

May 7, 2024

Ryan Alvarez  
Kimley-Horn and Associates  
1100 West Town and Country Road, Suite 700  
Orange, CA 92868

**RE: DEVELOPMENT REVIEW COMMITTEE, WALMART FUELING STATION  
58501 TWENTYNINE PALMS HIGHWAY**

Mr. Alvarez:

Thank you for participating in a Development Review Committee (DRC) meeting on April 25, 2024 for discussion of a potential Walmart fueling station and convenience store. Below is a summary of the Town's understanding of the project description:

- The project site is located towards the northeast corner of 58501 Twentynine Palms Highway (APN 0601-201-54).
- The proposed improvements include underground fuel storage tanks, a six (6) pump fueling canopy with two (2) hoses per pump, and an approximate 1,440 square foot convenience store.
- 15 parking spaces are proposed, including one (1) ADA parking space and two (2) EV only parking spaces.

Based on the above understanding of the project description, below is a summary of preliminary comments from Town staff:

1. General Plan site designation is Commercial (APN 0588-041-46). Please refer to the Town of Yucca Valley General Plan online and review all General Plan policies for the Commercial designations.

<https://www.yucca-valley.org/our-town/departments/community-development/planning/general-plan-update>

Planning  
(760) 369-6575  
Public Works  
(760) 369-6579  
Building and Safety  
(760) 365-0099  
Code Compliance  
(760) 369-6575  
Engineering  
(760) 369-6575  
Animal Control  
(760) 365-1807  
Animal Shelter  
(760) 365-3111  
FAX (760) 228-0084



The Town of  
**Yucca Valley**

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT  
58928 Business Center Dr.  
Yucca Valley, California 92284

2. Zoning site designation is General Commercial (C-G) and falls within the Yucca Valley Retail Specific Plan area. Compliance with the Yucca Valley Retail Specific Plan and Town of Yucca Valley Development Code (when applicable) is required, including commercial design guidelines, fencing, landscape, and parking standards.
3. The development requires submittal of a Specific Plan Amendment, Conditional Use Permit and Environmental Assessment application. <https://www.yucca-valley.org/our-town/departments/community-development/planning/applications>
4. Architectural review of the structures are required. The proposed project requires architectural treatments consistent with the guidelines presented in the Yucca Valley Retail Specific Plan. Please refer to the Yucca Valley Retail Specific Plan and review all guidelines applicable to the proposed development. <https://www.yucca-valley.org/home/showpublisheddocument/2614/637009400221370000>
5. Please review the Development Impact Fees applicable to the proposed development.  
<https://www.yucca-valley.org/our-town/departments/community-development/planning/planning-fees>
6. An engineered grading plan is required to be approved by the Town Engineer.
7. Two-way drive aisles shall be a minimum of twenty-six feet (26'). One-way drive aisle width show in Table 3-12 in Chapter 9.33 of the Development Code. The drive aisle to the south of the fuel canopy shall be 26' free and clear of vehicles utilizing the fuel pumps. See Chapter 9.33 Parking and Loading Regulations of the Town of Yucca Valley Development Code.  
[https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley\\_ca/0-0-0-15974](https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15974)
8. Please see chapter 9.14.040 for gas station requirements.  
[https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley\\_ca/0-0-0-15127#JD\\_9.14.040](https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-15127#JD_9.14.040)
9. Construction documents shall be designed to the 2022 California Building Code and adopted code of the Town of Yucca Valley.
10. The project is subject to CEQA. The Town contracts for CEQA report preparation and environmental review. The contract costs for CEQA analysis are the responsibility of the project proponent. The level of CEQA review required will be assessed after formal submittal.
11. At a minimum, a Traffic Impact Analysis, Air Quality and Greenhouse Gas, and Noise Impact Analysis are anticipated to be required. A Health Risk Assessment may potentially be required based on the results of the Air Quality analysis. Attached to this letter is a Traffic Scoping Form to be completed by the project traffic engineer in order to determine the required level of traffic impact analysis.
12. Sample Conditions of Approval are provided, linked below. These conditions are not final and are only intended to provide a general idea of conditions that may be required.  
<https://www.yucca-valley.org/home/showpublisheddocument/3076/637009655242900000>
13. All lighting shall be shielded to comply with Ordinance 90, Outdoor Lighting.

14. Utility undergrounding is required in accordance with Ordinance 233 or as amended by Town Council.

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, Extension 317 or 328.

