



March 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.



Dominoes & Jersey Mikes

Location:

58082 Twentynine
Palms Highway

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



Project Status:

Permits issued. Project under construction.



The Star Cafe

Location:

55761 Twentynine
Palms Highway

(SW Corner of Elk Trail
and SR-62)



Project Status:

Permits issued. Project under construction.



Nice Dream Ices

Location:

56778 Twentynine
Palms Highway

(NW of Trojan Way
and SR-62)



Project Status:

Construction complete.

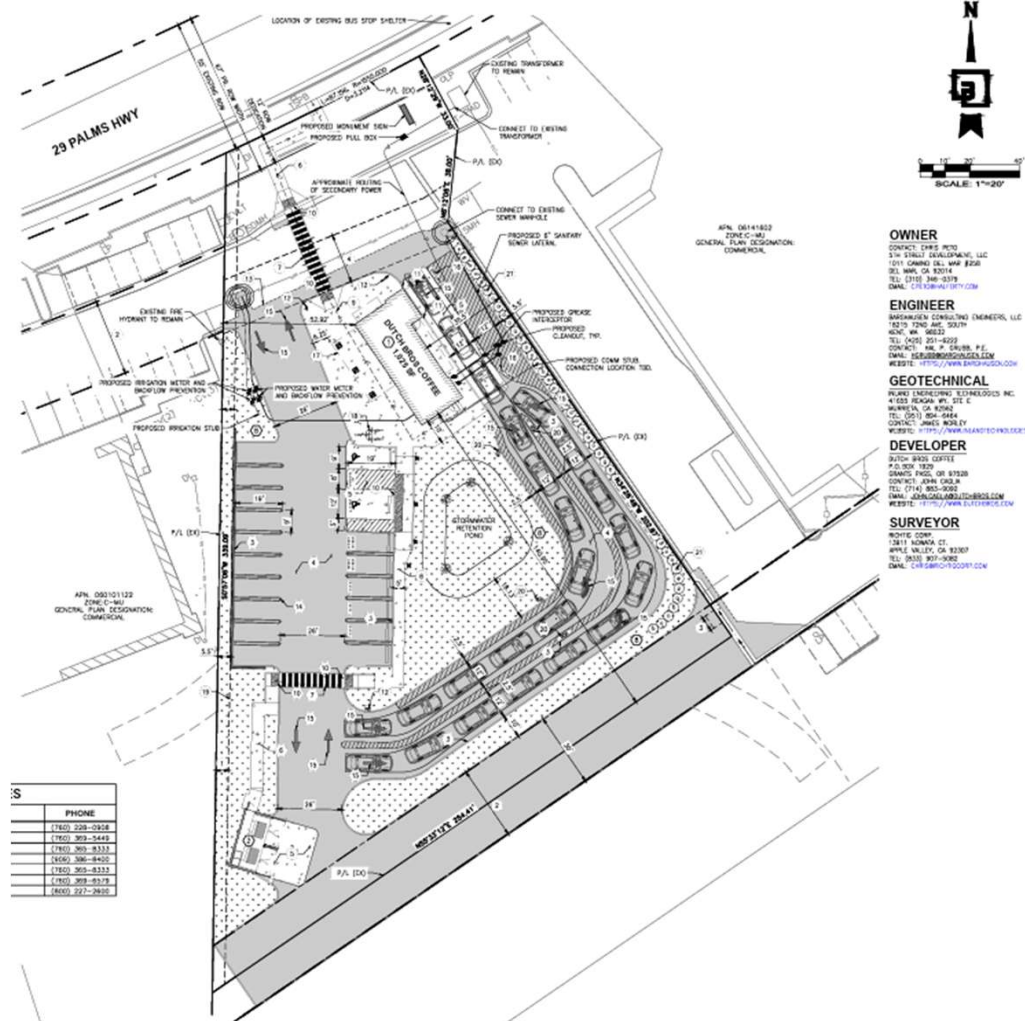


Location:
 Vacant lot between
 Big 5 Sporting Goods
 and Walgreens

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

Dutch Bros

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



OWNER
 CONTACT: LINDA REED
 1314 EAGLE CREEKWAY, LLC
 1011 CANBY DEL VALLE RD
 DEL MAR, CA 92014
 TEL: (619) 390-0379
 EMAIL: CTR@EAGLECREEKWAY.COM

ENGINEER
 BORGMEYER CONSULTING ENGINEERS, LLC
 1825 7TH AVE, SUITE
 MONTE VIEJO, CA 95032
 TEL: (925) 221-8222
 CONTACT: M. P. CALDER, P.E.
 EMAIL: M.P.CALDER@BORGMEYER.COM
 WEBSITE: [HTTPS://WWW.BORGMEYER.COM](https://www.borgmeyer.com)

GEOTECHNICAL
 PLUMB ENGINEERING CONSULTANTS INC.
 4100 REDON AVENUE STE C
 MENLO PARK, CA 94025
 TEL: (650) 804-8484
 CONTACT: JAMES WISLEY
 WEBSITE: [HTTPS://WWW.NEARSHOREINC.COM](https://www.nearshoreinc.com)

DEVELOPER
 DUTCH BROS COFFEE
 P.O. BOX 1320
 JAMES PRIC, CEO
 CONTACT: ASHLEY GOSWAMI
 TEL: (714) 865-2900
 EMAIL: JGOSWAMI@DUTCHBROS.COM
 WEBSITE: [HTTPS://WWW.DUTCHBROS.COM](https://www.dutchbros.com)

