TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING

The Mission of the Town of Yucca Valley is to provide a government that is responsive to its citizens to ensure a safe and secure environment while maintaining the highest quality of life.

PLANNING COMMISSION: 6:00 PM
TUESDAY, MARCH 24, 2026
Yucca Valley Community Center - Yucca Room
57090 Twentynine Palms Highway
Yucca Valley, CA 92284

https://zoom.us/j/99128448702?pwd=N8t662sCHQdRHhqNY0MhjtGxBtbqJl.1
Meeting ID: 991 2844 8702 Password: 033231

Use the above link to virtually access the meeting. You will automatically be muted upon entry. During the meeting, participants will be prompted to "raise hand" or inform the meeting moderator when wishing to make a public comment. Comment time is limited to 3 minutes or as instructed by the Mayor/Chair. If any technical difficulties occur resulting in lack of connectivity or virtual streaming, the in-person meeting will continue to proceed.

* * * *

Planning Commission
James Henderson
Gerard Noonan
J Clint Stoker
Mathew Thomas
Alejandro Vasconcelos

* * * *

TOWN ADMINISTRATIVE OFFICE:
760-369-7207
Public Comments: townclerk@yucca-valley.org
www.yucca-valley.org

AGENDA
MEETING OF THE PLANNING COMMISSION
TUESDAY, MARCH 24, 2026, 6:00 PM

The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's Office at (760) 369-7209 at least 48 hours prior to the meeting

The meeting agenda packet is available for public view in the Town Hall lobby and on the Town's website at www.yucca-valley.org prior to the meeting. For more information on an agenda item or the agenda process, please contact the Town Clerk's office at (760) 369-7209 ext. 226.

If you wish to comment on any agenda item or on any subject not on the agenda during public comments, please fill out a request to speak card and give to the Town Clerk/Commission Secretary. Comment time is limited to 3 minutes.

Where appropriate or deemed necessary, action may be taken on any item listed in the agenda.

OPENING CEREMONIES:

Call to Order

Roll Call

James Henderson, Gerard Noonan, J Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Pledge of Allegiance

Approval of Agenda

1. Approve the meeting agenda as prepared.

   Recommendation:
   Approve the meeting agenda as prepared.

Commission Reorganization

2. Selection of Planning Commission Chairperson and Vice Chairperson — Nominate and Elect Chairperson and Vice Chairperson

   Recommendation:
   That the Planning Commission move to appoint the selected Commissioners to serve as the Chairperson and Vice Chairperson of the Planning Commission for the next twelve months.

Consent Agenda

All items listed on the consent calendar are considered to be routine matters or are considered formal documents covering previous Planning Commission instruction. The items listed on the consent calendar may be enacted by one motion and a second. There will be no separate discussion of the consent calendar items unless a member of the Planning Commission or Town Staff requests discussion on specific consent calendar items at the beginning of the meeting. Public requests to comment on consent calendar items should be filed with the Commission Secretary before the consent calendar is called.

3. Approve the meeting minutes for January 13, 2026, as prepared.

   Recommendation:
   That the Planning Commission approves the minutes for January 13, 2026, as prepared.

4. Approve the meeting minutes for February 24, 2026, as prepared.

   Recommendation:
   That the Planning Commission approves the minutes for February 24, 2026, as prepared.

5. Native Plant Permit (NPP) 011-26 @ 59815 Security Drive

   Recommendation:
   That the Planning Commission receives and files the attached Desert Native Plant Specialist Report and approves the application for NPP 011-26, to remove nine (9) Mojave Yuccas based upon Section 9.07.130(C)(2), that the regulated desert native plants being removed are located within the identified project area for residential construction of a recreational pickleball court; and finding that all necessary submittal materials have been submitted as indicated in the Application Table and as contained within the staff report.

6. Native Plant Permit (NPP) 017-26 @ 8946 Fortuna Avenue

   Recommendation:
   That the Planning Commission receives and files the attached Desert Native Plant Specialist Report and approves the application for NPP 017-26, to remove nine (9) Mojave Yuccas based upon Section 9.07.130(C)(2), that the regulated desert native plants being removed are located within the identified project area for residential construction of an attached garage; and finding that all necessary submittal materials have been submitted as indicated in the Application Table and as contained within the staff report.

7. General Plan Annual Report 2025

   Recommendation:
   That the Planning Commission receives and files the General Plan Annual Housing Element Progress Report.

Public Hearings

8. Environmental Assessment, EA 13-25; Variance, V 03-25, 8140 La Contenta Road. A requested variance from Town of Yucca Valley Development Code, Chapter 9.07.050, Table 2-4, to reduce the required side yard setback from 15' to 5' for an existing accessory structure located within the required 15' side yard setback at 8140 La Contenta Road (APN 0588-051-26), an approximately 1.82 acre parcel, located 225' south of the intersection of Joshua Drive and La Contenta Road.

   Recommendation:
   Environmental Assessment 13-25:
   That the Planning Commission finds the project is exempt from CEQA pursuant to

Section 15303(e), Class 3 (New Construction of Small Structures), as the proposed project is an accessory structure within a setback and Section 15305(a) Minor Alterations in Land Use Limitations as the proposed project consists of a setback variance in an area with an average slope less than 20% that does not result in the creation of any new parcel.

Variance 03-25:
That the Planning Commission denies Variance, V 02-25, from the Town of Yucca Valley Development Code, Chapter 9.07.050, Table 2-4, to reduce the required side yard setback from 15' to 5' for an existing accessory structure located within the required 15' side yard setback at 8140 La Contenta Road (APN 0588-051-26), based upon the information contained in the staff report and required findings.

9. Environmental Assessment, EA 18-23; Site Plan Review, SPR 07-23, Sun Mesa Mini Storage. A request to construct and operate an 89,700 square foot self-storage facility with manager's unit, landscaping, and off-site street improvements. The project site is located at 4815 Newton Lane and is also identified as APN: 0597-111-67.

Recommendation:
Environmental Assessment 18-23:
That the Planning Commission adopts the Resolution, the Mitigated Negative Declaration and Mitigation Monitoring Report for Environmental Assessment 18-23.

Site Plan Review 07-23
That the Planning Commission approves SPR 07-23, a request to construct and operate an 89,700 square foot self-storage facility with manager's unit, landscaping, and off-site street improvements.

Department Reports

10. Design Review (EC) 02-26 @ 7021 Airway Avenue

Recommendation:
That the Planning Commission approves the proposed fence material, Split Rail Wood Post Fence - Illustration #49 of the Commercial Design Guidelines and proposed corral gate, for Design Review (EC) 02-26 at 7021 Airway Avenue, based upon the Commercial Design Guidelines and the information contained within the staff report and recommended conditions of approval.

11. Development Code Interpretation (DCI) 01-26 — Architectural Compatibility of Cargo/Shipping Containers in Residential Zoning Districts

Recommendation:
That the Planning Commission reviews Chapter 9.07 Residential and Hillside Reserve Districts, Section 9.07.060(C) and adopts Resolution No. PC 26-03, attached to this staff report.

12. Policy Discussion on Minimum Single-Family Residential Dwelling Unit Size

Recommendation:

That the Planning Commission retains the current minimum standard of 725 square-feet for single-family residential dwelling units and discusses the policy information provided in the Staff Report.

13. Land Development Update

Recommendation:
That the Planning Commission receives and files the report.

Future Agenda Items

Planning Commission Meeting, Tuesday, April 14, 2026, items: Dutch Bros. and Walmart Fuel Station

Public Comments

The Planning Commission takes this time to consider your comments on items of concern which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to 3 minutes or less. Inappropriate behavior which disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not on the printed agenda.

Staff Reports and Comments

Commissioner Reports and Comments

James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, and Alejandro Vasconcelos

Announcements

Upcoming Meeting Schedule: The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, April 14, 2026, at 6:00 PM in the Yucca Valley Community Center Yucca Room.

Adjournment

Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Janet Yochmowitz, Administrative Assistant III

Date: February 18, 2026

Meeting Date: March 24, 2026

Subject: Selection of Planning Commission Chairperson and Vice Chairperson — Nominate and Elect Chairperson and Vice Chairperson

Recommendation:
That the Planning Commission move to appoint the selected Commissioners to serve as the Chairperson and Vice Chairperson of the Planning Commission for the next twelve months.

Prior Review:
The Planning Commission elects a new Chairperson and Vice Chairperson on a yearly basis.

Discussion:
At the February 13, 2028, meeting, the Planning Commission adopted a resolution establishing a rotation of the Chairperson and Vice Chairperson to take place in March of each year.

Alternatives
None.

Fiscal Impact:
None.

Attachments
1. PC Resolution 18-01 PC - Electing Chair & Vice-Chair March of Each Calendar Year

RESOLUTION PC-18-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF YUCCA VALLEY ESTABLISHING THE PROCEDURE FOR THE SELECTION OF THE CHAIRMAN AND VICE-CHAIRMAN OF THE PLANNING COMMISSION.

WHEREAS, the Town has adopted a Manual of Procedural Guidelines for the Conduct of Town Council and Constituent Body/Commission Meetings (Procedures Manual) to unify meeting procedures across the Council, Boards and Commissions and to provide guidance to each member of the respective bodies; and

WHEREAS, the adopted Procedures Manual does not contain language regarding the selection of a Chairman and Vice-Chairman; and

WHEREAS, the Commission has historically nominated a new Chairman and Vice-Chairman on a yearly basis.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF YUCCA VALLEY AS FOLLOWS:

THAT THE PLANNING COMMISSION will schedule annual consideration of the Chairman and Vice-Chairman rotation in March of every year.

APPROVED AND ADOPTED by the Planning Commission on the 13th day of February, 2018.

Steve Whitten, Chairman

ATTEST:

Janet Yochmowitz
Planning Commissioner Secretary

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

TOWN OF YUCCA VALLEY

I, Janet Yochmowitz, Planning Commission Secretary of the Town of Yucca Valley, California hereby certify that the foregoing Resolution No. PC-18-01 as duly and regularly adopted at a meeting of the Planning Commission of the Town of Yucca Valley, California at a meeting thereof held on the 13th day of February, 2018, by the following vote:

Ayes:	Commissioners Evans, McHenry, Terfehr, Trandem and Chair Whitten
Noes:	None
Abstain:	None
Absent:	None



Janet Yochmowitz
PLANNING COMMISSION SECRETARY

Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Janet Yochmowitz, Administrative Assistant III

Date: March 9, 2026

Meeting Date: March 24, 2026

Subject: Approve the meeting minutes for January 13, 2026, as prepared.

Recommendation:
That the Planning Commission approves the minutes for January 13, 2026, as prepared.

Prior Review:
There has been no prior review of this item.

Discussion:

Alternatives
None.

Fiscal Impact:
None.

Attachments
1. PC Meeting Minutes - 1 13 2026

Town of Yucca Valley
Planning Commission Meeting Minutes
January 13, 2026

Call to Order

Present:

Absent:

Roll Call

Present:	Clint Stoker, Alejandro Vasconcelos, Mathew Thomas, James Henderson
Absent:	Gerard Noonan (Excused)

Pledge of Allegiance

Led by Commissioner Henderson

Approval of Agenda

Motion:
Approve the meeting agenda as prepared.

Result:	Passed (Yes 4, No 0, Abstained 0)
Mover:	Commissioner Clint Stoker
Seconder:	Commissioner Mathew Thomas
Ayes:	Clint Stoker, Alejandro Vasconcelos, Mathew Thomas, James Henderson

Consent Agenda

1. **Planning Commission Meeting Minutes - Tuesday, December 9, 2025.**

   Motion:
   Approve the Regular Meeting Minutes of December 9, 2025.

Result:	Passed (Yes 4, No 0, Abstained 0)
Mover:	Commissioner James Henderson
Seconder:	Commissioner Mathew Thomas
Ayes:	Clint Stoker, Alejandro Vasconcelos, Mathew Thomas, James Henderson

Public Hearings

2. **Environmental Assessment, EA 09-25; Variance, V 02-25, 58238 Alta Mesa Drive. A request to retain a six foot (6') tall solid metal fence along the front and street-side of a single-family residence. The project site is located at 58238 Alta Mesa Drive and is also identified as APN: 0601-324-04.**

Chair Vasconcelos stated yes. Moving on to item number two. Environmental Assessment EA 09-25, Variance V 02-25 at 58238 Alta Mesa Drive. Staff report, please.

Senior Planner Jerome: Good evening, Chair and Commission. The recommendation for this item, for Environmental Assessment EA 09-25, is that the Planning Commission finds the project is exempt from CEQA, pursuant section 15303, class 3, new construction of small structures, as the proposed project is a fence. And the recommendation for variance 02-25 that the Planning Commission denies variance 02-25, a variance from Town Yucca Valley Development Code, chapter 9.07.090, fences, walls, hedges, and section 9.07.120 projections and encroachments into required setback areas and above height limits. Table 2-6, the variance is to allow the fence to exceed the maximum four-foot height for a solid wall or fence by two feet within the front and street side setbacks. So as you know, as we've had some variances throughout the past few months, we'll say provisions for variances, exceptions to town standards set forth in the town's development code are established to ensure that any property because of special circumstances such as size, shape, topography, location, or surroundings shall be accorded privileges commonly enjoyed by the other properties in the same vicinity pursuant to government code 65906. So this is our fences, walls, and hedges section for residential properties. In short, on street-facing sides of a property for fences and walls are within the setback area. They have a maximum height of four feet if solid, six feet if you can clearly see through them. And then there's the clear sight triangle noted in section A8 on the page, kind of three-quarters of the way down the slide. That fencing shall comply with the clear sight triangle standards, which essentially says that fences within the clear sight triangle, solid fences are limited to 30 inches in height. This is our projections and encroachments table. Some types of structures, such as sheds, can encroach on certain types of setbacks. For example, sheds and garages can encroach on the rear setback. As you can see in this slide, the fences for front and street side yards is limited to four feet if they're solid. And you can see in the footnote, six feet if it's of open design, and then six feet on the interior side and the rear yard. This is a site plan for the proposed project. The fence in question is illustrated on the south and west yards. So street facing Hanford and Alta Mesa. This is a photo of the front, so the Hanford side of the property. You can see the fence designs a solid corrugated metal with the wood posts. This is the street side, so that south side. It's currently of varying heights, generally between five and six feet currently. This is a photo of the clear sight triangle. As you can see, our normal commission secretary is measuring the height of the fence in the photo, which is approximately five feet. The required variance findings by our code and state law, granting of such variance will not be materially detrimental to other properties or land uses in the area and will not subsequently interfere with future/present ability to use solar energy systems. So essentially, that won't cast a shadow onto rooftops. There are exceptional or extraordinary circumstances or conditions applicable to the property or to an

intended use that do not apply to other properties in the same district or vicinity. The strict application of the land use district deprives such property of privileges enjoyed by other properties in the vicinity or in the same land use district. And number four, the granting of the variance is compatible with the objectives, policies, general land uses, and programs in the general plan, this development code, and any applicable plan or ordinance. These are the applicant's responses to the findings. Will granting the variance be detrimental to other properties or land uses or interfere with solar energy systems? The response is, "No, the fence height will be kept at six feet and will not interfere with solar energy systems." Is there any extraordinary circumstances or conditions? I will paraphrase that there's theft concerns with the proposed structure or with the proposed property. In short, it is a two-story home in a generally one-story neighborhood, we'll say. It is a short-term vacation rental as well. So there's some concerns with privacy, public safety, and theft, in summary. And the applicant can expand on that if I missed anything else. Will the strict application of land use district regulations deprive such property of privileges enjoyed by other properties in the vicinity or same land use district? The applicant's response is, "Yes. Other properties in the area are able to provide safety and privacy to their homes." Basically, the fence site is relative to the height of the structure, or correlated to, I will say. Also, note that there is a bus stop in front or on the side street, Alta Mesa, and concern for children who are at that bus stop who may glance into the property and see activities not suited for children to watch. And then lastly, is the variance request in conformance with the general plan? And the response is yes. This is a image of the track map for the area, track map 6124. So this is when it was originally subdivided. You can see that's Alta Mesa kind of in the middle of the screen, Hanford towards the left-hand side. And the property in question is lot number 81, more or less in the middle of the screen. The slide is to show that, at least in terms of size, location, street widths, right-of-way setbacks, etc., that the property is substantially similar to all of the other corner lots in this subdivision. This is zoomed out so you could see there's recorded setbacks in the front of the same 50-foot distance on every lot in the subdivision. So just clarifying that the lot, at least as terms of setback easements, etc., is substantially similar to all of the lots in the neighborhood. Sorry for that. Here's a photo looking north from the intersection. You'll see the proposed project is on the right-hand side and then the neighboring properties on the same side of the street. This is Hanford. On the left-hand side is the Alta Mesa side of the fence. This is looking east down Alta Mesa. This is looking to the south from the intersection. So showing neighboring properties are also corner lots of the intersection. This is looking west down Alta Mesa. Kind of southeast, looking southeast at the intersection. And this is just, again, an idea of what the neighborhood looks like, what the topography looks like. And this is standing at the corner of the subject property looking north towards the highway. This is the staff responses to the, I should say, variance findings, not applicant findings, just to clarify that is a typo. So variance, question number one, which just to reiterate, will the granting of this variance be detrimental to other properties or land uses in the area or substantially interfere with the present or

future ability for solar energy systems? This is a yes and no. Yes, a six foot tall fence along the public right of way may potentially affect the feel of the open desert for neighboring properties. However, a six-foot tall fence is not anticipated to be tall enough to affect present or future ability to use solar energy systems. Additionally, a portion of the fence is located within the clear sight triangle, which may negatively affect the visibility of motor vehicle operators when looking at cross traffic at the intersection. Number two, are there exceptional or extraordinary circumstances at the property? No. As we kind of previously illustrated, there are no exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity. Corner properties located on the north side of Alta Mesa Drive are all approximately the same size and dimensions. They all have the same recorded setbacks. All of the properties in the vicinity are required to comply with the same fencing standards. Number three, will the strict application of the land use district regulations deprive such property of privileges enjoyed by other properties in the same vicinity or district? No. The strict application of the land use district regulations would result in the same privileges enjoyed by other properties in the same vicinity and land use district. Number four, is the variance request in conformance with the objectives, policies, and programs specified in the general plan? Yes, the land use is consistent with the general plan. A six-foot tall fence is not anticipated to affect the objectives, policies, and programs specified in the general plan. As such, the recommendation again is that Environmental Assessment EA 09-25, the Planning Commission finds that the project is exempt from CEQA and variance 02-25 that the Planning Commission denies variance 02-25. Staff can answer questions following the public hearing. And just one note, we had previously forgot to include letters from the neighbors. So you can see those letters starting on page 38, if you'd like to read through those.

Chair Vasoncelos: Thank you, staff. Is there anyone in the public - I believe the applicant is here - who would like to speak on this. Please come to the podium and state your name.

Applicant Kate Shaw: Hi, I'm Kate Shaw, and I'm the homeowner. I wanted to actually share, when I received the pictures in the agenda, I did realize that the picture of the traffic sight line from in front of my house isn't quite accurate. It's taken from a few feet prior to the stop sign. So I wanted to provide pictures actually directly from the stop sign so you can see the sight line that would be potentially affected, if I could share this with you. Okay. I didn't know how many others. And as comparison, I've actually included a picture of other property sight lines in the near area, specifically the one directly in front of the city office on Yucca. So you can see a comparable sight line for traffic. As you can see on my property, which is the second page, you can see about three houses down. You can see that's demonstrated because in that picture, you can see my neighbor's trash can and then some headlights on the property following it. So it has about three properties worth of vision from the stop sign in

front of my house. If you compare that to the significantly busier stop sign that's directly in front of the city office, you can barely see about 50 feet. I actually couldn't get a picture of a truck or a vehicle because it was obstructed by that cinder block wall as well as those flags. So I just wanted to clarify that a bit. So I moved to the High Desert in 1987. I'm a longtime resident interested in protecting our neighborhood. I bought this house as it was a ran-down property that was literally falling apart inside and out. It was known as the abandoned house for kids to party in when I was in high school. Upon completion, I took pride in care in this as both a neighborhood home and a short-term rental such that people who worked on the home rented the property next door knowing what care was taken to protect the neighborhood from any short-term rental noise, etc. This was an active Airbnb for two years. During that time, I had zero noise issues, zero noise complaints, and generated $25,000 in tax revenue for the city. In the five years of having that fence up, I've had zero traffic incidents. During the three years that I had the fence at six feet, I had zero issues with home safety. For reference, prior to putting that fence up, I had about $1,200 of lumber stolen from the backyard because there's no way to actually-- there's no backyard on the house. It's all side yards. So if you look at-- it's a rectangular property, unlike some of the properties that are square in the area. So from all of the street sides, you can see 100% of my property. So I was stashing some lumber in my backyard, had $1,000 stolen. Since that fence was put up, zero issues with theft. I did lower the fence to five feet. Honestly, it was just a misunderstanding. My husband lowered the fence thinking five feet was enough. Since then, I've actually been robbed twice. People just literally hopped over the fence. It's a notable home in the area because it is renovated. And as we all know, there's this go back to LA mentality around any homes that are renovated. So it kind of makes it a target on this, as it's two-story, it's renovated. So yeah, I've been broken into twice in the last few months since I've lowered that fence to even five feet. I can't even imagine what's going to happen if I lower even more and people are able to just hop over that fence. Yeah. I submitted about 15-plus pictures of other homes in the area, not directly across the street, but that are within a two-mile radius that have similar height fences. One notable one, like I submitted again now, is the cinder block wall just a few feet back off of Yucca, which is directly in front of the city office. And like I explained, you can see three houses down from my property. So as we can all kind of agree, that sight line isn't really compromised. I say it not to tattle on the cinder block wall in front of this city, but rather just to provide comparison for safety measures. The other thing that's unique and notable about my house, in addition to being two stories and in a rectangular lot that you can't provide safety to, there's a public school bus stopped directly in front of my house. It's directly in sight line of the pool and lounging area. Whether this house is a short-term, long-term rental, or full-time resident, that fact that there's a full visibility into my property and that there's a pool doesn't change. Kids could still be viewing activities such as drinking, smoking weed, mostly undressed people, lounging at the pool. That's not unique to it being a short-term rental. That's just unique to the property. And while these activities are legal, young kids probably

shouldn't be having a direct sight line to that activity every day as they're dropped off from the bus stops. And I believe that the neighbors in the area feel the same way. The way my property is uniquely situated, there's no backyard. So lowering this fence provides 100% visibility, and there's actually no way to prevent that. All of my immediate neighbors have provided heartfelt letters pleading with you to not force me to lower the fence from affecting the young kids at the bus stop to the neighbor whose property sits-- it's kind of hard to see from the pictures, but the neighbors across the street in elevation. Their houses are higher. So from their living rooms, you can see directly into my yard and directly into my house if there's no fence there. So yeah, all of my neighbors would be negatively affected in various ways if this variance is not approved. Denying this variance handcuffs my ability to use this house. It wouldn't be usable as a short-term rental. No one wants to live in it as a long-term rental with zero privacy and zero security, despite the immense amount of money and time I've personally invested into renovating it. Having no privacy and a track record of thefts handcuffs me from even selling the property. So it's for all of these reasons that I implore you to listen to the neighbors, please, and approve this variance.

Chair Vasconcelos: Thank you. If we have any further questions, we'll bring you up and discuss that. Is there anyone else in the public who wishes to speak on this matter?

Senior Planner Jerome: If I could just clarify one thing. The pictures referenced by the applicant are on pages 45 through 59 if you want to take a look at those.

Chair Vasconcelos: Okay. So thank you for that. So is there anyone online that wishes to comment? No? Okay. We'll close comment and bring it back to the commission. I'm going to start with Commissioner Stoker.

Commissioner Stoker: So thank you for being here. And I know last time we continued this matter so we could receive and file with the report letters from your neighbors. I mean, the contradiction between staff's comments and your thoughts regarding the validity of a variance, I think, speaks to kind of understanding what a variance is for. And just for me, my thought is that a variance is really finite in its application. For lack of a better word or comment, neighbor's sentiment about what could or couldn't be isn't really one of the criteria for judging a variance. We're not here to think about it, heartfelt, I don't think. It's kind of black and white and laid out for us. So it's a tough one. Even looking at the photos you provided, because a photo speaks volumes, but it also speaks volumes that your photos showcasing your view down the street, your car's parked five feet over the stop line. And then the photo at the town's office, I can tell is behind the curvature of the block wall where I'm sitting here, and I can see that the stop line for that town thing is in front of that. And it's okay. It's not a question of you. I can tell just by looking at it. It's okay. So I look at

genuine things and I don't look at things that are just kind of trying to be pulling heartstrings. The other thing that's also interesting in looking at just an overlay of property lines, and the difference that you should probably look into too, I think, for future is that even your fence in the front yard along Hanford, it looks to be even over the property line, not just in the setback, but realistically, it's over the property line looking at the GIS overlay for properties. Everyone thinks that their property goes all the way to the street, and it's a common thing for everyone in town, and they all assume that. But that property line, typically, the street is either on one side of where the street could be or the other. In this case, the street is pushed all the way across the street from you, and there's a relatively small street, and then there's a lot of what you would consider your front yard that is, in essence, part of the street. So you might look at that as well. I did a deep dive, looking around at different properties just to see how this one compared. And I drove your neighborhood, honestly, every single street. I drove up and down La Habra, Rubidioux, into the cul-de-sacs, and all of these properties are very similar in their topography and shape. It's a generally downsloping piece of ground from Yucca Trail all the way down to the highway. And I didn't see anything that was specific to your property that lends itself to topography being an outlier that would be the rationale for this. In fact, most of the other fences that-- I think you referenced at least one. Those ones could be something that could be a code enforcement action in the future. And I don't deny that there's probably lots and lots of fences if you were to drive around and look and find lots of people's fences that are not in line with this code. However, because other people are also doing it wrong, it doesn't mean we should make an exception in my mind. So that's really my comment on that.

Chair Vasconcelos: I have a question for staff. So how did this one particular instance of this property come to light for-- bringing it to light so that-- would want them to cause a variance?

Senior Planner Jerome: So long story short, when we renew the short-term vacation rentals or when there are building permits or building projects going on, we will usually look at kind of what we'll say is glaring issues, ones that you can't really ignore. So, very long story short, I believe the short-term rental came up for renewal, and it also had some building projects going on. The inspectors flagged it, our administrative staff for short-term rentals flagged it, so it was basically impossible to ignore.

Chair Vasconcelos: Which is why all these other ones aren't being brought to us right now because they haven't been--

Senior Planner Jerome: Yeah. Otherwise, it would be-- --reactive enforcement. So if a neighbor called to complain about an offense.

Vice Chair Thomas: Yeah. Excuse me. I'm getting over a little cold, so I've got a hoarse voice, but a couple of questions. Did you guys verify whether to Commissioner Stoker's concern if the fence is actually over the property line, or is it okay?

Senior Planner Jerome: I think we'd need to have a survey to really determine that. Based on the aerials, it's pretty close. Yeah. So when it comes to identifying the exact property line, at least with the tools that we use from our GIS tools, they're not perfect, so they might be a couple feet one way or the other. So it's close to being on the property line, and without a survey, that's kind of the best we could say.

Vice Chair Thomas: The other question I had was - well, let me think about this, how I want to say this - but how old is this fence? How long ago did this-- it's five years. When did you first apply for a short-term vacation rental permit?

Applicant Kate Shaw: I applied for a short-term vacation rental permit in September of '21. Before it expired, I guess two years later in '23, I applied for the renewal. I had no other active building or permits pulled, so it was just an attempt to renew my short-term rental permit.

Vice Chair Thomas: So is this the third renewal you're doing or the second?

Applicant Kate Shaw: No, I'm still in the first because I was required to build a carport that you have to drive through the pool to get to in order to get my short-term rental permit, and I've completed that and a few other things. So I'm still in the process of trying to complete the checklist.

Vice Chair Thomas: Okay. So when she applied for her first vacation rental permit, was this fence flagged at that time?

Senior Planner Jerome: No. I don't think, and long story short, at that time, we weren't as thorough looking at these types of issues.

Vice Chair Thomas: Okay. And one concern in her defense I have here is that she does have a pool in the back. And some of the laws regarding pools have to have fences around them and make sure that people can't hop over them, so there might be a legitimate reason to have, at least on that side, a six-foot fence. But anyways, that's the questions I have right now. I'm still thinking about this.

Commissioner Henderson: Yeah. I just had a couple of questions, and I want to speak to the applicant. But on packet page 25, a portion of the fence is located within the clear sight triangle. And then in your presentation, I think you had said that in the clear sight triangle, it couldn't be taller than 30 inches; is that correct?

Senior Planner Jerome: Yes, that is correct.

Commissioner Henderson: So that whole corner has to be under four feet. So Town staff is identifying this as a public safety hazard at present?

Applicant Kate Shaw: Yes.

Commissioner Henderson: Okay. And then, Kate, could I ask you a couple of questions? Number one, thank you for doing such a great job as an Airbnb owner and investing in the town and doing a great job. I appreciate that. And I am so, so sorry that you've had thefts on the property, and I understand what you're trying to do. As a commission, we have to walk through these issues because when we make decisions like this, we set precedent.

Applicant Kate Shaw: I appreciate you even asking me questions about it.

Commissioner Henderson: Yeah. And so we set precedent. So clear line of sight issue, public safety hazard, it's got to be under 30 inches. We get that. Commissioner Thomas brought up a really good point about the pool and the fence height, and I'd love to get staff's opinion on that in a second. But does the pool have a fence around it in the backyard as well, or no?

Applicant Kate Shaw: There isn't a backyard to the house. I mean, they're kind of like all side yards.

Commissioner Henderson: So this is the fence for the pool?

Applicant Kate Shaw: Yeah.

Commissioner Henderson: Okay. And then let's see what else here. And you said that the fence has been lowered from six to five already?

Applicant Kate Shaw: Correct, yeah. And that's when my last two thefts happened.

Commissioner Henderson: Okay. And so I would just suggest, based on those thefts and based on some of the other concerns you might have, that if the ruling requires it to go down to four feet, and then no more than 30 inches around that curve, that you might want to contact the sheriff's department. And they have a program called Crime Prevention Through Environmental Design. And they might be able to offer some tips about plants and different things.

Applicant Kate Shaw: Unfortunately, I'm not able to plant hedges. It falls under the same regulation as this fence. So I've always--

Commissioner Henderson: I wasn't saying to raise hedge. I'm just saying they may have a bunch of different suggestions. So you might just try it, just in case that's the ruling, okay?

Applicant Kate Shaw: It's definitely felt like a losing battle because all of my neighbors are on my side, like I said. Actually, two of them have moved there after knowing the house. And so they kind of all keep an eye out whenever I'm not home, whenever my family's not there. And still, if a car is parked outside at 1:00 AM, the family across the street with a baby isn't going to be up to my house at 1:00 AM.

Commissioner Henderson: And that kind of brings up another point. And this is separate from the fence issue, but you've written it. And this has to do-- and I do not know because I'm not as familiar, up to date on this. I do not know if a school bus stop with children present gets a special protection. I know that schools and daycare facilities, that there can't be weed smoked within 1,000 feet of them with children present. I just shared that with you out of abundance of caution because you've written it as happened or may happen. I don't know. Okay. So I would just say if you have guests that are doing it, and there's active children within feet, I would be careful of that. It's just kind of a glaring thing for me, just sticking out. So I just share that with you because you're a very conscientious owner and you don't want no issues like that.

Applicant Kate Shaw: No. And in the past, whatever, 18 months or-- oh my god. I don't know how long we've been dealing with this. It's been a midterm rental. I just had a baby, so my family's been staying there. So it's not even actively a short-term rental while this is going on. So it's not even Airbnb guests that I'm kind of protecting right now. It's like--

Commissioner Henderson: I just saw it and it just kind of stood out. I was like, "Hey, if they're doing it routinely and within 10 feet of children, a bunch of a bus stop, I would be contacting the school district saying, 'Please move it. I don't want no child endangerment issues right there.'

Applicant Kate Shaw: Well, once this fence variance is approved, I'll definitely look into the protection of a bus stop for sure. Thank you for bringing that up.

Commissioner Henderson: Yeah. So yeah, I would just say that depending on the ruling, I would contact the sheriff just to see what the suggestions are around there. And then--

Applicant Kate Shaw: I contacted them about the break-ins. Actually, I had a tweaker jump the fence and fall asleep on the property, and they didn't come for about seven

hours. So unfortunately, they're really inundated with probably more important things than the theft of my couches and whatever.

Commissioner Henderson: The theft of your property is critically important to you and to the community. It really is. We don't take this stuff lightly. That's an important issue. We appreciate you bringing it up, and also appreciate all those letters from your neighbors. We get it. We get it. But I'll throw it back to you guys.

Chair Vasconcelos: I just have a few questions for you. Is this your primary residence?

Applicant Shaw: No, it was for a while, but I live in Landers now.

Chair Vasconcelos: Okay. So it's not your primary residence?

Applicant Shaw: No.

Chair Vasconcelos: But you said you've lived in the community since like 1987, correct?

Applicant Shaw: Yeah.

Chair Vasconcelos: So I mean, I was reading through a lot of the comments you were having and rebuttals about regarding why you should have the variance if some of them were like to protect against dust or in the traffic and all of that kind of information that you were saying that transpires in that particular location and why the fence benefits you for being there. But I've lived here since 1979. And I know that that intersection and that street is a very heavily traveled location. And a fence like that isn't going to deter dust from coming onto your property. The location of it and heavily trafficked and even just the location at all. I mean, I would have hoped that when you were looking at purchasing this property to have an Airbnb that you would have done more-- you've done your research and say like, "Okay. What could happen here that could cause an issue for us in the future in regards to crime or regards to bus or foot traffic or vehicle traffic or anything along those lines?" The other question I have for you is, I see in the photos that-- and I've driven by this place many, many times, stopped at the stop sign, stopped on Alta Mesa, looking down, what is it on?

Applicant Shaw: Hanford.

Chair Vasconcelos: Hanford. Looking north. And there's always what appears to be a gate that's open. Is that stationary or does that close?

Applicant Shaw: It closes.

Chair Vasconcelos: So every time I've driven past it, it's always wide open. And I have to drive even further out into the intersection because of the trees and because of the fencing to be able to get a clear view down the road and up the road so that I can see if I can cross because it is a heavily trafficked area. And even though the speed limit says it's 25 miles an hour, at least I think the last time I checked, no one goes 25 miles an hour up that street. So those are the concerns that I have is more of a public safety kind of standpoint, because of even though I know you have your letters from your neighbors, and I appreciate all of that, I appreciate the support that you have, and you sound like you're a good neighbor to them, and then they're supportive of you and of that kind of information that they provided for us to make our decision, I'm kind of in agreeance here with Commissioner Stoker about the general public's information is not kind of what we base variances on. It's more of the cut and dry of what we utilize a variance for. And if we were to allow a variance for something like this, it sets a precedence for other variances along the way. And that's where I have more of a concern in regards to this whole matter.

Applicant Shaw: I'm happy to address both of those concerns that you've brought up. Among the first concern of: why wasn't a better real estate investor, and look at every code on that property? I'm not a seasoned real estate investor. I'm the daughter of a construction worker. This was my first house, and I was just trying to protect my house by putting up a fence on it. Growing up in the high desert, it was a very different place. And so while I have been here, sure, I've flitted off around the country and world for a few years. The town changes. So while I have known that property in that neighborhood since I was four or whatever, I apparently am just a bad real estate investor. [laughter] As far as that gate, it was just a happenstance decision to have it swing open. The other side of that fence actually swings in, and that's an absolute quick fix that I'd be happy to do if that is the sightline concern.

Chair Vasconcelos: The other question, you make this comment that all your whole entire lot is a side lot. And it's clearly-- I mean, there's no backyard to your property. And I get how you're trying to interpret that, that Alta Mesa still, you look at it, and it's not really-- the pool isn't really in the backyard or wherever you say, but you definitely do have some clear lines of a backyard, rear property, in regards to the eastern property line and the southern property line that contain your property in regards to saying that you don't have a backyard kind of situation. But I'm trying to think where was I going to go with that aspect? I don't know. I do appreciate you coming in and all the information. You did a lot of legwork. You did a lot of-- provided a lot of information in regards to providing us photos, providing us other locations to consider why we should help with the variance. And your concerns and your neighbor's concerns. So thank you. I think we're going to discuss it amongst us.

Commissioner Stoker: Actually, a question for you real quickly. So I mean, looking at it, any of the fence that-- and correct me if I'm wrong, Jared, any of the fence that's in

the clear sight triangle, which would extend back from the radius of the street corner has to be 30 inches. So looking at your overview, the fix might be pulling back that angled piece of fence farther back in between the trees that you have there, which I think-- because I've walked this house a whole bunch of times. And you're a daughter of a contractor; I'm a son of a contractor. I've walked this same house with 30 different people that were looking to buy it when it was for sale.

Commissioner Stoker: Yeah. So I think if you were to pull that back in that clear sight triangle in quite a bit, that would solve a lot of the problem. And then how far back would the fence need to be pulled on the side yard to maintain six feet? What is her current side yard setback?

Senior Planner Jerome: Correct me if I'm wrong, Evan. I believe the street-side setback is 25 feet on Alta Mesa. And then the front setback on Hanford is 50 feet per the track map.

Applicant Shaw: So I'd have to put a fence in the middle of the pool in order to hit that setback. And I think this absolute great idea as far as moving the sightline.

Commissioner Stoker: I think getting that sightline back to get you out of the 30-inch area. And then if it was me, I think I would pull that down to four feet, leave the posts, and do something you can see through above it. And it would break up the monotony of a whole bunch of corrugated. And it's something other people that I think have been trying to wrestle with this same ordinance. In fact, one of them, I think you even took a picture of at one point, have done to get around that code. It is having something you can see through, whether it's some sort of a latticey type of thing on the top, not necessarily a lattice because it's maybe not the nicest looking thing, but some horizontal strips of wood or something that allow for--

Applicant Shaw: To address your really good idea about pulling the fence back. Jared and I discussed that a while ago. Unfortunately, just one wonderful thing about the property, but limitation is that it has some mature olive trees. And as you guys know, mature olive trees range from about 10 to 15 thousand dollars. In order to move that fence back, I would have to cut down, I think, three or four of them.

Commissioner Stoker: I'm looking at it. You can almost angle right through and make it and get out of the clear sight triangle. It might be something worth looking at. And I know that going back a long time because we're all lifers here, some of us. I knew someone that lived here. And that's why they planted all those olive trees is because of headlights coming down Hanford because it used to be the thoroughfare before Avalon took over. So that was the direction to get to Yucca Trail. That might be a thing. One other question for you. So you did your pool in what year? '21 then? '22?

Applicant Shaw: '21. Yeah.

Commissioner Stoker: And when you did your pool, if you remember, I don't know if you do. But what were your-- if you don't have an immediate fence around the pool-- do you have an immediate fence around the pool?

Applicant Shaw: No. This is the one.

Commissioner Stoker: Right. But this one can't be the one because it has an open front gate, and those gates don't automatically close. So that wouldn't be one of your life-saving-- one of your avenues to save lives around a pool. You would have had to have done other ones. Do you have a life-saving buoy in the pool then?

Applicant Shaw: I do when it's not too windy if--

Commissioner Stoker: Right. Yeah, yeah. I know. The buoy goes crazy. So you have a buoy, and then do you have something else? Is there a pool cover?

Applicant Shaw: The alarms. The alarms on the house.

Commissioner Stoker: The alarms on the house, but there would have been an immediate fence that has an automatic closure, that has a chain link or equivalent of a certain height around the pool. And this fence, in my opinion, as a contractor, couldn't be that fence because it doesn't have an automatic closure on that front gate. So I don't think this fence is part of your pool safety plan when that plan was approved. You would have probably had to choose two other ones. The buoy being one, which is very common. A lot of other ones would be alarms, but if you have alarms on the house, that's part of the fence. Then you have to have another fence to get to your fence from house defense, house defense with gates that automatically close. So I know that this can't be that, but I'm just curious if there was another avenue for that. And then you were talking about a carport. I don't see it on your overview. I didn't look over the fence.

Applicant Shaw: Yeah, you have to drive through the pool to get to the carport that I built. It's because the garage doors no longer worked. So again, this is my fault. I put sliding glass doors on them.

Commissioner Stoker: Oh, you converted the garage door to living space.

Applicant Shaw: The garage was already, I guess, converted except for the doors. So I just kind of finished the job. And so I was under the impression that it had been permitted appropriately. But in order to apply for my short-term rental permit, covered parking is needed-- And the only place that was permitted was behind the

pool.

Commissioner Stoker: Right. So it turns it into, in essence, a patio, but it satisfies the requirement, which is?

Applicant Shaw: A $20,000 unusable carport.

Commissioner Stoker: Well, I get you. Yeah. So I mean, again, and not to speak to Alejandro's thing, but those are the kind of things that I think you learn along the way, all of us do, when we purchase a piece of property is understand that, "Oh, shoot, somebody did something and it was not permitted." And if we continue to run with it, sometimes it comes back to bite us, myself included. I've been the bearer of those same kinds of things. So that makes more sense that the garage that was there was converted. And then this was to kind of replace that parking requirement.

Vice Chair Thomas: I just wanted to know, was the pool constructed before or after the fence?

Applicant Shaw: That's a great question. I think the pool was constructed before the fence.

Commissioner Henderson: And so, Jared, Commissioner Stoker brought up a good point about this fences around the property. If that doesn't meet the safety requirements for a fence around a pool, what does? What is the height for the fence around the pool? My point being is if we say, "Yes, let's lower this one," but then the fence around the pool-- I don't know, or maybe Shane can fill us in.

Deputy Town Manager Stueckle: Those are two completely separate questions. You're dealing with two totally separate standards as established both by your zoning codes and the California building codes. The property owner is responsible to ensure safety of the swimming pool area and those fencing standards that are applicable. Those fencing standards do not change or affect your development code standards for fencing heights. Two totally separate issues. It's a property owner's responsibility to comply with both. And they can't be considered together. The pool is one issue. Complying with the building codes for the pool is one issue. Fencing standards in a front setback area are a totally separate issue. I don't know if that answers your question or not, but--

Commissioner Henderson: It does. It does.

Deputy Town Manager Stueckle: --but that's the property owner's responsibility, and there's multiple ways for a property owner to address that issue that don't include the fence that's a part of the variance before you decide. Many options. So I'm going

to ask, and if I may, Mr. Chairman, and staff chime in here, not just for the folks that are attending this evening, but anybody that may watch this on video after. So what is a variance by our code as well as by state law? A variance is deviation from a rule or maybe a set of rules which is applicable to every property in that zoning district. So Evan or Jared, the zoning district here is?

Senior Planner Jerome: Single-family residential RS.

Deputy Town Manager Stueckle: RS-2 or just RS. Anyway, so let's just say it's RS-2. The fencing standards in RS-2 apply the same to every property in that zone. And what the state law and our development code say is in order to deviate from that standard, there has to be a physical characteristic of your property that makes you different from every other property in that zone. It's not the traffic. It's not your pool. It's not your trees. And I'm not being specific to this property owner. I'm trying to set an example so people understand how the commission can make a decision for a variance. That decision has to be based upon, number one, facts on the record. And the facts have to pertain to the physical characteristics of the property, the topography, the geography, the shape of the lot, those types of things. So what staff has presented to you this evening are facts that in staff's opinion, there's no physical differences of this property compared to other properties in the immediate vicinity in the RS-2 zone that would support a variance. And for a variance application that comes before you, whether it's building height, structure size, any of those types of things, that same standard and that same approach applies. And it's a hard decision-making process because do we want to help out? Do we sit here and want to help people that have problems with traffic? Because we all know Hanford is probably a 50-mile an hour road and it's got traffic on it all the time. Crime, theft, vagrancy, homelessness, all of those issues that affect every community in California today and affect Yucca Valley property owners as well. But in this particular case, the commission's hands are guided and your decision-making process is guided by state law as well as your code on how you make that decision. And that decision is guided by are there physical characteristics of that property that differentiate it in order to support a variance? And staff, please feel free to chime in if there's any other issues that you would like to raise for the commission this evening.

Chair Vasconcelos: Thank you so much, Shane. That's a very clear and decisive comment on how these variances should be looked at. And in recent memory of the variances that we have approved-- that this commission has approved in the last two years, I can think of one. And the one that we did approve was based on the topography--

Commissioner Stoker: I can make one. Sure. I'll make a recommendation that we find the project on the item 09-25 that we find that the project is exempt from CEQA. And as to variance 02-25, that we deny the variance for the height limit and for exceeding

the clear side triangle.

Motion:

Environmental Assessment 09-25:

Find the project is exempt from CEQA pursuant to Section 15303(e), Class 3 (New Construction of Small Structures), as the proposed project is a fence.

Variance 02-25:

Deny Variance, V 02-25, from the Town of Yucca Valley Development Code, Chapter 9.07, Section 9.07.090 Fences, Walls, and Hedges and Section 9.07.120 Projections and Encroachments Into Required Setback Areas And Above Height Limits, Table 2-6. The variance is to allow the fence to exceed the maximum (4') height for a solid wall or fence by (2') within the front and street side setbacks to a maximum (6') height.

Result:	(Yes 5, No 0, Abstained 0)
Mover:	Commissioner Clint Stoker
Seconder:	Commissioner James Henderson
Ayes:	Clint Stoker, Alejandro Vasconcelos, Mathew Thomas, James Henderson

Department Reports

Assistant Planner Willoughby presented the staff report: Thank you, chair and commissioners. The recommendation for this item is that the Planning Commission receives and files a status review for temporary residential special event permit 03-25 located at 58689 Ocotillo Drive. The Planning Commission may recall last year that they held two meetings and received public comments on July 8th and August 12th. Those meeting minutes are attached to the staff report for those dates. This is an update. So very briefly, the proposed application for Class II Temporary Residential Special Events at the property was withdrawn as of December 17th, 2025. The applicant has chosen to move forward with a Class I Exempt Temporary Residential Special Event within the approvals of their Temporary Short-Term Vacation Rental permit. Daytime occupancy limit of 16 guests, and that does not require any separate permitting from the temporary short-term vacation rental. I'm also following up on the Planning Commission's prior request at their July 8th meeting that we summarize any code enforcement action related to the property. And I provided a table that summarizes those. Just to note, for those cases that were open, they have all been closed. And for those other complaints that did not result in an open court case, those were also investigated and addressed, some with no violations observed and some directed to contact the sheriff's department for, for example, private property trespass concerns. I've provided a full list of attachments as to the most current submittals from the applicant on this project and prior public comments received, and as I said previously, the prior Planning Commission meeting minutes and also the first set of meeting minutes from the staff hearing that was originally held on the project. So once again, the recommendation for this item is to receive and file the status review, and staff is available for

any questions following public comment.

Chair Vasconcelos opened public comments. With no members of the public wishing to speak public comments were closed.
Motion:

Result:	Passed (Yes 4, No 0, Abstained 0)
Mover:	Commissioner James Henderson
Seconder:	Commissioner Clint Stoker
Ayes:	Clint Stoker, Alejandro Vasconcelos, Mathew Thomas, James Henderson

3. **Status Review - Temporary Residential Special Event Permit (SPL) 03-25 @ 58689 Ocotillo Drive**

   Assistant Planner Willoughby: Thank you, chair and commissioners. The recommendation for this item is that the Planning Commission receives and files a status review for temporary residential special event permit 03-25 located at 58689 Ocotillo Drive. The Planning Commission may recall last year that they held two meetings and received public comments on July 8th and August 12th. Those meeting minutes are attached to the staff report for those dates. This is an update. So very briefly, the proposed application for Class II Temporary Residential Special Events at the property was withdrawn as of December 17th, 2025. The applicant has chosen to move forward with a Class I Exempt Temporary Residential Special Event within the approval of their Temporary Short-Term Vacation Rental permit. Daytime occupancy limit of 16 guests, and that does not require any separate permitting from the temporary short-term vacation rental. I'm also following up on the Planning Commission's prior request at their July 8th meeting that we summarize any code enforcement action related to the property. And I provided a table that summarizes those. Just to note, for those cases that were open, they have all been closed. And for those other complaints that did not result in an open court case, those were also investigated and addressed, some with no violations observed and some directed to contact the sheriff's department for, for example, private property trespass concerns. I've provided a full list of attachments as to the most current submittals from the applicant on this project and prior public comments received, and as I said previously, the prior Planning Commission meeting minutes and also the first set of meeting minutes from the staff hearing that was originally held on the project. So once again, the recommendation for this item is to receive and file the status review, and staff is available for any questions following public comment.

   Chair Vasconcelos opened public comments. With no members of the public wishing to speak, public comments were closed.

Motion:
Receive and file the status review for Temporary Residential Special Event Permit (SPL) 03-25 located at 58689 Ocotillo Drive.

Result:	Passed (Yes 4, No 0, Abstained 0)
Mover:	Commissioner James Henderson
Seconder:	Commissioner Clint Stoker
Ayes:	Clint Stoker, Alejandro Vasconcelos, Mathew Thomas, James Henderson

4. Exterior Color Change (EC) 01-26 El Pollo Loco

Assistant Planner Willoughby presented the staff report: Thank you, Chair and Commission. This item is EC01-26 for El Pollo Loco, located at 58012-29 Palms Highway, the former Pizza Hut location. The recommendation is that the Planning Commission approves EC01-26, an application to change the exterior color of the commercial structure located at 58012 29 Palms Highway, APN 060140217, based upon the information contained within the staff report. This is just to show you just from Google what the prior Pizza Hut facade appeared as. This is the other side of it. And this is to also show you the first submittal from El Pollo Loco as to their design prior to conversation with staff to submit an exterior color change. Staff did follow up with the applicant, providing them with a copy of our commercial design guidelines for their review and gave them direction that they're welcome to suggest alternatives from this design to the Planning Commission, or they can file this design with the Planning Commission for review. This is the current proposal after reviewing our commercial design guidelines. So you can see that a lot of the colors are much more dark or muted compared to the brighter colors in the last few slides. And then this is from a couple other sides of the buildings. I apologize. I think we might have missed a scan of the original submittal on this side of the building, but it is similar in colors to that other elevation. Once again, the recommendation is that the Planning Commission approves EC01-26, an application to change the exterior colors of the commercial structure located at 58012 29 Palms Highway based upon the information contained within the staff report. I'll just add, as there are two items here, it's open for the commission's discussion and deliberation on which color scheme may be appropriate or recommended for your approval. And I believe we do have the applicant available and we're available for questions following public comment.

Chair Vasconcelos opened public comments on the item. With no members of the public wishing to speak, public comments were closed.

Vice Chair Thomas: Yeah. I mean, I'm excited for this project. I really am. It's a restaurant I've always-- was hoping would come up to Yucca Valley. So as far as, Evan,

you said that we're supposed to give a recommendation on which color scheme we like?

Assistant Planner Willoughby: Oh, I'll let the designer speak to maybe their preference. But we wanted to provide you with both their original submittal in design and the alternative that they later submitted after reviewing the commercial design guidelines.

Commissioner Henderson: Okay. Yeah. I don't have any questions on it. I mean, either one's good.

Vice Chair Thomas: I'm curious to know which one El Pollo Loco prefers.

Applicant Mann: Yes. Hi. My name is James Mann. I am the applicant and the architect of record. The original submittal was the recommendations from the brand from El Pollo Loco. We made adjustments to comply with the standard. So for the most part, our colors that were in the beige and gray tones kind of met the standard. The one deviation was really the red had to be muted down substantially. And then I think we had too many colors. They do what is called a fire tower for where the signage is, and that was too many colors. And so we've turned that into just part of the sign and not made it a whole wall of the building.

Vice Chair Thomas: Which one of these did you actually prefer.

Applicant Mann: The first one is the preference from the brand.

Commissioner Stoker: Quick question for you because I don't see all four building elevations. In your proposed renovated south elevation on your first proposed design that I would say has a larger gradient section of signage, it looks like each of those sections of color is delineated by what, a piece of fray metal? Is that an architectural detail? And then-- And then would that architectural element where the sign sits on that proposed version change in elevation in regards to the adjacent wall face? Do you understand what I'm saying?

Applicant Mann: They have a design that is called the fire tower, where I think they're trying to show the different fire levels or spice levels of things. And so they're using that as a backdrop for signage. And they preferred it at that main entrance side. So it was really just on that. Yeah.

Commissioner Stoker: And I'm just trying to understand architecturally with your vision for that section, would that be proud of the existing wall to the right of it, or is that on the same plane?

Applicant Mann: No, it's on the same plane.

Commissioner Stoker: So I'm just trying to see. Typically, if you look at our commercial design guidelines, changes in color also kind of-- and architecturally, I think all architects, you're probably not too different, tend to change colors when building elements change, elevation or depth. So having all those colors just stop on a straight line on the same wall face just doesn't feel right there. And that's what I was trying to understand. I couldn't quite see it on this. Yeah. We're looking at building colors, not necessarily the parapet height. And that gets me to my second thing. Is this going to come back for some other sort of architectural review staff for the changes in elevation? Because it seems like the entire parapet all the way around is changing. We're creating a whole another block, in essence, on the east side as well that extends all the way--

Applicant Mann: Well, I mean, we had to screen the mechanical equipment. Yeah.

Senior Planner Jerome: No. This would be the commercial design review process.

Chair Vasconcelos: So this is not just exterior color change but also the architecture elements. Because what's the change in height? So we don't have an existing photo of the south-facing--

Commissioner Stoker: Here, I'll share it. So you can look at what I'm looking at. So I just see a big change in kind of almost making that pitched tile roof section kind of almost pale in comparison to the adjacent large parapet wall, for lack of a better word. And then how much higher is that thing pushing than where it is existing currently?

Applicant Mann: The parapet is only going up maybe a couple of feet. Basically, the existing systems no longer comply with code, and we're not going to be sufficient for the cooling of the building. So there's several things that have changed in code. And we were complying with screening everything as we had to for all of our rooftop equipment. So because there's more rooftop equipment, that's the reason that roof area grew.

Commissioner Stoker: I feel like it grew as well. So yeah. The only thing that worries me from an architectural standpoint is just this feeling like the original building just gets sucked up by a really big cube now. And that's my one look at that. I do really like, personally, the larger gradient if that architecture element came off the wall slightly to where it returned back and died into another adjacent color I think for me would feel better. I don't dislike the burgundy color on the second version, the toned down red as an alternate color for that section of building, personally, where I think those two could kind of marry together and make one that was a hybrid of both.

Because I like the poppiness of utilizing some of the brighter colors as accent pieces rather than the main focal wall. And I think if--
[crosstalk]

Chair Vasconcelos: The other thing is you have some sparing use of either burgundy or red as kind of an accent color around the front half of the building. Personally, I'd like to see that consistently applied around the backside of the building as well, where that-- that's my personal opinion. Like your color band.

Commissioner Stoker: Looking ahead, now that we know this is two tenants, not one, where would you foresee another tenant having their signage if there was a second tenant in the building? Or what's the plan for that type of space? What would the use be?

Who?: Yeah. No, but I kind of agree with Commissioner Stoker on this one, and I do like the first rendering better than the second one. That's my opinion.

Chair Vasconcelos: So for me, you guys know how I am. The color things are weird for me because I like the colors, the brighter colors I like, but I know that that's not typically the standard that we want in our town. But I do like the color scheme of the first one. But I think what Commissioner Stoker says, a separation between the sign itself popping out on the south side and not just a continuation of change-- just a change of color. I think it would make the building look better. It would make it pop out more like it's an actual-- almost like a sign.

Who?: I think the applicant did say that it's going to pop out about two inches just as it is right now.

Commissioner Henderson: Yeah. I would just say that beauty's in the eye of the beholder when it comes to colors. And either way, I'm really happy that they're building it and they're putting it in. Either one looks great.

Chair Vasconcelos: Look, I've driven around in other areas and seeing these new stylings of El Pollo Loco and how they really catch the eye and they look nice. They definitely look nicer with this kind of color scheme than the old-style yellow, almost just the normal, I don't know, almost like old mission Taco Bell kind of theme. But I do like them when I see these newer styles and they do catch your eye and I think that it wouldn't be too horrible to have that kind of residence within the community.

Commissioner Henderson: No. I just think that when it comes down to it, I don't want to pick for the applicant. To me, either one is fine. I might prefer one over the other. I don't want to influence that. The color choice, ultimately, I'm okay with either one of them. I don't want to put-- --as a commissioner, my influence and say, "You should go

with this one because I prefer this one." I think either one for myself will be fine. That's it.

Senior Planner Jerome: We would need to know a definitive answer, I think, on the two. I believe from our understanding with this conversation is that the applicant prefers the lighter color scheme with the fire situation. So I think that's their preferred alternative.

Commissioner Stoker: Yeah. And I don't want to lose track of the submittal. Even though their first submittal was this other one, the one they actually submitted for our approval was the second version. So I just don't know if Mr. Mann, if there's a world where the two worlds could collide and have something that does both.

Applicant Mann: I think that El Pollo Loco as well as the franchisee would be ecstatic to put the firewall back on that south facade that faces the street. And I think that-- I think that's a great compromise because realistically, the reason I didn't use the fire tower motif as part of the building element is it appeared that there was a limit to the number of colors. And so I felt like we were exceeding that because you're adding four more colors to already sort of a crowded palette.

Commissioner Stoker: Understood. Yeah. And that's where I think the commercial design guidelines get confusing to everyone, us included, is because of the fact that it's not about lack of color. Because if we look at that, again, going back to that one mural, there were so many bright, vivid colors, and they're all used sparingly. And I think if it's this bright, impactful thing is that signage element, and then it mutes that red moving around, which is still kind of a burnt color. It still feels fiery, I guess. I think that kind of accomplishes the best of both worlds where it still feels red, but it doesn't tone down the signage element, which I personally prefer. I don't know. Whatever. It's up to you.

Chair Vasconcelos: I think I like that. I mean, your decision on turning down the red is coming from a Dodger fan, so.

Commissioner Stoker: Yeah, true. I like blue. But again, we've discouraged whole walls or whole elements of one bright color kind of for several years. So I just don't want to approve it just because all of us want to eat some chicken, which I think everybody likes chicken. correct?

Chair Vasconcelos: I think that's a good compromise. I think that using that firewall and then using the tones of the more burgundy color on the other locations to replace where the red was, I think that's a good compromise and still accomplishes, I think, what the applicant [inaudible].

Commissioner Stoker: And Mr. Mann, is there an issue with having some relief architecturally for that firewall? Since it has to be reframed anyway, I think it's a whole new element,

Applicant Mann: I think we can make an adjustment to try and bring it so that it's not in line with the adjacent lower parapet right there next to it so that it sticks out. It sticks proud a little bit.

Commissioner Stoker: I will move that we approve EC01-26 with the stipulation that the signage wall face from the first submittal of the south elevation be included in the rest of the proposed exterior elevations from the proposal. Second submittal with the further stipulation that the signage element be proud of the adjacent wall surfaces. Stoker: um, move to approve stipulation signage wall face from be included in the rest of the exterior elevations, that the signage element be part of the adjacent wall services, Thomas seconded.

Motion:

Approve EC01-26 located at 58012 Twentynine Palms Highway (APN 0601-402-17) with the stipulation that the signage wall face from the first submittal of the south elevation be included in the rest of the proposed exterior elevations from the proposal. Second submittal with the further stipulation that the signage element be proud of the adjacent wall surfaces.

