CLERK OF THE BOARD

Received on: 1-16-26

Remove on: 02-23-26

CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY
CALIFORNIA
2026 JAN 16 PM 12:02

Town of Yucca Valley

Notice of Intent to Adopt a Mitigated Negative Declaration

To: Agencies, Organizations, and Interested Parties

From: Town of Yucca Valley

Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Sun Mesa Self-Storage Facility

Town of Yucca Valley is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed projects identified below and has prepared this notice in accordance with the California Code of Regulations, Title 14, Sections 15072 and 15105.

Project Title: Sun Mesa Self-Storage Facility

Project Location: S/E Corner of Sun Mesa Road and Newton Road (APN 0597-111-67)

Project Description: The Town of Yucca Valley (Town) is processing a request to implement discretionary actions that would allow for the development of a self-storage facility (project) southeast of the intersection of Newton Lane and Sun Mesa Drive in the Town of Yucca Valley in San Bernardino County (APN: 0597-11-067). The proposed project includes the development of approximately 541 storage units, a manager's office, parking, internal roads, and landscaping on an approximately 4.34-acre site. In addition, offsite improvements (including partial pavement of adjacent roads) would be provided.

The project would consist of: (1) utilities improvements; (2) construction of self-storage units and a manager's office; (4) parking; (5) landscaping; and (6) improvement of half of Newton Lane along the project's west boundary and Sun Mesa Drive along the north boundary.

The project site has a General Plan land use designation of Industrial (I) and is zoned Industrial by the Town of Yucca Valley. The proposed self-storage facility is permitted use within the Industrial zoning district and does not require a General Plan Amendment or Zone Change. With approval of a Site Plan Review, the project would conform to the existing land use and zoning designations.

Public Hearing/Meeting: A public hearing for the adoption of the MND has been tentatively scheduled for Tuesday, March 10, 2026, at 6:00 PM, during the Town's regular Planning Commission meeting at the location shown below:

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

Public Review Period/Responses and Comments: The IS/MND will be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15073. Town will accept comments for 30 days, starting on **January 16, 2026 to February 15, 2026, by 5:00 PM**. All comments must be submitted in writing, either in a letter or email. Please indicate a contact person for your agency or organization and send your responses or comments to:

Jared Jerome, Associate Planner
Town of Yucca Valley
58928 Business Center Drive, Yucca Valley, CA 92284
T: (760) 369-6579 x317
E: jjerome@yucca-valley.org

DOCUMENT AVAILABILITY: This IS/MND and associated materials are available for review on Town's website https://www.yucca-valley.org/our-town/town-manager/town-clerk/request-for-public-record and during regular business hours at the following location:

Town of Yucca Valley
57090 Twentynine Palms Highway
Yucca Valley, CA 92284