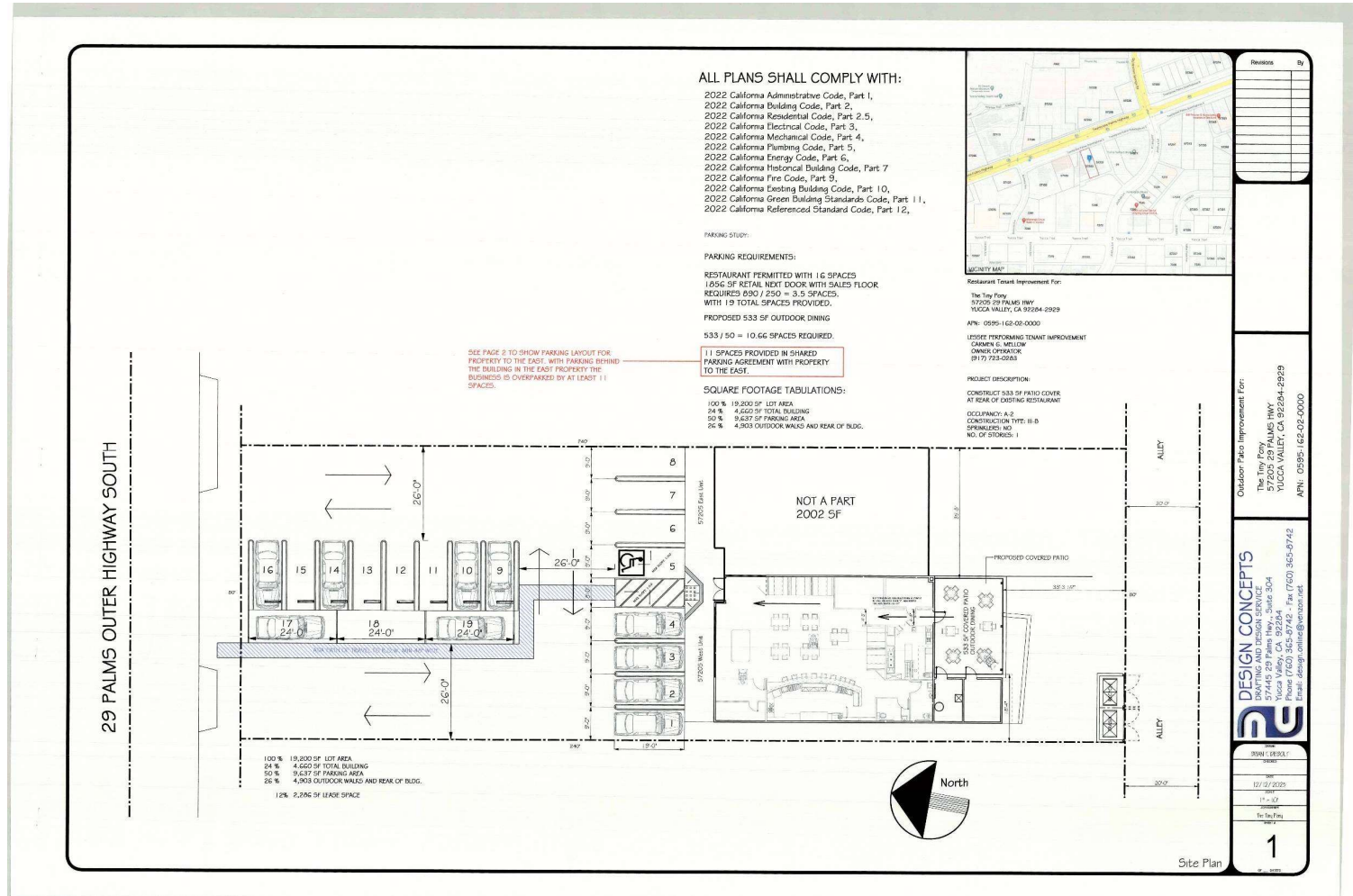
Project Description: Construction of a single-story 1,677 square foot structure to Charter/Time Warner Communications facility and off-site improvements including road widening and sidewalk construction. Project is currently under construction.



