



Planning Commission Meeting  
February 24, 2026  
Land Development Update Report



## Starbucks West

### Location:

57037 Twentynine  
Palms Highway

(SE Corner of Barberry  
Ave and SR-62)



### Project Status:

Permits issued. Project under construction.

Revisions submitted for Tenant Improvement and Shell, under review.



## Dominoes & Jersey Mikes

### Location:

58082 Twentynine  
Palms Highway

(400' NW of Balsa Ave  
and SR-62)



### Project Status:

Permits issued. Project under construction.

Revisions submitted for shell, under review.



## The Star Cafe

**Location:**

55761 Twentynine  
Palms Highway

(SW Corner of Elk Trail  
and SR-62)



**Project Status:**

Permits issued. Project under construction.

Project granted one-hundred and eighty (180) day extension per applicant request on December 10, 2025.



## Nice Dream Ices

### Location:

56778 Twentynine  
Palms Highway

(NW of Trojan Way  
and SR-62)



### Project Status:

Permits issued. Project under construction.

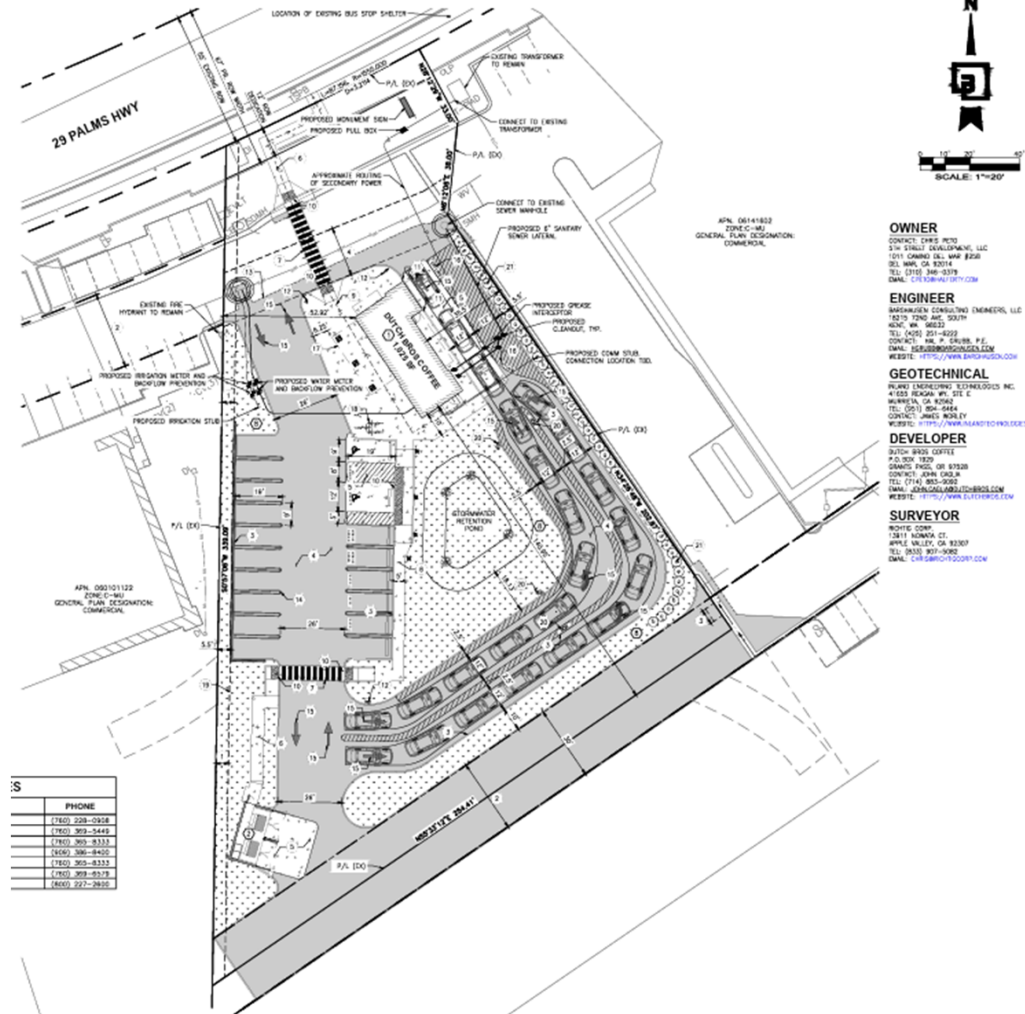


**Location:**  
 Vacant lot between  
 Big 5 Sporting Goods  
 and Walgreens

(300' SW of Balsa  
 Avenue and SR-62)