Result:	Passed (Yes 4, No 0, Abstained 0)
Mover:	Commissioner Clint Stoker
Seconder:	Commissioner Mathew Thomas
Ayes:	Clint Stoker, Alejandro Vasconcelos, Mathew Thomas, James Henderson

5. Amendment 2 to Site Plan Review 03-23 and Landscape Plan 03-24, Nice Dream Ices

Senior Planner Jerome presented the staff report: The recommendation for this item is that the Planning Commission approves amendment number two for site plan review 03-23 and landscape plans 03-24 Nice Dreams Ices, allowing for the removal of a portion of the landscape curb and landscape planting based on the information in the staff report and conditions of approval for the previously approved project. We had some clarification from the applicant and from our engineering staff on this project since last week. I'll have to explain one of the conditions of approval a little bit and why it could be removed or modified. So this is a photo of the site currently just so you can get an idea of what the landscaping will potentially look like. It's not complete, but it's getting there. And for reference, we hear from our building staff that this project is, in technical terms, this close to being final. So they're very, very close. Another shot of the landscaping and kind of walkway in front of the building. Most of the parking and parking striping is complete. Double stripes. Luckily, not

always the case. This is a photo of the driveway for the adjacent drainage facility. This will kind of come back around, as you've probably seen in the packet. So just so that you can get an idea of what it looks like. So on the right-hand side of that picture, this is a driveway for the project. And then slightly to the left or east is the driveway for the drainage facility. So those driveways are directly next to each other. This is looking north at the same area. So last month, the applicant requested to remove the concrete curb bordering the landscape area. So I'm creating basically a border between the asphalt and the landscaping. And to remove the prickly pear from the southeast corner where those two driveways are separated from each other. So this is from the applicant. The blue line highlights the area where the curb was originally intended to be installed, and they have requested to remove that curb. And so this is kind of where some of the confusion came in. While explaining to engineering staff, there's some crossed wires on what exactly was being removed. So I'll come back to this. But originally, we had included the condition curb located around the perimeter of landscaping shall be required where the walkway is less than six inches above the driveway, adjacent driveway grade. So the intent there was engineering staff had concern that if the landscaping and the landscape curb was removed, that vehicles may inadvertently drive either onto the walkway or near the walkway, creating a safety issue. We clarified with the applicant that the curb is a decorative curb. It's not an elevated curb. So essentially, it does not provide protection from vehicles potentially driving that way. And also that they're only proposing to remove the curb, not the landscaping. That is where the wires were crossed. So although the commission could require that condition of approval, engineering staff believes that the landscaping itself is enough of a deterrent to keep the cars from driving up on that walkway. So that addresses the curb for the landscaping. And then where that red X is on the right-hand side of this image is the prickly pear in question or potentially the prickly pear. The concern from the applicant is that vehicles, when driving through that location, may run the plant over. As you could see from the second condition from engineering, they prefer to keep some sort of barrier, whether it's landscaping, curb, or the plant itself up to the commission, but something to prevent cars from crossing over inadvertently or at least clearly identifying that there's two different driveways. With all that said, the recommendation is that the Planning Commission approves amendment two for site plan review 03-23 allowing for the removal of the landscape curb and the prickly pear at the corner of the site. And staff is available to answer questions following public comment.

Chair Vasconcelos: Thank you. I see that the applicant is here. Would they like to make any comments on this? Great. Thank you. Is there anyone in the public that wishes to make a comment? Is there anyone online? Okay. We'll close public comment and bring it back to commissioner for comments. I'll go with Commissioner Henderson.

Commissioner Henderson: Yeah, not too many questions. So the applicant, you guys

are all on board with the staff recommendations?

Applicant: I wasn't sure if you were recommending whether or not we keep that on the southeast corner, the curb that would contain that one plant that we're asking to be removed. We'd prefer not to do it just because, one, prohibitively expensive, and we don't think it adds much to the design since it's kind of just bordering that not-so-pretty just driveway of the flood channel. But yeah. So I think whether or not that's the staff recommendation I wasn't clear on.

Senior Planner Jerome: So the staff recommendation after discussing it with engineering was to retain some sort of border there, whether that's the curb, the landscaping, gravel. There's something to clearly delineate between the two driveways. So it's kind of up to the commission the most appropriate way to do that while also considering the requests from the applicant.

Applicant: Yeah. Super happy to put in a border with EG to distinguish it. You want a boulder? Yeah. Yeah, I'll put a boulder.

Commissioner Stoker: Those are Alex's very favorite thing to deter people going where they shouldn't go. [laughter] Alex will tell you, if you stick a boulder there, no one will drive through a boulder. They know better. And I think I understand-- so I drove by this because I didn't understand why the two driveway aspect. And there's a second driveway, there's a second curb cut even, coming into that storm channel driveway for maintenance of the storm channel. So I understand what they're saying is they don't want people to utilize that second driveway to get into your parking lot. And a couple of rocks would deter people from doing that, I think. And I understand what you're saying about having a single cactus there. It's probably going to end up getting destroyed and just being neglected all by itself over there. So I get the sentiment for sure. But I think a rock would probably solve it easy without having to do any more concrete work.

Commissioner Henderson: I just wanted to also compliment you guys on all of the hard work you've done. From your first visits in front of the commission until now, you've made some incredible progress. We're excited to be able to visit your establishment soon.

Chair Vasconcelos: I agree. I think this is a good compromise. I think that what was intended, there was something more like a mob band rather than a concrete curb for the landscaping purposes. I am in agreement with some sort of deterrent, boulder, gravel. Probably [inaudible], like I said, boulder probably worked [inaudible].

Commissioner Stoker: I mean, it could even be where you're signed. Are you doing a monument sign or something? Never mind. Because that would be a good monument

sign spot. People don't drive through signs either. But yeah, I think that's easy.

Motion:
Approve Amendment 2 for SPR 03-23 and Landscape Plan 03-24, Nice Dream Ices, allowing for the removal of a portion of the landscape curb and landscape planting, based upon the information contained within the staff report and conditions of approval (remove condition E22) for the previously approved project.

Result:	Passed (Yes 4, No 0, Abstained 0)
Mover:	Commissioner Mathew Thomas
Seconder:	Commissioner Clint Stoker
Ayes:	Clint Stoker, Alejandro Vasconcelos, Mathew Thomas, James Henderson

6. Temporary Short Term Vacation Rental Inventory 2026

Assistant Planner Willoughby: Thank you, Chair and Commission. This is filed with the commission every January. The recommendation is that the Planning Commission adopts the resolution, setting the annual maximum number of temporary short-term vacation rental permits for the calendar year 2026 at 791. The Planning Commission had prior review in September of '22, January of '23, January of '24, and January of 2025. So this is by our ordinance required every January. The last update to the cap was on January 28th, 2025, where the Planning Commission established the maximum number of temporary short-term vacation rental permits at 788. So Section 5.40.0090 of the town's municipal code requires that temporary short-term vacation rental permits not exceed 10% of the town's official inventory of detached single-family residential dwelling units. And as of January 2026, as of writing the staff report, the California Department of Finance estimates that there are 7,883 single-family detached housing units in the town, although that number has not been updated since early 2025 and does not include the latest housing construction data from calendar year 2025. So we checked in with the Town Building and Safety division. They said that they've completed final inspection on 28 new single detached units in 2025. Those units bring the total number of single detached units to approximately 7,911. As such, the maximum number of temporary short-term vacation rental permits for the year 2026 is recommended to be set at 791, which is approximately 10% of 7,911. Once again, the recommendation is that the Planning Commission adopts the resolution, setting the maximum number of temporary short-term vacation rental permits for the calendar year 2026 at 791. And staff is due for any questions following public comment.

Chair Vasconcelos opened public comments. With no members of the public wishing to speak, public comments were closed.

Vice Chair Thomas: Just one question. How many outstanding permits do we have

right now? I mean, what's available? How many are we short of being at max capacity?

Assistant Planner Willoughby: So the last update I received from Janet, who primarily works on maintaining that log, was somewhere around 125 openings. It's gotten closer. It's decreased a bit, but not substantially.

Motion:
Adopt Resolution No. 26-01 PC, setting the annual maximum number of Temporary Short-Term Vacation Rental permits for the calendar year 2026 at 791.

Result:	Passed (Yes 4, No 0, Abstained 0)
Mover:	Commissioner James Henderson
Seconder:	Commissioner Mathew Thomas
Ayes:	Clint Stoker, Alejandro Vasconcelos, Mathew Thomas, James Henderson

Future Agenda Items

Senior Planner Jerome: All those aforementioned ones that are going through CEQA, I would say, are within one to two months of coming to the Planning Commission. Those are probably the most imminent things. There is a variance in process, a setback variant as well. Those are probably the most close items coming to the Commission.

Deputy Town Manager Stueckle: I will add just one other item, as previously addressed by the commission near the end of last year, about concerns about commercial sidewalk displays. We do have one application for the displays in front of the 7-Eleven at Kickapoo. That's currently in progress, so staff is working with the applicant to make sure we have something for the commission to deliberate on. I likely anticipate that coming back to the-- coming to the commission for the first time within the next month or so, either at your next or the following meeting.

Public Comments

Chair Vasconcelos opened public comments. With no members of the public wishing to speak, public comments were closed.

Staff Reports and Comments

7. Land Development Update.

Senior Planner Jerome: All right. The recommendation for this is to receive and file. I have respect for everyone's time, particularly Alex. I'll try and keep it brief. So everything that is in process is essentially in the similar place that we left it in December. Dutch Brothers, Sun Mesa, Walmart are very close to completing CEQA. We're in kind of the final review of that stuff. Tumbleweed is very close to having the

CEQA consultant. We're making a selection for a CEQA consultant. And the Yucca Trail mini storage continues to make progress. The most exciting thing is probably that Star Cafe is under construction a little bit more vigorously than prior years in addition to their interior wall. They have, now, removed the pavement from their parking area. They have a crew on site, so they're doing a little bit more serious work there. So you'll probably notice that all the cars are gone, or most of the cars are gone from their lot, so that's exciting. The Time Warner Communication Facility in La Contenta is getting close to finishing the building. They have the right-of-way improvements to go. And then Domino's and Jersey Mike's has, on and off, resumed construction. And then, as you've seen, Starbucks continues to make progress on the demolition of what was previously there. And with that, I can answer questions following public comment.

Chair Vasconcelos opened public comments. With no members of the public wishing to speak, public comments were closed.

Motion:
Receive and file the report.

Result:	Passed (Yes 4, No 0, Abstained 0)
Mover:	Commissioner Mathew Thomas
Seconder:	Commissioner James Henderson
Ayes:	Clint Stoker, Alejandro Vasconcelos, Mathew Thomas, James Henderson

Commissioner Reports and Comments

Commissioner Henderson- Just thank you to staff for a great meeting and putting together a well-prepared package. And thank you, guys, for all your hard work.

Commissioner Stoker: Thanks again. We always like having people here, so it's great to have members of the public here speaking up for their projects, whether it's architects, owners, or business owners. And regarding my other hat, our soccer league is hosting our Tournament of Champions, which is All Stars from all over Southern California, in a couple of weeks. So on the 24th and 25th, if anyone's near Brand Park, it might be nice to stop by. You'll see 50 teams from all over Southern California coming here to play. So that's pretty cool that we were able to host that this year. It's 8:00 all day. So it's 8:00 to 6:00, two days for Saturday and Sunday. So we'll have, yeah, 550 players from all over Southern California-- --playing here for once. We're always the ones going out, so it's nice to have them have to travel to see us once in a while. So we'll hope for good weather and then we're getting ready to start our spring soccer league. So I feel like it never stops because it never stops. So thank you.

Vice Chair Thomas: Just thank you to staff. Great meeting, like Commissioner Henderson said, and nicely prepared and thank you guys for the work you guys do over there as well too.

Appreciate it.

Chair Vasconcelos: I just had a couple of questions that some people have asked me over the course. Again, thank you for the meeting. The meeting was great. Well prepared. I think you've provided all the information and it was nice having a lot of people here to witness the meeting. It's always nice to have an audience. The first question I was having is I had some people asking me about how the permits are going for the phase two of the private installation of the sewer over there, and if there is any kind of delays in regards to the permits being issued because of Joshua trees?

Senior Planner Jerome: As far as I know, we have not received any applications to connect yet.

Chair Vasconcelos: Okay. Good. That's good to know. The second question I have is: on social media and all this stuff, I'm seeing a lot of people advertising maybe food trucks coming into town. And then we're going to set up shop here and there. And my question is: is there anyone that's ever applied for our food vending, food truck permits within the town? Is there anyone that has applied for that yet?

Assistant Planner Willoughby: Currently, no. However, the food truck that was most recently operating in the Home Depot parking lot has come in to obtain that paperwork. They're getting close to filing that application. One of the last things that they're kind of working on, which is crucial to filing any application is having property owner authorization and signatures. So we're just waiting for them to come back in with that application any day now.

Vice Chair Thomas: I think you also had somebody, a large group operating across from Home Depot across the highway. They had lights up and all this kind of stuff. The crazy thing is that business is on Google Maps with reviews at that corner. It's crazy.

Deputy Town Manager Stueckle: Yeah. So that's actually subject to code enforcement. They've been operating there quite a while. And it's going to take time to deal with that particular issue. I would assume they have no County Health Department permits as well as many other issues.

Vice Chair Thomas: --but you had also brought up a couple of meetings ago that we had sent out some code enforcement or some people to talk to the homeless encampment that it was over there off the highway on the south side, that they had some tents over there, kind of over by the visitor center in that general area. And I think I've still seen that tent out there. It's still out there. There's somebody living.

Chair Vasconcelos: Yeah. So those are my main concerns because I always see a lot of-- the recent one was a funnel cake advertising that they're going to be here in town and they're setting up shop or whatever.

Kayaks. We had a kayak salesman.

Chair Vasconcelos: Oh, yeah, that one too. Yeah. It always seems to be on Fridays when the town's not working or after hours. So I mean, they know how to get around it. I was curious that we spent a lot of time and effort on that whole aspect, and I was wondering if anyone ever really came in and has filed anything yet.

Announcements

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, January 27th, 2026, at 6:00 PM in the Yucca Valley Community Center Room.

Adjournment

With no further business, Chair Vasconcelos adjourned the meeting at 7:51 p.m.

Town of Yucca Valley
Planning Commission Meeting Minutes
February 24, 2026

Call to Order

Chair Vasconcelos stated, let's call to order the Town of Yucca Valley's Planning Commission meeting this Tuesday, February 24, 2026, at 6:00 PM.

Roll Call

Present:	James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos
Absent:	

Pledge of Allegiance

led by Vice Chair Thomas.

Approval of Agenda

Motion: Approve the meeting agenda as prepared.

Result:	(Yes 5, No 0, Abstained 0)
Mover:	Commissioner Clint Stoker
Seconder:	Commissioner Gerard Noonan
Ayes:	James Henderson, Gerard Noona, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

1. **Agenda Approval**

   Motion:
   Approve the meeting agenda as prepared.

Result:	(Yes 5, No 0, Abstained 0)
Mover:	Commissioner Clint Stoker
Seconder:	Commissioner Gerard Noonan
Ayes:	James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Consent Agenda

Chair Vasconcelos stated onto the consent agenda. Um, all items listed on the consent calendar are considered to be routine matter or are considered formal documents covering previous planning commission instructions. The items listed on the consent calendar may be enacted by one motion and a second. There will be no separate discussions of the consent calendar items unless a member of the planning commission or town staff requests discussion on specific

consent calendar items at the beginning of the meeting. Public request to comment on the consent calendar items should be filed with the commission secretary before the consent calendar is called. Is there anyone in the public who wishes they could comment? Anyone online? Close public comment? Anyone on-- commissioners have any comments?

Motion:
All items listed on the consent calendar are considered to be routine matters or are considered formal documents covering previous Planning Commission instruction. The items listed on the consent calendar may be enacted by one motion and a second. There will be no separate discussion of the consent calendar items unless a member of the Planning Commission or Town Staff requests discussion on specific consent calendar items at the beginning of the meeting. Public requests to comment on consent calendar items should be filed with the Commission Secretary before the consent calendar is called.

Result:	(Yes 5, No 0, Abstained 0)
Mover:	Commissioner James Henderson
Seconder:	Commissioner Mathew Thomas
Ayes:	James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

2. **Approval of Meeting Minutes for January 27, 2026, as prepared.**

   Motion:
   Approval of Meeting Minutes for January 27, 2026, as prepared.

Result:	(Yes 5, No 0, Abstained 0)
Mover:	Commissioner James Henderson
Seconder:	Commissioner Mathew Thomas
Ayes:	James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Public Hearings

Department Reports

3. **Conditional Use Permit (CUP) 01-23 - Starbucks - Minor Modification #1**

   Chair Vasconcelos stated moving onto item number three. It says, uh, subject, Conditional Use Permit, uh, uh, 01-23, Starbucks Minor Modifications number one. Staff report.

   Assistant Planner Willoughby stated, thank you, Chair and Commissioners. This item is a minor modification to the approved conditional use permit, CUP 01-23 for Starbucks at 57037 Twentynine Palms Highway. The recommendation is that the

Planning Commission approve CUP 01-23, 57037 Twentynine Palms Highway for Starbucks minor modification number one. The request to amend the approved site plan for the addition of 105 square feet of outdoor seating incidental to the construction and development of the approved approximate 2,100 square foot restaurant with drive-thru on the 0.55 acre parcel with parking and landscaping, uh, based upon the information contained within the staff report and the required findings. This is a minor modification. Uh, the proposed indoor seating area is 642 square feet with a proposed outdoor seating area of 105 square feet, totaling 747 square feet, which requires under our code 15 parking spaces to meet the ratio of one space provided per 50 square feet of seating area, including outdoor dining. The prior site plan identified 700 square feet indoor, uh, seating, and that requires 14 parking spaces. 15 were already provided on that site plan, which is just one over the requirement. Required findings previously approved pursuant to Section 9.63.080 are not affected by the proposed addition of outdoor seating. And the proposed changes were not items of public controversy during the review and approval of the original permit. No other changes are proposed to exterior architecture or landscaping that was reviewed and approved by the Planning Commission. This is for reference, the previously approved site plan from 2023 that the Planning Commission saw, which does not include outdoor seating area. This is the current site plan. And I'll just try to use this tool here, maybe to point. I'm trying. That's, that's okay. But, um, as the site plan is oriented, um, Barberry Avenue is at the top of the page. Twentynine Palms Highway is on the right side of the page, and the outdoor seating is on the left side of the page, which is the south-facing side of the building. So a relatively small addition, um, to the site plan, but a minor modification nonetheless. So the recommendation, uh, from staff is approval of the requested minor modification to CUP 01-23. And staff is available to answer questions following public comment. Thank you.

Chair Vasconcelos stated, thank you. Is there anyone in the public that wishes to make a comment on this? Is there anyone online? Let me close public comment. All right. Let me go to Commissioner comments, uh, Vice Chair Thomas.

Vice Chair Thomas stated, yeah. I don't really have any comments. It's a pretty easy minor change, so I'm good with it.

Chair Vasconcelos stated Commissioner Stoker.

Commissioner Stoker stated uh, s-same for me. It doesn't make any major changes, so it's pretty easy for me as well.

Chair Vasconcelos stated Commissioner Henderson.

Commissioner Henderson stated I concur. I think, uh, it certainly makes sense to have some outdoor seating. As I read through the packet, uh, not that I require it, but, um,

just to confirm, a minor, um, corr-- um, a minor correction like this can be done at the director's level. Is that correct?

Assistant Planner Willoughby stated that is correct. And the director can refer those in anything to the planning commission for review.

Commissioner Henderson stated, thank you.

Chair Vasconcelos stated Commissioner Noonan.

Commissioner Noonan stated no further comments.

Chair Vasconcelos stated, I do agree. This is a-- this is a very simple change. I don't see any issues with this. So, uh, can we get a, a motion for this, please?

Motion:
Conditional Use Permit (CUP) 01-23:
That the Planning Commission approves CUP 01-23, 57037 Twentynine Palms Highway - Starbucks - Minor Modification #1, a request to amend the approved site plan for the addition of outdoor seating incidental to the construction and development of an approximate 2,100 square foot restaurant with drive-thru on a 0.55 acre parcel, with parking and landscaping, based upon the information contained within the staff report and the required findings.

Result:	Passed (Yes 5, No 0, Abstained 0)
Mover:	Commissioner Mathew Thomas
Seconder:	Commissioner James Henderson
Ayes:	James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

4. Development Code Interpretation (DCI) 01-26 — Architectural Compatibility of Cargo/Shipping Containers in Residential Zoning Districts

Chair Vasconcelos stated moving on to item, uh, four, Development Code Interpretation, DC1, uh, 01-26, Architectural C-Capab-- Compatibility of Cargo Shipping Container in a Residential Zoning District. Staff report, please.

Assistant Planner Willoughby stated, thank you, Chair and Commissioners. Uh, this item for development code interpretation concerns, uh, architectural compatibility standards for cargo/shipping containers in residential zoning districts. The recommendation is that the Planning Commission finds at Chapter 9.07 Residential and Hillside Reserve Districts, Section 9.07.060 of the Town's development code requires that cargo shipping containers on residential properties containing less than

2.5 acres must meet building division requirements, must be attached to a permanent foundation, and must be architecturally traded so as not to appear as a cargo/shipping container and provide direction on acceptable architectural treatments such as, but not limited to siding, roofing materials, and screening to implement those requirements to ensure that those cargo containers do not appear as, as such.

The standard, um, in a longer form is, is this. And it is clear both in, um, the second paragraph and the last paragraph that the intent of this section is that those proposed cargo containers are architecturally designed and constructed, so the structure is not distinguishable as a cargo/shipping container. However, what is not explicit about this code is what are acceptable means of achieving that architectural treatment. So as staff stated, that may mean siding attached to that container. That could mean, uh, roofing materials. That could mean faux architectural elements such as windows that maybe don't actually cut into the actual container itself but are attached, uh, to make it appear as a different kind of accessory building.

Now, this is just one case, um, of a plan check resulting in comments requiring them to meet the standards under this section. Uh, this, as the Planning Commission may recall in the-- in, in the attachments to this staff report, is for a container proposed at 7357 Apache Trail. As you can see in this plan, um, elevation, they've added a note to comply with that section by proposing to paint the container the same color to match the metal roof of the primary structure and the metal fence on the property. So this is that container. Um, you can see it's a dark gray color, uh, located in the rear of that property. You can see the structure just past it. And in this slide, you can see in more clear terms the actual, uh, residence and the fencing, uh, that they're proposing to match, um, exclusively just based on color and no o-other architectural elements. So once again, uh, the recommendation is that the Planning Commission, uh, review the applicable code chapter and provide direction on acceptable ca-- architectural treatments such as siding, roofing, screening to implement the requirements of said co-chapter. And staff is available for questions following public comment.

Chair Vasconcelos stated, thank you, staff. Is, uh, the applicant here? Okay. Is there anyone in the public who wishes to speak about this item? No. Anyone online? Okay. Close public comment. We'll bring it back to the Commissioner's comments. Uh, Commissioner Henderson.

Commissioner Henderson stated, oh, thank you. Uh, yeah, in reviewing it, I was just curious. A couple of questions for staff. Has there been any other containers in town that have somewhat, in your opinion, met these standards so we can-- that we can see some examples?

Senior Planner Jerome stated there are other permitted containers in town, but due

to the, you know, the variance in architecture throughout the Town, every one is a little bit different. Um, in some cases, they've added, uh, kind of a faux roofline, in some cases, siding. Um, there-- it's kind of all over the place on how people choose to address that. And as Evan noted, it's kind of, uh, not explicit in the code as to what is acceptable.

Commissioner Henderson stated yeah. As I was-- I was reading through and I was thinking about it, I came up with just a few things, and they kinda match what you've listed already, but I'll throw them out there so how we can get from point A to point B, maybe, but-- or some suggestions, but, you know, materials like wood paneling thrown on, um, even some stuccoers, no-not to make it a house, but some vinyl siding or something that mimics a traditional structure. Um, as you mentioned, Jared, like a pitch-type faux roof. Um, and then even if people-- and this wouldn't be the structure itself, but even if they put some hedges or something around it to make it look more like a-- another property, I think. Those are just suggestions. But I look forward to hearing what a-anyone else has.

Chair Vasconcelos stated Vice Chair Thomas.

Vice Chair Thomas stated Uh, yeah. Um, boy, these things are loud. Um, yeah, I, uh, I agree with Commissioner Henderson on that. Um, I don't know. Like, I guess the, th-the best way maybe to look at this thing might be to see if there's a way that we can say that, "Hey, you know, if you've got a siding on the house or stuccoer on the house or whatever, maybe you just match the house." It's, it's not that difficult. It's not that hard to put these types of sidings, and it'll look like an extension in a garage or an ADU or a casita or something like that, I think might be the best solution. Something to break it up. Something to break it up. Yeah. That's about all I have on it.

Chair Vasconcelos stated Mr. Noonan.

Commissioner Noonan stated, yeah. So that illustration looks exactly like a shipping container that you would find on a train or on a shipping board or whatever. So there's literally nothing that I've seen there that makes it not look like a shipping container. My thought would be-- a-and is there a general consensus of what are these things being used for on these properties? Are they simply storage? Are they ADUs? What, what-- is any of that part of the consideration?

Assistant Planner Willoughby stated this is concerning shipping containers that are used for storage.

Commissioner Noonan stated, okay. Okay. So, um, all right. So i-in that light, maybe we can have a uniform kind of use, depending on what it's being used for, then, then some kind of uniform look where it's a storage facility that maybe matches, but that

thing looks exactly like a shipping container. Like, I don't know. Uh, siding would be good. Um, I don't know if you can put a pitch roof on the darn thing, but, uh, I can't think of much that's not gonna make that thing look like a shipping container. So that's about it.

Chair Vasconcelos stated Mr. Stoker.

Commissioner Stoker stated y-yeah. The-- my only quandary with this is when there is a, uh, building that's made out of shipping containers that it passes the eye test. So I, I think when you see a home that's made out of containers and has sliding glass doors and windows and other features cut into it, just from the street, you know you're looking at a home rather than a container sitting.

Chair Vasconcelos stated storage unit.

Commissioner Stoker stated a storage unit. So I, uh, a-and I don't know how to codify that if that needs to be changed. Um, but I think that's what the intent of the code is, is that it needs to feel and look like it's something different rather than just a container sitting on a slab. Um, and I don't think paint-- for me, paint is not the consideration to make it feel architecturally different than a container. This just looks like a container that's painted gray. Um, a-and I, I think that's probably something that passes an eye test for either staff or, or the director is that when you're looking to use the code to approve something, it needs to pass some sort of eye test. And for th--

You know, our example in front of us, it doesn't pass that eye test, in my opinion. Um, i-if there's a house that's--you know, if it was steel siding that looked just like the container, maybe that would be a different consideration.

[inaudible] right, sir.

You know? If the house had steel all around it and it's a siding house and now you're integrating this container into that a-architectural-- i-it's already an architectural element being used elsewhere, I think it would, would look differently.

So, if it wasn't like we're matching the roof metal or that, that metal siding was all up and down the sides of the building, I think that would be something that could be a better argument for, um, for that metal siding appearing on a container. But e-either way, it just looks like a container sitting in the backyard, so.

Commissioner Thomas stated, yeah.

Commissioner Stoker stated, lets see. Um, that's what I have. Thank you.

Chair Vasconcelos stated, so just for my own clarification on this, we're not specifically looking at this one example. We're just being asked for future examples of this particular thing, how to enforce the code into making it looking like it's not a shipping container.

Assistant Planner Willoughby stated that is correct. Although this is one spec--this is one example, this would apply to any others under the same code section being processed by staff.

Chair Vasconcelos stated, I don't want us to get hung up on just this pa-particular example.

Commissioner Thomas stated, yeah.

Chair Vasconcelos stated we have to think as a whole in regards to all of them that would be coming in to [crosstalk]

Commissioner Thomas stated, yeah. Let me ask this. I mean, uh, uh, I wish I would just, um, this is why I kind of went back to what I said earlier is that, you know, when you have something like that and you have all these different variables and it can look like this and it can look like that. We can put this on top of it. Maybe the easiest thing would be it's got to match the house. Whatever's-- whatever you have on the outside of the house, whether it's stuccoer siding, it looks like a shipping container, whatever, if you want to use it as storage or a casita or ADU, maybe just match the house. Maybe that's the easiest thing. So there's not a lot of, "Well, I don't like this, and I don't--" You know, 'cause then we're gonna start getting into all of that.

Commissioner Stoker stated match the house and the trim. I mean, you look at--

Commissioner Thomas stated, yeah. That's it.

Chair Vasconcelos stated--you look at the house, the, the, the way that the look is, I mean, there's--

Yeah. --there's some, you know--

Commissioner Henderson stated I, I like that, M-Matt, as far as match the house that's existing and that some of the things listed and the staff has listed. Those are things you can incorporate. The features.

Commissioner Thomas stated sure. Yeah.

Commissioner Henderson stated absolutely. As opposed to saying, "Do these things, but match the house. These are some things you can do to help match the house."

Commissioner Thomas stated right.

Chair Vasconcelos stated and make it-- and make it seem like it's not a shipping container.

Commissioner Thomas stated right.

Chair Vasconcelos stated like, you could put the fa-- the faux, like, windows or something on there that could match----potentially what the other one does, or match the, the coloring of-- like, make a s-- I don't know.

Commissioner Thomas stated trim pieces and things like that, you know--

Chair Vasconcelos stated trim pieces. Yeah.

Commissioner Thomas stated,--to make it look like an extension of the house. Yeah.

Commissioner Stoker stated and I'm not sure who mentioned landscaping, but even something as simple as landscaping--

Commissioner Thomas stated yeah

Commissioner Stoker stated--can change a lot [crosstalk], so even if there was, like, a-- you know, if there was a hedge of ficus on the backside of this thing on three sides not facing the backyard, if facing the street and neighbors had some sort of landscaping, I think that would even help.

Yeah

Chair Vasconcelos stated--if they were to do some sort of like extension off of that with some sort of patio-looking thing----that comes there, would make it look different. Uh, is this something that we could have, uh, the Commission review on a case-by-case basis as they come in for a-- for approval of like, "Okay, here's what they want to pa-- pa-- propose," and then we can review it and say, "Yes, this is-- this is what it is about that." I mean, we, we can give them the guidelines of like, "Gosh, this mic is bad." I'm like, "I'll put them two feet away."

And, uh, um, what are they saying? So, you know, we could provide them sc-- ideas of what to do, but then they're gonna just come back with whatever they want. And at the same time, it's like they come back-- [inaudible] is almost like what they do with

our landscape when we pro-- uh, accept landscaping. They bring it back to the Commission for us to review and say, "Yes, this looks acceptable for us to approve."

Assistant Planner Willoughby stated, so ultimately, um, what staff and the public, uh, would need are clear standards that both staff and the public can, can follow. Um, although the code does have standards for architectural compatibility in general, which are just above the section about cargo shipping containers, which state, proposed accessory buildings which do not conform to these architecturally compatible standards may be reviewed and acted upon by the Planning Commission based upon consistency and compatibility in the residential neighborhood and surrounding areas. That is-- that is an option in general for accessory buildings, for the Planning Commission to take action on it. Um--

Chair Vasconcelos asked, are there any examples that you could provide us of other, you know, jurisdictions that have, like, a standard for this type of o-- of, of, uh-- do I now-- I need to get closer? [inaudible]

She's the [least?].

Chair Vasconcelos stated, yeah, so, uh, what examples are we-- I mean, when this code was, was established, what was the guidelines of, of reviewing it for something of this, this, uh, situation? Is there other agencies that have something similar that we could maybe have a look at to guide us a little bit better, uh, in regards to that type of, uh, uh, condition that you need guidance on and, like, set rules of, "Here's what we wanna see. Please follow these rules for us to be able to approve it."

Assistant Planner Willoughby stated staff would need to perform some research to bring, uh, some information back to the Commission on that, but we can definitely do that if that would be the Commission's request tonight.

Chair Vasconcelos stated, I don't--

Commissioner Stoker stated I think so. Yeah. And even then, just some of the different photos of stuff we've approved that staff has thought met, met this code and worked, it'd be cool to see wh-what we approved previously that in staff's determination was acceptable just to understand some, some more case study, I guess.

Commissioner Noonan stated so i-it seems like basically what would be obviously paint alone isn't gonna do it.

Group response, no.

Commissioner Noonan stated--perhaps, uh, you know, one architectural element, uh, uh, modification and then an attempt to match, uh, consistency with the actual housing structure might be-- might be a way to go down that road. You know, if you can hit maybe two of those parameters somehow, and then the rest could be maybe discretionary.

Commissioner Stoker asked, and is this the same kind of code that's also similar to other accessory structures that have to be architecturally compatible? 'Cause I f-- I feel like - I don't know - there's a couple of different instances in town where I think that color was the architectural compatibility that we've all looked back on and said, "I wish we wouldn't have approved that."

Assistant Planner Willoughby stated, so the codes are-- the codes are a little bit different, and they're split into two sections, B and C, under this--under this code section. For architectural compatibility of accessory buildings in general, the code states, "Any accessory building greater than 120 square feet in area shall be architecturally compatible with the primary building. To be considered architecturally compatible, accessory building shall have roofing materials and/or colors similar to the primary structure. Metal material roofs are allowed provided the roof is painted a similar color to the roof of the primary residence. Siding materials may consist of wood, metal, stuccoer, or similar materials. And then proposed accessory buildings which do not conform to these architecturally compatible standards may be reviewed and act upon by the Planning Commission based upon consistency and compatibility in the residential neighborhood and surrounding areas." Now, the key difference in the co-language that follows applicable specifically to that cargo and shipping container is that it must be architecturally treated to not appear as a cargo/shipping container. So it is--it is more stringent on that specific, uh, type of building.

Commissioner Stoker stated thank you. [inaudible]

Commissioner Stoker stated, yeah. It'd be cool to see what some of the other examples that don't look like a container, what that feels like that we've previously or have been previously approved. 'Cause obviously, just color doesn't do it 'cause it looks like a container sitting in the backyard.

Group, response stated agreed.

Commissioner Henderson stated so I agree. I mean, uh, because I like Commissioner Thomas's, uh, plan of just having it match the house. I like commissi-- uh, the Chairman's suggestion of, of additional research to see what other communities might be doing. And then maybe we come back and we can finalize something that aligns with those.

[crosstalk] Yep.

[crosstalk] So should we make a motion to continue this

[crosstalk] Great.

Commissioner Henderson asked, is that good for staff? Can we continue this then?

Assistant Planner Willoughby stated, yes. Uh, staff understands the commission's direction. I'll just reiterate. Uh, the Commission would request that staff perform some additional research to bring back to the Commission on other jurisdiction standards relating to this topic and provides examples within the town of other previously approved containers that were closely compatible with the primary building and continues the [inaudible].

Commissioner Henderson stated yeah. I'd like to make a motion to continue Developmental Code Interpretation, DCI 01-26 for staff to do additional research.

Motion:
That the Planning Commission finds that Chapter 9.07 Residential and Hillside Reserve Districts, Section 9.07.060 of the Town's development code requires that cargo/shipping containers on residential properties containing less 2.5 acres must meet Building Division requirements, must be attached to a permanent foundation, and must be architecturally treated so as not to appear as a cargo/shipping container, and provides direction on acceptable architectural treatments (siding, roofing, screening) to implement these requirements. Motion made to continue Developmental Code Interpretation, DCI 01-26 for staff to do additional research.

Result:	(Yes 5, No 0, Abstained 0)
Mover:	Commissioner James Henderson
Seconder:	Commissioner Clint Stoker
Ayes:	James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

5. Land Development Update

Chair Vasconcelos stated all right. Moving on to item number five, Land Development Updates. Staff report.

Senior Planner Jerome stated, good evening. Uh, there's quite a few slides in this one, so I'll try and be efficient. Um, Starbucks West, as you know, um, very, very, very

recently approved to add some outdoor seating to the project. Um, Domino's Jersey Mike's, uh, continues to be under construction. Uh, Star Cafe also continues to be under construction. Um, Nice Dream Ices has a planning inspection on Thursday, which planning is typically right before the final inspection from building and safety. So they are very, very close to, uh, potentially being operating. Uh, Dutch Bros, um, uh, their draft CEQA document is, uh, substantially complete as of today. So the public review period for their, uh, mitigated negative declaration will be, uh, starting in the coming week or so. Uh, the Walmart Fuel Station, um, oh, sorry, let me jump back. This is scheduled for Planning Commission. Hopefully, April 14th. Uh, the CEQA consultant said it may go to April 28th. Um, they're trying to figure it out right now with the public review period. Um, Walmart is also scheduled for April 14th. Their CEQA is now complete, um, as of about a, a week-- week, week and a half ago. Sun Mesa Mini Storage is scheduled for Planning Commission review, March 24th. Their CEQA's process is complete, um, well, pending Planning Commission review. Um, La Contenta, uh, Variance. This is a setback variance for a accessory structure. Um, it is scheduled for Planning Commission review, March 24th, which is the next Planning Commission.

Tumbleweed Sanctuary. Um, uh, their CEQA, um, RFP bidding process is complete and, um, just finalizing the contract with the consultant. I believe they have a three-to-four-month timeline to complete CEQA. Um, so hopefully, in early summer, we'll, uh, be in front of the Planning Commission. Um, the f-former monopine projects has changed a bit. They've reapplied as a windmill. Um, the windmill would be on Church Street between Taos and Navajo Trail. Um, they have been provided their completeness review, and they're working on revisions, uh, currently. Uh, Kickapoo Mobilehome Park, we received their resubmittal, um, this week. Um, so they had some outstanding items. Uh, they have some engineering that they're working through. This is at the corner of Yucca Trail and Kickapoo, where, um, Yucca Trail kind of curves into Kickapoo, just north of the parking ride there.

Um, The Rotisserie Chicken Bar, um, directly adjacent to C&S Diner, um, same, uh, project proponent or same operator as C&S. Um, they were provided their completeness review back in September, and, um, they're in frequent contact, making progress on th-- on the project. Um, there's a handful of reversions to acreages, which I think we've discussed in the past. But, um, one on Acoma Trail just north of Desert Gold, um, is being reverted to a single parcel. Um, reversion to acreage on this is approximately at Balsa and Yucca Trail. You can see Balsa there on the north. I believe it's Emerson Drive on the east, um, for reference. Uh, Tentative Parcel Map up on Spencer Road. Um, this is subdividing one five-acre parcel into two two and a half acre parcels. Yucca Trail Mini Storage, we received a resubmittal, um, in the New Year and gave them corrections in January. Um, they continue to make progress, um, on their, their plans, but they, they have a little bit of revisions to go. I would guess maybe fall of this year and maybe in front of the Planning Commission if,

uh, all things go well. Um, Yucca Valley Materials Lab, um, they were provided their last completeness review back in November. The project applicant is, uh, in the process of obtaining legal access. Um, that's kind of their, their main hurdle that they're working on. Um, but, uh, our, our understanding is that they are ma-making some progress there as well. Uh, recommendation is to receive and file, and we can answer, uh, questions following public comment.

Chair Vasconcelos stated, thank you. Is there anyone in the public that wishes to make any comments on this? Anyone online? Close pub-public comment. Let's go with Commissioner comment. Commissioner Noonan.

Commissioner Noonan stated, no comment.

Chair Vasconcelos stated Commissioner Henderson.

Commissioner Henderson stated, um, might be a question for Alex, but, um, I was having dinner tonight and a young man at the restaurant had asked me about any updates on the skate park. And I, I wasn't--I hadn't really heard anything about that in a while. And specifically, he asked if it had a pump track. And I said, "Well, what is a pump track?" So he de--he described it to me.

Public Works Director Qishta stated uh, good evening, Commissioners. Uh, there is no update on the skate park yet. We are evaluating the issue with the skate park. Uh, we had a consultant working on that, met with the skate park, you know, uh, the users. Uh, they got some ideas, but we have not yet came up to a conclusion how we're gonna be, um, approaching that at this point in time.

Commissioner Henderson stated okay. Thank you. J-just know that there is a, a request for a pump track--

Public Works Director Qishta stated I know what they're talking about.

Commissioner Henderson stated thank you, Alex. Nothing further.

Chair Vasconcelos stated Commissioner Stoker.

Commissioner Stoker stated everybody likes a good pump track, actually. It's kind of fun. Anyways, um, question. So this, uh, the Yucca Trail Mini Storage, it looks like part of their acreage is the street. Is that dedication part of their process in looking-- I, I just didn't, uh, recognize the shape until I went and looked at it.

Senior Planner Jerome asked, the street to the east?

Commissioner Stoker stated, yeah, Wall Street.

Senior Planner Jerome stated um, my understanding, based on their current plans, is they are not gonna have access on that street. They're basically gonna wall off that portion of the project. So their access and use would only be off of Yucca Trail. So they'd be making public improvements on Yucca Trail, but not Wall Street as they're not, uh, proposing to use Wall Street.

Commissioner Stoker stated but Wall Street is part of their property right now 'cause if you look at that image, that's what got--threw me for a loop and I looked it up. Wall Street is their property. On that site [crosstalk].

Senior Planner Jerome stated yeah. They, they have, uh, very--at some point, someone got creative with the property line on the east side of the property.

Commissioner Stoker stated looks like it. Yeah.

Senior Planner Jerome stated, and yeah, it looks like at least a portion of Wall Street is their property.

Commissioner Stoker stated, yeah. Like, all of it. Yeah. It's just weird. Um, so that's, that's the thing that is odd to me. Um, and it looks like they're keeping that section above there. So I know--I just-- it's just something that was weird. Um, other question was regarding, um, that La Contenta Road that's coming towards us. Wh-what was that thing on La Contenta for?

Senior Planner Jerome stated it is a, um, a rendition of an Old West, uh, scene, uh, like a saloon, etc. Um, it's just a decorative, um, accessory building that's at a single-family residence. So the buildings in the backyard, um, from my, my understanding is it both is large enough to require a building permit and has electrical running to it, and it's within, uh, the required setback. So, uh, the variance would be for a side setback encroachment.

Commissioner Stoker asked and then part of that process is that, would you require dedication for all that kind of stuff whenever that happens?

Senior Planner Jerome stated uh, our code requires dedications for residential projects only for new dwelling units. So if there--this--in this case, it's not a dwelling unit. So it would not require dedication.

Commissioner Stoker stated, but it looks-- so-- but are we taking that dedication space into account when we're giving a variance--I-I just-- and this was interesting to me, too, 'cause I looked at that and it didn't look right. And then I looked up the

space, and it looks even more weird after you look it up. So anyway, that--that's just my thought there. Um, well, interesting things coming down the pipe for sure. So thank you.

Chair Vasconcelos stated Vice Chair Thomas.

Vice Chair Thomas stated, uh, yeah. This is pretty, uh, oops. This is pretty goo--Pretty good? Can you hear me? [inaudible]. That's all right. Doesn't matter. I have no further comment. Okay.

Chair Vasconcelos stated, yeah, I don't either. Uh, this is a very good report. Thank you for putting this together and keeping us updated on what's potentially coming down the, the rest of this year, or at least the first half of this year. So, uh, can we get a motion to receive and file, please?

Motion:
That the Planning Commission receives and files the report.

Result:	Commissioner Mathew Thomas
Mover:	Commissioner Gerard Noonan
Seconder:	None
Ayes:	James Henderson, Gerard Noonan, Clint Stoker, Mathew Thomas, Alejandro Vasconcelos

Future Agenda Items

Chair Vasconcelos stated yes. Moving on to future agenda items.

Senior Planner Jerome stated, um, I think we already touched on most of these, but, um, Sun Mesa Mini Storage would be coming to the second or the only meeting in March, um, as well as the La Contenta Variance. And then, um, the Dutch Bros conditional use permit in Walmart fuel station, uh, would be coming in, in hopefully the first, uh, meeting of April. But again, uh, Dutch Bros may have to go to the 28th instead of the 14th. And then we also have a, uh, time extension for a previously approved CUP, um, for a mini storage facility on 247.

Chair Vasconcelos stated, thank you.

Assistant Planner Willoughby stated just a few other things to add, um, from prior Planning Commission discussion and direction. Uh, staff anticipates the discussion, policy discussion on single-family residential minimum dwelling unit size will be coming to the Planning Commission on March 24th. Um, and then we also have an anticipated development code interpretation, uh, slash design review for a proposed fence on a commercial property. Um, so those two things are anticipated for the upcoming March meeting. That's all for me.

Chair Vasconcelos stated, thank you. Any comments? No? Okay.

Public Comments

Chair Vasconcelos stated let's move on to public comments. The planning commission takes this time to consider your comments on items of concern which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to three minutes or less. Inappropriate behavior which disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting will result in forfeiture of your public comment privileges. The planning commission is prohibited by state law from taking action or discussing items not on the printed agenda. With that, is there anyone in the public that wishes to make any comment? Anyone online? Close public comment.

Staff Reports and Comments

Chair Vasconcelos stated moving on to staff reports and comments.

Public Works Director Qishta, stated [inaudible]. I would like to talk about one item. So, uh, just to bring to the attention of the Commissioners, um, the project of, uh, Buena, uh, Yucca Mesa Road, Buena Vista Intersection is gonna be starting soon. Um, that intersection is gonna be widened a little bit and then, you know, removing the asphalt and redo the asphalt. It's project about one month it will go. Hopefully, that is, um, with materials and with cooperation. So it will be completed in one, one month, um, restriction on movement as will be in place. Um, it will be open to the public to use, uh, but with the flaggers. Uh, but we restricted all the movement of trucks during that interse-e-- so for the safety of the, you know, the residents and the safety of the, um, of the, uh, workers. So just to let you know that we had, um, a press release on it, and I just wanna bring it to your attention that project is coming, and it will be a little bit hectic to get through that intersection from time to time. Just that's all. Thank you.

Chair Vasconcelos stated, thank you.

Senior Planner Jerome stated no additional comments from us.

Commissioner Reports and Comments

Chair Vasconcelos stated, thank you. Let's go to commissioner reports and comments. Let's go with Commissioner Stoker.

Commissioner Stoker stated, um, no comments. Thank you.

Chair Vasconcelos stated Commissioner Noonan.

Commissioner Noonan stated, I have no comments either. Thank you.

Chair Vasconcelos stated Commissioner Henderson.

Commissioner Henderson stated, uh, nothing for me. Um, thank you to staff for a great meeting. And Evan, I really appreciate you breaking down those codes earlier and explaining that. So good job.

Chair Vasconcelos stated Vice Chair Thomas.

Vice Chair Thomas stated, uh, yeah. Um, thanks for good meeting guys. I agree with Commissioner Henderson on that as far as the codes go, and, uh, I have no further comments.

Chair Vasconelos stated, thank you, sir. I, too, I agree. Uh, thank you guys for a-a-another great meeting. Very informative. Being able to break down the codes for us. You know, uh, it's important to have a good staff support to help us learn along the way. So thank you very much for that. Okay.

Announcements

Chair Vasconcelos stated we're gonna go on to announcements. Upcoming meeting schedule. The next regular meeting of the Yucca Valley Planning Commission on Tuesday, March 10, 2026, will be canceled due to lack of a quorum. The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, March 24th at 6:00 PM in the Yucca Valley Community Center room.

Adjournment

Chair Vasconcelos stated with that, at 6:40, meeting adjourned.

Respectfully submitted,

Janet Yochmowitz
Commission Secretary

Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Jared Jerome, Associate Planner

Date: March 17, 2026

Meeting Date: March 24, 2026

Subject: Native Plant Permit (NPP) 011-26 @ 59815 Security Drive

Recommendation:
That the Planning Commission receives and files the attached Desert Native Plant Specialist Report and approves the application for NPP 011-26, to remove nine (9) Mojave Yuccas based upon Section 9.07.130(C)(2), that the regulated desert native plants being removed are located within the identified project area for residential construction of a recreational pickleball court; and finding that all necessary submittal materials have been submitted as indicated in the Application Table and as contained within the staff report.

Prior Review:
There has been no prior review.

Discussion:
Applicant: Jacob Zackary
Address: 59815 Security Drive
APN: 0601-241-27
Zoning: Hillside Reserve (R-HR)
Parcel Size: 5 acres

Native Plant Permit Application and Desert Native Plant Specialist Report

Application has been filed with the Town for proposed residential construction. As part of that process, a native plant permit application and desert native plant specialist report have been submitted to the Town.

The application is for the removal of nine (9) Mojave Yuccas. The Mojave Yuccas are located within the project area for a proposed recreational pickleball court. The desert native plant specialist report was previously filed with NPP 030-25, which included the proposed pickleball court but did not include the removal of Mojave Yuccas.

Per Section 9.07.130, Table 1, for lots sizes 5 acres or larger, a minimum of 10% of the lot shall remain undisturbed. The proposed project is not anticipated to exceed this standard by the construction of the pickleball court.

Chapter 9.07 Residential and Hillside Reserve Districts, Section 9.07.130 (B)(1)(a):
It is prohibited for any individual or entity to remove, transplant, damage, disturb, or destroy any part of any regulated desert native plant, except its fruit, from any privately or publicly owned piece of land in the Town of Yucca Valley, without first obtaining a regulated desert native plant permit from the town, unless said activity is exempt from the requirement to first obtain a regulated desert native plant permit.

The Town's 2084 Permit from the State Fish and Game Commission expired on May 9, 2022. The 2084 permit established rules such as the ten (10') foot distance from a Western Joshua Tree (WJT) for ground disturbing activity, as well as created the ability for the Town to issue take permits to remove and transplant the WJT, etc. The 2084 Permit authorization expired, and those rules and standards no longer exist for the Town.

Current procedures for all ground disturbing, ministerial building permits are listed in the attached documents. In addition to the standard Native Plant Permit application submittal, all ground disturbing, ministerial building permit applications must comply with the provisions of the attached handout. All ground disturbing project activities must be accounted for in the determination of avoidance of the WJT.

Ground disturbing, ministerial building permit applications require a Report by a Desert Native Plant Specialist, Pre-Site Inspection prior to permitted construction activity, and re-certification of Report by a Desert Native Plant Specialist that the permitted ground disturbing activity was completed in conformance with the approved site plan and did not impact the Western Joshua Trees, prior to final inspection.

Building permit applications for sewer connections are exempt from pre-site inspection and pre-site inspection fees.

Nothing in this Western Joshua Tree Policy and Information Handout exempts building permit applicants from following State or Federal law.

The Town modeled these standards after other agencies, such as San Bernardino County and the Town of Apple Valley, who have not been challenged by State Fish and Wildlife in the implementation of these standards and procedures, and therefore the required protection of the WJT.

The plot plan and desert native plant specialist letter are attached to this staff report.

The Development Code section cited above is ministerial.

· Staff-level decision; forwarded to Planning Commission at this time;

- Little or no personal/subjective judgment;
- Use of fixed standards or objective measurements;
- No public notice required by the Development Code.

The Development Code does not provide for discretion of this permit application.

The application is consistent with the standards established by the Code and therefore must be approved by the Town.

Alternatives

Staff recommend no alternative actions. The application is consistent with the Town's adopted standards.

Fiscal Impact:

N/A

Attachments

1. NPP 011-26 @ 59815 Security Drive - Zackary - Application
2. NPP 030-25 @ 59815 Security Drive - Jacob Zackary - Application

Native Plant Permit Application

Date Received 2/10/26
Case NPP 010-26
By Eva
Paid $294.00

General Information

APPLICANT Jacob Zackary Phone 310.261.6071

Mailing Address 119 N La Jolla Ave Email jacob.zackary@gmail.com

City Los Angeles State Ca Zip 90048

PROPERTY OWNER 59815 Security LLC Phone

Mailing Address Email

City State

Zip **Address/Location of Plants** 59815 Security Drive, Yucca Valley

Desert Native Plant Specialist Jacob Zackary

Project Information

TYPE OF PLANT	# OF PLANTS BEING DESTROYED	# BEING RELOCATED		# BEING PROTECTED IN PLACE	# BEING TRIMMED	HEIGHT	DIAMETER	MITIGATION FEE FOR RELOCATE OR REMOVAL
		ON-SITE	OFF-SITE					
MOJAVE YUCCA	~~22~~ 9					1-~~4~~ 5 ft	1-1.5ft	
OUR LORDS CANDLE	4					~~1-3 ft~~	~~2-5 ft~~	
CALIFORNIA JUNIPER								
PINON PINE								
PARRY'S NOLINA								

Reason for relocation or removal Building SFR

Property owner signature Date 2/10/2026

Staff Use Only

Issuance Date: Issued By:

Approved as shown on plot plan photos Total Fees:

Denied Reason for Denial

PLOT PLAN

NAME Jacob Zackary - 59815 Security Drive

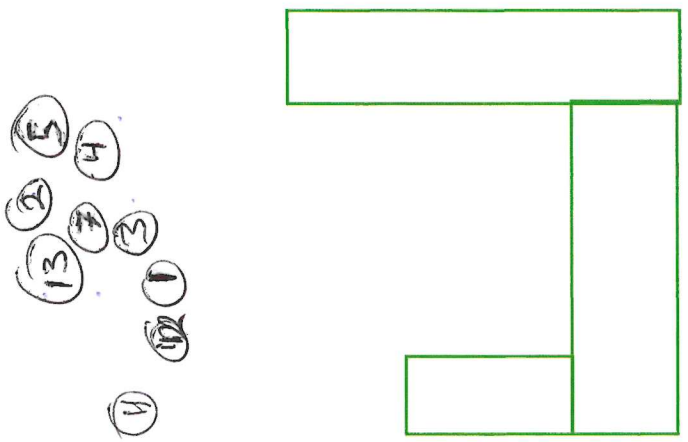
PROJECT ADDRESS 59815 Security Drive, Yucca Valley

ASSESSOR PARCEL NO. 060124127

IF YOUR LOT IS NOT RECTANGULAR, PLEASE DRAW CORRECT DIMENSIONS AND SHAPE

REAR PROPERTY LINE

Rectangular



FRONT PROPERTY LINE
STREET

NATIVE PLANT PERMIT APPLICATION AND INFORMATION OUTLINE

This outline provides you with information on how to apply for a Native Plant Permit. We hope that the information will be beneficial in instructing you on what information is required and what steps must be taken to review your application. The more thorough and complete the application submitted to the Town, the better we can serve you and help you achieve your goals.

Included is the **NATIVE PLANT PERMIT APPLICATION**. Should you have any questions, please contact the Planning Division at (760)369-6575 x317. The Planning Division is in the Community Development/Public Works Department building at 58928 Business Center Drive off of Indio and Yucca Trail, north of the Monterey Business Center. You may visit our website for additional information at:
http://www.yucca-valley.org/departments/planning.html

When is a Native Plant Permit required?

Native Plant disturbance is regulated by Section 9.07.130 (Residential), Section 9.09.050 (Commercial) and Section 9.10.040 (Industrial) of the Yucca Valley Development Code. A Native Plant Permit (NPP) is required any time that a native plant is to be trimmed, relocated, or removed. Protected native plants are Mojave Yucca, California Juniper, Pinon Pine, Our Lords Candle, and Parry's Nolina.

Who approves a Native Plant Permit?

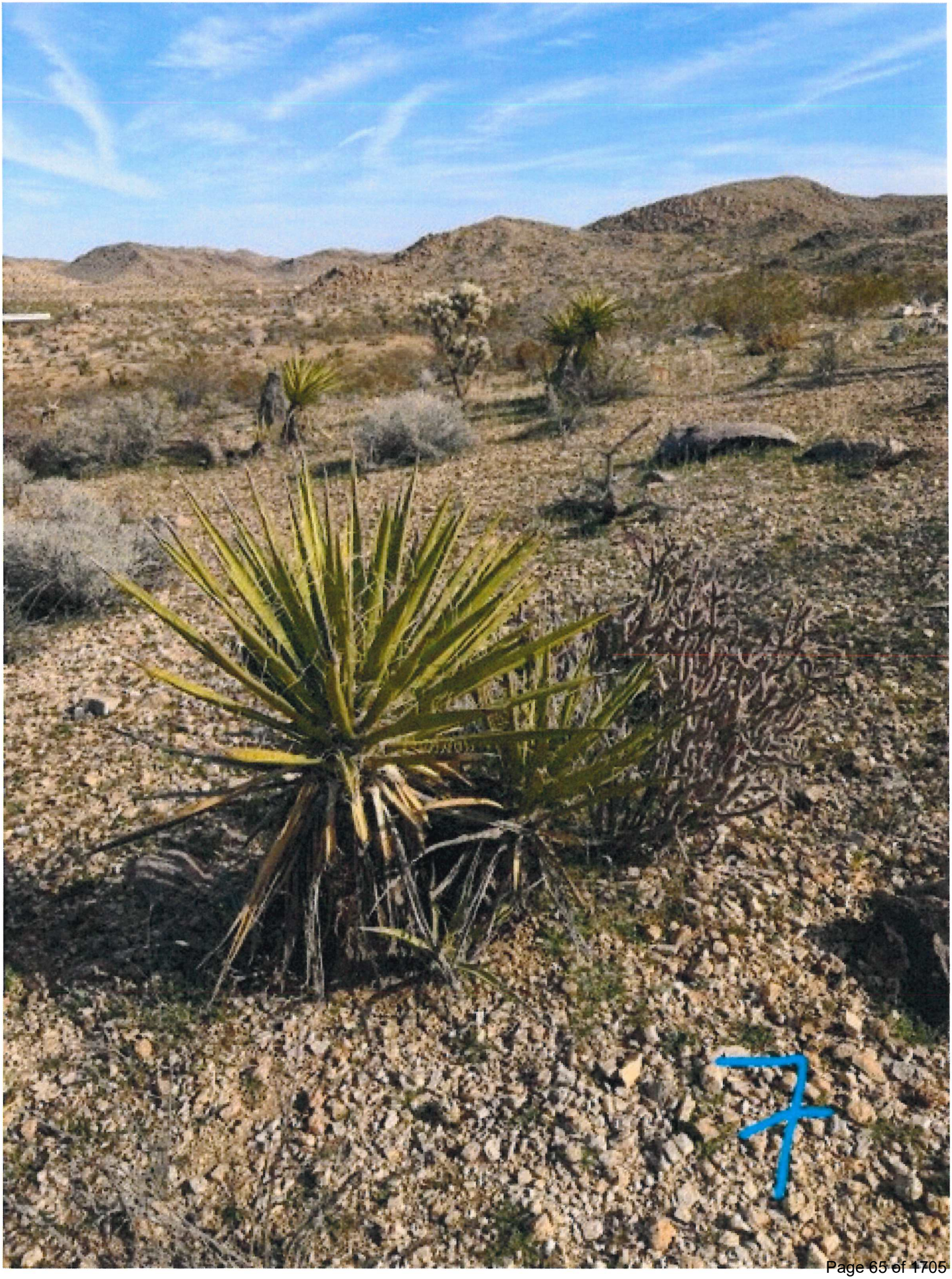
Native Plant Permits for single-family residential infill, existing single-family residences, and multi-family residential (three units or less) are reviewed and approved by Planning Division staff. Native Plant Permits for new residential subdivisions, multi-family residential (four units or more), commercial, and industrial properties are reviewed and approved by Planning Commission.

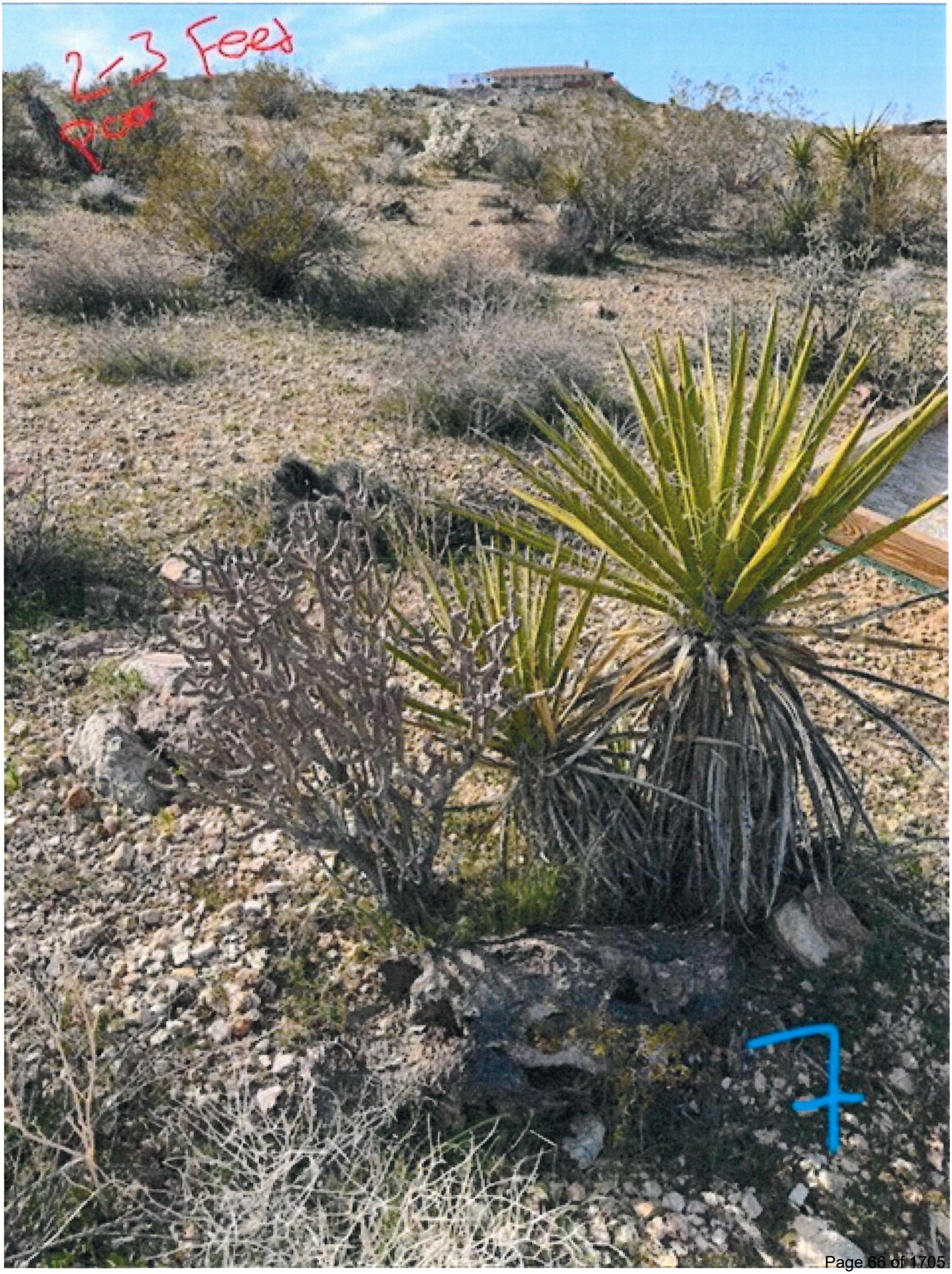
Native Plant Permit Fees

The Town establishes the Ground Disturbance Findings of Exemption Fee for the Native Plant permit applications that are found to be exempt from requiring a native plant permit at $85. The Finding of Exemption fees become effective on February 1, 2021.