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

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

APN 0595-162-02.



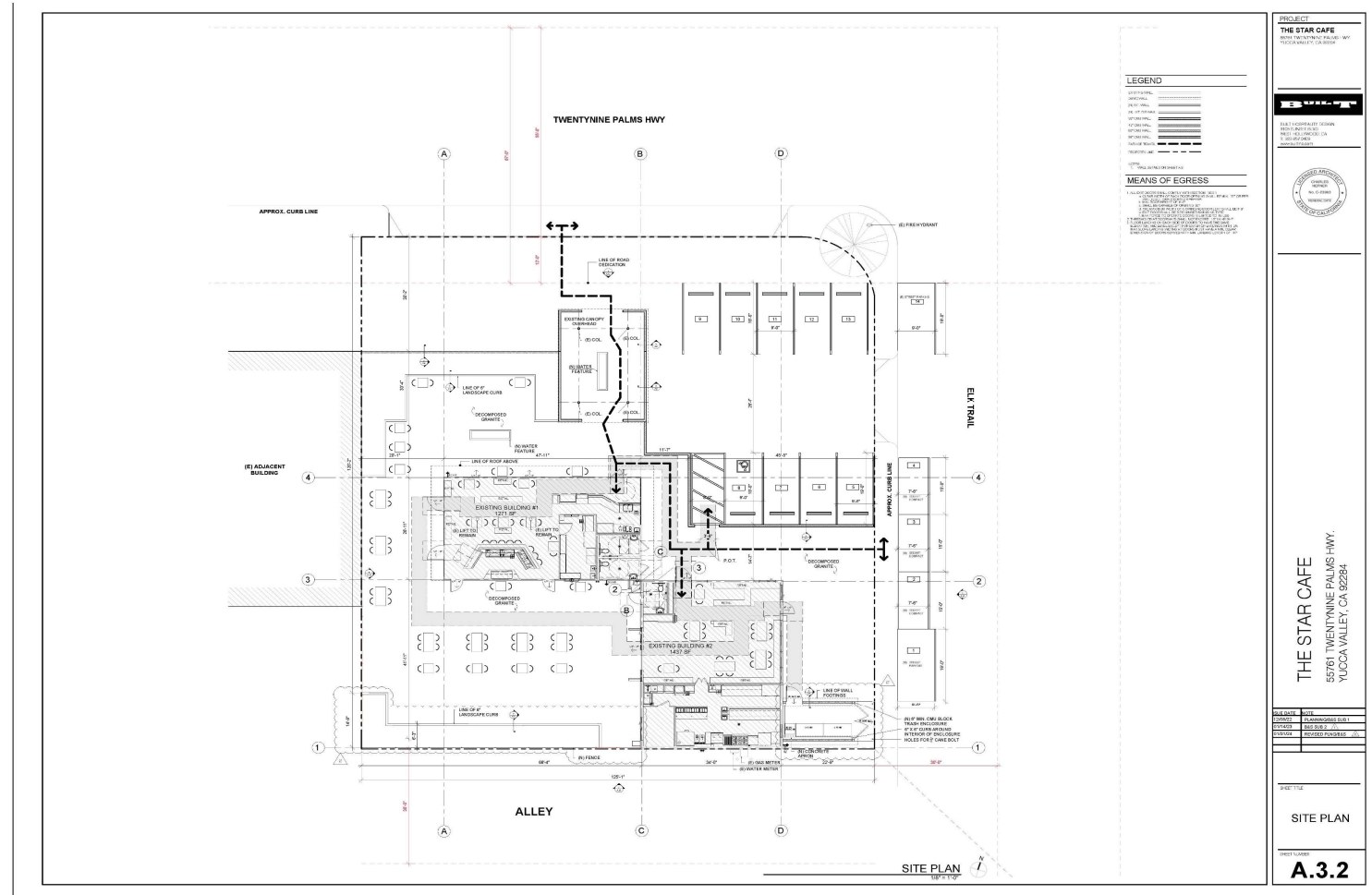
Project Description: The proposed project includes an outdoor patio with 533 square foot patio cover with 20 additional seats. The project is complete and operational as of September 23, 2025.



