



# Specific Plan Application

New Application

Amendment #2

Date Received	2.5.2025
By	EW
SP Case #	S 01 - <del>04</del>
EA #	EA 02-25
SP Fee	\$9,209.00
EA Fee	\$1,373.00

## General Information

**APPLICANT** RYAN ALVAREZ, P.E. Phone 714-786-6322

Mailing Address 1100 W TOWN AND COUNTRY RD STE 700 Email RYAN.ALVAREZ@KIMLEY-HORN.COM

City ORANGE State CA Zip 92868

**REPRESENTATIVE** \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**PROPERTY OWNER** WALMART STORES INC. Phone \_\_\_\_\_

Mailing Address 702 SW 8TH STREET Email \_\_\_\_\_

City BENTONVILLE State AK Zip 72716

## Project Information

Project Address 58501 TWENTY-NINE PALMS HWY Assessor Parcel Number(s) 0601201540000

Project Location PROPOSED PROJECT LOCATED ON THE NORTH EAST SIDE IF WAL MART PARKING LOT.

Project Description: Walmart is proposing a new 1.21 Acres project. The proposed project includes the construction of a fuel station with 6 fueling dispensers with a canopy, a 1,556 square-foot convenience store which includes alcohol sales, and parking stalls within the existing parking lot of Wal-mart super center. Any proposed utilities will be underground, including the fuel tanks.

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

**Environmental Assessment**

1. Property boundaries, dimensions, and area (also attach an 8 ½ x 11" site plan):  
 Property is 22.74 acres bound by 29 Palms hwy on the north side, Avalon ave on the west, Palisade dr to the south and Home Depot to the east.

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2. Existing site zoning: C-G: General Commercial

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3. Existing General Plan designation: C: Commercial

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4. Precisely describe the existing use and condition of the site: \_\_\_\_\_  
 The existing site is a Walmart supercenter

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5. Existing Zoning of adjacent parcels:  
  
 North R-M-8    South I    East C-G    West C-G

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6. Existing General Plan designation of adjacent parcels:  
  
 North C    South I    East C    West C

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7. Precisely describe existing uses adjacent to the site: SINGLE FAMILY HOUSING, VACANT LAND  
HOME DEPOT, GENERAL COMMERCIAL, RESTAURANTS

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8. Describe the plant cover found on the site, including the number and type of all protected plants: THE PLANT COVER ON SITE IS DESERT LANDSCAPING THAT UTILIZES THE REGION AND NATIVE SPECIES  
PRIOR TO DEVELOPMENT. NO PROTECTED PLANTS FOUND ON SITE.

**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**

- |   |  |
|---|--|
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | 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.)                |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | 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.) |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | 11. Is the site within a resource area as identified in the archaeological and historical resource element?  |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | 12. Does the site contain any unique natural, ecological, or scenic resources?   |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | 13. Do any drainage swales or channels border or cross the site?   |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | 14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)   |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | 15. Is the site in a flood plain? (See appropriate FIRM)   |

**Project Description**

Complete the items below as they pertain to your project. Attach a copy of any plans submitted as part of the project application and 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: Gasoline dispensing station
- B. Gross square footage by each type of use: approximately 52,707 sq. ft.
- C. Gross square footage and number of floors of each building: 1,556 sq. ft. one story convenience store.
- D. Estimate of employment by shift: 6AM-2PM, 2PM-10PM
- E. Planned outdoor activities: N/A

**2. Percentage of project site covered by:**

85.6 % Paving, 2.8 % Building, 11.6 % Landscaping, 4.8 % Parking

**3. Maximum height of structures** 17.67 foot canopy

**4. Amount and type of off street parking proposed:** 14 standard stalls and 1 ADA stall

**5. How will drainage be accommodated?** THE SITE WILL FOLLOW EXISTING DRAINAGE PATTERNS WHERE WATER SURFACE FLOWS TO EXISTING DRAINS EXCEPT FOR THE FUELING PAD AND SURFACE OF STORAGE TANKS. THESE AREAS WILL DRAIN TO TWO PROPOSED INLETS WHERE IT WILL FLOW THROUGH AN OIL SEPARATOR.

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

**7. Preliminary grading plans estimate** 150 cubic yards of cut and 225 cubic yards of fill

**8. Description of project phasing if applicable:** N/A

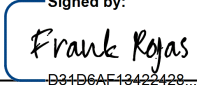
**9. Permits or public agency approvals required for this project:** \_\_\_\_\_

