

TOWN OF YUCCA VALLEY PLANNING COMMISSION MEETING



The Mission of the Town of Yucca Valley is to
provide a government that is responsive to its citizens
to ensure a safe and secure environment
while maintaining the highest quality of life.

PLANNING COMMISSION: 6:00 PM

TUESDAY, MAY 26, 2026

Yucca Valley Community Center - Yucca Room
57090 Twentynine Palms Highway
Yucca Valley, CA 92284

<https://zoom.us/j/95226472904?pwd=hOhDRZ8TZQtwlNugFlrL4T76QktVwK.1>

Meeting ID: 952 2647 2904 Passcode: 659827

Use the above link to virtually access the meeting. You will automatically be muted upon entry. During the meeting, participants will be prompted to “raise hand” or inform the meeting moderator when wishing to make a public comment. Comment time is limited to 3 minutes or as instructed by the Mayor/Chair. If any technical difficulties occur resulting in lack of connectivity or virtual streaming, the in-person meeting will continue to proceed.

* * * *

Planning Commission

James Henderson

Gerard Noonan

J Clint Stoker

Mathew Thomas

Alejandro Vasconcelos

* * * *

TOWN ADMINISTRATIVE OFFICE:

760-369-7207

Public Comments: townclerk@yucca-valley.org

www.yucca-valley.org

AGENDA
MEETING OF THE PLANNING COMMISSION
TUESDAY, MAY 26, 2026, 6:00 PM

The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's Office at (760) 369-7209 at least 48 hours prior to the meeting

The meeting agenda packet is available for public view in the Town Hall lobby and on the Town's website at www.yucca-valley.org prior to the meeting. For more information on an agenda item or the agenda process, please contact the Town Clerk's office at (760) 369-7209 ext. 226.

If you wish to comment on any agenda item or on any subject not on the agenda during public comments, please fill out a request to speak card and give to the Town Clerk/Commission Secretary. Comment time is limited to 3 minutes.

Where appropriate or deemed necessary, action may be taken on any item listed in the agenda.

OPENING CEREMONIES:

Call to Order

Roll Call

James Henderson, Gerard Noonan, J Clint Stoker, Alejandro Vasconcelos, Mathew Thomas

Pledge of Allegiance

Approval of Agenda

1. Approve the meeting agenda for May 26, 2026, as prepared.

Recommendation:

Approve the meeting agenda for May 26, 2026, as prepared.

Consent Agenda

All items listed on the consent calendar are considered to be routine matters or are considered formal documents covering previous Planning Commission instruction. The items listed on the consent calendar may be enacted by one motion and a second. There will be no separate discussion of the consent calendar items unless a member of the Planning Commission or Town Staff requests discussion on specific consent calendar items at the beginning of the meeting. Public requests to comment on consent calendar items should be filed with the Commission Secretary before the consent calendar is called.

2. Approve the meeting minutes for April 28, 2026, as prepared.

Recommendation:

That the Planning Commission approves the minutes for April 28, 2026, as prepared.

Public Hearings

Department Reports

3. CUP 05-07 Gusa Mini Storage Renewal

Recommendation:

That the Planning Commission approves the extension of time for CUP 05-07 for an additional three years, expiring on February 19, 2029.

4. Policy Discussion on Minimum Single-Family Residential Dwelling Unit Size

Recommendation:

That the Planning Commission retains the current SFR minimum dwelling unit size standard of 725 sq ft without an additional recommendation for Town Council policy direction and that the Planning Commission reviews, implements, and monitors, the adopted General Plan Housing Element.

5. Land Development Update

Recommendation:

That the Planning Commission receives and files the report.

Future Agenda Items

Public Comments

The Planning Commission takes this time to consider your comments on items of concern which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to 3 minutes or less. Inappropriate behavior which disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not on the printed agenda.

Staff Reports and Comments

Commissioner Reports and Comments

James Henderson, Gerard Noonan, Clint Stoker, Alejandro Vasconcelos, Mathew Thomas

Announcements

Upcoming Meeting Schedule: The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, June 9, 2026, at 6:00 PM in the Yucca Valley Community Center Yucca Room.

Adjournment

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Janet Yochmowitz, Administrative Assistant III

Date: May 5, 2026

Meeting Date: May 26, 2026

Subject:

Approve the meeting agenda for May 26, 2026, as prepared.

Recommendation:

Approve the meeting agenda for May 26, 2026, as prepared.

Prior Review:

There has been no prior review of this item.

Discussion:

None.

Alternatives

None.

Fiscal Impact:

None.

Attachments

None

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Janet Yochmowitz, Administrative Assistant III

Date: April 29, 2026

Meeting Date: May 26, 2026

Subject: Approve the meeting minutes for April 28, 2026, as prepared.

Recommendation:

That the Planning Commission approves the minutes for April 28, 2026, as prepared.

Prior Review:

There has been no prior review of this item.

Discussion:

None.

Alternatives

None.

Fiscal Impact:

None.

Attachments

1. PC Meeting Minutes - 4 28 2026 - Final

**Town of Yucca Valley
Planning Commission Meeting Minutes
April 28, 2026**

Call to Order

Chair Thomas called the meeting to order at 6 pm.

Roll Call

Present: James Henderson, Gerard Noona, Clint Stoker, Alejandro Vasconcelos, Mathew Thomas

Absent:

Pledge of Allegiance

led by Vice Chair Henderson.

Approval of Agenda

Motion:

Result: Passed (Yes 5, No 0, Abstained 0)

Mover: Commissioner Clint Stoker

Second: Commissioner Alejandro Vasconcelos

Ayes: James Henderson, Gerard Noonan, Clint Stoker, Alejandro Vasconcelos, Mathew Thomas

1. **Approve the meeting agenda for April 28, 2026, as prepared.**

Chair Thomas stated thank you. We move to the approval of the agenda. Do I have a motion?

Motion:

Approve the meeting agenda for April 28, 2026, as prepared.

Result: Passed (Yes 5, No 0, Abstained 0)

Mover: Commissioner Clint Stoker

Second: Commissioner Alejandro Vasconcelos

Ayes: James Henderson, Gerard Noonan, Clint Stoker, Alejandro Vasconcelos, Mathew Thomas

Consent Agenda

Chair Thomas stated okay. And then we move to the consent agenda. All items listed on the consent calendar are considered to be routine matters or are considered formal documents covering previous planning commission instructions. The items listed on the consent calendar

may be enacted by one motion and a second. There will be no separate discussion of the consent calendar items unless a member of the Planning Commission or town staff requests discussion on specific consent calendar items at the beginning of the meeting. Public requests to comment on consent calendar items should be filed with the commission secretary before the consent calendar is called. All right, do we have a open for public comment first? Nothing. Anybody in the public wanting to comment on this, on the consent do-- items? None? Close public comment and move to the commissioners, I think. Commissioner?

Motion:

All items listed on the consent calendar are considered to be routine matters or are considered formal documents covering previous Planning Commission instruction. The items listed on the consent calendar may be enacted by one motion and a second. There will be no separate discussion of the consent calendar items unless a member of the Planning Commission or Town Staff requests discussion on specific consent calendar items at the beginning of the meeting. Public requests to comment on consent calendar items should be filed with the Commission Secretary before the consent calendar is called.

Result: Passed (Yes 4, No 0, Abstained 1)

Mover: Commissioner James Henderson

Second: Commissioner Gerard Noonan

Ayes: James Henderson, Gerard Noonan, Alejandro Vasconcelos, Mathew Thomas

Abstain: Clint Stoker

2. Approve the meeting minutes for April 14, 2026, as prepared.

Motion:

That the Planning Commission approves the minutes for April 14, 2026, as prepared.

Result: Passed (Yes 4, No 0, Abstained 1)

Mover: Commissioner James Henderson

Second: Commissioner Gerard Noonan

Ayes: James Henderson, Gerard Noonan, Alejandro Vasconcelos, Mathew Thomas

Abstain: Clint Stoker

3. Native Plant Permit (NPP) 029-26 @ 8856 Warren Vista Ave

Motion:

That the Planning Commission receives and files the attached Applicant Report and approves the application for NPP 029-26, to remove five (5) California Junipers for clear sight/visibility around driveways and access based upon Section 9.07.130(C)(2),

that the regulated desert native plants being removed are located within the identified area(s); and finding that all necessary submittal materials have been submitted as indicated in the Application Table and as contained within the staff report.

Result: Passed (Yes 4, No 0, Abstained 1)

Mover: Commissioner James Henderson

Second: Commissioner Gerard Noonan

Ayes: James Henderson, Gerard Noonan, Alejandro Vasconcelos, Mathew Thomas

Abstain: Clint Stoker

Public Hearings

Department Reports

4. **Development Code Interpretation (DCI) 01-26 — Architectural Compatibility of Cargo/Shipping Containers in Residential Zoning Districts**

Chair Thomas stated move to, Public Hearings Department Reports. Development Code Interpretation DCI 01-26. Architectural Com-compatibility of Cargo/Shipping Containers in Residential Zoning Districts. Staff.

Assistant Planner Willoughby stated, thank you, Chair and Commissioners. The recommendation for this item is at the Planning Commission Reviews Chapter 9.07 Residential and Hillside Reserve Districts, Section 9.07.060(C) and adopts Resolution No. PC 26-04, establishing that a minimum of three architectural treatments consistent and complementary with the primary residents are required for cargo/shipping containers on residential property containing less than 2.5 acres. This is the Planning Commission's third review of this item. You previously reviewed this item at your meeting of February 27, 2026, in which you requested some additional information from staff from that initial policy discussion and followed by March 24, 2026, where there were some, requested modifications to the proposed draft resolution. So, the attached draft Planning Commission resolution, which you can find on packet page 73 and 74, incorporates the direction the Planning Commission provided at their March 24th, meeting on consistency and compatibility with the architectural treatment, of the storage container and the treatment of the primary residents. Also attached to the staff report are the prior meeting minutes and staff reports for those, two aforementioned meetings. So once again, the recommendation is that-- is that the Planning Commission adopts the resolution number PC 26-04. And staff is available for any questions.

Chair Thomas stated, thank you. Uh, on item number four, I'll open for public comment. Anybody online, anybody in the audience wishing to comment? No? Close public comment. I'll go to my right, Commissioner Vasconcelos.

Commissioner Vasconcelos stated yes. Thank you, Staff. Uh, I mean, I reviewed the resolution and looks exactly like the way we wanted it drafted and the wording and adding the three elements. You know, um, I think it look-- I think it looks good.

Chair Thomas stated okay. Commissioner Stoker.

Commissioner Stoker stated, yeah, I would-- I would agree. We-- we've, uh, seen this now a couple of times and, and, uh, we had some input, I think, that was-- that was taken by staff. And, uh, I see nothing wrong with, uh, where we have it at this point.

Chair Thomas stated okay. Thank you. Vice Chair Henderson.

Vice Chair Henderson stated, yeah, I'd-- I would agree. I think that, um, especially in section one on packet page 73, staff has taken a blend of all of our suggestions and, and, uh, it looks very clear and I, I think it looks great.

Chair Thomas stated okay. Commissioner Noonan.

Commissioner Noonan stated, I-I agree with my, uh, fellow Commissioners, and, uh, I think it's been good work. So that's all I have to say.

Chair Thomas stated okay. Yeah. I've reviewed it as well, and you guys did a good job putting that together, staff. And, uh, it's kind of answered all our questions up here, the Planning Commission. So can I get a motion to approve?

Motion:

That the Planning Commission reviews Chapter 9.07 Residential and Hillside Reserve Districts, Section 9.07.060(C) and adopts Resolution No. PC 26-04, establishing that a minimum of three (3) architectural treatments consistent and complementary with the primary residence are required for cargo/shipping containers on residential property containing less than 2.5 acres.

Result: (Yes 5, No 0, Abstained 0)

Mover: Commissioner James Henderson

Second: Commissioner Alejandro Vasconcelos

Ayes: James Henderson, Gerard Noonan, Clint Stoker, Alejandro Vasconcelos, Mathew Thomas

5. Land Development Update

Chair Thomas stated moving to item number five: Land Development Update. Staff.

Senior Planner Jerome stated the recommendation for this item is to receive and file. Um, this is gonna be a slightly different land development update because it includes some capital projects, some public work stuff, and some policy work that we're doing. Um, the first is the General Plan and Development Code updates that we're working on. Currently, us and Placeworks are working on the open space and conservation and safety element updates for a general plan. Um, that's a kind of multi-function update to get us, uh, compliant with the latest requirements for the state and also to, um, provide a path for residential homeowners to, uh, be able to have a CEQA clearance for Joshua tree take permits. Um, so that's making progress. We reviewed the draft, um, latest draft this week. Um, temporary short-term vacation rental ordinance is getting some of the minor tweaks that happen every year. And then we're also working on, uh, updating our outdoor lighting ordinance, which, um, has been a minute before we've, uh, since we've looked at that.

So those are all, uh, policy things that we're working on currently. Um, in the CEQA review phase is the Yucca Trail and Indio, uh, widening and realignment. So, uh, Yucca Trail is going to be widened a bit to get to the, uh, ultimate buildout of that street, um, or get closer to it. So phase one is going to be, uh, widening Yucca Trail and realigning that portion of Indio that you see, uh, shooting off to the north. Um, currently, uh, Indio does not line up with the Indio on the south side of Yucca Trail. So, uh, basically just making that intersection, uh, safer and flow better. And then the second phase of the project would be connecting Indio, um, all the way past Sunnyslope up to the highway, Highway 62. Um, so it's a little complicated. As you can imagine, there's some Joshua trees and some biological analysis that needs to happen there. Um, that, uh, it's taking a little bit of time, but, but that's in process currently.

Um, you've probably seen, uh, but behind this right now are the pickleball courts. This photo is from today. So you can see they're, uh, making progress on it. A pretty big crew out there today working on the pickleball courts. The Aquatics and Recreation Center, um, Public Works and Engineering gave me and Evan a tour. Um, we did our best to pretend like we knew-- we belonged on a job site as planners. Um, I'm sure we stuck out to the, uh, construction workers. So this is the front of the building, um, a substantial amount of scaffolding. I was kind of shocked by the amount of, uh, work going on. Um, this is gonna be the carport and solar array portion to the north of the structure. You can't really see it, but there's a secondary access road, uh, in the far reaches of this photo. It also has some, uh, carport solar array being constructed. And this is a photo of the pool area. Um, so this is the, uh, west half of the building. Um, so you can see the pools going in. They're making pretty good progress. There's, uh, quite a few people, uh, building this thing there.

Um, Little League shade structures. Um, I didn't get a count of how many there were, but there were quite a few that got installed at the, uh, baseball field. So, um, providing additional shade, uh, near the dugouts, um, steel frame, like a canvas type top, but harder than your normal shade, uh, shade sale. Uh, Starbucks West, um, looks like they have a new contractor on site. Uh, they're moving some dirt, as you can see here. Um, so, uh, doing the earth work portion of the project. Uh, Nice Dream Ices, just an update, is open and operational. Um, in this photo, you'll see both planning and engineering staff. I won't call anyone out directly, but, um, Evan is in one of those photos. Um, Dominoes & Jersey Mikes, they've made s-some progress, um, doing some sheeting on the outside. Um, they continue to do work. There's some discussion about, uh, potentially changing the parking layout and/or changing the drive-through, but, um, we haven't seen any formal application for that. Um, so that's a possible in the future.

Star Cafe had a crew. You could see that they have a tow truck, so they're both working on cars and building the cafe in this photo, um, which is the first. I've not seen that before, but, um, they had a crew out there, uh, working on their decorative wall in the front, um, and making some progress on that project. Uh, Time Warner, Charter. Um, working on the exterior of the building, it seems-- it looked like when I went by, um, that's construction fencing. So if the fencing doesn't look perfect, um, i-it's just construction fencing. But they've also installed the roadway improvements. You can see the sidewalk curb gutter, um, and paving that they did in front of the property. Um, so hopefully that helps out kids walking to school at the middle school. Tumbleweed Sanctuary is officially, uh, going through the CEQA process, um, kicked that off a few weeks ago. So, um, pretty fast timeline. They expect it to be about three months to go through CEQA. So hopefully seeing that sometime in the fall.

Yucca Valley Materials Lab, um, just resubmitted this month. Um, they had some access issues that they've worked out. So, um, back in the review process, um, as of this month. Yucca Trail Mini Storage also is working on, uh, finalizing their resubmittal. We expect to get it any minute, uh, fingers crossed. So, um, they will then kick off their CEQA process, um, sometime in the coming month or so, um, if we get those plans. The Kickapoo/Yucca Trail Mobilehome Park, it's on the corner of those two streets, um, bounded by Benecia Trail on the south and Yucca Trail on the north and Kickapoo on the west. Um, I think we've looked at this. You could see their large retention basin on the west side. Um, there's some engineering constraints that they're dealing with. Um, so in short, just a brief, uh, synopsis of what they're working on. This is in a flood zone and it's fairly significantly underwater in the event of a flood. So you can see the stir pile, um, for scale, um, but it looks like they're gonna-- their drive aisles are going to be about four or five feet above the street grade. And then their, uh, currently designed building pads are 11 feet above street grade, but looks like they're gonna go up another three or four feet. Um, so fairly significant.

And what-- that brings us to an interesting issue is this, uh, materials processing plant is directly next door. And you can imagine if you're, uh, 14 feet in the air, you're gonna see right over that wall that's in the-- in the background. Um, so they have some design constraints that they're working on. Um, this is the windmill facility, um, on Church Street, uh, down by Taos Trail. Um, they continue to make progress. I think all they have left is their landscape plan and we expect them to resubmit soon. Um, the C&S Rotisserie Chicken Bar, um, resubmitted recently. Um, we're sending them comments at the end of this week, I believe, in the next couple of days. Um, Acoma Trail, reversion to acreage. Applicants working on biology and, um, and, uh, cultural resources studies. This is south on Acoma down headed towards Golden Bee. Um, the Yucca Trail reversion to acreage is more or less complete. Um, I don't think-- we haven't officially determined when it's coming to the Planning Commission, but it's gonna be the closest of the subdivision activity-- or reverse subdivision activity that's gonna be coming to the Commission.

And the Spencer Road parcel map, this is just dividing one parcel into two parcels. Um, we received a resubmittal, uh, this afternoon for this project. So, um, hopefully it's the last resubmittal for this one, and it will also come to the Commission fairly soon. Uh, then the three that were just approved, Dutch Bros. I'll kind of skip through these. Walmart going to the Council and Sun Mesa. And again, the recommendations to receive and file, and we can answer questions after public comment.

Chair Thomas stated thank you, Jared. On item number five, Land Development Update, anybody in the public wishes to comment? Anybody online? Close public comment. And we'll go to Commissioner Noonan. We'll go the other direction.

Commissioner Noonan stated uh, looks like some exciting times. Um, look forward to a lot of this stuff coming, coming through. Um, that's my only comment.

Chair Thomas stated okay. Uh, Vice Chair Henderson.

Vice Chair Henderson stated yeah. No, it's super exciting. And I'm really happy for the Nice Dream Ices, uh, folks who've worked a long time to get that to opening. So that's exciting for them. And I'm sorry, I forget the name of the, the new park section right across from the old Las Palmas. Is that Memorial? What, what do we call that?

Senior Planner Jerome stated Founder's Plaza.

Vice Chair Henderson stated Fou-Founder's Plaza. Um, did I hear correctly something on social media that we're gonna have a farmer's market there?

Senior Planner Jerome stated, uh, we've had our first one, uh, last Wednesday. So, uh, yeah, it, it looked good. We went by to check it out. Um, it's pretty exciting, but--

yeah --yeah. Mm-hmm.

Vice Chair Henderson stated yeah, that was kind of our original vision for that area as a farmer's market. So that-- that's exciting. But no, those are just great projects.

Chair Thomas stated great. Commissioner Stoker.

Commissioner Stoker stated, uh, couple of questions. Um, on the, the reversion to acreage, does any of the new laws being proposed with the respect to the Joshua tree help those applicants? I, I know originally when discussed, that was one of their concerns and the reasons for wanting to revert to acreage was because of Joshua tree implications.

Senior Planner Jerome stated my understanding is they also so had some issues with the cost of the infrastructure requirements. Um, so I'm not-- I don't think it's just the Joshua tree, um, so to speak, but, um, they seem to be going forward with the reversion to acreage. So I assume the street improvements, uh, also, uh, weigh on the project.

Commissioner Stoker stated okay. Thank you. Other than that, that's it. Thanks.

Chair Thomas stated okay. Commissioner Vasconcelos.

Commissioner Vasconcelos stated, yeah. Thank you for the report. It is exciting to see, you know, some new activity coming into town and new businesses opening. Um, look forward to trying them all out at some point. So thank you.

Chair Thomas stated great. Yeah, it is. We've got some really nice projects working out in town, and, uh, I did speak to several people regarding Nice Dreams as well, and they went down there and they said it was really great. They had a good time over there. So it's good for us. So, um, motion to receive and file.

Motion:

That the Planning Commission receives and files the report.

Result: Passed (Yes 5, No 0, Abstained 0)

Mover: Commissioner Alejandro Vasconcelos

Second: Commissioner Gerard Noonan

Ayes: James Henderson, Gerard Noonan, Clint Stoker, Alejandro Vasconcelos, Mathew Thomas

Future Agenda Items

Chair Thomas stated, uh, we move to future agenda items.

Senior Planner Jerome stated, um, in addition to the projects we just went over, um, Gusa Mini Storage, which was a storage facility on the west side of 247, uh, submitted a renewal request. So that will be coming likely to the next Planning Commission meeting. Um, then everything else on that list, with the exception of the Yucca Trail reversion to the acreage is probably, uh, three or four months out. But, uh, those two, the reversion to acreage and the CUP renewal, uh, should be coming soon.

Chair Thomas stated okay, thank you.

Public Comments

Chair Thomas stated uh, we'll move to public comments. The Planning Commission takes this time to consider your comments on items of concern which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to 3 minutes or less. Inappropriate behavior which disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not on the printed agenda. Open for public comments. We have anybody in the-- nobody and nobody online. All right. Close public comments.

Staff Reports and Comments

Chair Thomas stated move to staff reports and comments.

Senior Planner Jerome stated no additional reports or comments.

Chair Thomas stated thank you.

Commissioner Reports and Comments

Chair Thomas stated Commissioner reports and comments will start on my left again.
Commissioner Noonan.

Commissioner Noonan stated um, great, efficient meeting. Uh, thank you, staff, for preparing all the materials. And other than that, I have no more comments.

Chair Thomas stated Vice Chair Henderson.

Vice Chair Henderson stated uh, nothing. Uh, thanks for a fast meeting and I appreciate a much smaller book this, this time.

Chair Thomas stated Commissioner Stoker.

Commissioner Stoker stated um, just I-I echo everyone's s-sentiments about a, a concise meeting. We appreciate that. And, uh, thanks for some public being here, even if they're here just to observe and, and not, uh, be part of the action. Um, and, uh, thanks again to everyone on our board for putting up with me being, uh, out of town last time. That was a harder meeting to deal with just being in a--[crosstalk]----hotel lobby. So thank you, everyone.

Chair Thomas stated Commissioner Vasconcelos.

Commissioner Vasconcelos stated well, thank you, staff again for another great meeting. We got some things accomplished. We got, uh, some items closed out. So I look forward to future meetings. Thank you.

Chair Thomas stated yeah. Thank you, staff, for preparing everything. You guys did a great job as usual. And, uh, this, this is gonna be a quick one.

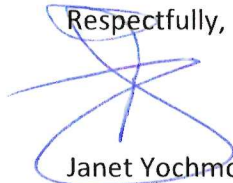
Announcements

Chair Thomas stated so, uh, I'll move to announcements. Upcoming Meeting Schedule: The next regular meeting of the Yucca Valley Planning Commission will be held Tuesday, May 12, 2026, at 6:00 PM in the Yucca Valley Community Center Yucca Room.

Adjournment

Chair Thomas stated and with that, we will adjourn at, uh, 6:21.

Respectfully,



Janet Yochmowitz
Commission Secretary

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Evan Willoughby, Assistant Planner

Date: May 5, 2026

Meeting Date: May 26, 2026

Subject: CUP 05-07 Gusa Mini Storage Renewal

Recommendation:

That the Planning Commission approves the extension of time for CUP 05-07 for an additional three years, expiring on February 19, 2029.

Prior Review:

This project was approved by the Planning Commission at their meeting of February 19, 2008, and has been renewed every three (3) years. Most recently, the Commission approved a three-year extension at their meeting of February 15, 2023.

Discussion:

The original application was for a Conditional Use Permit to allow the construction of a mini storage facility on a 4.4 acre site. The project is located on the north-west corner of Old Woman Springs Rd and Sun Oro Drive and is identified as assessor's parcel numbers 0597-091-07 and 0597-091-29. The property has a zoning designation of Industrial (I) and a General Plan land use designation of Rural Mixed Use SPA.

The Conditional Use Permit, CUP 05-07 was originally approved by the Planning Commission at their meeting of February 19, 2008.

The project approval was for the development of a mini storage facility on a 4.4 acre property, to be constructed in two phases. Phase 1 consists of four buildings, to include 175 storage units, 16 enclosed RV storage units, 55 open RV storage spaces, and a 1,000 square foot office. Phase 2 consists of one building, to include 334 storage units and the removal of the 55 open storage spaces.

At that meeting, the project was approved for two years, expiring on February 19, 2010. Development Code Section 9.63.110, Extension of Time allows for a three-year extension of the project. On February 23, 2010, the Planning Commission approved a four-year extension for the

project, expiring on February 19, 2014. The Development Code allows for an original approval of three years for a Conditional Use Permit. Because the original approval of this project was for two years, an additional year was approved with the first extension request. The approval was subsequently extended in 2017, 2020, and 2023 for additional three-year periods.

Alternatives

NA

Fiscal Impact:

NA

Attachments

- 1. CUP 05-07 Gusa Extension 2026 - Application
- 2. CUP 05-07 Gusa Extension 2026 - Site Plan 2004
- 3. COA CUP 05-07 Gusa 2026
- 4. 02_14_2023 PC
- 5. Staff Report 2008 Original Approval



Conditional Use Permit Application

Extension

Date Received 1.28.2024
 By JJ
 Fee \$2,008.00
 Case # CUP 05-07
 EA # _____

General Information

APPLICANT Michael P. Smith
Linda M. Smith Phone 760-799-3084

Mailing Address 47310 AMIR Drive Email michaelp.smith@yahoo.com
 City Palm Desert State CA Zip 92260

REPRESENTATIVE _____ Phone _____
 Mailing Address _____ Email _____
 City _____ State _____ Zip _____

PROPERTY OWNER Michael P. Smith
Linda M. Smith Phone 760-799-3084

Mailing Address 47-310 AMIR DRIVE Email michaelp.smith@yahoo.com
 City Palm Desert State CA Zip 92260

Project Information

Project Address 56825 SUN Oro Drive Assessor Parcel Number(s) 0597-091-29-0-000
0597-091-07-0-000

Project Location Located on Old Woman Springs Road between SUN Oro Road and Paseo
LOS NIÑOS Road

Project Description: A Mini storage/RV storage facility which shall
include 55 open RV storage spaces and 175 enclosed spaces
IN three buildings.

Please attach any additional information that is pertinent to the application.

Town of Yucca Valley
 Community Development Department
 58928 Business Center Drive
 Yucca Valley, CA 92284
 760 369-6575 Fax 760 228-0084
www.yucca-valley.org

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):

Bordered by Old Woman Spring Rd to the East, Canyon Rd to the West, Sun Oro Rd to the South and Paseo Los Niños Rd to the North.

