

Town of Yucca Valley Private Land Development May 9, 2014

Senior Housing Project

The project includes the construction of a 74 unit affordable senior housing development and the construction of all improvements associated with the project. A managers unit will also be constructed.

Status: The construction has been going well. The connections between the floors were finished this week, and sub-contractors of all trades are working on completing building one. Modules for building two are arriving, and their placement will begin next week. Building one is currently scheduled for completion by August 1st, and building two is scheduled for completion in October.



Hawks Landing Golf Club at Blue Skies

The project involves the reconstruction of the former Blue Skies Golf Course.

Status: Planting has been continuing for sod, greens, and trees, and soil preparation for the fairway areas has started. The greens have started to come up, and the site is looking good. Construction of the concrete cart paths is also ongoing.



Marshalls/Petco

The project involves the construction of 34,650 square feet of retail space for a Marsha/Petco commercial building at the Home Depot front parcel.

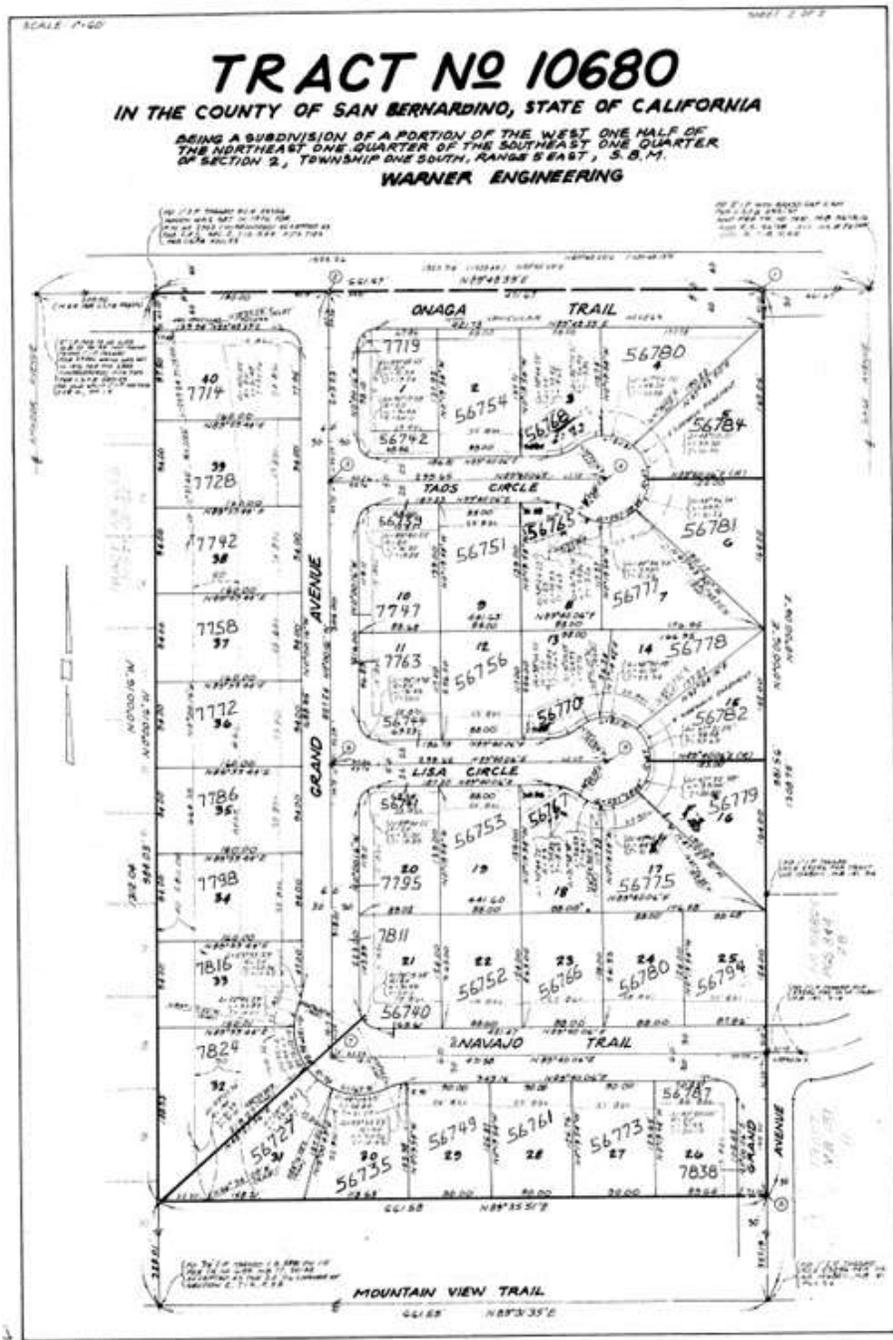
Status: The masonry work for Marshalls building will be completed this week, and trusses and roofing material are onsite. The exterior treatment for the Petco building is well underway, and the site is close to being ready to turn over to Petco. The construction of onsite curbing associated with the parking lot has begun. Domestic water service for both buildings has also been completed.