# Dutch Bros

DUTCH BROS. COFFEE - CA3714 - YUCCA VALLEY, CA  
 PRELIMINARY SITE AND UTILITY PLAN



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**ENGINEER**  
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 WEBSITE: [HTTPS://WWW.BCE-ENGINEERS.COM](https://www.bce-engineers.com)

**GEOTECHNICAL**  
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 4100 REDON, WAK, STE C  
 WAKARUSA, CA 92014  
 TEL: (760) 804-8484  
 CONTACT: JAMES WADLEY  
 WEBSITE: [HTTPS://WWW.HUNTS-ENGINEERS.NET](https://www.hunts-engineers.net)

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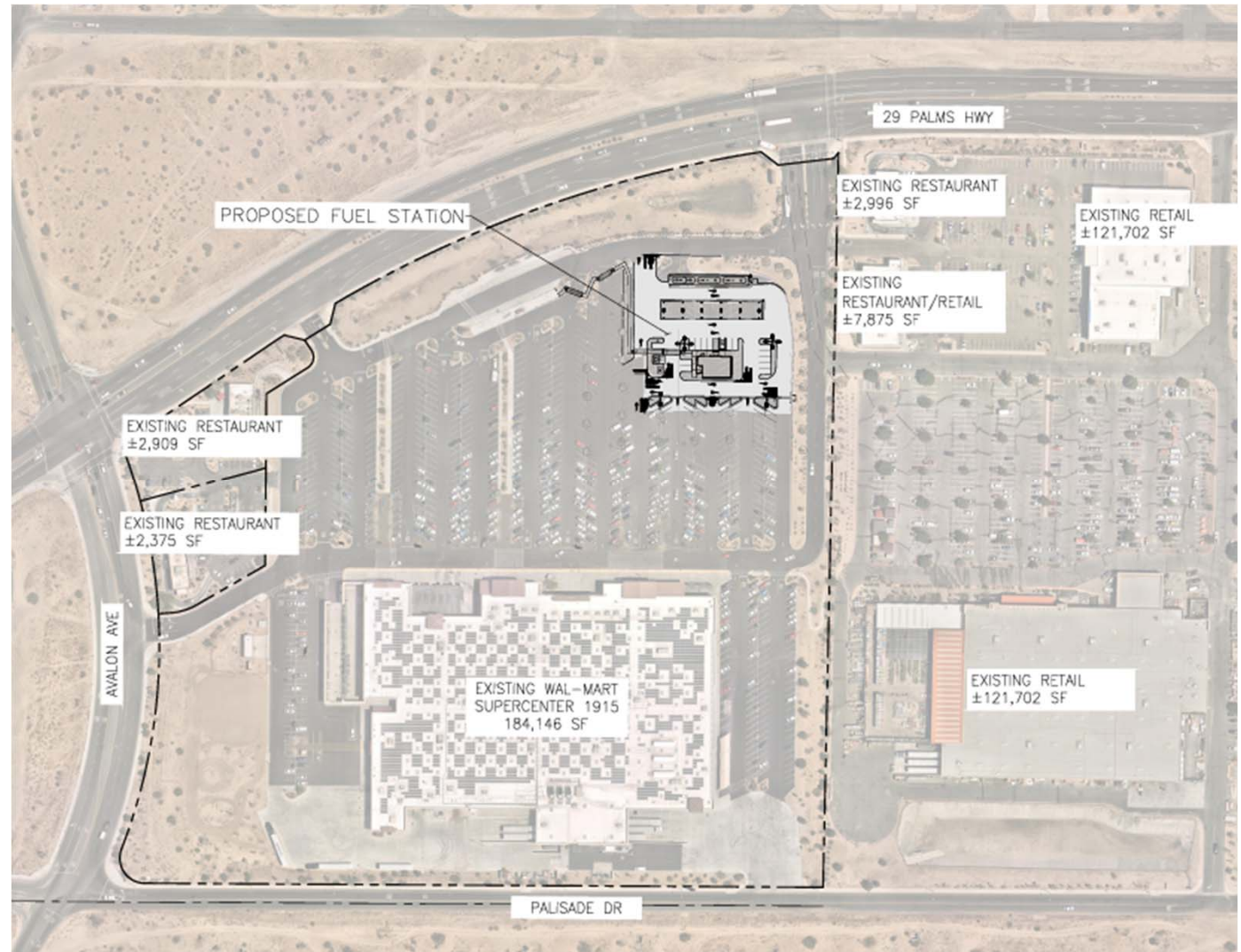
## Project Status:

Project is currently in the CEQA review process. Tentatively scheduled for Planning Commission review on April 14, 2026.



## Walmart Fueling Station

**Location:**  
NE Corner of Walmart  
Parking Lot



### **Project Status:**

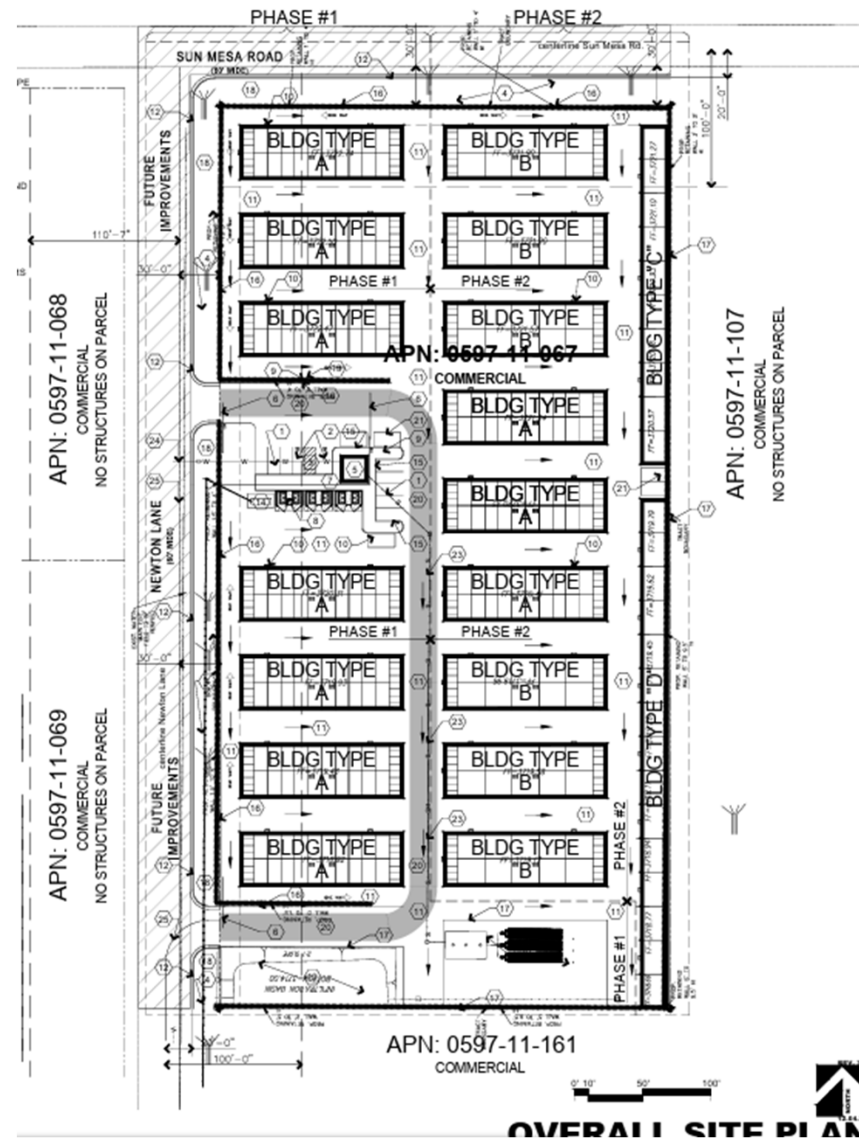
Project is currently in the CEQA review process. Tentatively scheduled for Planning Commission review April 14, 2026.