2. Existing site zoning: Commercial Industrial (CI)

3. Existing General Plan designation: None

4. Precisely describe the existing use and condition of the site: Vacant Land

5. Existing Zoning of adjacent parcels:

North CI South CI East CI West CI

6. Existing General Plan designation of adjacent parcels:

North Vacant South Commercial East Residential West Commercial

7. Precisely describe existing uses adjacent to the site:

North Vacant Land

South Commercial Building

East Commercial Building

West Residential

8. Describe the plant cover found on the site, including the number and type of all protected plants: 60 Yucca Trees

Note: Explain any "Yes" or "Maybe" responses to questions below. If the information and responses are insufficient or not complete, the application may be determined incomplete and returned to the applicant.

Yes Maybe No

9. Is the Site on filled or slopes of 15% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.)
10. Has the site been surveyed for historical, paleontological or archaeological resources? (If yes, a copy of the survey report is to accompany this application.)
11. Is the site within a resource area as identified in the archaeological and historical resource element?
12. Does the site contain any unique natural, ecological, or scenic resources?
13. Do any drainage swales or channels border or cross the site?
14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)
15. Is the site in a flood plain? (See appropriate FIRM)

Project Description

Complete the items below as they pertain to your project. Attach any other supplemental information that will assist in the review of the proposed project pursuant to CEQA.

1. Commercial, Industrial, or Institutional Projects:

- A. Specific type of use proposed: Mini Storage RV Storage
- B. Gross square footage by each type of use: 35,000^{SF} storage, 13,750 Square feet RV Storage.
- C. Gross square footage and number of floors of each building: ONE floor.
Gross square footage Approximately 35,000 SF
- D. Estimate of employment by shift: 2 persons
- E. Planned outdoor activities: Maintenance and showing storage units

2. Percentage of project site covered by:

Paving 30 % Building 55 % Landscaping 0 % Parking 15 %

3. Maximum height of structures 15 feet

4. Amount and type of off street parking proposed: 20 spaces

5. How will drainage be accommodated? _____

6. Off-site construction (public or private) required to support this project:

metal fabrication

7. Preliminary grading plan estimate of cut and fill _____

8. Description of project phasing if applicable: 2 phases.

9. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s) NO

11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

Yes Maybe No

- A. Emit dust, ash, smoke, fumes or odors?
- B. Alter existing drainage patterns?
- C. Create a substantial demand for energy or water?
- D. Discharge water of poor quality?
- E. Increase noise levels on site or for adjoining areas?
- F. Generate abnormally large amounts of solid waste or litter?
- G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?
- H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
- I. Displace any residential occupants?

Owner/Applicant Authorization

Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs.

Signature: Michael P. Smith

Name: Michael P. Smith Linda M. Smith

Date: Jan. 5, 2026 Linda M. Smith

Property Owner: I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

_____ to act as my agent and is further authorized to sign any and all documents on my behalf.

Signature: Michael P. Smith

Name: Michael P. Smith Linda M. Smith

Date: Jan. 5, 2026 Linda M. Smith

The Town of Yucca Valley is hereby granted release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application including phone numbers, addresses and e-mail addresses, for the Town's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act (CPRA). If any of these statements cannot be affirmatively acknowledged, please inform the planner before submitting a development application.

Signature: Michael P. Smith

Name: Michael P. Smith Linda M. Smith

Date: Jan. 5, 2026 Linda M. Smith

Developer Disclosure Statement

This portion of the application must be fully completed and signed by the applicant. If not fully completed and signed, the application will be deemed incomplete.

Address of subject property: 56825 SUN ORO DRIVE

Cross street: Old Woman Springs Road

Date this Disclosure Statement is completed: JAN. 5, 2026

Name of Applicant: Michael P. Smith LINDA M. Smith

The Applicant is a:

- Limited Liability Company (LLC)
- Partnership
- Corporation
- None of the above

Information for LLC, Partnership, Corporation

Name _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

State of Registration _____

Managing member(s), General Partner(s) officer(s)

Name _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Attach additional sheets if necessary

Agent for Service of Process

Name _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

For any deeds of trust or other liens on the property (other than real property tax liens) please state the following:

- A. Name of beneficiary of the deed of trust or lien NONE
- B. Date of the deed of trust or lien. NONE

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on the date and location set forth below

Michael P. Smith Linda M. Smith
Signature

Print Name Michael P. Smith Linda M. Smith

Title: OWNER

Date of signing JAN. 5, 2026

Location: La Paz, Mexico



HAZARDOUS WASTE SITE STATEMENT

I have been informed by the Town of Yucca Valley of my responsibilities, pursuant to California Government Code Section 65962.5, to notify the Town as to whether the site for which a development application has been submitted is located within an area which has been designated as the location of a hazardous waste site by the Office of Planning and Research, State of California (OPR).

I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: Jan. 5, 2026

Michael P. Smith Linda M. Smith
Applicant/Representative printed name

Michael P. Smith Linda M. Smith
Applicant/Representative signature

Hi-Desert Rd and Mini Storage

CONDITIONAL USE PERMIT SITE PLAN

DECEMBER 13, 2004

ASSESSOR'S PARCEL NUMBERS

597-091-07 & 29

LAND AREA AND COVERAGES

LAND AREA	COVERAGES	SITE TOTAL
LOT SIZE	289,138 S.F.	6.18 ACRES GROSS
LOT SIZE	191,740 S.F.	4.40 ACRES NET
BUILDING AREA	62,100 S.F.	1.43 ACRES
PAVED AREA	96,337 S.F.	2.21 ACRES
LANDSCAPE AREA	33,003 S.F.	0.76 ACRES
		17.2%

ZONING

FORMULA	REQUIRED	SHOWN
1 SPACE FOR RESIDENT MANAGER PLUS 6 SPACES FOR 151 TO 500 STORAGE UNITS	7	13

PARKING SUMMARY

FORMULA	REQUIRED	SHOWN
1 SPACE FOR RESIDENT MANAGER PLUS 6 SPACES FOR 151 TO 500 STORAGE UNITS	7	13

EASEMENT DATA

- 1 A RIGHT OF WAY FOR DITCHES OR CANALS, CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN THE UNITED STATES PATENT RECORDED APRIL 27, 1982 IN BOOK 5689 PAGE 57 OF OFFICIAL RECORDS.
(S/AID MATTER AFFECTS PARCEL NO. 029)
- 2 THE PATENT REFERRED TO IN 1 ALSO STATES THAT IT IS SUBJECT TO A RIGHT OF WAY NOT ALONG THE BOUNDARIES OF THE LAND DESCRIBED THEREIN.
(S/AID MATTER AFFECTS PARCEL NO. 029)
- 3 A RIGHT OF WAY FOR DITCHES OR CANALS, CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN THE UNITED STATES PATENT RECORDED JANUARY 10, 1963 IN BOOK 5832 PAGE 173 OF OFFICIAL RECORDS.
(S/AID MATTER AFFECTS PARCEL NO. 07)
- 4 THE PATENT REFERRED TO IN 3 ALSO STATES THAT IT IS SUBJECT TO A RIGHT OF WAY NOT ALONG THE BOUNDARIES OF THE LAND DESCRIBED THEREIN.
(S/AID MATTER AFFECTS PARCEL NO. 07)
- 5 AN EASEMENT TO ERECT, CONSTRUCT, RECONSTRUCT, REPAIR, MAINTAIN AND USE A PIPELINE OR PIPELINES FOR ANY AND ALL PURPOSES, TOGETHER WITH THEIR NECESSARY FITTINGS AND APPURTENANCES FOR AND IN CONNECTION WITH THE OPERATION OF THE CALIFORNIA WATER AND POWER TRANSMISSION AND DISTRIBUTION SYSTEM, IN FAVOR OF THE CALIFORNIA WATER AND POWER TRANSMISSION AND DISTRIBUTION SYSTEM, AS RECORDED IN INSTRUMENT NO. 1969 IN BOOK 6468, PAGE 288 OF OFFICIAL RECORDS.
(S/AID MATTER AFFECTS PARCEL NO. 029)
- 6 AN EASEMENT FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO IN INSTRUMENT RECORDED JULY 20, 1971 IN BOOK 7714 PAGE 245 OF OFFICIAL RECORDS.

LEGEND

- INDICATES PROPOSED PARKING & CUSTOMER PARKING
- INDICATES HANDICAP PARKING
- INDICATES LANDSCAPED AREAS (SEE CONCEPTUAL LANDSCAPE PLAN)
- INDICATES TRASH ENCLOSURE
- EXISTING R/W LINE OR PROPERTY LINE
- INDICATES FLOWLINE
- INDICATES RIGHT-OF-WAY
- INDICATES EXISTING POWER POLE
- R/W
- INDICATES PROPERTY LINE
- INDICATES EXISTING JOSHUA TREES
- INDICATES PROPOSED SEPTIC SYSTEM AREA
- INDICATES APPROX. EXISTING GROUND CONTOUR
- INDICATES NUMBER OF STORAGE UNITS
- INDICATES PROPOSED MASONRY WALL
- INDICATES EXISTING UTILITY LINE
- INDICATES PROPOSED FIRE MOUNT
- INDICATES APPROX. TOP OF CURB
- INDICATES APPROX. FLOW LINE
- F.F.
- INDICATES APPROX. FINISHED FLOOR

UTILITY COMPANIES

- WATER: HI-DESERT WATER DISTRICT, 55430 THENTININE PLAINS HWY, YUCCA VALLEY, CALIFORNIA 92284, ATTENTION: MARY STOCKWELL, PHONE: (760)585-8333
- TELEPHONE: 285 N. SILVERBAY, PALM SPRINGS, CALIFORNIA 92262, ATTENTION: JOHN POOLE, PHONE: (760)778-3610
- ELECTRICITY: SO. CAL. Edison, 50 CAL. Edison, SMITH AVENUE, CA 92271, ATTENTION: ARJUN MEHTA, PHONE: (714)796-9920
- CABLE: SO. CAL. GAS COMPANY, P.O. BOX 3003, REDLANDS, CALIFORNIA 92374, ATTENTION: BRUCE WOODRILL, PHONE: (909)335-7881
- ADDITIONAL DIGITAL CABLE: 7500 RICKARD TRAIL, YUCCA VALLEY, CALIFORNIA 92284, PHONE: (760)585-3378
- SEWER: SETTING TANK AND SEWERAGE PITS OR LEACH LINES

NOTES

- 1) TOP SOURCE: AERIAL, TOPO DATED
- 2) PROPERTY DIMENSIONS AND BEARINGS SHOWN HEREON ARE BASED UPON RECORD DATA
- 3) MAXIMUM BUILDING HEIGHT: 22FT.
- 4) APPROX. EARTHWORK QUANTITIES: CUT = 10,000± CY; FILL = 10,000± CY
- 5) EXISTING PARCELS ARE PROPOSED TO BE MERGED
- 6) STORM WATER RUNOFF FROM SITE TO BE CONVEYED ON THE SURFACE OF ADJACENT STREETS OR ALLEYS
- 7) NUMBER OF PROPOSED BUILDINGS: 8
- 8) OUTDOOR LIGHTING WILL BE ATTACHED TO BUILDING AND ALSO ON TOWN LIGHTING ORNAMENTS AND FIXTURES DESIGNED TO COMPLY WITH TOWN
- 9) THIS SITE LIES WITHIN AN ALQUIST-PRLOO GEOLOGIC HAZARD STUDY ZONE
- 10) NO PROPOSED BIKE TRAILS
- 11) OFFICE AND RESIDENCE CONSTRUCTION TYPE: WOOD FRAME & STUCCO
- 12) REQUIRED MINIMUM SETBACKS (PER DEVELOPMENT CODE):
SIDE & REAR: 10'
FRONT AND SIDE STREET: 15FT

PROPOSED LAND USE (PROJECT DESCRIPTION)

9 BUILDING, 61,550 S.F., SINGLE STORY MINI-STORAGE WITH RV & BOAT STORAGE BUSINESS WITH 305 STORAGE SPACES ON 2 EXISTING PARCELS TO BE MERGED

EXISTING LAND USE

VACANT

LEGAL DESCRIPTION

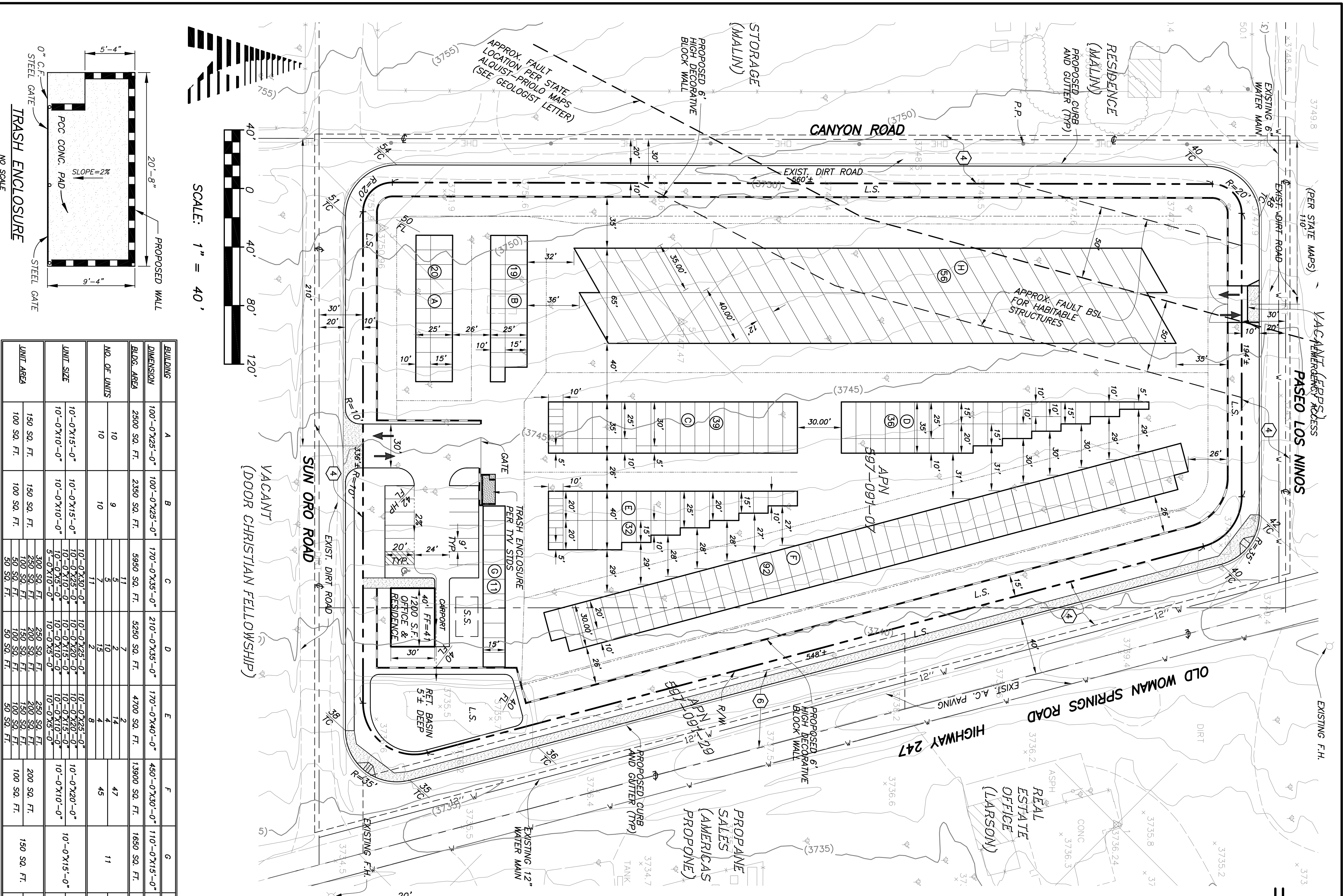
THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN BERNARDINO, TOWN OF YUCCA VALLEY, DESCRIBED AS FOLLOWS:

PARCEL 1: APN: 597-091-07, LOT 96 LYING WEST OF THE WESTERLY BOUNDARY OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

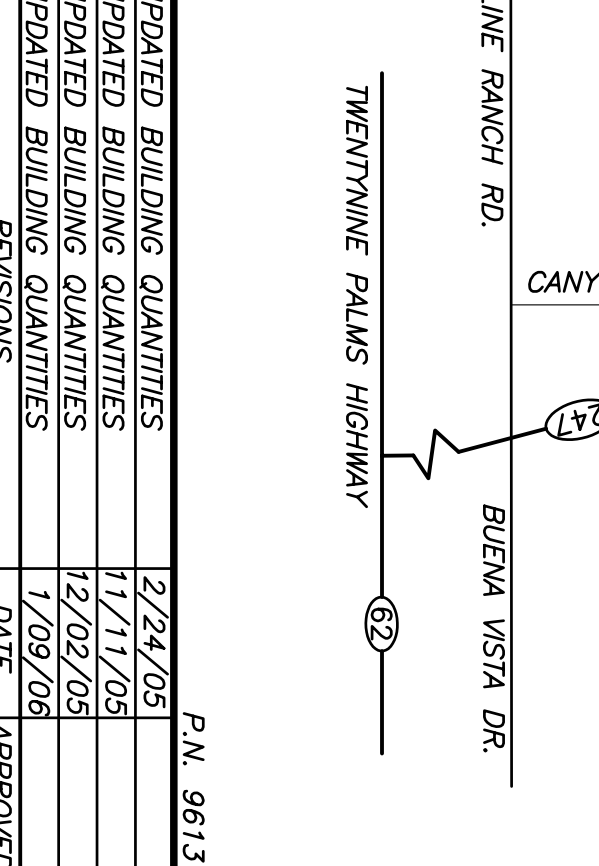
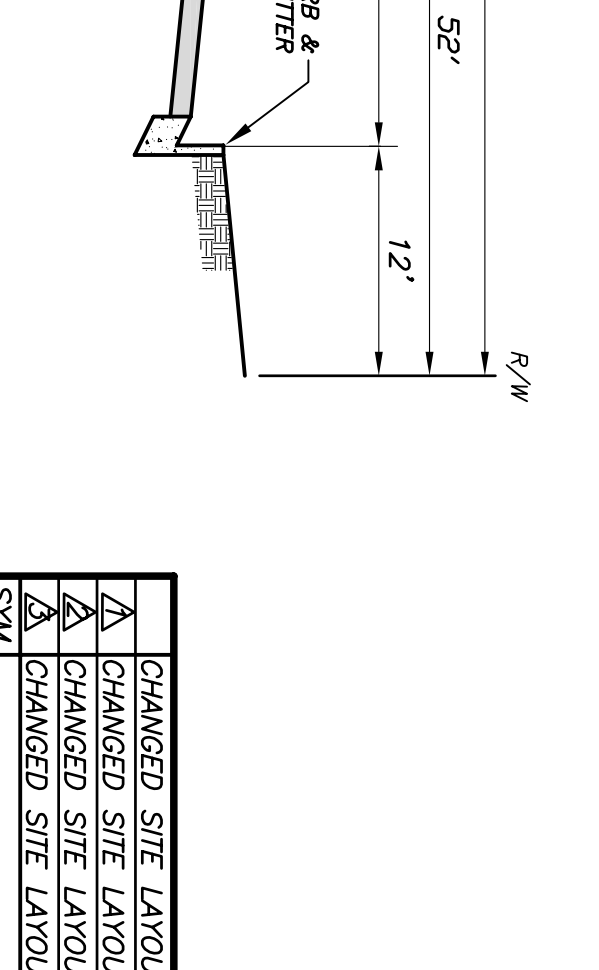
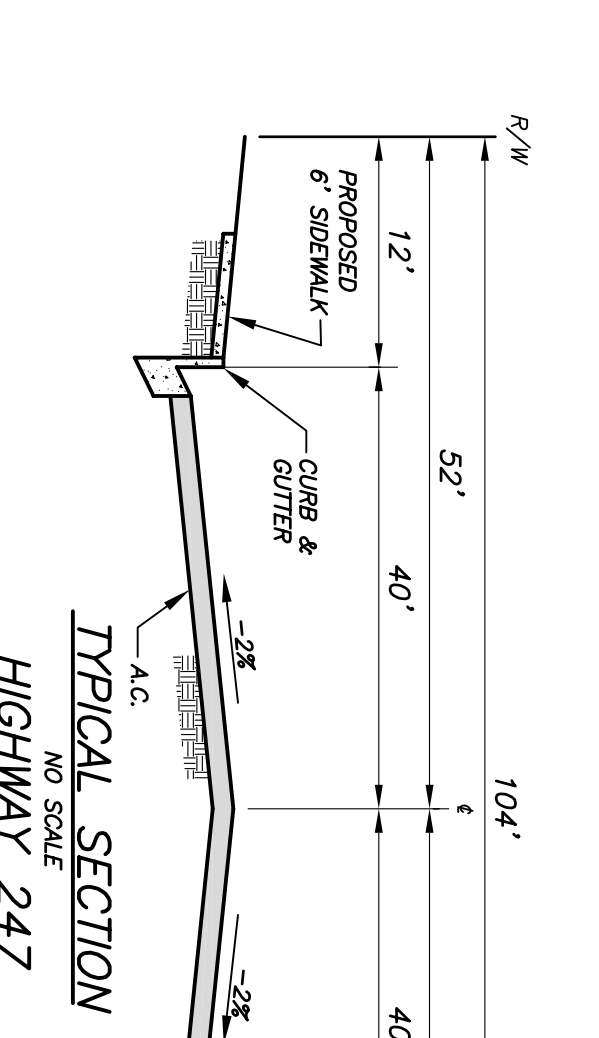
EXCEPTING SUCH OIL, GAS, AND ALL OTHER MINERAL DEPOSITS, TOGETHER WITH THE RIGHTS TO PROSPECT FOR, MINE, AND REMOVE THE SAME, AS WERE REQUIRED TO BE RESERVED TO THE UNITED STATES BY THE ACT OF JUNE 1, 1938 AS AMENDED, AND AS RESERVED IN THE PATENT FROM THE UNITED STATES, RECORDED JANUARY 10, 1963, IN BOOK 5832, PAGE 173, OFFICIAL RECORDS.

PARCEL 2: APN: 597-091-29, LOT 96 LYING WEST OF THE WESTERLY BOUNDARY OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

EXCEPTING SUCH OIL, GAS, AND ALL OTHER MINERAL DEPOSITS, TOGETHER WITH THE RIGHTS TO PROSPECT FOR, MINE, AND REMOVE THE SAME, AS WERE REQUIRED TO BE RESERVED TO THE UNITED STATES BY THE ACT OF JUNE 1, 1938 AS AMENDED, AND AS RESERVED IN THE PATENT FROM THE UNITED STATES, RECORDED APRIL 1962, IN BOOK 5689, PAGE 57, OFFICIAL RECORDS.

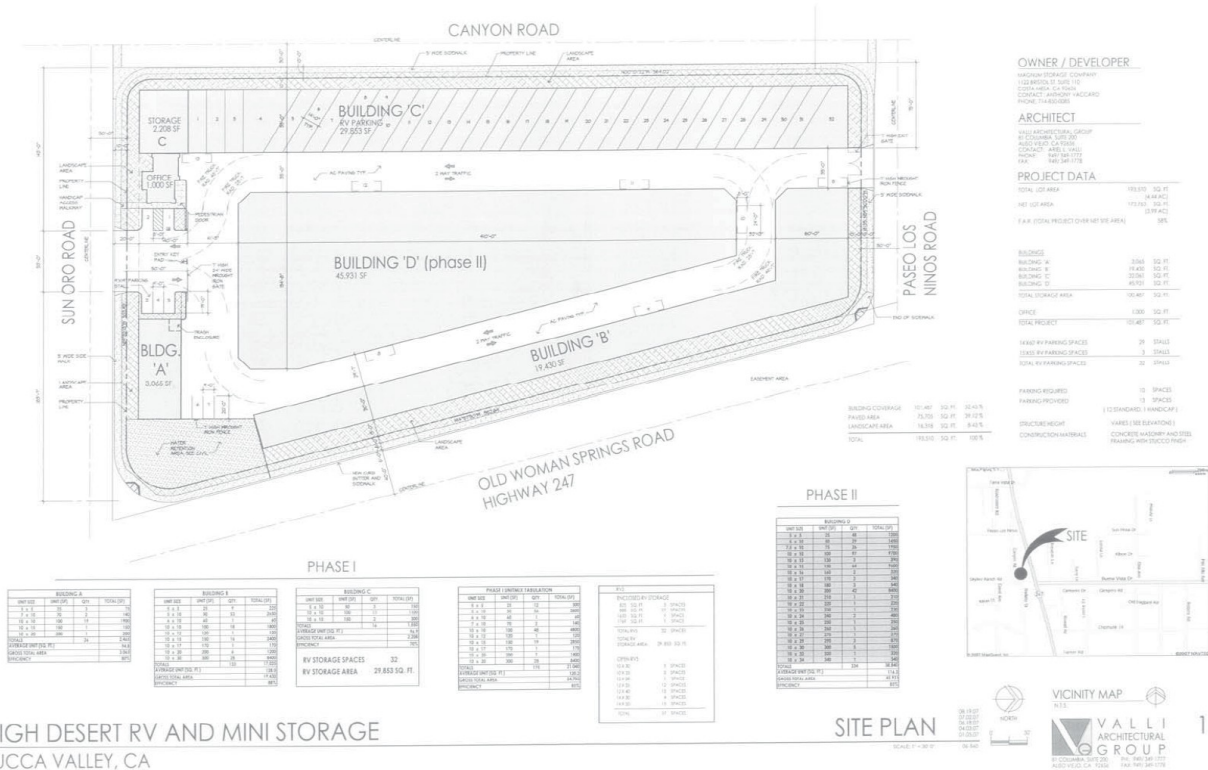


BUILDING	A	B	C	D	E	F	G	H
DIMENSION	100'-0"x25'-0"	100'-0"x25'-0"	170'-0"x35'-0"	210'-0"x35'-0"	170'-0"x40'-0"	140'-0"x30'-0"	110'-0"x15'-0"	411'-0"x65'-0"
BLDG. AREA	2500 SQ. FT.	2500 SQ. FT.	5950 SQ. FT.	5250 SQ. FT.	4700 SQ. FT.	13900 SQ. FT.	1650 SQ. FT.	23200 SQ. FT.
NO. OF LOTS	10	9	11	7	2	4	45	28
LIMIT SIZE	10'-0"x15'-0"	10'-0"x15'-0"	10'-0"x20'-0"	10'-0"x25'-0"	10'-0"x25'-0"	10'-0"x20'-0"	10'-0"x15'-0"	12'-0"x40'-0"
LIMIT AREA	150 SQ. FT.	150 SQ. FT.	100 SQ. FT.	100 SQ. FT.	100 SQ. FT.	200 SQ. FT.	150 SQ. FT.	480 SQ. FT.



**TOWN OF YUCCA VALLEY
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT, CUP 05-07
GUSA MINI STORAGE**

This approval is for Conditional Use Permit, CUP 05-07, a request to allow the construction of a Mini Storage/RV Storage facility on 4.4 acres. The project is proposed to be built in two (2) phases. The project will include 55 open RV storage spaces and 175 enclosed spaces in three buildings in Phase I; and 334 enclosed storage spaces in Phase II. The project is located at the northwest corner of SR 247 and Sun Oro Road and is also identified as Assessor's Parcel Number's 0597-091-07 and 0597-091-29.