The Town establishes the application fee for Native Plant Permits at $294.

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

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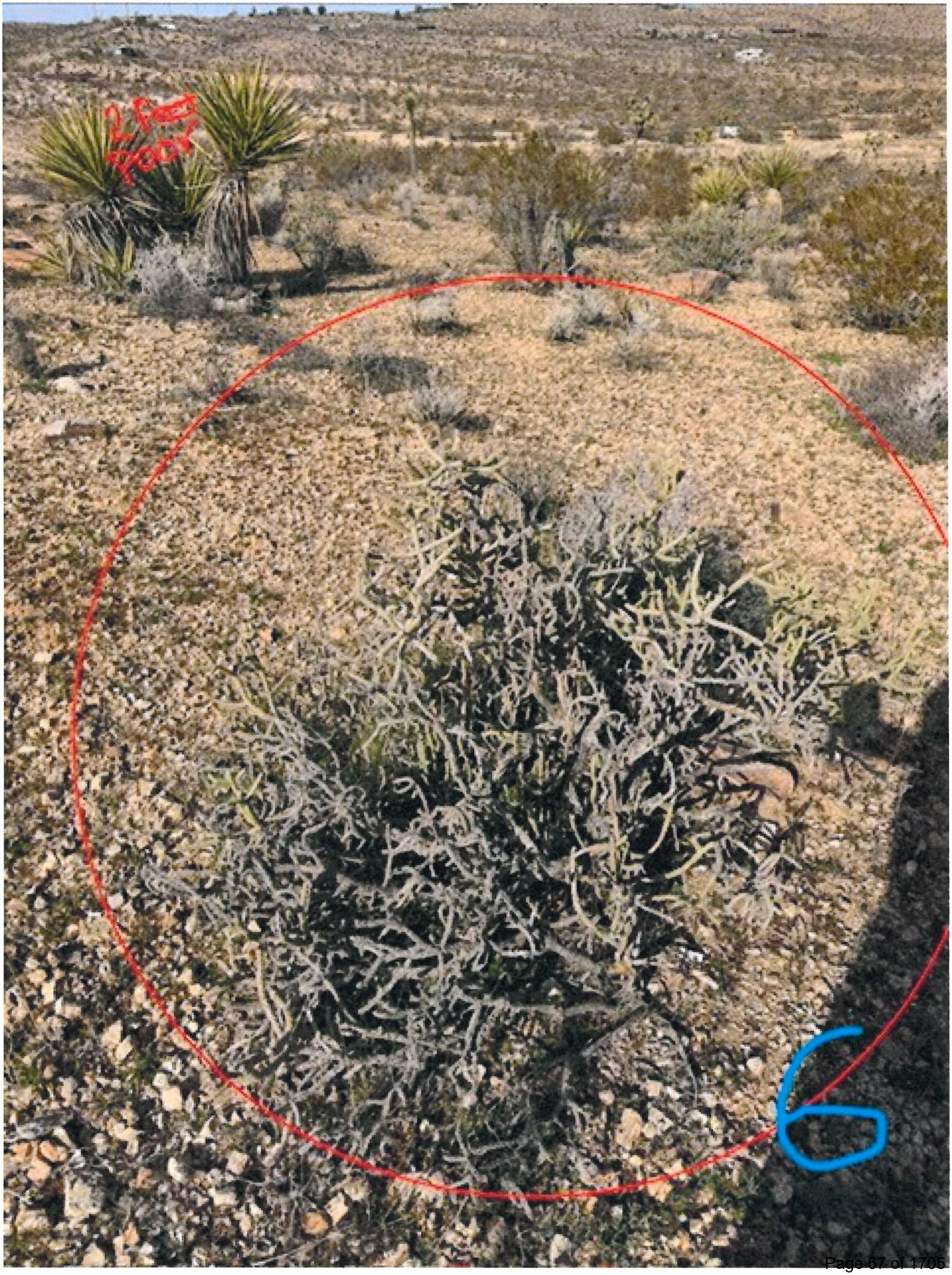
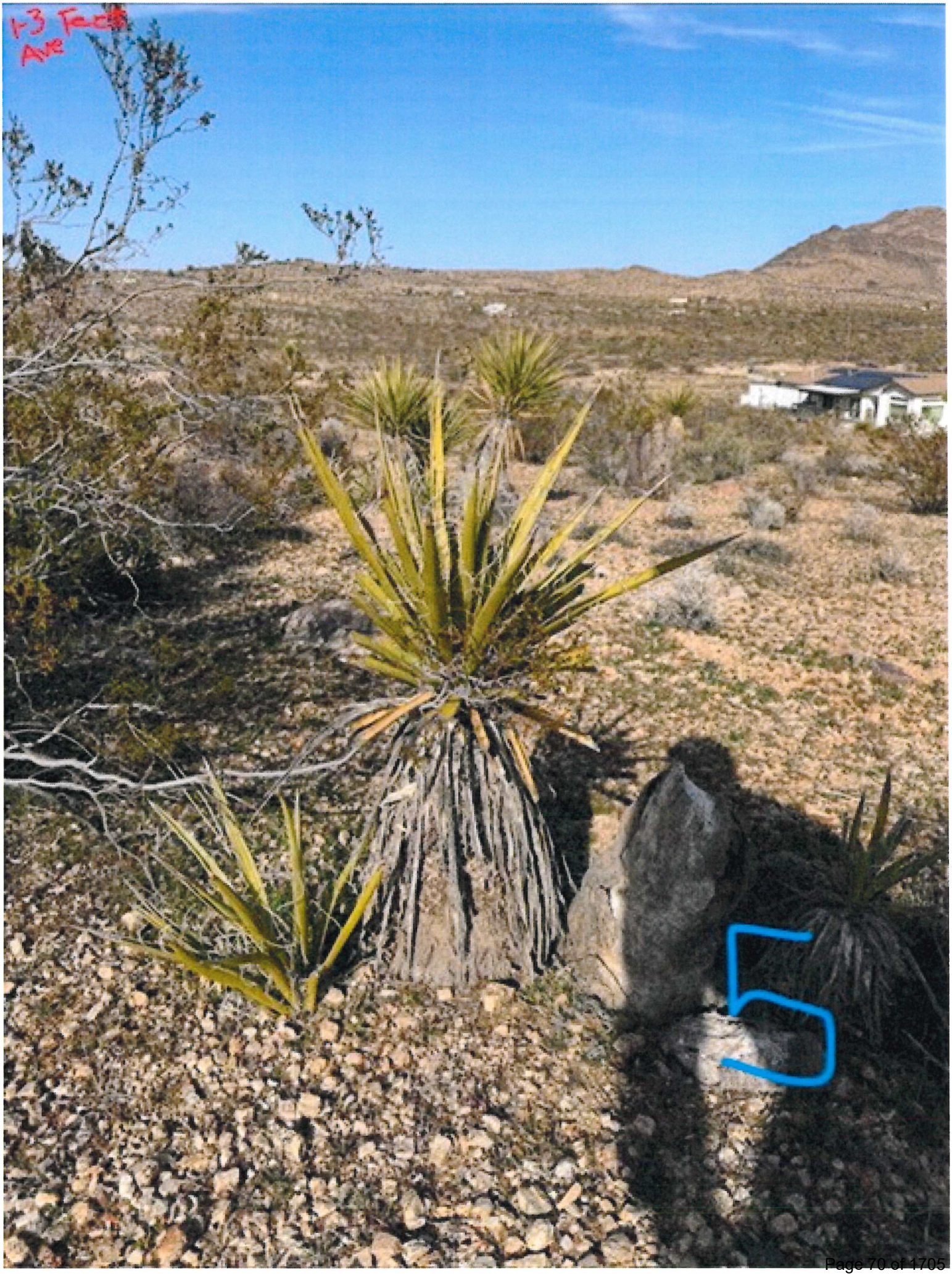
Pool


2 FEET
FROM


6


5

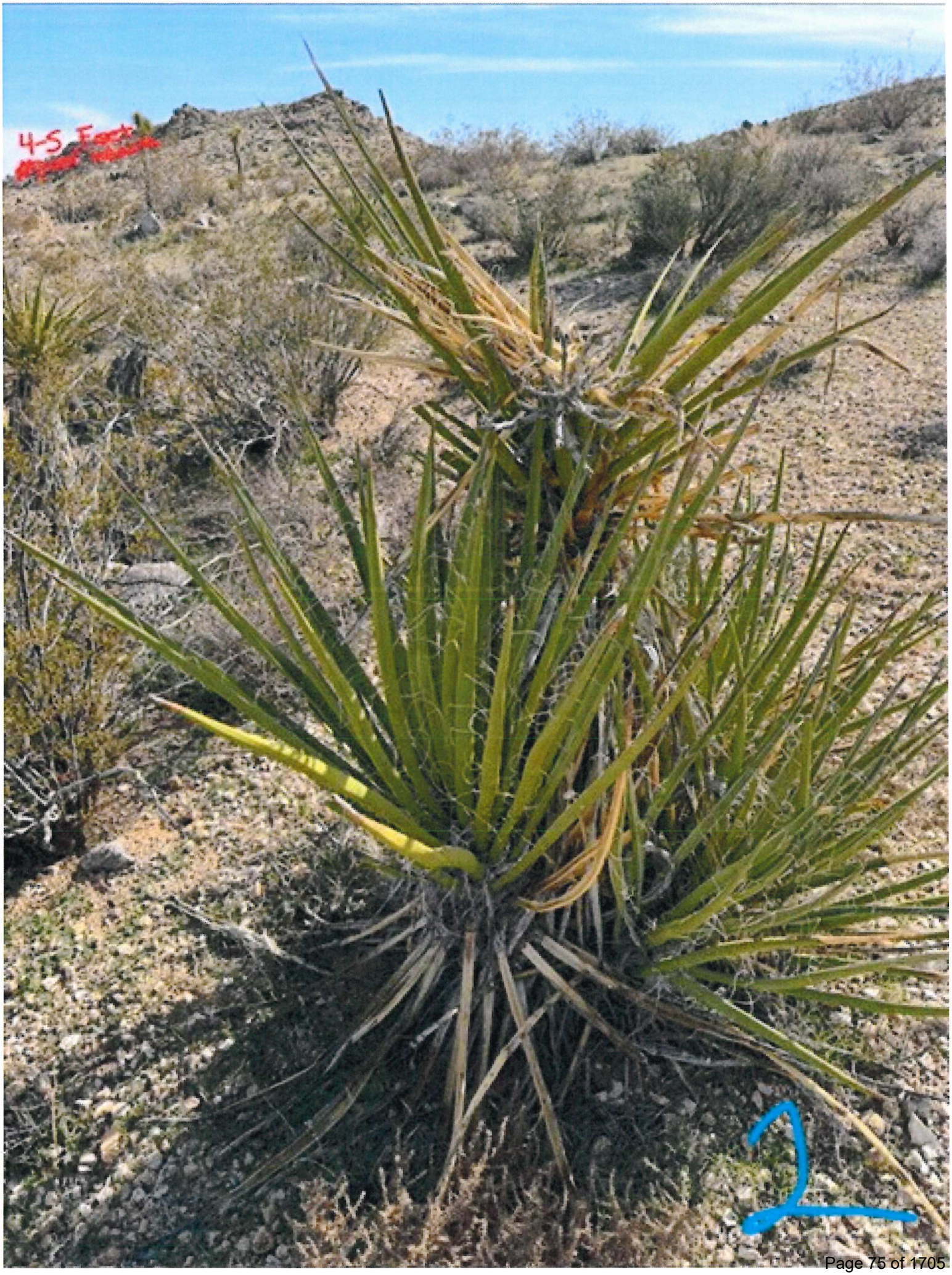

A3 Face
Ave
5


4

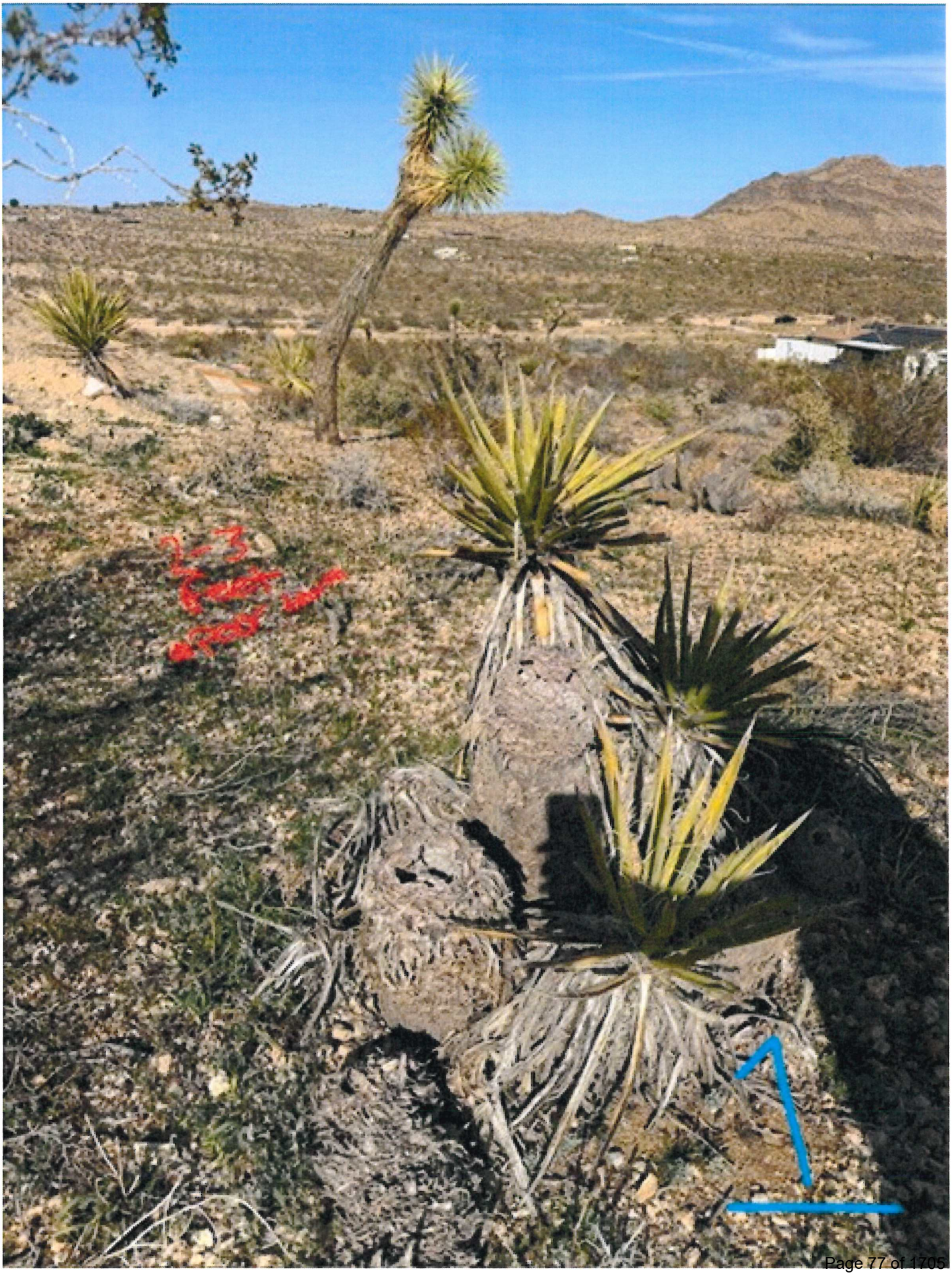

1-3 Feet
4


4-5 Feet
Ave health



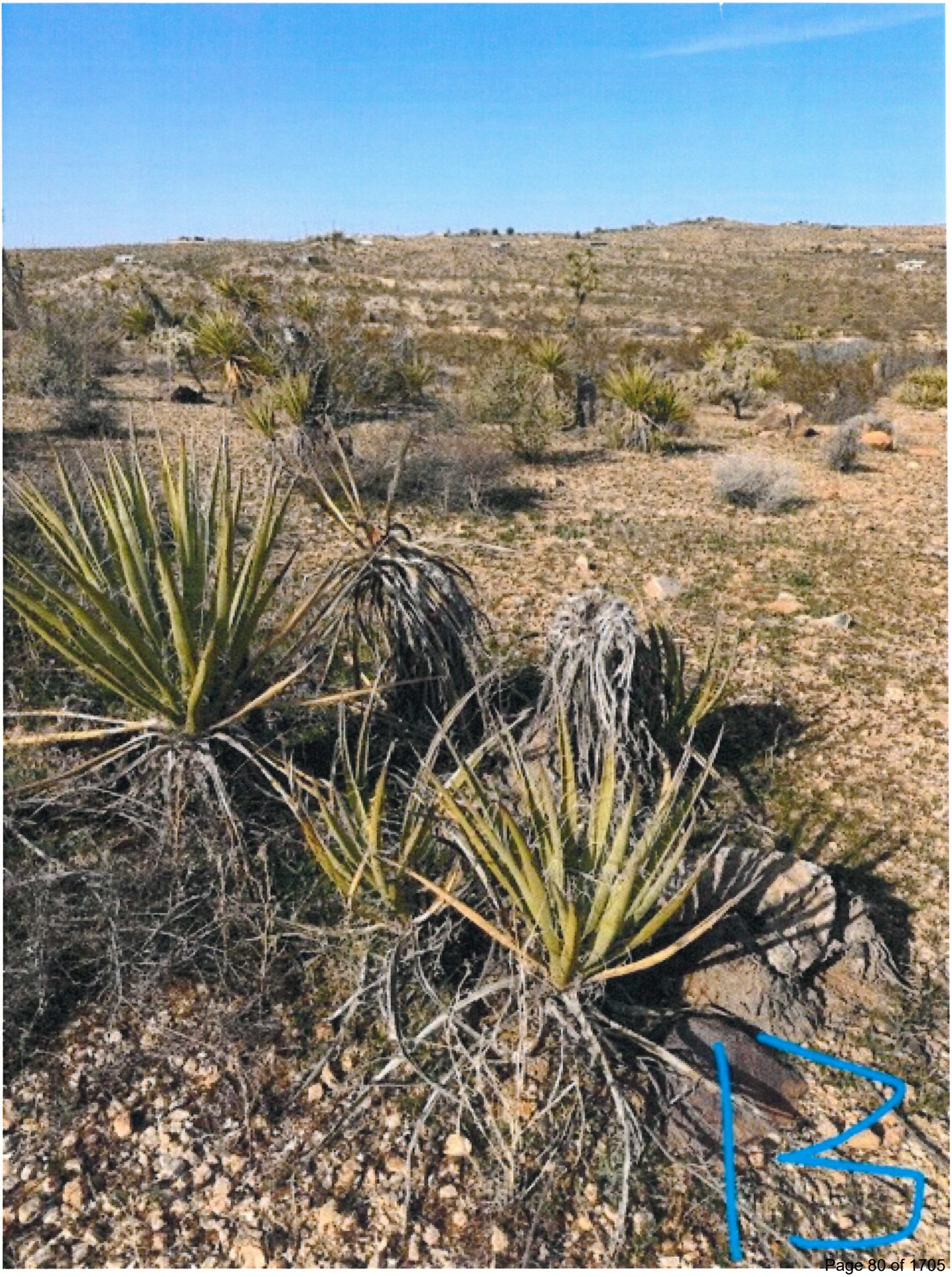

4-5 Feet

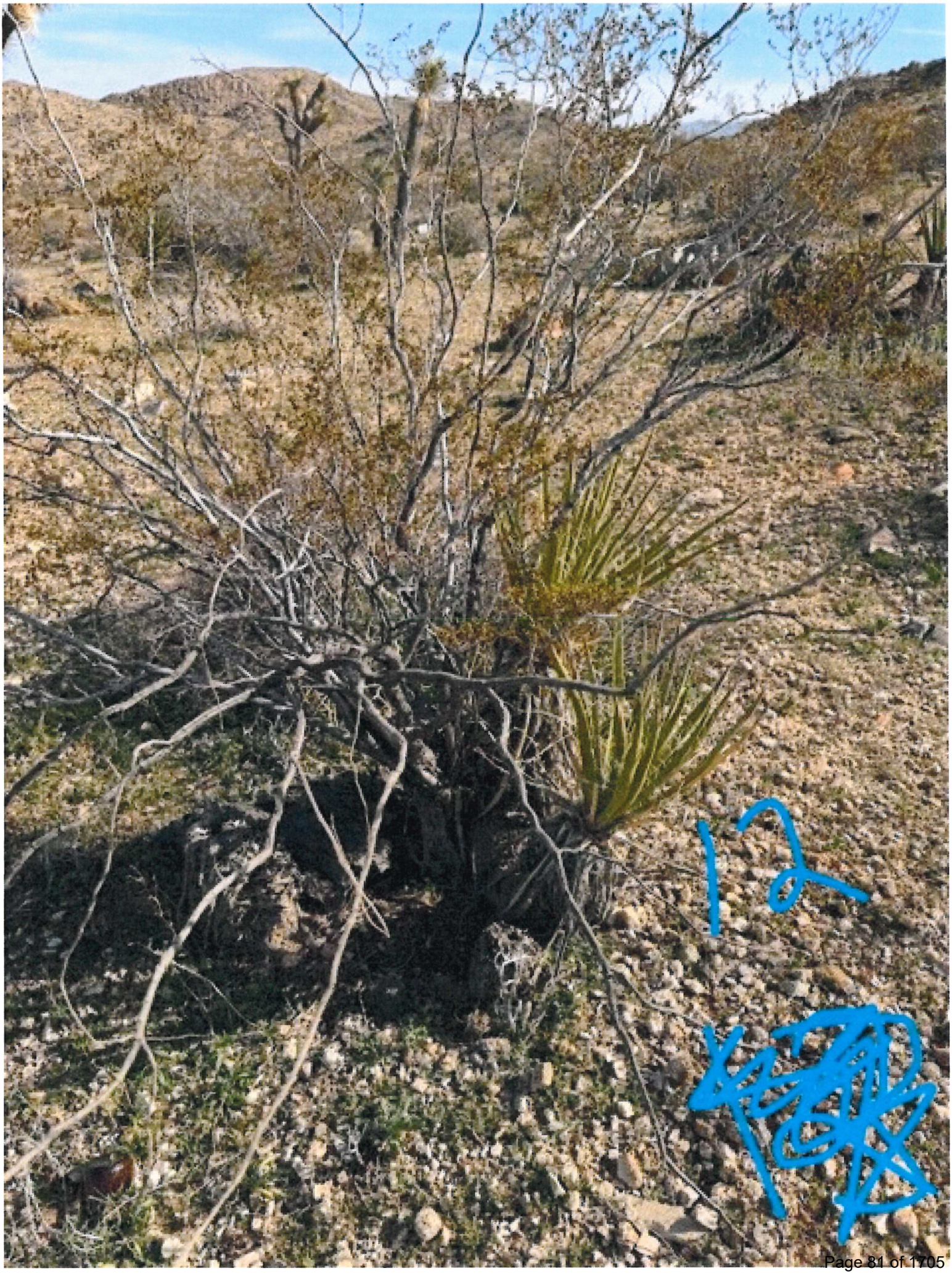



2-3




1-3 Feet
Poor
13

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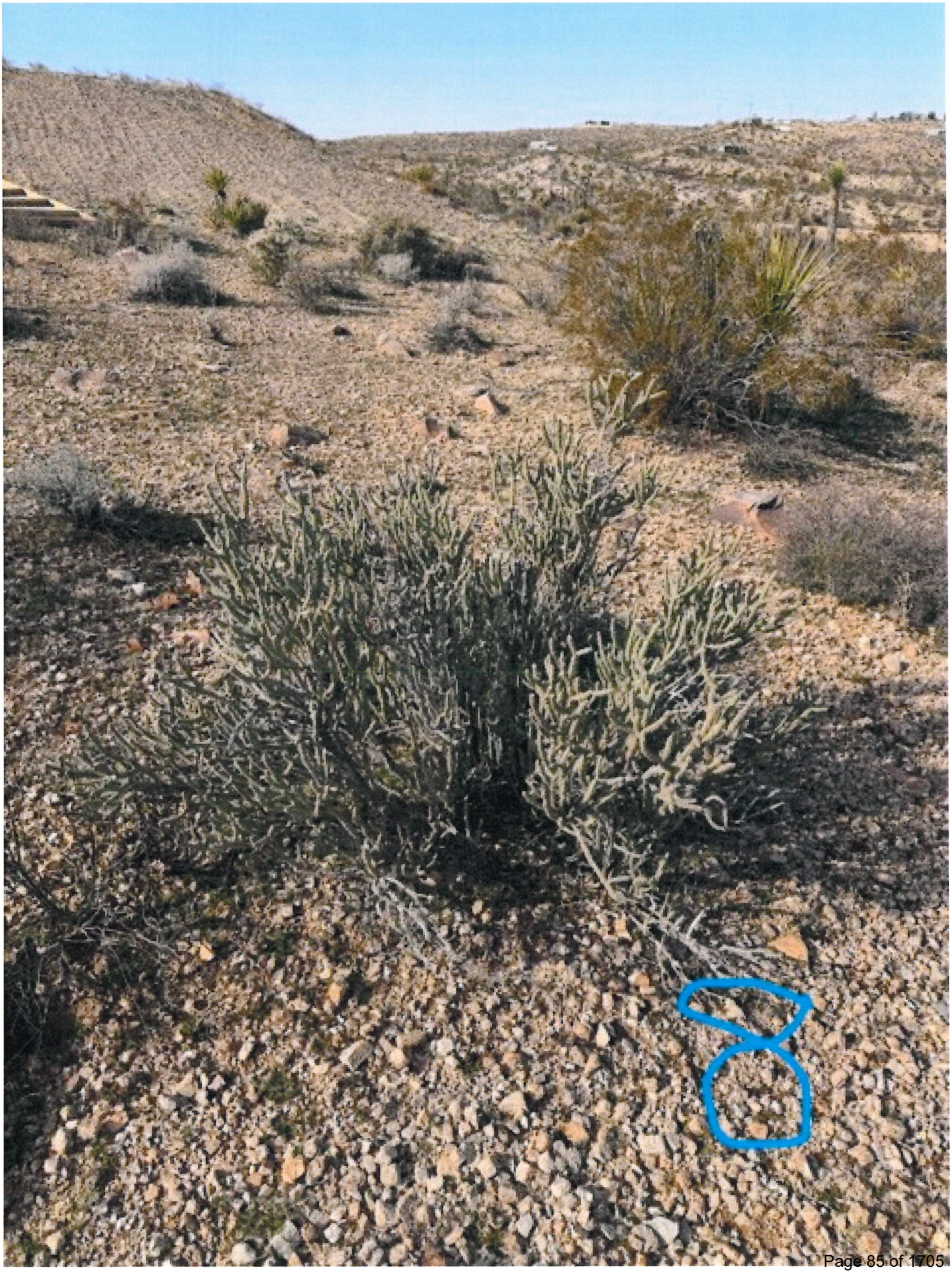
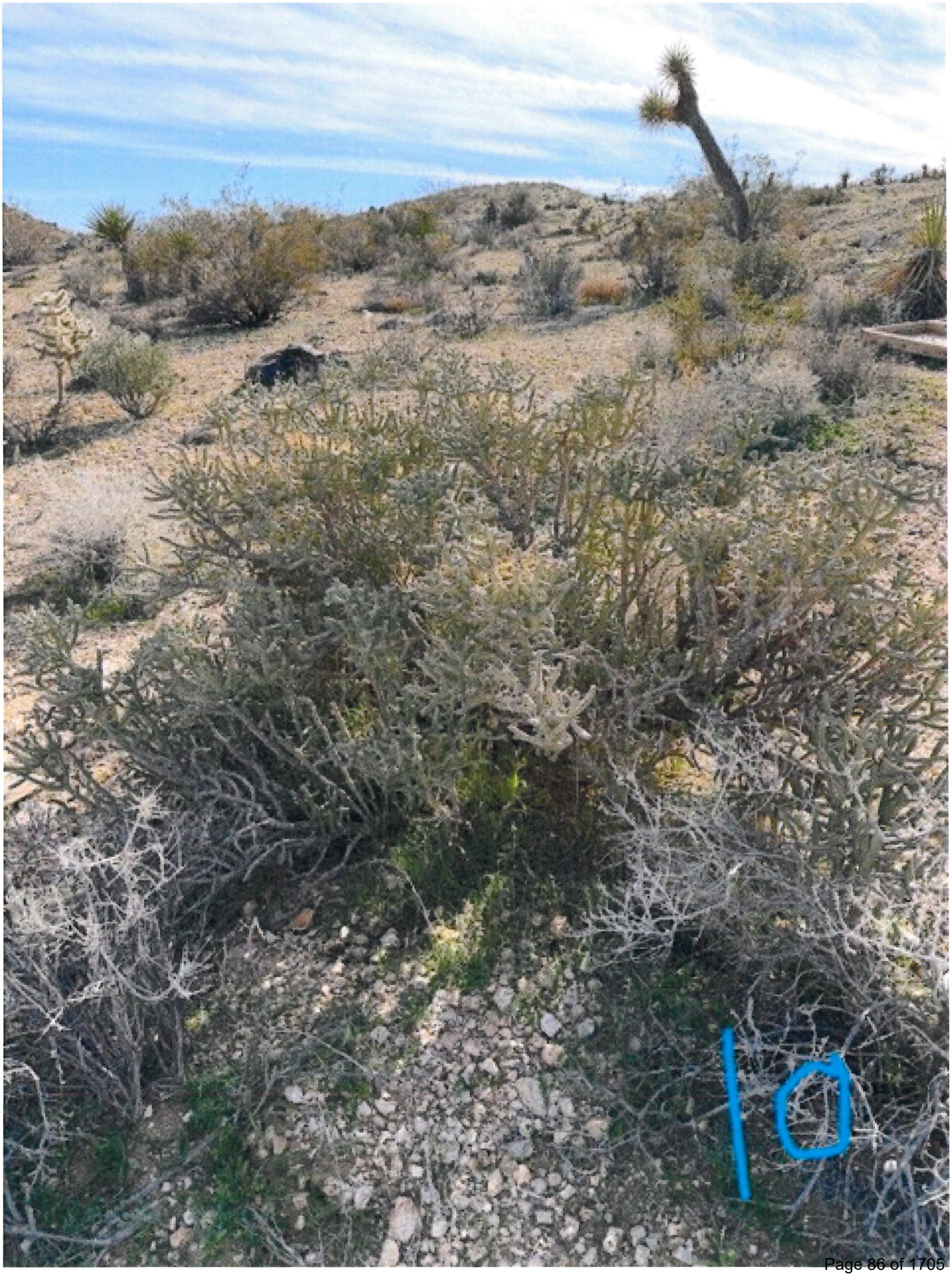
3-5 Feet
AVG

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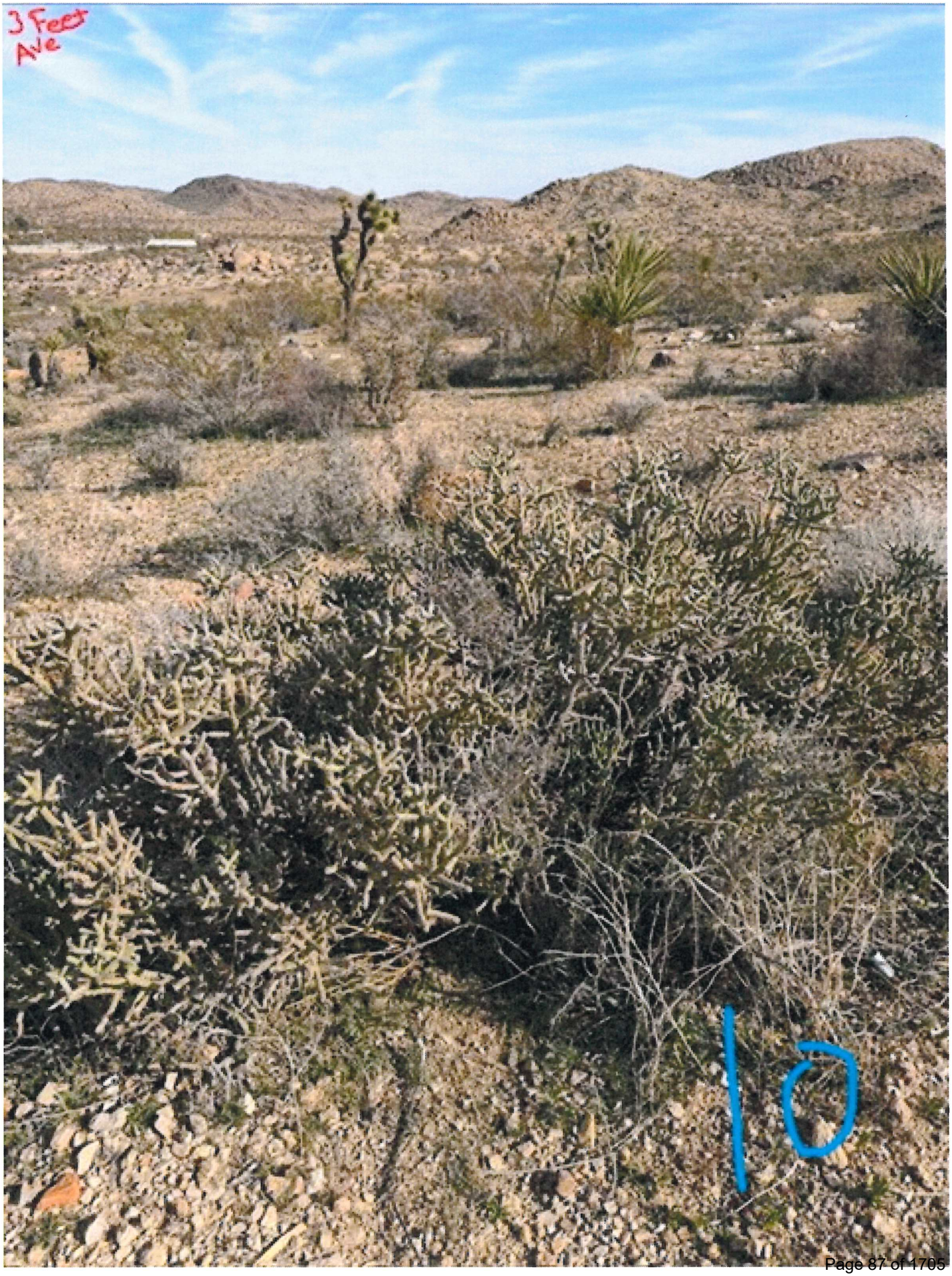
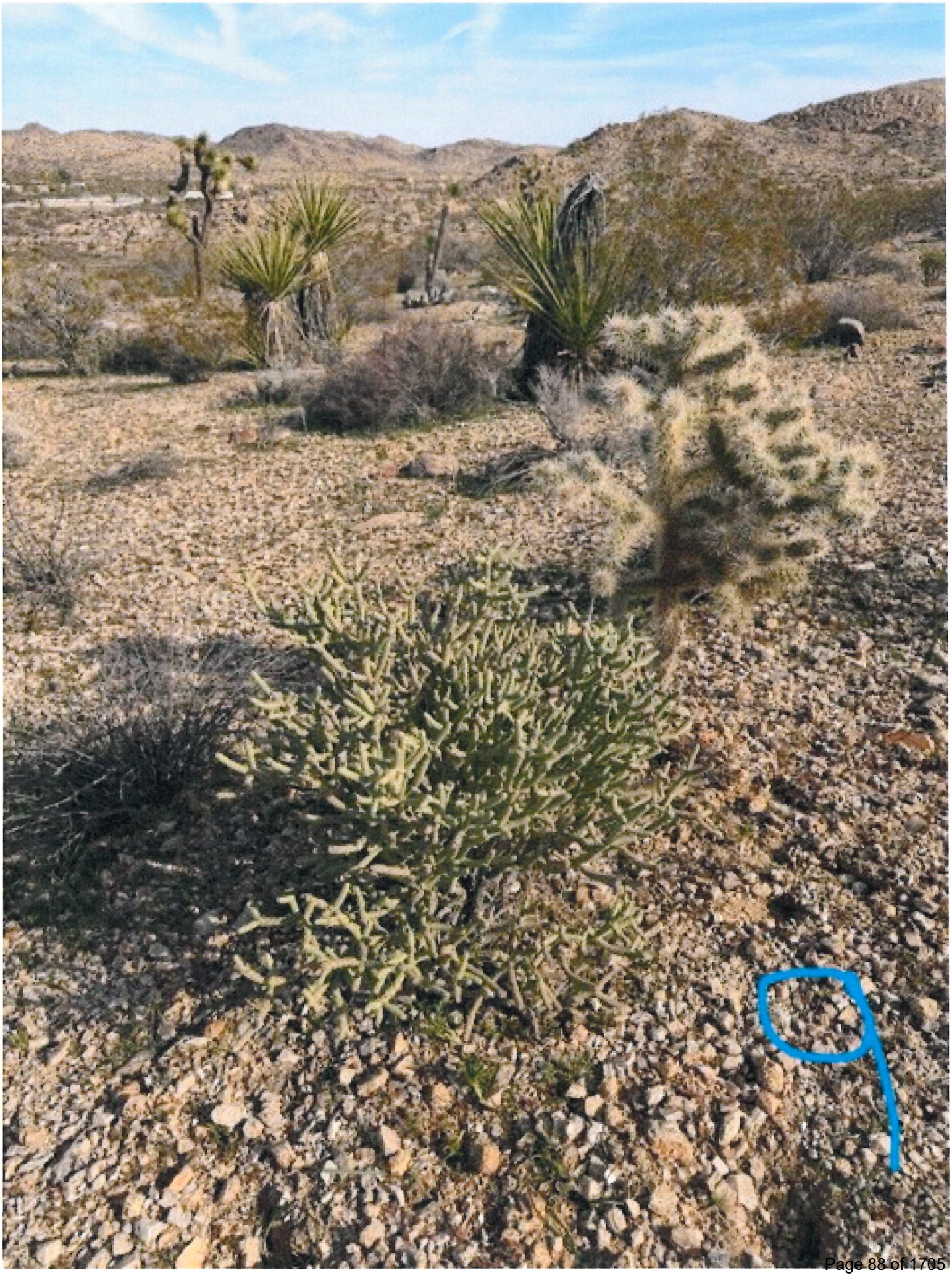
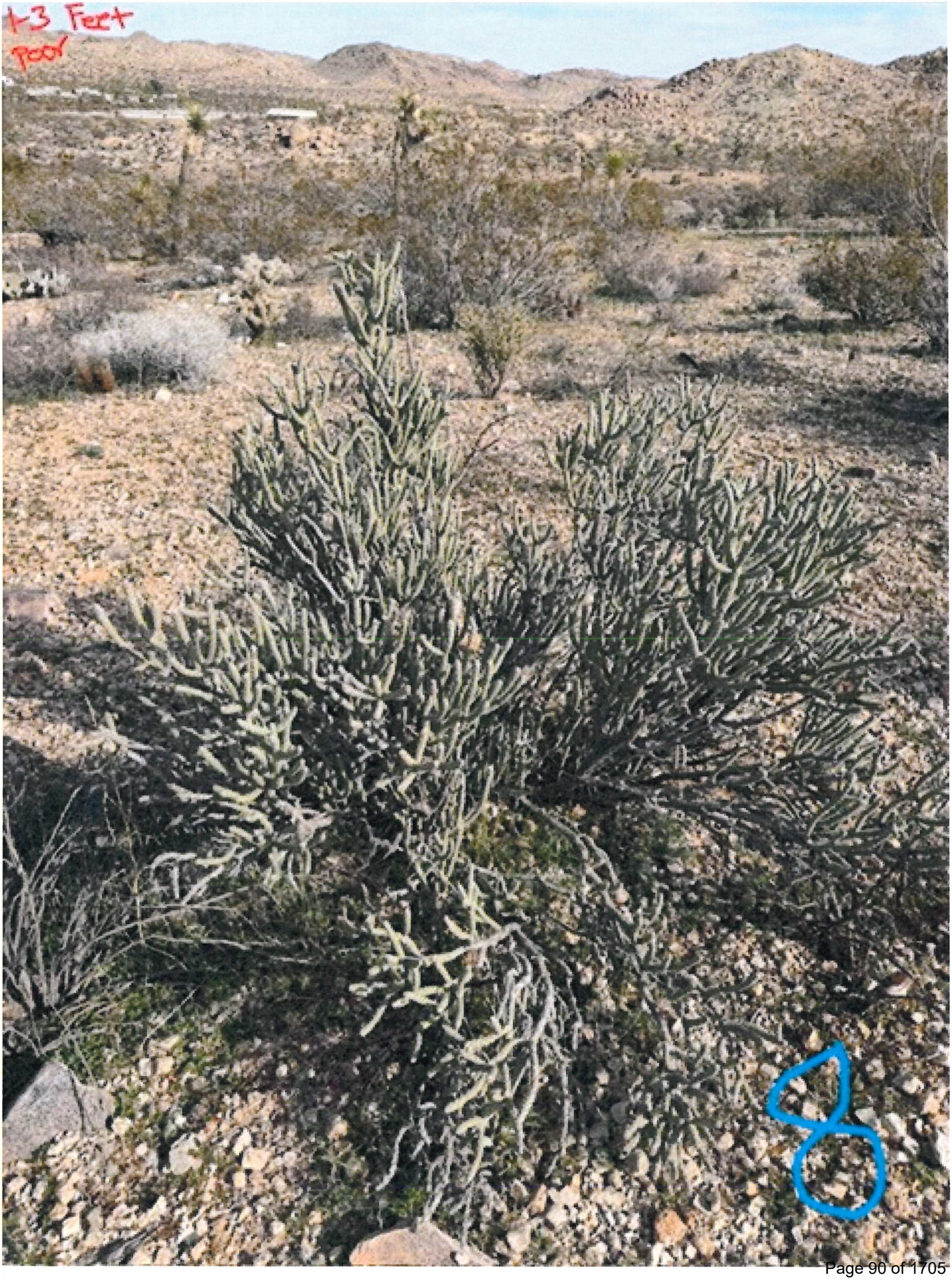

J Feet
Ave
10




2 Feet
Good


+3 Feet
Poor

Native Plant Permit Application

Date Received 2/27/25
By Eu
Case # NPP 030-25
$85.00

General Information

APPLICANT ART MARQUEZ Phone 626-235-8751

Mailing Address 61416 29 palms hwy #1953 Email art@bluhausdesign.com

City joshua tree State ca Zip ~~92284~~ 92252

PROPERTY OWNER JACOB ZACKARY Phone 310-261-6071

Mailing Address 160 DELFERN DRIVE Email jacob.zackary@gmail.com

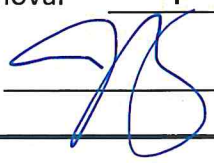
City LOS ANGELES State CA Zip 90077

Address/Location of Plants 59815 SECURITY DRIVE YUCCA VALLEY CA 92284

Project Information

TYPE OF PLANT	# OF PLANTS BEING DESTROYED	# BEING RELOCATED		# BEING PROTECTED IN PLACE	# BEING TRIMMED	HEIGHT	DIAMETER
		ON-SITE	OFF-SITE				
MOJAVE YUCCA	0	0	0	35	0	12"-72"	6"-22"
JOSHUA TREE	0	0	0	28	0	24"-96"	6"-18"
OUR LORDS CANDLE	0	0	0	3	0	10"-18"	12"-22"
CALIFORNIA JUNIPER	0	0	0	0	0	0	0
PINON PINE	0	0	0	2	0	36"	60"
PARRY'S NOLINA	0	0	0	0	0	0	0

Reason for relocation or removal no plants to be removed or impacted

Property owner signature  Date 2-25-25

Staff Use Only
Issuance Date: _____ Issued By: _____

Approved as shown on plot plan _____ photos _____ Expiration _____

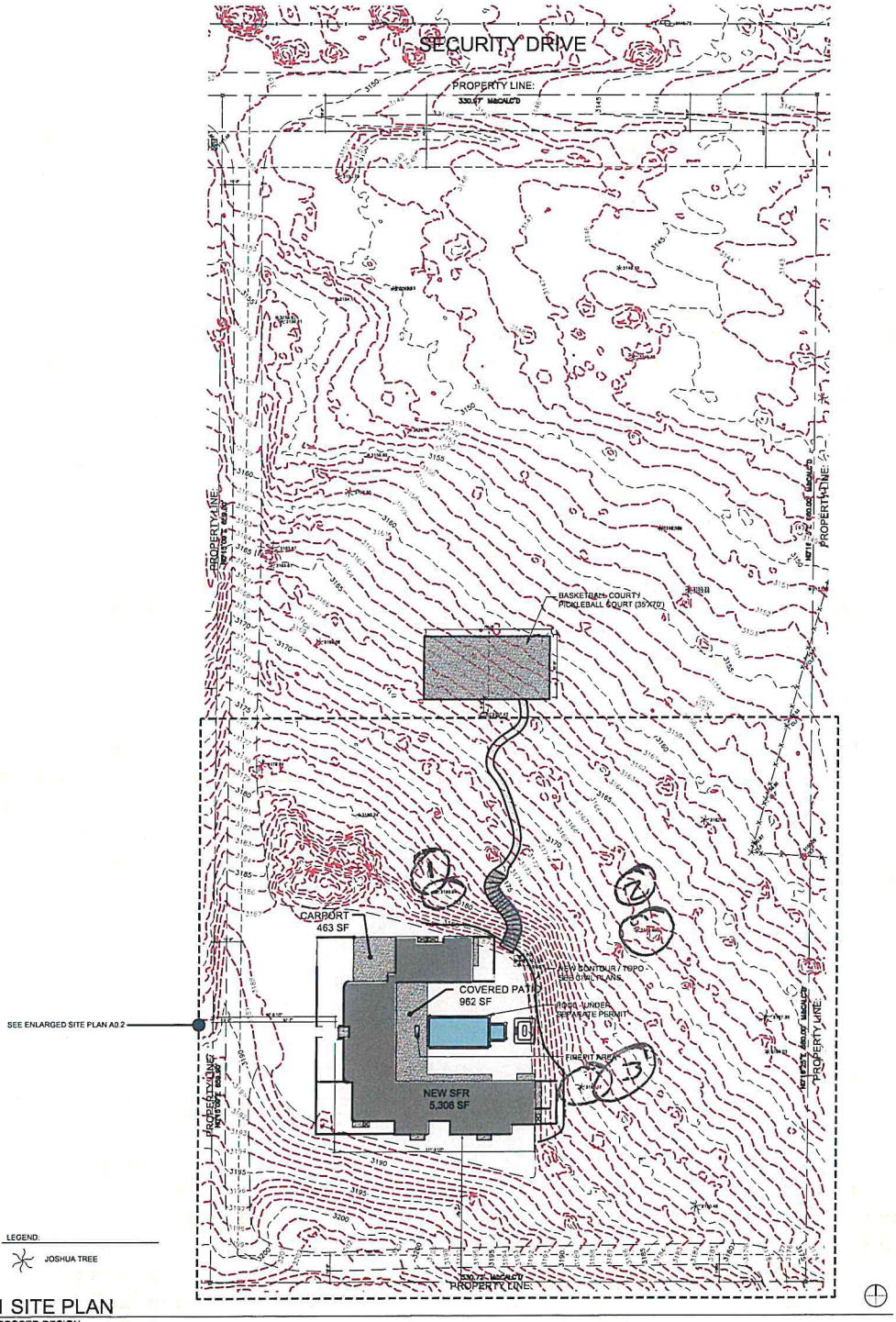
Denied _____ Reason for Denial _____

PLOT PLAN

NAME Jacob Zackery

PROJECT ADDRESS 57515 Security Drive

ASSESSOR PARCEL NO. _____



01 SITE PLAN
PROPOSED DESIGN

ARBORPRO

58036 Desert Gold Drive
Yucca Valley, CA 92284
Phone (760) 275-4660
deserttreedoc@aol.com

23:12

Jacob Zackary
59815 Security Drive
Yucca Valley, Ca 92284
Jacob.zackary@gmail.com

RE: Joshua tree location inspection

To whom it may concern:

Following are the Joshua tree inspection findings for
59815 Security Drive, Yucca Valley, Ca:

1) The Joshua tree is approximately 31' north of the proposed concrete patio.
2) The Joshua tree is approximately 25' southwest of the proposed leach field.
3) The Joshua tree is approximately 19' east of the proposed concrete patio.

It is my opinion that the proposed construction will pose no threat to the health of any Joshua trees. However, I do recommend that a 10' circle of orange fencing be placed around all Joshua trees within 40' of any proposed construction, to protect the Joshua trees and the rootzone.

Sincerely,

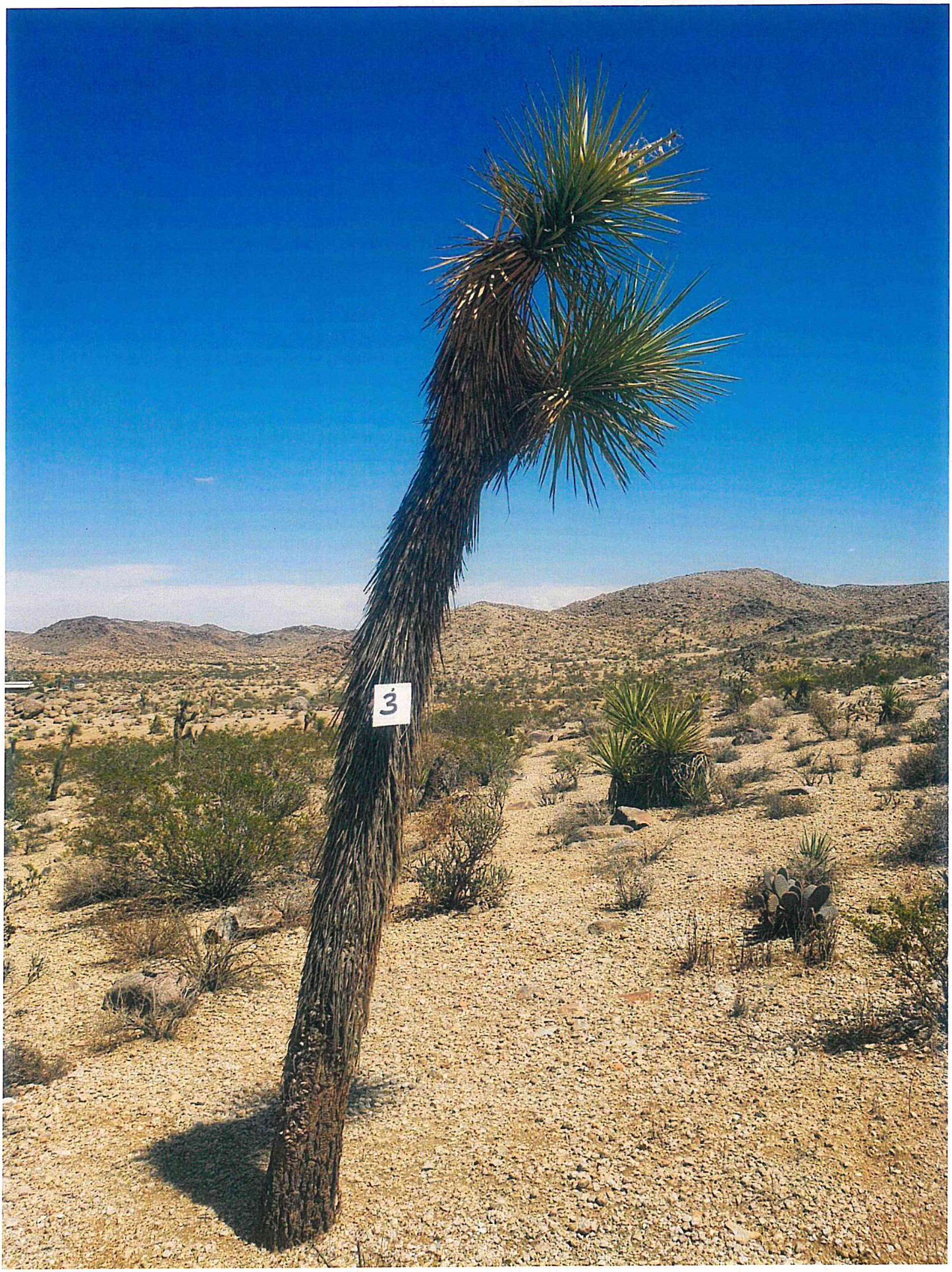
Michael Murphy

C-27 Contractors License # 799469

Certified Arborist # WE-4587A


1


2


3

Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Evan Willoughby, Assistant Planner

Date: March 17, 2026

Meeting Date: March 24, 2026

Subject: Native Plant Permit (NPP) 017-26 @ 8946 Fortuna Avenue

Recommendation:
That the Planning Commission receives and files the attached Desert Native Plant Specialist Report and approves the application for NPP 017-26, to remove nine (9) Mojave Yuccas based upon Section 9.07.130(C)(2), that the regulated desert native plants being removed are located within the identified project area for residential construction of an attached garage; and finding that all necessary submittal materials have been submitted as indicated in the Application Table and as contained within the staff report.

Prior Review:
There has been no prior review.

Discussion:
Applicant: Bryan Jansson
Address: 8946 Fortuna Avenue
APN: 0589-333-13
Zoning: Residential, Rural Living (R-L-1)
Parcel Size: 1.40 acres

Native Plant Permit Application and Desert Native Plant Specialist Report

Application has been filed with the Town for proposed residential construction. As part of that process, a native plant permit application and desert native plant specialist report have been submitted to the Town.

The application is for the removal of nine (9) Mojave Yuccas. The Mojave Yuccas are located within the project area for the proposed residential construction of an attached recreational vehicle garage.

Per Section 9.07.130, Table 1, for lots sizes up to 2.49 acres, there is no mandated undisturbed area percentage, only incentives as listed in Section 9.07.130, Table 2. The property is approximately 1.40 acres.

Chapter 9.07 Residential and Hillside Reserve Districts, Section 9.07.130 (B)(1)(a):
It is prohibited for any individual or entity to remove, transplant, damage, disturb, or destroy any part of any regulated desert native plant, except its fruit, from any privately or publicly owned piece of land in the Town of Yucca Valley, without first obtaining a regulated desert native plant permit from the town, unless said activity is exempt from the requirement to first obtain a regulated desert native plant permit.

The Town's 2084 Permit from the State Fish and Game Commission expired on May 9, 2022. The 2084 permit established rules such as the ten (10') foot distance from a Western Joshua Tree (WJT) for ground disturbing activity, as well as created the ability for the Town to issue take permits to remove and transplant the WJT, etc. The 2084 Permit authorization expired, and those rules and standards no longer exist for the Town.

Current procedures for all ground disturbing, ministerial building permits are listed in the attached documents. In addition to the standard Native Plant Permit application submittal, all ground disturbing, ministerial building permit applications must comply with the provisions of the attached handout. All ground disturbing project activities must be accounted for in the determination of avoidance of the WJT.

Ground disturbing, ministerial building permit applications require a Report by a Desert Native Plant Specialist, Pre-Site Inspection prior to permitted construction activity, and re-certification of Report by a Desert Native Plant Specialist that the permitted ground disturbing activity was completed in conformance with the approved site plan and did not impact the Western Joshua Trees, prior to final inspection.

Building permit applications for sewer connections are exempt from pre-site inspection and pre-site inspection fees.

Nothing in this Western Joshua Tree Policy and Information Handout exempts building permit applicants from following State or Federal law.

The Town modeled these standards after other agencies, such as San Bernardino County and the Town of Apple Valley, who have not been challenged by State Fish and Wildlife in the implementation of these standards and procedures, and therefore the required protection of the WJT.

The plot plan and desert native plant specialist letter are attached to this staff report.

The Development Code section cited above is ministerial.

- Staff-level decision; forwarded to Planning Commission at this time;
- Little or no personal/subjective judgment;

- Use of fixed standards or objective measurements;
- No public notice required by the Development Code.

The Development Code does not provide for discretion of this permit application.

The application is consistent with the standards established by the Code and therefore must be approved by the Town.

Alternatives

Staff recommend no alternative actions. The application is consistent with the Town's adopted standards.