Don Landers Subdivision

The project involves a construction of a residential development south of Yucca Valley High School.

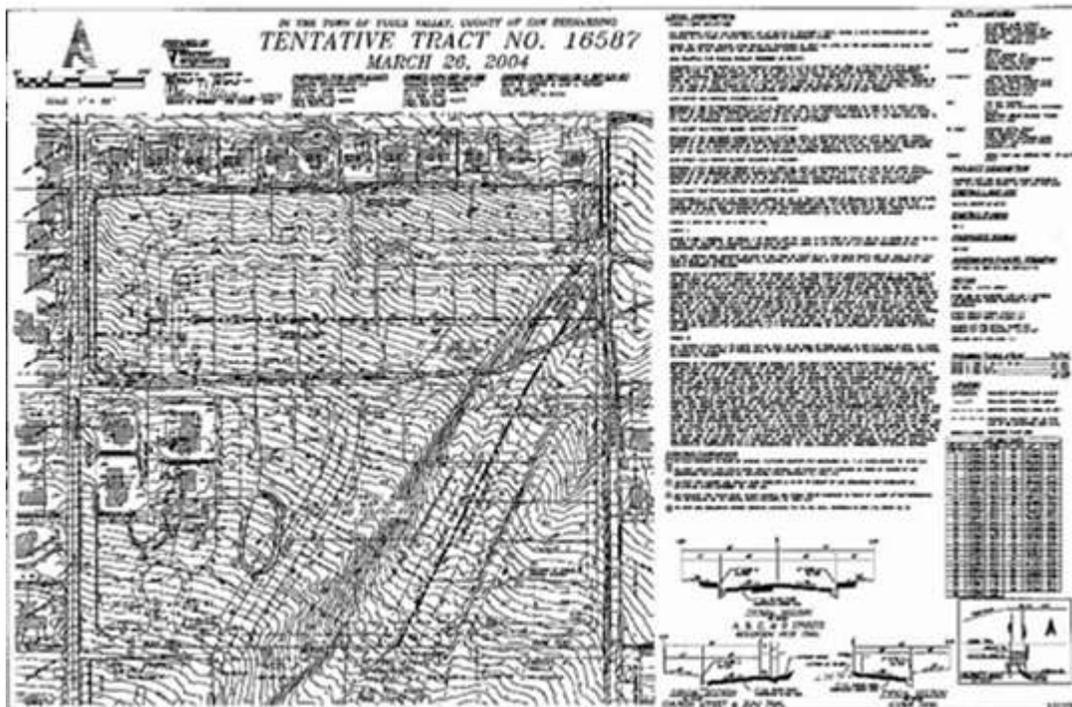
Status: Work on this project is almost complete, and final inspections of the last two houses are expected within the next two weeks.



Mesquite 55, Residential Development

The project involves a residential development on Acoma Trail, south of Onaga Trail.