SURVEYOR
 MOYER COSM
 12417 ROMANA CT.
 APPLE VALLEY, CA 92309
 TEL: (951) 907-9882
 EMAIL: COSM@MOCOSM.COM

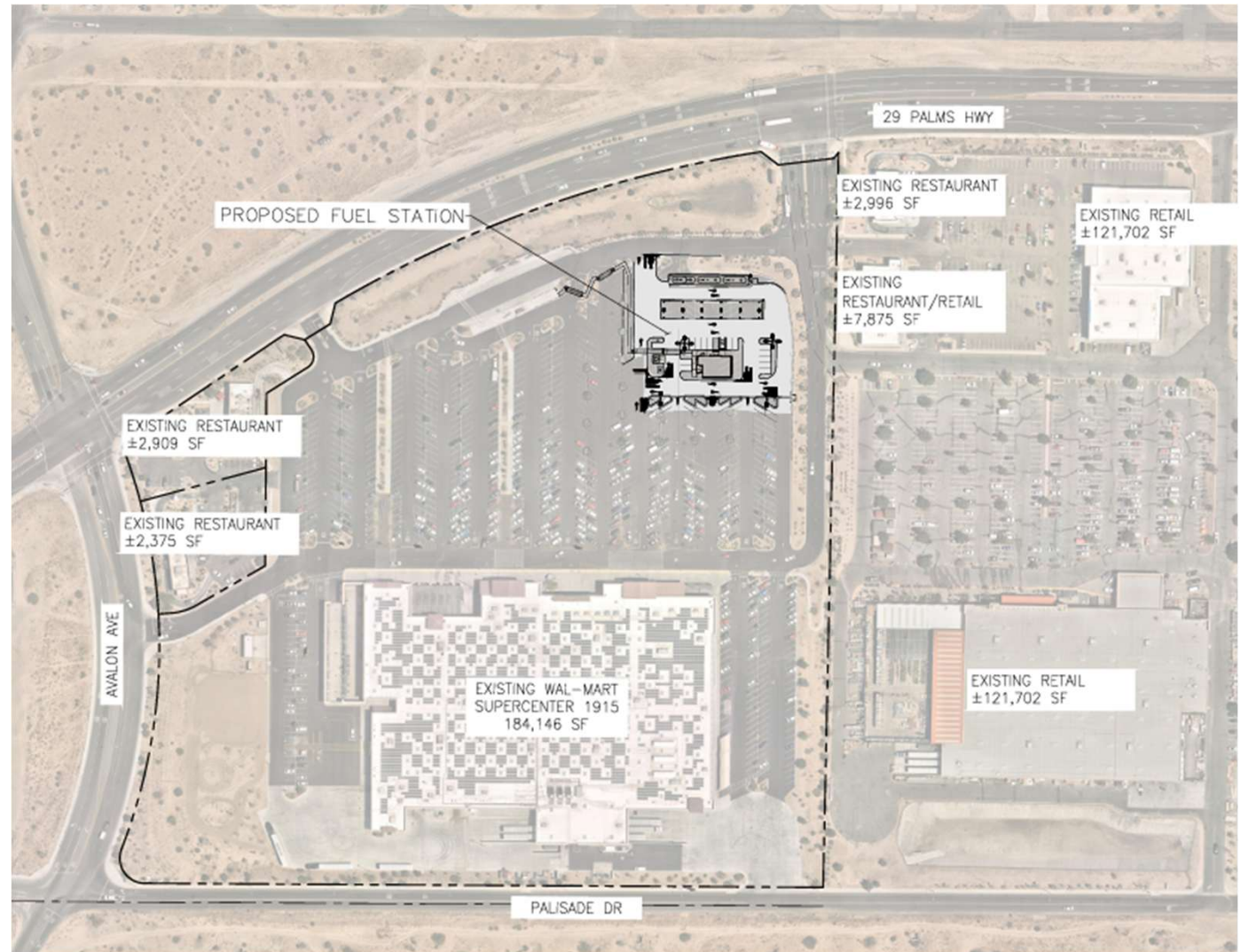
Project Status:
 Scheduled for Planning Commission review on April 14, 2026.



Walmart Fueling Station

Location:

NE Corner of Walmart
Parking Lot



Project Status:

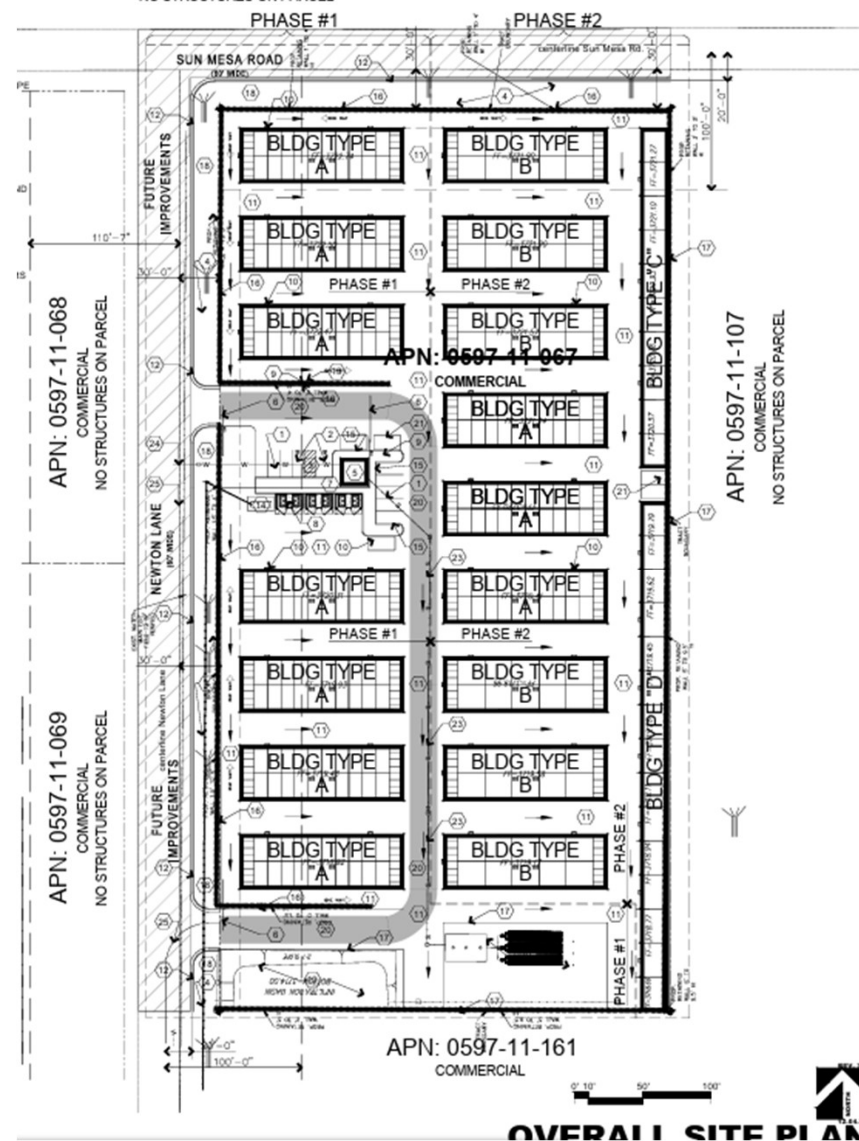
Project is currently in the CEQA review process. Tentatively scheduled for Planning Commission review April 14, 2026.