Fiscal Impact:

N/A

Attachments

1. NPP 017-26 @ 8946 Fortuna Ave - Bryan Jansson - Application

294.00

Native Plant Permit Application

Date Received 2/26/26
Case NPP 017-26
By Eva
Paid $294.00

General Information

APPLICANT Bryan Jansson Phone

Mailing Address 8946 Fortuna Ave Email

City Yucca Valley State CA Zip 92284

PROPERTY OWNER Same Phone

Mailing Address Email

City State

Zip **Address/Location of Plants** 8946 Fortuna Ave

Desert Native Plant Specialist

Project Information

TYPE OF PLANT	# OF PLANTS BEING DESTROYED	# BEING RELOCATED		# BEING PROTECTED IN PLACE	# BEING TRIMMED	HEIGHT	DIAMETER	MITIGATION FEE FOR RELOCATE OR REMOVAL
		ON-SITE	OFF-SITE					
MOJAVE YUCCA	9							
OUR LORDS CANDLE								
CALIFORNIA JUNIPER								
PINON PINE								
PARRY'S NOLINA								

Reason for relocation or removal In building area

* Property owner signature Bryan Jansson Date 2-26-26

Staff Use Only

Issuance Date: Issued By:

Approved as shown on plot plan photos Total Fees:

Denied Reason for Denial

PLOT PLAN

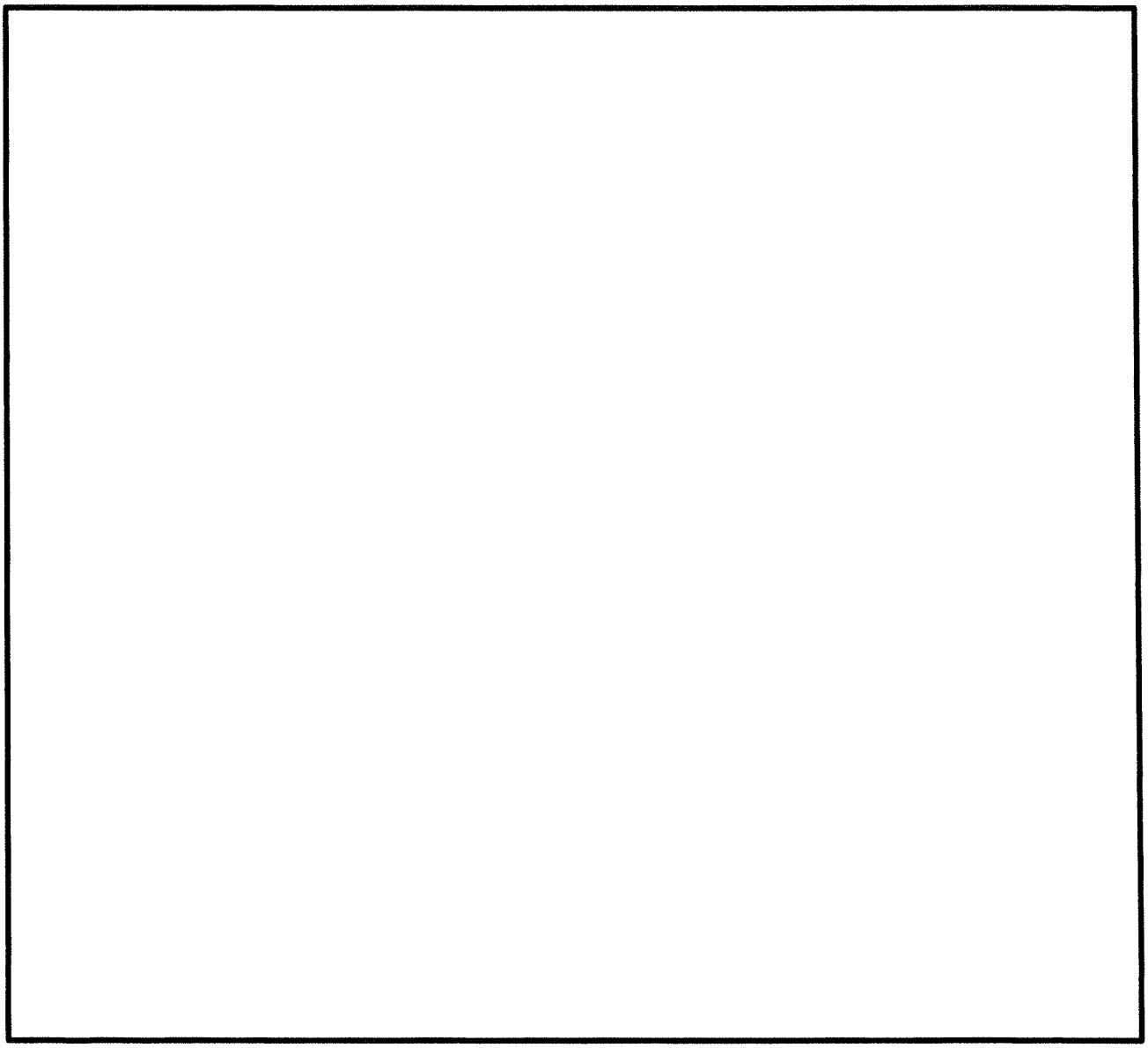
NAME_____

PROJECT ADDRESS _____

ASSESSOR PARCEL NO. _____

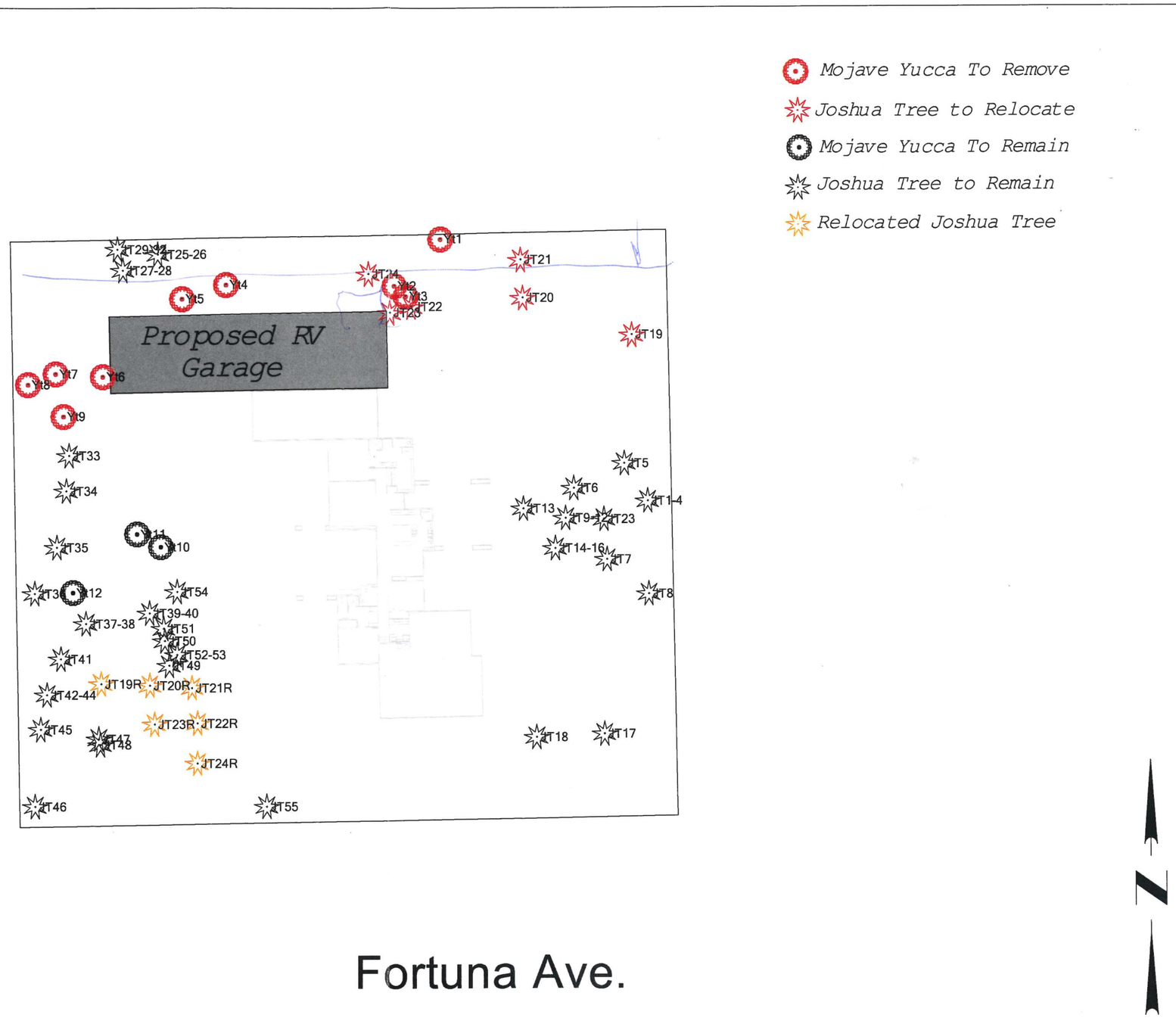
IF YOUR LOT IS NOT RECTANGULAR, PLEASE DRAW CORRECT DIMENSIONS AND SHAPE

REAR PROPERTY LINE



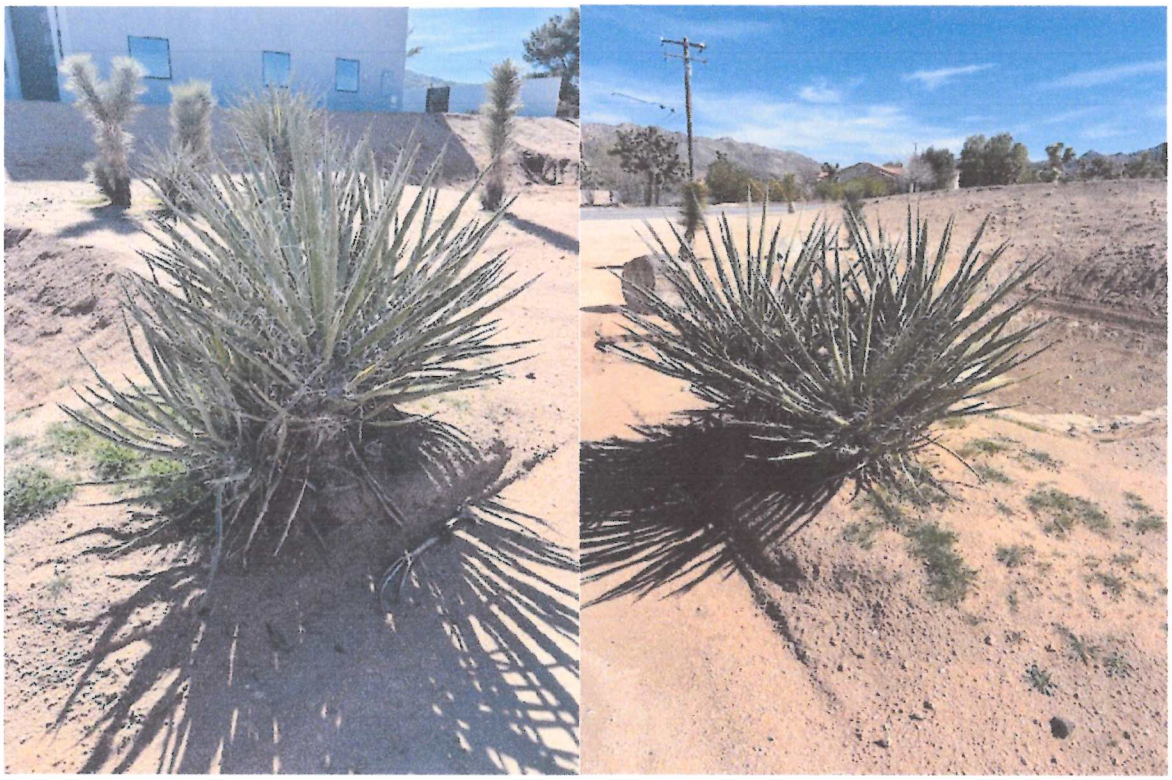
FRONT PROPERTY LINE

STREET

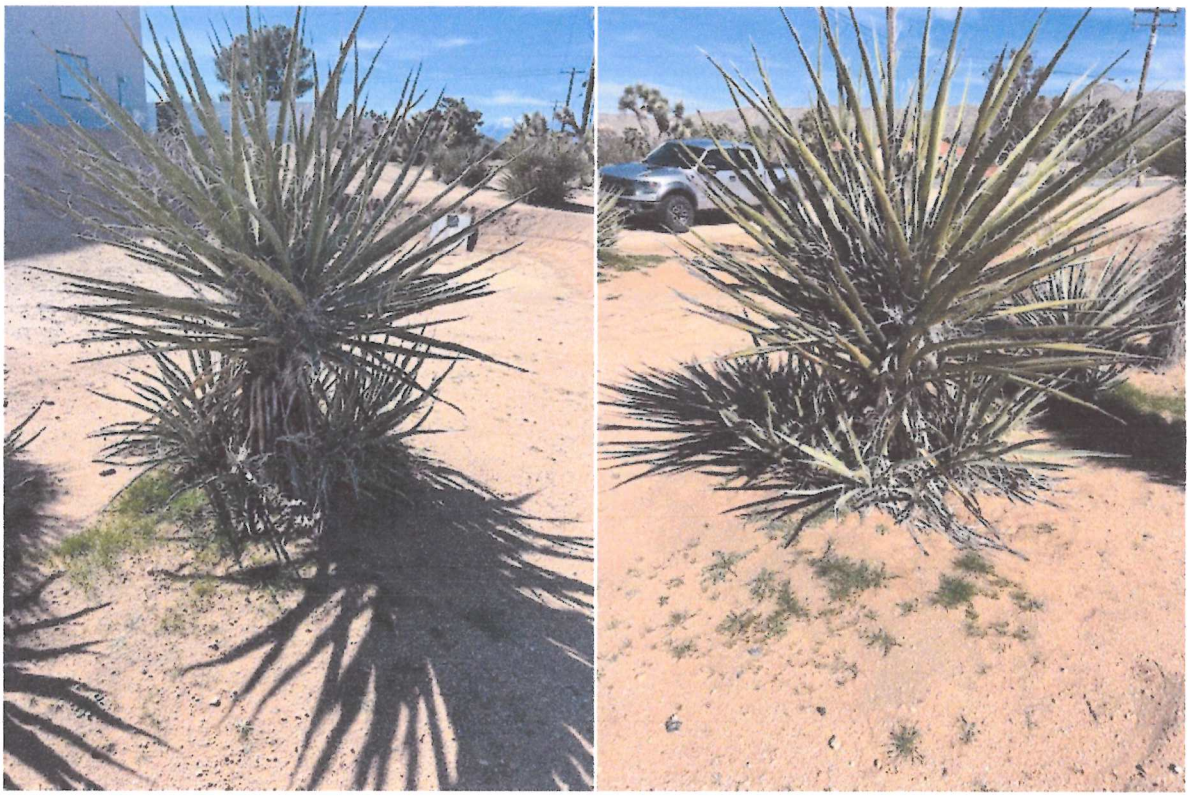


BUILDER: Creative Construction 760-401-2385						DRAWN BY:		APPROVED BY Town of Yucca Valley:	TOWN OF YUCCA VALLEY
						CHECKED BY:			Native Plant 8946 Fortuna Ave Yucca Valley, CA. APN:0589-333-13-0000
HOME FOR: BRYAN JANSSON 760-464-1305						PREPARED FOR: Bryan Jansson	PREPARED UNDER THE DIRECT SUPERVISION OF:		SHEET 1 OF 1 SHEETS
	BY	DATE				PROJECT NO: 176858		PLAN CHECKED BY:	CITY FILE NO.
	ENGINEER		REVISIONS	APP'D	DATE				FOR: Bryan Jansson
BENCHMARK:			ELEVATION: 3800'						

YT-1: 58" H, 7' D, Fair health



YT-2: 6' H, 5' D, Fair health



YT-3: 3’ H, 3’ D, Good health



YT-4: 6’ H, 10’ D, Poor health



YT-5: 5’ H, 14’ D, Poor health



YT-6: 4’ H, 8’ D, Fair health



YT-7: 5’ H, 9’ D, Poor health



YT-8: 6’6” H, 7’ D, Poor health



YT-9: 8’ H, 11’ D, Fair health



Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Shane Stueckle, Deputy Town Manager, Jared Jerome, Associate Planner

Date: March 17, 2026

Meeting Date: March 24, 2026

Subject: General Plan Annual Report 2025

Recommendation:
That the Planning Commission receives and files the General Plan Annual Housing Element Progress Report.

Prior Review:
The Town Council and Planning Commission receive the mandated General Plan Annual Report in the spring of each year. The Town Council received this report at the meeting of March 17, 2026.

Discussion:
Government Code Section 65400 mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress on its implementation. The report must then be filed with the State's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). This annual review addresses the January 01, 2025, through December 31, 2025, time period.

The Town adopted a comprehensive General Plan Update on February 04, 2014. The updated 2021 Housing and Safety Elements were adopted on April 5, 2022. The implementation section of the General Plan recommends that the Town review the General Plan on an annual basis to evaluate implementation progress and to determine if changing conditions make minor adjustments to the Plan desirable.

To comply with State housing law, jurisdictions must update their housing element every eight years. The current Housing Element adopted in 2022 will be due for an update around 2029 to comply with State housing law.

The attached Annual Report addresses the Housing Elements. In each section there is discussion about the progress that the Town has made on its implementation of the General

Plan over the past year.

Alternatives

There are no alternative recommendations.

Fiscal Impact:

There is no fiscal impact created by the recommended action.

Attachments

1. 2025 Yucca Valley GP Annual Report
2. YuccaValley2025_SheetA_A_H
3. YuccaValley2025_SheetA_I_V
4. YuccaValley2025_SheetA_W_AC
5. YuccaValley2025_SheetA2_A_G
6. YuccaValley2025_SheetA2_AH_AT
7. YuccaValley2025_SheetA2_AU_BI
8. YuccaValley2025_SheetA2_H_T
9. YuccaValley2025_SheetA2_U_AG
10. YuccaValley2025_SheetB
11. YuccaValley2025_SheetC
12. YuccaValley2025_SheetD
13. YuccaValley2025_SheetE
14. YuccaValley2025_SheetF
15. YuccaValley2025_SheetF2
16. YuccaValley2025_SheetG
17. YuccaValley2025_SheetH
18. YuccaValley2025_SheetJ
19. YuccaValley2025_SheetK
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2025 GENERAL PLAN ANNUAL HOUSING ELEMENT PROGRESS REPORT

BACKGROUND:

Each year, the Town of Yucca Valley reviews the development activity during the prior year and other programs that work toward implementing the Town's General Plan. As a major component of this review, residential development activity is reviewed to determine the number and type of dwelling units completed during the year in order to comply with the State of California mandate to monitor the implementation of the Town's housing goals.

The Town of Yucca Valley Comprehensive General Plan is an official document that is adopted by the Town Council after significant public input and based upon a recommendation from the Planning Commission. The General Plan provides goals, policies, programs, and implementation strategies to guide development and redevelopment, and to preserve valued assets and resources.

Land Use Planning is mandated by the State of California, and has multiple components including long-range or comprehensive planning, current planning or development review, and environmental compliance with the California Environmental Quality Act. Land Use Planning processes are regulated by California law.

State law mandates that specific components are addressed within any comprehensive plan. These are termed "Plan Elements". The required Plan elements include:

Land Use
Circulation
Housing
Conservation
Open Space
Noise
Safety

The Town's General Plan addresses all of these components. It should be noted that the Housing Element must be updated every eight years. The 2021Housing Element in place for the Town during this review period was approved by the Town Council on April 05, 2022. The 2021 Housing Element update was included in the overall General Plan Update discussed below.

State Law permits the General Plan mandated elements to be amended up to four times annually. The Town approved fifteen General Plan Amendments to the 1995 General Plan. Two general plan amendments to the County General Plan were approved following incorporation and prior to the adoption of the 1995 General Plan. The General Plan Housing and Safety Elements were updated during the 2021-2022 reporting period.

This report does not discuss every component of each Element, but it gives insight into general land use activity and overall General Plan implementation.

DEVELOPMENT CODE UPDATE:

The Development Code and other regulations play a critical role in implementing the goals, policies, and programs of the General Plan. Specific Plans provide more detailed goals, policies and programs for a more limited, specifically-defined area within the Town's corporate limits.

A complete update of the Development Code was adopted by the Town Council in late 2014.

As part of the Town's on-going Housing Element implementation, the following items were updated in Development Code Amendment (DCA) 05-24, which was adopted at the Town Council meeting of November 5, 2024:

1. Chapter 9.07 Residential and Hillside Reserve Districts is amended pursuant to Housing Element Programs H1-7, H1-8, and H-10. The recommended changes have the effect of allowing residential care facilities serving seven or more people through a Site Plan and Design Review where they were previously permitted through a Conditional Use Permit, removing the requirement for a public hearing from the permitting process, and allowing farmworker/employee housing as a residential and agricultural use, subject to provisions State law and local permitting.

2. Chapter 9.08 Standards And Regulations For Specific Uses In Residential And Hillside Reserve Districts, Section 9.08.100 Accessory Dwelling Units is repealed pursuant to Housing Element Program H1-3. The existing development standards within the code for Accessory Dwelling Units are not consistent with State law, therefore the recommended action is to repeal those standards. Accessory Dwelling Units will continue to be allowed subject to the provisions of State law. Jurisdictions are not required to adopt an ordinance to enable that activity.

3. Chapter 9.09 Commercial Districts is amended pursuant to Housing Element Programs H1-1 and H1-7. The recommended changes have the effect of allowing social care facilities through a Site Plan and Design Review in zoning districts where they were previously permitted through a Conditional Use Permit, removing the requirement for a public hearing from the permitting process, and adding minor notes to incorporate provisions of the adopted General Plan relating to the Corridor Residential Overlay, Mixed-Use Town Center, and Mixed-Use Civic Center areas.

4. Chapter 9.10 Industrial Districts is amended pursuant to Housing Element Program H1-4. The recommended changes have the effect of allowing Emergency Transitional Housing by-right, without requirement for a Special Use Permit.

5. Chapter 9.47 Density Bonus is amended pursuant to Housing Element Program H3-2. The recommended changes have the effect of promoting more affordable housing by adding additional categories of projects eligible for density bonus, incentives, and concessions under current State law.

6. Chapter 9.48 Emergency Transitional Housing and Single Room Occupancy Units is amended pursuant to Housing Element Programs H1-8, H1-9, and H3-7. The recommended changes have the effect of allowing supportive housing by-right in all zoning districts that allow multi-family dwelling units or mixed-use development if the propose housing development satisfies the requirements of State law, adding Low Barrier Navigation Centers and identifying it as a use by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses, provided that it meets specific requirements under current State law, removing minimum separation distance between emergency shelters, and adding language to clarify the zoning districts that allow single-room occupancy units subject to Conditional Use Permit.

GENERAL LAND USE ACTIVITY

No major housing projects were approved during the 2025 calendar year.

There were no General Plan amendments requested or approved during 2025. The chart below lists the General Plan Amendments that have been requested since incorporation:

General Plan Amendments Since Incorporation				
DATE	**CASE NO.**	**APPLICANT**	**PROJECT DESCRIPTION**	**STATUS**
8/23/1993	GPA-01-93	KenLar Construction	Rezone from 4MRM to CO,	Approved
11/3/1993	GPA 02-93	Town of Yucca Valley	Rezone from RS18m to IN	withdrawn
11/3/1993	GPA 03-93		Rezone from RM4M to CO,	Approved
10/24/1996	GPA-01-96	Town of Yucca Valley	Section 11 Annexation	Approved
2/16/1999	GP-01-99	Banks Vaughn		Denied
2/15/2000	GPA 01-00	Town of Yucca Valley	Housing Element Update	Approved
05/30/2001	GPA 01-01	Leon Strand	Rezone R-HR to RL-5	Approved
06/14/2001	GPA 02-01	Barton Pedersen	Rezone R-HR to RL2.5	Approved
09/06/2001	GPA 03-01	Town of Yucca Valley	State Annual Report	Accept and file
03/07/2002	GPA 01-02	Tim Humphreville	RS -RM10 (RZ 01-02)	Denied
04/24/2002	GPA 02-02	Town of Yucca Valley	2001 Annual Report	Accept and file
02/28/2003	GPA 01-03	Bill Scholar	Rezone CG to RM	Approved
05/07/2003	GPA 02-03	Cole Stillwell	Rezone RL to CG	Approved
02/25/2004	GPA-01-04	Danmark Dev	Rezone RS-2 to RS-3.5	Approved
	GPA 02-04	Town of Yucca Valley	Rezone RL-1 to RS-3.5	Approved
12/08/2004	GPA-01-05	TYV	Land use designation changes	Approved
04/07/2005	GPA 02-05	Neighborhood Housing Group	Rezone RL-1 to RM-8	Approved
07/11/2005	GPA 03-05	Century Homes		withdrawn
08/10/2005	GPA-04-05	Randy Werner	Rezone R-HR to RL-5	Approved
03/10/2006	GPA-01-06	Bill Shack	Rezone RL-5 to RS-3.5	Approved
12/07/2006	GPA-02-06	Specialty Homes	Rezone	Approved
12/13/2006	GPA-03-06	Nickolas Ventures	Rezone to RM -10	withdrawn
	GPA 01-07	TYV	Old Town Specific Plan	Approved
12/18/2007	GPA 02-07	Chris Paolini	Rezone RL-1 to RS-2	Approved
03/20/2008	GPA 01-08	Curtis McGrew	Rezone R-HR to RL	Approved
01/19/2009	GPA 01-09	Town of Yucca Valley	Housing Element Update	Approved
07/01/2011	GPA 01-11	Town of Yucca Valley	Comp General Plan Update	Approved

The following chart shows the tentative tract maps that have been approved since incorporation. The Town did not approve any Tentative Tract Map applications in 2025.

SYNOPSIS OF TENTATIVE TRACT MAPS

CASE NO.	APPLICATION DATE		APPLICANT	LOCATION	TOTAL# OF LOTS	# OF VACANT LOTS
			APPROVED PROJECTS			
TM 16471	02/28/2003	Recorded	Bill Scholar	Desert Vista Village E. of Palm, S of Pine	106	38
~~TTM 16649~~	~~09/05/2003~~	Expired	~~40 Villas LP~~	~~NE corner of Camino del Cielo and Martinez~~	~~34~~	~~34~~
TM 16587	02/25/2004	Recorded	Danmark Development	S of Mountain View between Acoma and Church	57	41
TM 16786	04/01/2004	Recorded	De Silva	Vera Lane west of Joshua Lane	4	4
TM 16957	04/16/2004	Recorded	Bob Stadum	E side of Acoma 1 parcel N of Joshua Drive	34	34
~~TTM 16787~~	~~09/13/2004~~	Expired	~~Rondel Ent.~~	~~W of SR247 S of Castro~~	~~54~~	~~54~~
~~TTM 16733~~	~~09/13/2004~~	Expired	~~Arthur Schultz~~	~~S of Santa Barbara E & W of Indio~~	~~17~~	~~17~~
TM 17240	10/29/2004	Recorded	Leon Strand	Santa Barbara between Balsa and Emerson	4	3
TM 17328	12/13/2004	Recorded	Yucca Estates	SW corner of Yucca Tr. And Emerson	17	17
~~TTM 17633~~	~~06/14/2005~~	Expired	~~Burnt Mtn Haciendas~~	~~SW corner of Palomar and Onaga~~	~~61~~	~~61~~
~~TTM 17476~~	~~01/27/2006~~	Expired	~~SILVATEX,INC~~	~~N of Paxton 1 parcel E of Imperial~~	~~43~~	~~43~~
~~TTM 18011~~	~~08/22/2006~~	Expired	~~Specialty Homes~~	~~SE Corner of Cholla Ave. and Joshua Dr.~~	~~8~~	~~8~~
TTM 17862	03/10/2006	Recorded	Copper Hills Homes	NE corner of Sage Ave and San Andreas	107	85
~~TTM 17985~~	~~06/15/2007~~	Expired	~~Fred Golestani~~	~~NE corner of Palomar Ave and Juarez Dr~~	~~20~~	~~20~~
~~TTM 18418~~	~~12/18/2007~~	Expired	~~Pueblo Mesa~~	~~NE corner of Sage Ave and Golden Bee Drive~~	~~142~~	~~142~~
~~TTM18773~~	~~12/23/2009~~	Expired	~~Beverly Lucas~~	~~SW corner of Cholla Ave and Carlyle Dr.~~	~~60~~	~~60~~
~~TTM R-20246~~	~~10/29/2018~~	~~Expired – Reversion to Acreage~~	~~Gates of Spain~~	~~7501 Palm Avenue~~	~~(195)~~	
			TOTAL # OF APPROVED LOTS		789	
			TOTAL # OF VACANT LOTS			661

Since incorporation there have been seven tract maps that have recorded. They are:

1. Tract Map 16471 Desert Vista Village
2. Tract Map 16587 Mesquite 55
3. Tract Map 16786 Da Silva
4. Tract Map 16957 Living Space
5. Tract Map 17240 Strand
6. Tract Map 17328 YV Estates
7. Tract Map 17862 Sage Estates

The following chart shows all of the Tentative Parcel Maps that have been approved since incorporation. The Town has not approved a Tentative Parcel Map application in 2025.

SYNOPSIS OF TENTATIVE PARCEL MAPS

APPLICATION DATE	CASE NO.	APPLICANT	LOCATION	TOTAL # OF LOTS	# OF VACANT LOTS
APPROVED PROJECTS					
08/24/1992	PM 14325	Leonard Malin	SW corner Sunnyslope Dr and Warren Vista Ave	2	0
10/26/1993	PM 14602	Robert Smith	SW corner of Yucca Tr and Valley Vista Ave	3	1
08/24/1994	PM 14722	Alan Petty	SW corner Dulce Ave and Santa Barbara Dr	4	3
10/27/1998	PM 15202	Tom Humphreville	NW corner Country Club Rd and Quemada Tr	2	0
05/30/2001	PM 15708	Leon Strand	SE corner Balsa Ave & Santa Barbara	4	3
04/05/2004	PM 16561	Copper Hill Homes	W side of Selecta Ave N of Juarez Dr	2	0
12/10/2004	PM 17012	Andora Sprecher	SW corner Jemez Tr and Mountain View Tr	4	4
03/24/2005	PM 17093	Paul Cook/Jean Smith	SE corn Cortez and Dulce	4	4
06/28/2005	PM 17221	Ted Philips/Janet Grace	NE corner Warren Vista and Santa Barbara	4	4
06/20/2006	PM 18056	Mark Melby	NE corner of Cholla Ave and Buena Vista Dr	4	4
08/15/2006	PM 18321	Marcos Ocequeda	Borrego Tr and Papago Tr	2	2
09/25/2006	PM 18009	Robert & Amelia Smith	SW corner Yucca Tr and Valley Vista	2	1
10/06/2006	PM 17784	Phyllis Haley	NE corner of Balsa Ave and Vaduz Ave	2	0
03/06/2007	PM 18349	Dawn Rowe	NE corner Emerson Ave and Vera Lane	2	2

04/20/2007	PM 18472	Steve Inverno	NW corner Camino Del Cielo and Onaga Tr	2	2
06/01/2007	PM 18759	Helen Holloway	S of Griffis Rd, east and west of SR 247	2	2
09/27/2007	PM 18818	Curtis McGrew	7953 Valley Vista	2	1
03/20/2008	PM 18967	Curtis McGrew	south end of Valley Vista, east side of street	4	3
07/07/2011	PM19288	Mark Stevens	7090, 7110, 7140 Plasse	3	0
01/22/2014	TPM 19525	Nasland Eng	29 Palms Hwy, east of Avalon Ave	3	0
05/05/2015	TPM 19644	Yucca Retail 5	29 Palms Hwy, east of Avalon Ave	2	0
07/14/2015	TPM 19655	Stan Zarakov	29 Palms Hwy, west of Palm Ave	2	1
10/05/2015	TPM 19685	Hawk's Ridge, LLC	Fairway Drive, north of Pinon	4	0
06/19/2018	TPM 19994	Force Gottlieb	58401 29 Palms Hwy	3	3
10/04/2018	TPM 19620	Neelam Salholtra	57725 29 Palms Hwy	4	0
			TOTAL # OF APPROVED LOTS	72	
			TOTAL # OF VACANT LOTS		40

COMPREHENSIVE GENERAL PLAN LAND USE ELEMENT

The Land Use Element is interconnected to all other elements of the General Plan, affecting the need for resources, infrastructure, jobs, housing, and public services and facilities. The purpose of the Land Use Element is to provide a comprehensive depiction of land use allocation and distribution throughout Town. The Land Use Element is commonly emphasized, due to its ties with all other Elements of the General Plan.

One program of the Land Use Element of the original General Plan was to have the zoning map consistent with the General Plan Land Use map and updating simultaneously with each General Plan land use Amendment. As part of the General Plan Update, the Town has changed has to a two map system.

During the last reporting period, there were no General Plan Amendments. As indicated under the General Land Use Activity section, there have been only seventeen General Plan Amendments since incorporation; two of these were made to the County General Plan prior to the adoption of the 1995 General Plan. The requests were received in 1993, 1996, 2001, 2003, 2004, and 2005, 2006, 2007, 2008 and 2009.

Yucca Valley does not typically experience a high level of development from large-scale projects and continues to have a slower growth rate in comparison to other southern California communities. This fact is highlighted by the fact that approximately 2,216 single-family residential

dwellings have been permitted in the Town over a 30-year period (June 1992 to December 31, 2025). The California Department of Finance estimated a population change for San Bernardino County between January 1, 2024 and January 1, 2025 at 0.3%. The California Department of Finance population growth estimates for Yucca Valley between the same time period is approximately 0.0%. This growth rate is due to the national and regional economies, and the fact that Yucca Valley is a bedroom community to the Coachella Valley as well as a retirement community.

For Calendar year 2025, 22 new single family homes were permitted. The Southern California Association of Governments (SCAG), through their RHNA process, is projecting an approximate one percent growth rate annually for the Town of Yucca Valley over the next 22 years.

COMPREHENSIVE GENERAL PLAN HOUSING ELEMENT

REGIONAL HOUSING NEEDS ASSESSMENT:

The purpose of the Housing Element is to provide a comprehensive planning approach for the housing needs and to set policies and programs that will enable the Town to reach its defined housing goals. Housing goals are based on a Regional Housing Needs Assessment (RHNA), developed by the Southern California Council of Governments (SCAG).

The Town of Yucca Valley's adopted and State approved Housing Element indicates the Town's share of regional housing needs is outlined as follows. The Town updated its Housing Element, which was approved by the Town Council, on April 05, 2022. As part of the updated Housing Element the RHNA numbers are listed below. For the 2023 (calendar year) review period, 58 building permits for single family units were completed.

SCAG 6th Cycle Final RHNA Allocation:

Income Category	Number of Units
Very Low Income	155
Low Income:	117
Moderate Income:	145
Above Moderate Income:	333
Total	750

HISTORICAL HOUSING UNITS:

The following chart lists the numbers of single and multi-family building permits issued during the fiscal years listed.

	SFR	MFR	
91-92	16	0	
92-93	31	0	
93-94	13	0	
94-95	24	0	
95-96	11	0	
96-97	6	0	
97-98	21	0	
98-99	44	0	
99-00	54	0	
00-01	82	0	
01-02	118	0	
02-03	188	0	
03-04	353	4	
04-05	384	4	
05-06	244	13	
06-07	99	2	
07-08	36	2	
08-09	7	0	
09-10	11	0	
10-11	2	0	
11-12	13	0	
12-13	2	75	
13-14	24	0	
14-15	19	0	
15-16	8	0	
16-17	29	0	
17-18	60	0	
18-19	36	0	
19-20	10	0	
20-21	34	0	
21-22	52	7	
22-23	32	1	
23-24	47	5	
24-25	22	1	
25-26	14	3	(as of March 11, 2026)

As the above chart shows, the number of new single building permits peaked in the 2004-2005 fiscal year and has decreased significantly since that time. It should be noted that the numbers

above are fiscal year, whereas the numbers included in the technical report to be submitted to the state are based upon calendar year.

Specific actions and expenditures during this reporting period include the following.

LEASE OF AGENCY DUPLEXES:

The Town of Yucca Valley continued to lease the five duplex structures to Unity Homes. The duplexes provide housing to ten very low and low to moderate income families.

REVIEW OF GOVERNMENTAL CONSTRAINTS ON HOUSING:

The Town of Yucca Valley has relatively low constraints on housing. This fact is exemplified by the following.

1. Single family residential development requires no architectural review, design review, or any other entitlement process;
2. The building permit and plan check fees were increased in October 2023. Estimated new residential home plan check fees range from $809.72 to $1,947.44, depending on the size of the structure.
3. There are no constraints that hinder the development and construction of affordable housing within the Town of Yucca Valley.
4. Repair and rehabilitation of housing units within the Town is not regulated, except through the Uniform Building Codes. There is no requirement for architectural review, design review, or any other entitlement process for the repair and/or rehabilitation of housing units within the Town.
5. Architectural/Site Review processes are included within the entitlement process for new multi-family development projects, and no additional time frames or costs are associated with review of these projects
6. Standard building plans are reviewed within ten business days. Engineered plans may take up to 15 business days to review.
7. The Town Council has reduced the impact fee for all new Infill Single Family Residences to $2,569.

The Regional Water Quality Board has required that Phase One of the HDWD sewer system is currently operational. The majority of homes in the Phase One sewer system area are connected to sewer.

REGIONAL HOUSING NEEDS BY INCOME:

The Town of Yucca Valley uses Department of Housing and Urban Development income criteria for San Bernardino County area in determining eligibility for affordable housing programs.

Number of Persons in Household:		1	2	3	4	5	6	7	8
San Bernardino County Area Median Income: $103,900	Acutely Low	10900	12500	14050	15600	16850	18100	19350	20600
	Extremely Low	23500	26850	30200	33550	37650	43150	48650	54150
	Very Low Income	39200	44750	50350	55950	60450	64900	69400	73850
	Low Income	62650	71600	80550	89500	96700	103850	111000	118150
	Median Income	72750	83100	93500	**103900**	112200	120500	128850	137150
	Moderate Income	87300	99750	112250	124700	134700	144650	154650	164600

ACTIONS TO IMPLEMENT THE GENERAL PLAN ELEMENTS:

During the reporting period, development proposals of all types have been reviewed and conditioned so they conform to applicable policies of the Comprehensive General Plan.

CONCLUSION:

The Development Code is the primary tool for implementing the General Plan. At the May 26, 2009 Town Council meeting authorization was given to begin the process of a Development Code Update. The Development Code Update was adopted by the Town Council in late 2014.

It is a goal of the Town to establish a safe, attractive community with appropriate infrastructure for area residents, business owners, and visitors. With proper tools, this goal is attainable.

END OF ANNUAL REPORT

Project Identifier					Unit Types		Date Application Submitted
1					2	3	4
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)
Summary Row: Start Data Entry Below							
	0601-364-22	7082 AVALON AVE		2024-1016	SFD	O	1/29/2025
	0596-365-02	57069 MONTECELLO LN		2023-991	SFD	O	4/3/2025
	0601-542-02	6583 PRESCOTT AVE		2024-872	SFD	O	4/15/2025
	0588-663-04	57961 IVANHOE DR		2025-075	SFD	O	4/28/2025
	0598-141-04	57885 SIERRA VISTA DR		2025-098	SFD	O	5/7/2025
	0596-241-31	57688 DOWNEY ST		2024-354	SFD	O	5/19/2025
	0588-682-12	57980 SAN ANDREAS RD		2024-1071	SFD	O	6/4/2025
	0595-101-05	56779 LITTLE LEAGUE DR		2024-096	SFD	O	6/16/2025
	0596-271-19	4986 ELATA AVE		2025-370	SFD	O	7/9/2025
	0585-161-34	53091 HIDDEN GOLD DR		2024-1001	SFD	O	7/9/2025
	0585-151-21	55063 CHEECHACO TRAIL		2025-376	SFD	O	8/13/2025
	0596-302-12	56479 DUARTE ST		2025-427	SFD	O	8/20/2025
	0586-221-03	55722 HIGHLAND TRAIL		2023-1260	SFD	O	8/21/2025
	0586-342-02	57413 BUENA SUERTE RD		2025-340	SFD	O	8/28/2025
	0586-482-09	54776 ONAGA TRAIL		2024-634	SFD	O	10/2/2025
	0595-381-21	57459 WARREN WAY		2025-488	SFD	O	10/15/2025
	0585-372-70	56555 SAN ANDREAS RD		2024-645	SFD	O	12/11/2025
	0598-031-29	58833 LOS COYOTES DR		2024-873	SFD	O	2/20/2025
	0598-313-00	58843 LOS COYOTES DR		2024-871	SFD	O	3/18/2025
	0598-381-03	57949 HACIENDA DR		2024-656	SFD	O	7/22/2025
	0595-013-25	7020 SCARVAN RD		2025-275	SFD	O	8/13/2025
	0594-051-05	55668 BUENA VISTA DR		2025-274	SFD	O	9/23/2025
	0598-031-29	58833 LOS COYOTES DR		2024-873	ADU	O	2/20/2025
	0598-313-00	58843 LOS COYOTES DR		2024-871	ADU	O	3/18/2025
	0598-381-03	57949 HACIENDA DR		2024-656	ADU	O	7/22/2025
	0595-013-25	7020 SCARVAN RD		2025-275	ADU	O	8/13/2025
	0594-051-05	55668 BUENA VISTA DR		2025-274	ADU	O	9/23/2025
	0596-251-33	5229 ELATA AVE		2022-657	ADU	O	5/12/2025
	0596-251-25	5127 ELATA AVE		2025-468	ADU	O	8/26/2025
	0595-121-11	56859 LITTLE LEAGUE DR		2025-154	ADU	O	11/26/2025
	0595-282-03	7251 PALO ALTO AVE		2024-957	2 to 4	O	3/17/2025
	0595-181-09	57405 PRIMROSE DR		2024-308	2 to 4	O	7/9/2025
	0595-181-08	57401 PRIMROSE DR		2024-430	2 to 4	O	7/9/2025
	0595-181-11	57425 PRIMROSE DR		2024-405	2 to 4	O	7/9/2025
	0601-542-02	6583 PRESCOTT AVE		2024-872	ADU	O	4/15/2025
	0596-302-12	56479 DUARTE ST		2025-427	ADU	O	8/20/2025
	0595-381-21	57459 WARREN WAY		2025-488	ADU	O	10/15/2025
	0587-719-03	7779 BARBERRY AVE		2025-096	ADU	O	4/16/2025
	0587-043-13	7541 CHURCH ST		2025-180	ADU	O	4/30/2025
	0588-551-08	57794 CARLYLE DR		2024-1000	ADU	O	6/25/2025
	0587-064-12	7425 BORREGO TRAIL		2025-446	ADU	O	10/6/2025
	0587-151-08	7616 BARBERRY AVE		2025-445	ADU	O	10/6/2025
	0596-031-02	4992 REDDING AVE		2023-658	ADU	O	12/4/2025

Proposed Units - Affordability by Household Incomes												Total Approved Units by Project	Total Disapproved Units by Project
				5							6	7	8
Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project
0	0	0	0	0	0	0	0	0	0	50	50	50	0
										1	1	1	
										1	1	1	
										1	1	1

Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
9	10	11		12	13	14
Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	

NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	
NONE	No	No	N/A	Approved	Ministerial	

Jurisdiction	Yucca Valley	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Project Identifier					**Unit Types**	
1					**2**	**3**
Prior APN+	**Current APN**	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure** **R=Renter O=Owner**
Summary Row: Start Data Entry Below						
	0601-364-22	7082 AVALON AVE		2024-1016	SFD	O
	0596-365-02	57069 MONTECELLO LN		2023-991	SFD	O
	0601-542-02	6583 PRESCOTT AVE		2024-872	SFD	O
	0588-663-04	57961 IVANHOE DR		2025-075	SFD	O
	0598-141-04	57885 SIERRA VISTA DR		2025-098	SFD	O
	0596-241-31	57688 DOWNEY ST		2024-354	SFD	O
	0588-682-12	57980 SAN ANDREAS RD		2024-1071	SFD	O
	0595-101-05	56779 LITTLE LEAGUE DR		2024-096	SFD	O
	0596-271-19	4986 ELATA AVE		2025-370	SFD	O
	0585-161-34	53091 HIDDEN GOLD DR		2024-1001	SFD	O
	0585-151-21	55063 CHEECHACO TRAIL		2025-376	SFD	O
	0596-302-12	56479 DUARTE ST		2025-427	SFD	O
	0586-221-03	55722 HIGHLAND TRAIL		2023-1260	SFD	O
	0586-342-02	57413 BUENA SUERTE RD		2025-340	SFD	O
	0586-482-09	54776 ONAGA TRAIL		2024-634	SFD	O
	0595-381-21	57459 WARREN WAY		2025-488	SFD	O

Jurisdiction	Yucca Valley	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

	0585-372-70	56555 SAN ANDREAS RD		2024-645	SFD	O
	0598-031-29	58833 LOS COYOTES DR		2024-873	SFD	O
	0598-313-00	58843 LOS COYOTES DR		2024-871	SFD	O
	0598-381-03	57949 HACIENDA DR		2024-656	SFD	O
	0595-013-25	7020 SCARVAN RD		2025-275	SFD	O
	0594-051-05	55668 BUENA VISTA DR		2025-274	SFD	O
	0598-031-29	58833 LOS COYOTES DR		2024-873	ADU	O
	0598-313-00	58843 LOS COYOTES DR		2024-871	ADU	O
	0598-381-03	57949 HACIENDA DR		2024-656	ADU	O
	0595-013-25	7020 SCARVAN RD		2025-275	ADU	O
	0594-051-05	55668 BUENA VISTA DR		2025-274	ADU	O
	0596-251-33	5229 ELATA AVE		2022-657	ADU	O
	0596-251-25	5127 ELATA AVE		2025-468	ADU	O
	0595-121-11	56859 LITTLE LEAGUE DR		2025-154	ADU	O
	0595-282-03	7251 PALO ALTO AVE		2024-957	2 to 4	O
	0595-181-09	57405 PRIMROSE DR		2024-308	2 to 4	O
	0595-181-08	57401 PRIMROSE DR		2024-430	2 to 4	O
	0595-181-11	57425 PRIMROSE DR		2024-405	2 to 4	O
	0601-542-02	6583 PRESCOTT AVE		2024-872	ADU	O
	0596-302-12	56479 DUARTE ST		2025-427	ADU	O
	0595-381-21	57459 WARREN WAY		2025-488	ADU	O
	0587-719-03	7779 BARBERRY AVE		2025-096	ADU	O
	0587-043-13	7541 CHURCH ST		2025-180	ADU	O
	0588-551-08	57794 CARLYLE DR		2024-1000	ADU	O
	0587-064-12	7425 BORREGO TRAIL		2025-446	ADU	O
	0587-151-08	7616 BARBERRY AVE		2025-445	ADU	O
	0596-031-02	4992 REDDING AVE		2023-658	ADU	O
	0587-272-11	7318 WARREN VISTA AVE		2023-1140	ADU	O
	0601-081-62	5941 LINDA LEE DR		2024-170	ADU	O
	0585-142-65	8259 ENEVA LN		2025-525	ADU	O
	0596-281-23	4910 FAITH LN		2021-2577	SFD	O
	0598-343-01	5175 HILTON AVE		2022-990	SFD	O
	0598-342-01	57845 EL CIELO AVE		2021-2397	SFD	O

Jurisdiction	Yucca Valley	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

	0600-013-05	4850 INEZ AVE		2022-912	SFD	O
	0597-021-00	56380 SKYLINE RANCH RD		2022-913	SFD	O
	0589-011-44	9015 WARREN VISTA AVE		2022-688	SFD	O
	0585-431-03	7520 WHITNEY AVE		2022-1779	SFD	O
	0596-101-27	56884 TISH TRAIL		2021-2461	SFD	O
	0586-363-04	7543 ELK TRAIL		2020-1974	SFD	O
	0589-011-067	57979 TERBUSH AVE		2023-163	SFD	O
	0596-514-02	57361 TECUYA WAY		2022-921	SFD	O
	0598-601-10	58855 MEREDITH CT		2021-2239	SFD	O
	0598-601-12	58871 MEREDITH CT		2021-2266	SFD	O
	0595-013-05	7067 MOHAWK TRAIL		2022-557	SFD	O
	0587-431-22	7408 DESERT SKY DR		2023-1279	SFD	O
	0587-431-23	7420 DESERT SKY DR		2023-1284	SFD	O
	0587-431-24	7432 DESERT SKY DR		2023-1283	SFD	O
	0587-431-25	7444 DESERT SKY DR		2023-1282	SFD	O
	0596-502-03	57665 MANZANITA DR		2022-1903	SFD	O
	0601-511-01	6839 PALISADE WAY		2023-1437	SFD	O
	0588-324-16	58150 SAN ANDREAS RD		2024-239	SFD	O
	0601-134-06	6424 RICHARD DR		2023-1411	SFD	O
	0601-081-69	6060 LINDA LEE DR		2024-371	SFD	O
	0601-323-02	7220 HANFORD AVE		2024-665	SFD	O
	0587-151-12	7674 BARBERRY AVE		2024-547	SFD	O
	0596-221-37	57120 MOFFITT LN		2024-680	SFD	O
	0596-221-37	57120 MOFFITT LN		2024-680	ADU	O

Affordability by Household Incomes - Certificates of Occupancy

10											11	12
Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
0	0	0	0	0	0	0	0	0	0	31		31
										1	8/27/2025	1
												0
												0
												0
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												0
										1	5/1/2025	1
										1	10/14/2025	1
										1	8/29/2025	1
										1	12/4/2025	1
										1	6/27/2025	1
										1	11/17/2025	1
										1	4/10/2025	1
										1	6/20/2025	1
										1	6/17/2025	1
										1	4/29/2025	1
										1	9/30/2025	1
										1	3/24/2025	1
										1	8/27/2025	1
										1	9/4/2025	1
										1	4/15/2025	1
										1	4/15/2025	1
										1	10/10/2025	1
										1	6/19/2025	1
										1	6/11/2025	1
										1	6/5/2025	1
										1	6/2/2025	1
										1	1/14/2025	1
										1	1/29/2025	1
										1	1/23/2025	1
										1	2/13/2025	1
										1	6/23/2025	1
										1	7/30/2025	1
										1	6/12/2025	1
										1	7/18/2025	1
										1	7/18/2025	1

Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
13	14	15	16	17	18	19	20			21	22	23	24	25
Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
							0							
NONE	No	Y												
NONE	No	Y												
NONE	No	Y				

NONE	No	Y												
NONE	No	Y												
NONE	No	Y												
NONE	No	Y												
NONE	No	Y												
NONE	No	Y												
NONE	No	Y												
NONE	No	Y												
NONE	No	Y												
NONE	No	Y												
NONE	No	Y												
NONE	No	Y												
NONE	No	Y												

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Affordability by Household Incomes - Completed Entitlement												
4											5	6
Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
0	0	0	0	0	0	0	0	0	0	0		0
												0
												0

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

												0
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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Affordability by Household Incomes - Building Permits												
7											8	9
Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low- Income Deed Restricted	Extremely Low- Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
0	0	0	0	0	0	0	0	0	0	50		50
										1	1/29/2025	1
										1	4/3/2025	1
										1	4/15/2025	1
										1	4/28/2025	1
										1	5/7/2025	1
										1	5/19/2025	1
										1	6/4/2025	1
										1	6/16/2025	1
										1	7/9/2025	1
										1	7/9/2025	1
										1	8/13/2025	1
										1	8/20/2025	1
										1	8/21/2025	1
										1	8/28/2025	1
										1	10/2/2025	1
										1	10/15/2025	1
										1	12/11/2025	1
										1	2/20/2025	1
										1	3/18/2025	1
										1	7/22/2025	1
										1	8/13/2025	1
										1	9/23/2025	1
										1	2/20/2025	1
										1	3/18/2025	1
										1	7/22/2025	1
										1	8/13/2025	1
										1	9/23/2025	1
										1	5/12/2025	1
										1	8/26/2025	1
										1	11/26/2025	1
										4	3/17/2025	4
										2	7/9/2025	2
										2	7/9/2025	2
										3	7/9/2025	3
										1	4/15/2025	1
										1	8/20/2025	1
										1	10/15/2025	1
										1	4/16/2025	1
										1	4/30/2025	1

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

										1	6/25/2025	1
										1	10/6/2025	1
										1	10/6/2025	1
										1	12/4/2025	1
												0
												0
												0

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	155	-	-	-	-	-	-	-	-	-	-	-	155
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	117	-	-	-	-	-	-	-	-	-	-	-	117
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	145	-	-	-	-	-	-	-	-	-	-	-	145
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		333	14	10	-	-	34	50	-	-	-	-	108	225
Total RHNA		750												
Total Units			14	10	-	-	34	50	-	-	-	-	108	642

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Program H1-1	Incorporate the Corridor Residential Overlay, Mixed Use-Town Center, and Mixed Use-Civic Center land use designations in the adopted General Plan into the Development Code.	12/31/2023	6th Cycle	Completed	Town Council adopted Ordinance No. 320 on November 5, 2024 addressing required amendments to Development Code.	Meetings	1	https://portal.laserfiche.com/Portal/DocView.aspx?id=53495&repo=r-b2f75048
Program H1-2	Monitor building capacity of all sites within specific plans listed in the Land Inventory to help ensure that adequate lower income capacity is maintained throughout the planning period.	4/5/2022	6th Cycle	Completed	Capacity identified in Table HTR-41 of the adopted Housing Element, adopted April 5, 2022.. No changes have occurred to land use designation and capacity analysis on file.	Meetings	1	https://www.yucca-valley.org/home/showpublisheddocument/7572/638343629022530000
Program H1-3	Encourage housing types that address the housing needs of small, lower income households by continuing to allow accessory dwelling units in multiple zones and also continuing to permit single room occupancy units through a conditional use permit in the Industrial zone. The accessory dwelling unit regulations, including parking requirements, need to be updated to comply with current State law. The Town will promote the opportunity to develop accessory dwelling units to the public in high resource areas and in areas of concentrated poverty as a strategy to increase the supply of affordable housing and reduce displacement risk.	12/31/2023	6th Cycle	Completed	Town Council adopted Ordinance No. 320 on November 5, 2024 addressing required amendments to Development Code.	Meetings	1	https://portal.laserfiche.com/Portal/DocView.aspx?id=53495&repo=r-b2f75048
Program H1-4	Continue to allow emergency shelters in the Industrial zone. Amend the regulations for emergency shelters to remove the Special Use Permit requirement and allow emergency shelters without any discretionary review. Updates will also be made to allowed operational standards for emergency shelters if needed for consistency with State law. This is in accordance with Government Code Section 65583(a)(4).	12/31/2024	6th Cycle	Completed	Town Council adopted Ordinance No. 320 on November 5, 2024 addressing required amendments to Development Code.	Meetings	1	https://portal.laserfiche.com/Portal/DocView.aspx?id=53495&repo=r-b2f75048
Program H1-5	Continue to provide technical assistance to facilitate lot consolidation in the Old Town Specific Plan area and seek opportunities to streamline the approval process.	4/5/2022	6th Cycle	Continuous	Staff is available to provide technical assistance on the lot line adjustment process by phone, email, and in-person. Old Town Specific Plan projects are streamlined through the adopted Program EIR.	Other	0	https://www.yucca-valley.org/home/showpublisheddocument/8132/638550964510000000
Program H1-6	Encourage applicants of new multifamily and singlefamily attached projects to include units with two or more bedrooms to accommodate the housing needs of Yucca Valley families. Raise awareness of this need through pre-application meetings and through the Town's website.	4/5/2022	6th Cycle	Continuous	Staff is available to provide technical assistance on the multi-family and single-family submittal process assistance by phone, email, and in-person. Town codes do not limit the number of bedrooms permissible.	Other	0	https://www.yucca-valley.org/our-town/departments/community-development/building-and-safety/permit-applications-and-documents
Program H1-7	To address AB 686 and County fair housing goals, the Town will amend the Development Code to permit residential care facilities serving seven or more people with a Site Plan and Design Review Permit in all zones that permit residential uses of the same type, in accordance with State law and the Town's definition of family. Residential care facilities would still be subject to State licensing.	12/31/2023	6th Cycle	Completed	Town Council adopted Ordinance No. 320 on November 5, 2024 addressing required amendments to Development Code.	Meetings	1	https://portal.laserfiche.com/Portal/DocView.aspx?id=53495&repo=r-b2f75048

Program H1-8	The Town will review its Development Code to ensure compliance with AB 2162 related to allowing supportive housing. The Development Code will be reviewed to assess whether supportive housing is allowed without discretionary review in all zoning districts that allow multifamily housing or mixed-use development, including nonresidential zoning districts, as applicable. If it is determined that the allowed uses in the Development Code are not in compliance with AB 2162, the Town will revise the allowed uses along with corresponding development standards, as detailed in AB 2162.	12/31/2024	6th Cycle	Completed	Town Council adopted Ordinance No. 320 on November 5, 2024 addressing required amendments to Development Code.	Meetings	1	https://portal.laserfiche.com/Portal/DocView.aspx?id=53495&repo=r-b2f75048
Program H1-9	Amend the Development Code to allow low-barrier navigation centers without discretionary review in compliance with AB 101 in areas zoned for mixed use and nonresidential zones permitting multifamily uses.	12/31/2024	6th Cycle	Completed	Town Council adopted Ordinance No. 320 on November 5, 2024 addressing required amendments to Development Code.	Meetings	1	https://portal.laserfiche.com/Portal/DocView.aspx?id=53495&repo=r-b2f75048
Program H1-10	To encourage farmworker housing, as needed, the Town will amend the existing relevant regulations in the Development Code to identify farmworker/ employee housing as a residential use in the use tables.	12/31/2023	6th Cycle	Completed	Town Council adopted Ordinance No. 320 on November 5, 2024 addressing required amendments to Development Code.	Meetings	1	https://portal.laserfiche.com/Portal/DocView.aspx?id=53495&repo=r-b2f75048
Program H1-11	The Town will update the Development Code to specify the maximum allowable dimensions for parcels great than one acre in the R-S zoning districts.	12/31/2023	6th Cycle	Completed	Current code specifies a maximum lot dimension (width to depth) of 1:4 for parcels less than 10 acres in R-S zoning districts.	Other	0	https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-14166
Program H2-1	Concentrate higher density residential with a variety of unit sizes in proximity to public transit, public facilities, and commercial uses. For more information, please reference Program H2-1 in the Yucca Valley General Plan.	4/5/2022	6th Cycle	Continuous	The Town continues to allow and process applications for a variety of housing unit types, as they are submitted, in compliance with State law and RHNA objectives.	Other	0	Sheet A, Sheet A2
Program H2-2	Encourage developers of affordable or age restricted housing to confer with local public transportation providers to ensure adequate service to the project area as feasible, prioritizing opportunities in the Highway 62 corridor to facilitate place-based revitalization in neighborhoods along Highway 62. This will further the Town's efforts to support the goals of AB 686 related to fair housing goals by facilitating affordable housing to reduce displacement risk and encourage affordable development near essential services.	4/5/2022	6th Cycle	Continuous	Staff is available to provide technical assistance and encouragement to developers of affordable or age restricted housing, and provide guidance regarding available density bonus incentives and concessions.	Other	0	https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-16952
Program H2-3	Continue to provide local water and wastewater service providers with a copy of the Housing Element to inform them of local housing goals. Water and wastewater service for affordable housing projects is a priority, per Government Code Section 95589.7.	4/5/2022	6th Cycle	Continuous	Town staff has provided the Hi-Desert Water District with a copy of the Housing Element. Hi-Desert Water District as a Special District works to ensure access to water and sewer is maintained for residences and businesses within its service limits.	Other	0	https://www.yucca-valley.org/our-town/departments/community-development/planning/general-plan-update
Program H2-4	Encourage the use of LEED design principles and other energy efficiency programs to lower energy costs for residents in the long term. Applicants shall be encouraged to use LEED principles in their designs during the pre-application meeting and application review process.	4/5/2022	6th Cycle	Continuous	Town staff reviews projects for Title 24 Energy Efficiency Requirements and encourages applicants to ask questions during the pre-application process regarding any requirements. There are no LEED certified buildings within the Town.	Other	0	https://www.yucca-valley.org/our-town/departments/community-development/planning/land-development
Program H2-5	Continue to maintain a Planned Residential Development (PRD) permit ordinance that allows flexibility in development standards to encourage housing construction while preserving natural resources.	4/5/2022	6th Cycle	Continuous	Current Planned Residential Development (PRD) code provides flexibility in development standards to encourage housing construction while preserving natural resources.	Other	0	https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-14725#JD_9.08.080
Program H2-6	Throughout the planning period, the Town will monitor the status of Site Plan and Design Review applications in the C-MU, R-M-4, R-M-8, R-M-10, and R-M-14 zones for potential constraints to proposed housing developments due to the review process.	4/5/2022	6th Cycle	Continuous	Town staff reviews all Site Plan and Design Review applications for constraints.	Other	0	https://www.yucca-valley.org/our-town/departments/community-development/planning/land-development

Program H2-7	Continue to enforce Town Codes on property development and maintenance. Use the Code Enforcement program as the primary tool for the Town to identify and confirm dwelling units that are unsafe to occupy and initiate appropriate action to bring substandard housing units into compliance for the improvement of overall housing conditions in Yucca Valley and to minimize the impact of substandard housing on displacement risk for lower income households.	4/5/2022	6th Cycle	Continuous	Town staff continue to enforce codes to ensure substandard units are addressed through formal enforcement and/or abatement processes.	Other	0	https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-1748
Program H3-1	Continue to seek additional financial resources, including Low Income Housing Tax Credits, for the construction of deed-restricted affordable housing projects. In addition, assist qualified developers, nonprofit organizations, and agencies in the preparation of applications for county, State, and federal housing grants and loans for the construction of lower and moderate income housing in Yucca Valley, prioritizing opportunities in the Highway 62 corridor to facilitate place-based revitalization. Additionally, identify opportunities for development in high resource areas by raising awareness of these areas through pre-application meetings and through the Town's website to increase the supply of affordable housing and reduce the risk of displacement for low and extremely low income households. The Town shall process requests that require supportive documentation within 30 days of receipt.	4/5/2022	6th Cycle	Continuous	Town staff is available to provide technical assistance to developers, nonprofit organizations, and agencies in preparation of applications for county, State, and federal housing grants and loans for the construction of lower and moderate income housing in Yucca Valley. Staff encourages applicants to ask questions during the pre-application process regarding any requirements and staff is available to provide guidance regarding available density bonus incentives and concessions.	Other	0	https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-16952
Program H3-2	Continue to update the Density Bonus Ordinance (when amended by the State) to incentivize affordable housing.	12/31/2023	6th Cycle	Completed	Town Council adopted Ordinance No. 320 on November 5, 2024 addressing required amendments to Development Code.	Meetings	1	https://portal.laserfiche.com/Portal/DocView.aspx?id=53495&repo=r-b2f75048
Program H3-3	Maintain membership in the San Bernardino County Urban County Consortium and attend regular meetings to participate in the County's efforts to obtain federal funding for affordable housing and community development, prioritizing opportunities in the Highway 62 corridor.	4/5/2022	6th Cycle	Continuous	The Town maintains membership in the County Consortium.	Other	0	https://cdh.sbcounty.gov/wp-content/uploads/sites/117/Final-San-Bernardino-Con-Plan-with-Appendices-for-WEBSITE.pdf
Program H3-4	Continue to coordinate with the San Bernardino County Housing Authority to ensure that Section 8 housing assistance, an important resource for lower income households, is provided in Yucca Valley. Work with the San Bernardino County Housing Authority to actively emphasize and promote acceptance of vouchers to property owners in high-resource neighborhoods, concentrating efforts to the area delineated by Highway 62 to Kickapoo Trail, Navajo Trail to Acoma Trail, San Andreas Road to Sage Avenue, Onaga Trail to Balsa Avenue, Arcadia Trail to Avalon Avenue, and Highway 62 to the town boundaries. Continue to maintain information about this program on the Town website and at Town Hall. Develop an educational program for homeowners and property owners to increase awareness of Section 8 housing assistance that includes proactive measures to engage the public, such as a booth at citywide public events, holding an educational program for property owners in partnership with the San Bernardino Housing Authority on an annual basis, and identifying community-based partners, such as local realtor groups and/or property owners with tenants supported by Section 8 housing assistance currently, to promote Section 8 housing assistance to homeowners and property owners.	4/5/2022	6th Cycle	In Progress	The Town coordinates closely with San Bernardino County. San Bernardino County operates the Housing Authority of the County of San Bernardino and manages outreach and assistance for housing assistance programs. Additional steps are needed to further develop educational materials and pro-actively advertise the availability of housing assistance programs through the Town website and media resources targeted for FY 26/27.	Other	0	https://hacsb.com/
Program H3-5	Continue to distribute San Bernardino County lower and moderate income rental housing, homebuyer assistance program information, and materials for developers that detail the programs available to lower and moderate income households and developers at Town Hall and on the Town's website. In addition, meet with developers annually to promote these options for affordable housing development.	4/5/2022	6th Cycle	In Progress	Additional steps are needed to further develop educational materials and pro-actively advertise the availability of homebuyer assistance programs through the Town website and media resources targeted for FY 26/27.	Other	0	None

Program H3-6	Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.	12/31/2022	6th Cycle	In Progress	Additional steps are needed to develop policy guidance for SB 35 streamlining approval process targeted for FY 26/27. Eligbility may be limited by significant habitat area for candidate species (Yucca Brevifolia) throughout Town limits	Other	0	None
Program H3-7	Ensure that the needs of extremely low-income households, including homeless youth, are specifically considered in local housing programs. The Town allows single-room occupancy units, which are suitable for extremely low-income households, with a conditional use permit in four other districts: C-G, C-MU, C-N, and I. The Town, as feasible, will continue to apply for and use available housing resources, including project-based rental subsidies such as local housing choice vouchers, federal housing assistance payment vouchers, and state Mental Health Services Act vouchers, as well as other resources such as CDBG and HOME funds for the provision of housing for extremely low-income households. The Town will coordinate with affordable and special needs housing providers to track the number of extremely low-income units produced and preserved to maintain the affordability of existing housing affordable to extremely low income households.	4/5/2022	6th Cycle	Continuous	Town Council adopted Ordinance No. 320 on November 5, 2024 addressing required amendments to Development Code.	Meetings	1	https://portal.laserfiche.com/Portal/DocView.aspx?id=53495&repo=r-b2f75048
Program H4-1	The Town will monitor the list of all dwellings in the town that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list will include, at least, the number of units, the type of government program, and the date on which the units are at risk to convert to market rate. The Town did not identify any units at risk of converting to market rate within 10 years of the beginning of the sixth-round Housing Element planning period. The town has 165 subsidized units, and the Town will work to reduce the potential conversion of any units to market rate.	4/5/2022	6th Cycle	Continuous	Staff continues to monitor. There are zero at-risk, deed restricted affordable housing units within the Town limits.	Other	0	Sheet A2
Program H4-2	Continue to regulate the conversion of mobile home parks to permanent housing by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.	4/5/2022	6th Cycle	Continuous	No applications were submitted in 2025 for conversion of mobile home parks.	Other	0	https://www.yucca-valley.org/our-town/departments/community-development/planning/land-development
Program H5-1	Continue to enforce the Fair Housing Act, including referring local fair housing complaints to the Inland Fair Housing Mediation Board, which provides landlord and tenant conflict resolution and other fair housing services. Continue to distribute fair housing information from the San Bernardino Housing Authority, Inland Fair Housing Mediation Board, San Bernardino County Community Housing Resource Board, or other appropriate agencies, at Town Hall, other public facilities, religious institutions, and on the Town's website.	4/5/2022	6th Cycle	Continuous	The Town continues to enforce the Fair Housing Act, provide information, and refers local fair housing complaints to the Inland Fair Housing Mediation Board.	Other	0	https://www.ifhmb.com/
Program H5-2	Amend the reasonable accommodation procedure findings in Section 9.74 of the Development Code to address constraints and conflicts with State law. in particular related to the "potential impact on surrounding uses" approval finding.	12/31/2022	6th Cycle	Completed	Current codes for reasonable accomodation procedure provide findings consistent with State law.	Other	0	https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-18609
Program H5-3	In an effort to comply with AB 686, the Town will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, national origin, familial status, disability, gender, gender identity, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information, as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and 3-22 any other State and federal fair housing and planning law.	4/5/2022	6th Cycle	In Progress	Objectives to affirmatively further fair housing are implemented through adopted Housing Element programs (H1-3, H1-8, H2-1, H2-2, H3-1, H3-2, H3-3, H3-4, H3-5, H3-6, and H3-7). Additional steps are needed to develop a comprehensive program to address all requires steps outlined in Program H5-3, targeted FY 26/27.	Other	0	https://www.yucca-valley.org/home/showpublisheddocument/7572/638343629022530000
Program H5-4	Update the definition of "family" to be compliant with State law.	12/31/2022	6th Cycle	Completed	Current code definition for Family is consistent with State law.	Other	0	https://codelibrary.amlegal.com/codes/yuccavalleyca/latest/yuccavalley_ca/0-0-0-19970

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	**Units that Do Not Count Towards RHNA+** Listed for Informational Purposes Only				**Units that Count Towards RHNA +** Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				**The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:**
	Extremely Low-Income+	**Very Low-Income+**	**Low-Income+**	**TOTAL UNITS+**	**Extremely Low-Income+**	**Very Low-Income+**	**Low-Income+**	**TOTAL UNITS+**	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Table L							
Historical Resources							
Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	Street Address/Intersection	Date of Designation	Designation Level	Historic Site Period	Areas of Significance	Parcel Size (in acres)	Notes
Summary Row:							

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ -	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		**0**

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		50
Total Units		**50**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0

Moderate	Non-Deed Restricted	0
Above Moderate		31
Total Units		**31**

Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Jared Jerome, Associate Planner

Date: March 16, 2026

Meeting Date: March 24, 2026

Subject: Environmental Assessment, EA 13-25; Variance, V 03-25, 8140 La Contenta Road. A requested variance from Town of Yucca Valley Development Code, Chapter 9.07.050, Table 2-4, to reduce the required side yard setback from 15' to 5' for an existing accessory structure located within the required 15' side yard setback at 8140 La Contenta Road (APN 0588-051-26), an approximately 1.82 acre parcel, located 225' south of the intersection of Joshua Drive and La Contenta Road.