GENERAL CONDITIONS

- G1. The applicant shall agree to defend, indemnify and hold harmless the Town of Yucca Valley, its agents, officers and employees, at his sole expense, against any action, claim or proceedings brought against the Town or its agents, officers or employees, to attack, set aside, void, or annul this approval or because of the issuance of such approval, or in the alternative, to relinquish such approval, in compliance with the Town of Yucca Valley Development Code. The applicant shall reimburse the Town, its agents, officers, or employees for any court costs, and attorney's fees which the Town, its agents, officers or employees may be required by a court to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such

action but such participation shall not relieve applicant of his obligations under this condition. The Town shall promptly notify the applicant of any claim, action or proceedings arising from the Town's approval of this project, and the Town shall cooperate in the defense.

- G2. This Conditional Use Permit shall become null and void if construction has not commenced within three (3) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission, in conformance with the Town of Yucca Valley Development Code. The applicant is responsible for the initiation of an extension request.

Approval Date:	February 19, 2008
Extension Date:	February 19, 2010
Extension Date:	February 19, 2014
Extension Date:	February 19, 2017
Extension Date:	February 19, 2020
Extension Date:	February 19, 2023
Extension Date:	February 19, 2026
Expiration Date:	February 19, 2029

- G3. The applicant shall ascertain and comply with requirements of all Federal, State, County, Town and local agencies as are applicable to the project. These include, but are not limited to, County of San Bernardino Environmental Health Services, County of San Bernardino Transportation/Flood Control, County of San Bernardino Fire Department, Yucca Valley Building and Safety, Caltrans, High Desert Water District, Airport Land Use Commission, California Regional Water Quality Control Board, Colorado River Region, the Federal Emergency Management Agency, MDAQMD-Mojave Desert Air Quality Management District, Community Development, Engineering, and all other Town Departments.
- G4. All conditions are continuing conditions. Failure of the applicant to comply with any or all of said conditions at any time may result in the revocation of any construction permits for the project.
- G5. No on-site or off-site work shall commence without obtaining the appropriate permits for the work required by the Town and the appropriate utilities. The approved permits shall be readily available on the job site for inspection by Town personnel.
- G6. The applicant shall pay all fees charged by the Town as required for application processing, plan checking, construction and/or inspections. The fee amounts shall be those which are applicable and in effect at the time work is undertaken and accomplished. Fees for entitlement prior to construction permits are based on estimated costs for similar projects. Additional fees may be incurred, depending upon

- the specific project. If additional fees for services are incurred, they must be paid prior to any further processing, consideration, or approval(s).
- G7. All improvements shall be inspected by the Town as appropriate. Any work completed without proper inspection may be subject to removal and replacement under proper inspection.
- G8. All refuse shall be removed from the premises in conformance with Town of Yucca Valley Municipal Code Chapter 8.03, Construction Site Maintenance and Trash Containment.
- G9. During construction, the applicant shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town to eliminate any site related dirt and debris within the roadways. During business activities, the applicant shall keep the public right-of-way adjacent to the property in a clean and sanitary condition.
- G10. No staging of construction equipment or parking of worker's vehicles shall be allowed within the public right-of-way of streets or other public improvements that have been accepted into the Town's maintained system
- G11. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB 1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a qualified licensed land surveyor or civil engineer to reset those monuments per Town Standards and file the necessary information with the County Recorder's office as required by law (AB 1414).
- G12. Each phase of the project shall function independently of all other phases. All improvements shall be completed for each phase to ensure that each phase functions separate from the remainder of the project, and shall include, but not be limited to, street improvements, drainage and retention/detention facilities, water delivery systems, fire suppressions systems, post construction erosion and sediment control systems, all utilities necessary to serve the project, and those improvements deemed necessary by the Town. All phasing plans shall be illustrated on rough and precise grading plans, erosion and sediment control plans, all plan required for obtaining native plant plan approval, and on any other plan as deemed necessary by the Town.
- G13 At least one sign per fronting street shall be posted on the site and must contain the following information: the grading permit number, the project name, map number (if appropriate), the authorized dust controller phone number(s) and the Town phone number. The signs must be obtained and installed by the developer using the sample format to be provided. The signs must be present at the pre-construction meeting or the grading permit will not be issued. The Applicant must keep the contact name and

- phone number active and current at all times. Failure of the contact system may be considered grounds for revocation of the permit. All signs shall be a minimum of 4' x 8' in size.
- G14. At the time of permit issuance the applicant shall be responsible for the payment of fees associated with electronic file storage of documents
- G15. The applicant shall reimburse the Town for the Town's costs incurred in monitoring the developer's compliance with the Conditions of Approval including, but not limited to, inspections and review of developer's operations and activities for compliance with all applicable dust and noise operations. This condition of approval is supplemental and in addition to normal building permit and public improvement permits that may be required pursuant to the Yucca Valley Municipal Code.
- G16. Prior to the issuance of a Certificate of Occupancy for any habitable structure in each phase of the project, all improvements shall be constructed, final inspection performed, punch-list items completed, and all installations approved by the appropriate agency.
- G17. After final plan check by the Town, original mylars (4 mil) shall be submitted to the Town for signature by the Town Engineer. All original mylars submitted for Town Engineer's signature must contain the design engineer's wet signature and stamp and all other required signatures.
- G18. For any import or export of material, the Project proponent shall provide the following for review by the Town Engineer: the route of travel, number of trucks, daily schedule, and length of time required. No hauling of material shall begin without the Town Engineer's approval.
- G19. Prior to any work being performed within the public right-of-way, the applicant shall provide the name, address, telephone, facsimile number, and e-mail address of the Contractor to perform the work. A description of the location, purpose, method of construction, and surface and subsurface area of the proposed work shall be supplied. A plat showing the proposed location and dimensions of the excavation and the facilities to be installed, maintained, or repaired in connection with the excavation, shall be provided and such other details as may be required by the Town Engineer.
- G20. The site shall be developed in accordance with the approved plans on file with the Town of Yucca Valley, in accordance with the Conditions of Approval approved for the project, and in accordance with the General Plan and Development Code. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Town.

- G21. Prior to issuances of building permits, all site plans, grading plans, landscape and irrigation plans, drainage/flood control plans, public improvement plans, erosion and sediment control plans, shall be coordinated for consistency with this approval.
- G22. The Town may allow phased construction of the project provided that the improvements necessary to adequately serve or mitigate the impacts of each phase of development are completed prior to the issuance of a Certificate of Occupancy for that phase.
- G23. The applicant or the applicant's successor-in-interest shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.
- G24. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Town before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented.
- G25. All street dedications shall be irrevocably offered to the public and shall continue in force until the Town accepts or abandons such offers. All dedications shall be free of all encumbrances as approved by the Town Engineer.
- G26. The street design and circulation pattern of this project shall be coordinated with adjoining developments.
- G27. The final conditions of approval issued by the approving authority shall be photographically or electronically placed on bond (blue/black line) paper and included in the Grading and Street Improvement plan sets on 24" x 36" bond (blue/ black line) paper and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field and during construction. Plan check fees shall not be charged for sheets containing the Conditions of Approval.
- G28. Prior to issuance of a certificate of occupancy, the applicant shall submit all improvement plans on compact disks in digital format acceptable to the Town Engineer.
- G29. Violations of any condition or restriction or prohibition set forth in these conditions, including all approved construction plans, public and private, for this project and subject

to the Town's overall project approval and these conditions of approval, shall subject the owner, applicant, developer or contractor(s) to the remedies as noted in the Municipal Code. In addition, the Town Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

PLANNING CONDITIONS

- P1. The development of the property shall be in conformance with FEMA and the Town's Floodplain Management Ordinance requirements. Adequate provision shall be made to intercept and conduct the existing tributary drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to modifying existing facilities or by securing a drainage easement.
- P2. Utilities shall be underground in conformance with Ordinance 233, or as amended by Town Council.
- P3. All exterior lighting shall comply with the Ordinance 90, Outdoor Lighting and shall be illustrated on all construction plans.
- P4. A final plan identifying all protected plants as well as a Native Plant Relocation Plan with any area proposed to be disturbed in accordance with the Town's Native Plant Protection Ordinance shall be submitted for approval prior to issuance of any construction permits, including grading and utility installations, for the project. The applicant shall make every effort to relocate the native plants back onsite. The adoption of native plants shall be consistent with the Native Plant Ordinance in effect at the time of grading permits.
- P5. Prior to the issuance of any permits the applicant/owner shall provide three (3) copies of a landscape and irrigation plan showing the size, type and location of all plant and irrigation systems. Said irrigation system shall incorporate a permanent automatic irrigation system, and all landscaping and irrigation systems shall be maintained in good condition at all times. All ground within proposed landscape planter areas shall be provided with approved ground cover. This shall include but not be limited to drought-tolerant plant materials or colored desert rock. The Landscape Plan shall be approved by Hi-Desert Water District.
- P6. Construction and placement of the office/residence shall take into consideration the previous fault rupture that affected the site, and the residence shall be constructed at least fifty (50) feet from the mapped trace of the previous rupture, as noted in the Fault Hazard Study prepared by Sladden Engineering in March 2005.**

- P6. Prior to the issuance of any permits, the applicant shall obtain an approved certificate of compliance from the Town or provide documentation that the parcel was legally subdivided.
- P7. The entry gates shall be of wrought iron or equivalent. In addition, a solid block wall, of slump stone, stucco or equivalent, shall be placed on the west side of the retention basin, connecting buildings A & B, to screen the parking area from view.
- P8. All roof-mounted equipment shall be fully screened from view.
- P9. No signs are approved with this permit. Sign applications shall be made separately for all signage on the property, and all signage shall comply with Ordinance No. 156.

ENGINEERING CONDITIONS

- E1. Dedicate, or show there exists, sufficient right of way for a "Highway-4-Lanes-Divided" (92 foot right of way and 80 feet curb to curb) on State Route 247 per Town of Yucca Valley standard 105.
- E2. Construct street improvements to include curb, gutter, sidewalk and paving 48 feet from centerline on State Route 247 per Town of Yucca Valley Standard Drawing 105, 200, 220 and 240. Any existing pavement on State Route 247 shall be removed and replaced to centerline. Construct a six (6) foot wide sidewalk along State Route 247. Pay an in-lieu fee of \$129,300 for future construction of a median island on State Route 247.
- E3. Install north bound left hand turn lanes at the intersection of State Route 247 and Sun Oro Road and the intersection of State Route 247 and Paseo Las Ninas as noted in Caltrans' letter dated June 20, 2007. An encroachment permit from Caltrans will be required for all work with the Caltrans right of way.
- E4. Dedicate, or show there exists, sufficient right of way for a "Local Road (30 foot half width) on Sun Oro Road, per Town of Yucca Valley standard 101.
- E5. Construct street improvements, to include curb, gutter, sidewalk and paving on Sun Oro Road 20 feet from centerline per Town of Yucca Valley Standard Drawing 105, 200, 220 and 240.
- E6. Dedicate, or show there exists, sufficient right of way for a "Local Road (30 foot half width) on Canyon Road per Town of Yucca Valley standard 101.
- E7. Construct street improvements, to include curb, gutter, sidewalk and paving on Canyon 20 feet from centerline per Town of Yucca Valley Standard Drawing 105, 200, 220 and 240.
- E8. Dedicate, or show there exists, sufficient right of way for a "Local Road (30 foot half width) on Paseo Las Ninas Road per Town of Yucca Valley standard 101.

- E9. Construct street improvements, to include curb, gutter, sidewalk and paving on Paseo Las Ninas 20 feet from centerline per Town of Yucca Valley Standard Drawing 105, 200, 220 and 240.**
- E10. Install street light(s) on State Route 247 at Sun Oro Road and Paseo Las Ninas per of Yucca Valley Standard Drawing No. 300:**
- E11. In conjunction with the rough grading plan submittal, street plans prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town. The final street plans shall be reviewed and approved by the Town Engineer. The applicant/owner is responsible for all fees incurred by the Town. Prior to Certificate of Occupancy, the Engineer-of-Record shall survey and certify that the site grading was completed in substantial conformance with the approved Grading Plans.
- E12. With submittal of improvement plans including but not limited to grading plans, street improvement plans, storm drain and retention/detention basin plans, and erosion and sediment control plans, the applicant shall cause to be formed, or shall be annexed into an existing, maintenance district(s) for landscape, lighting, streets, drainage facilities or other infrastructure as required by the Town. The Applicant shall initiate the maintenance and benefit assessment district(s) formation, or annexation, by submitting a landowner petition and consent form (provided by the Town) and deposit necessary fees concurrent with the application for street and grading plan review and approval; and said maintenance and benefit assessment district(s) shall be established concurrent with the approval of the final map in the case of the subdivision of land, or prior to issuance of any certificate of occupancy where there is no subdivision of land.
- E13. The applicant's engineer shall provide a signed and stamped letter certifying that the proposed improvements will not adversely affect the floodway. Pursuant to the Town's Floodplain Ordinance, not causing an adverse affect means the cumulative effect of the proposed development when combined with all other all other existing and anticipated development will not increase the water surface elevation of the base flood one foot or more. As part of the Floodplain Ordinance the Flood Plain Administrator is required to notify state and federal agencies of development within the floodplain if the Base Flood Elevation is changed due to physical alterations. The applicants engineer shall be responsible to provide backup information, if requested by such state and federal agencies, supporting his certification.
- E14. Prior to the issuance of a Grading Permit, a Grading Plan prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town prior to any grading activity. The rough and precise Grading Plans shall be reviewed and approved by the Town Engineer prior to issuance of grading permits. The applicant/owner is responsible for all fees incurred by the Town. Prior to Certificate of Occupancy, the Engineer-of-Record shall survey and certify that the site grading was completed in substantial conformance with the approved Grading Plans.

- E15. Any portion of the site to be graded shall be pre-watered to a depth of three feet prior to the onset of grading activities.
- E16. Watering of roadways or other soil stabilization methods shall be employed on an on-going basis after the initiation of grading activity on the site.
- E17. **All manufactured slopes over the height of 3 feet shall be irrigated and landscaped immediately following grading. Prior to issuance of a grading permit for any portion of the site, the applicant/owner shall submit, for review and approval, an irrigation and landscaping plan or other appropriate treatment for all slope areas.**
- E18. The rough grading shall be certified by a civil engineer that it was completed in substantial conformance with the approved rough Grading Plans. Prior to the issuance of any building permits the project Engineer shall certify the finished lot was graded in conformance to approved plans.
- E19. The Engineer-of-Record or other civil engineer shall survey and provide pad certification for the site prior to issuance of building permits.
- E20. Prior to the issuance of permits, the applicant shall comply with the recommendations of a site-specific Geotechnical and Soils Report which shall be reviewed and subject to Town approval. The report shall include recommendations for any onsite and offsite grading, foundations, compaction, structures, drainage, and existence of fault zones. It shall include recommendations for retention basins, slope stability and erosion control. The soils engineering report shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, when necessary and opinions and recommendation covering the adequacy of sites for development. The report shall identify if the site contains any areas susceptible to landslide risk, liquefaction potential and/or subsidence potential on the project site. The report shall identify and include the location of major geologic features, topography and drainage, distribution and general nature of rock and soils, a reasonable evaluation and prediction of the performance of any proposed cut or fill in relation to geological conditions, and the capability of soils and substrata to support structures.
- E21. All recommended approved measures identified in the Soils Report shall be incorporated into the project design.
- E22. All property corners, lots, easements, street centerlines, and curve radii shall be monumented and horizontally tied to identified control points. A copy of the monumentation survey and centerline tie notes shall be provided to the Town Engineer prior to certificate of occupancy.
- E23. A retention basin and/or underground storage system shall be constructed and functional prior to the issuance of certificate of occupancy for the any structure within the project. The applicant shall provide on-site retention for the incrementally larger flows caused by development of the site, pursuant to a final drainage report, subject to review and approval by the Town Engineer.

- E24. A final drainage report, prepared by a registered Civil Engineer, shall be prepared to determine the flows exiting the site under current undeveloped conditions compared to the incrementally larger flows due to the development of the site. The retention basin size will be determined, per County of San Bernardino Flood Control methodology, such that incremental 100 year 24-hour storm volume, plus 10%, is retained on-site.
- E25. In lieu of an engineered drainage report the retention basin and/or underground storage system shall be sized to retain 550 cubic feet of storm water for each 1,000 square feet, and increments thereof, of impervious area proposed (structures, driveways, parking areas, etc.).
- E26. Basin(s) shall be designed to fully dissipate storm waters within a 48 hour period.
- E27. A pre-filtration system shall be installed for all drain lines connected to any underground storage system to collect sediment and hydrocarbon material prior to discharge into the underground system.
- E28. Any grading or drainage onto private off-site or adjacent property shall require a written permission to grade and/or a permission to drain letter from the affected property owner.
- E29. In conjunction with precise grading certification, all retention/detention basins shall be certified by a civil engineer that they have been constructed in substantial conformance with the approved plans, and shall be certified that they have the required capacity and will operate in accordance with the approved drainage reports for the project.
- E30. In conjunction with precise grading certification, all drainage systems, both public and private, shall be certified by a civil engineer that they have been constructed in substantial conformance with the approved plans, and shall be certified that they have the required capacity and will operate in accordance with the approved drainage reports for the project.
- E31. No on-site or off-site work shall commence without obtaining the appropriate permits for the work involved from the Town. The approved permits shall be readily available on the job-site for inspection by the Town personnel.
- E32. All grading activities shall minimize dust through compliance with MDAQMD Rules 402 and 403.
- E33. Prior to issuance of a grading permit, a Fugitive Dust and Erosion and Sediment Control Plan shall be submitted and approved by the Town Engineer. The Fugitive Dust and Erosion and Sediment Control Plan shall illustrate all proposed phasing for construction of the project.
- E34. A Notice of Intent to comply with Statewide General Construction Stormwater Permit (Water Quality Order 99-08-DWQ as modified December 2, 2002 or as otherwise updated by the Board) is required for the proposed development via the California

- Regional Water Quality Control Board (phone no. 760-346-7491). A copy of the executed letter issuing a Waste Discharge Identification number shall be provided to the Town prior to issuance of a grading permit. The Applicant shall comply with NPDES requirements as applicable. The Applicant shall install devices on his property to keep erodible material, rocks, and gravel on the site. To eliminate any site related dirt and debris within the roadways, the Applicant shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town Staff.
- E35. Prior to any work being performed in the public right-of-way, fees shall be paid and an encroachment permit shall be obtained from appropriate agency. The applicant shall apply for an encroachment permit for street improvements, utility trenching, utility connection, or any other encroachment onto public right-of-way. The applicant shall be responsible for the associated costs and arrangements with each public utility.
- E36. The applicant shall restore any pavement cuts required for installation or extension of utilities for his project within the public right-of-way. In all cases where cuts are allowed, the Applicant is required to patch the cuts to Town standards and the approval of the Town Engineer. The patching shall include a grinding of the pavement to a width 4 feet beyond the edge of the trench on each side, or as determined by the Town Engineer, and replacement with a full-depth asphalt concrete recommended by the Soils Engineer.
- E37. The applicant shall accept and properly dispose of all off-site drainage flowing onto or through the site.
- E38. The applicant shall construct the replacement of any identified damaged curb and gutter, sidewalk, drive approach, asphalt concrete pavement, meter boxes, and other infrastructure that may be required by the Town Engineer or another Agency.
- E39. The applicant shall install all water and sewer systems required to serve the project. All water and sewer systems shall be completed to the requirements of the Hi Desert Water District.
- E40. The applicant shall observe the construction of this project to make certain that no damage or potential for damage occurs to adjacent roadway, existing improvements, adjacent property and other infrastructure. The applicant shall be responsible for the repair of any damage occurring to offsite infrastructure and/or property damage as determined by the Town Engineer. The applicant shall repair any such damage prior to certificate of occupancy. If the damage is such that it is not repairable within a reasonable amount of time as determined by the Town Engineer, the applicant may petition the Town Engineer for additional conditions that may allow him the time, amount of surety and other requirements to repair the damage.
- E41. The applicant shall be responsible for all improvements constructed within the public right-of-way as required by the conditions of approval. The improvements shall be constructed to the standards and requirements as determined and approved by the Town Engineer. Any improvements not considered to be to the required standards shall be replaced by the Applicant. The Applicant shall be required to maintain and repair

- those improvements prior to and after acceptance by the Town Council for the length of time required by the applicable conditions, standards and ordinances.
- E42. All improvement plans shall be designed by a Registered Civil Engineer.
- E43. Any area which remains undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers or a desert wildflower mix hydroseed on the affected portion of the site.
- E34. Prior to the issuance of any grading permit to disturb, expose or stockpile an aggregate of more than one acre of land, an erosion and sediment control plan for the project shall be submitted to and approved by the Town Engineer and securities meeting the requirements contained herein shall be posted with the Town. The amount of the security shall be equal to one hundred (100) percent of the total estimated cost of the erosion and sediment control system(s). The permittee's estimate of such cost shall be subject to the review and approval of the Town engineer. The erosion and sediment control security shall be in the form of a Cash Deposit.
- E45. The applicant shall be responsible for inspection, modification, and proper maintenance of the erosion control devices as necessary. If the Applicant fails or refuses to properly maintain the erosion control devices, the Town official may cause emergency maintenance work to be done in order to protect potentially impacted property. The cost shall be deducted from the erosion control security posted for the project and shall include all costs related to the emergency maintenance including initial mobilization and performance of the work in addition to applicable administrative costs.
- E46. If the applicant fails or refuses to properly maintain the erosion control devices, the Town Engineer may cause emergency maintenance work to be done in order to protect potentially impacted property. The cost shall be deducted from the erosion control security posted for the project and shall include all costs related to the emergency maintenance including initial mobilization and performance of the work in addition to applicable administrative costs.
- E47. If construction of erosion control systems outside of the project boundaries is necessary, permission to construct such systems from the owner of such off-site property is required. Plans for the off-site system shall be included with the on-site plans submitted to the Town Engineer. The plans for the off-site erosion control system shall include permission to grade and maintain the erosion control system from all affected property owners and letters of clearance and/or permits from all appropriate governmental entities.
- E48. The applicant shall submit a post construction erosion and sediment control plan which identifies and illustrates all necessary improvements to prevent the movement and or loss of any soil and sediment materials from the project site, including all individual lots for construction of habitable structures, all slope banks, and all areas of the site capable of resulting in the deposit of soils and sediments with the street or storm drain system. The post construction erosion and sediment improvements shall be certified by a civil

- engineer that they were constructed in substantial conformance with the approved plans and specifications.
- E49. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper. Soil testing for the subsurface disposal system shall meet the requirements of the Department of Environmental Health Services. Applicant shall submit a minimum of three (3) copies of percolation reports for the project site and an appropriate fee to DEHS for review and approval, a copy of the cover sheet with an approval stamp to Building and Safety Division at the time of building permit application, and two (2) copies of the approved percolation report to the Building and Safety Division at the time of construction plan check. The location of the septic system shall be shown on the project grading plans. It shall be the developer's responsibility to ensure that the location of the septic system and any proposed underground stormwater collection system meet applicable codes related to separation distances.
- E50. Prior to the approval of the improvements plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb to curb improvements, and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria is exceeded, additional drainage facilities shall be installed.
- E51. It is understood that the Conditional Use Permit plans correctly shows all existing easements, traveled ways and drainage courses, and that their omission may require the Conditional Use Permit plans to be resubmitted for further consideration.
- E52. Private drainage easements for cross-lot drainage shall be dedicated and delineated on the final map.
- E53. A construction area traffic control plan, including temporary and final permanent striping, shall be designed by a registered Civil Engineer or Traffic Engineer for review and approval by the Town Engineer for any street construction, closure, detour or other disruption to traffic circulation.
- E54. All street closures must be approved by Town Council action.
- E55. The following shall information regarding the presence of the Marine Corps Air Ground Combat Center (MGAGCC) shall be recorded on the title of each property contained within the boundaries of the Conditional Use Permit.

"The Marine Corps Air Ground Combat Center is located in the Morongo Basin. To prepare Marines for future conflicts, the MGAGCC carries out realistic training with military munitions, both day and night. As a result, Military aircraft fly over the area, and military vehicles drive on and off the base every day. This property is located directly under two aircraft flying routes and is located approximately 13 miles from the installation boundary. Consequently, you should expect to hear military training, see low-flying military aircraft, and encounter other experiences associated with the important mission of the MCAGCC".

- E56. After final plan check by the Town, original mylars (4 mil) shall be submitted to the Town for signature by the Town Engineer. All original mylars submitted for the Town Engineer's signature must contain the design engineer's wet signature and stamp and all other required signatures.
- E57. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the Town Engineer, lot lines shall be located at the top of slopes.
- E58. Improvement plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the Town Engineer.

BUILDING AND SAFETY CONDITIONS

- B1. The applicant shall pay all fees as required for application processing, plan checking, construction and/or inspections, Development Impact Fees, and MUSD fees. The fee amounts shall be those which are applicable and in effect at the time work is undertaken and accomplished.
- B2. Applicant/developer shall provide plans and obtain the required permits that comply with applicable provisions of the 2025 California Building, Plumbing, Electrical, and Mechanical Codes, the 2025 California Green Building Standards Code, and 2025 California Energy Code.
- B3. All Plans to be stamped and wet signed by California Licensed Engineer or Architect.
- B4. Provide all required ADA access plan (Parking, path of travel, building access, restroom, ADA workspace, etc.) per 2025 CBC, Chapter 11B.
- B5. Obtain San Bernardino Environmental Health approval for on-site septic/treatment system.
- B6. Obtain San Bernardino County Fire approval for building and site improvements.
- B7. Obtain will serve letter from Hi-Desert Water.
- B8. Prior to final certificate of occupancy, as required by California State Health and Safety Code Section 19850, the applicant shall provide 1 copy of the stamped approved plans and revisions on CD in PDF format to the Town of Yucca Valley Building and Safety Division to serve as the official file copy of the approved building plans.

- B9. Submit 3 complete sets of plans and provide 1 electronic copy of all plans and all calculations at the initial plan review submittal.

FIRE CONDITIONS

- F1. Project shall comply with all requirements of San Bernardino County Fire.

MOJAVE DESERT AIR QUALITY MANAGEMENT DISTRICT CONDITION

- M1. A “Notification of Demolition/Renovation” application must be completed and submitted to the District pursuant to Health and Safety Code Section 19827.5 for the demolition of any load bearing wall or foundation.

I HEREBY CERTIFY THAT THE APPROVED CONDITIONS OF APPROVAL WILL BE SATISFIED PRIOR TO OR AT THE TIMEFRAMES SPECIFIED AS SHOWN ABOVE. I UNDERSTAND THAT FAILURE TO SATISFY ANY ONE OF THESE CONDITIONS WILL PROHIBIT THE ISSUANCE OF ANY PERMIT OR ANY FINAL MAP APPROVAL.

Applicant’s Signature _____ Date _____

Applicant Initials _____

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 14, 2023**

CALL TO ORDER

Chair Henderson called the meeting to order at 6:00 PM.

PRESENT: Napientek, Noonan, Stoker, Thomas, Henderson

ABSENT:

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Chair Henderson.

APPROVAL OF AGENDA

Motion:

Approve the meeting agenda as prepared.

Chair Henderson opened public comment. With no members of the public wishing to speak, Chair Henderson closed public comment.

RESULT: APPROVED [UNANIMOUS]
MOVER: J Clint Stoker, Vice Chair
SECONDER: Mathew Thomas, Commissioner
AYES: Napientek, Noonan, Stoker, Thomas, Henderson

CONSENT AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Brad Napientek, Commissioner
SECONDER: Mathew Thomas, Commissioner
AYES: Napientek, Noonan, Stoker, Thomas, Henderson

1. Approval of November 8, 2022 Planning Commission Regular Meeting Minutes

MOTION:

Approve the November 8, 2022, Planning Commission Regular Meeting Minutes.