Site Plan Review 02-23: The Star Cafe

Location: 55761 Twentynine Palms Highway.

APN: 0586-341-13.



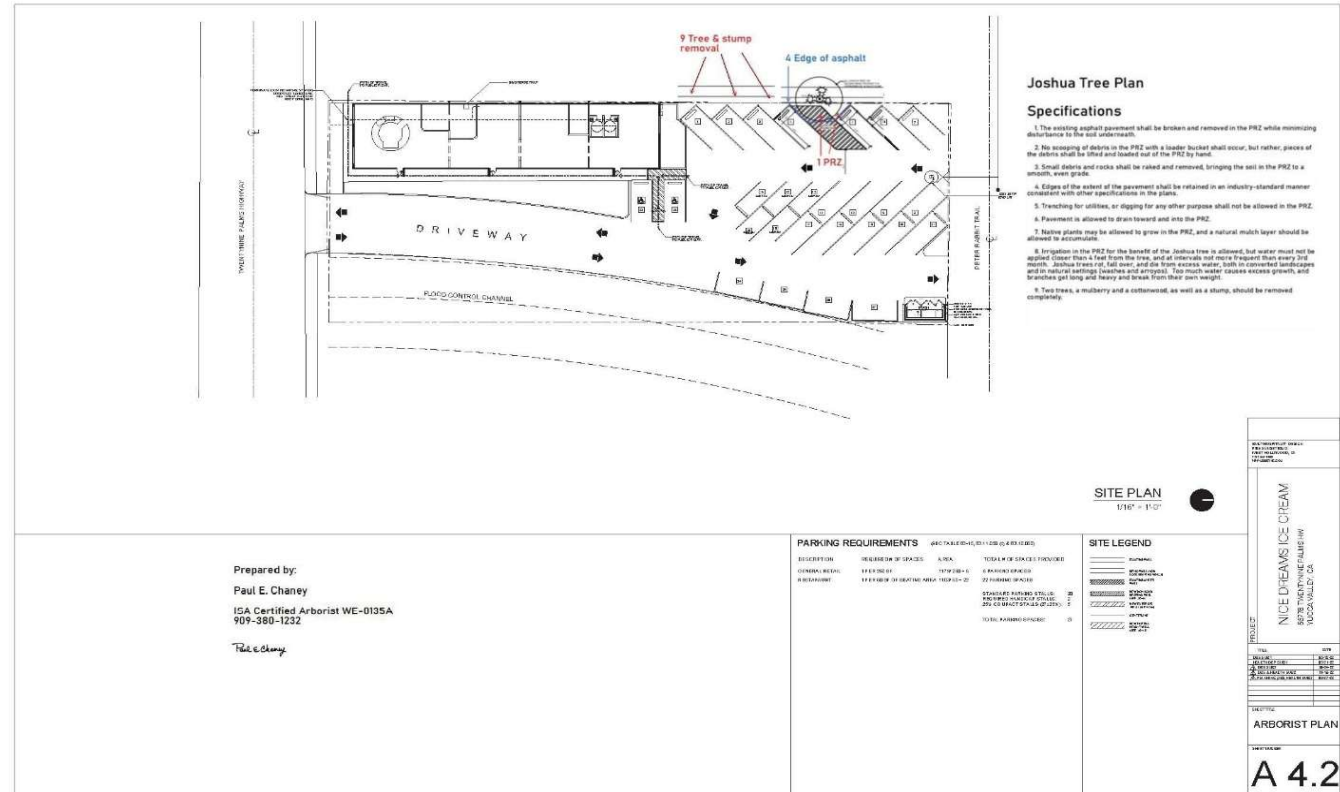
Project Description: Change of use from automotive repair to café/restaurant/retail. On-site food preparation and alcohol sales. The project also includes approximately 17 outdoor dining tables with landscaping and water features. Project is currently under construction.