Recommendation:

Environmental Assessment 13-25:

That the Planning Commission finds the project is exempt from CEQA pursuant to Section 15303(e), Class 3 (New Construction of Small Structures), as the proposed project is an accessory structure within a setback and Section 15305(a) Minor Alterations in Land Use Limitations as the proposed project consists of a setback variance in an area with an average slope less than 20% that does not result in the creation of any new parcel.

Variance 03-25:

That the Planning Commission denies Variance, V 02-25, from the Town of Yucca Valley Development Code, Chapter 9.07.050, Table 2-4, to reduce the required side yard setback from 15' to 5' for an existing accessory structure located within the required 15' side yard setback at 8140 La Contenta Road (APN 0588-051-26), based upon the information contained in the staff report and required findings.

Prior Review:

The Commission has had no prior review of this application.

Discussion:

Case: Variance, V 03-25
Environmental Assessment, EA 13-25

Request: A variance from the Town of Yucca Valley Development Code, Chapter 9.07.050, Table 2-4, to

reduce the required side yard setback from 15’ to 5’ for an existing 545 sq.ft. accessory structure located within the required 15’ side yard setback at 8140 La Contenta Road (APN 0588-051-26), based upon the information contained in the staff report and required findings.

Applicant: Lori Portillo
8282 La Contenta Road
Yucca Valley, CA 92284

Property Owner: Lori Portillo
8282 La Contenta Road
Yucca Valley, CA 92284

Location: The property is located at 8140 La Contenta Road (APN 0588-051-26), an approximately 1.82 acre parcel, located 225’ south of the intersection of Joshua Drive and La Contenta Road.

Existing General Plan Designation:
Rural Residential (RR-2.5) 2.5 ac min

Surrounding General Plan Designations:
North: Rural Residential (RR-2.5) 2.5 ac min
South: Rural Residential (RR-2.5) 2.5 ac min
East: RL: Rural Living 1 du/2.5 ac max (SB COUNTY LUC)
West: Rural Residential (RR-2.5) 2.5 ac min

Existing Zoning Designation:
Rural Living (R-L-2.5)

Surrounding Zoning Designations:
North: Rural Living (R-L-2.5)
South: Rural Living (R-L-2.5)
East: JT/RL-5 (SB COUNTY ZONING DISTRICT)
West: Rural Living (R-L-2.5)

Surrounding Land Use:
North: Single-Family Dwelling
South: Vacant
East: Vacant
West: Single-Family Dwelling

GENERAL INFORMATION

PROJECT DESCRIPTION:

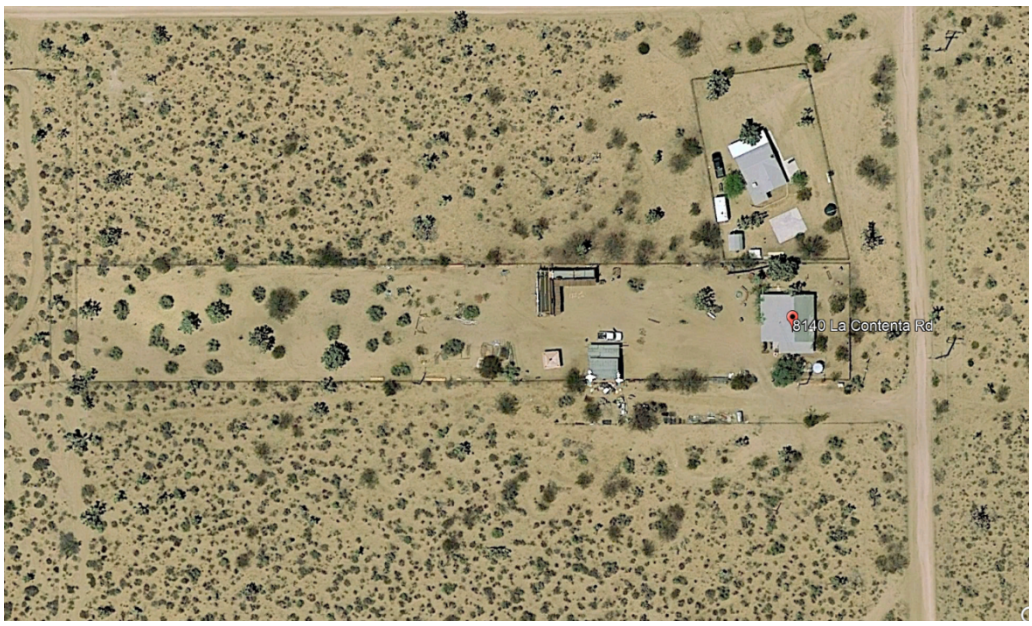
The property is located at 8140 La Contenta Road (APN 0588-051-26), an approximately 1.82 acre parcel, located 225’ south of the intersection of Joshua Drive and La Contenta Road. Photos of the neighborhood and surroundings are attached to this staff report as a point of reference.

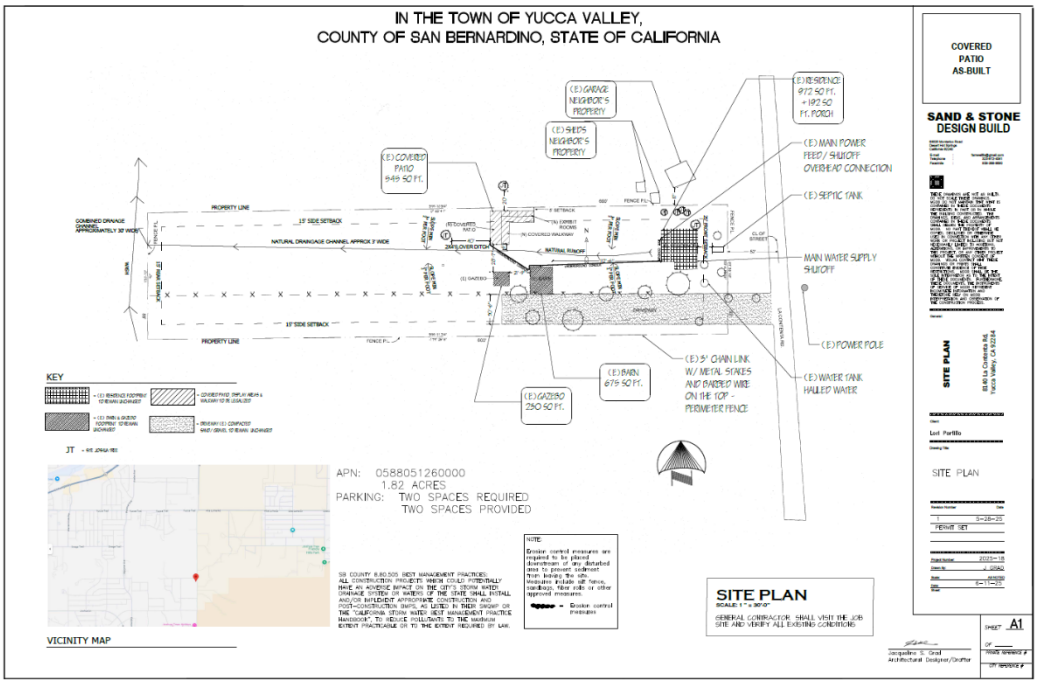
The proposed variance is requested to reduce the required side yard setback from 15’ to 5’ for an existing 545 sq.ft. accessory structure located within the required 15’ side yard setback at 8140 La Contenta Road (APN 0588-051-26). Below are exhibits identifying the location of the structure, the current 5' setback from the north property line, floor plan, and the elevations of the structure submitted by the applicant. The structure is located to the rear of the existing single-family residence and north of the existing barn and gazebo. The western display and the gazebo were constructed on the property without the benefit of a permit in 2016 based on aerial satellite imagery. A complaint was received in 2016 regarding non-permitted construction and operation of a non-permitted vacation rental with noise issues. The current enforcement actions against the property continue from the 2016 case, including non-permitted construction and non-permitted operation of a vacation rental. The owner has taken down their vacation rental listing and reposted it multiple times over the years following code enforcement communication.

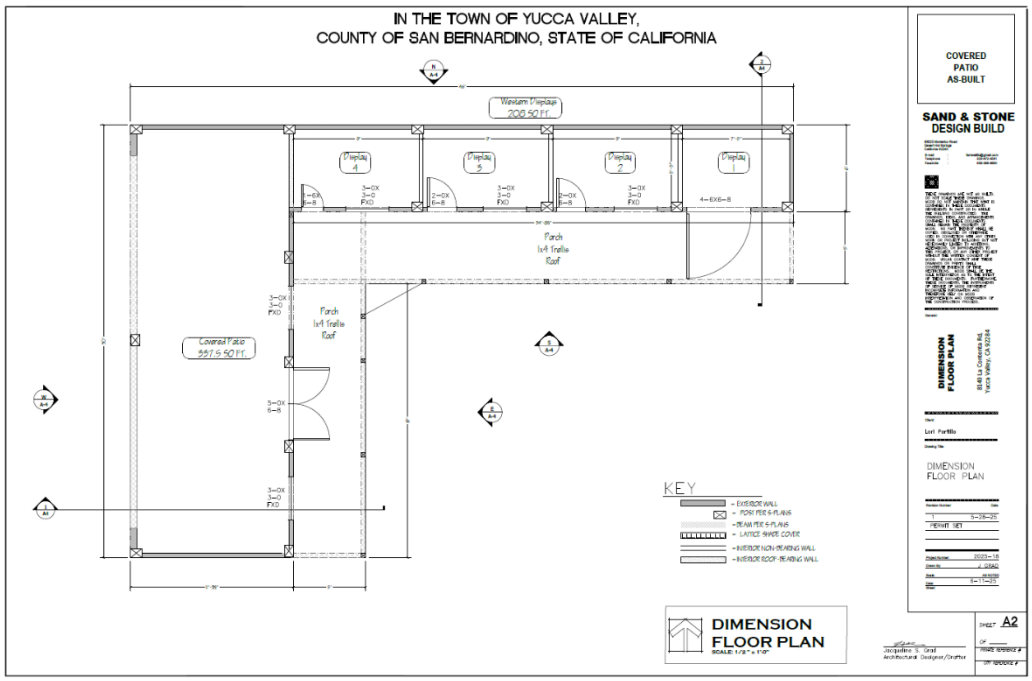
3/2015 Aerial Satellite Imagery

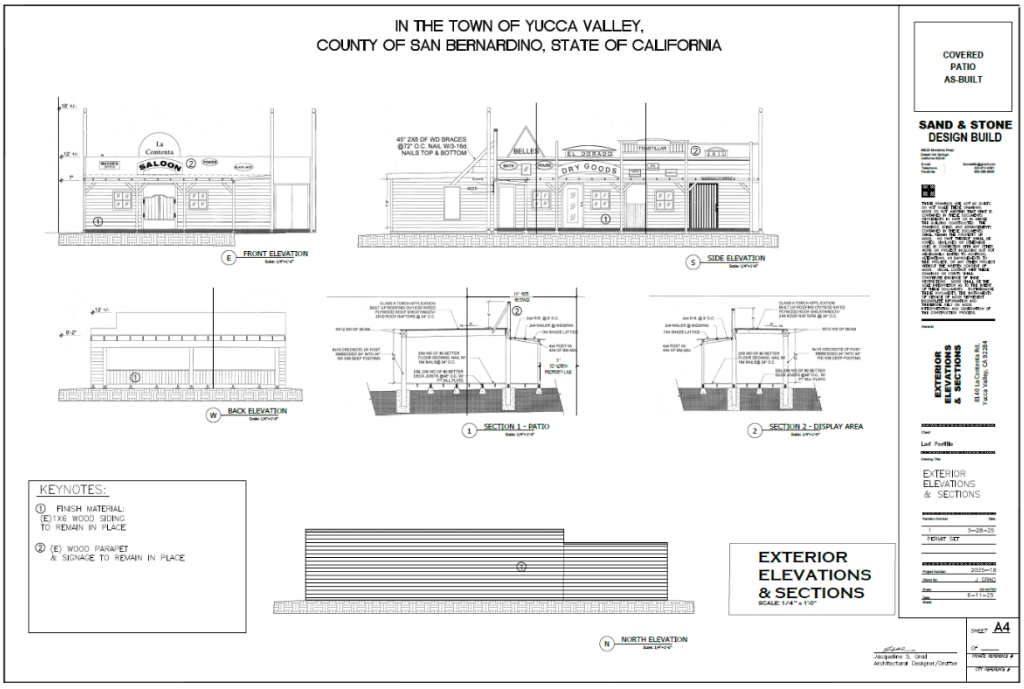


7/2016 Aerial Satellite Imagery


8140 La Contenta Rd


IN THE TOWN OF YUCCA VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
(E) GARAGE NEIGHBOR'S PROPERTY
(E) SHEDS NEIGHBOR'S PROPERTY
(E) COVERED PATIO 849 SQ FT.
(E) RESIDENCE 972 SQ FT. + 192 SQ FT. PORCH
(E) MAIN POWER FEED / SHUTOFF OVERHEAD CONNECTION
(E) SEPTIC TANK
MAIN WATER SUPPLY SHUTOFF
(E) POWER POLE
(E) 5' CHAIN LINK W/ METAL SLATES AND BARBED WIRE ON THE TOP - PERIMETER FENCE
(E) WATER TANK HAULED WATER
(E) BARN 675 SQ FT.
(E) GAZEBO 250 SQ FT.
PROPERTY LINE
15' SIDE SETBACK
NATURAL DRAINAGE CHANNEL APPROX 3' WIDE
KEY
APN: 0588051260000
1.82 ACRES
PARKING: TWO SPACES REQUIRED
TWO SPACES PROVIDED
VICINITY MAP
SITE PLAN
GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS
COVERED PATIO AS-BUILT
SAND & STONE DESIGN BUILD
SITE PLAN
SITE PLAN
PERMIT SET
A1





DISCUSSION:

On August 13, 2025, the Town received an application requesting a variance from Town of Yucca Valley Development Code, Chapter 9.07.050, Table 2-4, to reduce the required side yard setback from 15’ to 5’ for an existing 545 sq.ft. accessory structure located within the required 15’ side yard setback at 8140 La Contenta Road (APN 0588-051-26). On February 25, 2025, a public hearing notice was published in the Hi Desert Star (attached) and on February 27, 2026, the hearing notice was mailed to neighboring properties within 300' of the subject property.

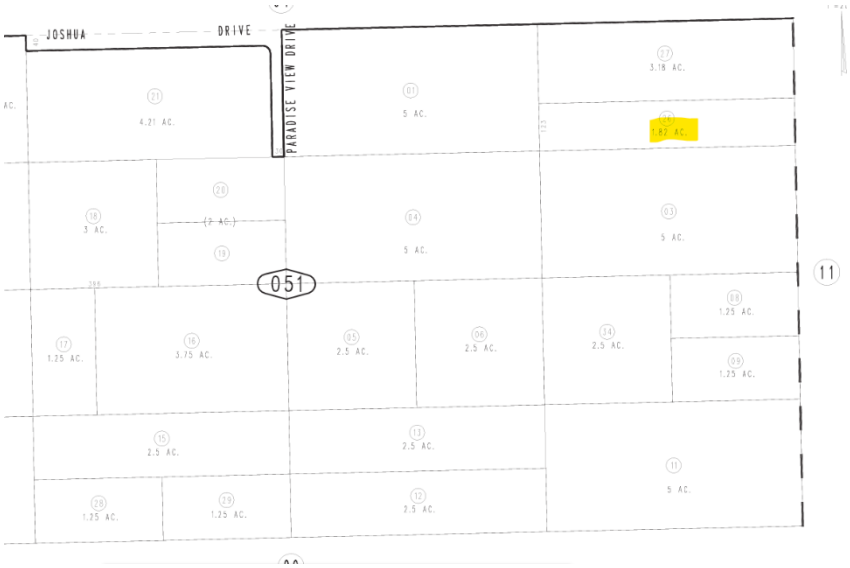
Section 9.07.050, Table 2-4 identifies that interior side setbacks within RL zoning districts are equal to 15'. Section 9.07.120, Table 2-6 specifies that garages, carports, sheds, and other detached, enclosed accessory buildings which occupy no more than 25 percent of the required rear yard are not allowed any encroachment into interior side yard setbacks.

The proposed accessory structure has already been constructed and is an existing condition on the project site. The structure is 545 sq.ft. and is of varying height, ranging from 7' up to 18'. The wood-sided structure consists of a variety of attached western facades and covered walkways, pictured below from prior listing on AirBNB. As staff understands it, the purpose of the structure is a themed element for guests of the property to utilize as a backdrop for photos and outdoor activities.





As illustrated below the properties in the vicinity vary in size from 1.25 acres to 5 acres. The parcel size of the property is identified on the assessor map as 1.82 acres. Property depths in the vicinity range from 331' to 662'. Property widths in the vicinity range from 123' to 329'. The property has a width of approximately 123' and a depth of approximately 662'. The property is nonconforming as to minimum lot size (2.5 acres) and maximum lot dimensions (width to depth) ratio exceeding 1:4.



PROJECT ANALYSIS

GENERAL PLAN CONSIDERATIONS:
The project site is designated Rural Residential (RR-2.5) 2.5 ac min. The language below is provided from the Yucca Valley General Plan, Land Use Element, for reference to the Rural Residential land use district.

Single-family detached residences on large parcels of 2.5 to 5.0 acres. Equestrian and animal keeping activities are expected and encouraged to support a rural lifestyle and country living.

DEVELOPMENT CODE CONSIDERATIONS:
The property is located within the Rural Living (R-L-2.5) zoning district. The language below is provided from the Yucca Valley Development Code, Chapter 9.07 Residential and Hillside Reserve Districts, for reference to Rural Living (RL) districts.

The RL Zoning Districts are established to provide areas for the development and preservation of residential uses, incidental agricultural uses, and similar and compatible uses.

Pursuant to the Development Code, the setback standards for the Rural Living (RL) districts are as follows:

Front setback	25’
Street Side Setback(s)	15'
Rear Setback	15’
Interior Side Setback(s)	5’

Pursuant to the Development Code, the accessory building standards for the Rural Living (RL) districts are as follows:

9.07.060: ACCESSORY BUILDINGS AND USES:

This section applies to all residential accessory buildings and uses within the Town, other than accessory dwelling units regulated in section 9.08.100 of this article 2. Residential accessory buildings include any of those customarily related to a residence, including garages, greenhouses, storage sheds, studios, barns, workshops, guest houses, and similar buildings.

A. General Development Standards: Any new accessory building shall be subject to the standards in table 2-5, "Accessory Building Development Standards", of this section.

1. Zoning District Regulations Applicable: Unless otherwise provided, accessory buildings and uses shall be subject to the same regulations as the primary building or use on the site. Accessory buildings shall have the same setback requirements as primary buildings, except pursuant to section 9.07.120, "Projections And Encroachments Into Required Setback Areas And Above Height Limits", of this chapter, they may encroach within three feet (3') of rear property line, but not occupy more than twenty five percent (25%) of the required rear yard.

2. Accessory To Legally Established Primary Use: An accessory building or use shall always exist in conjunction with, and never without, a legally established primary building or primary use. Where the primary use has not yet been established, an accessory building or structure may only be built subject to the issuance of a temporary use permit in compliance with chapter 9.72, "Temporary Use Permits", of this title.

a. Exception: An accessory building may be constructed on a vacant parcel that is contiguous to a parcel under common ownership that contains a primary use.

3. Determination Of Accessory Uses: In addition to the accessory uses specifically provided for by this chapter or elsewhere within this Development Code, each land use shall be deemed to include other accessory uses that are necessarily and customarily associated with and are clearly incidental and subordinate to the primary land use. The Director shall be responsible for determining if a proposed accessory use meets the criteria in this chapter.

TABLE 2-5

ACCESSORY BUILDING DEVELOPMENT STANDARDS[1]

Development Feature	Requirement By Zoning District		
	R-HR	RL	RS
Maximum floor area of a single accessory building	100 percent of primary building	100 percent of primary building	50 percent of primary building
Maximum number of accessory buildings	4, regardless of any requirement for a	4, regardless of any requirement for a	4, regardless of any requirement for a

	building permit[2]	building permit[2]	building permit[2]
Maximum height	25 feet	25 feet	25 feet

Notes:

1. Cumulative area of all buildings and impervious surfaces (i.e., driveways, patios, pools, etc.) shall not exceed the allowable lot coverage. Properties which are 10 acres or larger in size in the Rural Hillside Reserve (R-HR) Zoning District are exempt from square footage requirements for accessory buildings. If a property has an accessory dwelling unit (ADU) regulated by section 9.08.100 of this article 2, then only 3 accessory structures governed by this section 9.07.060 may be located on the property. A guesthouse regulated by this section 9.07.060 which contains no kitchen (cooking facilities, sinks, refrigerator, or cabinets), is not permitted on a property that contains an ADU.

2. The following structures are not counted towards the maximum number of 4 accessory buildings: a) any structure under 120 square feet; b) pool houses under 200 square feet; c) covered patios or similar structures associated with swimming pools; d) gazebos under 200 square feet.

B. Architecturally Compatible: Any accessory building greater than one hundred twenty (120) square feet in area shall be architecturally compatible with the primary building. To be considered architecturally compatible, accessory buildings shall have roofing materials and/or colors similar to the primary structure. Metal material roofs are allowed provided the roof is painted a similar color to the roof of the primary residence. Siding materials may consist of wood, metal, stucco or similar materials. Proposed accessory buildings which do not conform to these architecturally compatible standards may be reviewed and acted upon by the Planning Commission, based upon consistency and compatibility in the residential neighborhood and surrounding areas.

C. Cargo/Shipping Containers: Other than as a temporary use for construction purposes subject to, or where a building permit has been issued, cargo/shipping containers are not allowed in a Residential Land Use Districts, including containers under one hundred twenty (120) square feet.

Properties that are located in the Single Family Residential (RS), Rural Living (RL), and Hillside Reserve (R-HR) Zoning Districts and are 2.5 acres or larger may contain one cargo/shipping container. Cargo/shipping containers may be located on residential properties containing less than 2.5 acres, but those cargo/shipping containers are subject to Building Division requirements, must be attached to a permanent foundation, and must be architecturally treated so as not to appear as a cargo/shipping container.

As storage for construction clean-up or construction material, a cargo/shipping container used as a temporary storage device may be located anywhere on the property, except in the clear sight triangle, as defined in section 9.31.020,"Clear Sight Triangle", of this title, during the duration of the construction activity associated with an active building permit subject to the approval of a temporary use permit.

When converted to a structure as defined in the adopted Building Codes, attached to a permanent foundation, and architecturally designed and constructed so that the structure is not distinguishable as a cargo/shipping container, these structures are allowed in accordance with the adopted Building Codes and this Development Code.

9.07.120: PROJECTIONS AND ENCROACHMENTS INTO REQUIRED SETBACK AREAS AND ABOVE HEIGHT LIMITS:

TABLE 2-6

PROJECTIONS INTO YARDS - AMOUNT OF ENCROACHMENT ALLOWED

Facilities		Front And Street Side Yards	Interior Side Yards	Rear Yard
11.	Garages, carports, sheds, and other detached, enclosed accessory buildings which occupy no more than 25 percent of the required rear yard	Not allowed	Not allowed	Allowed

Variance Findings:

1. **Will the granting of this variance be detrimental to other properties or land uses in the area or substantially interfere with the present or future ability to use solar energy systems?**

Applicant Response: No, this accessory building is 200' away from the house at 8120 La Contenta Rd., where we share a 660' property line. It is an art project meant to cut the long narrow, less than 2 acre property up. To make this scraped by original homesteaders for horses to roam property, something interesting to look at.

Staff response: No, the variance is not anticipated to be detrimental to other properties of land uses in the area or substantially interfere with the present or future ability to use solar energy systems.

2. Are there exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity?

Applicant Response: Yes, the original homesteaders cleared the property, causing a natural run off swale through the entire length of the property from E to W. It is denuded and because of the way the water runs there is no way to grow anything in order to change that. I haven't seen another property like it.

Staff response: There are no exceptional or extraordinary circumstances applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity. Although the property is nonconforming as to size and lot dimensions, similar to others in the vicinity, there is adequate space to accommodate proposed accessory structures without encroaching into drainage courses or required setbacks on the subject property.

3. Will the strict application of the land use district regulations deprive such property of privileges enjoyed by other properties in the same vicinity or in the same land use district?

Applicant Response: Yes, because of the natural run off dwale through the center of the property, the accessory building could not be any further away from the property line without the building sitting right in the natural run-off area. Right now it turns to the north on the west side of the building.

Staff response: No, there is adequate space to accommodate proposed accessory structures without

encroaching into the natural drainage courses/runoff channel identified by the applicant's exhibit or required setbacks on the subject property. A minor portion of the rear of the property is traversed by a portion of the La Contenta Wash, identified in the Town's Master Plan of Drainage and Town General Plan Open Space and Conservation Element - Wetland and Riparian Resources Map, which continues north and south of the property. Minor runoff is not an unusual property condition within the Rural Living zoning district, nor does it preclude development. Building plans and engineering can address required runoff and retention in accordance with Town standards.

4. Is the variance request in conformance with the objectives, policies, and programs specified in the General Plan and any applicable plan?

Applicant Response: Yes.

Staff response: Yes, the land use is consistent with the General Plan, a wood-sided accessory building is not anticipated to affect the objectives, policies, or programs specified in the General Plan.

Supplemental Materials:

Below is a supplemental statement and exhibits/photos of the property provided by the project applicant to illustrate setbacks, natural drainage, and runoff channels throughout the eastern, developed half of the property.

This is my statement about why I am applying for the variance at the accessory building on the property at 8140 La Contenta. My friend and I built an art project. Because of the scraping of the land by the first homesteaders, there was no shrub, and it looked like an old bomb site. I didn't think about distances from the property line. I knew you had to give 15 ft at La Contenta for the road if it needed to be widened. But did not think it applied somewhere there would never be a road.

Because of the lack of vegetation, no water stays and soaks into the ground it just comes together and runs through the center of the narrow property. The north property line is 5 ft from the building. If we had to move the building 10 ft south, to confirm to the normal backs, it would be right in the runoff area that I sent drawings of on aerial shots.

So, I am asking that I be allowed a variance to leave it where it is. The people that own the property to the north and to the west have no problem with it being where it is. Do you need for me to get copies of this? Or is it sufficient? Also, I will try sending the things I e mailed previously individually. My sister usually does this stuff for me, and she has been out of town for 3 weeks. She is back now so if it doesn't work, I can get her help. Thank you, Lori Portillo

Exhibit #1



Exhibit #2



Exhibit #3



Exhibit #4



Exhibit #5



Exhibit #6



Exhibit #7



Exhibit #8



Exhibit #9



Exhibit #10



Alternatives
N/A

Fiscal Impact:
N/A

Attachments
1. 1 - Application
2. 2 - Property Owner Statement
3. 3 - Site Aerial and Photo Exhibits
4. 4 - Site Plan
5. 5 - Floor and Roof Plans
6. 6 - Elevations
7. 7 - Electrical Plan, Foundation Plan, Roof Framing Plan, and Details
8. 8 - NOH
9. 9- Photos of Neighborhood
10. 11- Master Plan of Drainage

Variance Application

Date Received 8/13/25
By Evan
Fee $1,507 + $1,373 = $2,880 total
Case # V03-25
EA 13-25

General Information

APPLICANT Lori Portillo Phone 760-408-0768
Mailing Address 8282 La Contenta Rd Email thunderbirdlodgeretreat@gmail.com
City Yucca Valley State CA Zip 92284

REPRESENTATIVE NA Phone
Mailing Address Email
City State Zip

PROPERTY OWNER Lori Portillo Phone 760-408-0768
Mailing Address 8282 La Contenta Rd Email thunderbirdlodgeretreat@gmail.com
City Yucca Valley State CA Zip 92284

Project Information

Project address or location 8140 La Contenta Rd
Assessor Parcel Number(s) 0588 05 126 0000
Description of variance being requested An accessory building built within the normal setbacks from property lines, needs permitting

Applicant Signature Lori Portillo
Property Owner Signature Lori Portillo

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

VARIANCE FINDINGS

Please respond to each question in as much detail as you possibly can.
(Attach additional pages if necessary)

1) Will the granting of this variance be detrimental to other properties or land uses in the area or substantially interfere with the present or future ability to use solar energy systems? No, this accessory building is 200' away from the house at 8120 La Conterta Rd., where we share a 660' property line. It is an art project meant to cut the long narrow, less than 2 acre property up. To make this scraped by original homesteaders for horses to roam property. something interesting to look at.

2) Are there exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity? Yes, the original homesteaders cleared the property. causing a natural run-off swale through the entire length of the property from E to W. It is denuded and because of the way the water runs there is no way to grow anything in order to change that. I haven't seen another property like it.

3) Will the strict application of the land use district regulations deprive such property of privileges enjoyed by other properties in the vicinity or in the same land use district? Yes, because of the natural run off swale through the center of the property, the accessory building could not be any further away from the property line without the building sitting right in the natural run-off area. Right now it turns to the north on the west side of the building.

4) Is the variance request in conformance with the objectives, policies, and programs specified in the General Plan and any applicable plan? Yes

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
   ~123' Width and ~660' depth, approx 1.82 acres
2. Existing site zoning: R-L-2.5
3. Existing General Plan designation: RR-2.5
4. Precisely describe the existing use and condition of the site: It is something attractive to look at instead of 660' of barren property. It is an art project that does th
5. Existing Zoning of adjacent parcels:
   North R-L-2.5 South R-L-2.5 East SB County R-L-5 West R-L-2.5
6. Existing General Plan designation of adjacent parcels:
   North RR-2.5 South RR-2.5 East SB County R-L-5 West RR-2.5
7. Precisely describe existing uses adjacent to the site:
   North SFR
   South Vacant
   East Vacant
   West SFR
8. Describe the plant cover found on the site, including the number and type of all protected plants: There are 5 Joshua Trees, not much plant cover due to original homesteaders scraping the property

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

There is a natural run-off swale that runs East to West about half way across the property lengthwise.

Project Description

Complete the items below as they pertain to your project. Attach any other supplemental information that will assist in the review of the proposed project pursuant to CEQA.

1. **Commercial, Industrial, or Institutional Projects:** NA

   A. Specific type of use proposed: Designed to break up the long narrow scraped and denuded property

   B. Gross square footage by each type of use: _____

   C. Gross square footage and number of floors of each building: 1 Floor

   D. Estimate of employment by shift: N/A

   E. Planned outdoor activities: N/A

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

   Paving _____ % Building _____ % Landscaping _____ % Parking _____ %

3. **Maximum height of structures** 35' (Primary) 25' (Accessory)

4. **Amount and type of off street parking proposed:** _____

5. **How will drainage be accommodated?** If Variance is allowed water will continue to drain off through the natural run-off swale that runs through the center of the property running from East to West

6. **Off-site construction (public or private) required to support this project:**
   None

7. **Preliminary grading plan estimate of cut and fill** None

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

9. **Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s)** No

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?
☐	☐	☑	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?
☐	☐	☑	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?

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.

Signature: Lori Portillo

Name: Lori Portillo

Date: 6-18-2025

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.

Signature: Lori Portillo

Name: Lori Portillo

Date: 6-18-2025

The Town of Yucca Valley is granted release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application for the Town's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act (CPRA). If any of these statements cannot be affirmatively acknowledged, please inform the planner before submitting a development application.

Signature: Lori Portillo

Name: Lori Portillo

Date: 6-18-2025

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

SURROUNDING PROPERTY OWNERS LIST CERTIFICATION

(To be submitted with application)

I, Lori Portillo, certify that on 6-18-2025 the attached property owners list was prepared by Lori Portillo 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 6-18-25. 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.

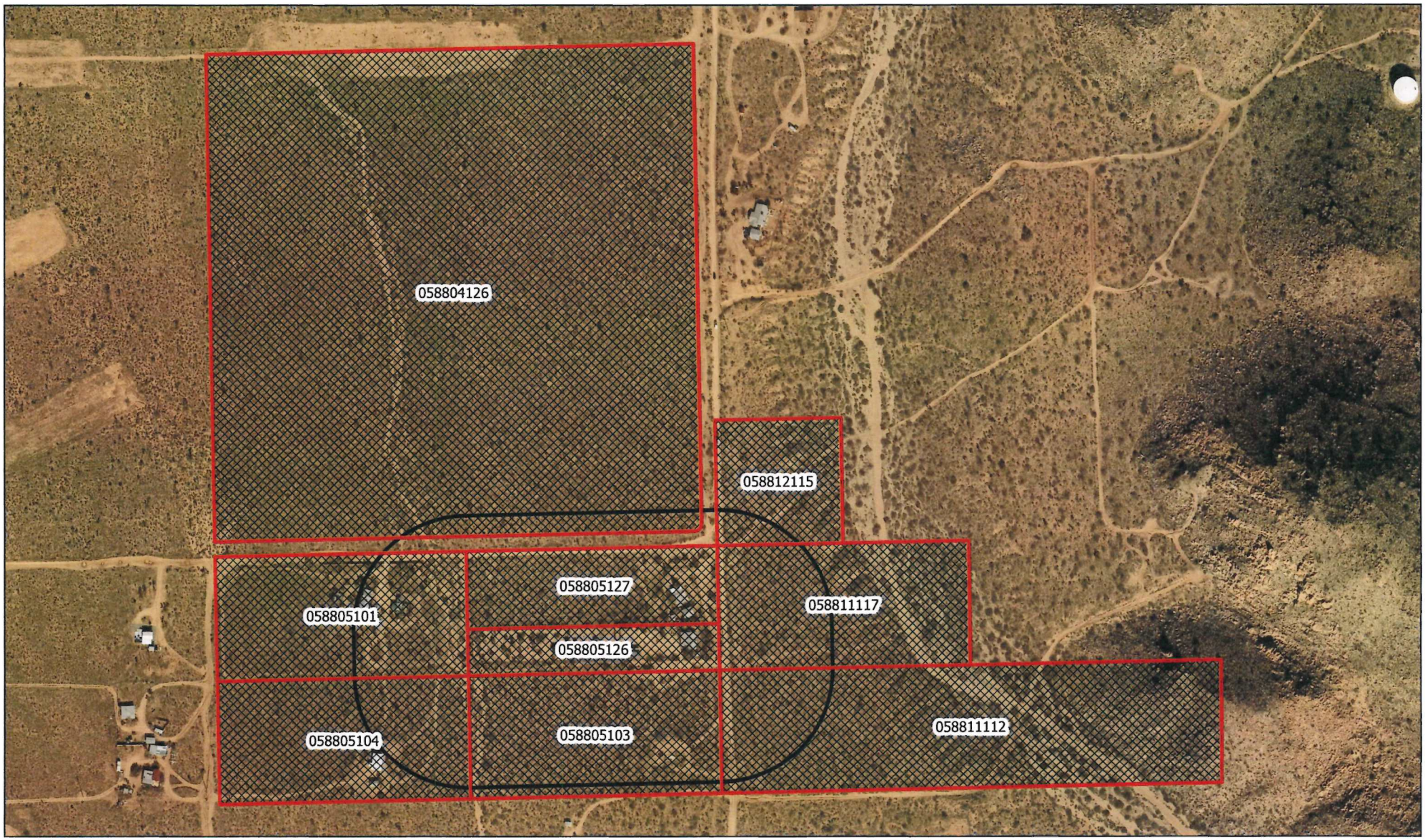
Signed: Lori Portillo

Print Name: Lori Portillo Date: 6-18-2025

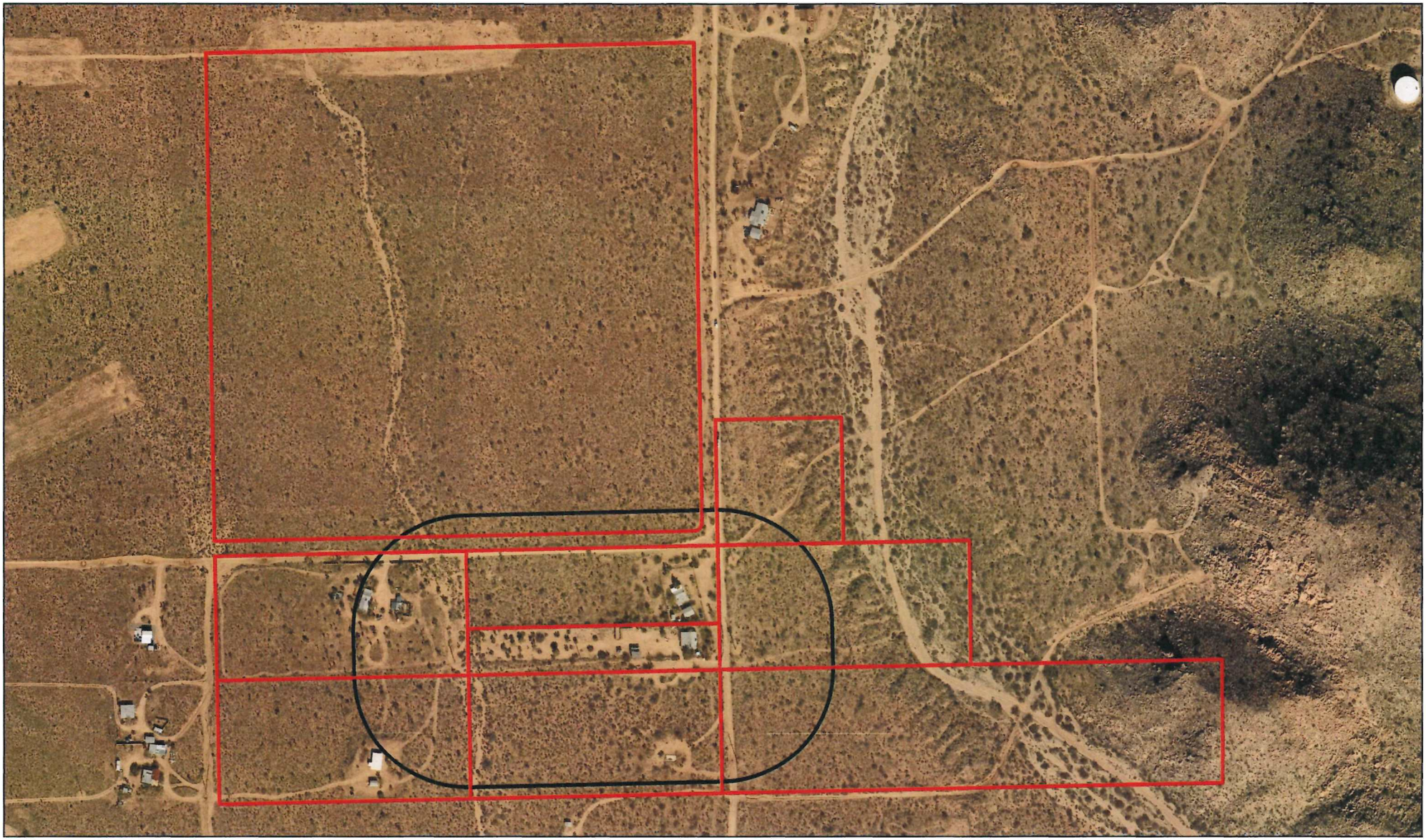
Revised 6 16 2025

Parcel #	Owner's Name	#	Street	Type	City	St.	Zip	Owner's Address	City-St.-Zip
058804126	CORONA SOUTH MAIN DEVELOPMENT LP		JOSHUA	DR	YUCCA VALLEY	CA	92284	1370 JET STREAM DR STE 100	HENDERSON NV 89052
058812115	MAYS, DUANE		LA CONTENTA	RD	JOSHUA TREE	CA	92252	PO BOX 25	PIONEERTOWN CA
058811117	MAYS, DUANE		LA CONTENTA	RD	JOSHUA TREE	CA	92252	PO BOX 25	PIONEERTOWN CA
058805127	MAYS, DUANE	8120	LA CONTENTA	RD	YUCCA VALLEY	CA	92284	P O BOX 25	PIONEERTOWN CA
058805101	EDWARDS, TAURAWA J	59171	JOSHUA	DR	YUCCA VALLEY	CA	92284	8181 INDIO AVE	YUCCA VALLEY CA 92284
058805126	PORTILLO, LORI A	8140	LA CONTENTA	RD	YUCCA VALLEY	CA	92284	8282 LA CONTENTA RD	YUCCA VALLEY CA 92284
058811112	JONES, GRETA							3545 19TH ST	SAN FRANCISCO CA 94110
058805103	ANTARES TRUST DTD 04-05-06	8178	LA CONTENTA	AVE	YUCCA VALLEY	CA	92284	4217 CONTE DR	CARSON CITY NV 89701
058805104	ACOSTA, JOSE M TRUST 04/06/23							74137 SCHOLAR LN EAST	PALM DESERT CA 92211

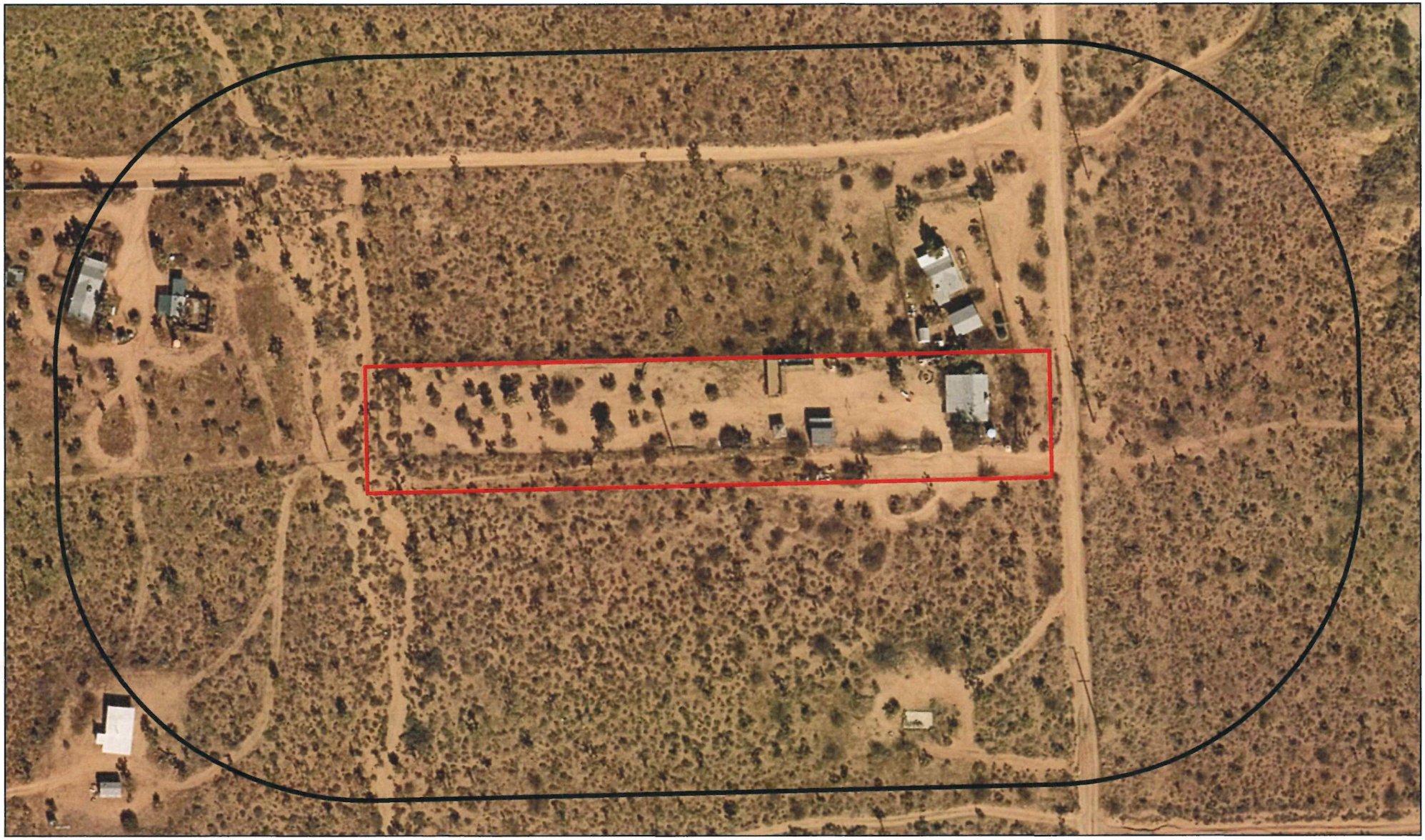
0588-051-26 300ft Radius



0588-051-26 300ft Radius



0588-051-26 300ft Radius



0588121150000
Duane Mays
PO Box 25
Pioneertown, CA 92252

0588111170000
Duane Mays
PO Box 25
Pioneertown, CA 92252

0588111170000
Duane Mays
PO Box 25
Pioneertown, CA 92252

0588121150000
Duane Mays
PO Box 25
Pioneertown, CA 92252

0588 05101
Tawasa Edwards
8181 India Ave
Yucca Valley CA 92284

0588 05127
Duane Mays
PO Box 25
Pioneertown, CA 92252

0588 05101
Tawasa Edwards
8181 India Ave
Yucca Valley CA 92284

0588 05127
Duane Mays
PO Box 25
Pioneertown, CA 92252

0588 05101
Tawasa Edwards
8181 India Ave
Yucca Valley CA 92284

0588 05103
Antares trust DTD 04-05-06
4217 Conte Drive
Carson City NV 89701

0588 05104
Acosta, Jose M trust 04/06/23
74137 Scholar Lane East
Palm Desert CA 92211

0588 05103
Antares trust DTD 04-05-06
4217 Conte Drive
Carson City NV 89701

0588 05104
Acosta, Jose M trust 04-06-23
74137 Scholar Lane East
Palm Desert CA 92211

0588 04126 0000
Corona South Main Development LP
1370 Jet Stream Blvd.
Henderson, Nevada 89052

0588044 26 0000
Corona South Main Development LP
1370 Jet Stream Blvd
Henderson NV 89052

05881112
Greta Jones
3545 19th Street
San Francisco, CA 94110

05881112
Greta Jones
3545 19th Street
San Francisco, CA 94110

Jared Jerome

From: lori@thunderbirdlodgeretreat.com
Sent: Monday, December 29, 2025 8:30 AM
To: Jared Jerome
Subject: 8140 variance reason

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is my statement about why I am applying for the variance at the accessory building on the property at 8140 La Contenta. My friend and I built an art project. Because of the scraping of the land by the first homesteaders, there was no shrub, and it looked like an old bomb site. I didn't think about distances from the property line. I knew you had to give 15 ft at La Contenta for the road if it needed to be widened. But did not think it applied somewhere there would never be a road.

Because of the lack of vegetation, no water stays and soaks into the ground it just comes together and runs through the center of the narrow property. The north property line is 5 ft from the building. If we had to move the building 10 ft south, to confirm to the normal backs, it would be right in the runoff area that I sent drawings of on aerial shots.

So, I am asking that I be allowed a variance to leave it where it is. The people that own the property to the north and to the west have no problem with it being where it is. Do you need for me to get copies of this? Or is it sufficient?

Also, I will try sending the things I e mailed previously individually. My sister usually does this stuff for me, and she has been out of town for 3 weeks. She is back now so if it doesn't work, I can get her help.

Thank you, Lori Portillo

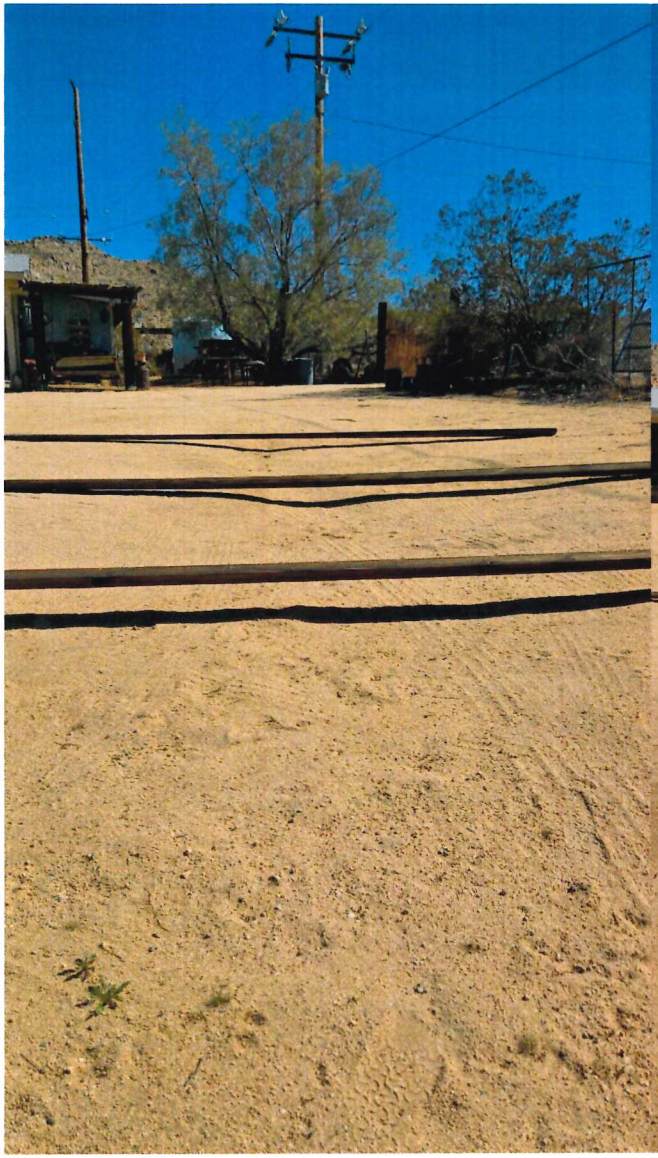
Get Outlook for iOS

8140 La Contenta Road

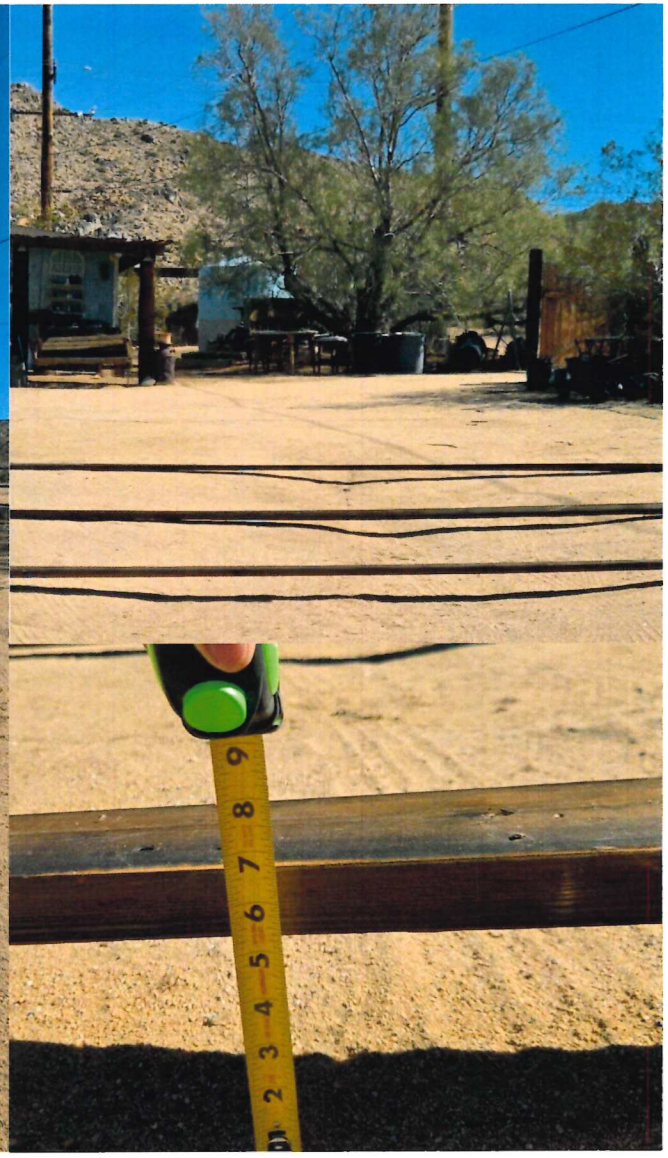
Lori Portillo


8140
Layers
Google Maps


8140
Layers
Google Maps













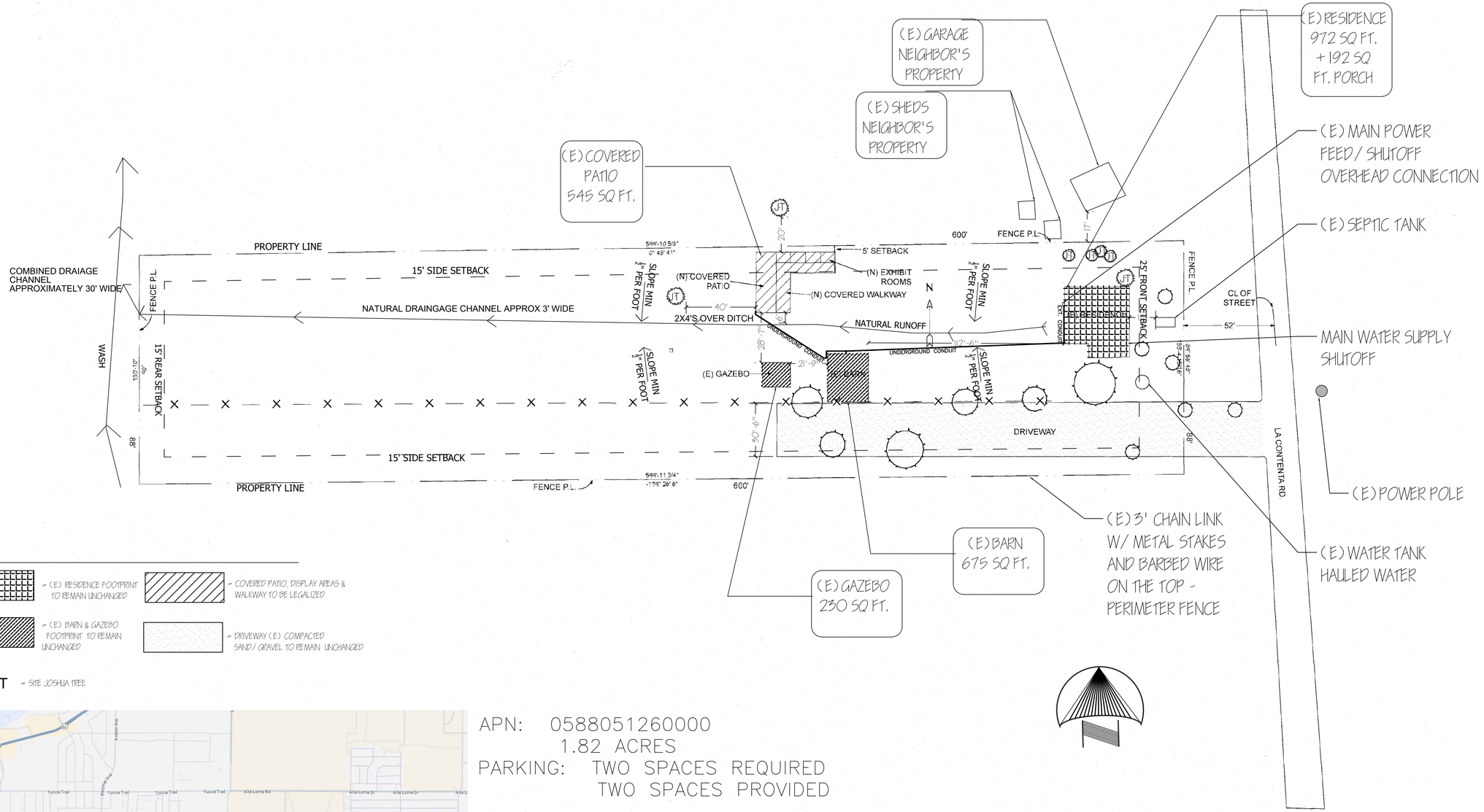








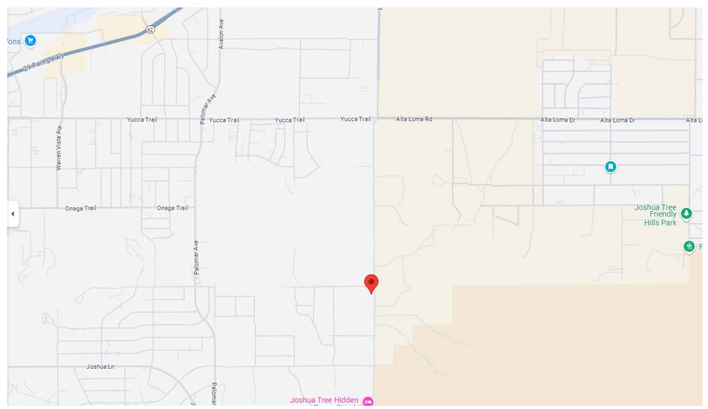
IN THE TOWN OF YUCCA VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



KEY

- = (E) RESIDENCE FOOTPRINT TO REMAIN UNCHANGED
- = COVERED PATIO, DISPLAY AREAS & WALKWAY TO BE LEGALIZED
- = (E) BARN & GAZEBO FOOTPRINT TO REMAIN UNCHANGED
- = DRIVEWAY (E) COMPACTED SAND / GRAVEL TO REMAIN UNCHANGED

JT = SITE JOSHUA TREE



VICINITY MAP

APN: 0588051260000
1.82 ACRES
PARKING: TWO SPACES REQUIRED
TWO SPACES PROVIDED

SB COUNTY 8.80.505 BEST MANAGEMENT PRACTICES:
ALL CONSTRUCTION PROJECTS WHICH COULD POTENTIALLY HAVE AN ADVERSE IMPACT ON THE CITY'S STORM WATER DRAINAGE SYSTEM OR WATERS OF THE STATE SHALL INSTALL AND/OR IMPLEMENT APPROPRIATE CONSTRUCTION AND POST-CONSTRUCTION BMPS, AS LISTED IN THEIR SWQMP OR THE "CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK", TO REDUCE POLLUTANTS TO THE MAXIMUM EXTENT PRACTICABLE OR TO THE EXTENT REQUIRED BY LAW.