Best regards,

A handwritten signature in blue ink, appearing to read "Jared Jerome", is written over a horizontal line.

JARED JEROME  
Associate Planner



Town of Yucca Valley  
Traffic Scope Approval Form

To be Completed by applicant consultant and approved by Public Works prior to start of study.

Project \_\_\_\_\_  
Name: Project \_\_\_\_\_  
Address: Project \_\_\_\_\_  
Description: \_\_\_\_\_  
Developer's Name: \_\_\_\_\_  
Developer's Address: \_\_\_\_\_  
Telephone No \_\_\_\_\_ Email address: \_\_\_\_\_

**Trip Generation Rates from ITE Latest Edition**

Land Use (1) \_\_\_\_\_  
Development Sq Ft \_\_\_\_\_  
ITE Land Use Code \_\_\_\_\_  
Daily Trips \_\_\_\_\_  
AM Peak Hour Trips  
Inbound \_\_\_\_\_  
Outbound \_\_\_\_\_  
Total \_\_\_\_\_  
PM Peak Hour Trips  
Inbound \_\_\_\_\_  
Outbound \_\_\_\_\_  
Total \_\_\_\_\_

Land Use (2) \_\_\_\_\_  
Development Sq Ft \_\_\_\_\_  
ITE Land Use Code \_\_\_\_\_  
Daily Trips \_\_\_\_\_  
AM Peak Hour Trips  
Inbound \_\_\_\_\_  
Outbound \_\_\_\_\_  
Total \_\_\_\_\_  
PM Peak Hour Trips  
Inbound \_\_\_\_\_  
Outbound \_\_\_\_\_  
Total \_\_\_\_\_

*(Use Additional Sheet(s), if Necessary)*

Pass-by Trips (%), if applicable: \_\_\_\_\_ %  
Land Use (1) \_\_\_\_\_  
ITE Land Use Code \_\_\_\_\_  
Daily Trips \_\_\_\_\_  
AM Peak Hour Trips  
Inbound \_\_\_\_\_  
Outbound \_\_\_\_\_  
Total \_\_\_\_\_  
PM Peak Hour Trips  
Inbound \_\_\_\_\_  
Outbound \_\_\_\_\_  
Total \_\_\_\_\_

Land Use (2) \_\_\_\_\_  
ITE Land Use Code \_\_\_\_\_  
Daily Trips \_\_\_\_\_  
AM Peak Hour Trips  
Inbound \_\_\_\_\_  
Outbound \_\_\_\_\_  
Total \_\_\_\_\_  
PM Peak Hour Trips  
Inbound \_\_\_\_\_  
Outbound \_\_\_\_\_  
Total \_\_\_\_\_

**Project Opening Year:** \_\_\_\_\_  
Study Intersections: 1 \_\_\_\_\_  
2 \_\_\_\_\_  
3 \_\_\_\_\_  
4 \_\_\_\_\_  
5 \_\_\_\_\_

**Build-out Year:** \_\_\_\_\_  
6 \_\_\_\_\_  
7 \_\_\_\_\_  
8 \_\_\_\_\_  
9 \_\_\_\_\_  
10 \_\_\_\_\_

*(Use Additional Sheet(s) and Maps to show project Boundaries & Attach memo for project Description)*



Town of Yucca Valley  
Traffic Scope Approval Form

To be Completed by applicant consultant and approved by Public Works prior to start of study.

Study Roadway Segments: 1 \_\_\_\_\_ 2 \_\_\_\_\_  
3 \_\_\_\_\_ 4 \_\_\_\_\_  
5 \_\_\_\_\_ 6 \_\_\_\_\_

Proposed Development Use:  Residential  Commercial  Mixed-Use  Other

Software Methodology:  Synchro  HCS

Additional Issues to be considered:  Traffic Calming Measures  Queuing Analysis

Bike/Ped Accommodations  Merge Analysis  Gap Analysis

Actuation/Coordination  Safety Analysis  Sight Distance Analysis

Is the project screened from VMT assessment?  Yes  No

VMT Screening Justification \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ambient Growth Rate: \_\_\_\_\_%

Trip Distribution: East \_\_\_\_\_% West \_\_\_\_\_% North \_\_\_\_\_% South \_\_\_\_\_%

Consultant Preparer's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No. \_\_\_\_\_ PE / TE License # \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Approved By ( Public Works Department)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_