2. Approval of December 13, 2022 Planning Commission Regular Meeting Minutes

MOTION:

Approve the December 13, 2022, Planning Commission Regular Meeting Minutes.

3. Receive and File the Native Plant Permit (NPP) 006-23, 58424 Lisbon Drive, Yucca Valley CA. APN: 0588-334-12; Native Plant Permit Application and Desert Native Plant Specialist Report

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant

Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 006-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

4. **Receive and File the Native Plant Permit (NPP) 026-23, 55958 29 Palms Highway, Yucca Valley CA. APN: 0586-311-02; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP) 026-23 exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.09.050 Native Landscape Documentation Package.

5. **Receive and File the Native Plant Permit (NPP) 033-23, 6381 Marvin Drive, Yucca Valley CA. APN: 0601-101-29; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 033-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

6. **Receive and File the Native Plant Permit (NPP) 039-23, 56250 Nez Perce Trail, Yucca Valley CA. APN: 0587-441-15; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 039-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

7. **Receive and File the Native Plant Permit (NPP) 046-23, 53988 Pinon Drive, Yucca Valley CA. APN: 0585-283-12; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 046-23) exemption, finding that, based on the evidence presented in the

submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

8. **Receive and File the Native Plant Permit (NPP) 051-23, 7819 Victor Vista Avenue, Yucca Valley CA. APN: 0587-261-22; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 051-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

9. **Receive and File the Native Plant Permit (NPP) 052-23, 4980 Surrey Court, Yucca Valley CA. APN: 0598-142-16; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 052-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

10. **Receive and File the Native Plant Permit (NPP) 061-23, 56596 Carlyle Drive, Yucca Valley CA. APN: 0585-103-11; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 061-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

11. **Receive and File the Native Plant Permit (NPP) 066-23, 8759 Hardesty Drive, Yucca Valley CA. APN: 0585-062-27; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 066-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130

Native Landscape Documentation Package.

- 12. Receive and File the Native Plant Permit (NPP) 597-22, 58849 Carmelita Avenue, Yucca Valley CA. APN: 0589-317-08; Remove Two (2) California Junipers, and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report and approves the application for NPP 597-22, to remove two (2) California Junipers, based upon Section 9.07.130 (C)(2), that the regulated desert native plants being removed are located within the identified grading area; and finding that all necessary submittal materials have been submitted as indicated in the Application Table and as contained within the staff report.

- 13. Receive and File the Native Plant Permit (NPP) 618-22, 7825 Joshua View Drive, Yucca Valley CA. APN: 0587-252-18; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 618-22) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

- 14. Receive and File the Native Plant Permit (NPP) 707-22, 5621 Elata Avenue, Yucca Valley CA. APN: 0596-211-26; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 707-22) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

- 15. Receive and File the Native Plant Permit (NPP) 723-22, 59401 Buena Vista Drive, Yucca Valley CA. APN: 0601-251-25; Remove Five (5) Mojave Yuccas, and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report and approves the application for NPP 723-22, to remove five (5) Mojave Yuccas, based upon Section 9.07.130 (C)(2), that the regulated desert native plants being removed are located within the identified grading area; and finding that all necessary submittal materials have been submitted as indicated in the Application Table and as contained within the staff report.

- 16. Receive and File the Native Plant Permit (NPP) 761-22, 56969 Panchita Avenue, Yucca Valley CA. APN: 0596-381-04; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for proposed residential construction and approves the Native Plant Permit (NPP 761-22) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.
- 17. Receive and File the Native Plant Permit (NPP) 025-23, 6412 Murrieta Avenue, Yucca Valley CA. APN: 0596-161-17; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 025-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.
- 18. Receive and File the Native Plant Permit (NPP) 027-23, 58132 Yucca Trail, Yucca Valley CA. APN: 0601-321-13; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 027-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.
- 19. Receive and File the Native Plant Permit (NPP) 028-23, 6419 Palo Alto Avenue, Yucca Valley CA. APN: 0596-172-03; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 028-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

20. **Receive and File the Native Plant Permit (NPP) 029-23, 58363 Desert Gold Drive, Yucca Valley CA. APN: 0588-344-10; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 029-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

21. **Receive and File the Native Plant Permit (NPP) 030-23, 7511 Elata Avenue, Yucca Valley CA. APN: 0587-172-10; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 030-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

22. **Receive and File the Native Plant Permit (NPP) 031-23, 6515 Paxton Court, Yucca Valley CA. APN: 0601-542-12; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 031-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

23. **Receive and File the Native Plant Permit (NPP) 032-23, 6536 Palo Alto Avenue, Yucca Valley CA. APN: 0595-351-04; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 032-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

24. **Receive and File the Native Plant Permit (NPP) 035-23, 57429 St. Mary's Drive, Yucca Valley CA. APN: 0595-233-22; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 035-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

25. **Receive and File the Native Plant Permit (NPP) 038-23, 56878 Plaza Del Amigo, Yucca Valley CA. APN: 0596-091-21; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed water line and approves the Native Plant Permit (NPP 038-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

26. **Receive and File the Native Plant Permit (NPP) 056-23, 56134 Onaga Trail, Yucca Valley CA. APN: 0587-054-07; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 056-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

27. **Receive and File the Native Plant Permit (NPP) 057-23, 56288 Onaga Trail, Yucca Valley CA. APN: 0587-044-08; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 057-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

28. **Receive and File the Native Plant Permit (NPP) 058-23, 7780 Jemez Trail, Yucca Valley CA. APN: 0586-171-31; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 058-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

29. **Receive and File the Native Plant Permit (NPP) 040-23, 57480 Sierra Way, Yucca Valley CA. APN: 0595-243-08; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 040-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

30. **Receive and File the Native Plant Permit (NPP) 063-23, 57598 Onaga Trail, Yucca Valley CA. APN: 0587-273-36; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 063-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

31. **Receive and File the Native Plant Permit (NPP) 041-23, 7565 Condalia Avenue, Yucca Valley CA. APN: 0587-161-25; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 041-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

32. **Receive and File the Native Plant Permit (NPP) 042-23, 7632 Aster Avenue, Yucca Valley CA. APN: 0587-141-20; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 042-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

33. **Receive and File the Native Plant Permit (NPP) 043-23, 7566 Hopi Trail, Yucca Valley CA. APN: 0586-152-20; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 043-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

34. **Receive and File the Native Plant Permit (NPP) 044-23, 57595 Sierra Way, Yucca Valley CA. APN: 0595-391-05; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 044-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

35. **Receive and File the Native Plant Permit (NPP) 047-23, 6369 Fortuna Avenue, Yucca Valley CA. APN: 0601-172-32; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 047-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

36. **Receive and File the Native Plant Permit (NPP) 067-23, 7148 Sage Avenue, Yucca Valley CA. APN: 0595-122-32; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 067-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

37. **Receive and File the Native Plant Permit (NPP) 048-23, 6347 Linda Lee Drive, Yucca Valley CA. APN: 0601-123-01; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 048-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

38. **Receive and File the Native Plant Permit (NPP) 049-23, 7401 Sage Avenue, Yucca Valley CA. APN: 0587-101-03; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 049-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

39. **Receive and File the Native Plant Permit (NPP) 050-23, 7601 Elata Avenue, Yucca Valley CA. APN: 0587-172-06; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 050-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

40. **Receive and File the Native Plant Permit (NPP) 054-23, 7451 Elata Avenue, Yucca Valley CA. APN: 0587-124-15; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 054-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

41. **Receive and File the Native Plant Permit (NPP) 055-23, 57034 Antelope Trail, Yucca Valley CA. APN: 0595-323-04; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP 055-23) exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.07.130 Native Landscape Documentation Package.

42. **Receive and File the Native Plant Permit (NPP) 059-23, 6996 Old Woman Springs Road, Yucca Valley CA. APN: 0595-361-12; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP) 059-23 exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.09.050 Native Landscape Documentation Package.

43. **Receive and File the Native Plant Permit (NPP) 060-23, 56525 Twentynine Palms Highway, Yucca Valley CA. APN: 0587-351-10; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP) 060-23 exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.09.050 Native Landscape Documentation Package.

44. **Receive and File the Native Plant Permit (NPP) 062-23, 56778 Twentynine Palms Highway, Yucca Valley CA. APN: 0595-111-33; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed sewer connection and approves the Native Plant Permit (NPP) 062-23 exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.09.050 Native Landscape Documentation Package.

45. **Receive and File the Native Plant Permit (NPP) 068-23, 57490 Twentynine Palms Highway, Yucca Valley CA. APN: 0595-191-01; Native Plant Permit Application and Desert Native Plant Specialist Report**

MOTION:

That the Planning Commission receives and files the attached Desert Native Plant Specialist Report for a proposed water line and approves the Native Plant Permit (NPP) 068-23 exemption, finding that, based on the evidence presented in the submittals, the proposed project is not disturbing any regulated desert native plants, and is therefore exempt from Town of Yucca Valley Development Code section 9.09.050 Native Landscape Documentation Package.

DEPARTMENT REPORTS

46. **General Plan Annual Report 2022**

Associate Planner Jerome presented the General Plan Annual Report noting in Calendar year 2022, 36 new homes were filed by Building and Safety. Population slightly decreased.

Chair Henderson opened public comment. With no members of the public wishing to speak, Chair Henderson closed public comment.

Commissioner Napientek- Thanks for the update. As far as the population contraction, we're all just speculating, but my guess would be probably be a lot of people that were working remotely the last couple of years had moved out here might have gotten called back in the office. And then I will just say it's not a huge number, but I am delighted to finally see multi-family units going up in town on this housing report; that's going to be where our rental stock, going forward, comes from, like most communities. So, I'm happy to see that moving. But that was all.

Vice Chair Stoker- It was an interesting news article with the Supervisor and the breaking ground of some other low-income housing that I just saw. And I just look forward to, at some point in time, having some of those kinds of developments happen up here. So, I think that would help us out because looking at what the median income for San Bernardino/Riverside County, I don't think a lot of the families that live up here are below that, a lot of people, are below that median income level. So, I do think we have the opportunity and the need for more of those types of projects. And I hope

there's some developers out there that are looking farther out than the type of development. That's kind of what I'm looking for in the future here. So that's about it for me.

Chair Henderson- I just had one comment or question actually on the contraction and population, whether it's related to STVRs or not, and it's a small figure of a contraction. But does that impact any sort of the population level impact any sort of grants or funding mechanisms, the town may get from the state?

Deputy Town Manager Stueckle explained that yes, some grants use population rates; however the Town will not see significant hit on revenue sources.

MOTION:

That the Planning Commission receives and files the General Plan Annual Housing Element Progress Report.

- RESULT:** RECEIVED AND FILED [UNANIMOUS]
- MOVER:** J Clint Stoker, Vice Chair
- SECONDER:** Gerard Noonan, Commissioner
- AYES:** Napientek, Noonan, Stoker, Thomas, Henderson

47. Conditional Use Permit, CUP 05-07, Gusa Mini Storage; A request for extension of time on a previously approved Mini Storage Facility. The project is located at 56825 Sun Oro Drive (APNs 0597-091-07 & 0597-091-29).

Commissioner Thomas recused himself from the item and left the room.

Associate Planner Jerome presented the General Plan Annual Report.

Chair Henderson opened public comment. With no members of the public wishing to speak, Chair Henderson closed public comment.

Commissioner Noonan- Were there any renderings done of this project at any time?

Associate Planner Jerome- Yeah, I don't think we attached the original plans, but there would have been plans in elevations.

Vice Chair Stoker- Just a piggyback on that. I mean, this would have still had a building permit that would have to be applied for. So that set of plans would end up back before the Planning Commission in the future at that time.

Deputy Town Manager Stueckle agreed that this would come back for review.

Vice Chair Stoker- If I remember right, this is one of the ones we were talking about that had been around for so long. So, it's good to actually see some traction with it. Perhaps selling and becoming a project again, because that was one of our concerns, I think, as a Commission, three years ago, was that we have these kinds of lingering projects that

just are up for forever renewal. So, that's one pleasant thing coming out of here. When I first saw it, I was like, oh boy, here we were just going to push it down the road again. But seeing a sale and gives me at least some confidence that this might actually become a project, which would be great. That's all I have.

Commissioner Napientek- Piggybacking on that. Question, this was the one where I remember we had a pretty lengthy discussion about these extensions and how many to give and how many. I think you came back and gave us info on what other jurisdictions do. And I think we were one of very few that just kept granting extension after extension after extension. And I don't recall where we left that, did we ask for any guidance from the town council on what to do with those or what?

Deputy Town Manager Stueckle responded that no final direction was solidified, and Staff would look into the conversation.

Commissioner Napientek- Based on our current policy, there's to me no reason to not grant this, but it does, I still see the same issues I saw three years ago, and you know there is a pending sale, but with the Joshua Tree issue looming, there's like the new owner is not going to have very much make any more progress than the current owner. So, I see this coming back in another three years asking us for another three-year extension, but it's a bigger issue than this one project. So, I would like to see the town refine these somehow, you know, what works for the town and what works for developers you know. There's going to be some middle ground there. But I think we need to look at it. This is a bigger issue. But nothing else on this specific request. Okay, great. Thank you.

Chair Henderson- Just for clarification for myself, the property is currently for sale or under escrow?

Associate Planner Jerome- I believe it was under escrow.

MOTION:

Recommendation:

That the Planning Commission approves the extension of time for CUP 05-07 for an additional three years, expiring on February 19, 2026.

RESULT: **APPROVED [4 TO 0]**

MOVER: Gerard Noonan, Commissioner

SECONDER: J Clint Stoker, Vice Chair

AYES: Brad Napientek, Gerard Noonan, J Clint Stoker, James Henderson

RECUSED: Mathew Thomas

48. Land Development Update Report

Deputy Town Manager Stueckle provide an update on the Jersey Mike/Dominos Project, Quick Quack Car Wash Project, Diamond Automotive Project, Chipotle Project, Travelodge Remodel, and an upcoming restaurant at the old Strata Tattoo studio. Also

indicating the Commission would revisit multi-family residential design standards in the future.

Public Works Director Qishta updated the Commission on the Little League Pedestrian Improvement Project noting it was going well and according to schedule. He also provided an update on the Onaga Trail Pedestrian Improvement Project noting it was waiting on some utilities to be resolved, however is proceeding according to schedule. Updates were also provided for the Highway beautification enhancement plans and Essig Park Improvements.

Chair Henderson opened public comment. With no members of the public wishing to speak, Chair Henderson closed public comment.

MOTION:

That the Planning Commission receives and files the report.

- RESULT:** RECEIVED AND FILED [UNANIMOUS]
- MOVER:** James Henderson, Chair
- SECONDER:** Mathew Thomas, Commissioner
- AYES:** Napientek, Noonan, Stoker, Thomas, Henderson

FUTURE AGENDA ITEMS

No comments made.

PUBLIC COMMENTS

Chair Henderson opened public comment. With no members of the public wishing to speak, Chair Henderson closed public comment.

STAFF REPORTS AND COMMENTS

Deputy Town Manager Stueckle thanked Public Works Director Qishta for the updates emphasizing the importance the Town Council has made for the State Route 62 Beautification Enhancement and explained challenges the Town faces working in the Cal Trans right of way.

Deputy Town Manager Stueckle provided updates on the Prop 68 Aquatic Center Project and the Department of Fish and Game Commissions continuance in the Joshua Tree matter to date unspecified.

Commissioner Napientek- When we talked about the Joshua Tree thing before, I believe there was a differentiation between Public Works Projects like the road improvements and the sewer, correct?

Deputy Town Manager Stueckle: Yes, sir.

Commissioner Thomas- That answers my primary concern because I mean, if I had to list my ten top problems with the Joshua Tree process right now, it's the fact that you have people who are required to put in a sewer who are then required to do work next to a Joshua Tree and then now it's you know they have to go through this process. So, I see they've still not dealt with the issue that the sewer project it has to be exempt. There's no other fair way to do it because it's one state mandate conflicting with another. Just to reiterate and so commercial projects that are not community development projects or public works projects have to go through the normal process of going through fish and game and getting a permit.

Deputy Town Manager Stueckle- That's correct. Are they still talking about the same type of monies for takes and fees.

COMMISSIONER REPORTS AND COMMENTS

Commissioner Noonan reported the Yucca Valley Airport had elected new Board Members and the Town would see a new runway in the future thanks to Measure Y.

Chair Henderson inquired about the vacant lot across from Las Palmas in Old Town.

Deputy Town Manager Stueckle responded plans are for an Old Town Parking and staff is working with a contracted landscape architect firm, for parking, a restroom, stage, and display area.

Commissioner Thomas inquired about street vendors and the legality of them on private property.

Deputy Town Manager Stueckle responded private property owners are allowed to move them along or call sheriff department.

ANNOUNCEMENTS

Upcoming Meeting Schedule

The next regular meeting of the Yucca Valley Planning Commission is scheduled for Tuesday, February 28, 2023 at 6PM in the Yucca Valley Community Center Yucca Room.

ADJOURNMENT

The meeting was closed at 6:51 pm.

Respectfully Submitted,

Brooke Dudra
Deputy Town Clerk

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Evan Willoughby, Assistant Planner, Jared Jerome, Senior Planner

Date: May 19, 2026

Meeting Date: May 26, 2026

Subject: Policy Discussion on Minimum Single-Family Residential Dwelling Unit Size

Recommendation:

That the Planning Commission retains the current SFR minimum dwelling unit size standard of 725 sq ft without an additional recommendation for Town Council policy direction and that the Planning Commission reviews, implements, and monitors, the adopted General Plan Housing Element.

Prior Review:

The Planning Commission requested an agenda item to discuss the Town's policy on minimum single-family residential dwelling unit size at their meeting of January 27, 2026. The Planning Commission previously discussed this policy at their meeting of March 24, 2026, and received and filed the staff report.

Discussion:

At the March 24, 2026, Planning Commission meeting, the following topics were addressed and discussed:

- Discussed the Town's minimum single-family residential dwelling unit size policy, including the current 725 sq.ft. minimum adopted from the County at incorporation and trends showing most new homes built between 2023–2025 exceeded 1,000 sq.ft., with a three-year average size of approximately 1,758 sq.ft.
- Reviewed comparisons with twenty-six California cities, noting that minimum single-family dwelling size standards vary widely by jurisdiction, zoning district, neighborhood, and bedroom count, while some cities rely primarily on California Building Code minimums.
- Examined related housing regulations, including historical CC&R minimum home size standards, recreational cabins, the Town's stricter multifamily dwelling size requirements, and State laws governing accessory dwelling units (ADUs), which are exempt from the Town's 725 sq.ft. minimum standard.

Following the Planning Commission's last meeting, staff researched the permitted SFR unit size trends in seven other comparable cities throughout the region through public records requests. Average SFR sizes ranged from 1,591 sq ft to 2,296 sq ft, indicating a market preference for mid-sized single-family residential homes. The building permit data further showed a pattern that a majority of new residential construction in the region was being provided through mid-sized SFR stock plans within tract developments. Out of the cities analyzed, the only two cities with permits issued for SFR under 1000 sq ft were the Town of Yucca Valley and the City of Twentynine Palms.

Staff analyzed Town-issued SFR permit data from 2015 through 2025, which showed a 10-year average home size of 1,792 square feet. The analysis was subject to certain limitations, including missing or incomplete project descriptions, issuance dates, and square-footage data. Staff was able to compile building permit information for a total of 404 permits over the 10-year period as a sample of SFR permit data.

Staff took photos of smaller SFR projects in Twentynine Palms and unincorporated San Bernardino County (Joshua Tree) to provide examples of smaller SFR units produced in the local area.

Results of the data collection effort are attached to the staff report.

Tiny Homes On Wheels

Other less conventional approaches some jurisdictions take for local housing policy, include permitting tiny homes on wheels that fall into the same classification as recreational vehicles. Some jurisdictions regulate tiny homes through overlay zoning districts or specialized housing standards. San Luis Obispo is one of the jurisdictions that has adopted a tiny homes on wheels program to address local housing affordability issues. Examples of tiny homes on wheels pictured below. A tiny home is a house on a trailer that can be towed on public roads with a special permit from the DMV and is registered annually as a park trailer with the DMV. Generally, they are designed to look like a tiny house using various design and materials options and are generally limited in size to 400 square feet to allow for towing on public roadways.



Recreational Cabins

Recreational cabins (“rec cabins”) were historically permitted as non-residential structures intended for limited occupancy and were never legally established as single-family residential homes. As discussed during the Planning Commission meeting, many of these older homestead-style cabins remain throughout the Morongo Basin, but owners seeking lawful residential occupancy must typically upgrade the structures through the building permit process to comply with current Title 24 California Building Code requirements, including sanitation, life-safety standards, and other residential construction requirements. Conversion to legal SFR use may also require compliance with current development standards such as parking requirements, including the Town’s two-car covered parking standard, along with any applicable zoning and utility requirements such as minimum dwelling unit size. Policy action to address constraints regarding conversion of recreational cabins to single-family residences can be taken separately from the policy on single-family residential minimum dwelling unit size.

Accessory Dwelling Unit

ADUs provide opportunities for smaller and more affordable housing units within existing residential neighborhoods. An accessory dwelling unit can be rented, but cannot be sold separately from the main house. Because ADUs are exempt from the Town’s 725 square-foot minimum dwelling size requirement under State law, they already serve as a mechanism for the development of smaller residential units within the community. The Town follows State standards and does not have a separate ADU ordinance. Therefore, the maximum number of ADUs allowed is three (one new construction ADU, one junior ADU, and one conversion ADU). However, the Town may consider adopting ADU regulations allowing more ADUs per lot than the State mandates.

Multi-Family Dwelling Units

The Town’s Development Code establishes minimum dwelling unit size standards for multifamily residential development under Section 9.08.070.. The standards vary by bedroom count and include minimum sizes of 500 square feet for studio units, 650 square feet for one-bedroom units, 750 square feet for two-bedroom units, and 1,000 square feet for three-bedroom units.

General Plan Housing Element

Further analysis of housing policy and development code amendments should include not just the single-family dwelling unit minimum size, but the broader range of housing policy issues tied to implementation of the Town of Yucca Valley General Plan and General Plan Housing Element, which serves as the Town’s primary policy document for evaluating housing needs, housing supply, affordability, and compliance with State housing law. As just one example, Section 3.1 Housing Diversity, from the Town of Yucca Valley General Plan Housing Element states the following goal and policies:

GOAL H1: High quality housing with a variety of development types, sizes, and affordability levels to accommodate the diverse lifestyle and life stage needs of current and future residents.

Policy H1-1: Provide a diversity of land uses to encourage residential development with a range of sizes, affordability levels, and amenities.

Policy H1-2: Remove governmental constraints to the development of a variety of housing types, including affordable and multifamily housing.

Programs to implement those policies are incorporated in the adopted General Plan Housing Element, linked on the Town's webpage.

It is not clear from the data collected that the Town's minimum SFR unit size by itself presents a constraint to housing production, but a variety of policy proposals could be analyzed in a broader context to align with the goals, policies, and programs within the adopted General Plan Housing Element.

Alternatives

That the Planning Commission provides a recommendation to the Town Council for additional policy direction, including reviewing residential zoning districts to analyze the application of varying the minimum dwelling unit size by zoning district, lot size, and bedroom count to allow high-density single-family zoning districts, a lower minimum dwelling unit size (e.g. 500 sq ft - 1 bedroom, 650 sq ft - 2 bedroom) and low-density single-family zoning districts a higher minimum dwelling unit size (e.g. 1000 sq ft - 1 bedroom, 1,250 sq ft - 2 bedroom), and consideration of additional policy alternatives which may include but are not limited to:

- Allowing more ADUs through local regulation than the minimum allowed pursuant to State law.
- Establishing overlay districts or specific plans that encourage alternative housing types such as tiny homes, modular housing, or clustered residential development.
- Expanding by-right multifamily residential development in compatible zoning districts.
- Reducing or eliminating minimum parking requirements for certain housing types.
- Allowing smaller lot sizes, reduced setbacks, or increased lot coverage in residential zones.
- Allowing duplexes and/or triplexes in traditionally single-family areas.
- Increasing allowable residential densities in appropriate areas with existing infrastructure.
- Allowing adaptive reuse or conversion of underutilized commercial buildings into residential uses through simplified entitlement procedures.
- Revising open space, landscaping, or parking standards where they constrain housing development.

Fiscal Impact:

Dwelling unit size may indirectly influence property tax revenue because larger homes generally correspond with higher assessed property values. However, assessed valuation is determined

by multiple factors beyond square footage alone, including market conditions, location, construction quality, and overall property characteristics.