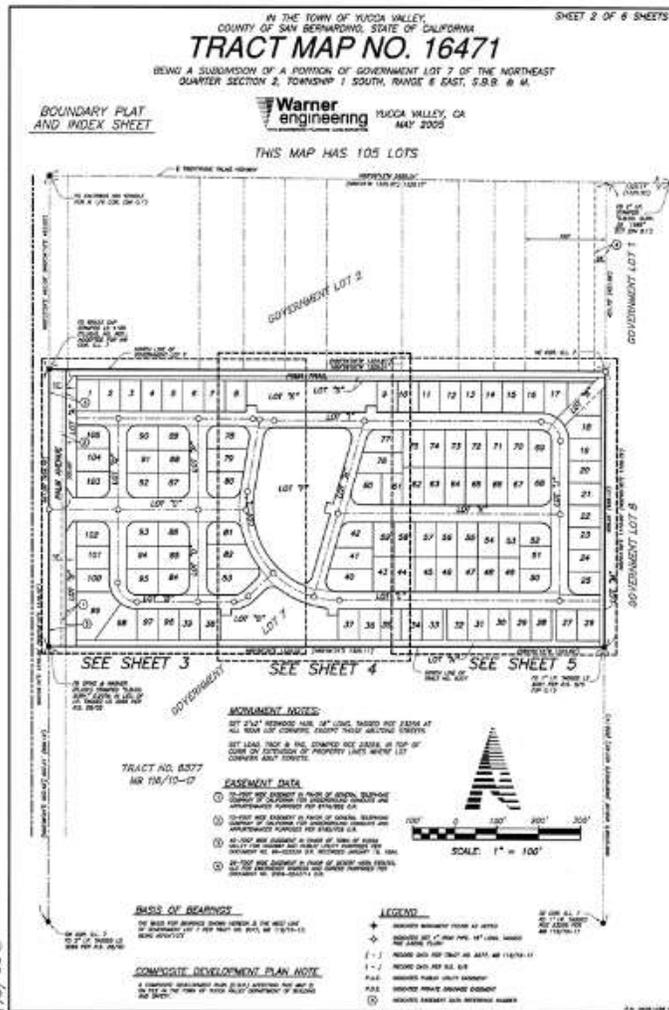
Status: Three new model home plans have been submitted and are in plan check. The owner anticipates submitting an additional eight applications for plan check once the model home plans have been approved and are underway. All street construction, including curb & gutter and paving was completed earlier this year for the entire project. Sidewalks and driveways are scheduled as part of the home construction. All storm drain related facilities are complete.



Desert Vista Village, Senior Community

The project involves the construction of a senior residential development on Palm Avenue, South of 29 Palms Highway.

Status: Four new model homes are under construction and are close to being completed.



Warren Vista Center Phase II

The project involves a commercial construction of approximately 17,500 square feet at the southwest corner of 29 Palms Highway and Warren Vista.

Status: All permits pulled for this project have been given their final inspection and approval. All improvements are complete except for any potential future tenant improvements for the two unoccupied locations.

Ross Department Store

The project involves a tenant improvement at 57646 29 Palms Highway, inside the former Rite Aid lease space at the Vons Center.

Status: The contract for the tenant improvements has been awarded and construction is scheduled to start in June.