Sun Mesa Mini-Storage

Location:

SE Corner of Sun Mesa Road and Newton Road



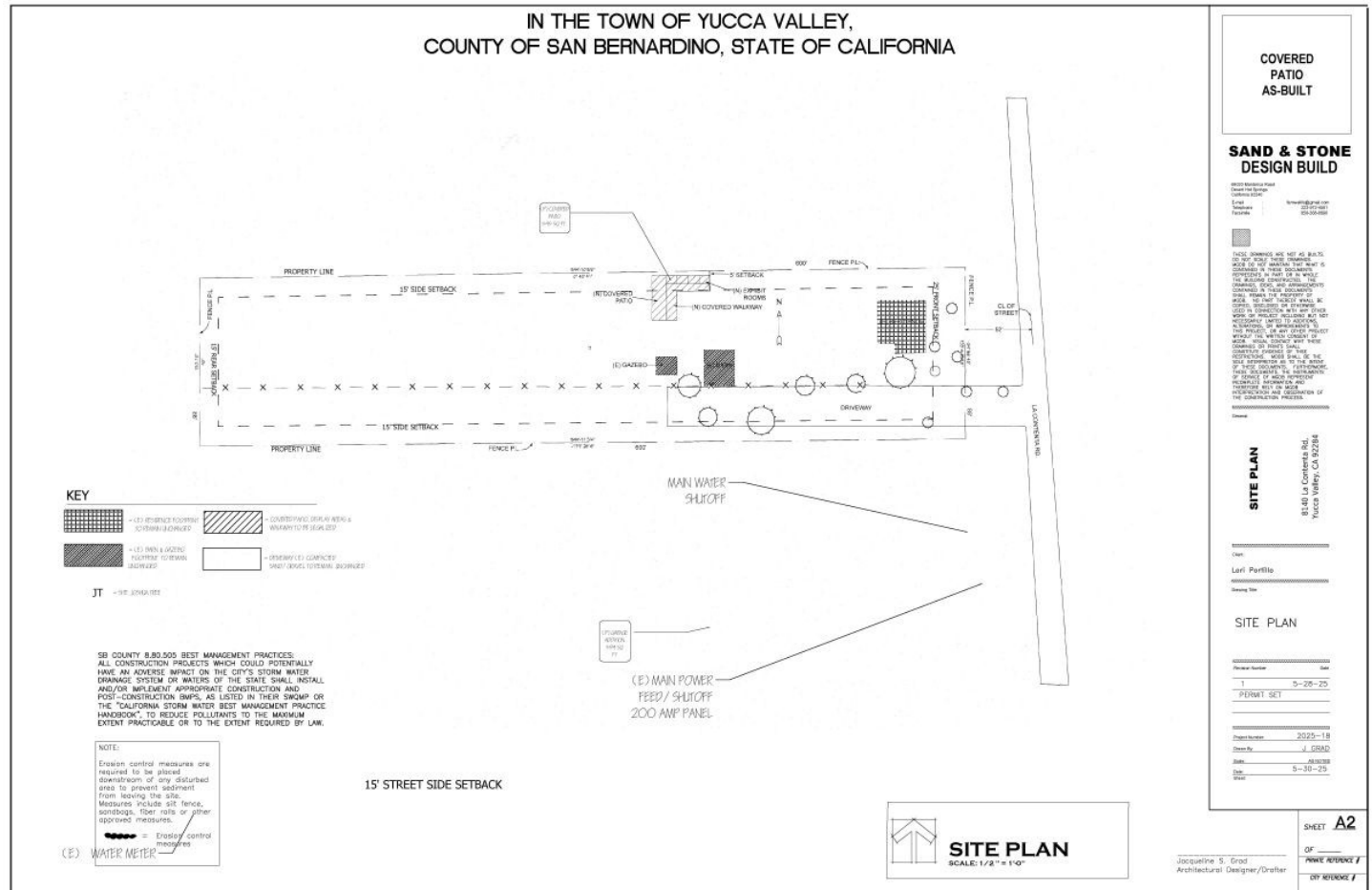
Project Status:

Proposed project is scheduled for Planning Commission review March 24, 2026.



La Contenta Variance

Location:
8140 La Contenta
Road



Project Status:

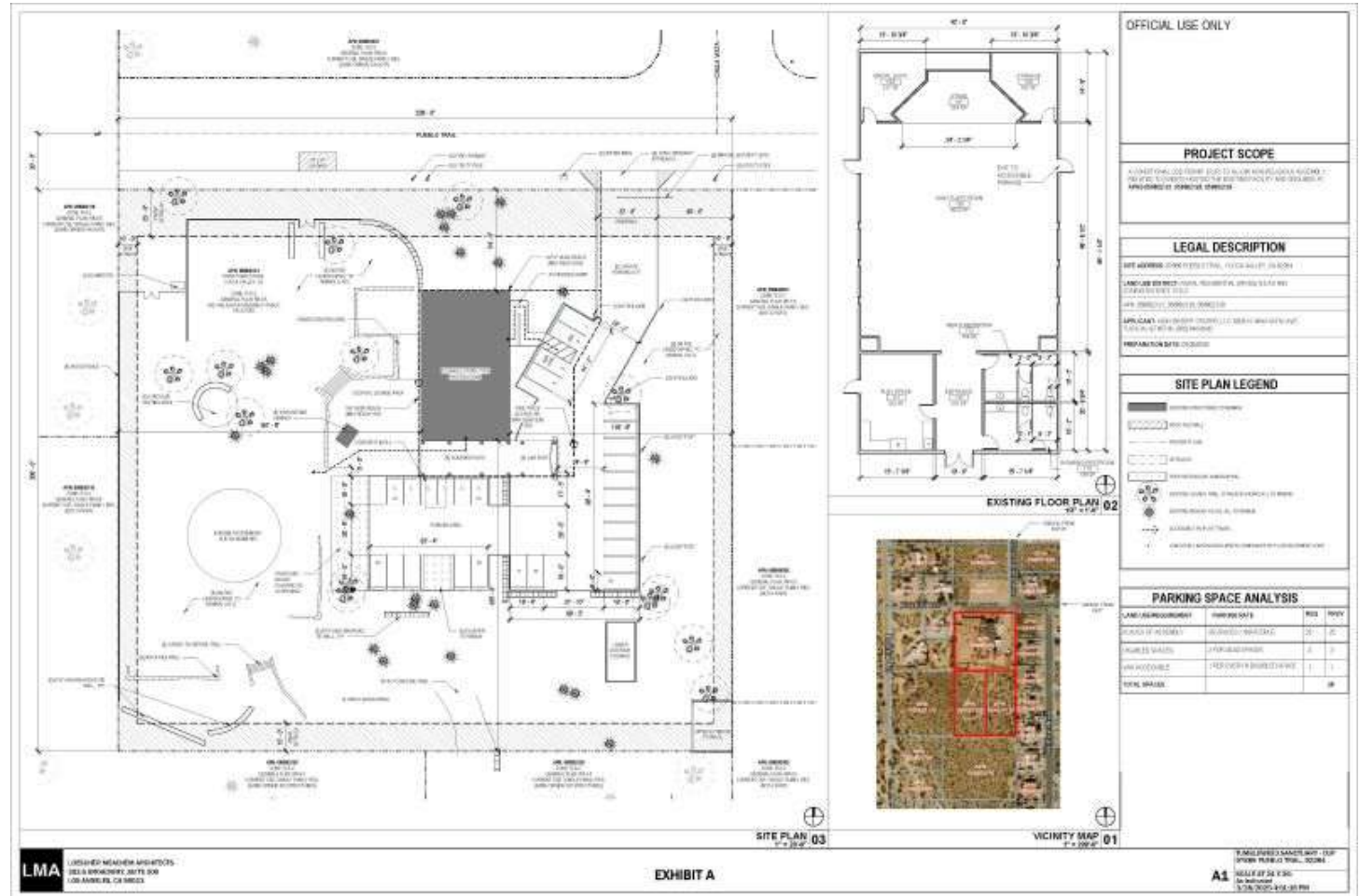
The proposed project was denied by the Planning Commission on March 24, 2026.



Tumbleweed Sanctuary

Location:
57889 Pueblo Trail

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

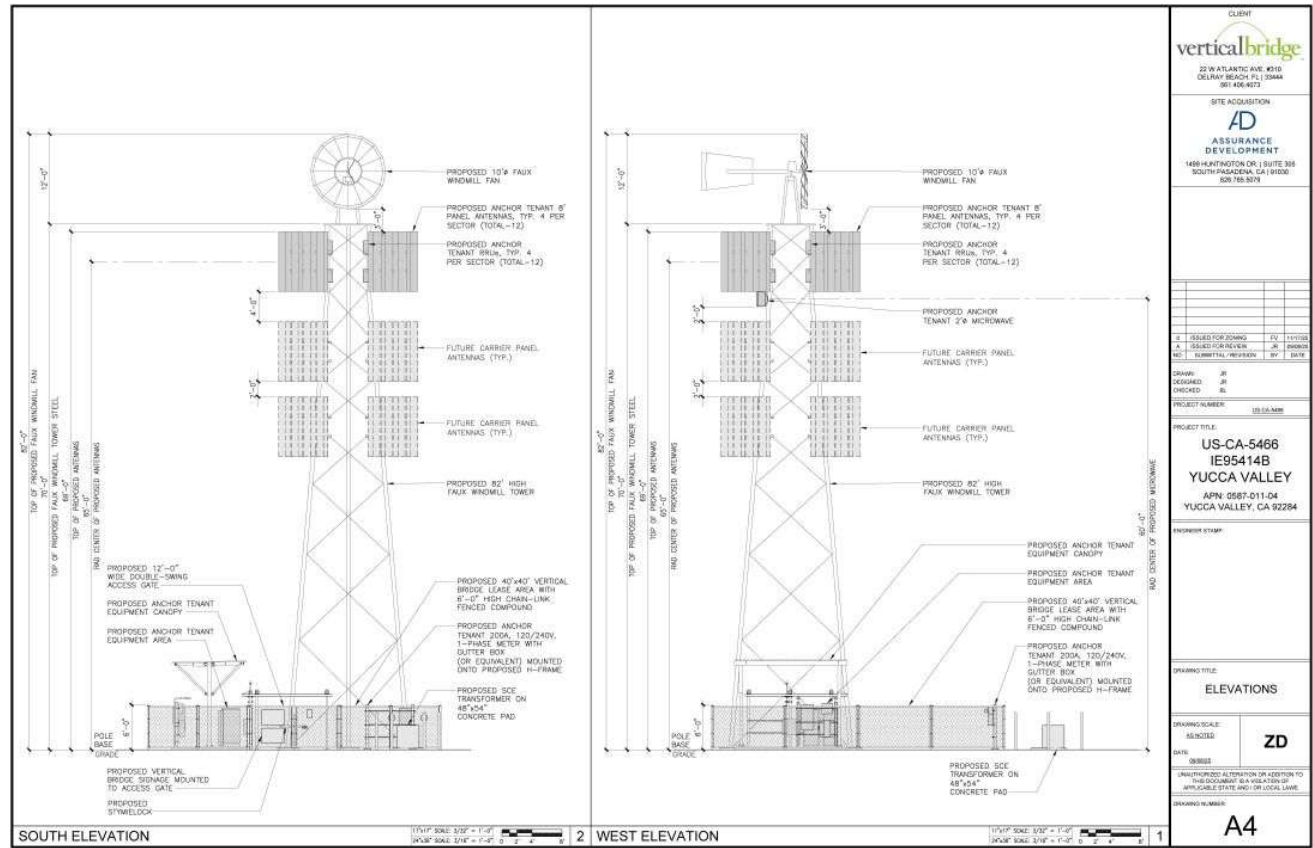


Project Status:
Project is currently in the CEQA review process.



