

Memorandum

To: Town of Yucca Valley, Community Development

From: Ryan Alvarez – Project Manager– Kimley-Horn

Date: June 24, 2025

Subject: Wal-Mart Fuel Station – Town of Yucca, CA - #1915
58501 Twentynine Palms Hwy., Yucca Valley, CA 92284

The proposed project is located at the existing Wal-Mart development at 58501 Twentynine Palms Hwy., Yucca Valley. The project area sits at the Northeast corner of the Wal-Mart parcel. The existing conditions of the project site are a developed asphalt paved parking lot, curbed landscaping, concrete walkways, storm infrastructure leading to a retention basin and underground utilities nearby. The existing zoning for this parcel is CG- General Commercial and will remain the same. General Plan Designation is (C) Commercial and will remain the same. The existing land use is General Retail Merchandiser and will be changed to include Gas Station with Convenience Store.

The proposed project includes the construction of a new fuel station with six fueling pumps (12 dispensers), an overhead canopy, underground fuel storage, a trash enclosure, and a 1,556 square-foot convenience store. This project is over an approximate area of 1.32 acres. The overhead canopy stands at 17.67 feet, and the convenience store stands at 16 feet. The proposed work includes heavy duty asphalt pavement, heavy duty concrete pavement, concrete walkways to the existing accessible path and bus stop, landscaping, additional storm infrastructure and additional dry utility for the convenience store. The proposed underground sewer will connect to the existing sewer infrastructure of the main store. The convenience store will mimic the hours of the existing Wal-Mart supercenter, 6AM-11PM, but the gas station will remain operational 24 hours, 7 days a week. The convenience store is expected to have two employees at a time. Alcohol sales are planned to be a part of the convenience store.

Should you have any further questions please contact me via email at ryan.alvarez@kimley-horn.com or via phone at 714-786-6322. An alternative contact will be a team member at matt.jaureguy@kimley-horn.com or 657-331-4291.

Sincerely,



Ryan Alvarez, P.E.