# Sun Mesa Mini-Storage

## Location:

SE Corner of Sun Mesa Road and Newton Road



## Project Status:

Project is currently in the CEQA review process. The proposed project is scheduled for Planning Commission review March 24, 2026.



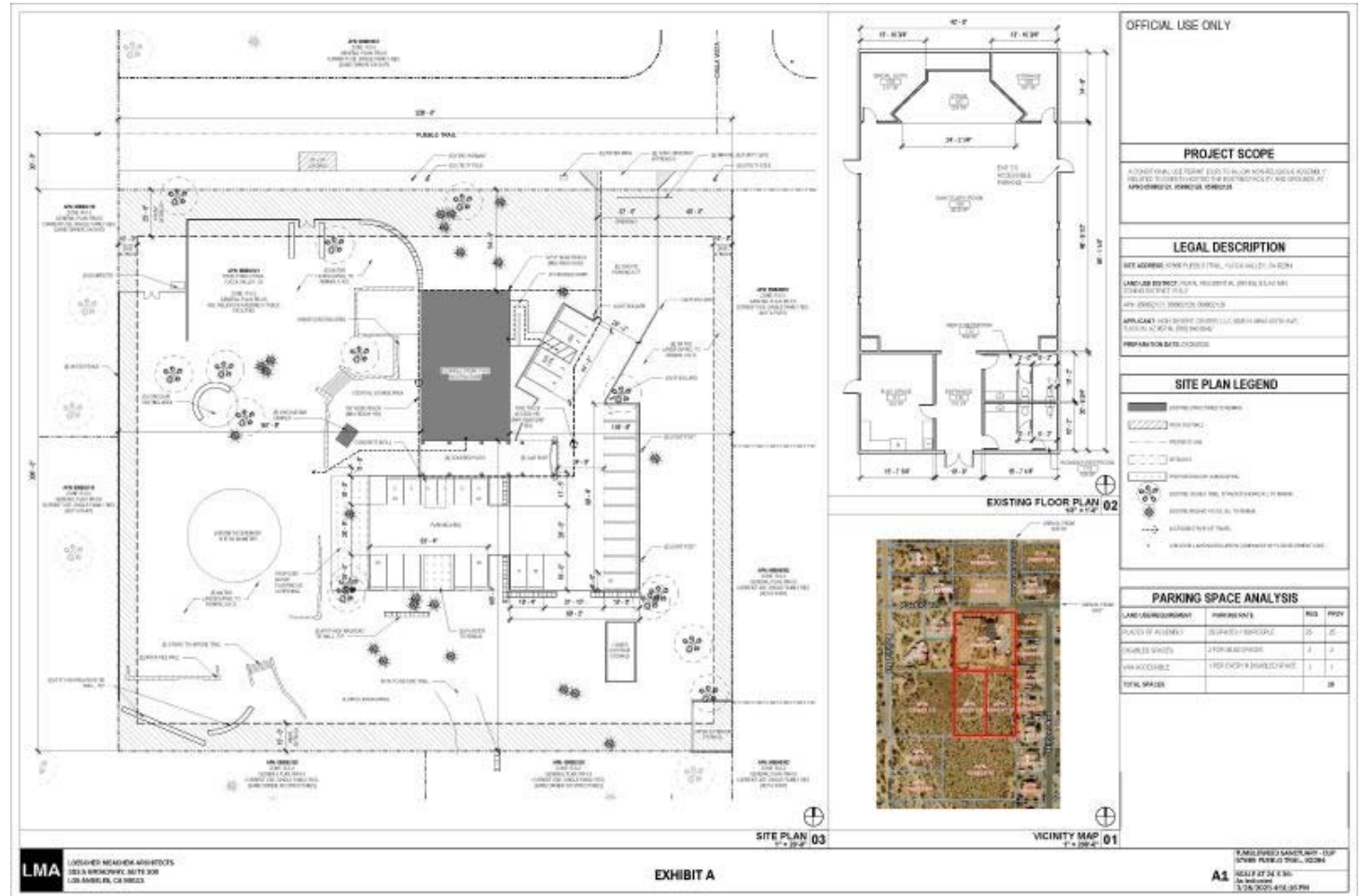


# Tumbleweed Sanctuary

## Location:

57889 Pueblo Trail

(SW and NW Corner  
of Chula Vista Ave and  
Pueblo Trail)