NOTE:

Erosion control measures are required to be placed downstream of any disturbed area to prevent sediment from leaving the site. Measures include silt fence, sandbags, fiber rolls or other approved measures.

= Erosion control measures

SITE PLAN

SCALE: 1 " = 30'-0"

GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS

COVERED PATIO AS-BUILT

SAND & STONE DESIGN BUILD

68020 Monterico Road
Desert Hot Springs
California 92240

E-mail : famwellllc@gmail.com
Telephone : 323-972-4581
Facsimile : 858-368-8690

THESE DRAWINGS ARE NOT AS BUILTS. DO NOT SCALE THESE DRAWINGS. MGDB DO NOT MAINTAIN THAT WHAT IS CONTAINED IN THESE DOCUMENTS REPRESENTS IN PART OR IN WHOLE THE BUILDING CONSTRUCTED. THE DRAWINGS, IDEAS, AND ARRANGEMENTS CONTAINED IN THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF MGDB. NO PART THEREOF WHALL BE COPIED, DISCLOSED OR OTHERWISE USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT INCLUDING BUT NOT NECESSARILY LIMITED TO ADDITIONS, ALTERATIONS, OR IMPROVEMENTS TO THIS PROJECT, OR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF MGDB. VISUAL CONTACT WHIT THESE DRAWINGS OR PRINTS SHALL CONSTITUTE EVIDENCE OF THESE RESTRICTIONS. MGDB SHALL BE THE SOLE INTERPRETOR AS TO THE INTENT OF THESE DOCUMENTS. FURTHERMORE, THESE DOCUMENTS, THE INSTRUMENTS OF SERVICE OF MGDB REPRESENT INCOMPLETE INFORMATION AND THEREFORE RELY ON MGDB INTERPRETATION AND OBSERVATION OF THE CONSTRUCTION PROCESS.

General:

SITE PLAN

8140 La Contenta Rd.
Yucca Valley, CA 92284

Client:

Lori Portillo

Drawing Title:

SITE PLAN

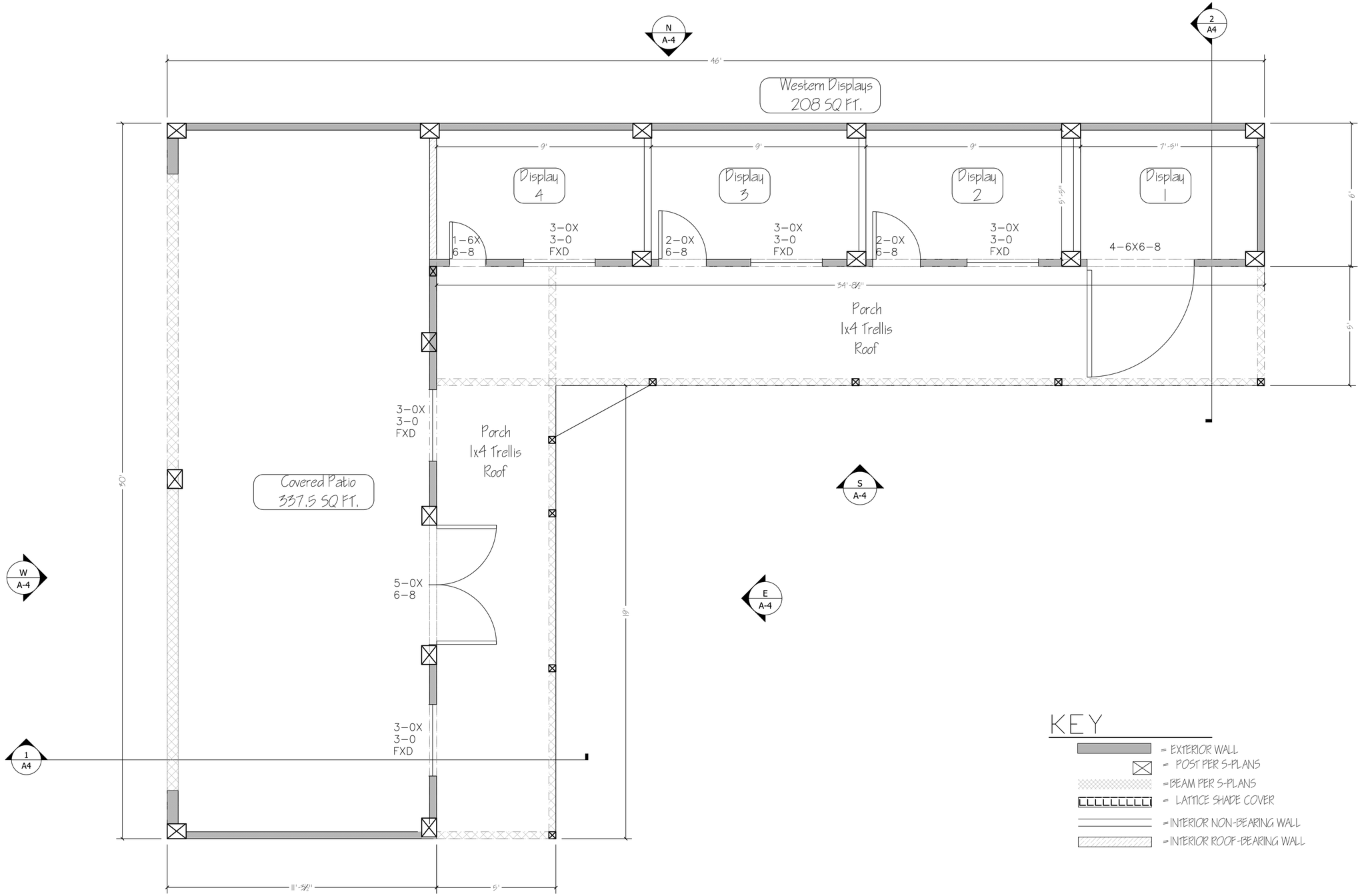
Revision Number	Date
1	5-28-25
PERMIT SET	

Project Number: 2025-18
Drawn By: J GRAD
Scale: AS NOTED
Date: 6-11-25
Sheet:

SHEET A1
OF _____
PRIVATE REFERENCE #
CITY REFERENCE #

Jacqueline S. Grad
Architectural Designer/Drafter

IN THE TOWN OF YUCCA VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



KEY

- = EXTERIOR WALL
- = POST PER S-PLANS
- = BEAM PER S-PLANS
- = LATTICE SHADE COVER
- = INTERIOR NON-BEARING WALL
- = INTERIOR ROOF-BEARING WALL

DIMENSION FLOOR PLAN

SCALE: 1/2" = 1'-0"

Jacqueline S. Grad
Architectural Designer/Drafter

COVERED PATIO AS-BUILT

SAND & STONE DESIGN BUILD

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General:

DIMENSION FLOOR PLAN

8140 La Contenta Rd.
Yucca Valley, CA 92284

Client:

Lori Portillo

Drawing Title:

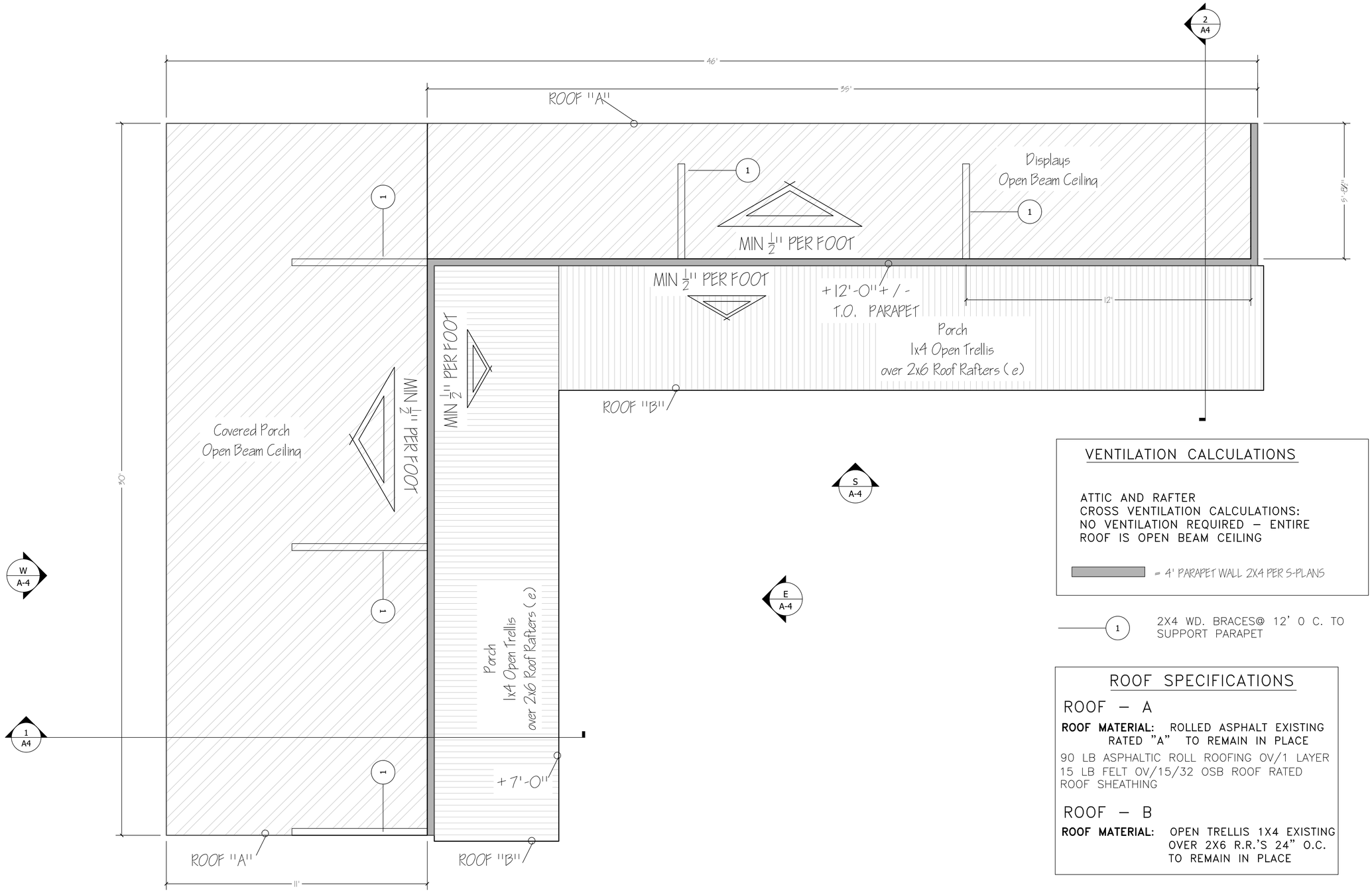
DIMENSION
FLOOR PLAN

Revision Number	Date
1	5-28-25
PERMIT SET	

Project Number: 2025-18
Drawn By: J GRAD
Scale: AS NOTED
Date: 6-11-25
Sheet:

SHEET A2
OF ____
PRIVATE REFERENCE #
CITY REFERENCE #

IN THE TOWN OF YUCCA VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



VENTILATION CALCULATIONS

ATTIC AND RAFTER
CROSS VENTILATION CALCULATIONS:
NO VENTILATION REQUIRED – ENTIRE ROOF IS OPEN BEAM CEILING

= 4' PARAPET WALL 2X4 PER S-PLANS

1 — 2X4 WD. BRACES@ 12' 0 C. TO SUPPORT PARAPET

ROOF SPECIFICATIONS

ROOF – A

ROOF MATERIAL: ROLLED ASPHALT EXISTING RATED "A" TO REMAIN IN PLACE

90 LB ASPHALTIC ROLL ROOFING OV/1 LAYER
15 LB FELT OV/15/32 OSB ROOF RATED ROOF SHEATHING

ROOF – B

ROOF MATERIAL: OPEN TRELLIS 1X4 EXISTING OVER 2X6 R.R.'S 24" O.C. TO REMAIN IN PLACE

ROOF PLAN
SCALE: 1/2" = 1'-0"

COVERED PATIO AS-BUILT

SAND & STONE DESIGN BUILD

68020 Monterico Road
Desert Hot Springs
California 92240

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General:

ROOF PLAN

8140 La Contenta Rd.
Yucca Valley, CA 92284

Client:

Lori Portillo

Drawing Title:

ROOF PLAN

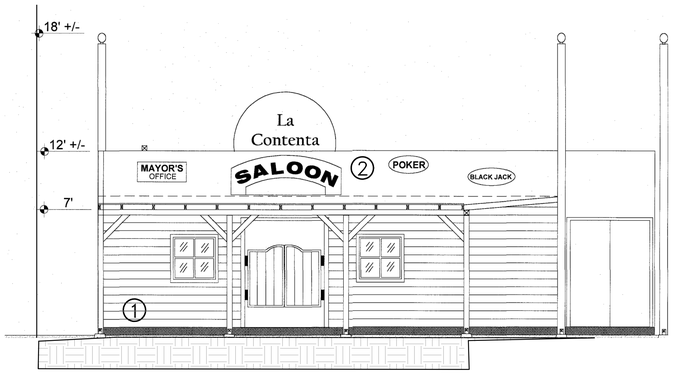
Revision Number	Date
1	5-28-25
PERMIT SET	

Project Number: 2025-18
Drawn By: J GRAD
Scale: AS NOTED
Date: 5-30-25
Sheet:

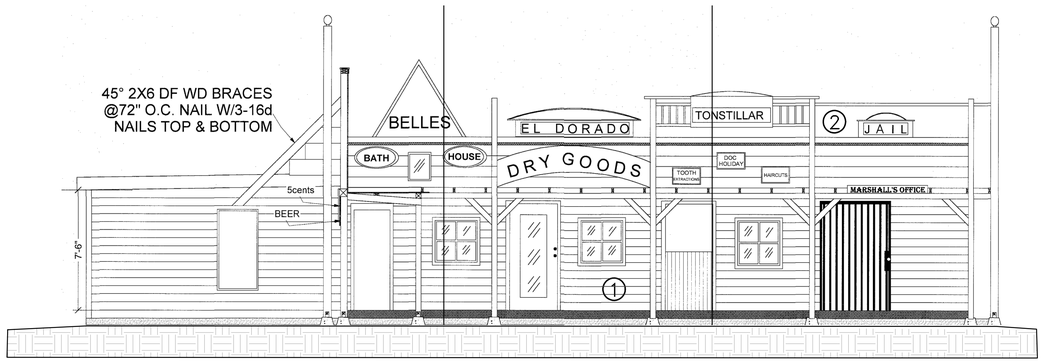
Jacqueline S. Grad
Architectural Designer/Drafter

SHEET A3
OF ____
PRIVATE REFERENCE #
CITY REFERENCE #

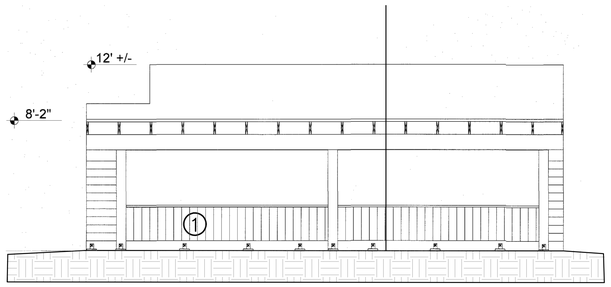
IN THE TOWN OF YUCCA VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



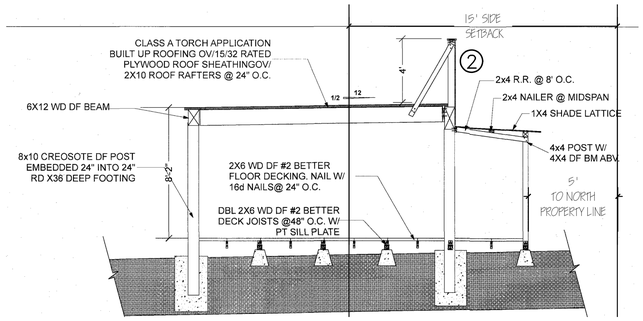
E FRONT ELEVATION
Scale: 1/4"=1'-0"



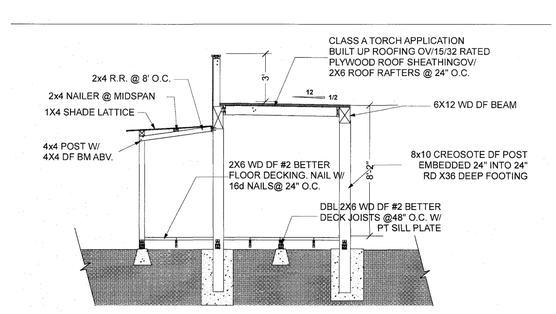
S SIDE ELEVATION
Scale: 1/4"=1'-0"



W BACK ELEVATION
Scale: 1/4"=1'-0"



1 SECTION 1 - PATIO
Scale: 1/4"=1'-0"

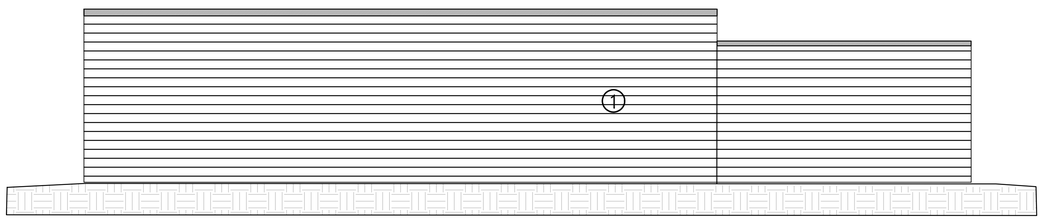


2 SECTION 2 - DISPLAY AREA
Scale: 1/4"=1'-0"

KEYNOTES:

① FINISH MATERIAL:
(E)1X6 WOOD SIDING
TO REMAIN IN PLACE

② (E) WOOD PARAPET
& SIGNAGE TO REMAIN IN PLACE



N NORTH ELEVATION
Scale: 1/4"=1'-0"

EXTERIOR ELEVATIONS & SECTIONS
SCALE: 1/4 '' = 1'-0''

Jacqueline S. Grad
Architectural Designer/Drafter

COVERED PATIO AS-BUILT

SAND & STONE DESIGN BUILD

68020 Monterico Road
Desert Hot Springs
California 92240

E-mail : famwelllllc@gmail.com
Telephone : 323-972-4581
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General:

EXTERIOR ELEVATIONS & SECTIONS
8140 La Contenta Rd,
Yucca Valley, CA 92284

Client:

Lori Portillo

Drawing Title:

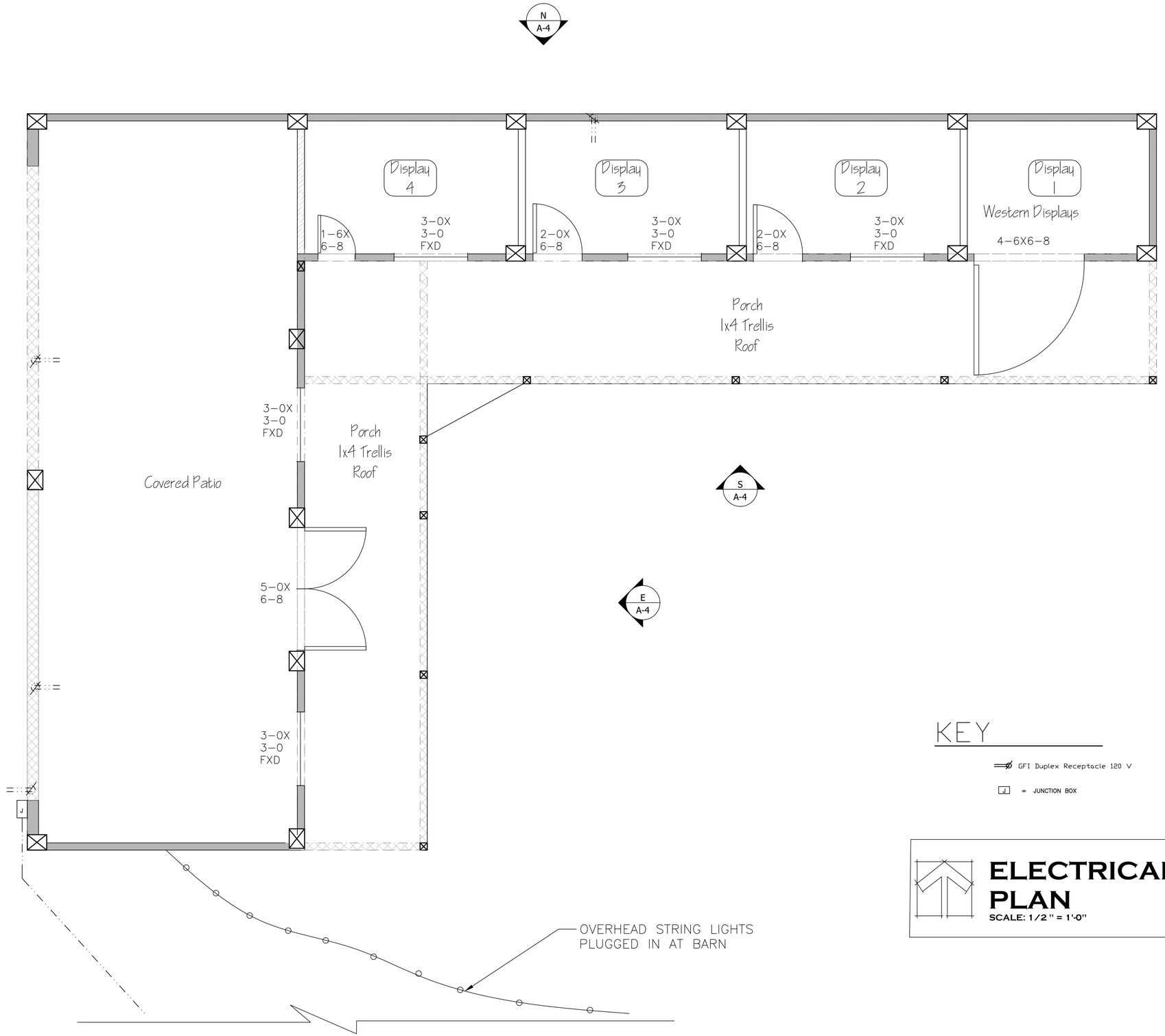
EXTERIOR
ELEVATIONS
& SECTIONS

Revision Number	Date
1	5-28-25
PERMIT SET	

Project Number: 2025-18
Drawn By: J GRAD
Scale: AS NOTED
Date: 6-11-25
Sheet:

SHEET A4
OF ____
PRIVATE REFERENCE #
CITY REFERENCE #

IN THE TOWN OF YUCCA VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



KEY

GFI Duplex Receptacle 120 V

J = JUNCTION BOX

ELECTRICAL PLAN
SCALE: 1/2" = 1'-0"

COVERED PATIO AS-BUILT

SAND & STONE DESIGN BUILD

68020 Monterico Road
Desert Hot Springs
California 92240

E-mail : famwellllc@gmail.com
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General:

ELECTRICAL PLAN

8140 La Contenta Rd.
Yucca Valley, CA 92284

Client:

Lori Portillo

Drawing Title:

ELECTRICAL PLAN

Revision Number	Date
1	5-28-25
PERMIT SET	

Project Number: 2025-18
Drawn By: J GRAD
Scale: AS NOTED
Date: 6-11-25
Sheet:

Jacqueline S. Grad
Architectural Designer/Drafter

SHEET A2
OF _____
PRIVATE REFERENCE #
CITY REFERENCE #

OWNERSHIP OF DOCUMENTS

ALL DRAWINGS, SPECIFICATIONS AND OTHER WORK PRODUCT OF THE ENGINEER FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE FOR THIS PROJECT ONLY AND SHALL REMAIN THE PROPERTY OF THE ENGINEER WHETHER THE PROJECT IS COMPLETED OR NOT. REUSE OF ANY OF THE INSTRUMENTS OF SERVICE OF THE ENGINEER BY THE OWNER ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER SHALL BE AT THE OWNER'S RISK AND THE OWNER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, AND EXPENSES INCLUDING ATTORNEYS' FEES ARISING OUT OF SUCH UNAUTHORIZED REUSE OF THE ENGINEER'S INSTRUMENTS OF SERVICE BY THE OWNER OR BY OTHERS ACTING THROUGH THE OWNER.

GENERAL

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.
2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
3. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO 2022 CBC BASED ON IBC 2018.
4. THE ENGINEER HAS NOT CONSIDERED VIBRATION EFFECTS OF MECHANICAL EQUIPMENT.
5. THE ENGINEER HAS NOT DESIGNED CONCRETE SLAB ON GRADE.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE PROSECUTION OF THIS WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS DURING CONSTRUCTION. SAFETY AND BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
8. IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ARCHITECT SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
9. WHERE CONSTRUCTION MATERIALS ARE TEMPORARILY STORED ON ROOF OR FLOOR FRAMING, THEY SHALL BE DISTRIBUTED SO THAT THE LOADS DO NOT EXCEED THE DESIGN LOAD.
10. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR IT. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES, WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
11. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
    SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED.
    SIZE AND LOCATION OF INTERIOR AND EXTERIOR NON-BEARING PARTITIONS.
    SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS SLOPES,
    DEPRESSED AREAS, CHANGES IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
    SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN.
    FLOOR AND ROOF FINISHES.
    STAIR FRAMING AND DETAILS (EXCEPT AS SHOWN).
    DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
12. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
    PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC. (EXCEPT AS SHOWN OR NOTED). ELECTRIC CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES. SIZE AND, LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
13. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
14. OPENINGS, POCKETS, ETC. LARGER THAN 6 INCHES SHALL NOT BE PLACED IN CONCRETE SLABS, DECK BEAMS, JOISTS, COLUMNS, WALLS ETC., UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.NOTIFY THE ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC. LARGER THAN 6 INCHES NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
15. DESIGN, MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ENGINEER, AND THE APPLICABLE GOVERNING CODE AUTHORITY.
16. ALL RETAINING WALLS SHALL BE ADEQUATELY SHORED DURING BACK FILLING.
17. STRUCTURAL OBSERVATIONS PERFORMED BY ARCHITECT/ENGINEER DURING CONSTRUCTION ARE NOT THE CONTINUOUS AND SPECIAL INSPECTION SERVICES AND DO NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR. OBSERVATIONS ALSO DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.
18. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY DETAIL WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ENGINEER FOR INTERPRETATION OR CLARIFICATION.

WOOD FRAME:

1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR LARCH OF THE FOLLOWING GRADES, CONFORMING TO STANDARD GRADING RULES FOR WEST COAST LUMBER, NO. 16, UNLESS NOTED OTHERWISE.

   2X RAFTERS AND JOISTS (U.O.N.) .....NO. 2
   4X BEAMS AND HEADERS .....NO. 1
   6X BEAMS AND STRINGERS .....NO. 1
   LAMINATED BEAMS .....24F-V3, V4 OR V8 FOR CANTILEVER
   POSTS AND TIMBER .....NO. 1
   2X4 STUD ..... CONST. GRADE.
   GRADE AND SPECIES OF ALL LUMBER MUST BE GRADE MARKED,
2. PLYWOOD FOR ROOF SHEETING SHALL BE CDX. USE EXTERIOR TYPE, MIN. C-C GRADE, WHERE PLYWOOD IS EXPOSED TO WEATHER. PLYWOOD FOR FLOOR SHEETING SHALL BE CDX. ALL PLYWOOD SHALL BE GLUED WITH EXTERIOR TYPE GLUE. ALL PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARDS PS 1-95.
3. A REGISTERED STAMP OR BRAND OF THE DOUGLAS FIR PLYWOOD ASSOCIATION SHALL IDENTIFY EACH SHEET OF PLYWOOD.
4. TOP PLATE OF ALL STUD WALLS SHALL BE 2 PIECES THE SAME SIZE AS STUDS. SPLICES TO LAP 4'-0' MINIMUM AND BE NAILED WITH 12-16D MINIMUM EACH SIDE OF JOINT.
5. EDGES OF ALL OPENINGS THROUGH THE ROOF SHALL BE NAILED PER BOUNDARY OF PLYWOOD DIAPHRAGM NAILING REQUIREMENTS.
6. JOIST HANGERS AND OTHER CONNECTORS SHALL BE SIMPSON TYPES.
7. BOLT HOLES IN WOOD SHALL BE 1/32" TO 1/16"LARGER THAN THE NORMAL BOLT DIAMETER. ALL BOLTS SHALL HAVE STANDARD CUT WASHER UNDER HEAD AND NUT UNLESS OTHERWISE NOTED.
8. ALL BOLTS SHALL BE RETIGHTENED PRIOR TO THE APPLICATION OF SHEETING, PLASTER, ETC.
9. PROVIDE FIRE STOPS AT ALL INTERSECTIONS OF STUD WALLS AT FLOOR, CEILING, AND ROOF. FIRE STOPS SHALL BE 2X NOMINAL THICKNESS OF WOOD AND SHALL BE THE FULL WIDTH OF THE ENCLOSED SPACE. PLACE FIRE STOPS AT A MAXIMUM SPACING OF 8'-0" IN THE VERTICAL DIRECTION. PROVIDE 2X FIRE STOPS IN ALL FURRED SPACES, VERTICAL AND HORIZONTAL, AND AT THE SAME LINES AS FIRE STOPS IN ADJACENT STUD WALLS.
10. PROVIDE 2X SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL SUPPORTS. BLOCKING SHALL BE ONE PIECE AND THE FULL DEPTH OF THE JOIST OR RAFTER.
11. ALL STUD PARTITIONS OR WALLS OVER 10-FT. HEIGHT SHALL HAVE 2X BRIDGING, SAME WIDTH AS THE STUD, PREFERABLY AT MID-HEIGHT BUT NOT TO EXCEED INTERVALS OF 8 FT.
12. DO NOT NOTCH JOISTS, RAFTERS OR BEAMS, EXCEPT WHERE SHOWN IN DETAILS. OBTAIN ENGINEER'S APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THROUGH BILLS, PLATES, STUDS, AND DOUBLE PLATES IN INTERIOR BEARING AND SHEAR WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED IN THE CENTER OF THE STUD OR PLATE.
13. CROSS BRIDGING SHALL BE PROVIDED AT 8'-0"O.C. MAXIMUM FOR ALL JOISTS AND RAFTERS MORE THAN 8"DEEP.
14. PROVIDE DOUBLE JOISTS UNDER PARTITIONS, WHICH ARE PARALLEL TO THE JOISTS.
15. ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. BOLTS SHALL BE PLACED 9 INCHES FROM THE END OF A PLATE, OR FROM A NOTCH GREATER THAN 1/2 THE WIDTH OF A PLATE, AND SPACED AT INTERVALS NOTED.
16. FASTENERS FOR PRESERVATIVE – TREATED SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER

NAILED CONNECTIONS SHALL CONFORM TO THE MINIMUM NAILING SCHEDULE BELOW, EXCEPT AS OTHERWISE NOTED. ALL NAILS SHALL BE COMMON NAILS. IF DRIVING OF NAILS CAUSES SPLITTING, HOLES FOR THE NAILS SHALL BE SUB-DRILLED.

PARALLAM BEAMS

1. PARALLAM WOOD BEAMS (PLB) SHALL BE MANUFACTURED BY TRUSS JOIST MAC MILLAN, OR OTHER LISTED MAKE APPROVED BUILDING OFFICIAL, ID PER MANUFACTURER'S SPECIFICATIONS AND PER ICC-ESR 1387, LARR #25202. ANY CHANGE FROM THE APPROVED ITEM IS APPROVED IN THE PLAN CHECK OFFICE NOT BY THE FIELD INSPECTOR.
2. PROPERTIES OF PLB SHALL BE AS FOLLOWS:
   E = 2,200 KSI
   Fb = 2,900 PSI
   Fc = 2,900 PSI (PARALLEL TO GRAIN)
   Fv = 290 PSI

REINFORCING STEEL

1. ALL REINFORCING SHALL CONFORM TO ASTM A615, 60 KSI UNLESS OTHERWISE NOTED.
2. REINFORCING BARS SHALL HAVE THE FOLLOWING MINIMUM COVERAGE. PLACE BARS AS NEAR TO THE CONCRETE SURFACE AS THESE MINIMUMS PERMIT WHEREVER POSSIBLE UNLESS NOTED OTHERWISE:

	MIN. CONCRETE COVER
CONCRETE POURED AGAINST EARTH	3"
FORMED CONCRETE IN CONTACT WITH EARTH	2"
EXPOSED TO WEATHER (#6 AND LARGER)	2"
EXPOSED TO WEATHER (#5 AND SMALLER)	1-1/2"
SLABS & WALLS NOT EXPOSED TO WEATHER	1"
NOT EXPOSED TO WEATHER	1-1/2"

3. #5 AND LARGER REINFORCING BARS SHALL NOT BE SPLICED EXCEPT AS LOCATED AND DETAILED ON THE DRAWINGS. #4 AND SMALLER BARS WITH LENGTH NOT SHOWN SHALL BE CONTINUOUS, LAPPING 1'-6" MINIMUM IN CONCRETE (SEE TYPICAL DETAILS). HORIZONTAL WALL SPLICES SHALL BE STAGGERED. VERTICAL BARS SHALL NOT BE SPLICED EXCEPT AT HORIZONTAL SUPPORT, SUCH AS FLOOR OR ROOF, UNLESS DETAILED OTHERWISE. ALL BARS ENDING AT THE FACE OF A WALL, COLUMN, OR BEAM SHALL EXTEND TO WITHIN 2" OF THE FAR FACE AND HAVE A 90 DEGREE HOOK UNLESS OTHERWISE SHOWN.
4. BARS SHALL BE FIRMLY SUPPORTED AND ACCURATELY PLACED AS REQUIRED BY THE A.C.I. STANDARDS, USING TIE AND SUPPORT BARS IN ADDITION TO REINFORCEMENT SHOWN WHERE NECESSARY FOR FIRM AND ACCURATE PLACING. ALL DOWELS SHALL BE ACCURATELY SET IN PLACE BEFORE PLACING CONCRETE.
5. DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZE, CLEARANCES, LAPS, INTERSECTIONS AND COVERAGE REQUIRED BY STRUCTURAL DETAILS, APPLICABLE CODE AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS THAT ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.
6. NO WELDING OF REINFORCEMENT (INCLUDING TACK WELDING) SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS. WHERE SHOWN ON THE DRAWINGS, WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS SPECIFICALLY CERTIFIED FOR REINFORCING STEEL. USE E90XX ELECTRODES.

SHEAR WALL HOLDOWNS:

1. THE CONCRETE CONTRACTOR IS TO VERIFY LOCATION OF HOLDOWNS AND ANCHOR BOLTS WITH ROUGH FRAMING TO ASSURE PROPER AND ACCURATE INSTALLATION, WITH THE FRAMING CONTRACTOR.
2. ALL HDU, HDQ8, HHDQ &PHD, ARE TO BE INSTALLED ACCORDING TO SIMPSON STRONG TIE SPECIFICATIONS AND REQUIREMENTS OF REPORT NUMBER ICC ESR-2330 AND LARR #25720.
3. MPA'S AND HPAHD22'S SHALL BE INSTALLED IN FOOTINGS HAVING A MINIMUM WIDTH OF AT LEAST 8" (U.N.O.)
4. ALL HOLDOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
5. PROVIDE (2) #4 REINFORCING BAR TOP & (2) #4 BOTTOM OF ALL CONTINUOUS FOOTINGS.

SPECIAL INSPECTION

PROVIDE CONTINUOUS INSPECTION FOR THE FOLLOWING:
-DURING PLACING OF ALL STRUCTURAL CONCRETE F'C > 2500 PSI @ 28 DAYS
-DURING ALL STRUCTURAL STEEL WELDING
-DURING BOLTING WITH HIGH TENSILE BOLTS
-DURING INSTALLATION OF EXPANSION ANCHORS
-DURING INSTALLATION OF EPOXY ANCHORS / DOWELS JUST PRIOR TO PLACING CONCRETE FOUNDATIONS TO ENSURE SUBGRADE IS SUITABLE, FREE FROM LOOSE SOIL, AND FOUNDATIONS ARE OF PROPER DIMENSIONS
-DURING INSTALLATION OF HOLD-DOWN ANCHORS AT PLYWOOD SHEAR WALLS.
-ROOF AND WALLS NAILING IN PROGRESS VISUAL INSPECTION PER AWS D1.1-94 IS REQUIRED FOR ALL WELDING (CUTOUTS, CLEAN-UP, ROOT PASSES, FILL-IN PASSES ETC.). WELDING INSPECTORS ARE TO BE AWS Q.C.-1 CERTIFIED. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY DETAIL WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ENGINEER FOR INTERPRETATION OR CLARIFICATION.
-CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR REQUIRED FOR EDGE DISTANCE OF ANCHOR BOLTS.

HARDWARE	LARR #	ICC-ES ESR#
HOLDOWNS	25720	2330
MST STRAPS	25713	2105
A34, A35	25716	IAPMO ES ER-112
LTP4	25716	2606
SIMPSON 'SET-XP' EPOXY	25744	2508
CMST 14	25713	2105

CONCRETE

1. THE MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI. WATER TO CEMENT RATIO SHALL BE W/C=0.45.
2. ALL CEMENT USED SHALL CONFORM TO A.S.T.M. C-150, CEMENT SHALL BE OF TYPE "V"
3. FINE AND COARSE AGGREGATE SHALL CONFORM TO A.S.T.M. C-33.
4. ALL-CONCRETE UNLESS OTHERWISE NOTED ON PLANS WILL BE REGULAR WEIGHT HARD ROCK TYPE (150 LB./CU.FT. AGGREGATE SHALL CONFORM TO A.S.T.M. C-33 WITH PROVEN SHRINKAGE CHARACTERISTICS PER A.S.T.M. C-157.
5. MAXIMUM SLUMP OF CONCRETE USED IN FLOOR SLAB AT FLAT WORK SHALL BE FOUR (4") INCHES.
6. VIBRATION: VIBRATION OF CONCRETE SHALL BE IN ACCORDANCE WITH GENERAL PROVISION OUTLINED IN PORTLAND CEMENT ASSOCIATION SPECIFICATIONS ST26.
7. CURING: CONCRETE SHALL BE MAINTAINED IN MOIST CONDITION FOR A MINIMUM OF FIVE (5) DAYS AFTER ITS PLACEMENT. APPROVED CURING COMPOUND MAY BE USED IN LIEU OF MOIST CURING.
8. STRENGTH TEST OF CONCRETE SHALL BE REQUIRED AS PER CODE AND OUTLINED IN SPECIFICATION REPORT SHALL BE FORWARDED TO THE STRUCTURAL ENGINEER.
9. ANCHOR BOLTS, DOWELS, INSERT, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
10. THE ENGINEER MUST APPROVE LOCATION OF CONSTRUCTION OR POUR JOINTS.
11. PIPES OR DUCTS EXCEEDING ONE THIRD THE SLAB, OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. SEE MECHANICAL AND/OR ELECTRICAL DRAWINGS FOR LOCATION OF SLEEVES, ACCESSORIES ETC.
12. PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN.
13. PROVIDE 3/4 INCH CHAMFER AT ALL EXPOSED CORNERS.
14. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, CLIPS, OR GROUNDS REQUIRED TO BE CAST IN CONCRETE, AND FOR LOCATIONS OF FLOOR FINISHED AND SLAB DEPRESSIONS.
15. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED FOR ALL CONCRETE DESIGNED WITH F'C GREATER THAN 2500 PSI.

FOUNDATIONS

1. FOUNDATIONS SHALL BE OF THE SIZE AND TYPE AS INDICATED ON THE DRAWINGS.
2. FOOTINGS ARE TO BE CARRIED A MINIMUM OF 24" INTO FIRM UNDISTURBED, NATURAL SOIL OR APPROVED COMPACTED-FILL.
3. DESIGN BEARING PRESSURE IS 1,500 PSF IN UNDISTURBED, NATURAL SOIL.
4. DESIGN LATERAL BEARING PRESSURE IS 200 PSF./FT WITH A 33% FOR WINDS, THE FOOTINGS OF THE PROPOSED STRUCTURES SHALL BE SUPPORTED COMPLETELY BY A UNIFORM THICKNESS OF NON-EXPANSIVE COMPACTED SOIL. THE STRUCTURES SHALL NOT BE SUPPORTED OVER A CUT/FILL TRANSITION.
5. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM EITHER SURFACE WATER, GROUND WATER OR SEEPAGE.
6. ALL EXCAVATIONS SHALL BE PROPERLY BACK FILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL INSTALLATION OF SUCH BRACING.
7. ALL ABANDONED FOOTINGS, UTILITIES, ETC., THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS. FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION OR FOUNDATION WALL WITH NOT LESS THAN 5/8" NOMINAL DIAMETER STEEL BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE OR MASONRY AND SPACED NOT MORE THAN 4' APART. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE, USE 3"X3"X1/4" WASHER SPECIFIED IN SECTION 2306. ALL INTERIOR WALLS NON SHEAR WALLS TO HAVE HILTI X-DNI (WITH A MINNIMUM PENETRATION OF 1-1/4" INTO SLAB) AT 24" ON CENTER, UNLESS NOTED OTHERWISE, TO BE INSTALLED IN ACCORDANCE WITHICC-ESR #2611 AND LARR# 25827, APR 2010. ACTUAL SLAB THICKNESS TO BE MINIMUM 3-½".
8. CONTINUOUS FOOTING IN ADDITION (1) #4 BAR EXTRA FOR ELECTRICAL GROUND. LOCATION TO BE VERIFIED WITH ELECTRICAL CONTRACTOR.

DESIGN CRITERIA

BUILDING CODE:

ALL WORK SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE INCLUDING LOCAL BUILDING OFFICIAL AMENDMENTS, ASCE 7-16 & 2022 CBC.

1. SOIL PARAMETERS:
   THE MAXIMUM SOIL BEARING PRESSURE IS 1,500 PSF PER CBC 1806.2.
2. VERTICAL LOADS:

	LIVE LOAD	DEAD LOAD
ROOF LOAD	20 PSF	12 PSF
FLOOR LOAD	40 PSF	12 PSF

3. WIND FACTORS:

   BASIC WIND SPEED (3 SEC GUST) = 130 MPH
   WIND EXPOSURE = C
   IMPORTANCE FACTOR Iw = 1.0
4. SEISMIC FACTORS:
   SEISMIC DESIGN CATEGORY = E
   SOIL SITE CLASS = D
   RESPONSE SPECTRAL ACC. (0.2 SEC) Ss = 2.36
   RESPONSE SPECTRAL ACC. (1.0 SEC) S1 = 0.79
   BUILDING OCCUPANCY CATAGORY = II, STANDARD
   SEISMIC IMPORTANCE FACTOR I = 1
   BASIC SEISMIC FORCE RESISTING SYSTEM = LIGHT FRAME SHEAR WALL SYSTEM
   RESPONSE MODIFICATION FACTOR R = 6.5
   Ω = 2.5
   REDUNDANCY FACTOR = 1.3
   Cs = 0.256
   WORKING STRESS LEVEL BASE SHEAR V = 1.3/1.4 X 0.256 X W (A.S.D.)
   V = 0.236 X W

REVISIONS

ADDRESS
LORI PORTILLO
8140 LA CONTENTA DR.
YUCCA VALLEY CA

PROJECT
LEGALIZE EXISTING STRUCTURE

REGISTERED PROFESSIONAL ENGINEER
AMGAD SAMWEL BENJAMIN
No. C 64449
EXP. 06/30/27
CIVIL

SAN MINA ENGINEERING, INC.
24310 MOULTON PKWY. STE. O-105
LAGUNA HILLS, CA 92637
TEL # (949) 446-1417
SM ENGINEERING

PROJECT NO:
CAD DWG FILE:
DRAWN BY : M.S.
CHECKED BY: A.B.
SCALE: NOTED
DATE : 08-02-25

SHEET TITLE:
NOTES

SHEET
S-1

SCALE

ADHESIVE AND EXPANSION ANCHORS

1. MECHANICAL ANCHORS INTO CONCRETE: HILTI CARBON STEEL KWIK–BOLT II (ICC ESR 1917, LARR #25701) OR RAMSET RED HEAD TRUBOLT (ICC ESR–2427, LARR #25867).

2. ADHESIVE ANCHORS AND DOWELS INSTALLED INTO CONCRETE AND GROUT–FILLED MASONRY UNITS: CIA–GEL 7000 BY COVERT OPERATIONS (ICC ESR–1702, LARR #25113), HIT HY–150 BY HILTI (ICC ESR–3013, LARR #25881), OR EPOXY–TIE 'SET–XP' BY SIMPSON STRONG–TIE (ICC–ES #ESR–2508, LARR #25744).

3. ADHESIVE ANCHORS AND DOWELS INSTALLED INTO HOLLOW MASONRY UNITS AND UNREINFORCED BRICK MASONRY (URM): HIT HY–20 BY HILTI (ICC ESR 2659,), OR EPOXY–TIE 'SET–XP' BY SIMPSON STRONG–TIE (ICC–ES #ESR–2508, LARR #25744). USE SCREENS AS SPECIFIED BY THE MANUFACTURER.

4. MECHANICAL FASTENERS: STAINLESS STEEL FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.

5. ADHESIVE ANCHORS: ASTM A36 THREADED RODS WITH ASTM A 563 GRADE A NUTS AND ANSI B18.22.1 TYPE A WASHERS, UNLESS OTHERWISE NOTED. ANCHORS DESIGNATED AS ASTM A193 GRADE B7 THREADED RODS TO USE ASTM A 563 GRADE DH HEAVY HEX NUTS AND ASTM F 436 WASHERS.

6. ADHESIVE DOWELS: ASTM A615 GRADE 60 REINFORCING STEEL.

7. ALL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ICC–ESR AND LARR REPORT AND MANUFACTURERS RECOMMENDATIONS.

8. UNLESS OTHERWISE NOTED, PROVIDE MINIMUM EMBEDMENT OF ANCHORS PER ICC–ESR, LARR REPORTS & MANUFACTURERS RECOMMENDATIONS.

9. PRIOR TO ALL DRILLING OR CORING, THE CONTRACTOR SHALL (1) VERIFY THE EXISTING CONCRETE OR MASONRY THICKNESS TO PREVENT DAMAGE TO THE OPPOSITE FACE OF CONCRETE AND MAINTAIN 1–1/2" CLEAR COVER U.N.O., AND (2) IDENTIFY EXISTING REINFORCING LOCATIONS BY PACHHOMETER, PROBING, CHIPPING, ETC. TO AVOID DAMAGE EXISTING REINFORCING.

10. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON–SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.

11. EPOXY ANCHOR INSTALLATION REQUIRES SPECIAL INSPECTION.

12. FASTENERS FOR PRESERVATIVE – TREATED SHALL BE HOT DIPPED ZINC–COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER

FOUNDATION DESIGN FOR EXPANSIVE SOILS

FOUNDATION SYSTEMS FOR BUILDINGS ON EXPANSIVE SOILS SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE DAMAGE TO THE STRUCTURE FROM MOVEMENT OF THE SOIL. THE FOLLOWING GUIDELINES ARE INTENDED TO PROVIDE THE REQUIRED MITIGATION.

I. NEW CONSTRUCTION

IN ORDER TO MITIGATE THE POTENTIAL FOR EXPANSIVE SOILS, EITHER A SOIL REPORT SHALL BE SUBMITTED TO THE GRADING DIVISION FOR REVIEW AND APPROVAL OR THE BUILDING FOOTINGS SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS.

1. DEPTH OF FOOTINGS BELOW THE NATURAL AND FINISH GRADES SHALL NOT BE LESS THAN 24 INCHES FOR EXTERIOR AND 18 INCHES FOR INTERIOR FOOTINGS.

2. EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.

3. FOOTINGS SHALL BE REINFORCED WITH FOUR 1/2–INCH–DIAMETER DEFORMED REINFORCING BARS. TWO BARS SHALL BE PLACED WITHIN 4 INCHES OF THE BOTTOM OF THE FOOTINGS AND TWO BARS WITHIN 4 INCHES OF THE TOP OF THE FOOTING.

4. ON–GRADE CONCRETE FLOOR SLABS SHALL BE PLACED ON A 4–INCH FILL OF COARSE AGGREGATE OR ON A 2–INCH SAND BED OVER A 6 MIL VISQUEEN OVER 2–INCH SAND. THE SLABS SHALL BE AT LEAST 4 INCHES THICK AND SHALL BE REINFORCED WITH #4 REINFORCING BARS. REINFORCING BARS SHALL BE SPACED AT INTERVALS NOT EXCEEDING 16 INCHES EACH WAY.

5. THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE PRE–SATURATED TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.

6. ALL DRAINAGE ADJACENT TO FOOTINGS SHALL BE CONDUCTED AWAY FROM THE STRUCTURE BY A 3–FOOT–WIDE SLOPED APRON DRAINING INTO AN APPROVED NON–EROSIVE DEVICE.

7. ALLOWABLE FOUNDATION AND LATERAL PRESSURES FOR FOOTING DESIGN SHALL NOT EXCEED THE VALUES SHOWN IN TABLE 1804.2.

CONSTRUCTION IN ACCORDANCE WITH THESE REQUIREMENTS DOES NOT PREVENT THE BUILDING/GRADING INSPECTOR FROM REQUIRING A SOIL REPORT AT ANY TIME, BASED UPON SITE CONDITIONS.

SPECIAL INSPECTION

1. GENERAL INSPECTION: PER CBC CHAPTER 17. THE OWNER SHALL EMPLOY A LICENSED ENGINEER OR DSIGNER RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR HIS DESIGNATED ENGINEER OR DSIGNER TO MAKE SITE VISITS TO OBSERVE GENERAL COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS, SPECIFICATIONS AND CHANGE ORDERS. THE ENGINEER OR DSIGNER SHALL SUBMIT A STATEMENT IN WRITING TO THE BUILDING OFFICIAL STATING THAT THE SITE VISITS HAVE BEEN MADE AND THAT ANY DEFICIENCIES NOTED HAVE BEEN CORRECTED.
2. SPECIAL INSPECTION: PER CBC SECTION 1704. DUTIES & RESPONSIBILITIES OF THE INSPECTOR:
   - A. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
   - B. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OR DSIGNER OF RECORD, & OTHER DESIGNATED PERSONS. .ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.
   - C. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND APPLICABLE WORKMANSHIP PROVISIONS OF THE CURRENT BUILDING CODE.

TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2½" × 0.113"; or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2½" × 0.113"; or 3-8d common 2½" × 0.131"; or 3-10d box (3" × 0.128"; or 3-3" × 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" × 0.128"; or 3-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1¼" × 20 ga. ridge strap to rafter	4-10d box (3" × 0.128"); or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3½" × 0.135"); or 3-10d common nails (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3½" × 0.135"); or 3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"; or 4-3" × 0.131" nails	Toe nail
		3-16d box 3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
	Wall		
8	Stud to stud (not at braced wall panels)	16d common (3½" × 0.162")	24" o.c. face nail
		10d box (3" × 0.128"; or 3" × 0.131" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
		16d common (3½" × 0.162")	16" o.c. face nail
10	Built-up header (2" to 2" header with ½" spacer)	16d common (3½" × 0.162")	16" o.c. each edge face nail
		16d box (3½" × 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2½" × 0.113"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128")	Toe nail
12	Top plate to top plate	16d common (3½" × 0.162")	16" o.c. face nail
		10d box (3" × 0.128"; or 3" × 0.131" nails	12" o.c. face nail
13	Double top plate splice	8-16d common (3½" × 0.162"); or 12-16d box (3½" × 0.135"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3½" × 0.162")	16" o.c. face nail
		16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16' o.c. face nail
16	Top or bottom plate to stud	4-8d box (2½" × 0.113"); or 3-16d box (3½" × 0.135"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common (3½" × 0.162"); or 3-3" × 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples 1¾"	Face nail
19	1" × 6" sheathing to each bearing	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail
20	1" × 8" and wider sheathing to each bearing	3-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1¾" long	Face nail
		Wider than 1" x 8" 4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 4 staples, 1" crown, 16 ga., 1¾" long	
	Floor		
21	Joist to sill, top plate or girder	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2½" × 0.113")	4" o.c. toe nail
		8d common (2½" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	6" o.c. toe nail
23	1" × 6" subfloor or less to each joist	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1¾" long	Face nail
24	2" subfloor to joist or girder	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	Blind and face nail
25	2" planks (plank & beam—floor & roof)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	At each bearing, face nail
26	Band or rim joist to joist	3-16d common (3½" × 0.162") 4-10 box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples, 7/16" crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
		10d box (3" × 0.128"); or 3" × 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides
		And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4-16d box (3½" × 0.135"); or 3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail
29	Bridging or blocking to joist	2-10d box (3" × 0.128"); or 2-8d common (2½" × 0.131"; or 2-3" × 0.131") nails.	Each end, toe nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS: Edges (inches)[h]	SPACING OF FASTENERS: Intermediate supports[e, g] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]			
30	3/8" – 1/2"	6d common (2" × 0.113") nail (subfloor, wall)[f] 8d common (2½" × 0.131") nail (roof); or RSRS- 01 (2½" × 0.113") nail (roof)[j]	6	12[f]
31	19/32" – 1"	8d common nail (2½" × 0.131"); or RSRS-01; (2½" × 0.113") nail (roof)[j]	6	12[f]
32	1 1/8" – 1 1/4"	10d common (3" × 0.148") nail; or 8d (2½" × 0.131") deformed nail	6	12
	Other wall sheathing[g]			
33	½" structural cellulosic fiberboard sheathing	1½" galvanized roofing nail, 7/16" head diameter, or, 1¼" long 16 ga. staple with 7/16" or 1" crown	3	6
34	25/32" structural cellulosic fiberboard sheathing	1¾" galvanized roofing nail, 7/16" head diameter, or, 1½" long 16 ga. staple with 7/16" or 1" crown	3	6
35	½" gypsum sheathing[d]	1½" galvanized roofing nail; staple galvanized, 1½" long; 1¼" screws, Type W or S	7	7
36	5/8" gypsum sheathing[d]	1¾" galvanized roofing nail; staple galvanized, 1⅝" long; 1⅝" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	3/4" and less	6d deformed (2" × 0.120") nail; or 8d common (2½" × 0.131") nail	6	12
38	7/8" – 1"	8d common (2½" × 0.131") nail; or 8d deformed (2½" × 0.120") nail	6	12
39	1 1/8" – 1 1/4"	10d common (3" × 0.148") nail; or 8d deformed (2½" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

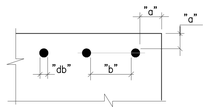
a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based onTable R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only . Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications inASTM F1667.

SCREWS:

1. FASTENING OF COMPONENTS SHALL BE WITH SELF–DRILLING SCREWS.
2. ALL SCREW SHALL BE #10 U.N.O.
3. SCREW SPACING AND EDGE DISTANCE SHALL NOT BE LESS THAN 3x D. WHERE D= NOMINAL SCREW DIAMETER.
4. THE ALLOWABLE LOADS ARE BASED ON THE STEEL PROPERTIES OF THE MEMBERS BEING CONNECTED, PER AISI SECTION E4.
5. PENETRATION OF SCREWS THROUGH JOINTED MATERIALS SHOULD NOT BE LESS THAN 3 EXPOSED THREADS. SCREWS SHOULD BE INSTALLED AND TIGHTENED IN ACCORDANCE WITH SCREW MANUFACTURER'S RECOMMENDATION.

NOTES:
1. ALL SPLICES SHALL BE TENSION LAP SPLICES U.N.O.
2. LENGTHS SHOWN ARE FOR GRADE 60 UNCOATED BARS.
3. LENGTHS SHOWN ARE IN INCHES.
4. INCREASE LENGTHS 30% FOR LIGHT WEIGHT CONCRETE AND AT FOUR BAR BUNDLES (WHERE 2 BARS LAP WITH 2 OTHER BARS) INDIVIDUAL BARS WITHIN A BUNDLE SHALL NOT OVERLAP.
5. TOP BARS – HORIZONTAL BARS PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW THEM .
6. INCREASE LENGTHS 50% WHERE a < db OR WHERE b < db FOR BEAMS AND COLUMNS OR WHERE b < 2db FOR OTHER ELEMENTS.
7. FOR #14 AND #18 BARS, USE MECHANICAL SPLICE IN ACCORDANCE WITH UBC REQUIREMENTS.

TENSION LAP SPLICE SCHEDULE



WHERE: "a" IS THE CLEAR COVER
"b" IS THE CLEAR SPACING
"db" IS THE BAR DIA.

