



Tentative Tract/
Tentative Parcel Map
Application

Date Received	_____
By	_____
Fee	_____
Map #	_____
EA #	_____

General Information

APPLICANT Steven Pollock Phone (310) 469-8696

Mailing Address 7514 Girard Ave., Ste 1515 Email _____

City La Jolla State CA Zip 92037

REPRESENTATIVE Andrew Farias Phone (714) 475-2557

Mailing Address 1100 W Town & Country Rd., Ste 700 Email andrew.farias@kimley-horn.com

City Orange State CA Zip 92868

PROPERTY OWNER Circle K, Inc. Phone (760) 519-1948

Mailing Address 255 E Rincon Street, Ste 100 Email mun.do.castrejon@circlek.com

City Corona State CA Zip 92879

Project Information

Project Address N/A Assessor Parcel Number(s) 060-154-301

Project Location NWC of 29 Palms Hwy & Avalon Road

Project Description: The project proposes a new gas station and 5,200 SF convenience store including 7 fuel pumps at the northwest corner of 29 Palms Hwy and Avalon Rd.

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

Town of Yucca Valley
 Community Development Department
 Planning Division
 58928 Business Center Drive
 Yucca Valley, CA 92284
 760 369-6575 Fax 760 228-0084
www.yucca-valley.org

Environmental Assessment

- Property boundaries, dimensions, and area (also attach an 8 ½ x 11" site plan):
Parcel 6.32 AC, CK Site: 1.765 AC
- Existing site zoning: General Commercial (C-G)
- Existing General Plan designation: Commercial within the Corridor Residential Overlay
- Precisely describe the existing use and condition of the site: The subject property is currently vacant undeveloped land with light vegetation and some Joshua trees.
- Existing Zoning of adjacent parcels:
North R-S-3.5 South C-G East C-G West C-G
- Existing General Plan designation of adjacent parcels:
North LDR South C East C West RR-0.5
- Precisely describe existing uses adjacent to the site: To the north is Paxton Rd. and undeveloped land, To the south is 29 Palms Hwy, followed by medical & professional plaza, East is Avalon Ave. followed by undeveloped land. To the west is Diadem Dr. followed by residential homes and a public storage facility.
- Describe the plant cover found on the site, including the number and type of all protected plants: Light desert vegetation and Joshua Trees are present on site. Per the U.S. Fish & Wildlife Service, the subject site is near the habitat of the Parish's Daisy (Erigeron parishii), however, the location does not overlap with its critical habitat.

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 12. Does the site contain any unique natural, ecological, or scenic resources?
There are currently Joshua Trees on-site. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Do any drainage swales or channels border or cross the site? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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: Gas station and convenience store.
- B. Gross square footage by each type of use: _____
Fuel Canopy Area: 4,608 SF, Convenience store: 5,200 SF
- C. Gross square footage and number of floors of each building: _____
9,808 SF (fuel canopy area and convenience store)
- D. Estimate of employment by shift: 3
- E. Planned outdoor activities: Fuel Pumping

2. Percentage of project site covered by:

51% % Paving, 6% % Building, 30% % Landscaping, 6% % Parking

3. Maximum height of structures 23 ft. in.

4. Amount and type of off street parking proposed: 28 spaces (18 std, 2 ADA, 8 EV)

5. How will drainage be accommodated? _____
Stormwater will be collected into a retention basin on site.

6. Off-site construction (public or private) required to support this project: _____
Offsite roadway improvement based on requirements from AHJ

7. Preliminary grading plans estimate 1000 cubic yards of cut and 4200 cubic yards of fill _____

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

9. Permits or public agency approvals required for this project: Caltrans

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

review process and associated project title(s)

N/A

11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

Yes Maybe No

- A. Emit dust, ash, smoke, fumes, or odors?
Dust from site grading and development is anticipated during site construction.
- B. Alter existing drainage patterns?
- C. Create a substantial demand for energy or water?
- D. Discharge water of poor quality?
- E. Increase noise levels on site or for adjoining areas?
Increase noise during work hours is anticipated during the duration of construction.
- F. Generate abnormally large amounts of solid waste or litter?
- G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?
- H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
- I. Displace any residential occupants?

Certification

I hereby certify that the information furnished above, and in the attached exhibits, is true and correct to the best of my knowledge and belief.

Signature: 

Date: 8/01/2025