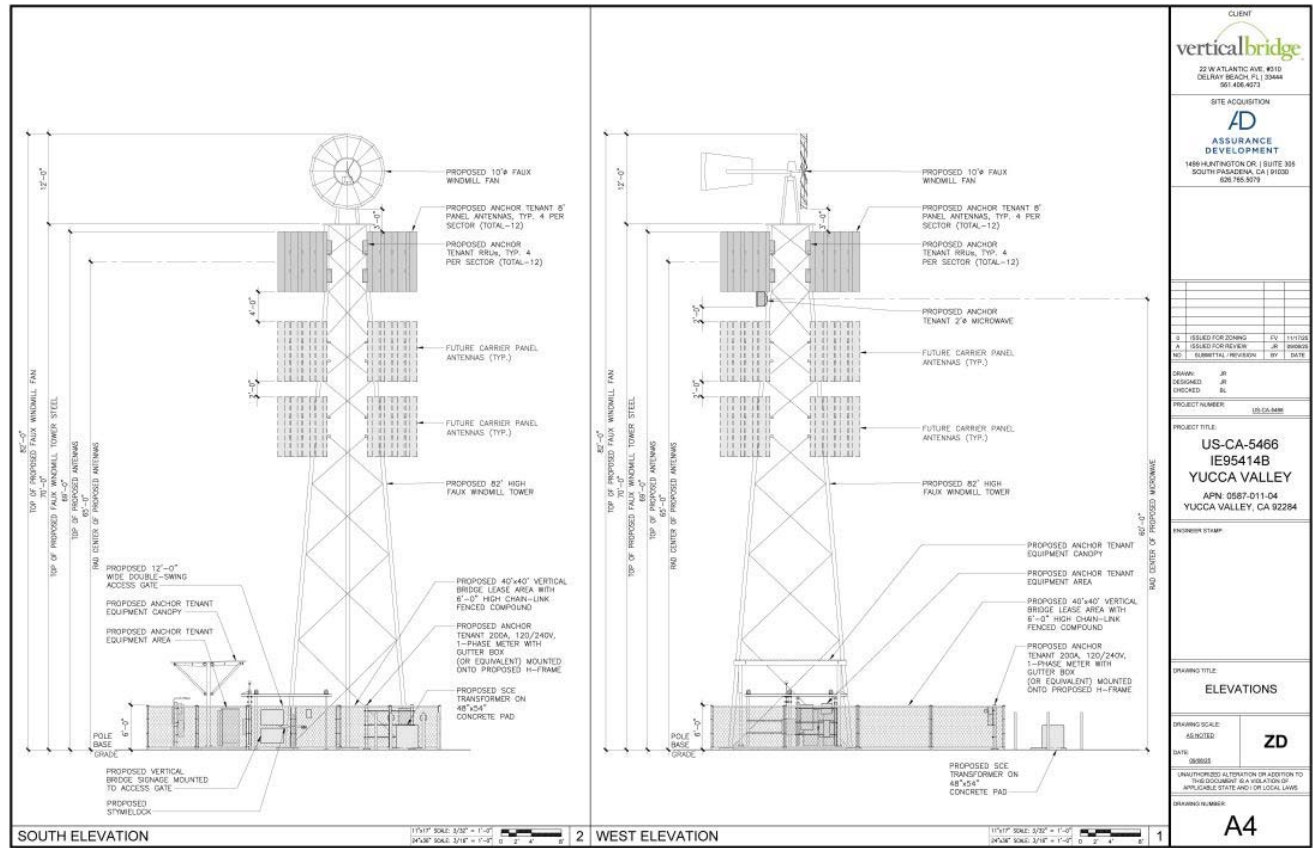
## Project Status:

Project is currently in the CEQA review process.