Attachments

1. SFR Permit Data and Summary Statistics
2. Photo Examples
3. 03_24_2026 PC Staff Report
4. 03_24_2026 PC Meeting Minutes

Jurisdiction	Issuance Year	Size	City of Indio	Statistics
City of Indio	2023	2,204	Maximum	3,522
City of Indio	2024	1,287	Minimum	1,287
City of Indio	2024	1,679	Average	2,238
City of Indio	2024	1,934	Median	2,204
City of Indio	2024	1,679	Count	93
City of Indio	2024	1,934		
City of Indio	2024	1,679	<=1000	0
City of Indio	2024	2,204	>1000 & <=1500	2
City of Indio	2024	1,934	>1500 & <=2000	32
City of Indio	2024	2,204	>2000 & <=2500	33
City of Indio	2024	1,679	>2500 & <=3000	17
City of Indio	2024	1,287	>3000 & <=3500	6
City of Indio	2024	1,847	>3500 & <=4000	3
City of Indio	2024	1,898		
City of Indio	2024	2,398		
City of Indio	2024	2,553		
City of Indio	2024	2,553		
City of Indio	2024	1,780		
City of Indio	2024	2,084		
City of Indio	2024	1,622		
City of Indio	2024	2,166		
City of Indio	2024	2,018		
City of Indio	2024	2,166		
City of Indio	2024	2,018		
City of Indio	2024	1,780		
City of Indio	2024	2,553		
City of Indio	2024	1,780		
City of Indio	2024	1,928		
City of Indio	2024	1,679		
City of Indio	2024	2,273		
City of Indio	2024	1,622		
City of Indio	2024	2,367		
City of Indio	2024	2,207		
City of Indio	2024	2,224		
City of Indio	2024	1,780		
City of Indio	2024	2,224		
City of Indio	2024	2,537		
City of Indio	2024	2,084		
City of Indio	2024	1,934		
City of Indio	2024	2,316		
City of Indio	2024	2,141		
City of Indio	2024	2,084		
City of Indio	2024	2,224		
City of Indio	2024	2,923		
City of Indio	2024	1,622		
City of Indio	2025	2,224		

City of Indio	2025	2,553
City of Indio	2025	2,084
City of Indio	2025	2,367
City of Indio	2025	2,480
City of Indio	2025	1,702
City of Indio	2025	1,984
City of Indio	2025	2,247
City of Indio	2025	1,702
City of Indio	2025	2,470
City of Indio	2025	2,482
City of Indio	2025	2,599
City of Indio	2025	2,263
City of Indio	2025	2,619
City of Indio	2025	3,139
City of Indio	2025	3,315
City of Indio	2025	2,619
City of Indio	2025	3,139
City of Indio	2025	2,619
City of Indio	2025	2,689
City of Indio	2025	2,689
City of Indio	2025	2,263
City of Indio	2025	3,315
City of Indio	2025	2,619
City of Indio	2025	3,139
City of Indio	2025	3,139
City of Indio	2025	3,522
City of Indio	2025	2,619
City of Indio	2025	3,522
City of Indio	2025	2,625
City of Indio	2025	1,984
City of Indio	2025	1,702
City of Indio	2025	1,984
City of Indio	2025	1,984
City of Indio	2025	1,702
City of Indio	2025	1,702
City of Indio	2025	1,984
City of Indio	2025	1,702
City of Indio	2025	2,247
City of Indio	2025	2,806
City of Indio	2025	2,018
City of Indio	2025	2,470
City of Indio	2025	2,625
City of Indio	2025	3,522
City of Indio	2025	2,247
City of Indio	2025	1,702
City of Indio	2025	2,247
City of Indio	2025	1,702

City of Coachella	2023	2,239
City of Coachella	2023	2,311
City of Coachella	2023	2,404
City of Coachella	2023	2,824
City of Coachella	2023	2,404
City of Coachella	2023	2,824
City of Coachella	2023	2,404
City of Coachella	2023	2,824
City of Coachella	2023	2,824
City of Coachella	2023	2,404
City of Coachella	2023	2,824
City of Coachella	2023	1,959
City of Coachella	2023	2,824
City of Coachella	2023	2,404
City of Coachella	2023	1,959
City of Coachella	2023	2,824
City of Coachella	2023	2,404
City of Coachella	2023	1,959
City of Coachella	2023	1,898
City of Coachella	2023	2,239
City of Coachella	2023	2,311
City of Coachella	2023	1,898
City of Coachella	2023	1,898
City of Coachella	2023	2,311
City of Coachella	2023	2,239
City of Coachella	2023	2,435
City of Coachella	2023	2,239
City of Coachella	2023	2,239
City of Coachella	2023	1,898
City of Coachella	2023	2,311
City of Coachella	2023	2,311
City of Coachella	2023	2,239
City of Coachella	2023	2,435
City of Coachella	2023	1,898
City of Coachella	2023	2,239
City of Coachella	2023	1,898
City of Coachella	2023	1,898
City of Coachella	2023	2,239
City of Coachella	2023	1,898
City of Coachella	2023	1,898
City of Coachella	2023	2,311
City of Coachella	2023	1,898
City of Coachella	2023	2,435
City of Coachella	2023	2,311
City of Coachella	2023	1,898
City of Coachella	2023	2,239
City of Coachella	2023	2,311
City of Coachella	2023	2,239

City of Coachella	2023	2,435
City of Coachella	2023	2,239
City of Coachella	2023	2,311
City of Coachella	2023	1,898
City of Coachella	2023	2,239
City of Coachella	2023	2,311
City of Coachella	2023	1,898
City of Coachella	2023	2,239
City of Coachella	2023	1,898
City of Coachella	2023	2,435
City of Coachella	2023	1,959
City of Coachella	2023	2,404
City of Coachella	2023	2,824
City of Coachella	2023	2,404
City of Coachella	2023	2,824
City of Coachella	2023	2,404
City of Coachella	2023	2,824
City of Coachella	2023	1,959
City of Coachella	2023	2,824
City of Coachella	2023	1,959
City of Coachella	2023	1,959
City of Coachella	2023	2,404
City of Coachella	2023	1,959
City of Coachella	2023	1,959
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City of Coachella	2023	2,824
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City of Coachella	2023	1,959
City of Coachella	2023	2,824
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City of Coachella	2023	2,824
City of Coachella	2023	2,824
City of Coachella	2023	2,404
City of Coachella	2023	2,824
City of Coachella	2023	1,959
City of Coachella	2023	2,824
City of Coachella	2023	2,824
City of Coachella	2023	2,824
City of Coachella	2023	2,404
City of Coachella	2023	2,824
City of Coachella	2023	2,404
City of Coachella	2024	2,404
City of Coachella	2024	2,824
City of Coachella	2024	2,404
City of Coachella	2024	2,824
City of Coachella	2024	1,959
City of Coachella	2024	2,004
City of Coachella	2024	2,824

City of Coachella	2024	1,959
City of Coachella	2024	2,004
City of Coachella	2024	2,824
City of Coachella	2024	1,959
City of Coachella	2024	2,824
City of Coachella	2024	1,959
City of Coachella	2024	2,004
City of Coachella	2024	2,824
City of Coachella	2024	1,959
City of Coachella	2024	2,004
City of Coachella	2024	2,824
City of Coachella	2024	2,824
City of Coachella	2024	1,959
City of Coachella	2024	1,959
City of Coachella	2024	2,884
City of Coachella	2024	2,004
City of Coachella	2024	2,404
City of Coachella	2024	1,959
City of Coachella	2024	2,824
City of Coachella	2024	2,004
City of Coachella	2024	2,404
City of Coachella	2024	2,824
City of Coachella	2024	2,121
City of Coachella	2024	2,121
City of Coachella	2024	1,815
City of Coachella	2024	2,121
City of Coachella	2024	1,815
City of Coachella	2024	2,121
City of Coachella	2024	1,815
City of Coachella	2024	2,121
City of Coachella	2024	2,121
City of Coachella	2024	1,815
City of Coachella	2024	2,824
City of Coachella	2024	1,959
City of Coachella	2024	2,004
City of Coachella	2024	2,924
City of Coachella	2024	1,959
City of Coachella	2024	2,404
City of Coachella	2024	2,824
City of Coachella	2024	1,959
City of Coachella	2024	2,824
City of Coachella	2024	2,404
City of Coachella	2024	1,959
City of Coachella	2024	2,404
City of Coachella	2024	1,959
City of Coachella	2024	2,824
City of Coachella	2024	2,404

City of Coachella	2024	1,959
City of Coachella	2024	2,404
City of Coachella	2024	2,824
City of Coachella	2024	1,959
City of Coachella	2024	2,121
City of Coachella	2024	2,121
City of Coachella	2024	2,121
City of Coachella	2024	1,815
City of Coachella	2024	2,121
City of Coachella	2024	1,815
City of Coachella	2024	1,815
City of Coachella	2024	2,121
City of Coachella	2024	2,121
City of Coachella	2024	1,815
City of Coachella	2024	2,824
City of Coachella	2024	1,959
City of Coachella	2024	2,404
City of Coachella	2024	2,824
City of Coachella	2024	1,959
City of Coachella	2024	2,824
City of Coachella	2024	2,404
City of Coachella	2024	1,959
City of Coachella	2024	2,824
City of Coachella	2024	2,404
City of Coachella	2024	2,824
City of Coachella	2024	2,404
City of Coachella	2024	1,959
City of Coachella	2024	2,404
City of Coachella	2024	2,824
City of Coachella	2024	2,824
City of Coachella	2024	2,404
City of Coachella	2024	1,959
City of Coachella	2024	2,404
City of Coachella	2024	1,959
City of Coachella	2024	2,404
City of Coachella	2024	2,824
City of Coachella	2024	1,959
City of Coachella	2025	2,725
City of Coachella	2025	1,959
City of Coachella	2025	2,404
City of Coachella	2025	2,824
City of Coachella	2025	1,959

City of Coachella	2025	2,404
City of Coachella	2025	2,824
City of Coachella	2025	1,959
City of Coachella	2025	2,824
City of Coachella	2025	1,959
City of Coachella	2025	2,404
City of Coachella	2025	2,824
City of Coachella	2025	1,959
City of Coachella	2025	2,404
City of Coachella	2025	2,404
City of Coachella	2025	2,824
City of Coachella	2025	2,404
City of Coachella	2025	1,959
City of Coachella	2025	1,959
City of Coachella	2025	2,404
City of Coachella	2025	2,824
City of Coachella	2025	1,959
City of Coachella	2025	2,824
City of Coachella	2025	2,404
City of Coachella	2025	2,824
City of Coachella	2025	1,696
City of Coachella	2025	2,404
City of Coachella	2025	1,959
City of Coachella	2025	2,404
City of Coachella	2025	2,824
City of Coachella	2025	1,959
City of Coachella	2025	2,824
City of Coachella	2025	2,404
City of Coachella	2025	1,959

Jurisdiction	Submittal Year	Size	City of Desert Hot Springs	Statistics
City of Desert Hot Springs	2023	1,653	Maximum	4,589
City of Desert Hot Springs	2023	1,653	Minimum	1,176
City of Desert Hot Springs	2023	1,653	Average	1,840
City of Desert Hot Springs	2023	1,923	Median	1,784
City of Desert Hot Springs	2023	1,797	Count	331
City of Desert Hot Springs	2023	1,846		
City of Desert Hot Springs	2023	1,176	<=1000	0
City of Desert Hot Springs	2023	1,176	>1000 & <=1500	91
City of Desert Hot Springs	2023	1,461	>1500 & <=2000	126
City of Desert Hot Springs	2023	1,176	>2000 & <=2500	94
City of Desert Hot Springs	2023	1,176	>2500 & <=3000	19
City of Desert Hot Springs	2023	1,400	>3000 & <=3500	0
City of Desert Hot Springs	2023	1,613	>3500 & <=4000	0
City of Desert Hot Springs	2023	1,787	>4000 & <=4500	0
City of Desert Hot Springs	2023	1,980	>4000 & <=4500	0
City of Desert Hot Springs	2023	2,084	>4500 & <=5000	1
City of Desert Hot Springs	2023	1,356		
City of Desert Hot Springs	2023	1,356		
City of Desert Hot Springs	2023	1,356		
City of Desert Hot Springs	2023	1,356		
City of Desert Hot Springs	2023	1,203		
City of Desert Hot Springs	2024	2,641		
City of Desert Hot Springs	2024	1,556		
City of Desert Hot Springs	2024	2,058		
City of Desert Hot Springs	2024	1,857		
City of Desert Hot Springs	2024	1,545		
City of Desert Hot Springs	2024	1,857		
City of Desert Hot Springs	2024	2,058		
City of Desert Hot Springs	2024	1,857		
City of Desert Hot Springs	2024	1,545		
City of Desert Hot Springs	2024	2,058		
City of Desert Hot Springs	2024	1,693		
City of Desert Hot Springs	2024	1,834		
City of Desert Hot Springs	2024	1,834		
City of Desert Hot Springs	2024	1,356		
City of Desert Hot Springs	2024	1,700		
City of Desert Hot Springs	2024	1,714		
City of Desert Hot Springs	2024	2,046		
City of Desert Hot Springs	2024	2,046		
City of Desert Hot Springs	2024	1,478		
City of Desert Hot Springs	2024	1,606		
City of Desert Hot Springs	2024	1,552		
City of Desert Hot Springs	2024	1,356		
City of Desert Hot Springs	2024	2,583		
City of Desert Hot Springs	2024	2,409		

City of Desert Hot Springs	2024	1,784
City of Desert Hot Springs	2024	1,229
City of Desert Hot Springs	2024	1,692
City of Desert Hot Springs	2024	1,650
City of Desert Hot Springs	2024	1,400
City of Desert Hot Springs	2024	1,923
City of Desert Hot Springs	2024	1,356
City of Desert Hot Springs	2024	2,009
City of Desert Hot Springs	2024	2,258
City of Desert Hot Springs	2024	1,747
City of Desert Hot Springs	2024	1,965
City of Desert Hot Springs	2024	2,409
City of Desert Hot Springs	2024	2,583
City of Desert Hot Springs	2024	1,784
City of Desert Hot Springs	2024	2,084
City of Desert Hot Springs	2024	2,409
City of Desert Hot Springs	2024	2,583
City of Desert Hot Springs	2024	1,784
City of Desert Hot Springs	2024	2,409
City of Desert Hot Springs	2024	2,583
City of Desert Hot Springs	2024	2,084
City of Desert Hot Springs	2024	2,409
City of Desert Hot Springs	2024	1,784
City of Desert Hot Springs	2024	2,084
City of Desert Hot Springs	2024	1,784
City of Desert Hot Springs	2024	2,084
City of Desert Hot Springs	2024	2,409
City of Desert Hot Springs	2024	2,583
City of Desert Hot Springs	2024	1,229
City of Desert Hot Springs	2024	1,692
City of Desert Hot Springs	2024	1,494
City of Desert Hot Springs	2024	1,494
City of Desert Hot Springs	2024	1,229
City of Desert Hot Springs	2024	1,692
City of Desert Hot Springs	2024	1,692
City of Desert Hot Springs	2024	1,229
City of Desert Hot Springs	2024	1,494
City of Desert Hot Springs	2024	1,692
City of Desert Hot Springs	2024	1,229
City of Desert Hot Springs	2024	1,494
City of Desert Hot Springs	2024	1,692
City of Desert Hot Springs	2024	1,494
City of Desert Hot Springs	2024	1,692
City of Desert Hot Springs	2024	1,200
City of Desert Hot Springs	2024	1,200
City of Desert Hot Springs	2024	1,356
City of Desert Hot Springs	2024	1,356

City of Desert Hot Springs	2024	1,356
City of Desert Hot Springs	2024	2,096
City of Desert Hot Springs	2024	1,965
City of Desert Hot Springs	2024	2,258
City of Desert Hot Springs	2024	1,747
City of Desert Hot Springs	2024	2,258
City of Desert Hot Springs	2024	1,965
City of Desert Hot Springs	2024	2,258
City of Desert Hot Springs	2024	1,747
City of Desert Hot Springs	2024	2,258
City of Desert Hot Springs	2024	1,747
City of Desert Hot Springs	2024	1,965
City of Desert Hot Springs	2024	1,965
City of Desert Hot Springs	2024	1,747
City of Desert Hot Springs	2024	2,258
City of Desert Hot Springs	2024	1,747
City of Desert Hot Springs	2024	2,258
City of Desert Hot Springs	2024	1,747
City of Desert Hot Springs	2024	2,258
City of Desert Hot Springs	2024	1,747
City of Desert Hot Springs	2024	2,258
City of Desert Hot Springs	2024	2,096
City of Desert Hot Springs	2024	1,747
City of Desert Hot Springs	2024	1,804
City of Desert Hot Springs	2024	1,461
City of Desert Hot Springs	2024	1,461
City of Desert Hot Springs	2024	2,258
City of Desert Hot Springs	2024	1,965
City of Desert Hot Springs	2024	1,747
City of Desert Hot Springs	2024	1,965
City of Desert Hot Springs	2024	2,096
City of Desert Hot Springs	2024	2,258
City of Desert Hot Springs	2024	1,965
City of Desert Hot Springs	2024	1,747
City of Desert Hot Springs	2024	1,965
City of Desert Hot Springs	2024	2,258
City of Desert Hot Springs	2024	1,747
City of Desert Hot Springs	2024	2,258
City of Desert Hot Springs	2024	1,747
City of Desert Hot Springs	2024	2,096
City of Desert Hot Springs	2024	2,258
City of Desert Hot Springs	2024	1,965
City of Desert Hot Springs	2024	1,747
City of Desert Hot Springs	2024	2,258
City of Desert Hot Springs	2024	1,965
City of Desert Hot Springs	2024	1,747
City of Desert Hot Springs	2024	2,258
City of Desert Hot Springs	2024	1,965
City of Desert Hot Springs	2024	1,229

City of Desert Hot Springs	2024	1,494
City of Desert Hot Springs	2024	1,692
City of Desert Hot Springs	2024	1,229
City of Desert Hot Springs	2024	1,494
City of Desert Hot Springs	2024	1,692
City of Desert Hot Springs	2024	1,784
City of Desert Hot Springs	2024	2,409
City of Desert Hot Springs	2024	2,084
City of Desert Hot Springs	2024	2,409
City of Desert Hot Springs	2024	1,784
City of Desert Hot Springs	2025	2,084
City of Desert Hot Springs	2025	1,784
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	2,583
City of Desert Hot Springs	2025	2,084
City of Desert Hot Springs	2025	1,784
City of Desert Hot Springs	2025	2,084
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	2,583
City of Desert Hot Springs	2025	1,784
City of Desert Hot Springs	2025	2,084
City of Desert Hot Springs	2025	2,003
City of Desert Hot Springs	2025	2,003
City of Desert Hot Springs	2025	1,815
City of Desert Hot Springs	2025	2,353
City of Desert Hot Springs	2025	2,003
City of Desert Hot Springs	2025	1,815
City of Desert Hot Springs	2025	2,003
City of Desert Hot Springs	2025	2,353
City of Desert Hot Springs	2025	1,815
City of Desert Hot Springs	2025	2,003
City of Desert Hot Springs	2025	1,815
City of Desert Hot Springs	2025	1,815
City of Desert Hot Springs	2025	2,353
City of Desert Hot Springs	2025	2,003
City of Desert Hot Springs	2025	1,730
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,692

City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	2,583
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	2,583
City of Desert Hot Springs	2025	2,583
City of Desert Hot Springs	2025	2,084
City of Desert Hot Springs	2025	1,784
City of Desert Hot Springs	2025	2,084
City of Desert Hot Springs	2025	1,800
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	2,583
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	2,583
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	2,084
City of Desert Hot Springs	2025	1,784
City of Desert Hot Springs	2025	2,084
City of Desert Hot Springs	2025	2,258
City of Desert Hot Springs	2025	1,747
City of Desert Hot Springs	2025	2,258
City of Desert Hot Springs	2025	1,965
City of Desert Hot Springs	2025	2,258
City of Desert Hot Springs	2025	1,747
City of Desert Hot Springs	2025	2,096
City of Desert Hot Springs	2025	1,747
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,229

City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,784
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	2,583
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	2,084
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	1,650
City of Desert Hot Springs	2025	1,965
City of Desert Hot Springs	2025	2,258
City of Desert Hot Springs	2025	2,096
City of Desert Hot Springs	2025	2,258
City of Desert Hot Springs	2025	1,747
City of Desert Hot Springs	2025	2,258
City of Desert Hot Springs	2025	1,965
City of Desert Hot Springs	2025	1,747
City of Desert Hot Springs	2025	2,258
City of Desert Hot Springs	2025	2,096
City of Desert Hot Springs	2025	1,588
City of Desert Hot Springs	2025	2,583
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	2,583
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	1,784
City of Desert Hot Springs	2025	2,084
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,356
City of Desert Hot Springs	2025	1,400
City of Desert Hot Springs	2025	1,400
City of Desert Hot Springs	2025	1,400
City of Desert Hot Springs	2025	1,400
City of Desert Hot Springs	2025	1,400
City of Desert Hot Springs	2025	1,400
City of Desert Hot Springs	2025	1,400

City of Desert Hot Springs	2025	1,593
City of Desert Hot Springs	2025	1,680
City of Desert Hot Springs	2025	1,356
City of Desert Hot Springs	2025	4,589
City of Desert Hot Springs	2025	2,583
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	1,784
City of Desert Hot Springs	2025	2,084
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	2,084
City of Desert Hot Springs	2025	2,583
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,356
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	2,084
City of Desert Hot Springs	2025	1,784
City of Desert Hot Springs	2025	2,583
City of Desert Hot Springs	2025	1,784
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	2,084
City of Desert Hot Springs	2025	2,409
City of Desert Hot Springs	2025	1,784
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	1,229
City of Desert Hot Springs	2025	1,494
City of Desert Hot Springs	2025	1,692
City of Desert Hot Springs	2025	2,258
City of Desert Hot Springs	2025	1,965
City of Desert Hot Springs	2025	1,965
City of Desert Hot Springs	2025	1,747
City of Desert Hot Springs	2025	2,258
City of Desert Hot Springs	2025	1,965

City of Desert Hot Springs	2025	1,747
City of Desert Hot Springs	2025	1,965
City of Desert Hot Springs	2025	2,258

Jurisdiction	Issuance Year	Size	Town of Apple Valley	Statistics
Town of Apple Valley	2023	3,450	Maximum	4,679
Town of Apple Valley	2023	3,899	Minimum	1,197
Town of Apple Valley	2023	2,122	Average	2,181
Town of Apple Valley	2023	2,866	Median	2,101
Town of Apple Valley	2023	2,858	Count	210
Town of Apple Valley	2023	1,372		
Town of Apple Valley	2023	2,186	<=1000	0
Town of Apple Valley	2023	1,871	>1000 & <=1500	30
Town of Apple Valley	2023	2,526	>1500 & <=2000	62
Town of Apple Valley	2023	2,500	>2000 & <=2500	49
Town of Apple Valley	2023	3,300	>2500 & <=3000	48
Town of Apple Valley	2023	3,057	>3000 & <=3500	15
Town of Apple Valley	2023	1,715	>3500 & <=4000	4
Town of Apple Valley	2023	2,500	>4000 & <=4500	1
Town of Apple Valley	2023	1,372	>4000 & <=4500	1
Town of Apple Valley	2023	1,523	>4500 & <=5000	1
Town of Apple Valley	2023	2,045		
Town of Apple Valley	2023	2,356		
Town of Apple Valley	2023	1,372		
Town of Apple Valley	2023	2,809		
Town of Apple Valley	2023	3,610		
Town of Apple Valley	2023	1,825		
Town of Apple Valley	2023	2,111		
Town of Apple Valley	2023	3,708		
Town of Apple Valley	2023	1,793		
Town of Apple Valley	2023	2,640		
Town of Apple Valley	2023	1,950		
Town of Apple Valley	2023	2,056		
Town of Apple Valley	2023	2,111		
Town of Apple Valley	2023	2,204		
Town of Apple Valley	2023	1,523		
Town of Apple Valley	2023	1,372		
Town of Apple Valley	2023	1,372		
Town of Apple Valley	2023	1,651		
Town of Apple Valley	2023	1,523		
Town of Apple Valley	2023	1,523		
Town of Apple Valley	2023	2,218		
Town of Apple Valley	2023	2,218		
Town of Apple Valley	2023	1,508		
Town of Apple Valley	2023	1,760		
Town of Apple Valley	2023	1,523		
Town of Apple Valley	2024	1,651		
Town of Apple Valley	2024	2,241		
Town of Apple Valley	2024	2,085		
Town of Apple Valley	2024	1,465		
Town of Apple Valley	2024	2,359		

Town of Apple Valley	2024	1,392
Town of Apple Valley	2024	1,508
Town of Apple Valley	2024	2,169
Town of Apple Valley	2024	1,950
Town of Apple Valley	2024	1,950
Town of Apple Valley	2024	1,707
Town of Apple Valley	2024	2,853
Town of Apple Valley	2024	1,419
Town of Apple Valley	2024	1,724
Town of Apple Valley	2024	2,292
Town of Apple Valley	2024	3,079
Town of Apple Valley	2024	2,562
Town of Apple Valley	2024	2,226
Town of Apple Valley	2024	3,412
Town of Apple Valley	2024	3,412
Town of Apple Valley	2024	3,333
Town of Apple Valley	2024	3,333
Town of Apple Valley	2024	2,778
Town of Apple Valley	2024	1,751
Town of Apple Valley	2024	2,177
Town of Apple Valley	2024	1,810
Town of Apple Valley	2024	2,275
Town of Apple Valley	2024	2,220
Town of Apple Valley	2024	1,372
Town of Apple Valley	2024	4,679
Town of Apple Valley	2024	2,105
Town of Apple Valley	2024	1,316
Town of Apple Valley	2024	2,399
Town of Apple Valley	2024	2,492
Town of Apple Valley	2024	2,526
Town of Apple Valley	2024	1,372
Town of Apple Valley	2024	1,364
Town of Apple Valley	2024	1,602
Town of Apple Valley	2024	2,354
Town of Apple Valley	2024	1,288
Town of Apple Valley	2024	2,556
Town of Apple Valley	2024	1,715
Town of Apple Valley	2024	1,523
Town of Apple Valley	2024	3,860
Town of Apple Valley	2024	2,809
Town of Apple Valley	2024	1,328
Town of Apple Valley	2024	2,975
Town of Apple Valley	2024	2,440
Town of Apple Valley	2024	2,105
Town of Apple Valley	2024	2,105
Town of Apple Valley	2024	1,508
Town of Apple Valley	2024	2,639

Town of Apple Valley	2024	2,169
Town of Apple Valley	2024	2,169
Town of Apple Valley	2024	1,857
Town of Apple Valley	2024	1,654
Town of Apple Valley	2024	1,673
Town of Apple Valley	2024	2,111
Town of Apple Valley	2024	2,096
Town of Apple Valley	2024	1,533
Town of Apple Valley	2024	1,494
Town of Apple Valley	2024	1,515
Town of Apple Valley	2025	3,116
Town of Apple Valley	2025	2,277
Town of Apple Valley	2025	2,105
Town of Apple Valley	2025	1,508
Town of Apple Valley	2025	1,673
Town of Apple Valley	2025	1,673
Town of Apple Valley	2025	2,218
Town of Apple Valley	2025	1,445
Town of Apple Valley	2025	1,372
Town of Apple Valley	2025	1,654
Town of Apple Valley	2025	1,654
Town of Apple Valley	2025	2,533
Town of Apple Valley	2025	2,533
Town of Apple Valley	2025	2,037
Town of Apple Valley	2025	2,037
Town of Apple Valley	2025	2,037
Town of Apple Valley	2025	1,903
Town of Apple Valley	2025	1,903
Town of Apple Valley	2025	1,602
Town of Apple Valley	2025	1,452
Town of Apple Valley	2025	1,452
Town of Apple Valley	2025	1,452
Town of Apple Valley	2025	2,985
Town of Apple Valley	2025	2,033
Town of Apple Valley	2025	2,292
Town of Apple Valley	2025	1,673
Town of Apple Valley	2025	1,673
Town of Apple Valley	2025	1,673
Town of Apple Valley	2025	2,218
Town of Apple Valley	2025	2,082
Town of Apple Valley	2025	3,304
Town of Apple Valley	2025	1,197
Town of Apple Valley	2025	2,218
Town of Apple Valley	2025	1,762
Town of Apple Valley	2025	1,651
Town of Apple Valley	2025	1,372
Town of Apple Valley	2025	2,621

Town of Apple Valley	2025	2,549
Town of Apple Valley	2025	1,372
Town of Apple Valley	2025	1,372
Town of Apple Valley	2025	2,932
Town of Apple Valley	2025	2,932
Town of Apple Valley	2025	2,621
Town of Apple Valley	2025	2,621
Town of Apple Valley	2025	2,621
Town of Apple Valley	2025	2,621
Town of Apple Valley	2025	2,549
Town of Apple Valley	2025	2,932
Town of Apple Valley	2025	1,903
Town of Apple Valley	2025	1,452
Town of Apple Valley	2025	1,602
Town of Apple Valley	2025	2,033
Town of Apple Valley	2025	1,724
Town of Apple Valley	2025	1,292
Town of Apple Valley	2025	2,974
Town of Apple Valley	2025	1,926
Town of Apple Valley	2025	2,533
Town of Apple Valley	2025	2,037
Town of Apple Valley	2025	1,602
Town of Apple Valley	2025	1,874
Town of Apple Valley	2025	2,085
Town of Apple Valley	2025	1,851
Town of Apple Valley	2025	2,674
Town of Apple Valley	2025	1,793
Town of Apple Valley	2025	2,932
Town of Apple Valley	2025	2,932
Town of Apple Valley	2025	2,621
Town of Apple Valley	2025	2,549
Town of Apple Valley	2025	1,980
Town of Apple Valley	2025	1,651
Town of Apple Valley	2025	1,707
Town of Apple Valley	2025	1,364
Town of Apple Valley	2025	1,939
Town of Apple Valley	2025	3,333
Town of Apple Valley	2025	3,333
Town of Apple Valley	2025	3,201
Town of Apple Valley	2025	3,201
Town of Apple Valley	2025	1,939
Town of Apple Valley	2025	1,288
Town of Apple Valley	2025	2,932
Town of Apple Valley	2025	2,621
Town of Apple Valley	2025	2,621
Town of Apple Valley	2025	2,674
Town of Apple Valley	2025	3,260