**10. Is this project part of a larger project previously reviewed by the Town? If yes, identify the**



**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.

Signed by:   
Signed: \_\_\_\_\_  
Name: Frank Rojas  
Date: 2/3/2025

**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.

Signed: \_\_\_\_\_  
Name: \_\_\_\_\_  
Dated: \_\_\_\_\_

**Specific Plan Application Submittal Requirements**

<b>Initial Submittal Requirements</b>	<b># Required</b>
Completed and Signed Applications and Filing Fee	1
Signed completed Project Description and Existing Conditions Letter	1
Signed completed Environmental Information form	1
Signed Agreement for Cost Recovery	1
Signed surrounding property owners list certification	1
Surrounding Property Owners Mailing List and labels	2
Surrounding properties radius map showing project site	1
8 1/2 x 11 reductions of all plans	1
Preliminary Title Report within 60 days of application date	1
Grant Deeds for all involved properties	1
Signed Hazardous Waste Site Statement	1
Underlying Conditions of Approval (if applicable)	1
Copy of underlying Recorded Map and Environmental Constraints Sheet (if applicable)	1
Specific Plan (if applicable)	2
<b>All</b> maps, plans, special studies, reports, etc. submitted in hard copy as part of this application are also to be delivered electronically, by CD, flash drive or email at time of submittal.	1
<i>Please note that each project and each property are unique. Some projects may not require the submittal of each item listed above at time of submittal. Some circumstances may require items not included on the above list. Please contact Planning Staff if you have any questions.</i>	

**Agreement to Pay All Development Application Fees**

In accordance with Town Council Resolution 24-07 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the fees have been paid.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual costs incurred processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: \$ \_\_\_\_\_

Applicant's Signature \_\_\_\_\_ Date: \_\_\_\_\_

Applicants Name \_\_\_\_\_  
(Please print)

Any and all remaining funds shall be refunded to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Property Owners Mailing List**

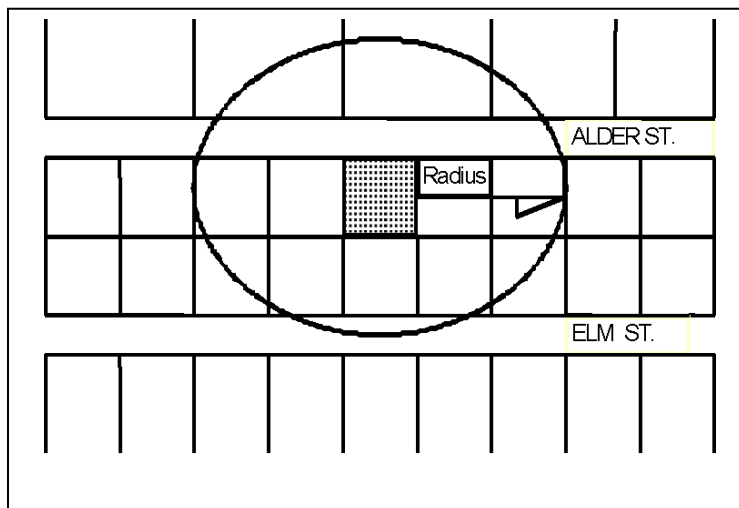
All applications that are subject to a Public Hearing require the applicant to submit a list of property owners who own property contiguous to and within 300 feet of the project site. This process is required by Section 83.010330 of the Development Code to notify residents and property owners in the immediate vicinity. Staff will send public notices to these individuals informing them of the proposed project and scheduled public hearings.

The surrounding property owner information must be obtained from the most current San Bernardino County Assessor’s roll or shall be prepared and verified by a title company doing business in San Bernardino County. A County Assessor’s office is located at 63665 Twentynine Palms Highway in Joshua Tree. The general telephone number for the Assessor’s office is 760-366-1420.

**MATERIALS REQUIRED:**

- Two (2) sets of adhesive labels containing the mailing address of the owner(s), applicant(s) and of all surrounding property owners, including vacant properties. Mailing labels must contain: Assessor’s Parcel Number, property owner’s name, address, and zip code.
- One (1) copy of the label sheets.
- One (1) radius map showing the subject property and all surrounding properties. The appropriate radius shall be drawn from the exterior boundaries of the subject property as shown in the sample below. The scale of the radius map shall be large enough to clearly show all surrounding properties.
- One (1) electronic copy of all submitted materials.

Sample Vicinity/Radius Map





**SURROUNDING PROPERTY OWNERS LIST CERTIFICATION**  
(To be submitted with application)

I, RYAN ALVAREZ, certify that on 01/29/2025 the attached property owners list was prepared by KIMLEY-HORN & ASSOCIATES pursuant to the requirements of the Town of Yucca Valley. Said list is a complete compilation of the owner(s), applicant(s) and representative of the subject property and all owners of surrounding properties within a radius of 300 feet from all exterior boundaries of the subject property and is based on the latest equalized assessment rolls of the San Bernardino County Assessor's Office dated 06/28/2024. I further certify that the information filed is true and correct to the best of my knowledge; I understand that incorrect and erroneous information may be grounds for rejection or denial of the development application.