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.

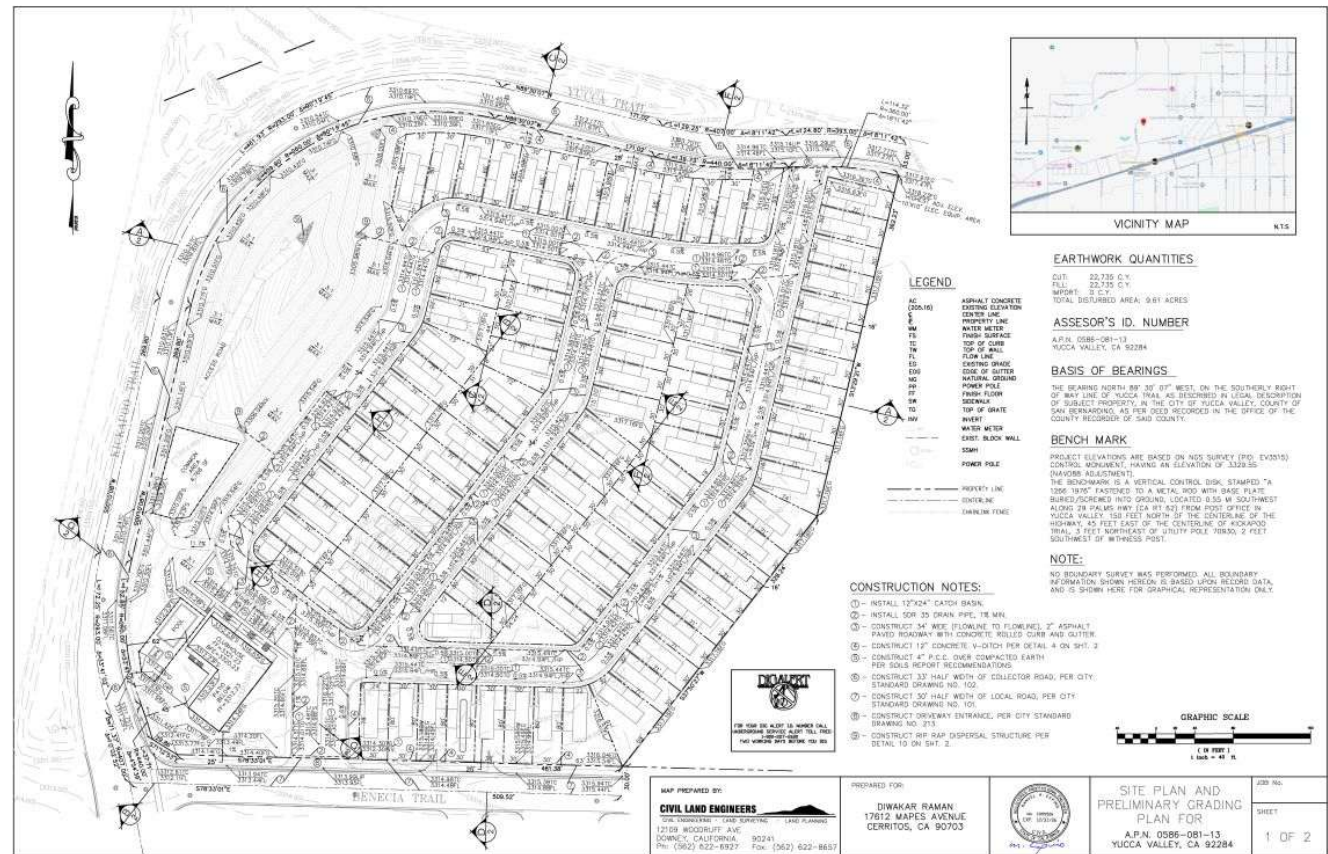


Kickapoo Mobilehome Park

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 March 5, 2026.



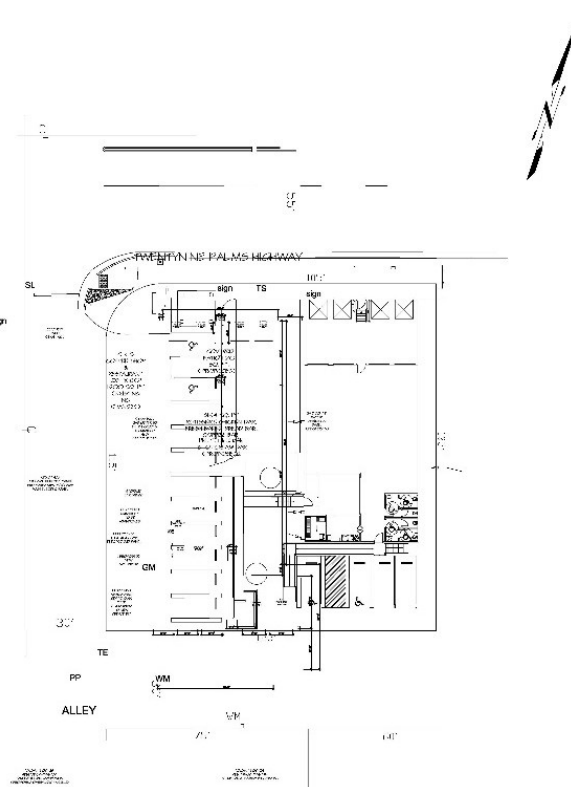
Rotisserie Chicken Bar (C&S)

Location:

APN 0586-351-15 &
0586-351-09
55795 Twentynine
Palms Highway.