Single Family Infill

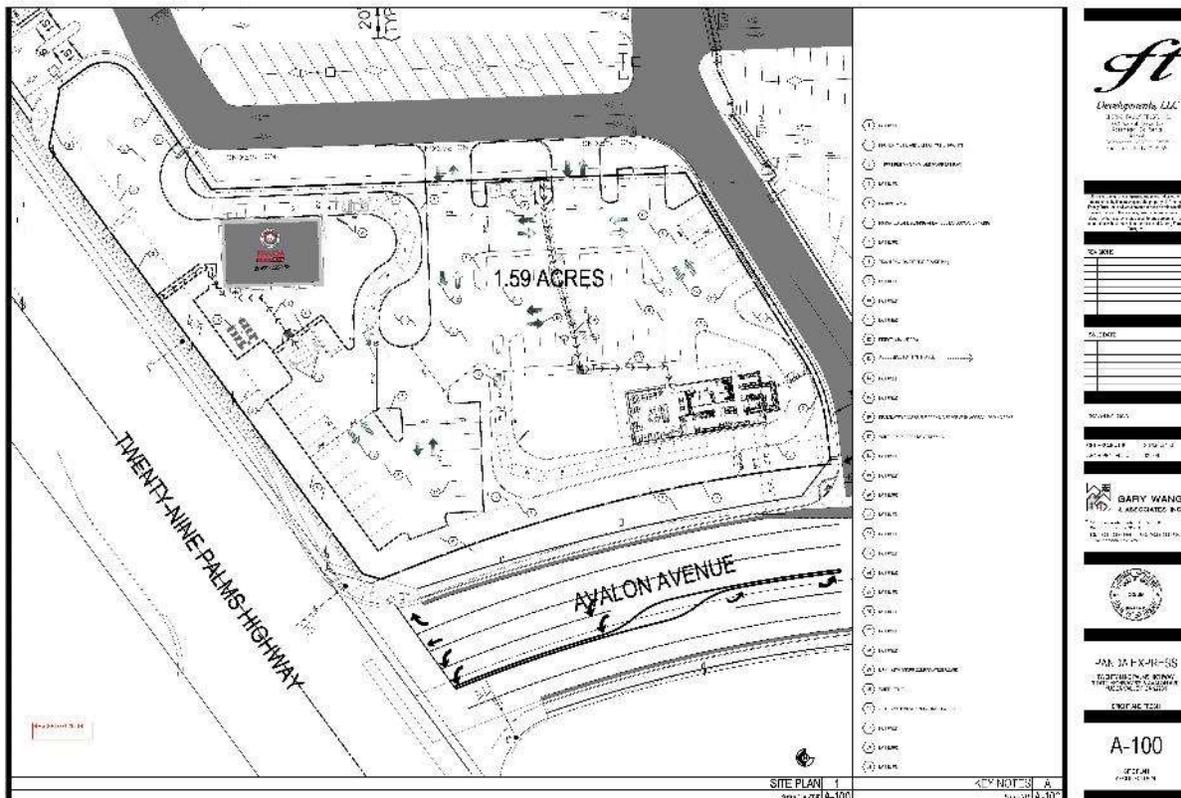
This project involves new single family construction throughout the Town on existing lots of record.

Status: Building and Safety has issued 5 new single family home permits since July 1, 2013. Two are custom homes and three are spec homes. There are also four additional homes in the plan review.

Panda Express

The project includes a Conditional Use Permit Amendment and a Tentative Parcel Map for the subdivision of 26 acres into three parcels of 0.84 acres, 0.75 acres and 23.88 acres; and the construction of a 2,230 +/- square foot Panda Express located at the southeast corner of 29 Palms Hwy and Avalon Ave.

Status: Building and grading construction plans for Panda Express have been submitted and have been returned with corrections from Engineering and Building and Safety. The owner hopes to complete the Panda Express before the end of calendar year 2014.



Taco Bell

The project includes a Conditional Use Permit Amendment and a Tentative Parcel Map for the subdivision of 26 acres into three parcels of 0.84 acres, 0.75 acres and 23.88 acres; and the construction of a 2,423 +/- square foot Taco Bell located at the southeast corner of 29 Palms Hwy and Avalon Ave.

Status: Building and grading construction plans for Taco Bell have been submitted and are under review by Engineering and Building and Safety.

Behavioral Health Center – HDMC

The project involves a 7,481 square foot tenant improvement at 57047 Twentynine Palms Highway, which are the former County offices that were recently vacated, adjacent to the Star Market.

Status: The project is waiting for the award of the construction contract.

Eisenhower Medical Oncology

The project involves a 2,625 square foot tenant improvement for a medical office at 57725 Twentynine Palms Highway, Town Center Mall, Suite 201.

Status: The improvements are well underway, and they are currently working on cosmetic improvements. The project may be completed by the end of the month.

Joshua Springs Calvary Chapel

The project is for a parking lot expansion for the Joshua Springs Calvary Chapel.

Status: The grading and construction plan has been approved by the Town. Permits have not been pulled, and construction has not been initiated.