Site Plan Review 03-23: Nice Dream Ices

Location: 56778
Twentynine Palms
Highway.

APN 0595-111-33.



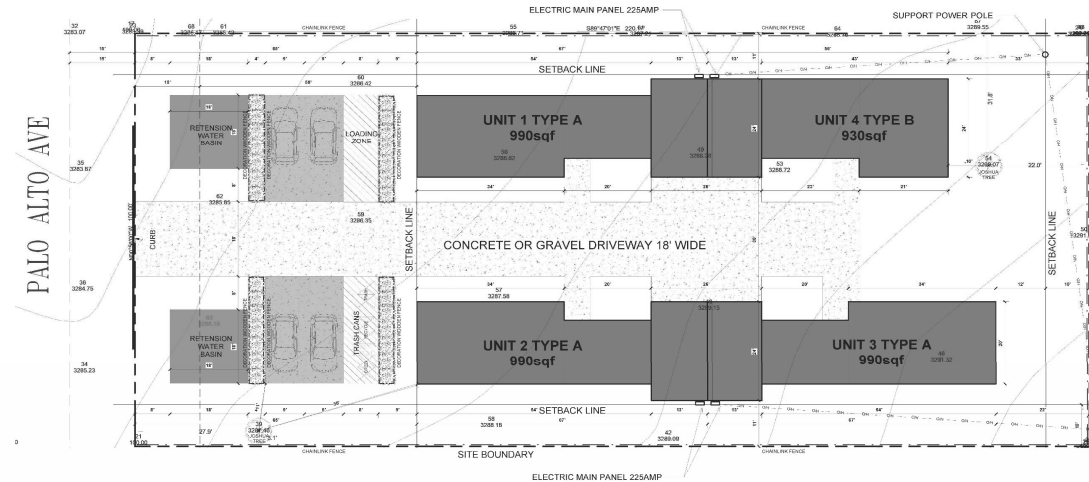
Project Description: Change of use from retail to include restaurant, bar, ice cream sales and pre-packaged food. The project includes parking lot and landscape improvements. Project is currently under construction. Landscaping and Irrigation Plans were revised and received Planning Commission approval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



Site Plan Review 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 2. BUILDING SHALL HAVE ADDRESS #S PLACED IN A POSITION THAT IS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY 3. #S SHALL CONTRAST THE BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS & BE A MIN. CD # HIGH W/ A MIN. STROKE CD # (20/19 1. CD#)	NEW COVERED BUILDINGS: 5,136 SQ.FT. FORMULA: $V = DC \times PA$ $A = \text{SQUARE FOOT OF BUILDINGS}$ $V = 5.136$ $P = 25.00$ WATER BASIN: $2 \times (19' \times 19') \times 3' = 1544 \text{ CF}$	STREET CENTERLINES PROPERTY LINE SETBACK OVERHEAD POWER LINES GASEMENT LINES CURB CHAINLINK FENCE DECORATION WOODEN FENCE	JOSHUA TREES SUPPORT POWER POLE
LAND NOTES	EROSION CONTROL		
NO MORE THAN 8 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.	SEE ATTACHED 11X17 EROSION CONTROL SHEET. 09D6 BY # S S 7		

TOMASZ WARSNEYSKI
 5303 Valley St
 Yucca Valley CA 92284
 Phone: 923930900

 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'