KEY NOTES

1. DITCHING C&S FAMILY RESTAURANT (ING CHANGES)
2. FRONT PATIO ENTRY WITH 4" LANDING AND 4 STEP TO 2" FIPVATED FINISH FLOOR DUE TO FLOOD ZONE AREA
3. COVERED PATIO (UNCONDITIONED SPACE)
4. 7'x7' INSULATED GLASS GARAGE DOORS
5. ENTRY TO PATIO
6. 42" COMMERCIAL THIPPED GLASS EXTERIOR ENTRY DOOR
7. RESTAURANT FRONT ENTRY
8. COFFEE BAR
9. SHARED SINK FOR COFFEE BAR & JUICE BAR
10. ICE CREAM & JUICE BAR
11. ADA MPA'S RESTROOM
12. ADA WOMEN'S RESTROOM
13. REAR ENTRY
14. REAR ADA LANDING
15. ADA RAMP TO ADA 2 V. PARKING
16. STEPS
17. KITCHEN STORAGE
18. WALK IN FRIDGE
19. WALK IN FREEZER
20. MECHANICAL ROOM
21. DISEWASHING ROOM
22. KITCHEN
23. 14" PASS THROUGH FOR SERVERS
24. R-9 INSULATION
25. R-30 INSULATION
26. PRE-FABRICATED ROOF TJ'S @ 24" O.C.
27. 4" KLINI-COOLD CONCRETE SLAB
28. 1/2" G.W.B.
29. CRACKS
30. 2x12 FASCIA
31. SIDE ENTRY - EMPLOYEE ONLY
32. ADA PARKING
33. EV CHARGING STATION
34. 36" SOLID CORE EXTERIOR DOOR
35. 36" J. INTERIOR DOOR
36. 36" X11 INTERLOCK DOOR
37. 38" SWINGING BAR DOORS FOR STAFF INTO KITCHEN
38. 27" BATHROOM STALL DOOR
39. 36" BATHROOM STALL DOOR
40. 60" ADA COMPLIANT LANDING
41. KLEPISHIONLU GAS METER
42. WATER METER
43. LOCATION OF OLD GAS METER TO BE MOVED TO REAR



SITE PLAN
SCALE 1/16" = 1'-0"

PROJECT INFORMATION BLANKENHORN ENGINEERING & ARCHITECTURE 1000 N. PALMS HIGHWAY, SUITE 100 YUCCA VALLEY, CALIFORNIA 92284 TEL: 760.863.1111 WWW.BLANKENHORNENGINEERING.COM
DATE REVISION 1. 09/12/2025
SITE PLAN
C & S FAMILY RESTAURANT 55795 29 PALMS HIGHWAY YUCCA VALLEY, CALIFORNIA 92284
SHEET NO. 02-002
DATE 09/12/2025
DRAWN BY M.A.
SITE PLAN SCHEDULE DATA
A-2

Project Status:

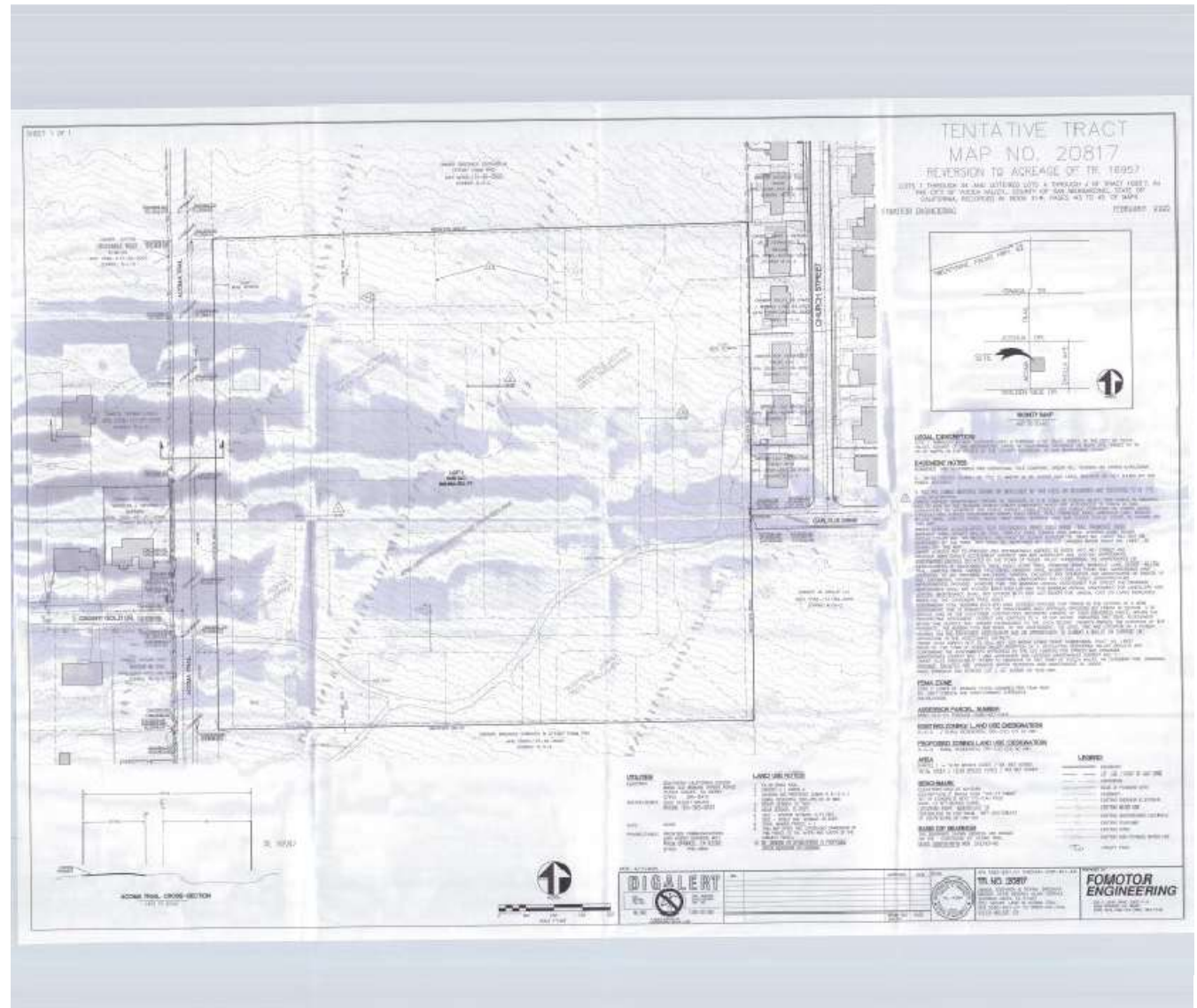
Completeness review provided to applicant on September 12, 2025.



