



Project Description & Existing Conditions

Jared Jerome, Associate Planner
To: Town of Yucca Valley Community Development Department

From: Ahmed Zuwawa, P.E., QSD
Kimley-Horn and Associates, Inc.

Date: March 5, 2025

Subject: Proposed Circle K Fuel Station and Convenience Store

Dear Mr. Jerome,

Kimley-Horn is submitting this Project Description and Existing Conditions Letter on behalf of Circle K as part of the Conditional Use Permit and Environmental Assessment application submittal associated with the proposed Circle K fuel station and convenience store at the northwest corner of 29 Palms Hwy and Avalon Ave.

Circle K Background

Circle K has over 6,000 locations throughout the U.S. in over 2,000 cities and is a global fuel station and convenience store brand known for their quality products and excellent customer service. Circle K locations provide communities quick and convenient access to fuel while also providing food and snack options. Circle K is one of the most well recognized fuel station and convenience store chains that continues to expand in serving new communities.

Existing Site Conditions

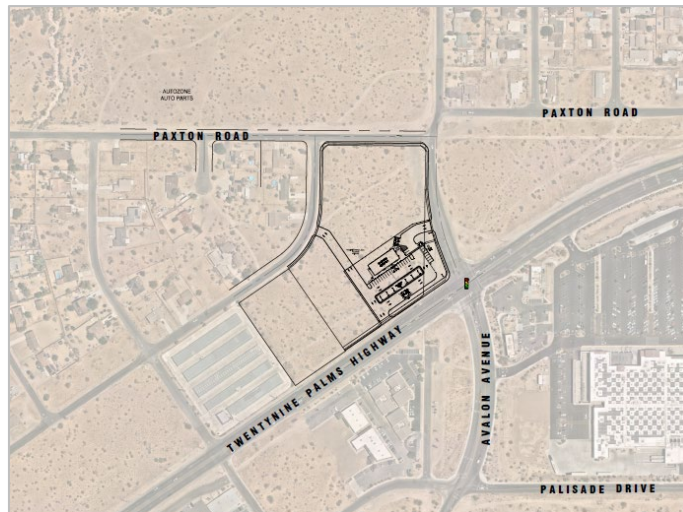
The subject property (APN 060-154-301-000) is located on the northwest corner of 29 Palms Hwy and Avalon Avenue in the Town of Yucca Valley, see **Exhibit 1** – Site Location. The subject property is currently undeveloped land with moderate vegetation and some Joshua Trees. There are existing utility poles running through the subject property in an east to west orientation.

The property land use is designated as Commercial within the Corridor Residential Overlay and is zoned General Commercial (C-G). The existing land uses of the adjacent properties are as described below:

- **North:** Paxton Road, followed by the R-S-3.5 zone, Residential- Single Family.
- **South:** C-G zone, General Commercial. The land currently has commercial development.
- **East:** Avalon Avenue, followed by undeveloped land that is zoned as General Commercial.
- **West:** R-S-2, Residential- Single Family. The land is currently developed

with residential uses, C-G zone, General Commercial. The land is currently developed with a self-storage facility.

Exhibit 1: Site Location



Project Description

The proposed project seeks to develop a Circle K gas station and 5,200 SF convenience store at the northwest corner of 29 Palms Hwy and Avalon Avenue. The proposed development would feature a fuel canopy with 7 fuel pumps. The project would provide 28 parking stalls which would include 18 standard stalls, 2 accessible stalls, 3 EV Stalls, 1 EV accessible stall, and 4 EV capable stalls. The 28 proposed parking stalls would satisfy the 25 required parking stalls per the Town of Yucca Valley Municipal Code. The site plan would include three driveways providing access to the gas station which would each be located on Avalon Avenue, Diadem Drive, and 29 Palms Hwy. The proposed site plan encroaches on the Avalon Avenue right-of-way at the southeast section of the project area. As such, the applicant understands that there will be a required ROW vacation along Avalon Avenue. There will also be a ROW dedication along 29 Palms Highway to accommodate for highway improvements. The existing 12" water main along Avalon Ave. will also need to be relocated. Additionally, the existing parcel will be subdivided with the southern portion being developed for this project and the northern portion remaining undeveloped.

Please let our team know if you have any questions or if any additional information is needed.

Regards,

Ahmed Zuwawa, P.E., QSD

Kimley-Horn and Associates, Inc.