Town of Apple Valley	2025	1,452
Town of Apple Valley	2025	1,874
Town of Apple Valley	2025	1,602
Town of Apple Valley	2025	1,903
Town of Apple Valley	2025	1,602
Town of Apple Valley	2025	1,452
Town of Apple Valley	2025	2,932
Town of Apple Valley	2025	2,621
Town of Apple Valley	2025	2,549
Town of Apple Valley	2025	2,549
Town of Apple Valley	2025	2,352
Town of Apple Valley	2025	2,037
Town of Apple Valley	2025	2,674
Town of Apple Valley	2025	4,085
Town of Apple Valley	2025	2,601
Town of Apple Valley	2025	1,975
Town of Apple Valley	2025	2,549
Town of Apple Valley	2025	1,515
Town of Apple Valley	2025	2,932
Town of Apple Valley	2025	2,621
Town of Apple Valley	2025	2,549
Town of Apple Valley	2025	2,674
Town of Apple Valley	2025	2,218

Jurisdiction	Issuance Year	Size	City of Twentynine Palms	Statistics
City of Twentynine Palms	2023	1,857	Maximum	2,877
City of Twentynine Palms	2023	1,240	Minimum	411
City of Twentynine Palms	2023	1,240	Average	1,591
City of Twentynine Palms	2023	1,240	Median	1,723
City of Twentynine Palms	2023	635	Count	49
City of Twentynine Palms	2023	1,704		
City of Twentynine Palms	2023	500	<=1000	9
City of Twentynine Palms	2023	411	>1000 & <=1500	10
City of Twentynine Palms	2024	1,804	>1500 & <=2000	22
City of Twentynine Palms	2024	1,815	>2000 & <=2500	5
City of Twentynine Palms	2024	2,575	>2500 & <=3000	3
City of Twentynine Palms	2024	2,013		
City of Twentynine Palms	2024	1,723		
City of Twentynine Palms	2024	1,024		
City of Twentynine Palms	2024	1,702		
City of Twentynine Palms	2024	1,702		
City of Twentynine Palms	2024	1,702		
City of Twentynine Palms	2024	894		
City of Twentynine Palms	2025	1,220		
City of Twentynine Palms	2025	1,027		
City of Twentynine Palms	2025	2,877		
City of Twentynine Palms	2025	2,877		
City of Twentynine Palms	2025	881		
City of Twentynine Palms	2025	1,800		
City of Twentynine Palms	2025	1,800		
City of Twentynine Palms	2025	975		
City of Twentynine Palms	2025	2,078		
City of Twentynine Palms	2025	1,268		
City of Twentynine Palms	2025	1,167		
City of Twentynine Palms	2025	866		
City of Twentynine Palms	2025	1,800		
City of Twentynine Palms	2025	1,800		
City of Twentynine Palms	2025	1,800		
City of Twentynine Palms	2025	1,800		
City of Twentynine Palms	2025	1,800		
City of Twentynine Palms	2025	1,800		
City of Twentynine Palms	2025	1,640		
City of Twentynine Palms	2025	953		
City of Twentynine Palms	2025	800		
City of Twentynine Palms	2025	2,497		
City of Twentynine Palms	2025	2,497		
City of Twentynine Palms	2025	2,497		
City of Twentynine Palms	2025	1,800		
City of Twentynine Palms	2025	1,800		
City of Twentynine Palms	2025	1,800		
City of Twentynine Palms	2025	1,800		

City of Twentynine Palms	2025	1,360
City of Twentynine Palms	2025	1,800
City of Twentynine Palms	2025	1,320

Jurisdiction	Issuance Year	Size	City of Banning	Statistics
City of Banning	2023	1,600	Maximum	3,376
City of Banning	2024	1,600	Minimum	1,222
City of Banning	2024	1,600	Average	2,085
City of Banning	2024	2,195	Median	2,024
City of Banning	2024	1,222	Count	530
City of Banning	2024	1,841		
City of Banning	2024	1,775	<=1000	0
City of Banning	2024	1,530	>1000 & <=1500	11
City of Banning	2024	1,775	>1500 & <=2000	232
City of Banning	2024	1,958	>2000 & <=2500	227
City of Banning	2024	1,775	>2500 & <=3000	45
City of Banning	2024	1,530	>3000 & <=3500	15
City of Banning	2024	1,775		
City of Banning	2024	1,958		
City of Banning	2024	1,775		
City of Banning	2024	1,775		
City of Banning	2024	1,530		
City of Banning	2024	1,775		
City of Banning	2024	1,958		
City of Banning	2024	1,404		
City of Banning	2024	1,775		
City of Banning	2024	1,958		
City of Banning	2024	1,775		
City of Banning	2024	2,024		
City of Banning	2024	2,282		
City of Banning	2024	1,787		
City of Banning	2024	2,282		
City of Banning	2024	2,282		
City of Banning	2024	1,787		
City of Banning	2024	2,195		
City of Banning	2024	2,252		
City of Banning	2024	2,195		
City of Banning	2024	2,252		
City of Banning	2024	1,979		
City of Banning	2024	2,195		
City of Banning	2024	2,252		
City of Banning	2024	1,979		
City of Banning	2024	3,376		
City of Banning	2024	1,787		
City of Banning	2024	2,282		
City of Banning	2024	1,787		
City of Banning	2024	2,282		
City of Banning	2024	2,024		
City of Banning	2024	2,282		
City of Banning	2024	2,024		
City of Banning	2024	2,282		

City of Banning	2024	1,787
City of Banning	2024	2,282
City of Banning	2024	2,024
City of Banning	2024	2,282
City of Banning	2024	1,787
City of Banning	2024	2,300
City of Banning	2024	2,070
City of Banning	2024	2,556
City of Banning	2024	2,300
City of Banning	2024	2,070
City of Banning	2024	1,951
City of Banning	2024	1,787
City of Banning	2024	2,282
City of Banning	2024	1,787
City of Banning	2024	2,282
City of Banning	2024	1,787
City of Banning	2024	2,282
City of Banning	2024	2,282
City of Banning	2024	1,787
City of Banning	2024	1,775
City of Banning	2024	1,958
City of Banning	2024	1,775
City of Banning	2024	1,958
City of Banning	2024	1,530
City of Banning	2024	1,595
City of Banning	2024	1,775
City of Banning	2024	1,958
City of Banning	2024	1,775
City of Banning	2024	1,958
City of Banning	2024	1,775
City of Banning	2024	1,530
City of Banning	2024	1,775
City of Banning	2024	1,958
City of Banning	2024	1,404
City of Banning	2024	1,775
City of Banning	2024	1,530
City of Banning	2024	1,958
City of Banning	2024	1,957
City of Banning	2024	2,195
City of Banning	2024	1,741
City of Banning	2024	1,957
City of Banning	2024	1,741
City of Banning	2024	2,195
City of Banning	2024	1,957
City of Banning	2024	2,195
City of Banning	2024	1,741
City of Banning	2024	1,957

City of Banning	2024	2,195
City of Banning	2024	1,741
City of Banning	2024	1,741
City of Banning	2024	2,195
City of Banning	2024	1,957
City of Banning	2024	2,195
City of Banning	2024	2,195
City of Banning	2024	2,195
City of Banning	2024	2,252
City of Banning	2024	2,195
City of Banning	2024	1,979
City of Banning	2024	2,195
City of Banning	2024	2,252
City of Banning	2024	2,195
City of Banning	2024	1,979
City of Banning	2024	2,252
City of Banning	2024	1,979
City of Banning	2024	2,195
City of Banning	2024	2,252
City of Banning	2024	1,979
City of Banning	2024	2,195
City of Banning	2024	2,252
City of Banning	2024	1,787
City of Banning	2024	2,282
City of Banning	2024	2,282
City of Banning	2024	2,282
City of Banning	2024	2,024
City of Banning	2024	1,787
City of Banning	2024	2,282
City of Banning	2024	1,787
City of Banning	2024	2,282
City of Banning	2024	1,787
City of Banning	2024	2,024
City of Banning	2024	1,787
City of Banning	2024	2,282
City of Banning	2024	2,024
City of Banning	2024	2,282
City of Banning	2024	1,787
City of Banning	2024	2,282
City of Banning	2024	1,787
City of Banning	2024	2,282
City of Banning	2024	1,787
City of Banning	2024	2,195
City of Banning	2024	1,741
City of Banning	2024	1,957
City of Banning	2024	2,195
City of Banning	2024	1,957

City of Banning	2024	1,741
City of Banning	2024	2,195
City of Banning	2024	1,957
City of Banning	2024	1,979
City of Banning	2024	2,195
City of Banning	2024	2,252
City of Banning	2024	1,979
City of Banning	2024	2,195
City of Banning	2024	2,252
City of Banning	2024	1,979
City of Banning	2024	1,958
City of Banning	2024	1,775
City of Banning	2024	1,530
City of Banning	2024	1,775
City of Banning	2024	1,958
City of Banning	2024	1,530
City of Banning	2024	1,404
City of Banning	2024	2,195
City of Banning	2024	1,957
City of Banning	2024	1,741
City of Banning	2024	2,195
City of Banning	2024	1,741
City of Banning	2024	1,957
City of Banning	2024	2,252
City of Banning	2024	1,979
City of Banning	2024	2,195
City of Banning	2024	2,252
City of Banning	2024	2,195
City of Banning	2024	2,252
City of Banning	2024	2,282
City of Banning	2024	1,787
City of Banning	2024	2,282
City of Banning	2024	2,282
City of Banning	2024	2,024
City of Banning	2024	1,787
City of Banning	2024	2,024
City of Banning	2024	2,282
City of Banning	2024	1,787
City of Banning	2024	2,282
City of Banning	2024	1,787
City of Banning	2024	2,282
City of Banning	2024	2,556
City of Banning	2024	2,300
City of Banning	2024	2,556
City of Banning	2024	2,556
City of Banning	2024	2,300
City of Banning	2025	2,300

City of Banning	2025	2,300
City of Banning	2025	2,556
City of Banning	2025	2,300
City of Banning	2025	1,951
City of Banning	2025	2,070
City of Banning	2025	2,300
City of Banning	2025	1,951
City of Banning	2025	2,728
City of Banning	2025	2,717
City of Banning	2025	2,070
City of Banning	2025	2,556
City of Banning	2025	2,300
City of Banning	2025	1,951
City of Banning	2025	1,787
City of Banning	2025	2,282
City of Banning	2025	1,787
City of Banning	2025	2,282
City of Banning	2025	1,775
City of Banning	2025	2,024
City of Banning	2025	1,530
City of Banning	2025	1,775
City of Banning	2025	1,958
City of Banning	2025	1,775
City of Banning	2025	1,530
City of Banning	2025	1,958
City of Banning	2025	1,404
City of Banning	2025	1,851
City of Banning	2025	2,379
City of Banning	2025	2,533
City of Banning	2025	3,118
City of Banning	2025	1,958
City of Banning	2025	1,958
City of Banning	2025	1,775
City of Banning	2025	1,530
City of Banning	2025	1,775
City of Banning	2025	1,958
City of Banning	2025	1,787
City of Banning	2025	2,024
City of Banning	2025	2,282
City of Banning	2025	1,787
City of Banning	2025	2,282
City of Banning	2025	2,024
City of Banning	2025	2,195
City of Banning	2025	1,741
City of Banning	2025	1,957
City of Banning	2025	2,195
City of Banning	2025	2,195

City of Banning	2025	1,957
City of Banning	2025	2,533
City of Banning	2025	3,118
City of Banning	2025	2,533
City of Banning	2025	2,874
City of Banning	2025	3,118
City of Banning	2025	2,533
City of Banning	2025	2,097
City of Banning	2025	2,379
City of Banning	2025	1,851
City of Banning	2025	3,118
City of Banning	2025	2,379
City of Banning	2025	2,097
City of Banning	2025	1,851
City of Banning	2025	2,874
City of Banning	2025	2,097
City of Banning	2025	2,379
City of Banning	2025	2,533
City of Banning	2025	1,851
City of Banning	2025	2,724
City of Banning	2025	2,724
City of Banning	2025	2,556
City of Banning	2025	2,300
City of Banning	2025	2,070
City of Banning	2025	2,556
City of Banning	2025	2,300
City of Banning	2025	1,951
City of Banning	2025	2,379
City of Banning	2025	1,775
City of Banning	2025	1,595
City of Banning	2025	2,097
City of Banning	2025	1,404
City of Banning	2025	1,530
City of Banning	2025	1,775
City of Banning	2025	1,958
City of Banning	2025	1,775
City of Banning	2025	1,530
City of Banning	2025	2,533
City of Banning	2025	2,874
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City of Banning	2025	2,379
City of Banning	2025	2,533
City of Banning	2025	3,118
City of Banning	2025	2,533
City of Banning	2025	1,851
City of Banning	2025	2,379

City of Banning	2025	2,097
City of Banning	2025	2,379
City of Banning	2025	3,118
City of Banning	2025	1,851
City of Banning	2025	2,874
City of Banning	2025	2,533
City of Banning	2025	1,787
City of Banning	2025	2,024
City of Banning	2025	2,282
City of Banning	2025	2,024
City of Banning	2025	1,787
City of Banning	2025	2,282
City of Banning	2025	1,775
City of Banning	2025	1,530
City of Banning	2025	1,958
City of Banning	2025	1,775
City of Banning	2025	1,404
City of Banning	2025	1,775
City of Banning	2025	1,530
City of Banning	2025	1,958
City of Banning	2025	2,195
City of Banning	2025	2,252
City of Banning	2025	1,979
City of Banning	2025	2,252
City of Banning	2025	1,979
City of Banning	2025	2,097
City of Banning	2025	1,541
City of Banning	2025	1,908
City of Banning	2025	2,047
City of Banning	2025	2,195
City of Banning	2025	1,957
City of Banning	2025	1,741
City of Banning	2025	2,195
City of Banning	2025	2,195
City of Banning	2025	1,957
City of Banning	2025	2,195
City of Banning	2025	1,741
City of Banning	2025	1,957
City of Banning	2025	2,282
City of Banning	2025	1,787
City of Banning	2025	2,282
City of Banning	2025	2,024
City of Banning	2025	2,024
City of Banning	2025	1,787
City of Banning	2025	1,979
City of Banning	2025	2,195
City of Banning	2025	2,252

City of Banning	2025	1,979
City of Banning	2025	2,252
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City of Banning	2025	1,787
City of Banning	2025	2,024
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City of Banning	2025	1,787
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City of Banning	2025	1,775
City of Banning	2025	1,530
City of Banning	2025	1,404
City of Banning	2025	1,775
City of Banning	2025	1,530
City of Banning	2025	1,775
City of Banning	2025	1,958
City of Banning	2025	1,958
City of Banning	2025	1,775
City of Banning	2025	1,530
City of Banning	2025	1,958
City of Banning	2025	1,775
City of Banning	2025	1,530
City of Banning	2025	1,404
City of Banning	2025	1,595
City of Banning	2025	2,195
City of Banning	2025	1,741
City of Banning	2025	1,957

City of Banning	2025	2,195
City of Banning	2025	1,957
City of Banning	2025	2,195
City of Banning	2025	1,741
City of Banning	2025	1,957
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City of Banning	2025	1,851
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City of Banning	2025	2,874
City of Banning	2025	3,118
City of Banning	2025	1,957
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City of Banning	2025	1,957
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City of Banning	2025	2,195
City of Banning	2025	1,957
City of Banning	2025	1,741
City of Banning	2025	2,195
City of Banning	2025	2,195

City of Banning	2025	2,194
City of Banning	2025	1,957
City of Banning	2025	1,741
City of Banning	2025	2,195
City of Banning	2025	2,195
City of Banning	2025	1,957
City of Banning	2025	2,195
City of Banning	2025	2,195
City of Banning	2025	1,957
City of Banning	2025	1,741
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City of Banning	2025	1,957
City of Banning	2025	1,741
City of Banning	2025	3,118
City of Banning	2025	2,533
City of Banning	2025	2,097
City of Banning	2025	3,118
City of Banning	2025	2,097
City of Banning	2025	2,874
City of Banning	2025	1,851
City of Banning	2025	2,097
City of Banning	2025	3,118
City of Banning	2025	2,097
City of Banning	2025	2,379
City of Banning	2025	2,533
City of Banning	2025	2,874
City of Banning	2025	2,379
City of Banning	2025	2,533
City of Banning	2025	2,874
City of Banning	2025	1,851
City of Banning	2025	2,379
City of Banning	2025	3,118
City of Banning	2025	1,775
City of Banning	2025	1,958
City of Banning	2025	1,530
City of Banning	2025	1,775
City of Banning	2025	1,958
City of Banning	2025	1,470
City of Banning	2025	1,775
City of Banning	2025	1,958
City of Banning	2025	2,195
City of Banning	2025	1,979

City of Banning	2025	2,252
City of Banning	2025	1,979
City of Banning	2025	2,252
City of Banning	2025	2,195
City of Banning	2025	1,979
City of Banning	2025	2,195
City of Banning	2025	2,252
City of Banning	2025	1,979
City of Banning	2025	2,874
City of Banning	2025	1,851
City of Banning	2025	2,097
City of Banning	2025	2,286
City of Banning	2025	2,135
City of Banning	2025	2,625
City of Banning	2025	2,286
City of Banning	2025	2,625
City of Banning	2025	2,625
City of Banning	2025	2,625
City of Banning	2025	2,286
City of Banning	2025	2,135
City of Banning	2025	2,286
City of Banning	2025	2,625
City of Banning	2025	2,625
City of Banning	2025	2,286
City of Banning	2025	2,625
City of Banning	2025	2,135
City of Banning	2025	2,135
City of Banning	2025	2,135
City of Banning	2025	2,024
City of Banning	2025	1,787
City of Banning	2025	2,024
City of Banning	2025	2,282
City of Banning	2025	2,024
City of Banning	2025	2,282
City of Banning	2025	2,024
City of Banning	2025	1,530
City of Banning	2025	1,958
City of Banning	2025	1,530
City of Banning	2025	1,958
City of Banning	2025	1,404
City of Banning	2025	1,775
City of Banning	2025	1,530
City of Banning	2025	2,282
City of Banning	2025	2,024
City of Banning	2025	1,787
City of Banning	2025	2,282
City of Banning	2025	2,024
City of Banning	2025	1,787

City of Banning	2025	2,024
City of Banning	2025	1,787
City of Banning	2025	2,195
City of Banning	2025	2,252
City of Banning	2025	2,195
City of Banning	2025	2,252
City of Banning	2025	1,979
City of Banning	2025	2,252
City of Banning	2025	2,195
City of Banning	2025	1,979
City of Banning	2025	1,775
City of Banning	2025	2,625
City of Banning	2025	2,135
City of Banning	2025	2,286

Jurisdiction	Issuance Year	Size	City of Yucaipa	Statistics
City of Yucaipa	2025	3,595	Maximum	4,621
City of Yucaipa	2025	4,621	Minimum	1,593
City of Yucaipa	2025	1,860	Average	2,199
City of Yucaipa	2025	2,008	Median	1,860
City of Yucaipa	2025	1,860	Count	50
City of Yucaipa	2025	1,860		
City of Yucaipa	2025	2,008	<=1000	0
City of Yucaipa	2025	2,008	>1000 & <=1500	0
City of Yucaipa	2025	2,008	>1500 & <=2000	29
City of Yucaipa	2025	2,008	>2000 & <=2500	9
City of Yucaipa	2025	2,008	>2500 & <=3000	3
City of Yucaipa	2025	2,008	>3000 & <=3500	3
City of Yucaipa	2025	2,008	>3500 & <=4000	5
City of Yucaipa	2025	1,860	>4000 & <=4500	0
City of Yucaipa	2025	1,860	>4000 & <=4500	0
City of Yucaipa	2025	1,860	>4500 & <=5000	1
City of Yucaipa	2025	2,811		
City of Yucaipa	2025	1,600		
City of Yucaipa	2025	1,776		
City of Yucaipa	2025	1,682		
City of Yucaipa	2025	1,776		
City of Yucaipa	2025	1,600		
City of Yucaipa	2025	1,776		
City of Yucaipa	2025	1,776		
City of Yucaipa	2025	1,600		
City of Yucaipa	2025	1,600		
City of Yucaipa	2025	1,776		
City of Yucaipa	2025	1,600		
City of Yucaipa	2025	1,600		
City of Yucaipa	2025	1,776		
City of Yucaipa	2025	1,600		
City of Yucaipa	2025	1,776		
City of Yucaipa	2025	1,600		
City of Yucaipa	2025	1,776		
City of Yucaipa	2025	1,776		
City of Yucaipa	2025	1,600		
City of Yucaipa	2025	1,776		
City of Yucaipa	2025	1,600		
City of Yucaipa	2025	2,396		
City of Yucaipa	2025	3,117		
City of Yucaipa	2025	3,849		
City of Yucaipa	2025	3,849		
City of Yucaipa	2025	2,864		
City of Yucaipa	2025	3,117		
City of Yucaipa	2025	2,864		
City of Yucaipa	2025	3,117		

City of Yucaipa	2025	3,849
City of Yucaipa	2025	3,849
City of Yucaipa	2025	1,593
City of Yucaipa	2025	1,593

Jurisdiction	Issuance Year	Size	Town of Yucca Valley	Statistics
Town of Yucca Valley	2015	2,045	Maximum	4,360
Town of Yucca Valley	2015	2,400	Minimum	725
Town of Yucca Valley	2015	1,610	Average	1,792
Town of Yucca Valley	2015	1,610	Median	1,768
Town of Yucca Valley	2015	1,610	Count	404
Town of Yucca Valley	2015	1,768		
Town of Yucca Valley	2015	1,768	<=1000	29
Town of Yucca Valley	2015	1,885	>1000 & <=1500	103
Town of Yucca Valley	2015	1,885	>1500 & <=2000	149
Town of Yucca Valley	2015	1,885	>2000 & <=2500	74
Town of Yucca Valley	2015	1,749	>2500 & <=3000	35
Town of Yucca Valley	2015	1,446	>3000 & <=3500	6
Town of Yucca Valley	2015	2,374	>3500 & <=4000	4
Town of Yucca Valley	2015	2,956	>4000 & <=4500	4
Town of Yucca Valley	2015	1,803		
Town of Yucca Valley	2015	1,803		
Town of Yucca Valley	2015	2,537		
Town of Yucca Valley	2016	2,374		
Town of Yucca Valley	2016	1,450		
Town of Yucca Valley	2016	1,610		
Town of Yucca Valley	2016	1,610		
Town of Yucca Valley	2016	1,610		
Town of Yucca Valley	2016	1,610		
Town of Yucca Valley	2016	1,768		
Town of Yucca Valley	2016	1,885		
Town of Yucca Valley	2016	1,885		
Town of Yucca Valley	2016	1,885		
Town of Yucca Valley	2016	1,885		
Town of Yucca Valley	2016	2,516		
Town of Yucca Valley	2016	895		
Town of Yucca Valley	2016	2,503		
Town of Yucca Valley	2016	1,835		
Town of Yucca Valley	2016	1,835		
Town of Yucca Valley	2016	2,049		
Town of Yucca Valley	2017	1,835		
Town of Yucca Valley	2017	2,435		
Town of Yucca Valley	2017	1,710		
Town of Yucca Valley	2017	1,538		
Town of Yucca Valley	2017	1,538		
Town of Yucca Valley	2017	800		
Town of Yucca Valley	2017	2,385		
Town of Yucca Valley	2017	2,460		
Town of Yucca Valley	2017	1,561		
Town of Yucca Valley	2017	2,435		
Town of Yucca Valley	2017	1,946		
Town of Yucca Valley	2017	1,538		

Town of Yucca Valley	2017	1,408
Town of Yucca Valley	2017	1,610
Town of Yucca Valley	2017	1,610
Town of Yucca Valley	2017	1,610
Town of Yucca Valley	2017	1,768
Town of Yucca Valley	2017	1,885
Town of Yucca Valley	2017	1,885
Town of Yucca Valley	2017	4,345
Town of Yucca Valley	2017	864
Town of Yucca Valley	2017	1,140
Town of Yucca Valley	2017	2,514
Town of Yucca Valley	2017	1,630
Town of Yucca Valley	2017	1,641
Town of Yucca Valley	2017	730
Town of Yucca Valley	2017	1,538
Town of Yucca Valley	2017	2,049
Town of Yucca Valley	2017	1,800
Town of Yucca Valley	2017	2,016
Town of Yucca Valley	2017	2,350
Town of Yucca Valley	2017	2,491
Town of Yucca Valley	2017	2,522
Town of Yucca Valley	2018	2,049
Town of Yucca Valley	2018	2,350
Town of Yucca Valley	2018	2,522
Town of Yucca Valley	2018	2,728
Town of Yucca Valley	2018	1,982
Town of Yucca Valley	2018	2,050
Town of Yucca Valley	2018	2,050
Town of Yucca Valley	2018	2,435
Town of Yucca Valley	2018	1,800
Town of Yucca Valley	2018	1,800
Town of Yucca Valley	2018	1,800
Town of Yucca Valley	2018	728
Town of Yucca Valley	2018	2,112
Town of Yucca Valley	2018	1,520
Town of Yucca Valley	2018	920
Town of Yucca Valley	2018	2,050
Town of Yucca Valley	2018	2,050
Town of Yucca Valley	2018	2,548
Town of Yucca Valley	2018	1,835
Town of Yucca Valley	2018	2,000
Town of Yucca Valley	2018	2,000
Town of Yucca Valley	2018	2,350
Town of Yucca Valley	2018	2,522
Town of Yucca Valley	2018	2,522
Town of Yucca Valley	2018	2,548
Town of Yucca Valley	2018	2,548

Town of Yucca Valley	2018	2,110
Town of Yucca Valley	2018	1,610
Town of Yucca Valley	2018	1,610
Town of Yucca Valley	2018	1,835
Town of Yucca Valley	2018	1,885
Town of Yucca Valley	2018	1,885
Town of Yucca Valley	2018	1,885
Town of Yucca Valley	2018	1,885
Town of Yucca Valley	2018	1,427
Town of Yucca Valley	2018	2,514
Town of Yucca Valley	2018	1,538
Town of Yucca Valley	2018	2,415
Town of Yucca Valley	2018	1,990
Town of Yucca Valley	2018	2,350
Town of Yucca Valley	2018	3,094
Town of Yucca Valley	2018	2,010
Town of Yucca Valley	2018	2,050
Town of Yucca Valley	2018	1,620
Town of Yucca Valley	2018	926
Town of Yucca Valley	2018	1,771
Town of Yucca Valley	2018	1,100
Town of Yucca Valley	2018	2,010
Town of Yucca Valley	2018	1,020
Town of Yucca Valley	2018	1,927
Town of Yucca Valley	2019	2,170
Town of Yucca Valley	2019	926
Town of Yucca Valley	2019	2,541
Town of Yucca Valley	2019	1,590
Town of Yucca Valley	2019	1,338
Town of Yucca Valley	2019	1,002
Town of Yucca Valley	2019	2,050
Town of Yucca Valley	2019	1,771
Town of Yucca Valley	2019	2,647
Town of Yucca Valley	2019	1,066
Town of Yucca Valley	2019	1,982
Town of Yucca Valley	2019	2,375
Town of Yucca Valley	2019	950
Town of Yucca Valley	2019	2,170
Town of Yucca Valley	2019	1,641
Town of Yucca Valley	2019	1,196
Town of Yucca Valley	2019	1,176
Town of Yucca Valley	2019	1,462
Town of Yucca Valley	2019	1,538
Town of Yucca Valley	2019	1,538
Town of Yucca Valley	2019	2,170
Town of Yucca Valley	2019	1,538
Town of Yucca Valley	2019	975