BAR SIZE	TENSION LAP SPLICE LENGTH (CLASS B) 3000 PSI CONC f'c TOP	3000 PSI CONC f'c OTHER	4000 PSI CONC f'c TOP	4000 PSI CONC f'c OTHER	5000 PSI CONC f'c TOP	5000 PSI CONC f'c OTHER	DEVELOPMENT LENGTH (ld) (CLASS A) 3000 PSI CONC f'c TOP	3000 PSI CONC f'c OTHER	4000 PSI CONC f'c TOP	4000 PSI CONC f'c OTHER	5000 PSI CONC f'c TOP	5000 PSI CONC f'c OTHER
#3	29	22	28	20	28	20	23	17	21	15	21	15
#4	39	29	34	25	30	23	30	22	26	19	23	17
#5	48	36	42	31	38	28	37	28	32	24	29	22
#6	58	43	50	37	45	34	45	33	39	29	35	26
#7	81	63	71	54	63	49	63	48	54	42	49	38
#8	93	72	81	62	72	56	72	55	62	48	56	43
#9	105	81	91	70	81	63	81	62	70	54	63	48
#10	118	91	102	79	92	70	91	70	79	61	70	54
#11	131	101	113	87	102	78	101	78	87	67	78	60

NOTES:

1. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" (INCH) NOMINAL OR THICKER (i.e. MIN 3x VERTICAL STUDS AND BLOCKING) NAILS SHALL BE STAGGERED IN TWO LINES ALONG PANEL EDGES WHERE NAILS ARE SPACED 2" INCHES ON CENTER OR WHEN 10d COMMON NAILS SPACED 3" O.C. PENETRATE FRAMING MORE THAN 1 5/8"
2. WHERE PLYWOOD APPLIES ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" INCHES ON CENTER ON EITHER SIDE. PANEL JOINTS SHALL HAVE MIN 3x (VERTICAL STUDS & BLOCKING) AND NAILS SHALL BE STAGGERED.OFFSET PANEL JOINTS TO FALL ON DIFFERENT FRAMING MEMBER WHERE PLYWOOD IS PLACED AT BOTH FACES.
3. NAILS SHALL BE PLACED NOT LESS THAN 1/2" INCH FROM PANEL EDGES.
4. FOR HOLD–DOWNS AT THE END OF THE SHEAR WALL, SEE PLANS AND SCHEDULE. PROVIDE PLATE WASHER PER STANDARD PLATE WASHER SCHEDULE AT ALL SILL PLATE ANCHOR BOLTS AND AT ALL HOLD–DOWN BOLTS CONNECTED TO VERTICAL POSTS.
5. USE WELDED STUD BOLTS OF SAME SIZE & SPACING AS OF SILL ⌊P ANCH. BOLTS, WHERE STEEL BEAM OCCURS UNDER SHEAR WALL.
6. PROVIDE DOUBLE PARALLAM BLOCKING TO ACCOMMODATE 2 ROWS OF SIMPSON SDS SCREWS.
7. FOUNDATION SILL PLATE SHALL BE 2x. U.N.O. – USE 3 x SILL PLATE WHEN ALLOWABLE SHEAR EXCEEDS 350#/FT.
8. SIMPSON SDS 1/4"x6" WOOD SCREWS. TYP. USE ⌊2"x4|4" SDS INTO NAILER AT STEEL BEAMS.
9. WHERE 2–2x SILL PLATE ARE USED SCREW LOWER PLATE TO FRAMING BELOW. DRILL HOLE IN UPPER SILL PLATE FOR SCREW HEAD SO THAT UPPER PLATE SITS FLAT ON LOW SILL PLATE.
10. FASTENERS FOR WOOD STRUCTURAL PANEL SHEATHING ON SHEAR WALLS AND DIAPHRAGMS SHALL BE COMMON NAILS WITH FULL HEAD.

SHEAR WALL SCHEDULE

MARK	MATERIAL	NO. OF SIDES	NAILING EDGE (E.N.)	NAILING FIELD (F.N.)	A35/LTP4 SHEAR CLIPS	SILL PLATE ATTACHMENT U.N.O⑦ FRAMED FLOOR ⑧⑨	SILL PLATE ATTACHMENT U.N.O⑦ ⑤FOUNDATION (A307 BOLTS)	ALLOWABLE SHEAR FOR SEISMIC/WIND (#/FT)	REMARKS
1	15/32" STRUCT–I PLYWD (PI 32/16) 5–PLY	1	10d @ 6" O.C.	10d @ 12" O.C.	16" O.C.	3/8" DIA. x 7" LAG @ 32" O.C.	5/8"ø A.B. @ 48" O.C.	340	③④
2	15/32" STRUCT–I PLYWD (PI 32/16) 5–PLY	1	10d @ 4" O.C.	10d @ 12" O.C.	8" O.C.	3/8" DIA. x 7" LAG @ 16" O.C.	5/8"ø A.B. @ 32" O.C.	510	①②③④
3	15/32" STRUCT–I PLYWD (PI 32/16) 5–PLY	1	10d @ 3" O.C.	10d @ 12" O.C.	8" O.C.	3/8" DIA. x 7" LAG @ 12" O.C.	5/8"ø A.B. @ 24" O.C.	665	①②③④
4	15/32" STRUCT–I PLYWD (PI 32/16) 5–PLY	1	10d @ 2" O.C.	10d @ 12" O.C.	8" O.C.	3/8" DIA. x 7" LAG @ 9" O.C.	5/8"ø A.B. @ 16" O.C.	870	①②③④⑥
5	15/32" STRUCT–I PLYWD (PI 32/16) 5–PLY	2	10d @ 4" O.C.	10d @ 12" O.C.	8" O.C.	3/8" DIA. x 7" LAG @ 9" O.C.	5/8"ø A.B. @ 24" O.C.	1020	①②③④
6	15/32" STRUCT–I PLYWD (PI 32/16) 5–PLY	2	10d @ 3" O.C.	10d @ 12" O.C.	8" O.C.	3/8" DIA. x 7" LAG @ 9" O.C.	5/8"ø A.B. @ 12" O.C.	1330	①②③④⑥

HOLDOWN SCHEDULE

	HOLDOWN TYPE	SDS SCREW (¼" x2.5") "A"	ANCHOR BOLTS "B"	ANCHOR BOLTS "C"	"D"
1	HDU2	6	5/8" DIA.	12"	4x4
2	HDU4	10	5/8" DIA.	16"	4x4
3	HDU5	14	5/8" DIA.	20"	4x6
4	HDU8	20	7/8" DIA	28"	4x6
5	HDU11	30	1" DIA	28"	6x6 OR 4x8
6	HDU14	36	1" DIA	28"	6x6 OR 4x8
8	MST48	SIMPSON STRAP			4x4
9	MST60	SIMPSON STRAP			4x6
10	STHD14	SIMPSON STRAP			4x6

1. USE THREADED ROD @ EXISTING FOOTING ONLY PER LARR# 25279.
2. USE SSTB @ NEW FOOTING ONLY PER LARR# 25248.
3. PROVIDE MIN. POST SIZE AS INDICATED, INCREASE SIZE TO MATCH WALL THICKNESS.
4. HOLD–DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE 0.229–IN X 3–IN X 3–IN PLATE WASHERS ON THE POST OPPOSITE THE HOLD–DOWN, AND HOLD–DOWNS SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE HALF WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING

REVISIONS

ADDRESS
LORI PORTILLO
8140 LA CONTENTA DR.
YUCCA VALLEY CA

PROJECT
LEGALIZE EXISTING STRUCTURE

REGISTERED PROFESSIONAL ENGINEER
AMGAD SAMWEL BENJAMIN
No. C 64449
EXP. 06/30/27
CIVIL
STATE OF CALIFORNIA

SAN MINA ENGINEERING, INC.
24310 MOULTON PKWY, STE. O–105
LAGUNA HILLS, CA 92637
TEL# (949) 446–1417

SM ENGINEERING

PROJECT NO:
CAD DWG FILE:
DRAWN BY : M.S.
CHECKED BY: A.B.
SCALE: NOTED
DATE : 08–02–25

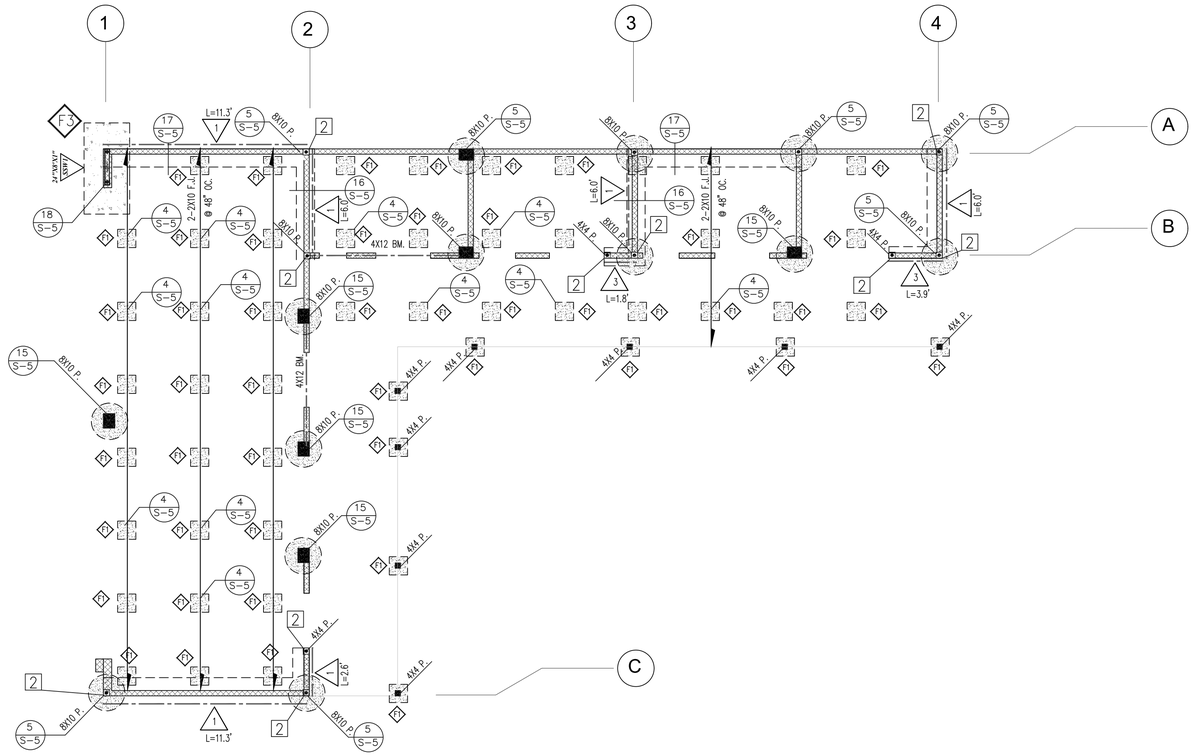
SHEET TITLE:
NOTES

SHEET
S-2

SCALE

FOUNDATION NOTES

1. CONCRETE STRENGTH SHALL BE MINIMUM 3000 PSI FOR ALL FOOTINGS AND SLAB.
2. THE MAXIMUM SOIL BEARING PRESSURE IS 1,500 PSF PER CBC 1806.2.
3. ALL HOLDOWNS AND POST ANCHORS SHALL BE INSTALLED ACCORDING TO SIMPSON STRONG TIE SPECIFICATIONS AND REQUIREMENTS OF ICC ESR-2330 AND LARR# 25720.
4. ALL CONTINUOUS EXTERIOR FOOTINGS SHALL HAVE 5/8" DIAMETER X 12" A.B.'S WITH 3"x3"x1/4" WASHERS, MIN. 7" EMBEDMENT ONTO CONCRETE, AT 36" O.C. UNLESS NOTED OTHERWISE ON PLANS. ONE ANCHOR BOLT SHOULD BE LOCATED MAX. 12" AWAY FROM THE END OF THE SILL PLATES. MIN. (2) A.B.'S PER SILL PLATE PER SHEAR PANEL.
5. ALL INTERIOR NON-BEARING WALLS SHALL HAVE SHOT PINS HILTI X-C. WITH MIN. PENETRATION OF 1 1/4" INTO SLAB, AT 24" O.C. UNLESS NOTED OTHERWISE. TO BE INSTALLED IN ACCORDANCE WITH 25827 ACTUAL SLAB THICKNESS SHALL BE MINIMUM 3-1/2".
6. PROVIDE #3X24" DOWEL AT 24" O.C. AND 12" FROM THE CORNER AT ALL CONCRETE STOOP AND PORCHES.
7. ALL FOOTINGS SHALL BE FOUNDED IN UNDISTURBED SOIL PER CODE, A MINIMUM OF 24" INTO COMPETENT BEARING MATERIALS, NATURAL SOILS OR COMPACTED FILL. SEE SOIL REPORT WHERE IT IS REQUIRED.
8. VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH VALID SOILS REPORT (WHERE IT IS REQUIRED) AND IF ANY MORE RESTRICTIVE THEY SHALL SUPERSEDE THE ABOVE MINIMUMS.
9. FOUNDATION DRAWING SHALL REFLECT THE STRUCTURAL REQUIREMENT ONLY. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. ACCURACY OF THE DIMENSIONS AND FINAL FIT OF THE BUILDING SHALL BE REVIEWED BY THE ARCHITECT AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
10. ALL BUILDING DIMENSIONS SHOWN ON THE PLANS HAVE BEEN DETERMINED BY THE ARCHITECT. (SEE ARCHITECTURAL PLANS)
11. TO REPLACE MISSING OR MISLOCATED 5/8" DIAMETER ANCHOR BOLTS, USE 5/8" DIAMETER THREADED RODS EMBEDDED MIN. 7" INTO CONCRETE WITH SIMPSON STRONG TIE "SET EPOXY TIE". SPECIAL INSPECTION IS REQUIRED DURING INSTALLATION. FOLLOW MANUFACTURER'S RECOMMENDATIONS, LARR# 25279.
12. SEE S-2 FOR SHEAR WALL SCHEDULE.
13. PLATE WASHERS ARE REQUIRED FOR ALL HOLDOWNS.
14. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
15. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.
16. ALL EXCAVATION SHALL BE APPROVED BY SOIL ENGINEER AND OR THE ENGINEERING GEOLOGIST PRIOR TO PLACEMENT OF REINFORCING STEEL. DOCUMENTATION OF THIS APPROVAL SHALL BE LEFT ON SITE FOR THE BUILDING INSPECTOR AT FOUNDATION INSPECTION.
17. CONTINUOUS INSPECTION BY DEPUTY INSPECTOR IS REQUIRED FOR INSTALLING SIMPSON STRONG WALL HOLD-DOWNS.
18. A 2-INCH THICK LAYER OF SAND OVER A VAPOR BARRIER MEETING ASTM 1745 (15MIL) OVER 2 INCHES OF SAND, OVER A 4-INCH THICK OF ½ INCH OR LARGER CLEAN AGGREGATE.
19. USE ONE OF APPROVED MATERIAL:
    a. REDGARD WATERPROOFING ICC ESR #1413.
    b. LATICRETE HYDROBAN ICC ESR #2417.
    c. POLYCOAT-AQUATIGHT AND FLEXIDECK ICC ESR #2785
    d. MAPELASTIC AQUADEFENSE WATERPROOFING ICC ESR #3474



FOOTING LEGEND

NEW FOOTING

WALL LEGEND

INDICATES NEW 2X @ 16" O.C. STUD WALL

LEGEND:

4X P. — INDICATES WOOD POST

INDICATES WOOD POST SIZE & HOLDOWN SIZE SCHEDULE PER SHEET S-2

2 — INDICATES WOOD POST SIZE & HOLDOWN SIZE SCHEDULE PER SHEET S-2

X — SW NUMBER SEE CALC — SW LENGTH — L=XX.X'

INDICATES PLYWOOD SHEAR WALL TYPE & LENGTH. SEE SHEAR WALL TYP. DETAILS & SCHEDULE.

F1 ------ 1'-0" X 1'-0" x 12" THK PAD FOOTING W/ 5-#4 E.W. @ BOTTOM

F2 ------ 24" DIA.- 36" THK PAD FOOTING W/ 5-#5 E.W. @ BOTTOM

F3 ------ 5'-0" X 2'-6" x 24" THK PAD FOOTING W/ 3#5 @ TOP & BOTTOM

DATE	
04-10-2024	1

ADDRESS
LORI PORTILLO
8140 LA CONTENTA DR.
YUCCA VALLEY CA

PROJECT
LEGALIZE EXISTING STRUCTURE

REGISTERED PROFESSIONAL ENGINEER
AMOAD SAMWEL BENJAMIN
No. C 64449
EXP. 06/30/27
STATE OF CALIFORNIA

SAN MINA ENGINEERING, INC.
24310 MOULTON PKWY. STE. O-105
LAGUNA HILLS, CA 92637
TEL. # (949) 446-1417

SM ENGINEERING

PROJECT NO:	
CAD DWG FILE:	
DRAWN BY :	A.B.
CHECKED BY:	E.M.
SCALE:	NOTED
DATE :	08-02-25

SHEET TITLE:

FOUNDATION PLAN

SHEET
S-3

SCALE
1/4" = 1'

FRAMING NOTES

1. ALL HOLD-DOWNS AND POST ANCHORS SHALL BE INSTALLED ACCORDING TO SIMPSON STRONG TIE SPECIFICATIONS AND REQUIREMENTS OF ICC-ESR 2330 AND LARR 25720 AND SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
2. SPLICE PLATES OF EXTERIOR WALLS AND SHEAR WALLS W/(14) 16d AT 4'-0" SPLICE (U.O.N.).
3. PROVIDE MULTIPLE STUDS UNDER MULTIPLE JOISTS.
4. ALL DIMENSIONS SHOWN ON THE PLANS HAVE BEEN DETERMINED BY THE ARCHITECT.
5. STRUCTURAL WOOD PANEL SHEAR WALLS SHALL BE COVERED WITH MINIMUM 2 LAYERS 15# FELT UNDERLAYMENT PRIOR TO PLACING FINISH MATERIAL.
6. 2- 2X OR 3X SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
7. PLATE WASHERS ARE REQUIRED FOR ALL HOLD-DOWNS.
8. ALL HOLD-DOWN ANCHOR NUTS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
9. THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A SHEAR VALUE GREATER THAN 350 PLF.:

   a- PROVIDE 3x SILL PLATES FOR SILL THAT REST ON CONCRETE OR MASONRY.
   b- PROVIDE 3x STUDS AND BLOCKS BETWEEN ADJACENT PANELS.
   c- PROVIDE 1/2" EDGE DISTANCE FOR PLYWOOD BOUNDARY NAILING.
   d- SQUARE PLATE WASHERS SHALL BE USED WITH ALL ANCHOR BOLTS.

   5/8" bolts- 2.5x2.5x1/4" 3/4" bolts- 2.75x2.75x5/16"
   7/8" bolts- 3x3x3/8 1" bolts- 3.5x3.5x3/8"

NOTE: SILL PLATE FOR SEISMIC DESIGN CATEGORY D,E,F IS PERMITTED TO BE 2x NOMINAL MEMBER IF THE SILL PLATE IS ANCHORED BY TWO TIMES THE NUMBER OF BOLTS REQIRED BY SCHEDULE AND 0.229"x3"x3" PLATE WASHERS ARE USED (CBC 2022 2305.3.11)

10. WHERE POST IS NOT CONTINUOUS BETWEEN FLOORS, PROVIDE FULL HEIGHT KING STUD EACH SIDE OF POST WITH 16d @ 12" O.C.
11. SEE S-2 FOR SHEAR WALL SCHEDULE.
12. USE 2-2X BLOCKING OR 2-2X JOIST AT ALL DRAG STRAPS
13. BEAMS SUPPORTING HOLD-DOWNS FROM SHEAR WALLS ABOVE MUST BE SUPPORTED BY COLUMNS 4X6 MIN. IN SIZE W/ COLUMN CAPS PER SIMPSON STRONG TIE TYPE "CC SERIES".
14. LAG BOLTS: PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION.
15. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
16. USE 4x6 POST TO SUPPORT 5.25x PRLLM OR 6x BEAMS U.N.O.
17. ALL ROOF AND ROOF DECK SHEAR TRANSFER NAILING SHALL BE VERIFIED BY THE CITY BUILDING DIVISION PRIOR TO COVERING. ANY CRICKETS OR SIMILAR COVERING SHALL BE ENTIRELY REMOVED BEFORE THE HORIZONTAL DIAPHRAGM INSPECTION WILL BE MADE BY THE CITY BUILDING DIVISION.
18. ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED (11.1.2.2, '05 NDS).

WALL LEGEND

INDICATES NEW 2X @ 16" O.C. STUD WALL

INDICATES WALL ABOVE

LEGEND:

INDICATES NEW ROOF RAFTER PER PLAN TYP.

STRAPS PER PLAN TYP.

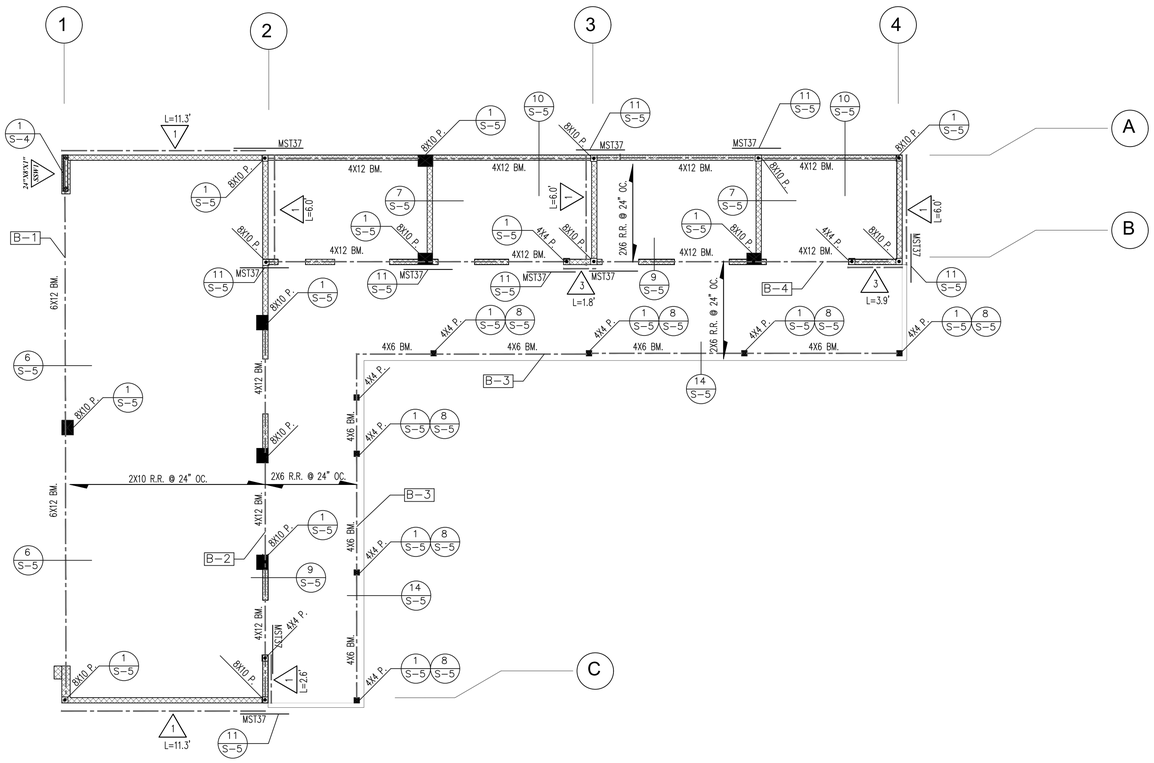
INDICATES NEW HEADER OR BEAM PER PLAN

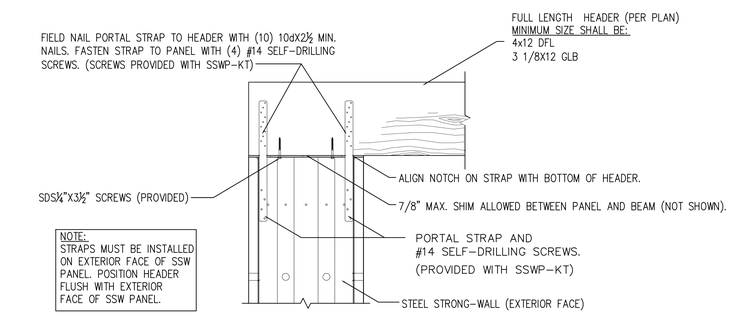
4X P. INDICATES WOOD POST

INDICATES WOOD POST SIZE & HOLDOWN SIZE SCHEDULE PER SHEET S-2

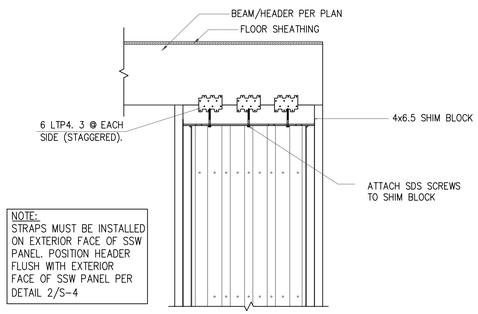
2 / SW NUMBER SEE CALC / X / SW LENGTH / L=XX.X'

INDICATES PLYWOOD SHEAR WALL TYPE & LENGTH. SEE SHEAR WALL TYP. DETAILS & SCHEDULE.

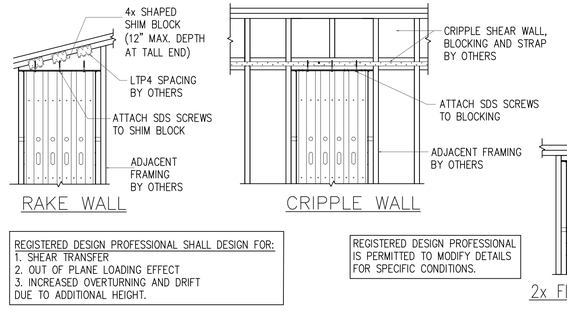


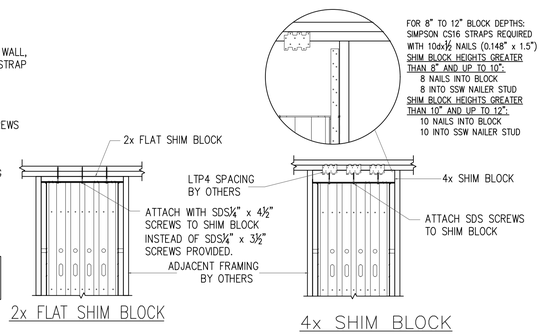


TOP OF WALL CONNECTION



STEEL STRONG WALL TO BEAM ABOVE





1

REVISIONS

DATE	△

ADDRESS
LORI PORTILLO
8140 LA CONTENTA DR.
YUCCA VALLEY CA

PROJECT
LEGALIZE EXISTING STRUCTURE

REGISTERED PROFESSIONAL ENGINEER
AMGAD SAMWEL BENJAMIN
No. C 64449
EXP. 06/30/27
STATE OF CALIFORNIA
CIVIL

SAN MINA ENGINEERING, INC.
24310 MOULTON PKWY. STE. O-105
LAGUNA HILLS, CA 92637
TEL# (949) 446-1417

SM ENGINEERING

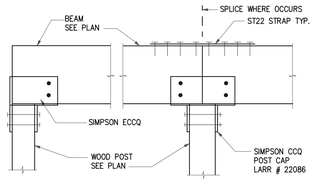
PROJECT NO:	
CAD DWG FILE:	
DRAWN BY :	A.B.
CHECKED BY:	E.M.
SCALE:	NOTED
DATE :	08-02-25

SHEET TITLE:

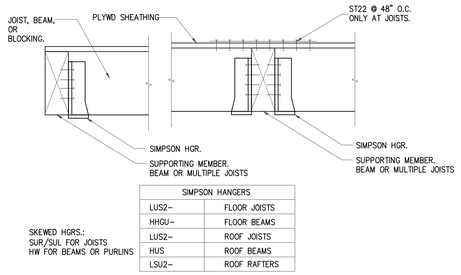
ROOF FRAMING PLAN

SHEET
S-4

SCALE
1/4" = 1'



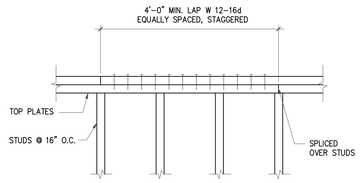
WOOD BEAM TO POST (1)



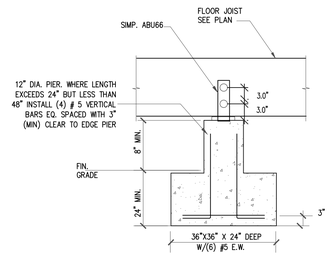
SIMPSON HANGERS	
LUS2–	FLOOR JOISTS
HHGU–	FLOOR BEAMS
LUS2–	ROOF JOISTS
HUS	ROOF BEAMS
LSU2–	ROOF RAFTERS

SKEWED HGRS.:
SUR/SUL FOR JOISTS
HW FOR BEAMS OR PURLINS

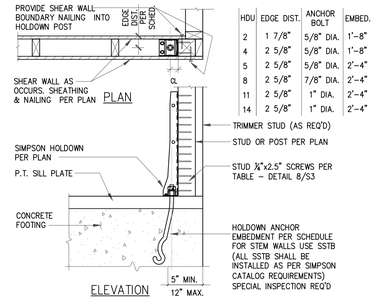
JOIST, BEAM TO BEAM CONNECTION (2)



TYP. TOP PLATES SPLICE DETAIL (3)

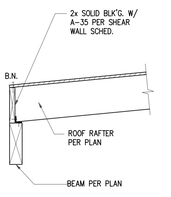


ISOLATED POST FOOTING (4)

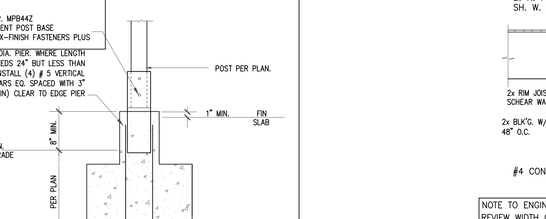


HDU	EDGE DIST.	ANCHOR BOLT	EMBED.
2	1 7/8"	5/8" DIA.	1'-8"
4	2 5/8"	5/8" DIA.	1'-8"
5	2 5/8"	5/8" DIA.	2'-4"
8	2 5/8"	7/8" DIA.	2'-4"
11	2 5/8"	1" DIA.	2'-4"
14	2 5/8"	1" DIA.	2'-4"

(5)

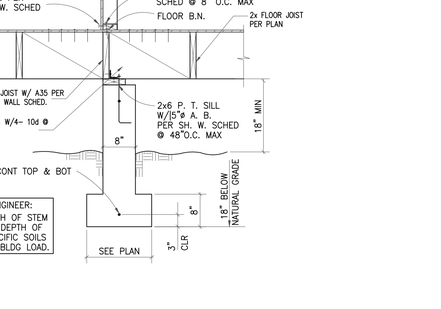


ROOF DETAIL (6)

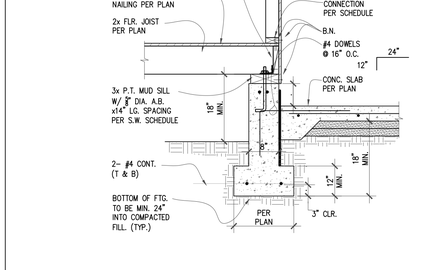


NOTE:
DO NOT INSTALL NON-BEARING PARTITIONS UNTIL DEAD LOAD IS IN PLACE. (AT ROOF CONSTRUCTION AND WHERE A DEFLECTION SPACE HAS BEEN PROVIDED FOR THIS REQUIREMENT MAY BE WAIVED).

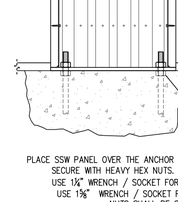
NON-BEARING PARTITION TOP PLATE ANCHORAGE AT SAWN LUMBER (7)



KNEE BRACING DETAIL (8)



ROOF DETAIL (9)



ROOF DETAIL (10)

ROOF DETAIL (14)

'MST' DRAG STRUT

DRAG STRUT CONNECTION (11)

NOTE:
1. HEADERS, KINGSTUDS AND OTHER REFERENCES ON PLAN GOVERN OVER TYPICAL DETAIL.
2. INSTALL 1x6 DIAGONAL LET-IN BRACE AT 25'-0"AND AT EACH END IN ALL WALLS NOT PLYWOOD SHEATHED, MAXIMUM SLOPE OF DIAGONAL SHALL BE 2 VERTICAL TO 1 HORIZONTAL.
3. NAIL SILL PLATE TO WOOD FRAMED FLOORS WITH 16d @ 12" O.C. TO BLOCKING BELOW SHEATHING.

INTERIOR FOUNDATION (16)

HEADER SCHEDULE							
NON BEARING				BEARING			
SPAN	NOMINAL DEPTH FLOOR	NOMINAL DEPTH ROOF	TRIMMERS	SPAN	NOMINAL DEPTH FLOOR	NOMINAL DEPTH ROOF	TRIMMERS
UP TO 4'-0"	6	4	1-2x	UP TO 3'-0"	8	8	1-2x
4'-0" TO 6'-0"	8	6	2-2x	3'-0" TO 5'-0"	10	8	2-2x
6'-0" TO 8'-0"	10	8	2-2x	5'-0" TO 6'-0"	12	10	2-2x
8'-0" TO 10'-0"	12	10	3-2x	6'-0" TO 8'-0"	–	12	3-2x

NOTES:
1. HEADERS, KINGSTUDS AND OTHER MST 37 AT EACH REFERENCES ON PLAN GOVERN OVER TYPICAL DETAIL.
2. SEE SHEARWALL PLYWOOD NAILING DETAIL FOR ADDITIONAL INFORMATION
3. AT WOOD FRAMED WALLS USE SILL CONNECTION PER SHEARWALL SCHEDULE U.N.O.

TYP STUD WALL, HEADER SCHEDULE (13)

ROOF DETAIL (14)

ISOLATED POST FOOTING (15)

NOTE TO ENGINEER:
REVIEW WIDTH OF STEM REINF. AND DEPTH OF FTG. W/SPECIFIC SOILS COND. AND BLDG LOAD.

EXTERIOR BEARING FOOTING (17)

BASE PLATE CONNECTION @ SSW (18)

REVISIONS

DATE	△

OWNER
LORI PORTILLO
8140 LA CONTENTA DR.
YUCCA VALLEY CA

PROJECT
LEGALIZE EXISTING STRUCTURE

REGISTERED PROFESSIONAL ENGINEER
AMGAD SAMWEL BERGAMOS
No. C 64449
EXP. 09/30/25
STATE OF CALIFORNIA

SAN MINA ENGINEERING, INC.
24310 MOULTON PKWY. STE. O-105
LAGUNA HILLS, CA 92637
TEL# (949) 446-1417

SM ENGINEERING

PROJECT NO:	
CAD DWG FILE:	
DRAWN BY :	A.B.
CHECKED BY:	E.M.
SCALE:	NOTED
DATE :	08-02-25

SHEET TITLE:

DETAILS

SHEET
S-5

SCALE
1/4"=1'-0"

NOTICE OF PUBLIC HEARING
YUCCA VALLEY PLANNING COMMISSION
TUESDAY, MARCH 24, 2026
BEGINNING AT 6:00 P.M.
YUCCA VALLEY COMMUNITY CENTER
57090 TWENTYNINE PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE YUCCA VALLEY PLANNING COMMISSION TO CONSIDER THE FOLLOWING DESCRIBED APPLICATION:

CASE NUMBER: Variance (V) 03-25 and Environmental Assessment (EA) 13-25

APPLICANT: Lori Portillo
8282 La Contenta Road
Yucca Valley, CA 92284

PROPOSAL: A Variance (V) 03-25 from the Town of Yucca Valley Development Code, Chapter 9.07.050, Table 2-4, to reduce the required side yard setback structure located within the required 15' side yard setback at 8140 La Contenta Road (APN 0588-051-26), an approximately 1.82 acre parcel, located 225' south of the intersection of Joshua Drive and La Contenta Road.

LOCATION: 8140 La Contenta Road
Yucca Valley, CA 92284
Assessor Parcel Number (APN): 0588-051-26

ENVIRONMENTAL DETERMINATION:
The project activity consists of a setback variance not resulting in the creation of any new parcel and, therefore, the project is exempt from CEQA per Sections 15303(a)(e) New Construction or Conversion of Small Structures and 15305(a) Minor Alterations in Land Use Limitations of the California CEQA Guidelines.

Any person affected by the application(s) may appear and be heard in support of or opposition to the proposal at the time of the hearing. The environmental findings, along with the proposed project application(s) are available and may be reviewed at the Town of Yucca Valley Planning Division, 58928 Business Center Drive, Yucca Valley, CA 92284 from 7.30 a.m. to 5:30 p.m., Monday through Thursday or obtain information at (760)369-6579.

The Planning Commission in its deliberation could recommend approval of the project, deny the project, or approve the project in an alternative form. If you challenge any of the projects in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Town Planning Division at, or prior to the Public Hearing.

02/23/2026 /s/ Lesley R. Copeland, CMC
Date Town Clerk

Pub. T.: 02/25/2026


03/16/2026


03/16/2026


03/16/2026


BURRTEC
03/16/2026


03/16/2026


03/16/2026


03/16/2026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03/16/2026


03/16/2026


03/16/2026


03/16/2026


B/S
03/16/2026


03/16/2026


03/16/2026


03/16/2026


03/16/2026


03/16/2026


8279
03/16/2026


03/16/2026


03/16/2026


03/16/2026


03/16/2026

REGIONAL, SECONDARY, AND LOCAL FACILITIES

DETAINED

Facility No.	Facility Name	Node	to	Node	Location	Station to Station	Type of Facility	Channel Slope	Base Width/ Diameter	Depth (feet) Design (Normal)		Sideslope	Manning's "n"	25-Year Flowrate (cfs)	100-Year Flowrate (cfs)	Velocity (fps)
Y01	Yucca Wash	138	to	139	Forest Dr. to Yucca Mesa	1+52 to 21+99	RRSS	0.014	40.0	12.0	6.0	2:1	0.068	-	-	19.4
		137	to	136	Aloha Ave. to Forest Dr.	21+99 to 36+00	RRSS	0.014	40.0	12.0	6.0	2:1	0.068	-	12,000*	19.4
		136	to	107	Avalon Ave. to Aloha Ave.	36+00 to 59+00	RRSS	0.014	40.0	12.0	6.0	2:1	0.068	-	8,860	19.7
		136.1	to	136	Pioneer Ave. to Avalon Ave.	59+00 to 72+00	RRSS	0.008	40.0	14.5	7.0	2:1	0.068	-	8,860	16.2
		135	to	135.1	Patton Rd. to Pioneer Ave.	72+00 to 87+61	RRSS	0.008	40.0	14.5	7.0	2:1	0.028	-	8,860	16.8
		134	to	135	Burnt Mtn. Wash to Paxton Rd.	87+61 to 101+89	RRSS	0.008	40.0	14.5	7.0	2:1	0.028	-	8,860	16.8
		133	to	134	OWS Crest to Burnt Mtn. Wash	101+89 to 118+27	RRSS	0.008	40.0	14.5	8.0	2:1	0.028	-	8,530	16.7
		132	to	133	OWS Str. to OWS Chnnl.	118+27 to 147+22	RRSS	0.007	40.0	13.5	7.0	2:1	0.028	-	8,530	14.1
		131	to	132	Buena Vista Wash confl. to OWS Rd.	147+22 to 161+79	RRSS	0.007	45.0	13.5	7.1	2:1	0.028	-	7,890	14.0
		130	to	131	Sage Ave. to Buena Vista Wash	161+79 to 175+41	RRSS	0.007	45.0	13.5	7.1	2:1	0.028	-	7,890	13.9
	(EXISTING)				Long Canyon confl. to Sage Ave.	175+41 to 178+42	CLC	0.008	85.0	11.0	4.1	Vert.	0.014	-	6,241	23.0
	(EXISTING)	129	to	130	300' US of Warren Vista to Long Cyn confl.	178+42 to 181+68	CLC	0.008	85.0	11.0	4.6	Vert.	0.014	-	6,241	23.0
					23K SS of Warren Vista to 300' US of Long Cyn.	181+68 to 186+17	RLC	0.007	68.0	11.0	5.2	1.5:1	0.035	-	5,446	8.8
					Palm Ave. to 23K SS of Warren Vista	186+17 to 202+39	RRSS	0.006	30.0	12.0	6.0	2:1	0.030	-	3,446	13.6
		128	to	127	Hilton Dr. to Palm Avenue	202+39 to 212+49	RRSS	0.006	30.0	13.0	6.1	2:1	0.030	-	3,941	13.7
		127.1	to	126	SR 62 to Water Cyn. confl.	212+49 to 220+20	RRSS	0.005	50.0	9.2	4.5	2:1	0.029	-	1,706	8.9
		117	to	127	Azalea Trail to SR 62	220+20 to 226+00	RRSS	0.006	15.0	8.6	4.5	2:1	0.030	-	1,660	13.4
		117	to	116	Deer Trail to Juniper Trail	226+00 to 238+25	RRSS	0.010	15.0	8.6	4.5	2:1	0.030	-	1,372	15.4
		116	to	115		238+25 to 250+35	RRSS	0.010	15.0	8.6	4.5	2:1	0.030	-	1,372	15.4
		115.1	to	115		250+35 to 343+93	CLC	0.010	68.0	7.2	3.1	1:1	0.014	-	1,160	11.2
		108	to	115		343+93 to 348+23	CLC	0.007	68.0	10.0	3.2	1:1	0.014	-	1,160	10.4
						348+23 to 352+44	CLC	0.013	68.0	7.2	3.5	1:1	0.014	-	831	16.4
	Yucca Wash Tributaries:														821	17.9
LOCAL	Church Channel	123	to	125	Pangos Trail to Yucca Wash		SBC	0.030	8.0	4.5	1.1	2:1	0.025	104	-	8.7
	(EXISTING)				Pueblo Trail to Pangos Trail		SBC	0.033	8.0	4.5	1.1	2:1	0.025	104	-	8.9
	Along Deer Trail	105	to	106	Onaga Trail to Pueblo Trail		SBC	0.040	8.0	4.0	1.0	2:1	0.025	102	-	40.2
	Along Elk Trail	420	to	422		0+00 to 26+53	STF	0.035	26.0	-	0.51	-	0.035	100	-	8.8
		419	to	420	Onaga Trail to Yucca Wash Hedjo Trail to Onaga Trail		STF	0.040	26.0	-	0.84	-	0.018	182	-	10.5
	Along Fox Trail	413	to	418	Onaga Trail to Yucca Wash		STF	0.035	26.0	-	0.51	-	0.018	173	-	8.8
					Navajo Trail to Onaga Trail		STF	0.035	26.0	-	0.47	-	0.018	346	-	10.5
	Twenty-Nine Palms Mary Dyer	126.5	to	127			STF	0.009	26.0	-	0.84	-	0.018	215	-	10.3
	Yerbon Road Drain	857	to	131			STF	0.018	44.0	-	0.28	-	0.018	146	-	4.1
							RRSS	0.003	8.0	6.5	2.0	3:1	0.035	146	-	4.1
							RCP	0.018	4.5	-	3.0	-	0.013	312	-	18.3
	Grand Avenue Drain	129.04	to	129.1			RCP	0.014	4.0	-	3.0	-	0.013	722	-	18.1
	Pinecrest Avenue Drain	1418	to	135.1			SBC	0.010	8.0	4.5	1.0	2:1	0.025	192	-	10.2
Y01-01	Hartford Avenue	1079	to	134	Dreiker Dr. to Yucca Wash	0+00 to 18+43	SBC	0.031	8.0	5.4	1.0	2:1	0.025	240	-	12.0
					SR 62 to Dreiker Dr.	18+43 to 24+30	RRSS	0.019	10.0	8.7	2.6	2:1	0.029	482	-	11.6
LOCAL	Extension of Y01-01	1085	to	1079	Buttonwillow to SR62	24+30 to 39+86	RCB	0.010	7.0	7.0	4.2	Vert.	0.014	483	-	18.4
					401 Watts to Buttonwillow		RLC	0.005	12.0	7.2	3.5	1.5:1	0.065	483	-	11.6
					Arcadia to Alta Mesa		STF	0.034	26.0	-	0.53	-	0.018	186	-	11.3
					Yucca Trail to Arcadia		STF	0.040	26.0	-	0.84	-	0.018	194	-	11.9
LOCAL	Y01-01 Tributary	1078	to	1079	Old Trail to Pueblo Trail		RLC	0.050	6.0	5.5	3.0	1.5:1	0.035	195	-	10.0
Y01-02	Dreiker Wash	1339	to	133	Mesa Ave. Drain		STF	0.031	26.0	-	0.67	-	0.018	180	-	11.2
		1338	to	1339	Crestview Dr. to Yucca Wash	0+00 to 6+05	RLC	0.009	10.0	7.2	3.1	1.5:1	0.035	516	-	11.4
Y01-03	Santa Fe Trail	420	to	419		0+00 to 12+84	MFP	0.072	10.0	-	2.0	4:1	0.045	1,230	-	11.3
		418	to	422	Zia Trail to Dee Trail	252+44 to 259+64	STF	0.010	36.0	-	1.3	-	0.045	531	-	-
LOCAL	Extension of Y01-03	488	to	418	Dee Trail to Elk Trail	259+64 to 263+31	STF	0.010	20.0	-	0.84	-	0.018	531	-	10.1
Y02	Wast Burnt Mtn. Wash	1022	to	134	Along Santa Fe Trail		STF	0.050	36.0	-	0.84	-	0.018	118	-	8.8
		1021	to	1022	Somerset Dr. to Yucca Wash	0+00 to 21+71	RCP	0.018	4.5	-	3.0	-	0.013	314	-	24.2
		1020	to	1021	Antigua Dr. to Somerset Dr.	21+71 to 34+33	RLC	0.028	28.0	6.1	3.8	1.5:1	0.035	-	1,782	14.8
		1019	to	1020	Joni Dr. to Somerset Dr.	34+33 to 50+00	RLC	0.028	28.0	7.7	5.2	1.5:1	0.035	-	1,842	14.8
		918	to	1019	"600' S/S of Yucca Trail to Alta	50+00 to 63+00	RLC	0.026	12.0	7.2	3.5	1.5:1	0.035	-	1,525	15.6
		918	to	919	Elata Ave. to "400' S/S of Yucca Trail	63+00 to 86+00	RLC	0.022	8.0	6.5	4.0	1.5:1	0.035	-	634	12.8
		915	to	916		86+00 to 92+84	RLC	0.050	8.0	6.5	3.8	1.5:1	0.035	-	616	13.4
		916	to	918	Onaga Trail to Elata Ave.	92+84 to 93+54	RLC	0.050	8.0	5.5	3.4	1.5:1	0.035	-	616	13.4
Y01-02	Dreiker Wash	912	to	913	Aloha Ln. to Onaga Trail	93+54 to 129+00	RLC	0.020	8.0	5.9	3.1	1.5:1	0.035	-	551	13.6
		911	to	912	W. Burnt Mtn. Basin to Joshua Ln.	129+00 to 132+26	RLC	0.020	8.0	5.9	3.1	1.5:1	0.035	-	551	13.6
		906	to	911	Warren Vista Ave. to W. Burnt Mtn. Basin	0+00 to 3+48	MFP	0.017	10.0	-	2.0	4:1	0.045	-	1,430	-
		906	to	909		3+48 to 30+10	MFP	0.005	10.0	-	1.0	4:1	0.045	-	3,906	-
		909	to	909	Joshua Dr. to Warren Vista Ave.	30+10 to 50+71	RRSS	0.024	12.0	8.2	3.8	2:1	0.029	-	1,106	14.9
					Catalina to Joshua Dr.	50+71 to 59+87	RRSS	0.029	12.0	8.3	3.7	2:1	0.029	-	1,106	14.9
LOCAL	Wast Burnt Mtn. Wash Tributary	1087	to	1023	San Andreas to Catalina	59+87 to 66+76	RRSS	0.029	12.0	7.8	3.5	2:1	0.029	-	1,106	14.9
LOCAL	Wast Burnt Mtn. Wash Tributary	940	to	813	Hilton Ave. Drain		RLC	0.110	6.0	4.8	1.5	1.5:1	0.035	181	-	15.0
LOCAL	Wast Burnt Mtn. Wash Tributary	941	to	811	Beginning "800' S/S San Andreas Rd.		MFP	0.059	10.0	-	1.0	4:1	0.045	782	-	-
							MFP	0.033	20.0	-	1.9	4:1	0.045	294	-	-
							MFP	0.033	20.0	-	1.9	4:1	0.045	272	-	-
							MFP	0.030	20.0	-	1.5	5:1	0.045	232	-	-
LOCAL	Wast Burnt Mtn. Wash Tributary	930	to	807	Beginning at San Andreas Rd.		MFP	0.053	20.0	-	1.9	5:1	0.045	140	-	-
Y02-01	Warren Vista Drain	939	to	909	San Andreas to W. Burnt Mtn. Wash		MFP	0.067	10.0	-	1.2	4:1	0.045	130	-	-
Y02-01	Extension of Y02-01	937	to	939		0+00 to 20+64	RCB	0.007	8.0	6.7	4.0	1.5:1	0.045	130	-	13.6
	Extension of Y02-01	936	to	937		20+64 to 50+35	MFP	0.067	10.0	-	1.2	4:1	0.045	226	-	-
Y02-02	Extension of Y02	905	to	906			MFP	0.183	20.0	-	3.0	4:1	0.045	1,430	-	-
LOCAL	Extension of Y02-02	935	to	905	In San Andreas	88 + 78 to 71 + 58	MFP	0.183	15.0	-	3.0	4:1	0.045	858	-	-
		935	to	905			MFP	0.052	20.0	-	1.14	4:1	0.045	858	-	-
		934	to	935			MFP	0.039	20.0	-	1.14	4:1	0.045	858	-	-
		1013	to	1079			MFP	0.039	20.0	-	0.84	4:1	0.045	197	-	-
Y03	East Burnt Mtn. Wash	1012	to	1013	Pueblo Trail to West Burnt Mtn. Wash	0+00 to 19+55	RCB	0.021	8.0	6.0	5.3	Vert.	0.014	746	746	33.8
		1018	to	1012	Onaga Trail to Pueblo Trail	19+55 to 33+83	RCB	0.021	8.0	6.0	5.3	Vert.	0.014	-	746	33.8
		1017	to	1018	E. Burnt Mtn. Basin to Joshua Vista	33+83 to 49+39	RLC	0.034	8.0	5.9	3.1	1.5:1	0.035	-	886	14.7
		1016	to	1017	Joshua Dr. to E. Burnt Mtn. Basin	0+00 to 30+41	RLC	0.034	16.0	5.7	4.8	1.5:1	0.035	-	1,818	17.4
		1014	to	1016	Mesaview Dr. to Joshua Dr.	30+41 to 33+53	RRSS	0.034	12.0	8.1	3.8	2:1	0.029	-	1,181	17.2
		1013	to	1014	Lincoln Dr. to Mesaview Dr.	33+53 to 51+00	RRSS	0.034	12.0	7.9	3.8	2:1	0.029	-	1,181	17.2
		1011	to	1012	Jason Dr. to El Dorado	51+00 to 64+00	RRSS	0.034	12.0	7.8	3.8	2:1	0.029	-	1,181	17.2
		1010	to	1011	San Andreas to Jason Dr.	11+00 to 51+00	RRSS	0.026	12.0	7.8	3.9	2:1	0.029	-	1,044	17.2
		1009	to	1011	Sierra Madre Dr. to San Andreas	87+40 to 108+12	RRSS	0.026	12.0	7.8	3.9	2:1	0.029	-	1,039	17.3
		1008	to	1009		108+12 to 124+36	MFP	0.026	20.0	-	2.0	4:1	0.045	-	1,039	-
Y03-02	Extension of Y03	1007	to	1008		124+36 to 134+90	MFP	0.044	20.0	-	2.0	4:1	0.045	-	1,006	-
Y03-01	East Burnt Mtn. Wash Tributary	1014.6	to	1012	Beginning at Pueblo Tr. to Yucca Trail	0+00 to 61+32	MFP	0.044	10.0	-	1.2	4:1	0.045	782	-	-
LOCAL	Extension of Y03-01	1018.5	to	1018.6			SBC	0.026	8.0	5.8	2.3	2:1	0.025	260	-	13.0
LOCAL	East Burnt Mtn. Wash Tributary	1017	to	1017	Beginning at Navajo Tr. to Yucca Trail		SBC	0.020	8.0	4.3	1.1	2:1	0.025	260	-	9.8
		1064	to	1017			MFP	0.072	10.0	-	2.0	4:1	0.045	260	-	-
Y04	OWS Channel (EXISTING)	1313	to	133	Mann Center to Yucca Wash		STF	0.018	36.0	-	0.61	-	0.018	276	-	9.8
Y04	OWS Channel (EXISTING)	1312	to	1313	OWS Road to Basin	0+00 to 20+85	CLC	0.048	68.0	7.0	2.9	Vert.	0.014	-	1,331	37.7
Y04	OWS Channel	1310	to	1312	"800' US Buena Vista to OWS Rd	0+00 to 13+84	RLC	0.078	34.0	8.0	2.5	1.5:1	0.035	-	5,418	15.8
LOCAL	Y04-01 Tributary	1301	to	1310		13+84 to 23+00	RLC	0.078	13.0	6.1	4.8	1.5:1	0.035	-	855	16.1
LOCAL	Extension of Y04-01	1320	to	1321		0+00 to 11+88	SBC	0.083	8.0	4.9	1.8	2:1	0.025	352	-	18.9
		1319	to	1320			RCP	0.062	6.0	4.6	1.4	2:1	0.025	352	-	17.7
Y04-02	Extension of Y04	1308	to	1310	Sand Refled to Oshwood		SBC	0.010	8.0	4.6	1.4	2:1	0.025	232	-	16.1
LOCAL	Extension of Y04-02	1307	to	1308		31+58 to 48+12	SBC	0.010	8.0	4.6	1.4	2:1	0.025	232	-	16.1
		1306	to	1307		48+12 to 66+87	RRSS	0.010	8.0	5.4	1.4	2:1	0.029	424	-	18.3
Y05	Buena Vista Wash	1305	to	1306			RRSS	0.010	8.0	5.4	1.4	2:1	0.029	296	-	18.3
		1110	to	131	Sage Chnnl confl. to Yucca Wash	0+00 to 17+02	MFP	0.072	10.0	-	1.2	4:1	0.045	391	-	-
		1109	to	1110	Chnnl. Ave. to Sage Chnnl.	17+02 to 28+00	RRSS	0.008	30.0	10.0	5.0	4:1	0.045	-	3,106	10.5
Y05-01	Extension of Y05	1108	to	1109	Chnnl. Ave. to Grand Ave.		SBC	0.010	25.0	7.8	3.3	2:1	0.025	-	1,022	11.2
LOCAL	Buena Vista Wash Tributaries	1107	to	1108	Twentynine Palms Hwy. to Chnnl. Ave.	20+00 to 40+31	SBC	0.013	20.0	7.8	3.3	2:1	0.025	-	993	11.2
		1145	to	1135		40+31 to 51+81	MFP	0.005	10.0	-	2.0	4:1	0.045	452	-	-
		1135	to	1138	Between Twentynine & Twotrend Dr.		MFP	0.005	10.0	-	2.0	4:1	0.045	127	-	-
LOCAL	Extension of Y05-01	1138	to	1107	Confluence of Y05		MFP	0.007	10.0	-	3.1	4:1	0.045	280	-	-
		1106	to	1107	Along Buena Vista Wash		STF	0.072	25.0	-	0.40	-	0.018	184	-	14.2
					Bel. Twentynine Dr. and Buena Vista		STF	0.052	36.0	-	0.43	-	0.018	184	-	11.8
		1105	to	1106	Between Sidlewick Dr. and Sonnyslope Dr.		SBC	0.064	10.0	4.6	1.4	2:1	0.025	240	-	19.0
Y06	Sage Channel	1212	to	1110	Twin Sonnyslope Dr. to Yucca Wash	0+00 to 4+05	RLC	0.050	30.0	5.7	2.1	1.5:1	0.035	-	979	14.2
					to Sunnyslope Dr.	4+05 to 7+44	RLC	0.050	34.0	-	2.1	1.5:1	0.035	-	979	21.1
Y07	Long Canyon Channel (EXISTING)	824	to	130	Pacific Ave. to Sunnyslope Dr.	7+44 to 17+35	RLC	0.060	30.0	5.5	3.0	1.5:1	0.032	-	979	15.1
					"400' US of Yucca Wash to Y05 confl.	0+00 to 4+00	RLC	0.050	15.5	7.5	3.6	Vert.	0.014	-	5,453	29.4
					Culvert at crossing Tr. to "400' US Y05	4+00 to 16+00	CLC	0.037	31.0	11.0	3.9	Vert.	0.014	-	5,453	30.4
Y07	Long Canyon Channel	823	to	824	SR 62 to culvert at Antelope Tr.	16+00 to 19+80	CLC	0.037	31.0	11.0	3.9	Vert.	0.014	-	5,453	31.8
		821	to	823	Antelope Chnnl confl. to SR 62	19+80 to 23+80	RLC	0.017	30.0	8.0	3.2	1.5:1	0.035	-	3,432	15.0
		820	to	821	Navajo Trail to Hesselar Chnnl confl.	23+80 to 89+00	RLC	0.033	13.0	7.5	5.0	1.5:1	0.035	-	1,427	16.5
		818	to	820	Jeffrey Dr. to Navajo Trail	89+00 to 97+62	RLC	0.033	13.0	7.5	4.8	1.5:1	0.035	-	1,427	16.5
		838	to	818	Golden Bee Dr. to Long Canyon Basin	0+00 to 22+17	RLC	0.036	30.0	11.2	5.5	1.5:1	0.035	-	1,427	14.5
		816	to	838	Nonchalant Dr. to Golden Bee Dr.	22+17 to 30+00	MFP	0.034	30.0	-	5.5	4:1	0.045	-	980	21.8
		816	to	817	Town Limit to Ironbrae Dr.	30+00 to 42+96	MFP	0.059	20.0	-	5.5	4:1	0.045	-	980	-
		813	to	817		42+96 to 90+40	MFP	0.059	20.0	-	5.5	4:1	0.045	-	3,893	-
		812	to	813		90+40 to 99+85	MFP	0.040	20.0	-	5.5	4:1	0.045	-	2,842	-
Y07-01	Sage Avenue Drain	884	to	824	Desert Gold to Long Cyn confl.	0+00 to 20+83	SBC	0.033	8.0	5.8	2.3	2:1	0.025	-	1,270	-
		883	to	884	Golden Bee to Desert Gold	20+83 to 33+40	SBC	0.033	8.0	5.8	2.3	2:1	0.025	314	-	11.8
LOCAL	Extension of Y07-01	882	to	883	Fairway Land to Golden Bee		SBC	0.033	26.0	-	0.74	-	0.018	314	-	13.6
Y08	Long Canyon Channel Tributaries	830	to	813		0+00 to 16+50	STF	0.040	26.0	-	0.81	-	0.018	282	-	13.7
		831	to	830		16+50 to 29+00	MFP	0.040	20.0	-	2.1	4:1	0.045	-	-	-
Y08	Hospital Channel	828	to	823	H.S. Chnnl confl. to Long Cyn.	16+50 to 29+00	MFP	0.040	20.0	-	2.1	4:1	0.045	-	1,482	-
		827	to	823	Chnnl. Trail to H.S. Chnnl confl.	0+00 to 10+00	RLC	0.016	28.0	7.8	5.3	1.5:1	0.035	-	1,898	-
		811	to	812	Onaga Trail to Pueblo Trail	10+00 to 22+00	RLC	0.016	28.0	7.8	5.3	1.5:1	0.035	-	2,292	13.5
		810	to	811	Hesselar Dr. to Onaga Trail	22+00 to 39+88	RLC	0.028	26.0	6.9	4.4	1.5:1	0.035	-	2,292	13.4
		809	to	810	El Dorado Dr. to Joshua Dr.	39+88 to 94+55	RLC	0.037	15.0	7.8	3.9	1.5:1	0.035	-	1,727	16.0
		808	to	809		94+55 to 75+00	RLC	0.061	15.0	7.8	3.9	1.5:1	0.035	-	1,727	16.0
Y09-01	High School Channel	707	to	708	Onaga Trl. to Hesselar Chnnl confl.	75+00 to 81+00	RLC	0.061	15.0	7.8	5.4	1.5:1	0.035	-	1,727	16.0
LOCAL	Extension of Y09-01	706	to	707	Mountain View to Onaga Trail	0+00 to 17+14	RLC	0.033	13.0	5.7	2.1	1.5:1	0.035	341	-	16.0
					Bond to Mountain View		SBC	0.033	8.0	5.4	1.5	2:1	0.025	341	-	12.8
LOCAL	Cholla Avenue Drain	836	to	835	Alley Joshua Dr.		SBC	0.033	8.0	4.9	1.5	2:1	0.025	181	-	11.5
		834	to	835	Golden Bee Dr. to Desert Gold		SBC	0.033	8.0	5.4	1.5	2:1	0.025	181	-	11.5
Y09-02	Cholla Avenue Drain	833	to	D/S 836	Along El Dorado Dr.	0+00 to 3+00	STF	0.060	26.0	-	0.29	-	0.018	201	-	12.0
LOCAL	Extension of Y09-02	832	to	833	Along Cholla Ave. to El Dorado Dr.	0+00 to 3+10	RCB	0.010	8.0	6.0	4.0	Vert.	0.014	410	-	15.8
Y09-03	Hospital Channel	827	to	826		0+00 to 9+00	RCB	0.053	10.0	5.7	4.0	Vert.	0.014	410	-	15.8
		826	to	825	El Dorado Dr. to Golden Bee Dr.	84+90 to 88+72	RLC	0.060	10.0	5.7	2.8	1.5:1	0.045	324	-	12.8
		825	to	824	Golden Bee Dr. to Charles Dr.	88+72 to 106+00	MFP	0.064	10.0	-	2.8	4:1	0.045	324	-	-
		806	to	807	Joshua Dr. to Golden Bee Dr.	106+00 to 122+60	MFP	0.064	10.0	-	2.8	4:1	0.045	324	-	-
Y10	Acoma Channel	903	to	811	Onaga Trail Chnnl confl. to Hospital Chnnl	0+00 to 39+87	RLC	0.039	10.0	9.4	3.1	1.5:1	0.035	-	940	16.0
		516	to	523	Pacific Limit to Deer Trail Chnnl	0+00 to 14+39	MFP	0.039	10.0	-	2.8	4:1	0.045	-	2,744	-
						14+39 to 29+18	RRSS	0.033	30.0	7.2	3.1	2:1	0.027	-	1,470	17.8
						29+18 to 33+85	MFP	0.061	25.0	-	3.0	5:1	0.045	-	1,470	-
						33+85 to 43+25	MFP	0.043	25.0	-	3.0	5:1	0.045	-	1,347	-
						43+25 to 51+00	MFP	0.043	25.0	-	3.0	5:1	0.045	-	1,347	-
						51+00 to 58+33	MFP	0.064	26.0	-	2.8	5:1	0.045	-	1,148	-
						58+33 to 70+35	MFP	0.064	26.0	-	2.8	5:1	0.045	-	1,148	-
Y10-01	Extension of Y10	516	to	827		70+35 to 75+00	MFP	0.064	20.0	-	2.8	5:1	0.045	-	930	-
	Extension of Y10	515	to	516			MFP	0.067	20.0	-	1.2	5:1	0.045	393	-	-
Y11	Deer Trail Channel	511	to	523.1			MFP	0.067	20.0	-	1.2	5:1	0.045	393	-	-
		508	to	508	Desert Gold to Azusa Chnnl	0+00 to 3+00	MFP	0.067	12.0	8.1	1.2	5:1	0.045	197	-	12.3
					Town Limit to Desert Gold	3+00 to 15+89	RRSS	0.064	12.0	7.3	1.2	2:1	0.029	197	-	-
						15+89 to 32+48	MFP	0.067	20.0	-	1.2	5:1	0.045	1,344	1,344	16.9
						32+48 to 42+63	MFP	0.067	20.0	-	1.2	5:1	0.045	1,344	1,344	16.9
						42+63 to 52+80	MFP	0.067	20.0	-	1.2	5:1	0.045	1,170	1,170	16.9
						52+80 to 64+36	MFP	0.067	20.0	-	1.2	5:1	0.045	1,170	-	-
						64+36 to 70+43	MFP	0.070	20.0	-	1.2	5:1	0.045	491	-	-
						70+43 to 81+37	MFP	0.067	30.0	-	1.3	5:1	0.045	491	-	-

Facility No.	Facility Name	Node	to	Node	Location	Station to Station	Type of Facility	Channel Slope	Base Width/ Diameter	Depth (feet) Design (Normal)		Sideslope	Manning's "n"	25-Year Flowrate (cfs)	100-Year Flowrate (cfs)	Velocity (fps)
LOCAL	Extension of Y11-01	503	to	505			MFP	0.076	30.0	-	0.82	4:1	0.046	306	-	-
Y12	Water Canyon Channel	324	to	126	Apache Ave. to Yucca Wash	0+00 to 22+33	RLC	0.033	8.0	5.4	1.8	2:1	0.035	-	1,957	15.1
		323	to	324	Sioux Ave. to Apache Ave.	22+33 to 39+21	RLC	0.038	18.0	7.2	4.4	1.5:1	0.035	-	1,831	17.8
		321	to	323	Rt. Iowa to Sioux Ave.	39+21 to 58+00	RLC	0.038	18.0	7.2	4.4	1.5:1	0.035	-	1,814	17.8
		320	to	321	Rt. Iowa to Pennsylvania Rd.	58+00 to 68+52	RRSS	0.031	100.0	3.8	1.4	2:1	0.029	-	1,706	13.3
		319	to	320	Pender to Pennsylvania Rd.	68+52 to 82+52	RRSS	0.031	100.0	3.8	1.4	2:1	0.029	-	1,706	13.0
Y12-01	Water Canyon Tributary	322.5	to	323	Belin to Pennsylvania Rd.	40+54 to 49+00	MFP	0.037	16.0	-	1.8	5

Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Jared Jerome, Associate Planner

Date: March 17, 2026

Meeting Date: March 24, 2026

Subject: Environmental Assessment, EA 18-23; Site Plan Review, SPR 07-23, Sun Mesa Mini Storage. A request to construct and operate an 89,700 square foot self-storage facility with manager's unit, landscaping, and off-site street improvements. The project site is located at 4815 Newton Lane and is also identified as APN: 0597-111-67.