# Windmill Wireless Facility

**Location:**  
 APN 0587-011-04.  
 Church Street,  
 between Taos Trail  
 and Navajo Trail.



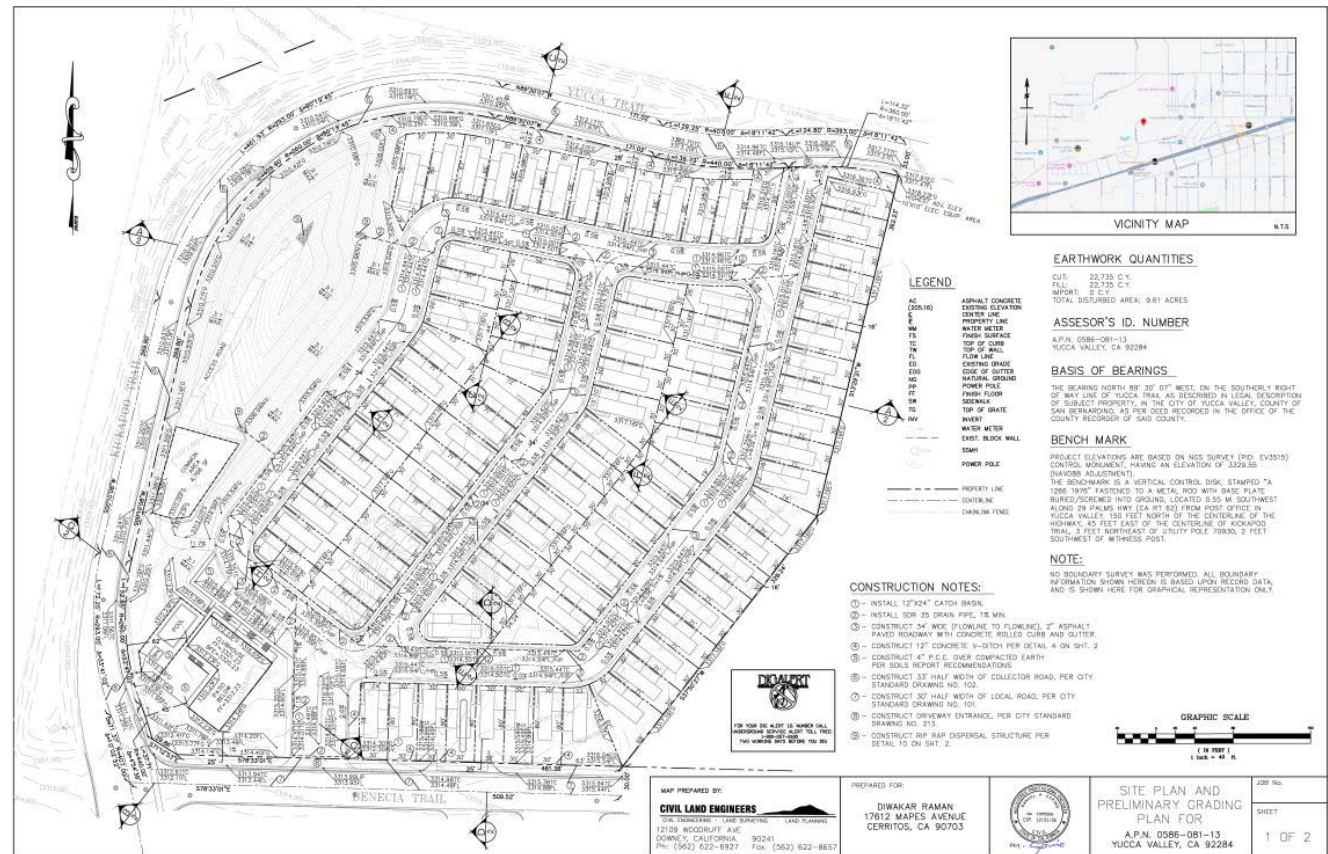
**Project Status:**  
 Completeness review provided to applicant on December 18, 2025.



# Kickapoo Mobilehome Park

## Location:

APN 0586-081-13  
 Located on Kickapoo Trail between Yucca Trail and Benecia Trail



## Project Status:

Completeness review provided to applicant on November 7, 2025. Applicant provided resubmittal on February 23, 2026.