Town of Yucca Valley	2019	1,835
Town of Yucca Valley	2019	2,522
Town of Yucca Valley	2019	1,087
Town of Yucca Valley	2019	1,538
Town of Yucca Valley	2019	1,538
Town of Yucca Valley	2019	1,641
Town of Yucca Valley	2019	2,510
Town of Yucca Valley	2019	1,641
Town of Yucca Valley	2019	2,170
Town of Yucca Valley	2019	2,514
Town of Yucca Valley	2020	896
Town of Yucca Valley	2020	2,049
Town of Yucca Valley	2020	2,049
Town of Yucca Valley	2020	944
Town of Yucca Valley	2020	978
Town of Yucca Valley	2020	1,116
Town of Yucca Valley	2020	1,410
Town of Yucca Valley	2020	1,116
Town of Yucca Valley	2020	1,326
Town of Yucca Valley	2020	2,357
Town of Yucca Valley	2020	1,449
Town of Yucca Valley	2020	1,200
Town of Yucca Valley	2020	1,675
Town of Yucca Valley	2020	1,948
Town of Yucca Valley	2020	1,948
Town of Yucca Valley	2020	1,948
Town of Yucca Valley	2020	1,986
Town of Yucca Valley	2020	1,584
Town of Yucca Valley	2020	1,650
Town of Yucca Valley	2020	1,365
Town of Yucca Valley	2020	1,365
Town of Yucca Valley	2020	2,656
Town of Yucca Valley	2020	3,915
Town of Yucca Valley	2020	4,302
Town of Yucca Valley	2020	4,360
Town of Yucca Valley	2020	1,480
Town of Yucca Valley	2020	2,514
Town of Yucca Valley	2020	2,019
Town of Yucca Valley	2020	2,304
Town of Yucca Valley	2020	1,646
Town of Yucca Valley	2020	2,170
Town of Yucca Valley	2020	1,728
Town of Yucca Valley	2020	2,514
Town of Yucca Valley	2020	2,514
Town of Yucca Valley	2020	1,449
Town of Yucca Valley	2020	1,449
Town of Yucca Valley	2020	1,538

Town of Yucca Valley	2020	1,093
Town of Yucca Valley	2020	1,626
Town of Yucca Valley	2020	1,626
Town of Yucca Valley	2020	2,020
Town of Yucca Valley	2020	2,542
Town of Yucca Valley	2020	1,404
Town of Yucca Valley	2020	2,089
Town of Yucca Valley	2020	768
Town of Yucca Valley	2020	3,830
Town of Yucca Valley	2020	1,241
Town of Yucca Valley	2020	1,404
Town of Yucca Valley	2020	1,770
Town of Yucca Valley	2020	1,787
Town of Yucca Valley	2020	1,365
Town of Yucca Valley	2020	2,045
Town of Yucca Valley	2020	755
Town of Yucca Valley	2020	1,640
Town of Yucca Valley	2020	1,787
Town of Yucca Valley	2020	1,004
Town of Yucca Valley	2020	2,170
Town of Yucca Valley	2020	1,196
Town of Yucca Valley	2020	1,241
Town of Yucca Valley	2020	1,770
Town of Yucca Valley	2020	1,787
Town of Yucca Valley	2020	1,200
Town of Yucca Valley	2020	3,282
Town of Yucca Valley	2020	2,304
Town of Yucca Valley	2020	823
Town of Yucca Valley	2020	1,449
Town of Yucca Valley	2020	1,449
Town of Yucca Valley	2020	1,449
Town of Yucca Valley	2020	1,449
Town of Yucca Valley	2020	2,435
Town of Yucca Valley	2021	1,948
Town of Yucca Valley	2021	1,787
Town of Yucca Valley	2021	1,600
Town of Yucca Valley	2021	1,948
Town of Yucca Valley	2021	1,869
Town of Yucca Valley	2021	1,449
Town of Yucca Valley	2021	1,380
Town of Yucca Valley	2021	983
Town of Yucca Valley	2021	1,445
Town of Yucca Valley	2021	1,241
Town of Yucca Valley	2021	1,325
Town of Yucca Valley	2021	1,770
Town of Yucca Valley	2021	1,787
Town of Yucca Valley	2021	2,170

Town of Yucca Valley	2021	2,170
Town of Yucca Valley	2021	1,718
Town of Yucca Valley	2021	1,449
Town of Yucca Valley	2021	1,538
Town of Yucca Valley	2021	2,309
Town of Yucca Valley	2021	3,507
Town of Yucca Valley	2021	2,620
Town of Yucca Valley	2021	1,862
Town of Yucca Valley	2021	978
Town of Yucca Valley	2021	1,080
Town of Yucca Valley	2021	1,449
Town of Yucca Valley	2021	1,948
Town of Yucca Valley	2021	2,244
Town of Yucca Valley	2021	1,787
Town of Yucca Valley	2021	2,170
Town of Yucca Valley	2021	1,787
Town of Yucca Valley	2021	1,615
Town of Yucca Valley	2021	1,719
Town of Yucca Valley	2021	2,980
Town of Yucca Valley	2021	1,404
Town of Yucca Valley	2021	1,770
Town of Yucca Valley	2021	1,770
Town of Yucca Valley	2021	1,787
Town of Yucca Valley	2021	1,787
Town of Yucca Valley	2021	1,787
Town of Yucca Valley	2021	1,787
Town of Yucca Valley	2021	2,392
Town of Yucca Valley	2021	2,289
Town of Yucca Valley	2021	2,690
Town of Yucca Valley	2021	2,170
Town of Yucca Valley	2021	1,787
Town of Yucca Valley	2021	1,787
Town of Yucca Valley	2021	1,373
Town of Yucca Valley	2021	1,373
Town of Yucca Valley	2021	1,447
Town of Yucca Valley	2021	2,604
Town of Yucca Valley	2021	1,988
Town of Yucca Valley	2022	1,153
Town of Yucca Valley	2022	1,948
Town of Yucca Valley	2022	2,170
Town of Yucca Valley	2022	1,145
Town of Yucca Valley	2022	1,535
Town of Yucca Valley	2022	745
Town of Yucca Valley	2022	1,462
Town of Yucca Valley	2022	1,241
Town of Yucca Valley	2022	1,325
Town of Yucca Valley	2022	1,770

Town of Yucca Valley	2022	1,787
Town of Yucca Valley	2022	880
Town of Yucca Valley	2022	1,428
Town of Yucca Valley	2022	1,600
Town of Yucca Valley	2022	1,687
Town of Yucca Valley	2022	1,974
Town of Yucca Valley	2022	1,784
Town of Yucca Valley	2022	2,170
Town of Yucca Valley	2022	1,393
Town of Yucca Valley	2022	1,655
Town of Yucca Valley	2022	2,510
Town of Yucca Valley	2022	1,248
Town of Yucca Valley	2022	728
Town of Yucca Valley	2022	1,192
Town of Yucca Valley	2022	2,799
Town of Yucca Valley	2022	1,192
Town of Yucca Valley	2022	2,170
Town of Yucca Valley	2022	1,060
Town of Yucca Valley	2022	1,196
Town of Yucca Valley	2022	1,787
Town of Yucca Valley	2022	1,441
Town of Yucca Valley	2022	1,901
Town of Yucca Valley	2022	2,158
Town of Yucca Valley	2022	2,178
Town of Yucca Valley	2022	1,740
Town of Yucca Valley	2022	2,620
Town of Yucca Valley	2022	1,000
Town of Yucca Valley	2022	1,540
Town of Yucca Valley	2022	1,688
Town of Yucca Valley	2022	1,787
Town of Yucca Valley	2022	2,014
Town of Yucca Valley	2022	3,188
Town of Yucca Valley	2022	2,706
Town of Yucca Valley	2022	1,168
Town of Yucca Valley	2022	1,290
Town of Yucca Valley	2022	3,516
Town of Yucca Valley	2023	1,901
Town of Yucca Valley	2023	2,345
Town of Yucca Valley	2023	3,010
Town of Yucca Valley	2023	725
Town of Yucca Valley	2023	1,200
Town of Yucca Valley	2023	1,787
Town of Yucca Valley	2023	1,441
Town of Yucca Valley	2023	1,893
Town of Yucca Valley	2023	1,327
Town of Yucca Valley	2023	2,636
Town of Yucca Valley	2023	1,450

Town of Yucca Valley	2023	1,520
Town of Yucca Valley	2023	2,493
Town of Yucca Valley	2023	1,428
Town of Yucca Valley	2023	1,428
Town of Yucca Valley	2023	1,428
Town of Yucca Valley	2023	1,428
Town of Yucca Valley	2023	1,610
Town of Yucca Valley	2023	2,032
Town of Yucca Valley	2023	1,456
Town of Yucca Valley	2023	1,390
Town of Yucca Valley	2023	1,659
Town of Yucca Valley	2023	1,000
Town of Yucca Valley	2023	1,314
Town of Yucca Valley	2023	1,144
Town of Yucca Valley	2023	1,602
Town of Yucca Valley	2023	1,598
Town of Yucca Valley	2023	1,791
Town of Yucca Valley	2023	1,644
Town of Yucca Valley	2023	1,445
Town of Yucca Valley	2023	1,445
Town of Yucca Valley	2023	1,445
Town of Yucca Valley	2023	1,445
Town of Yucca Valley	2023	1,445
Town of Yucca Valley	2023	2,006
Town of Yucca Valley	2023	2,436
Town of Yucca Valley	2023	1,241
Town of Yucca Valley	2023	1,241
Town of Yucca Valley	2023	1,325
Town of Yucca Valley	2023	1,404
Town of Yucca Valley	2023	1,241
Town of Yucca Valley	2023	1,325
Town of Yucca Valley	2023	1,325
Town of Yucca Valley	2023	1,787
Town of Yucca Valley	2023	2,600
Town of Yucca Valley	2023	1,550
Town of Yucca Valley	2023	3,217
Town of Yucca Valley	2023	2,143
Town of Yucca Valley	2024	1,445
Town of Yucca Valley	2024	1,712
Town of Yucca Valley	2024	762
Town of Yucca Valley	2024	770
Town of Yucca Valley	2024	1,379
Town of Yucca Valley	2024	2,024
Town of Yucca Valley	2024	2,062
Town of Yucca Valley	2024	1,112
Town of Yucca Valley	2024	1,000
Town of Yucca Valley	2024	1,500

Town of Yucca Valley	2024	1,200
Town of Yucca Valley	2024	2,020
Town of Yucca Valley	2024	1,115
Town of Yucca Valley	2024	1,350
Town of Yucca Valley	2024	840
Town of Yucca Valley	2024	1,020
Town of Yucca Valley	2024	2,094
Town of Yucca Valley	2024	4,325
Town of Yucca Valley	2024	795
Town of Yucca Valley	2024	1,849
Town of Yucca Valley	2024	1,315
Town of Yucca Valley	2024	1,315
Town of Yucca Valley	2024	1,630
Town of Yucca Valley	2024	1,499
Town of Yucca Valley	2024	2,027
Town of Yucca Valley	2025	1,627
Town of Yucca Valley	2025	3,032
Town of Yucca Valley	2025	1,883
Town of Yucca Valley	2025	1,636
Town of Yucca Valley	2025	1,202
Town of Yucca Valley	2025	2,159
Town of Yucca Valley	2025	1,692
Town of Yucca Valley	2025	2,047
Town of Yucca Valley	2025	2,585
Town of Yucca Valley	2025	2,462
Town of Yucca Valley	2025	1,280
Town of Yucca Valley	2025	1,705
Town of Yucca Valley	2025	1,026
Town of Yucca Valley	2025	1,895

































































**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Evan Willoughby, Assistant Planner, Jared Jerome, Associate Planner

Date: February 18, 2026

Meeting Date: March 24, 2026

Subject: Policy Discussion on Minimum Single-Family Residential Dwelling Unit Size

Recommendation:

That the Planning Commission retains the current minimum standard of 725 square-feet for single-family residential dwelling units and discusses the policy information provided in the Staff Report.

Prior Review:

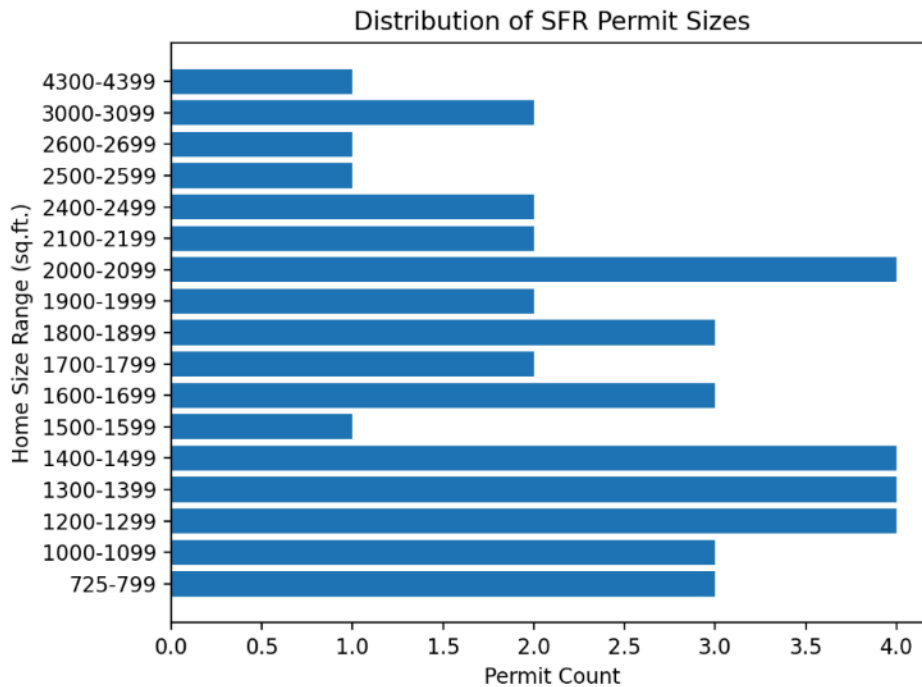
There has been no current prior review of this policy item.

Discussion:

The Planning Commission requested an agenda item to discuss the Town's policy on minimum single-family residential dwelling unit size at their meeting of January 27, 2026.

The Town's Development Code establishes a minimum size for single-family residential dwelling units at 725 sq.ft. The Town adopted the minimum unit size from the County at the time of incorporation.

The current trends for single-family residential dwelling unit size are summarized in the table below for calendar years 2023, 2024, and 2025. The average SFR size for issued permits over the calendar years 2023, 2024, and 2025 is 1,758 sq.ft. The range from lowest to highest floor area is 762 sq.ft. to 4,325 sq.ft. The trend towards larger (1000+ sq.ft.) SFR sizes is consistent across cities surveyed, including cities with an adopted minimum SFR size lower than 725 sq.ft. and jurisdictions that follow the minimum established under the Title 24 Building Code of approximately 164 sq.ft.



Staff reviewed local zoning/development codes in California cities to identify the minimum size for single-family detached dwellings. A detailed list is attached to this staff report with those results and links to the relevant code sections.

Out of twenty-six (26) cities reviewed, five (5) relied almost exclusively on the minimum SFR size established by the California Building Code and two (2) had a minimum SFR size lower than the Town's, established by local development standards. Five (5) cities had a uniform development standard for minimum SFR size city-wide. Fifteen (15) cities had a varying standard for minimum SFR size, which was facilitated through a variety of approaches, including varying by Tract/Neighborhood (mirroring CC&Rs), varying by underlying zoning district, varying by number of bedrooms, or a combination of those approaches.

Town records indicate that some Tracts were originally subject to Covenant's, Conditions, and Restrictions (CC&Rs) on minimum SFR size. However, these restrictions were not adopted or enforced by the Town. A copy of that historical list prepared by Art Miller, Jr. of Western Hills Estates & Ranchos and a corresponding map created by staff are attached to this staff report for reference. The range in minimum SFR size on that list is 600 sq.ft. to 1400 sq.ft.

While the Town does take a uniform approach to minimum SFR size, it is of note that the Town's multifamily residential minimum dwelling unit size varies by bedroom count, requiring 500 sq.ft. for a studio, 650 sq.ft. for a one (1) bedroom, 750 sq.ft. for a two (2) bedroom, and 1000 sq.ft. for a three (3) bedroom. The two (2) bedroom and three (3) bedroom minimum dwelling unit sizes required for multifamily both exceed the minimum SFR size adopted by the Town. The Town's multifamily codes regulate more than just unit size but also require open space, landscaping, and amenities. Multifamily standards facilitate orderly development and create a standard quality of living in areas where the zoning allows higher-density living. In

effect, the Town applies stricter dimensional controls to multifamily housing to manage higher-density living conditions, while maintaining a simpler minimum standard for low-density development of single-family homes. The purposes stated in the Town's Development Code for multi-family residential standards are listed below.

- Provide appropriately located areas for multiple-family dwellings that are consistent with the general plan and the standards of public health and safety established by this code;
- Provide adequate light, air, privacy, and open space for each dwelling unit and protect residents from the harmful effects of excessive noise, population density, traffic congestion and other adverse environmental impacts;
- Provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment; and
- Ensure the provisions of public services and facilities needed to accommodate planned population densities.

While the Town can set a minimum size for primary single-family residences, accessory dwelling units are regulated under State law and are not restricted to a minimum of 725 sq.ft. The standards set by the State allow the following as accessory dwellings to a primary single-family residence.

- One (1) Junior ADU - Limited to 500 sq.ft. within the footprint of the existing or proposed SFR and/or attached garage.
- One (1) New Construction ADU - Limited to 1,200 sq.ft. for detached and 50% of the SFR size for attached, but not precluding an ADU of least 800 sq.ft.
- One (1) Conversion ADU - Limited to size of existing, detached accessory building to be converted.

Alternatives

That the Planning Commission provides a recommendation to the Town Council requesting policy direction to research Development Code Amendments relating to dwelling unit size, including but not limited to single-family and multifamily standards, and minimum dwelling size standards varying by the underlying residential zoning district.

Fiscal Impact:

N/A

Attachments

1. TOYV_Section 9.07.100 Manufactured and Single-Family Residential Construction Standards
2. PERMIT REPORT TOYV 2023-2025
3. Minimum SFR Size - Research
4. Minimum SFR Size - Research - Links
5. ArtMillerJr_TractRestrictions

6. ArtMillerJr_TractRestrictionsMap
7. TOYV_Section 9.08.070 Multi-Family Residential Standards, Site Design Guidelines and Architectural Design Guidelines

uh, that's just something to bring up.

Deputy Town Manager Stueckle stated, I think staff has sufficient direction that we can go back, make modifications to the resolution, return it back to the commission for final action.

Commissioner Stoker stated okay. Would it be applicable to, to continue this then? Continue the action. Actions to continue?

Deputy Town Manager Stueckle stated or just receive in file this evening. Yeah. Just bring-- just bring--[crosstalk]

Um, Gi-giving staff--

--a motion to receive in file [crosstalk]--

Deputy Town Manager Stueckle stated--direction, we'll return the matter back to you.

[crosstalk]Yeah.

Chair Thomas stated, okay. I'll, I'll make the motion to receive in file.

Motion:

That the Planning Commission reviews Chapter 9.07 Residential and Hillside Reserve Districts, Section 9.07.060(C) and adopts Resolution No. PC 26-03, attached to this staff report. Motion to receive and file.

Result: (Yes 5, No 0, Abstained 0)

Mover: Commissioner Mathew Thomas

Seconder: Commissioner Gerard Noonan

Ayes: James Henderson, Gerard Noonan, Clint Stoker, Alejandro Vasconcelos, Mathew Thomas

12. Policy Discussion on Minimum Single-Family Residential Dwelling Unit Size

Chair Thomas stated okay. We go to, uh, item number 12, policy discussion on minimum single-family residential dwelling unit size.

Assistant Planner Willoughby stated, thank you, Chair and Commissioners. This is on packet page starting 1,687. The recommendation is that the Planning Commission retains the current minimum standard of 725 square feet for single-family residential dwelling units and discusses the policy information provided in the staff report. Alternatively, uh, the Planning Commission provides a recommendation to the town

council requesting policy direction to research development code amendments relating to dwelling unit size, including but not limited to single-family and multi-family standards and minimum dwelling size standards varying, uh, by the underlying residential zoning district. This, um, is graphically depicting some information provided in the staff report, uh, which is, um, listed on packet page 1,693 to address the single-family residential permits issued, um, by the town from 2023, 2024, and 2025. On the left-hand side is the size range. Um, so 725 to 799, you can see over a period of three years, there has only been an average of one, uh, single-family resident on that lower end of the spectrum, um, per year. Most single-family residences occur in this area above 1,000. You also do see some, um, in 2,000 and continuing to at least one outlier, um, around, I believe, 4, 325 at the time of writing the staff report.

Now, um, the Planning Commission, um, did request some research on other jurisdictions. So, uh, for background, our closest city of Twentynine Palms is still currently at their 400 square foot minimum across all their residential zoning districts. Uh, Town of Apple Valley is, uh, varying, uh, from 1,100 to 1,200. I believe in this case, uh, 1,100 applied to a specific tract, uh, within the town of Apple Valley. Uh, City of Victorville is at a uniform 1,400 square feet, and, um, these other cities may have a number of other, um, m-much more varying, uh, standards, all the way from 600, 750, 900, 1,000, 1,100, 1,350, 2,000, 2,500, and three-- 3,000. Uh, one thing that was interesting, um, to staff, uh, which was apparently not the case when this research was last done around 2019, is there are a good number of these cities in the list, uh, that currently have no minimum for single-family residential dwelling unit size and go solely by the Title 24, California Building Code. Um, it's my understanding in talking to our building official, that minimum number by the building code is somewhere around 164 square feet. So it accommodates, uh, just the bare minimum of that sleeping, um, sanitation, and, and some cooking area.

This continues on, uh, to the next list of cities. A lot of those that you can see do vary the number. Uh, typically by the zoning district, but I'll also show you an example in the next slide that varies it, not just by the zoning district, but also by the number of bedrooms. So this is the City of Cathedral City that you saw in one of the preceding slides with quite a good number of, uh, different minimums. These are two of their single-family residen-- residential zoning districts. Um, this one here for context, is typically one-acre minimum size lots. So, on those one-acre lots, a, a house with, um, two or less bedrooms is required to be a minimum of 2,000 square feet, three or more bedroom-- three bedrooms is 2,500 square feet, and four or more bedrooms is a minimum size of 3,000 square feet. Um, for contrast, as it gets down to the lower parcel sizes, I think this zoning district went down to at least seven-- 7,200 square feet for minimum lot size. The number, uh, which still varie-- varies based on the bedroom, is two or less bedrooms re-requires 1,000 square feet, and three or more bedrooms requires 1,200 square feet, which is still above, uh, where we are today by

our local standard.

Uh, for some additional context, there's some information attached to the packet that might be interesting for the commission to review. Um, there are links provided to all those cities, um, that are included here. Um, so if the commission chooses to, you can click through that information. And, um, it is starting on packet page 1,695. There's also some additional historical information if anyone's interested on PAC page 1,696 and a map, uh, that staff created to, to visualize that historical information on 1,697. Just briefly touching on that, um, there were some much older tract restrictions, um, that Art Miller Jr., um, informed the county at the time of by sending a letter. Uh, those tract restrictions had minimum unit size requirements anywhere from 600, uh, 900, 1,250 all the way up to 1,400. And, uh, you can see that visually on packet page, uh, 1,697. So once again, uh, the alternative is that the Planning Commission retains the current minimum standard of 725 square feet for single-family residential dwelling units and discusses policy information provided in the staff report, or, alternatively, that the Planning Commission provides a recommendation to the Town Council requesting policy direction to research development code amendments relating to dwelling unit size, including but not limited to single-family and multi-family standards and minimum dwelling size standards varying by the underlying residential zoning district. And staff is available to answer questions following public comment.

Chair Thomas stated okay, thank you. Thank you, Evan. Um, seeing nobody in the public, uh, anybody online wish to make a comment. Okay. Close public comment, and we'll go to Commissioner Noonan.

Commissioner Noonan stated, thank you. Um, does staff see any particular reason why i-if lowering the square footage would be advantageous, maybe hitting housing elements or something like that? Is there-- is there any purpose that we can see other than the quality of the actual structure?

Assistant Planner Willoughby stated uh, by itself, um, lowering single-family residential dwelling minimums alone, um, may not be too ad-advantageous in, in conversations and reaching out to these cities and planners who work there. Um, for context, even the ones that had lower minimum dwelling unit sizes than ours typically do not see, um, dwelling units submitted even below our minimum of 725 generally. Um, some can count just a handful in the past few years. Um, but as a whole, the alternative recommendation is structured such that a wider policy discussion could occur not just to address single-family residential standards, but also multi-family. Um, included in your staff report is some notes about our multi-family requirement. Um, a two-bedroom multifamily apartment, for example, is required to be a minimum of 750 square feet, I believe, by our code, which is more than the 725 for single-family residents. So there could be a broader conversation, um, to open it up

and address things that could more comprehensively address, uh, housing.

Commissioner Noonan asked, do you see multi-family residences coming, uh, to our table here soon? Or-- I mean, or is it-- is this really just we're just discussing single-family right now and, and whether or not we wanna lower that?

Assistant Planner Willoughby stated the policy discussion requested by the commission was single-family.

Commissioner Noonan stated okay.

Assistant Planner Willoughby stated um, staff did just want to note information about our multifamily standards in that context and provide that alternative recommendation, um, to address both of those things together.

Commissioner Noonan stated okay. On that, I, I see no reason to, to change it, uh, from my personal view unless someone else has a better reason. So that's all I got.

Chair Thomas stated all right. Thank you. Uh, Vice Chair Henderson.

Vice Chair Henderson stated so, Twentynine Palms is 400 feet. And I believe Commissioner Stoker, you, you had brought this up at that o-one meeting, correct?

Commissioner Stoker, stated yep.

Vice Chair Henderson stated and so I was just curious in conversation, whether Chair Thomas from a real estate aspect or, or Chair Stoke-- or, uh, Commissioner Stoker, have you seen a demand for--c-- for smaller single-family residences at all? Um, where I've seen this, uh, just on s-- on YouTube was, like, uh, tiny houses for Airbnbs in Joshua Tree. And looking at the square footage, they're probably down, you know, under 1,000 feet for sure. Um, but have you seen any demand for this?

Go ahead.

[crosstalk]--Oh yeah, I can--

Deputy Town Manager Stueckle stated just one, one bit on it. At the staff level, the answer is no.

[crosstalk] Okay.

Deputy Town Manager Stueckle stated there-- a-and if you can go back to the slide in the PowerPoint, which shows the size of single families that have been permitted

over the last three years, no one's walking in the door asking for a smaller home.

[crosstalk] Okay.

Deputy Town Manager Stueckle stated so a-at a technical level, that hasn't occurred.

[crosstalk] So would--

Deputy Town Manager Stueckle stated in terms of a tiny home, tiny homes are not stick-built homes. Tiny homes are recreational vehicles or travel trailers that are permitted by the State of California, and cities in California set up an actual zoning district separate from all of their other residential districts for tiny homes. So what you're really talking about here is, is does the town want to have a minimum dwelling unit size? So you have--and the reason staff pointed out, multi-family, is you've got multifamily, a two-bedroom multifamily is larger than your smallest single-family standard.

Chair Thomas stated right.

Deputy Town Manager Stueckle stated and that's a little bit awkward. I don't think that's necessarily typical. Um, so it really comes down to-- a-and I think you should always ask yourself this question when you're working on a public policy issue. And that's what this is, "What problem are we trying to solve?" Remember, government just gets in the way.