Tentative Tract Map 20817 (Reversion to Acreage)

Location:

Acoma Trail north of
Desert Gold Drive



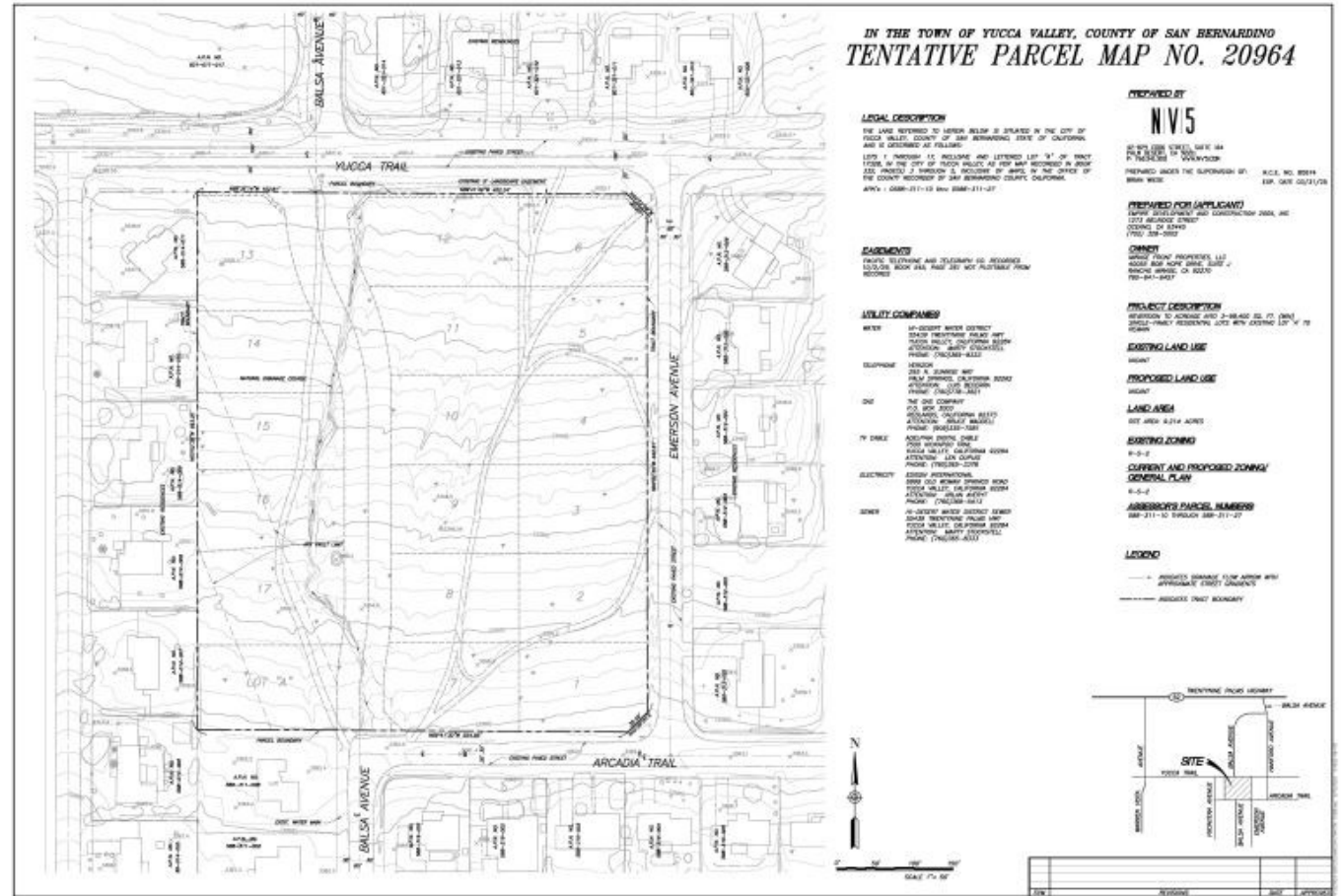
Project Status:

Completeness review provided to applicant on May 13, 2025.



Tentative Tract Map 20848 (Reversion to Acreage)

Location:
Yucca Trail at Balsa Avenue



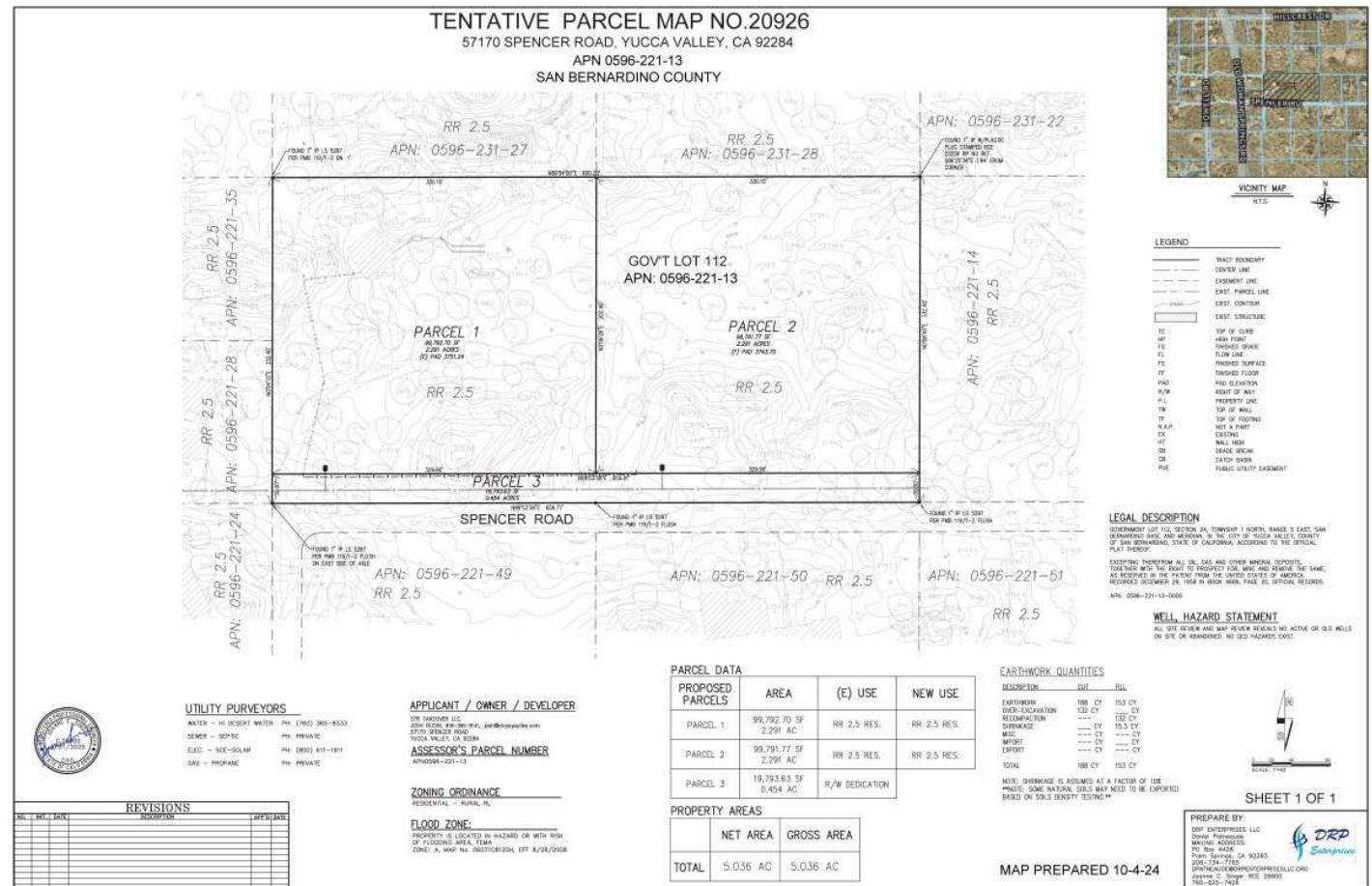
Project Status:

Completeness review provided to applicant on May 7, 2025. Applicant provided resubmittal on March 5, 2026.



Tentative Parcel Map 20926

Location:
 57170 Spencer Road
 APN 0596-221-13



Project Status:

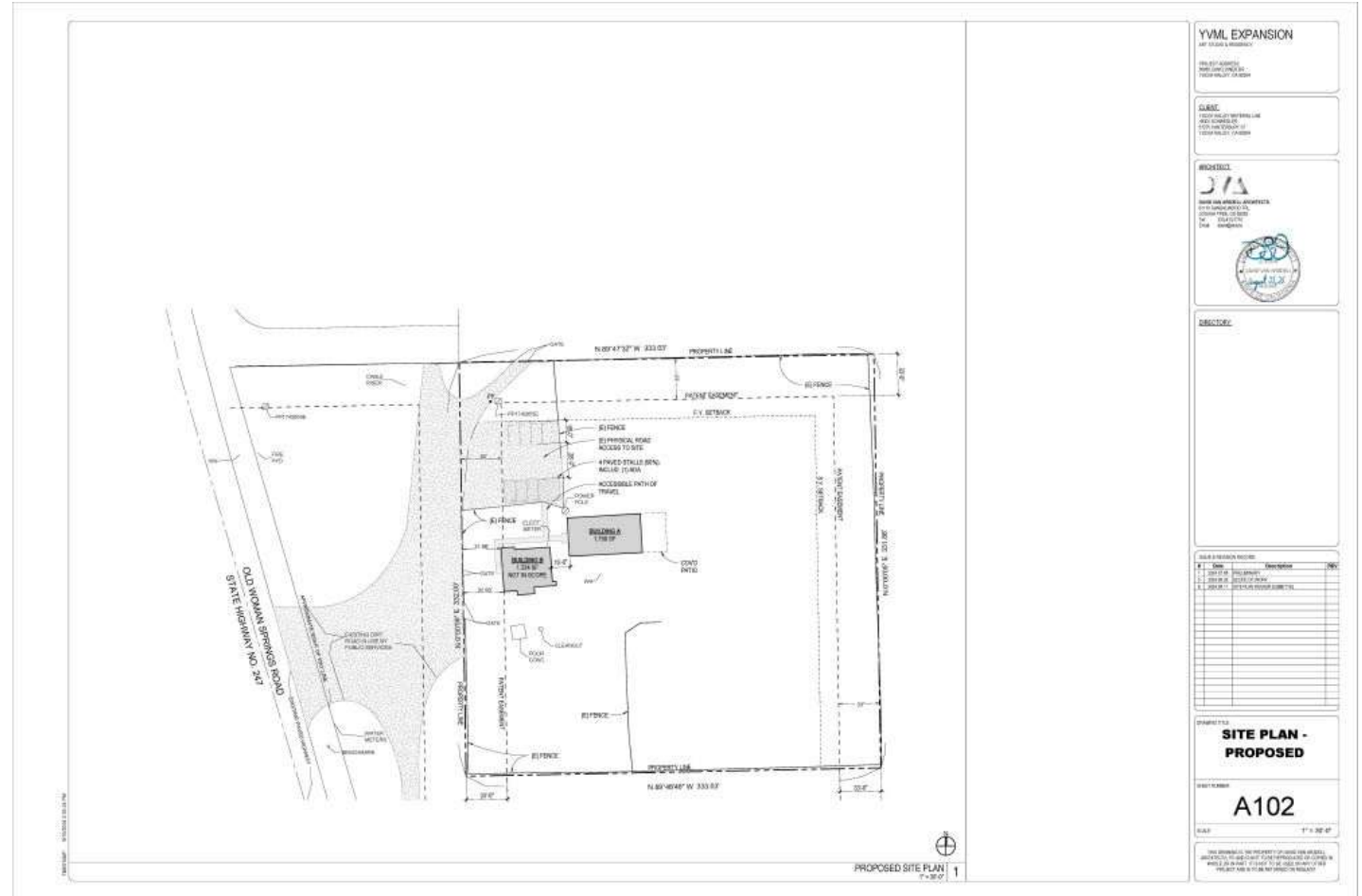
Completeness review provided to applicant on November 14, 2024. Project representative updated April 1, 2025.



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.