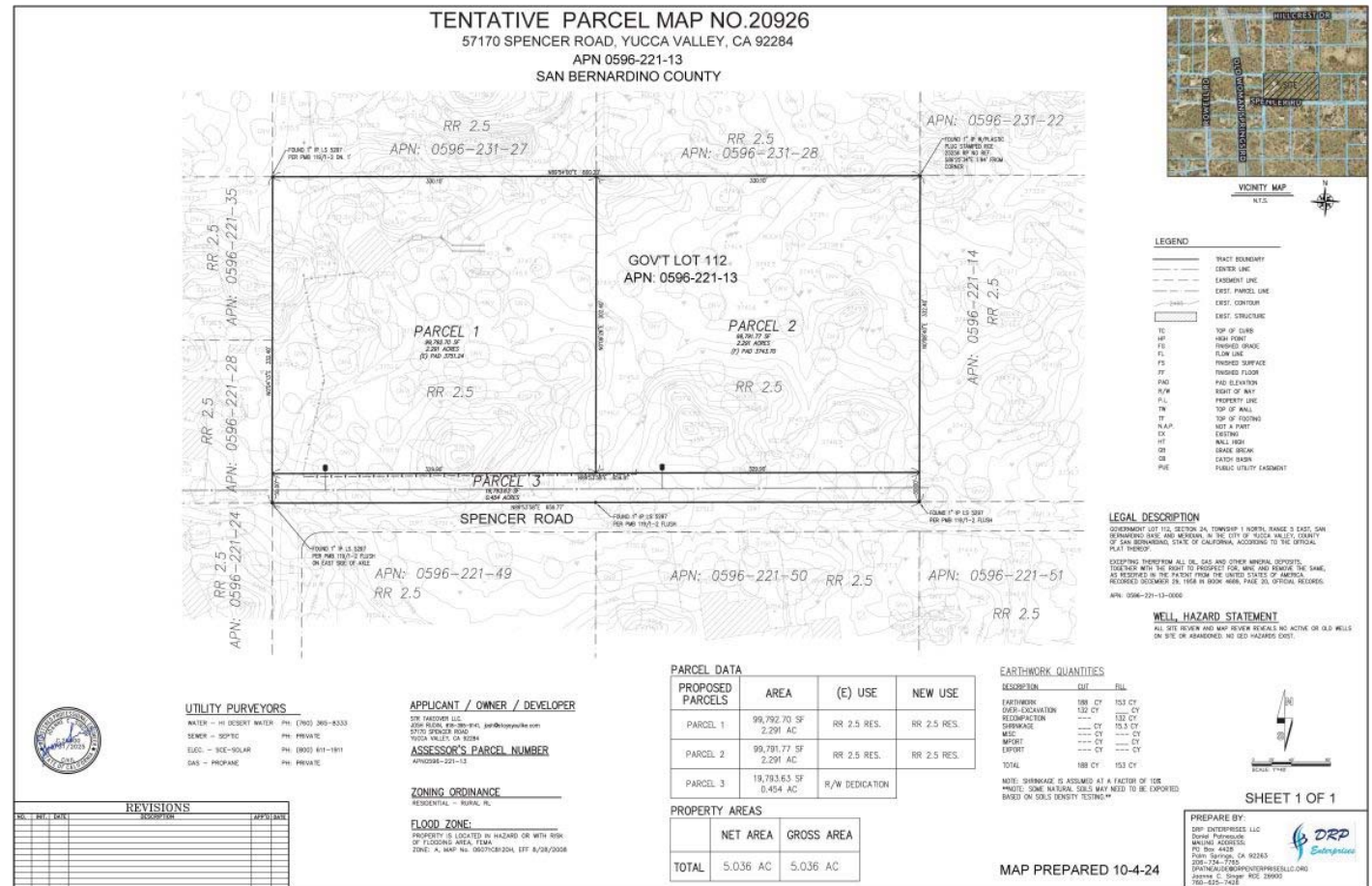






# Tentative Parcel Map 20926

**Location:**  
 57170 Spencer Road  
 APN 0596-221-13



**Project Status:**  
 Completeness review provided to applicant on November 14, 2024. Project representative updated April 1, 2025.