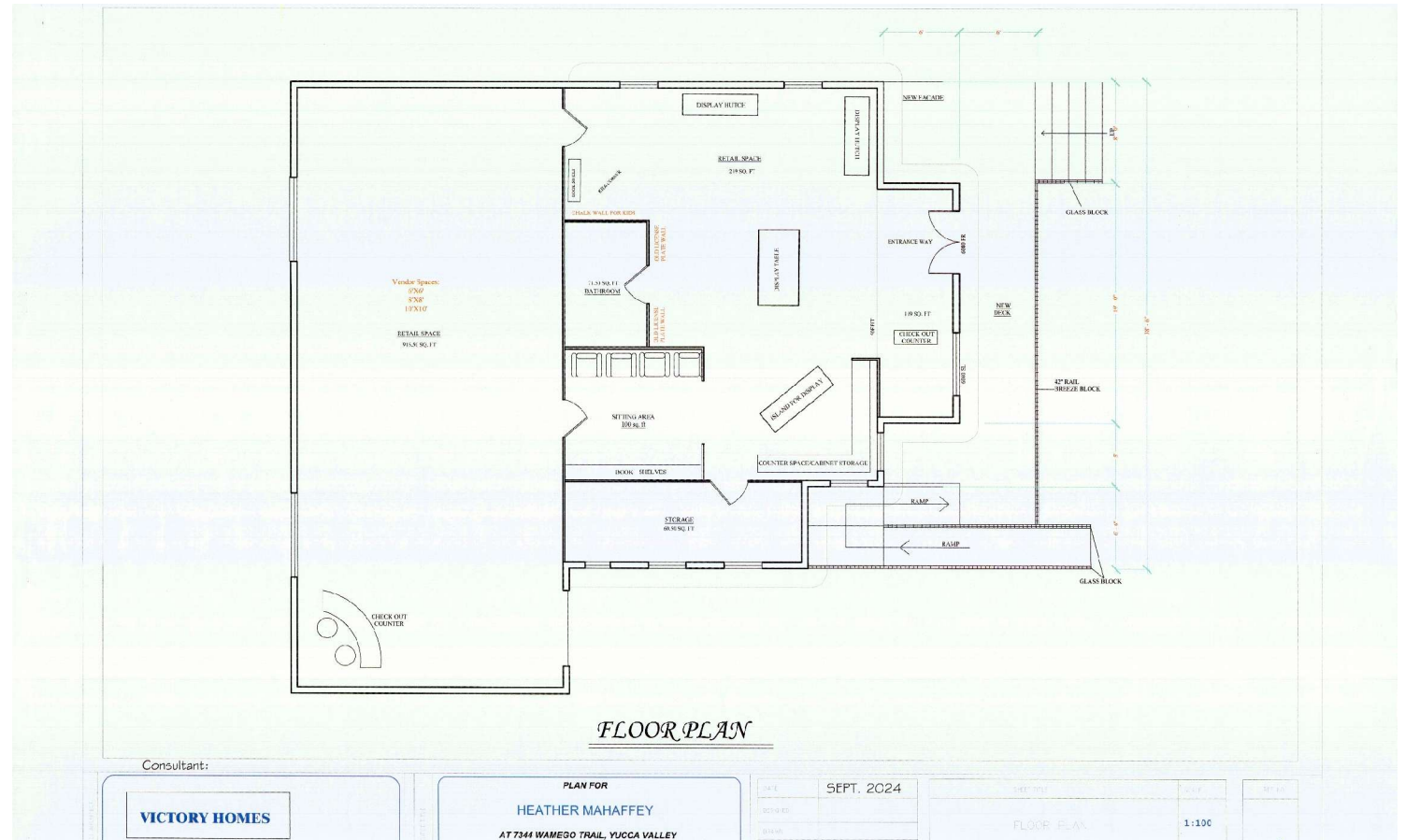
Project Description: Construction of a 4-unit multi-family residential apartment building with landscaping and off-site road and sidewalk improvements. Project was approved at the Planning Commission meeting of October 22nd. Project is currently under construction.



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 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