Chair Thomas stated right.

Deputy Town Manager Stueckle stated go-government creates more problems than it solves. So the question is, what problem are we trying to solve with considering minim-minimum modifications to the dwelling unit size? And that's for the commission's discussion. Is the goal to build more homes? No, I don't think your goal by adjusting a minimum square footage of a home when you're already at 725 is to facilitate more construction when you've had no applications and no one really screaming for that smaller unit size per se. So anyway, that's just a little bit of background in terms of the whole overall dialogue. Um, I don't know in-- when in discussions with Twe-- did we talk with Twentynine Palm staff if they see any units coming in at that size or no?

Assistant Planner Willoughby stated uh, yes. Uh, we did discuss with Twentynine Palm staff. They are not seeing units coming close to their 400 square foot minimum. Um, so it is fairly rare if it does exist in, in the past.

Commissioner Stoker asked, did you-- did you query the county? Is it how many they

had?

Deputy Town Manager Stueckle stated uh, no, we would not query the county. The, the, the town incorporated it for the purpose of, of municipal regulations and to move away from the county. The county is much larger in jurisdiction. Geographically, they have to address many, many, many other issues than cities do. So no, we would not compare ourselves to the county when it comes to looking at those types of issues.

Commissioner Stueckle asked or, or, or, or just for the statistics of how many were built?

Deputy Town Manager Stueckle asked pardon me?

Commissioner Stoker asked or just for the statistics of how many were built?

Deputy Town Manager Stueckle stated no, because we don't compare municipal growth, municipal development to county.

But we can-- okay.

[crosstalk]

Chair Thomas stated I mean, more and more of-- uh, y-you, you see more and more of the trend going towards these small houses that can be popped up really quickly. You know, uh, Tesla's working on some of them now. And you-you've seen these things at some of the trade shows now where you can come in for 70, 80 thousand bucks and you can buy a little 200, 300 square foot house and put it up and it's self-contained and all this other stuff. Are we kind of keeping our eyes open as to that trend or, or, you know, what's happening? And maybe, we-- like you said, maybe suggest a, a separate zone for that kind of thing. Is there anything like that that the town has discussed? Uh, uh--

Deputy Town Manager Stueckle stated so ultimately, as you all know probably better than staff, the market determines what gets built--

Chair Thomas stated right.

Deputy Town Manager Stueckle stated --at the end of the day. So has there been any development interest that has come forward and tried to implement a tiny home village or a tiny home neighborhood? No, that--

No, no, no. [crosstalk]--

Deputy Town Manager Stueckle stated, --that hasn't-- and I don't know if you guys have conversations--

Chair Thomas stated, no, I was thinking more on an individual residential basis, not a multi-family basis. Like, there-there's a lot of this st-stuff that's starting to hit the market right now because of the unaffordability of housing. So they're just looking at these things, and so--

Deputy Town Manager Stueckle asked do you wanna talk about inquiries you and Jared receive on a typical basis, on residential development?

Assistant Planner Willoughby stated on a typical basis, um, inquiries on single-family residential info lots, we typically try to address the main development standards first and foremost. So they're aware outright, 725 square foot is the minimum. You're-- Correct.

--required to have two-car covered parking. Um, generally, there's no push back on 725.

Chair Thomas stated yeah.

Most people say, "Oh--"

[crosstalk]--

"--I'm, I'm gonna go way--"

Bigger.

"--bigger than that."

Hmm.

Assistant Planner Willoughby stated "I'm going 1,500 square feet." Um, in terms of more unique inquiries on different housing types, uh, I can only really think of one. Um, and it's actually, uh, from the property owner who put forward the fence, uh, application earlier tonight on a separate property to the west in that industrial zoning district, um, to do something like a tiny home subdivision. So there's only been one who's really brought up that topic in the last few years that I've been with the town.

Chair Thomas stated okay. Well, I was just-- I was just curious from a-- from a standpoint of whether you guys have heard of any of this or we're watching the

market trends kinda move to these smaller, quicker homes where-- you know, because of the affordability crisis right now, I guess, and all of this stuff. So what is-- w-- I, I didn't see this here, but it-- I'm sure it's in our, our, our big packet here, but on our 750 square feet, what is the maximum number of bedrooms that can be put into that unit?

Assistant Planner Willoughby stated the maximum number of bedrooms would just be by the California Building Code. So that would dictate what the minimum size for a bedroom and how many you could accommodate in that living space while still complying with those building codes. So we don't--

Okay.

Assistant Planner Willoughby stated --set a, a maximum number of bedrooms by our development code. We just follow build-building codes for that.

Chair Thomas stated you just fo-- you just-- okay, that's great. Okay, that's all the questions I had. Commissioner Stoker.

Commissioner Stoker stated, yeah. So, um, I mean, uh, I think from a real estate standpoint, if a developer is gonna show up in any town or jurisdiction and they're not just running out buying the first thing that pops up, they're gonna do their due diligence. So if someone looking to build a house that's smaller, that looks at our development code or contact planning staff, is gonna know what the minimum sizes are. Anyone that's doing some-- any other construction outside of that norm, I don't think is-- they're not gonna beat down your door to ask because if they're a developer of-- with any salt, they're gonna look it up and know, uh, prior to making a purchase of any property. Um, i-in, in looking at con-conceptually and, and really taking our planning commissioner conference to heart and, and what was kind of brought up at many of the-- many of the talks we had there, um, they discussed our, our housing element ad nauseam and ADUs ad nauseam. And it, it got me thinking about these types of homes even last year at our last planning commissioner conference. Because to me, our job is to plan where we're--

Chair Thomas stated right.

Commissioner Stoker stated --we're planning for the future. And if part of our residential packet that says, "This is how you plan for a house. If you're building a house that's small, then the, the town requires you to site that house in the rear of the property and provide space in the front portion of the buildable portion of that property for a future phase to be a main house," and that would become an ADU or vice versa. I, I even think our larger homes, when we take a plan in, if we're gonna think about the want from the state and the-- and the need for more housing, when

we have someone that comes in and says, "Hey, I wanna build 2,000 feet," we tell them, "Okay, great. Here's your 2,000-foot footprint. Where you wanna put it? Make sure you have 600 square feet that's-- that you kinda have thought out and planned ahead for an additional dwelling unit in the back an ADU," that way we're, we're working with applicants to make sure that they've-- we're really planning for the future. And, and with the future that California with the ADU rules we have, gives us direction. And, and that's kinda where my brain was like, if, if you just build a house without thinking or site a house without thinking, um, going back to when I was drawing plans a lot, I used to make sure I cited a house thinking if I wanted to expand this house or, or add another bedroom on, I wanna make sure that that side of the house still has some room left on that side of the setback. I'd stuff the house onto one side to make sure there's some buildable space left over rather than setting it dead center to where it gives the owner zero flexibility.

And I think there were-- that's what this-- looking at these types of things where people-- or the cities are removing minimum size. It, it lends itself to flexibility. If someone-- if, if I was s-single or just newly married and I said, "Okay, I wanna buy a property, build a small house," and it's in the back corner knowing that down the road I wanna have a family, that might be your starter to get yourself in the door. Get all your utilities there, set yourself up, have this kinda planned place where a larger house can reside. Make sure you, you know, plan yourself out properly at the beginning. And I th-- uh, i-in, in my brain, that's where my brain goes to. Like, these houses, one, it-- i-it-- i-it makes it to where people that are coming up here for a weekend, they might not want a big place. So tha-that might take some of the houses that-- uh, our weekender houses out here, and they might say, "Oh, what I really want is 500 square feet or 400 square feet, just a-- just a weekend like the-- all the homesteaders that were doing it for, for years and years and years before I was born."

And, and that-that's the other little caveat is we have lots of little peppered homestead houses that are still out there that are kind of existing non-conforming, that really can't become a single-family resident still in, in town that with something similar to this could do some very minimal upgrades and become an SFR. Um, so th-- that's where my head goes. Like, I see little survivors and they're kind of all up on the mesa, right up on the edges of our-- of, of town, but they're there. They're, like, still sitting out there. And we've had people that have come to our Planning Commission I think seven years ago, wanting us to give them a variance, I've-- if I remember right, on the ability to have their homestead house be an SFR, even though it had previously been given water and power by the county before our incorporation. So having things like that, I thi-- I think would help that situation. Um, and that's kinda why I brought it up as an item, is, is I-- you know, I, I, I know even in the county, there is-- there are smaller houses being built. The one you men-mentioned. Um, I met with that kid who was building those little tiny houses in Joshua Tree. Um, they're not--

they are stick-built. It's like a two-story stick-built house on a footprint that I wanna say is like 175 square feet or 200 square feet with a second floor. It's a weird little two-story thing and it's a one-bedroom, two-story thing that is I-literally like a little teeny tower with-- uh, with like a shed roof for a carport. And, uh, it's a cool little, little house. Um, he built another one. I wanna say it's like 625 square feet in kind of Quail Springs on a weird little lot. And, uh, i-it's like a perfect little weekender spot, um, but it, it helps us hit those numbers. Like, if there's people out there that are looking for something different, I think that helps us hit those numbers.

And n-- for me, even hearing Evan, when you mentioned multifamily, that our multifamily standard is actually a little higher than our single-family standard, if anything, having some more studio apartments-- if there's gonna be an apartment complex being built and having some studio-type things that are 400 to 500 square feet might help us really hit our numbers for multifamily, which we've never hit, or might entice a developer to come up here and wanna build some two-bedroom apartments, single-bedroom apartments, and studio apartments, and have a really good mix of multifamily, um, where it kind of hits different, different things for different people. 'Cause I think there's a lot of single people out there that maybe don't wanna have 1,000 roommates just 'cause most of our housing stock is two-bedroom and three-bedroom homes. They might r-really want to have an affordable studio or s-- or one-bedroom.

Chair Thomas asked, would you be in favor of lowering the square footage amount [crosstalk]--?

Commissioner Stoker stated I, I, I think I would be in favor of lowering the square footage amount, either getting closer to 29 at 400, which I think kinda hits most of those remaining-- if I was to guess-- I, I, I wanna say, like, a lot of the ones that I've measured in the past for people for homestead houses, end up being like 330 to 400 square feet. I, I think like 330 was somebody's sweet spot in the '50s when they were building those homestead shacks. Um, but a lot of them are still survivors. Like, up--

Yeah.

Commissioner Stoker stated --up, that wash, um, in La Contenta where our applicant earlier-- there's a lot of those little homestead houses that are kinda still there and still being lived in by people, um, even though they're kind of one-bedroom guys. Um, there's w-- uh, one that I know had water and power forever and ever that, um, a really good friend of mine that m-moved out here-- it was-- it was his weekend house in the '60s and '70s and '80s. And when he retired, he moved out here with his wife. They sold that little thing and bought a, a larger home and retired here un-until he passed. And it-it's still a little survivor that I drive by, and it's probably the smallest house right when you pop out of Juarez into, into La Contenta wash. Um, a-and it-- to

me, I, I think there's an opportunity for us to help hit our number in a little bit different way. And if we could modify our planning of people's single-family homes, if that's something we can add-- Shane, I don't know, you'd be able to speak to it. Is that something we could add to plan-- like, have them in part of their site plan site where the complimentary housing unit would be on a lot? Or is that not something we could ask for?

Chair Thomas stated it seems to me like that would be more of a recommendation than a--

Commissioner Stomer stated well, it would be something that---[crosstalk] say, "Hey, you could do this, but we're not gonna push you to do that [crosstalk]--"

Deputy Town Manager Stueckle stated so, Yucca Valley historically has taken what I would call a hands-off approach on single-family lot development design. You have no design criteria, no design guidelines for single-family homes. When you start going down that pathway, especially if you make-- if you incorporate those types of things into standards, that becomes a-- it's a really bad word today for us. It really is.

[crosstalk] Yeah.

Deputy Town Manager Stueckle stated it becomes a discretionary permit.

[crosstalk] Yeah.

Deputy Town Manager Stueckle stated every discretionary action subjects you to what? Subjects you to CEQA. What does CEQA subject us to today? Incidental take permits for western Joshua tree. So, when we start going down that-- uh, understood and staff supports. You know, we've sat here now for 35 years of incorporation. You're the rare oddity of designing lots and thinking about those things in the future. If you ask Jared and Evan who worked with people on the phone, at the front counter, most people walk in blind. They haven't looked at the code. They haven't-- they haven't looked at the code. They don't know. They're just gonna plot that house on there and it is what it is. You think about those things because you--you've come up through that background. Um, so anyway, that starts us-- starts to take this community, this organization, in a direction that hasn't gone before. That's not a staff determination. That's ultimately a Planning Commission and Town Council conversation on where you wanna take that. But for every action, there's a reaction. The more complicated you make it, the more time it takes. It subjects it to more regulations. It has the potential for cost increases, all of those types of things.

Commissioner Stoker stated, but, uh, don't we require-- we require a whole litany of things on a site plan already that even as a [crosstalk]--

Deputy Town Manager Stueckle stated information. Information, yes. But in terms of regulating--

Commissioner Stoker stated well.

Deputy Town Manager Stueckle stated--outs-- out-- as long as they meet each one of those criteria, we're, we're mandated to issue a permit. So that's not a discretionary action. In other words, your code is criteria-based or standard-based. If you meet all these following things, staff has no discretion and we're obligated to issue a permit. When we start going down the path of, "Well, we want you to move it over here because of the following reasons," that's where the discretion--

Commissioner Stoker stated well, I-- but if-- but if--

Deputy Town Manager Stueckle stated--comes in.

--one of the standards is plan for-- plan for the ability—

Potential—

Commissioner Stoker stated--to put an ADU in, then it's still a—

Deputy Town Manager Stueckle stated agreed. Uh, but—

--it would still be [crosstalk]--

Deputy Town Manager Stueckle stated just y-- so, so the Commission's aware, we would have that conversation with the legal counsel's office because they're experts in discretion and non-discretion. Um, and then we go down that, that horrible path that so many property owners are facing.

Chair Thomas stated yeah, as an informational thing, I think, you know, planning for ADUs and stuff like that would be fine. I agree with that. But I, I think mandating it or trying to, you know, tell-

Yeah.

Chair Thomas stated--somebody, "Well, you got to put your dream house over here because you got to have room for--" and then maybe they don't ever wanna build one, uh, a-an ADU. So I, I, I don't wanna get into that kind of thing, but just as an informational thing, I think it would be good to hand to people and say, "Hey, here's something for you to think about." You know, that's fine. You know?

Commissioner Stoker stated yeah. No, I, I get you. And I-- and I understand all that. And, and I'm just trying to make it like-- i-it doesn't need to be us telling them where they need to put everything [crosstalk]--I-it's just like when we-- when we draw plans for a site now, we didn't used to have to decide where our s-- where our leach line was gonna go and have enough room planned ahead for 100%--

Mm-hmm.

[crosstalk]--of-- uh, of--

Leach bands.

--leach failure--

Yeah.

--we-- of expansion.

Okay.

Commissioner Stoker stated we didn't have to think about that before, but now we know that leach fields fail and now there's people out there with septic tanks that have no room to put a leach field because that wasn't thought about as something to pre-plan for. And, and that's kind of like-- that's something we put on there now. It's not discretionary. It's just one of the many things you look at when you're designing a home for any s-- any site and making people aware of what's out there for them like, "Hey, think about your guesthouse because it's an ADU now." People didn't used to think about that because granny flats couldn't have a stove. And then the second you were done getting your final, you pulled out that one cabinet that was 30 inches wide and threw it away and slid a stove in for grandma to move in because you weren't allowed to have two kitchens, you know? And we've moved on from that concept. Um, and now it's looking at finding creative ways to have more housing and hit numbers that we're never gonna hit if we don't kinda get a little bit more creative, I don't think.

Chair Thomas stated yeah.

Commissioner Nooan stated I have a couple of questions to-- now that we've been discussing this. [crosstalk]--

Chair Thomas stated yeah. C-- let me-- let me go to Commissioner, uh, Vasconcelos, and then we'll come back to you.

Commissioner Noonan stated sure.

Chair Thomas stated yeah.

[crosstalk] Sorry.

No, it's fine.

Commissioner Vasconcelos stated sorry to take up more time, but--

No, it's good.

Commissioner Vasconcelos stated I'm looking at these n--these sizes, the square footages of, uh, minimum square footages. And with my experience of working within this community, Yucca Valley and Twentynine Palms, it seems to me like in Twentynine Palms, when they set these standards for that minimum size, it's probably to make sure that m--a good portion of the homes c--sc--come into conformance or stay in conformance when they're establishing that rule, I would think. Because going out in Twentynine Palms, there are a lot of these small homes that are existing that were there existing in those sites. Coming here into Yucca Valley, I didn't run into nearly as half as many homes that were in this, this size of a--of a 400-square-foot size home. In fact, the house I moved out of my mother's house into to move into was a 900-square-foot home. Looking at it now, when I was a kid, moving out, I'm thinking the house was a, a huge house. Now I look at that--I, I had a patio built that was 900 square feet. So, uh, I-I mean, it's all d--relative to what you need. But in my opinion, I think that lowering the number to 400 square feet is just not--it's not what's right for this community, in my opinion. Um, we wanna have a community that--you know, like, like what Town--uh, like staff has said is that, you know, the need--if the need is there, we would be hearing about it, I think.

Chair Thomas stated yeah.

Commissioner Vasconcelos stated you know? They're not hearing the need. But again, as to Commissioner Stoker's point, if there was something there, we might be seeing someone that may--might be drawing atte-attention to other people that--wanting to come up here and, and build that type of a home or even just, just, uh, the code--a-and as a whole, you know, like, saying that the multifamily, the minimum size is smaller- is larger than our minimum house size. Um, there was a lot that was said that I wanted to talk about, and, and Commissioner Stoker just kind of washed my mind out 'cause he kept going on and on.

Commissioner Stoker stated sorry. Sorry.

Commissioner Vasconcelos stated and, uh, you know, the--I get what your--the points were, were made about, like, th--not looking at what was going on within the county, even though we are surrounded by the county. But you're right. The rules have to address a large area. It's not just our area that they have to conform. There's a lot of area within San Bernardino County that people build that are unincorporated. And those rules are set for that particular area as well. Um, typically, in, in the Town, you know, we have larger homes, like a 900-square-foot home seems reasonable enough. And as you start moving out, you start getting into the County, you start going into Joshua Tree, Morongo, wherever, the homes tend to get smaller.

Chair Thomas stated right.

Commissioner Vasconcelos stated and I think that's a reasonable expectation for them to have. [crosstalk]--

Commissioner Vasconcelos stated you know? Uh, the-- it's just a difficult--it's a di--it's difficult task, I think, for us to, to determine. I r--I really think that we, we should, you know, m-move this on to, you know, the Town Council and ask for direction on not just this policy, but I think the policy as a whole for multifamily and for single-family residential--

Chair Thomas stated yeah.

Commissioner Vasconcelos stated--of, of where we're gonna go if, if-- because it is-- it is important. These smaller homes, yeah, I get it. Like, uh, uh, elderly people, you know, people that can't afford, you know, th-- people that don't even have homes that when they're elderly-- you know, seniors, they don't-- they're renting still. And they-- you know, they're still having that dream to buy, buy a house, own a property. You know, with a smaller home for them. You know, just them or a sing-- they're by themselves or they're-- you know, m-maybe just two of them. You know, small little 600-square-foot house is perfect for them.

Commissioner Stoker stated well, it might o-open up more single-family lots that are adjacent to multi-family lots that could have two smaller houses as a planned, almost like duplex-y sorta thing. That's really a main house ADU that are both similarly sized.

Even if it's four or five hundred square feet, um, that's kind of already built that way.

I think, uh--

But it gives you options.

Chair Thomas stated um, Commissioner Noonan, you had some additional questions.

Commissioner Noonan stated, yeah. So couple of questions and comments based on the discussion. Um, I think i-i-it's not really a good comparison to talk about what's going on in Twentynine Palms simply because they have a Marine base, they have Marine-based housing, and the requirement for a person staying in one of those dwellings, um, is different because they have the support of the entire largest Marine base with all the amenities and all the things on base that they can use. So the actual, uh, square footage of the space they need really doesn't-- I don't think it matches up with what we're trying to do here. The other thing is, um, y-you know, uh, rec cabins versus single-family residences. I know a lot of these small buildings end up in Big Bear and stuff, they have what-- they're, they're called recreational cabins. They have limited amount of time you can stay in them and that's the designation. I think a lot of these s-settlers' cabins out here were, were probably designated as, as rec cabins. So I don't know if even that is really something that's considered a single-family resident--uh, residence. Um, I've talked to a couple people who've-- saying they've, they've had to get, you know, um, uh, uh, variances. They had to get the, the, the designation of s--of rec cabin taken away so they actually stay in their own house.

So, um, a-again, so the--I think that, that explains some of these smaller than 725-square-foot places that we're seeing. I'm not really sure they really are single-family residences. Staff said something interesting to me is stick-built versus the tiny homes are pre-assembled homes. And the, the need that I see mostly with people that I talk about in the community is, you know, they're still--they're still trying to do a, um, you know, uh, uh, um, v-vacation rental. They'll, they'll bring in a small, tiny home to put on the property so they can stay in while they rent their bigger house or vice versa. Uh, I see that being very useful. And I see that if there's a--

Mm-hmm.

Commissioner Noonan stated--if there's a-- if there's a plan for these smaller than 700-square foot--uh, 725-square-foot pre-built houses, if that's a designated thing or a plan like that you said, I think that solves the issues that we're talking about. But when it comes to just issuing a stick-built permit, I-I don't see anything wrong with that number. You know, I, I think that we're talking about two different things, whereas you could bring in a pre-built, uh, you know, Tesla home and stick it on your property, and that's a different issue. So I just wanna make those comments 'cause I, I wanna make sure we're apples to apples and--

--all of the comparisons. [crosstalk]--

Chair Thomas stated--I, I kind of agree with that too because that was my--th-th-that was my purpose for just bringing it up as a discussion. I wasn't necessarily pushing for

anything in regard to that. But I've just seen a lot of the market trends start going to these prefab, quick things. You can get them up and they're--and some of them I walked through it at some of these trade shows. They're really nice. I mean, they're better than some of these things that we s--we see out here. So I just wanna make sure we don't cut ourselves off from that if the market starts to really--you know, if, if we're flexible enough that we can do something in the code that will say, okay-- maybe, like, what he was talking about, if it's stick-built, maybe we have certain parameters, but maybe some of these new, you know, high tech free [vent?].

Deputy Town Manager Stueckle stated, so when you-- when you talk with developers, when, when they walk in and they talk tiny homes, they're not talking stick-built. They're talking about prom--buying a pre-manufactured unit--

Chair Thomas stated there's a lot of that going on.

Deputy Town Manager Stueckle stated--that is not subject to the California building codes. So that's where staff was coming from with that differentiation.

Chair Thomas stated yeah. Yeah.

Deputy Town Manager Stueckle stated so you-you've got to-- you've got to do one-- uh, one-- uh, one of two things. You're either-- you're either gonna be building under the California building codes, which we adopt. Or you're going to have a manufactured home or mobile home park, or you're going to have a tiny home project, which meets the definitions you would establish in your code for tiny homes, which are not stick-built. So you-you-you're going to have a mix of those three things and a combination of those three things. Today, we don't have regulations in place that allow for tiny homes, tiny homes being a pre-manufactured unit that's issued by the State Department of Housing and Community Development. They have a stamp and the number on it. We don't-- we don't have that in our regulations today.

Chair Thomas stated it might be a good exercise for staff to see what type of those homes are out there and available, uh, right now. And then some of them [crosstalk]-

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Deputy Town Manager Stueckle stated so there's, there's all kinds of options. What, what, what, what you'll--as the Commission--and, and if the Commission and the town council choose to go forward and study that is, where do you want to put them? What, what zone are you going to create? What part of town are you going to put them in?

Mm-hmm.

Deputy Town Manager Stueckle stated because the person who just bought the \$325,000 house that you're gonna put a tiny home next to--

Chair Thomas stated no, we can't. It's got to be--

Deputy Town Manager Stueckle stated it's probably gonna be calling you on your cell phone multiple times a day to have a conversation with you--

Chair Thomas stated yeah.

Deputy Town Manager Stueckle stated--'cause they're not gonna be happy.

Chair Thomas stated no, that's true.

Deputy Town Manager Stueckle stated so those are the types of things that have to be taken into consideration, so.

Absolutely. Hmm. Okay. Anybody else?

Deputy Town Manager Stueckle stated I think-- I think staff's heard some feedback tonight.

Commissioner Vasconcelos stated I have one more thing to say.

Oh. [crosstalk]--

Commissioner Vasconcelos stated yeah. Uh, I was looking at packet page one s-- uh, 696 and 97, and it's a letter from Western Hills Estates and Ranchos. And it basically was stating this minimum square footage size is for the different tracks that were established within this community. And looking at this and then looking at g-- the map that's, uh, uh, corresponding with showing you where the areas are and where the map is located and where those, those home sizes are. If we were to do anything, uh, uh, I would feel comfortable with is, is, hmm, hmm, bringing it to a minimum of 600 square feet because this is the smallest size that they have here is a 600 square foot home that, that was listed. And then-- and, you know, this is really dated because this is way before even I was born because it's showing it as Twentynine Palms Highway at Victorville Road, which I'm assuming is Old Woman Springs Road, but they renamed it. Uh, so this is a very old, uh, uh, letterhead and, and it's not dated. But I think looking at that number of, like, the 600 square foot home--

Where they're located. Yeah.

Where those tracks are located--

Chair Thomas stated mm-hmm.

Commissioner Vasconcelos stated--um, I think tha-that would be the thing that if we were to-- if we were to lower it. I mean, again, I think we should have the city council, uh, give us, uh, a direction on it, but the 600 square feet, uh, I think that's where I would-- I would land more so than the 400 square feet.

Chair Thomas stated yeah, I think 400 is kinda small.

Sorry.

Chair Thomas stated no. Anybody else?

Commissioner Noonan stated that at least is a methodology for trying to figure out the number. I think that's a pretty decent thing to look at.

Deputy Town Manager Stueckle stated so, I think staff has heard, um, the commission's comments very clearly. Let us go back to the drawing board a little bit, do a little bit more packaging on this, bring it back to you so you can send forward a good comprehensive report or recommendation up to the Town Council.

Chair Thomas stated okay. All right. [crosstalk]--

Deputy Town Manager Stueckle stated so it'd be a recommendation to receive and file and then we'll return it back to you.

Chair Thomas stated okay. Anybody wanna [crosstalk]--

Commissioner Stoker stated I'll make a recommendation to receive and file.

Motion:

That the Planning Commission retains the current minimum standard of 725 square-feet for single-family residential dwelling units and discusses the policy information provided in the Staff Report.

Result: (Yes 5, No 0, Abstained 0)

Mover: Commissioner Clint Stoker

Second: Commissioner James Henderson

Ayes: James Henderson, Gerard Noonan, Clint Stoker, Alejandro Vasconcelos, Mathew Thomas

13. Land Development Update

Chair Thomas stated go to item 13, Land Development Update.

**Town of Yucca Valley
Planning Commission Staff Report**



To: Planning Commission

From: Jared Jerome, Senior Planner, Evan Willoughby, Assistant Planner

Date: May 5, 2026

Meeting Date: May 26, 2026

Subject: Land Development Update

Recommendation:

That the Planning Commission receives and files the report.

Prior Review:

There has been no prior review of this item.

Discussion:

Town staff will provide the Planning Commission with an update on current private land development and capital projects and anticipated schedules.

Alternatives

None.

Fiscal Impact:

None.

Attachments

None