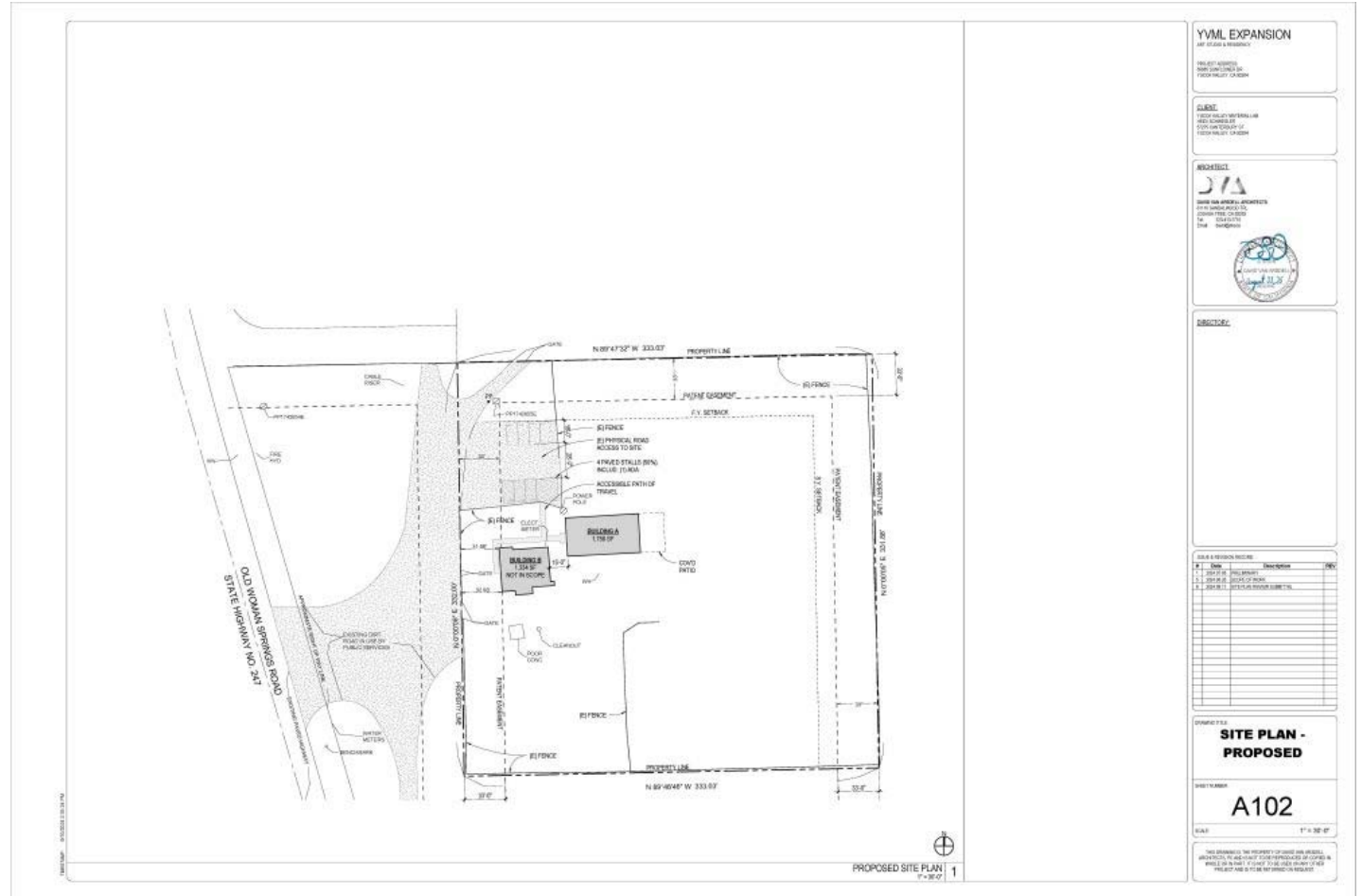




# Yucca Valley Materials Lab

## Location:

56885 Sunflower Drive  
APN 0597-081-21



## Project Status:

Completeness review provided to applicant on October 10, 2024. Second completeness review provided on November 11, 2025.



## Recommendation

That the Town Council receives and files the Land Development Update report.



# Questions

Staff is available for questions following public comment.