Signed: 

Print Name: RYAN ALVAREZ Date: 01/29/2025

**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: 58501 Twentynine Palms Hwy, Yucca Valley, CA 92284, United States

Cross street: AVALON AVE

Date this Disclosure Statement is completed: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

The Applicant is a:

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

Information for LLC, Partnership, Corporation

Name Wal-Mart Stores, Inc. Phone \_\_\_\_\_

Mailing Address 708 SW 8th St. Email \_\_\_\_\_

City Bentonville State \_\_\_\_\_ Zip \_\_\_\_\_

State of Registration DELAWARE

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 \_\_\_\_\_

The Owner 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 \_\_\_\_\_

The Party in escrow is a (if property is in escrow):

- 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 \_\_\_\_\_

B. Date of the deed of trust or lien. \_\_\_\_\_

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

Signed by:  
  
D31D6AF13422428...

\_\_\_\_\_  
Signature

Print Name Frank Rojas

Title: Sr. Design Manager

Date of signing 2/3/2025

Location: \_\_\_\_\_

## **Hazardous Waste and Substance Sites**

Government Code Section 65962.5 requires each applicant for any development project to consult the State List of Hazardous Waste and Substance Sites. Based upon the list, the applicant/representative is required to submit a signed statement to the Town of Yucca Valley indicating whether the project is located on a site which is included on the list before the Town accepts the application as complete. If the project is listed by the State as a hazardous waste or substance site, the applicant must fully describe on the "Environmental Information Form" the nature of the hazard and the potential environmental impact. Attached is a standard statement for the applicant to sign.

The State list of Hazardous Waste and Substance Sites (which is annually updated) may be reviewed at the following web site address:

[http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)

Attachment: Hazardous Waste Site Statement



## Special Studies

In order to ensure a project will comply with applicable local, State and Federal requirements, special studies or reports may be required for a project. These special studies can include biological, hydrologic, soils, geotechnical, noise, photometric, traffic, etc. Some of these studies are valid for a limited period of time. The following information is intended to provide some basic information on the types of studies that may be necessary based upon the project

### **Biological:**

A General Biological Assessment is typically required for projects that have seen little or no disturbance. The report generally includes a focused tortoise survey and burrowing owl habitat assessment. The desert tortoise is protected under both state and federal law. The burrowing owl is listed as a species of special concern by the state Fish and Game Department. Together this study helps to evaluate the site and recommend mitigation measures to help avoid impacts to biological resources if required.

Additional information on the Desert Tortoise can be obtained from the following website: <http://www.deserttortoise.org/documents/2010DTPre-projectSurveyProtocol.pdf>

Additional information on the Burrowing Owl can be obtained from the following website: <http://www.dfg.ca.gov/wildlife/nongame/docs/boconsortium.pdf>

The studies are valid for a period of one year. If a project is in the planning process and the report expires prior to the start of construction it is possible that an update will be required.

**Native Plant Plans:** Should your site be enriched with native plants, including but not limited to Joshua trees, Mojave yuccas, or junipers a native plant plan is required to be submitted with your project. The plan shall include an inventory of the size, health, and condition of the plant. Recommendations for the plant can include relocate, protect in place or destroy. It is encouraged to incorporate as many plants as possible back into the project landscaping.

**Traffic:** When it is anticipated that a project will have an impact on traffic circulation or a project is expected to generate in excess of 50 average daily trips (ADTs) then a traffic study is likely required. These reports can range from a simple one page letter prepared by a traffic engineer to complex traffic studies depending on the scope of the project.

**Hydrology:** The project shall provide retention for the incremental storm flows generated during the worst case 100 year storm event plus an additional 10% minimum, and 20% incremental retention is desired. A hydrology study shall be provided detailing the retention amounts required.

**Geotechnical/Soils Report:** This study evaluates what type of soils occur onsite and makes recommendations for construction on the site. These are required to be submitted with the final grading plans.

**Photometric Analysis:** A photometric analysis evaluates lighting to be installed on the site and predicts the intensity of the light and locations on the site. Additionally, lighting cut sheets of all proposed exterior lights shall be submitted.

**Geotechnical/Fault Hazard Investigation:** If any portion of your site is in an Alquist-Priolo Special Study, area fault trenching approved and coordinated with the Town and San Bernardino County Geologist, is required. The trenching is to determine the location of any faults on the site. The consultants, in conjunction with the County Geologist will determine if there are any restrictions that must be imposed for construction on the site.

**Noise:** A noise study or acoustical analysis may be required for different reasons. One example is if the project is expected to generate large amounts of noise that could impact surrounding neighbors, businesses, etc. Another example is if a nearby roadway may be generating noise in excess of acceptable standards and mitigation to protect the future occupants is required.

**Air Quality Assessment:** Larger projects and/or those that involve the movement of significant amounts of earth or will have an impact on air quality are required to provide an air quality assessment. This assessment will recommend mitigation measures to reduce the impacts to less than significant levels.

**Greenhouse Gas Inventory:** In order to comply with state requirements, many projects are required to prepare and submit a greenhouse gas emissions inventory. The study will look at both short and long term impacts the project will have on Greenhouse gas and make recommendations to reduce any impacts to levels which are less than significant.