Recommendation:

Environmental Assessment 18-23:

That the Planning Commission adopts the Resolution, the Mitigated Negative Declaration and Mitigation Monitoring Report for Environmental Assessment 18-23.

Site Plan Review 07-23

That the Planning Commission approves SPR 07-23, a request to construct and operate an 89,700 square foot self-storage facility with manager's unit, landscaping, and off-site street improvements.

Prior Review:

The Commission has had no prior review of this application.

Discussion:

DISCUSSION

Case:

Site Plan Review (SPR) 07-23, Environmental Assessment (EA) 18-23; Sun Mesa Mini-Storage, 4815 Newton Lane (APN 0597-111-67).

Application Timeline Overview:

Application Submitted On: 12/13/2023

30 Day Completeness Review Letter Sent:	1/9/2024
1st Resubmittal:	2/5/2024
Corrections Letter Sent:	2/22/2024

2nd Completeness review letter:	3/12/2024
2nd Resubmittal:	11/12/2024
3rd Resubmittal:	4/7/2025
Application deemed complete:	4/8/2025
CEQA RFP released:	4/11/2025
CEQA selection letter to applicant:	6/2/2025
Draft IS/MND for public review:	1/16/2026
Public Hearing Notice	2/25/2026

Request:

A request for the construction and development of an approximate 89,700 square foot multi-structure self-storage facility that is 9'6" in height, located on approximately 4.34-acre property, with parking, landscaping, and drainage improvements. Phase 1 of the project is located approximately on the western half of the property and Phase 2 is located on the eastern half of the property.

Applicant:

Rob Billings
5024 Wallaby Street
Yucca Valley, CA 92284

Property Owner:

Rob Billings
5024 Wallaby Street
Yucca Valley, CA 92284

Representative:

Dan Patneaude (DRP Enterprises LLC)
PO Box 4428
Yucca Valley, CA 92263

Location: The project is located at 4815 Newton Lane, southeast corner of the intersection of Sun Mesa Drive and Newton Lane, approximately 600 feet east of State Route 247 and approximately 650 feet north of Buena Vista Drive.

APN:

0597-111-67

Existing General Plan Designation:

Industrial (I)

Surrounding General Plan Designations:

North: Rural Living (RL-5) 5 acre minimum

South: Commercial (C)
East: Rural Living (RL) (County of San Bernardino)
West: Industrial (I)

Existing Zoning Designation:
Industrial (I)

Surrounding Zoning Designations:
North: Rural Living (R-L-5)
South: Neighborhood Commercial (C-N)
East: Rural Living (RL) (County of San Bernardino)
West: Industrial (I)

Surrounding Land Use:
North: Vacant Residential
South: Commercial
East: Vacant Residential
West: Vacant/Unpermitted Storage

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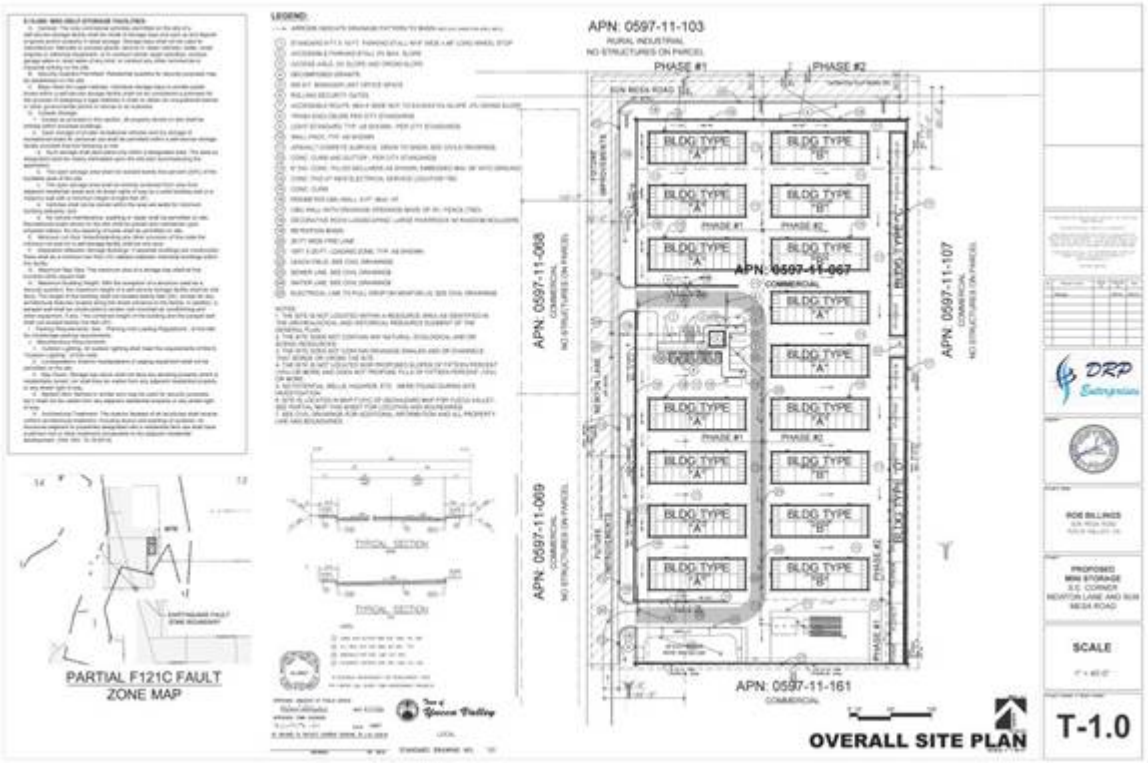

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PROJECT DESCRIPTION

The proposed project is a self-storage facility southeast of the intersection of Newton Lane and Sun Mesa Drive in the Town of Yucca Valley in San Bernardino County (APN: 0597-11-067). The proposed project includes the development of approximately 541 storage units, a manager's office, parking, internal roads, and landscaping on an approximately 4.34-acre site. In addition, offsite improvements (including partial pavement of adjacent roads) would be provided. The total building area is proposed to be approximately 89,700 square feet.

The project consists of: (1) utilities improvements; (2) construction of self-storage units and a manager's office; (4) parking; (5) landscaping; and (6) improvement of half of Newton Lane along the project's west boundary from the project site to Buena Vista Drive, and Sun Mesa Drive along the north boundary.

The project is proposed to be constructed in two phases. Phase 1 is proposed to begin in the first half of 2026 includes construction of approximately 50% of the rental units as well as the manager's unit. Phase 1 is anticipated to take three (3) to four (4) months to complete. Off-site improvements are required to be completed during Phase 1. Phase 2 construction is dependent on Phase 1 sales.

The project site has a General Plan land use designation of Industrial (I) and is zoned Industrial by the Town of Yucca Valley. The proposed self-storage facility is permitted use within the Industrial zoning district and does not require a General Plan Amendment or Zone Change. With approval of a Site Plan Review, the project would conform to the existing land use and zoning designations.

The following conditions of approval are recommended to ensure consistency with the Town's adopted standards and regulations:

P3. All exterior lighting shall comply with Development Code chapter 8.70, Outdoor Lighting and shall be illustrated on all construction plans. The proposed project shall cause no light trespass at all property lines. Light trespass shall be defined as exceeding 0.3 foot candles at any property lines.

P5. Parking and on-site circulation requirements shall be provided and maintained as identified on the approved site plan. Areas reserved for access drive and/or fire lanes shall be clearly designated.

a. All paved parking stalls shall be clearly striped and permanently maintained with double or hairpin lines with the two lines being located an equal 9 inches on either side of the stall sidelines. All regular parking stalls be a minimum 9' x 19'.

b. All marking to include parking spaces, directional designation, no parking designation and fire lane designations shall be clearly defined and said marking shall be maintained in good condition at all times. The Town Traffic Engineer shall approve all signage and markings for the circulation related signage.

c. All two-way drive aisles shall be at least 26 feet in width.

E1. Install asphalt concrete (AC) pavement, curb and gutter and sidewalk, along with any additional required AC pavement, along the project frontages on Newton Lane and Sun Mesa Drive per Town Standard Drawing No. 101. Driveways shall be constructed per Town Standard Drawing No. 213. Pavement shall be twenty-six feet (26') wide when measured from curb face. This will require

paving six feet (6') on the other side of the street centerline. Pavement on Newton Lane shall extend to Buena Vista Avenue.

E2. Per Town Standard Drawing No. 213 commercial driveways shall be located 150 feet from the curb return.

E3. The site plan shall be revised to show the existing twenty foot (20') radius property line at the southeast corner of Newton Lane. and Sun Mesa Drive.

E5. Due to the location of the proposed on-site retention basin an overflow outlet will be required. The outlet shall be designed, and the design included in the project grading plan, to ensure protection of the outlet and the retaining wall footing.

E6. There appears to be a thirty foot (30') error in the property line dimensions when scaled from the drawings submitted for review. This error must be corrected to the satisfaction of the Town Engineer. This may require a Record of Survey be recorded with the County Surveyor's office. A copy of the Record of Survey, if required, shall be submitted to the Town Engineer at the time of submittal to the County Surveyor's office.

E7. The applicant shall ensure that all construction related to the proposed retaining walls and basin overflow facilities occurs on the applicant's property. Proof of any temporary construction easements, if needed, shall be submitted to the Town at the time of grading permit application.

E8. Prior to issuance of building permits, the applicant shall cause to be formed Community Facilities District (CFD) for infrastructure improvements as required by the Town. The applicant shall initiate the CFD formation by submitting a landowner petition and consent form and deposit necessary fees concurrent with the application for street and grading plan review and approval.

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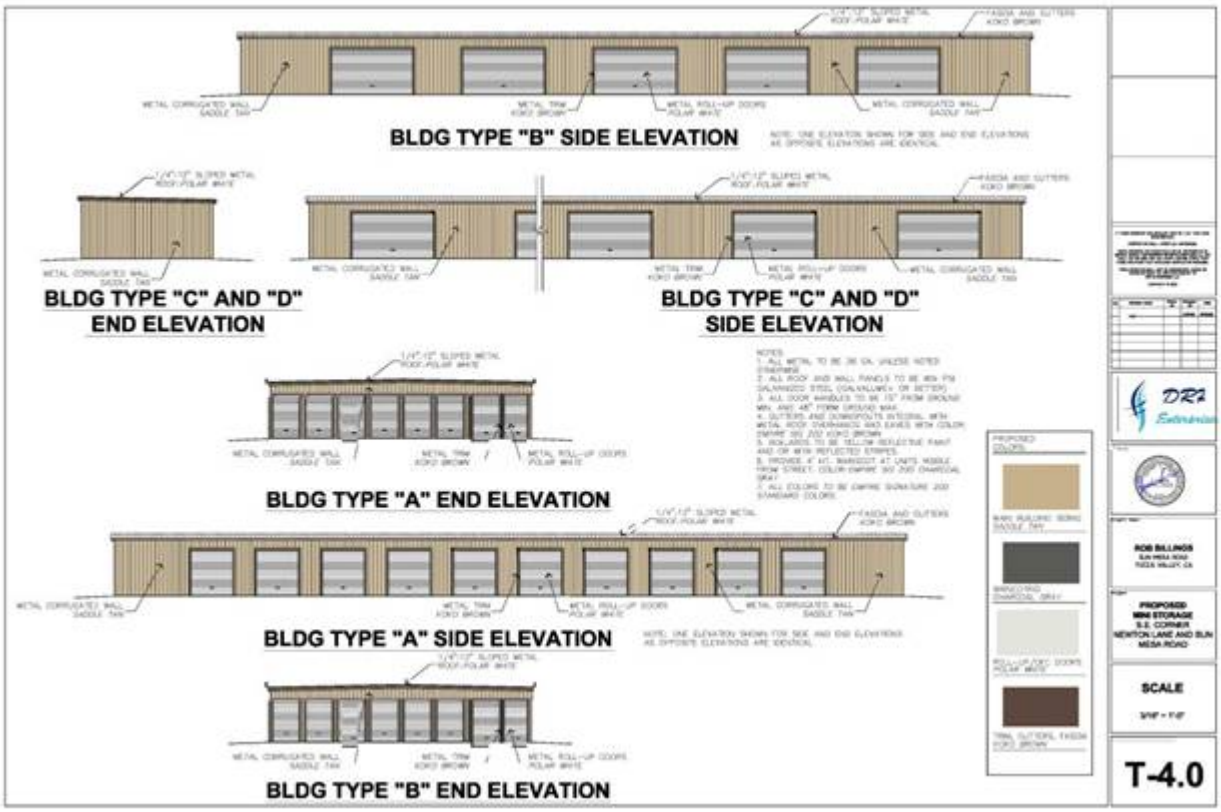


PROJECT ANALYSIS

PROJECT AREA:
4.34 acre

BUILDING AREA:
89,700 square feet

SETBACKS:
Front: 15’ minimum required by Code. 18’ proposed.
Rear: 0’ minimum required by Code. 90’ proposed.
Interior Side: 0’ minimum required by Code. 2’ proposed.
Street Side: 15’ minimum required by Code. 15’ proposed.

MAX BUILDING HEIGHT:
Maximum 75’ allowed by Code. 9’6” and 13’2” proposed.

FAR:
1.0 Maximum allowed by Code. 0.4 proposed.

PHASED CONSTRUCTION:
Yes, two phases. First phase beginning in 2026, and second phase to begin based on sales of Phase 1.

FLOOD ZONE:
No

ALQUIST PRIOLO/EARTHQUAKE FAULT HAZARD ZONE :
Yes. Employee hours and construction consistent with Alquist Priolo requirements.

ACCESS/PARKING: 6 spaces plus 2 for caretaker.
1 standard ADA stall
1 van accessible ADA stall
5 loading stalls (one per 20,000 square feet)

ADA:
ADA compliant parking and access required. One (1) ADA compliant parking space is required. The site plan illustrates one (1) ADA parking space and one
(1) van accessible ADA parking space. ADA access from a public roadway to the building is required.

AIRPORT COMPREHENSIVE LAND USE PLAN:
The project is not located in a Safety Review Area of the Yucca Valley Airport Land Use Plan.

LANDSCAPING:

The preliminary landscape plan for the proposed project includes five (5) 15-gallon Aristocrat pear trees (Pyrus Calleryana), 11 15-gallon

Crepe Myrtle trees (Lagerstroemia Indica), 2 15-gallon Golden Rain trees (Koelreuteria Paniculata), 6 24"-box Chinese pistache trees (Pistacia Chinesis), two (2)

15-gallon Southern Live Oak tree (Quercus Virginiana), 25 5-gallon Prickly Pear cacti (Opuntia), and 8 transplanted Yucca Brevifolia (Western Joshua Tree – as

allowed following CDFW review). Decorative river rocks and boulders are proposed as decorative xeriscaping between the plants identified above.

TRASH ENCLOSURE:
Project includes three (3) trash enclosures located to the south of the manager's unit.

RIGHT OF WAY DEDICATION REQUIRED:
No, existing road easements adjacent to project site. To be verified by Town Engineer.

OFF SITE IMPROVEMENTS REQ
Yes. Applicant to install off-site improvements including half-width roadway improvements to Sun Mesa Drive adjacent to project site and Newton Lane from
project site to Buena Vista Drive.

ASSESSMENT DISTRICTS REQ :
Yes, for on-going road maintenance.

STREET LIGHTS:
No

CAL TRANS PERMIT REQUIRED:
No (required if work is required in Caltrans right-of-way)

UTILITY UNDERGROUNDING
Yes, in accordance with Ordinance 233.

ON-SITE LIGHTING:
All lighting shall be shielded to comply with Development Code Chapter 8.70, Outdoor Lighting.
The photometric plan shows illumination that exceeds 0.3-foot candles at the property lines. Condition of approval P3 is recommended, requiring 0.3-foot. candles or less of lighting output at each property line, to be reviewed by Planning Division staff.

AIRPORT INFLUENCE AREA:
No

TRAILS AND BIKE LANE MASTER PLAN:
No

PUBLIC FACILITY MASTER PLAN:
No

PARKS AND REC MASTER PLAN:
No

MASTER PLAN OF DRAINAGE:
No

SPECIFIC PLAN/PLANNED DEVELOPMENT:
No

GATEWAY REIMBURSEMENT DISTRICT:
No

AVALON SIGNAL REIMBURSEMENT DISTRICT:
No

HDWD SEWER CONNECTION:
No

FUTURE PLANNING COMMISSION ACTION REQ.
No

TOWN COUNCIL ACTION REQUIRED:

The project would be reviewed by Town Council only if an appeal is filed.

GENERAL PLAN CONSIDERATION

The project site is designated Industrial. The description below is provided from the Yucca Valley General Plan, Land Use Element, for reference to the Industrial designation.

Industrial and related uses, including warehousing/distribution, assembly and light manufacturing, repair facilities, and supportive retail uses. Preferred development types include master planned business and industrial parks with integrated access and internal circulation. Outdoor storage is also permitted in this designation; however, special screening and design treatments must be applied to outdoor storage within the Rural Mixed Use Special Policy Area for properties on the north side of Skyline Ranch Road.

Self-storage uses are considered an appropriate use in the Industrial District, and the project is consistent with the General Plan land use designation.

DEVELOPMENT CODE CONSIDERATION

The property has a zoning designation of Industrial.

This designation allows for uses such as mini and personal storage facilities with an approved Site Plan Review per Chapter 9.10.020 of the Town's Development Code. Therefore, the development of a self-storage facility is in conformance with the Town's Development Code.

ENVIRONMENTAL CONSIDERATIONS

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed project pursuant to the California Code of Regulations, Title 14, Sections 15072 and 15105.

The IS/MND identified potentially significant environmental impacts to the following resource areas: Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, and Mandatory Findings of Significance. Mitigation measures are incorporated to mitigate those potentially significant impacts to a level considered less than significant with mitigation incorporated. Please see attached IS/MND for a detailed analysis of potential impacts and required mitigation measures.

ADJACENT LAND USES

The project is surrounded by commercial/industrial and residential uses, including vacant residential properties located to the north and east, vacant industrial property to the west, outdoor vehicle storage to the southwest, and manufacturing to the south. The proposed use is consistent with surrounding land use activities and no land use conflicts or impacts are anticipated.

SITE CHARACTERISTICS

The proposed project site is approximately 4.34 acres. The site is currently vacant. The north end of the property abuts Sun Mesa Drive and the west side of the property abuts Newton Lane. Access to the property is proposed to be provided from Buena Vista Drive via Newton Lane.

BUILDING ELEVATIONS

The height limit for industrial facilities is 75'. The maximum height of the proposed storage structures are

approximately 9’6” high. The structures feature “saddle tan” corrugated metal walls and white metal roll-up doors. The metal roof is proposed to be painted “polar white”. The structures are rectangular and feature a sloping roof.

The manager’s unit features a similar color scheme, but with charcoal gray accents on the lower portion of the structure. The height of the manager’s unit is 13’2”.

ACCESS/PARKING

Access to the proposed project site is gained via two driveways on Newton Lane. No driveway is proposed off of Sun Mesa Drive.

Mini-storage or public storage facilities require six (6) spaces plus two (2) for caretaker parking. One (1) ADA compliant parking space is required for up to 25 provided parking spaces.

The proposed project features eight (8) standard parking stalls, one (1) standard ADA compliant parking stall, one (1) ADA van accessible space, and five (5) loading spaces.

AIRPORT COMPREHENSIVE LAND USE PLAN

The project is not located in a Safety Review Area.

FUTURE HDWD SEWER CONNECTION

The project is not required to connect to the HDWD Sewer System.

UTILITES

The project is conditioned to underground utilities in accordance with Ordinance 233.

SIGNAGE

Signage is not currently proposed as part of the SPR application. Permits for signage are to be processed under a separate application and staff approval.

CONCLUSION

Based upon the facts on record, the project is consistent with the Town’s General Plan, and Development Code, as recommended and conditioned. Industrial development was anticipated for this site with the adoption of the General Plan. With approval from the Planning Commission, the development meets and satisfies the goals, policies and implementation strategies of the General Plan.

SITE PLAN REVIEW FINDINGS

A. That the location, size, design, density and intensity of the proposed development is consistent with the General Plan, the purpose of the land use district in which the site is located, and the development policies and standards of the Town;

> *The proposed project site is located in the Industrial General Plan Designation and Industrial zoning district. The proposed size, design, and land use are consistent with the General Plan and Development Code requirements.*

B. That the location, size, design and architectural design features of the proposed structures and improvements are compatible with the site's natural landform, surrounding sites, structures and streetscapes;

The proposed development features single-story metal structures, painted white, gray, and tan. The primary color, tan, is anticipated to blend into the surrounding natural landform and is an earth tone that is recommend in the Town's Commercial Design Guidelines. Although "boxlike" structures and metal siding are considered "undesirable elements" in the Commercial Design guidelines; the design of the structures is consistent with other self-storage land uses located in the Town and other structures located in the Industrial zoning district.

C. That the proposed development produces compatible transitions in the scale, bulk, coverage, density and character of the development between adjacent land uses;

The proposed structures are similar in design and scale as compared to other industrial developments and not anticipated to result in any architectural incompatibilities in terms of scale, bulk coverage, density, or character of surrounding land uses.

D. That the building site and architectural design is accomplished in an energy efficient manner;

The proposed project is required to meet all California Building Code requirements for the type of commercial structure including the CALGreen requirements. As such, the building is anticipated to accomplish energy efficiency.

E. That the materials, textures and details of the proposed construction, to the extent feasible, are compatible with the adjacent and neighboring structures.

The proposed development features single-story metal structures, painted white, gray, and tan. The primary color, tan, is anticipated to blend into the surrounding natural landform and is an earth tone that is recommend in the Town's Commercial Design Guidelines. Although "boxlike" structures and metal siding are considered "undesirable elements" in the Commercial Design guidelines; the design of the structures is consistent with other self-storage land uses located in the Town and other structures located in the Industrial zoning district.

F. That the development proposal does not unnecessarily block views from other buildings or from public ways, or visually dominate its surroundings with respect to mass and scale to an extent unnecessary and inappropriate to the use;

The proposed development ranges from approximately 9'6" to approximately 13'2" in height. Due to its limited height, the proposed project is not anticipated to visually dominate its surroundings or block views from other buildings or the public right of way.

G. That the amount, location, and design of open space and landscaping conforms to the requirements of the Development Code, enhances the visual appeal and is compatible with the design and functions of the

structure(s), site and surrounding area;

The preliminary landscape plan for the proposed project includes five (5) 15-gallon Aristocrat pear trees (Pyrus Calleryana), 11 15-gallon Crepe Myrtle trees (Lagerstroemia Indica), 2 15-gallon Golden Rain trees (Koelreuteria Paniculata), 6 24"-box Chinese pistache trees (Pistacia Chinesis), two (2) 15-gallon Southern Live Oak tree (Quercus Virginiana), 25 5-gallon Prickly Pear cacti (Opuntia), and 8 transplanted Yucca Brevifolia (Western Joshua Tree – as allowed following CDFW review). Decorative river rocks and boulders are proposed as decorative xeriscaping between the plants identified above.

Pursuant to Chapter 9.32.070 of the Town's Development Code, the front and street-side yard setback areas shall also be landscaped using xeriscape landscaping techniques, which combines drought tolerant plant and hardscape materials in a variety of aesthetically pleasing designs. The proposed project landscaping is required to comply with the California Model Water Efficiency Landscape Ordinance (MWELO). The proposed project therefore conforms to the requirements in the Town's Development Code.

H. That quality in architectural design is maintained in order to enhance the visual environment of the Town and to protect the economic value of existing structures;

The structures are consistent with the Development Code, surrounding developments, and other similar land uses.

I. That there are existing public facilities, services, and utilities available at the appropriate levels and/or that new or expanded facilities, services and utilities shall be required to be installed at the appropriate time to serve the project as they are needed;

The project is located in an area of developed industrial properties. Each utility provider charges connection and service fees which are designed to include the need for additional facilities as growth occurs. The project applicant will be required to pay these fees as applicable.

Electrical services are provided by Southern California Edison. Water services are provided by the Hi Desert Water District (HDWD). Solid Waste Services are provided by Burrtec, Inc. The Town of Yucca Valley requires mandatory solid waste services, and the project will be served by Burrtec.

J. That access to the site and circulation on and off-site is required to be safe and convenient for pedestrians, bicyclists, equestrians and motorists;

On-site circulation as proposed includes two points of ingress/egress on Newton Lane. ADA access is required to be provided to the public right-of-way and from the vehicle parking lot to the structures. The installation of off-site improvements, in the form of paved roadways and sidewalks, are anticipated to enhance convenience for both motor vehicles and other roadway users such as pedestrians and cyclists.

K. That traffic generated from the proposed project has been sufficiently addressed and mitigated and will not adversely impact the capacity and physical character of surrounding streets;

The traffic analysis for the proposed project identified up to 137 daily vehicle trips at full build-out. Based on the anticipated traffic generation, adverse traffic impacts are not anticipated with the construction of required roadway improvements.

L. That traffic improvements and/or mitigation measures have been applied or required in a manner adequate to maintain a Level of Service C or better on arterial roads, where applicable, and are consistent with the Circulation Element of the Town General Plan;

The traffic analysis and IS/MND for the proposed project identified up to 137 daily vehicle trips. Based on the traffic analysis and required roadway improvements, no significant traffic impacts were identified and mitigation measures are not required.

M. That there will not be significant harmful effects upon environmental quality and natural resources including endangered, threatened, rare species, their habitat, including but not limited to plants, fish, insects, animals, birds or reptiles;

The IS/MND identified potentially significant environmental impacts to Biological Resources. Mitigation measures are incorporated in the IS/MND to mitigate those potentially significant impacts to a level considered less than significant with mitigation incorporated. Please see attached IS/MND for a detailed analysis of potential biological impacts and required mitigation measures.

N. That there are no other relevant or anticipated negative impacts of the proposed use that cannot be mitigated and reduced to a level of non-significance in conformance with CEQA, the California Environmental Quality Act;

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed project pursuant to the California Code of Regulations, Title 14, Sections 15072 and 15105.

The IS/MND identified potentially significant environmental impacts to the following resource areas: Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, and Mandatory Findings of Significance. Mitigation measures are incorporated to mitigate those potentially significant impacts to a level considered less than significant with mitigation incorporated. Please see attached IS/MND for a detailed analysis of potential impacts and required mitigation measures.

O. That the impacts which could result from the proposed development, and the proposed location, size, design and operating characteristics of the proposed development, and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety and welfare of the community or be materially injurious to properties or improvements in the vicinity or be contrary to the adopted General Plan;

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed project pursuant to the California Code of Regulations, Title 14, Sections 15072 and 15105.

The IS/MND identified potentially significant environmental impacts to the following resource areas: Biological Resources, Cultural Resources, Geology/Soils, Noise, Tribal Cultural Resources, and Mandatory Findings of Significance. Mitigation measures are incorporated to mitigate those potentially significant impacts to a level considered less than significant with mitigation incorporated. Please see attached IS/MND for a detailed analysis of potential impacts and required mitigation measures.

P. That the proposed development will comply with each of the applicable provisions of this code, and applicable Town policies; except approved variances.

The project, as conditioned, complies with the standards and requirements of the Development Code and the policies and procedures of the Yucca Valley General Plan.

Alternatives

None.

Fiscal Impact:

None.

Attachments

1. 1 - Application
2. 2 - Project Description
3. 3 - Cover Sheet
4. 4 - Site Plan
5. 5 - Floor Plan
6. 6 - Elevations, Renderings, and Materials
7. 7 - Preliminary Landscape Plan
8. 8 - Native Plant Removals and Relocations Inventory Reduced
9. 9 - Lighting Plan, Photometric Plan, and Details
10. 10 - Utility Plan
11. 11 - Preliminary Grading Plan
12. SPR 07-23 & EA 18-23 Billings Storage Facility - Completeness Review 1-9-2024
13. SPR 07-23 & EA 18-23 Billings Storage Facility - Corrections 2-22-2024
14. EA 18-23 Sun Mesa Storage - IS-MND - MMRP
15. EA 18-23 Sun Mesa Storage - IS-MND - Appendices - Reduced Size
16. Surrounding Property Owners Comments of Opposition to Project - 2026
17. Sun Mesa NOI_2026-01-16
18. Draft COA SPR 07-23 Sun Mesa Mini Storage 3-24-2026
19. EA 18-23 Resolution

Conditional Use Permit Application

Date Received 12 13 2023
By EW
Fee CUP $2,985. & EA $925.
Case # CUP 04-23
EA # 18-23

General Information

APPLICANT Rob Billings Phone 760-686-4171

Mailing Address 5024 Wallaby St Email billingstransfer@yahoo.com

City Yucca Valley State CA Zip 92284

REPRESENTATIVE DRP Enterprises LLC/Dan Patneaude Phone 206-734-7765

Mailing Address PO Box 4428 Email dpatneaude@drpenterprisesllc.org

City Yucca Valley State CA Zip 92263

PROPERTY OWNER Rob Billings Phone 760-686-4171

Mailing Address 5024 Wallaby St Email billingstransfer@yahoo.com

City Yucca Valley State CA1 Zip 92284

Project Information

Project Address TBD Sun Mesa Road Assessor Parcel Number(s) 059711167

Project Location On the SE corner of Sun Mesa Rd and Newton Rd.

Project Description: New Storage Unit Facility with Office Manager Unit. Project is located in the C2 commercial GP zone. Project will have 5 building types with a total of 89,700 SF of proposed storage. Project proposes block wall and lighting, landscape and offsite improvements.

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

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

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
   See APN map - Lot is 302'x614' approx - 4.34 acres. dedications exist north and west
2. Existing site zoning: Commercial
3. Existing General Plan designation: C-Commercial
4. Precisely describe the existing use and condition of the site: Vacant Lot - No Current Use
5. Existing Zoning of adjacent parcels:

   North Rural Inustrial South Commercial East Commercial West Commercial

6. Existing General Plan designation of adjacent parcels:

   North Industrail South Commercial East Commercial West Commercial

7. Precisely describe existing uses adjacent to the site:

   North Vacant - Sun Mesa Rd North - Inustrial

   South Existing site - Commercial Use

   East Vacant - Commercial Zoning - County of SB

   West Existing site - Commercial Use

8. Describe the plant cover found on the site, including the number and type of all protected plants: Joshua trees, and other species, yucca and normal plant material for Yucca Valley on site
   See the report prepared by LSA for all precise info and related info for the WJT

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

Project Description New Commercial Storage Facility

Complete the items below as they pertain to your project. Attach 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: Storage Facility

   B. Gross square footage by each type of use: 89,700 SF storage

   C. Gross square footage and number of floors of each building: 1 floor all buildings
   Build Type varies on SF - See Floor plan layout - Units A through F

   D. Estimate of employment by shift: 1 shift am only - hours 7 am to 6 pm (varies - part time)

   E. Planned outdoor activities: None

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

   Paving 42 % Building 48 % Landscaping 8 % Parking 2 %

3. **Maximum height of structures** 9 ft. 6 in for storage - Office 12 ft.

4. **Amount and type of off street parking proposed**: none proposed

5. **How will drainage be accommodated?** South retention lot - 100 year event 24 hours per Town of Yucca Valley requirements - - SB county Hydrology manual

6. **Off-site construction (public or private) required to support this project:**
   Yes, offsite work is needed for access to the lot.

7. **Preliminary grading plan estimate of cut and fill** See exhibit 4970 cut, 4485 fill

8. **Description of project phasing if applicable:** To be determined. Owner to build office space and then units, will build all access for fire. Owner to have 2 phases of site please see phasing on the site plan for locations. All site work would be in phase 1.

9. **Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s)** No

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?
☐	☐	☑	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?
☐	☑	☐	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?

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.

Signature: Robert Billings

Name: Robert Billings

Date: 11-23-2023

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 Daniel Patneaude, DRP Enterprises LLC to act as my agent and is further authorized to sign any and all documents on my behalf.

Signature: Robert Billings

Name: Robert Billings

Date: 11-23-2023

The Town of Yucca Valley is hereby granted release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application including phone numbers, addresses and e-mail addresses, for the Town's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act (CPRA). If any of these statements cannot be affirmatively acknowledged, please inform the planner before submitting a development application.

Signature: Robert Billings

Name: Robert Billings

Date: 11-23-2023

Agreement to Pay All Development Application Fees

In accordance with Town Council Resolution 04-38 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: _____

Applicants Name Robert Billings

Applicant's Signature Robert Billings

Date: 11-23-2023

(Please print)

Conditional Use Permit Application Submittal Requirements

Initial Submittal Requirements	# Required
Completed and Signed Applications and Filing Fee Complete	1
Project Description and Existing Conditions Letter Complete	1
Signed completed Environmental Information form Complete	1
Signed Agreement for Cost Recovery Complete	1
Signed Hazardous Waste Site Statement Complete	1
Preliminary Title Report within 60 days of application date	1
Grant Deeds for all involved properties Yes	1
Site Plan (See Section A) Yes	5
Floor Plans yes	5
Building elevations, including a minimum of one (1) color set	5
Preliminary Grading and Drainage Plan (Section B) Yes	5
Detailed slope analysis if project contains any slopes of 15 percent or greater	5
Preliminary Landscape Plans Yes	5
Native Plant Plan Yes, report prepared from LSA	5
Photometric Plan yes	5
Exterior Lighting Cutsheets Yes	1
Utility Plan including location and capacity Yes	5
Materials Board Yes	1
8 1/2 x 11 reductions of all plans Yes	1
Applicable utility service availability letters Yes	1
Water purveyor service letter or ground water report prepared and signed by a registered civil engineer	1 NA
Signed statement indicating method of sewage disposal and if Regional Water Quality Control Board approval is required	1
Signed surrounding property owners list certification yes	1
Surrounding property owners mailing list and labels yes	2
Surrounding properties radius map showing project site yes	1
Underlying Conditions of Approval (if applicable) NA	1
Copy of underlying Recorded Map and Environmental Constraints Sheet (if applicable)	1 NA
Planned Development Document (if applicable) NA	2
Specific Plan (if applicable) NA	2
All 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
Upon review of the initial submittal, the Town will determine which of the following studies will be required for the project:	
Air Quality and Greenhouse Gas Inventory/Analysis	2
Archaeological Survey	2
Biological Report to include Native Plant Inventory and Focused Desert Tortoise	2
Geological Report, if property is located within an Alquist Priolo zone	2
Geotechnical/Soils Report	2
Hydrology Report prepared by a registered Civil Engineer	2
Noise Study	2
Traffic Study/Analysis prepared by a registered Civil Engineer	2
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.	

Plan Preparation and Guidelines

All plans shall be drawn on uniform sheets no less than 24" X 36" (or as approved by the Community Development Department). All plans must be collated, stapled and folded as close as possible to 8 ½" x 11" notebook size. All plans shall be clear, legible and accurately scaled. The site plan, preliminary landscape plan, photometric plan, building elevations and native plant plan should all be at the **same** scale and shall be consistent with each other.

Section A. Site Plan Content

Scale: Engineering scale not to exceed 1"=100'.

The following information shall be included on the plan:

- Data table formatted in the following order:
  - Assessor's Parcel Number(s) (book, page and parcel number)
  - Legal description
  - Existing and proposed zoning designation
  - Existing and proposed General Plan designation
  - Specific Plan identification and land use designation (if applicable)
  - Existing and proposed land use
  - Total Gross Area: square feet and acres
  - Total Net Area: square feet and acres
  - Name of utility purveyors and type of sewage disposal

- Name, address, phone number, and email of applicant, owner and registered civil engineer or licensed surveyor.
- Graphic scale (with bar scale) and north arrow
- North arrow (make top of map north)
- Vicinity map with labeled streets
- Date plan prepared
- Revision block indicating date when plan is revised through the development review process
- Surrounding information for adjoining properties including zoning and land use
- Existing buildings and traveled ways within the proposed project and within 100 feet of the exterior boundaries.
- Property lines, dimensions (metes & bounds) and location of adjoining lot lines.
- The locations, names and existing widths of all highways, streets, or easements within 100 feet of the project boundaries that provide legal access to the property.
- The location of existing wells, cesspools, sewers, culverts, drain pipes, underground structures, or excavated areas within 100 feet of any portion of the project noting thereon whether or not they are to be abandoned, removed, or remain in operation.
- The location of all existing and proposed fire hydrants.
- Location of on-site utilities and locations of existing public utilities including sanitary sewers, water mains and storm drains.

- The approximate location of all areas subject to storm water overflow, inundation or flood hazard (indicate limits of FEMA floodplain and floodway), and the location and direction of flow of each watercourse.
- Delineation of special hazard zones (i.e., earthquake faults, liquefaction zones, etc.).
- If the site is proposed to be developed in phases, the proposed sequence of phasing shall be provided.

Section B. Preliminary Grading Plan Content

Scale: Engineering scale not to exceed 1"=40'.

The following grading information shall be included on the plan:

- Title Block
    - Name, address, phone, and email address of applicant, owner, and engineer
- Legend, north arrow, bar and graphic scale
- Data Table
    - Assessor's Parcel Number(s)
    - Project Name
    - Legal Description (i.e. Tract/Parcel Map and lot(s)/parcel(s))
    - Approximate earthwork quantities (CY), include cut and fill
    - Date and Source of Topography (should be current)

- Preliminary pad elevations
- Minimum 1-foot contour interval
- Drainage facilities
- Existing and proposed easements, property lines, rights-of-way
- Overall cut and fill cubic yards (quantity to be called out on the plan)
- Vicinity map, bar and graphic scale
- Existing and proposed improvements within and 50' beyond the site boundaries (label those proposed to remain or to be removed)
- Shade pavement areas and fill slopes 3:1 or steeper
- Streets; typical cross-sections to show existing and proposed improvements, utilities, right-of-way, etc.
- Limits of FEMA floodplain and floodway
- Delineate open space areas
- Delineation of special hazard zones (i.e., earthquake faults, liquefaction zones, etc.)
- Existing topography at least fifty (50) feet beyond project boundary including natural features to be preserved.
- Proposed street grades with arrows indicating the direction of flow.

Property Owners Mailing List

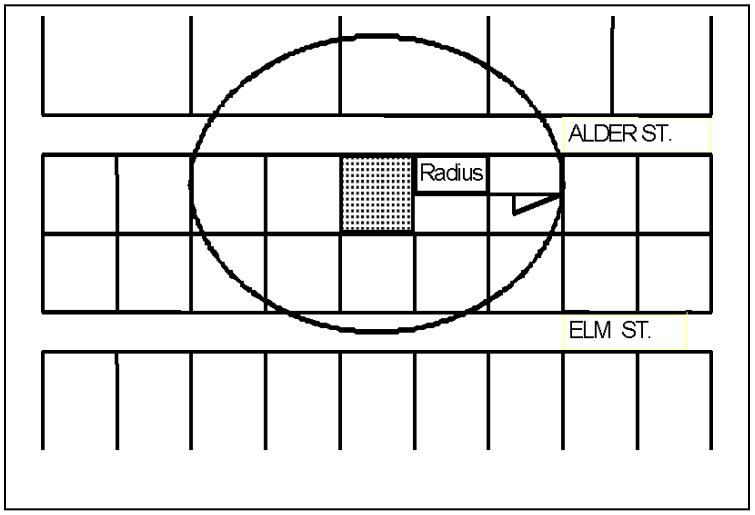
All applications that are subject to a Public Hearing require the applicant to submit a list of property owners who own property contiguous to and within 300 feet of the project site. This process is required by Section 83.010330 of the Development Code to notify residents and property owners in the 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 29 Palms Hwy 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 owners name, address and zip code.
- One (1) copy of the labels 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, Dan Patneaude , certify that on November, 22,2023 the attached property owners list was prepared by Express Mapping 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 500 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 _____ . 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: Daniel Patneaude

Print Name: Daniel Patneaude Date: 11-23-2023

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: TBD Subn Mesa Road Yucca Valley CA

Cross street: Sun Mesa Rd and Newton Lane

Date this Disclosure Statement is completed: 11-23-2023

Name of Applicant: Rob Billings

The Applicant is a:

- ☐ Limited Liability Company (LLC)
- ☐ Partnership
- ☐ Corporation
- x 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 Owner is a:

Limited Liability Company (LLC)
Partnership
Corporation
x 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
X 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

Robert Billings
Signature

Print Name Robert Billings

Title: Owner

Date of signing 11-23-2023

Location: Yucca Valley CA

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

Attachment: Hazardous Waste Site Statement

HAZARDOUS WASTE SITE STATEMENT

I have been informed by the Town of Yucca Valley of my responsibilities, pursuant to California Government Code Section 65962.5, to notify the Town as to whether the site for which a development application has been submitted is located within an area which has been designated as the location of a hazardous waste site by the Office of Planning and Research, State of California (OPR).

I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 11-23-2023

Robert Billings

Applicant/Representative printed name

Robert Billings

Applicant/Representative signature

Letter of Intent

Applicant: Rob Billings
Mailing Address: 5024 Wallaby Street
Yucca Valley, CA
Phone Number: 760-686-4171

Business Name: NA

Date: 3-26-2025 updated

Primary Contact: Rob Billings - Owner
Dan Patneaude, Representative - Civil

APN(s): 059711167
TR 8749, MB 120/50-64 SEC. 13 T1N, R5E., S,B,B,&M.

If needed, you may attach additional documents to provide more detailed information.

Brief description of proposed use:

Current vacant land - Single Lot 4.34 acres to be used for commercial use C2- SCOPE OF WORK: PROPOSED MINISTORAGE FACILITY WITH ONE MANAGERS OFFICE SPACE. ALL STORAGE TO BE ENCLOSED. NO OPEN STORAGE IS PROPOSED. Property north is zoned rural mixed use SPA - industrial.

Brief Description of proposed location and surrounding properties as they currently exist:

Property directly north abutts the dedication and dirt road of Sun Mesa - Lot empty to the north. Property to the north is zoned industrial Mixed use SPA - Property to the east is zoned Commercial and vacant. Property to the south is built with a commercial use. Property to the west is built with commercial use. This use is fitting for the existing surrounding zoning and uses.

Logistics (Truck trips, hours of business, parking, number of employees, etc.):

The project will have a managers office space and expect to employee roughly one person part time to manage the sales and rental of units and maintenance and upkeep of the grounds as well as private businesses to maintain landscape etc. A total amount of daily trips anticipated will not exceed 45 trips at build out but will be detailed in a traffic analysis report if required.

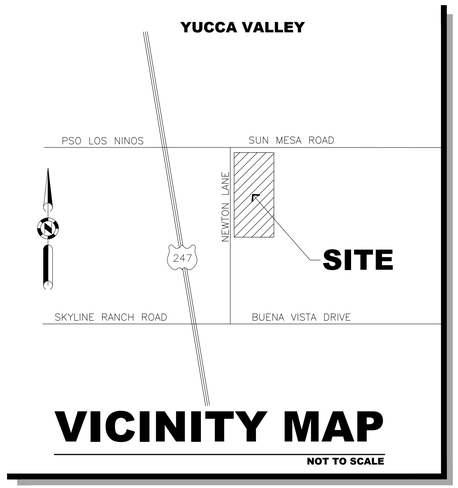
Goals and Objectives:

Build 5 new types of storage units for a total SF of 89,700. The lot will have a manager office unit. Landscape, parking improvements Grading, minor utilities, will include site lighting, security. Offsite improvements as determined by the city engineer and PW conditions.

PROPOSED STORAGE UNIT FACILITY
(MINI SELF STORAGE)
SOUTH-EAST CORNER OF NEWTON LANE AND SUN MESA ROAD
YUCCA VALLEY
SAN BERNARDINO COUNTY, CA

ABREVIATIONS:

AC:	Asphalt Concrete	HB:	Hose Bib
ACT:	Acoustical Ceiling Tile	HC:	Hollow Core
ADA:	Americans with Disablilites Act	HM:	Hollow Metal
ADD:	Additional	HORIZ:	Horizontal
ADJ:	Adjustable	HGT:	Height
AFF:	Above Finish Floor	HTR:	Heater
AHJ:	Authority Having Jurisdiction	HVAC:	Heating, Venting, Air Conditioning
ALUM:	Aluminum		
APPX:	Approximately	IN:	Inch
BD:	Board	INS:	Insulation
BLDG:	Building	INT:	Interior
BLK:	Block	IRR:	Irrigation
BLKG:	Blocking	JAN:	Janitor
BM:	Beam	JT:	Joint Trench
BO:	Bottom Of	LAV:	Lavatory
CALC:	Calculation	LS:	Landscape
CBC:	California Building Code	LTG:	Lighting
CIP:	Cast-In-Place	LVT:	Luxury Vinyl Tile
CJ:	Control Joint	MAX:	Maximum
CMU:	Concrete Masonry Unit	MECH:	Mechanical
CL:	Centerline	MFR:	Manufacturer
CLG:	Ceiling	MIN:	Minimum
CLR:	Clear	MISC:	Miscellaneous
CLO:	Closet	MTL:	Metal
CO:	Clean Out	NIC:	Not In Contract
COL:	Column	NTS:	Not To Scale
CONC:	Concrete	NO:	Number
CONST:	Construction	OC:	On Center
CPT:	Carpet	OD:	Outside Diameter
CT:	Ceramic Tile	OH:	Opposite Hand
DET:	Detail	PC:	Polished Concrete
DG:	Decomposed Granite	PL:	Propery Line
DIA:	Diameter	PLAM:	Plastic Laminate
DN:	Down	PT:	Paint
DR:	Door	PVC:	Polyvinyl Chloride
DWG:	Drawing	QTY:	Quantity
E:	Existing	R:	Radius
EA:	Each	RA:	Return Air
ENC:	Enclosure	RD:	Roof Drain
EJ:	Expansion Joint	RO:	Rough Opening
EL:	Elevation	REQD:	Required
ELEC:	Electrical	RM:	Room
ELEV:	Elevation	REV:	Revision
EQ:	Equal	SC:	Solid Core
EQUIP:	Equipment	SECT:	Section
EV:	Eave Vent	SHT:	Sheet
EXH:	Exhaust	SIM:	Similar
EXP:	Expansion	SPEC:	Specification
EXT:	Exterior	STD:	Standard
FE:	Fire Extinguisher	STL:	Steel
FEC:	Fire Extinguisher Cabinet	SUSP:	Suspended
FD:	Floor Drain	SQ:	Square
FDN:	Foundation	STRUC:	Structural
FIN:	Finish	STOR:	Storage
FLR:	Floor	THK:	Thick
FOF:	Face Of Finish	TEL:	Telephone
FTG:	Footing	TO:	Top Of
FIXT:	Fixture	TYP:	Typical
FR:	Fire-Rated	UNO:	Unless Noted Otherwise
FT:	Feet	VCT:	Vinyl Composition Tile
GA:	Gauge	VERT:	Vertical
GALV:	Galvanized	WD:	Wood
GC:	General Contractor	WC:	Water Closet
GL:	Glass	W/O:	With Out
GWB:	Gypsum Wall Board	WWM:	Welded Wire Mesh
GYP:	Gypsum	WDW:	Window



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION:

TR 8749, MB 120/50-64 SEC. 13, T1N, R5E., S.B.B.&M.
APN: 0597-111-67

BASIS OF BEARING :

THE SOUTHWEST 1/4 OF SECTION 13 PER TRACT 8749, MB 120/50-64 SAID BEARING BEING N00°00'08"E

BENCHMARK :

USGS BM 705 24
ELEVATION = 3718.55 FEET, NAVD 88

EARTHWORK VOLUMES:

TOTAL CUT – 4970 CY
TOTAL FILL – 4485 CY

** SEE EARTHWORK EXHIBIT FOR INFORMATION ON CUT-FILL BY LOCATION MAP.*

UTILITY COMPANIES

UTILITY PROVIDERS
WATER
HIGH DESERT WATER DI STRICT
55439 Twentynine Palms Highway, Yucca Valley, CA (760) 365-8333

SEWER
Private septic disposal

GAS
None applicable

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
6999 Old Woman Springs Rd, Yucca Valley, CA 92284 (800) 655-4555

TELEPHONE
VERIZON CALIFORNIA
295 N Sunris Way, Palm Springs, CA 92262
(760) 778-3610

TV CABLE
TIME WARNER CABLE
73181 Mediterranean Rd, Palm Desert, CA 92211 (760) 674-5404

WASTE DISPOSAL
BURRTEC
4878 Newton Ln, Yucca Valley, CA 92284
(760) 365-2015

OWNER/DEVELOPER

ROB BILLINGS
5024 WALLABY STREET
YUCCA VALLEY CA 92284
760-686-4171
BILLINGSTRANSFER@YAHOO.COM

TOPOGRAPHY:

PREPARED BY:
LSAP CONSULTANTS LLC.
ADDRESS: 14997 MCCARGER RD
DESERT HOT SPRINGS , CA 92240
(760) 288-2232
SURVEY@LSAPCONSULTANTS.COM
DATE OF SURVEY JAN 2022

ENGINEER OF RECORD

DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
DPATNEAUDE@DRPENTERPRISESLLC.ORG
WWW.DRPENTERPRISESLLC.ORG

Joanne C. Singer RCE 26900
760-625-7426

DEVELOPMENT STATISTICS
FOR:
BILLINGS MINI STORAGE
S.E.C. NEWTON LANE AND SUN MESA
YUCCA VALLEY, CA

LEGAL DESCRIPTION:	TR 8749, MB 120/50-64 SEC. 13 T1N, R5E., S,B,B,&M.
APN	0597-111-67-0000
TOTAL SITE AREA Gross- Net	189,050 SQ. FT.
Dedications already in place:	4,34 ACRES
ADDRESS:	T.B.D. S.E.C. NEWTON AND SUN MESA, YUCCA VALLEY CA
ZONING: GPLU	C COMMERCIAL
EXISTING AND PROPOSED ZONING	COMMERCIAL
EXISTING AND PROPOSED GPLU	C - COMMERCIAL
EXISTING LAND USE	VACANT LOT
PROPOSED LAND USE	NEW STORAGE UNIT FACILITY (MINI STORAGE)
TYPE OF SEWAGE DISPOSAL	SEPTIC/LEACH FIELD
YUCCA VALLEY GEOHAZARD	MAP F121C (SEE NEXT SHEET FOR MAP)
FEMA	NO IMPACTS
ZONE X	PANEL 06071C8120H 8-28-2008
ZONE X	NO FLOOD DEPTHS OR HAZARDS NOTED OR MAPPED

SCOPE OF WORK: PROPOSED STORAGE UNIT (MINISTORAGE) FACILITY WITH OFFICE MANAGER UNIT. PROJECT TO PROPOSE 5 BUILDING TYPES WITH A TOTAL OF 89,700 S.F. STORAGE. PROJECT PROPOSES BLOCK WALL AND LIGHTING, LANDSCAPE AND OFFSITE IMPROVEMENTS. ALL STORAGE TO BE ENCLOSED. NO OPEN STORAGE IS PROPOSED.

OWNER APPLICANT:
ROB BILLINGS
5024 WALLABY STREET
YUCCA VALLEY, CA 92284
(760) 686-4171
billingstransfer@yahoo.com

REPRESENTATIVE:
DRP ENTERPRISES LLC
DAN PATNEAUDE
P.O. BOX 4428
PALM SPRINGS, CA 92263
(206) 734-7765
dpatneaude@drpenterprisesllc.org

PER MUNICODE SEC. 9.10 INDUSTRIAL DISTRICTS

SETBACKS:		MAX. FENCE HT
FRONT:	15'-0"	8'-0" MAX.
REAR:	0'	10'-0" MAX.
SIDE:	0'	10'-0" MAX.
STREET SIDE:	15'-0"	10'-0" MAX.

PER MUNICODE SEC. 9.14.060 MINI/SELF-STORAGE FACILITIES

ALLOWABLE BUILDING HEIGHT:	20'-0" ONE STORY
AREAS:	400 S.F ONE STORY OFFICE/MANAGER UNIT 89,700 S.F STORAGE UNIT TOTAL
FAR: 70% MAX.	89,700 s.f. /220,786 s.f. = 0.406 40.6 % < 70% .: FAR o.k.

TYPES:	**UNIT COUNT:**						
	5X10 50 S.F.	10x20 200 S.F.	20x20 400 S.F.	25x20 500 S.F.	TOTAL S.F. PER BLDG.	NO. BLDG. TYPES	TOTAL S.F. PER BLDG. TYPE
TYPE "A"	16	20	-	-	4,800 S.F.	10	48,000 S.F.
TYPE "B"	16	-	10	-	4,800 S.F.	6	28,800 S.F.
TYPE "C"	-	-	-	10	5,000 S.F.	1	5,000 S.F.
TYPE "D"	-	-	-	15	7,500 S.F.	1	7,500 S.F.
TYPE "E"	-	-	1	-	400 S.F.	1	400 S.F.
TOTAL UNITS	256	200	60 MGR. UNIT NOT INCL.	25		TOTAL S.F.	89,700 S.F.

PARKING REQUIREMENTS:

PER MUNICODE SEC. 9.33.040-C, TABLE 3-7	**REQUIRED:**	**PROVIDED:**
MINI/SELF-STORAGE FACILITIES::		
STANDARD 9X19 PARKING STALLS:		
6 SPACES + 2 CARETAKERS	8	8
ACCESSIBLE STALLS:	1 reqd	
STANDARD:	1	1
VAN:	1	1
		10
LOADING SPACES: ONE PER PER 20,000 S.F.		
10 FT X 20 FT:	5	5
TOTAL PARKING ON SITE:	8 REQUIRED	10 PROVIDED

NOTE: ALL PARKING STALLS SHALL BE 9'-0" x 19'-0" MIN. BACKUP-1 WAY ISLES SHALL BE MIN. 12'-0" WIDE, PER CITY STANDARDS. BACKUP-2 WAY ISLES SHALL BE MIN. 25'-0" WIDE, PER CITY STANDARDS.

SHEET INDEX

PAGE #	SHEET NUMBER	SHEET INDEX
01	C-1.0	COVER SHEET THIS SHEET
02	T-1.0	SITE PLAN
03	T-1.1	ENLARGED SITE PLAN
04	T-1.2	ENLARGED SITE PLAN
05	T-2.0	FLOOR PLANS
06	T-3.0	ELEVATIONS
07	T-4.0	COLOR ELEVATIONS
08	T-4.1	MANAGERS UNIT COLOR ELEVATIONS
09	T-4.2	SAMPLE COLOR PERSPECTIVE ELEVATIONS
10	T-5.0	COLOR BOARDS
11	T-6.0	LANDSCAPE PLAN

IF THESE DRAWINGS ARE SMALLER THAN 36" x 24" THEY HAVE BEEN REDUCED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS.

THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF DRP ENTERPRISES LLC AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED OR PREPARED.

THESE DRAWINGS SHALL NOT BE REPRODUCED, COPIED OR TRACED WITHOUT THE WRITTEN CONSENT OF DRP ENTERPRISES LLC

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No.	Revision / Issue	Drawn by	Checked by	Date
	PRELIMS		DRP/JS	08-03-22

DRP Enterprises

Engineer

PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 12/31/2025 CIVIL STATE OF CALIFORNIA

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

1" = 40'-0"

Project Number & Sheet Number

C-1.0

9.14.060: MINI-/SELF-STORAGE FACILITIES:

A. General: The only commercial activities permitted on the site of a self-service storage facility shall be rental of storage bays and pick up and deposit of goods and/or property in dead storage. Storage bays shall not be used to: manufacture, fabricate or process goods; service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; or conduct any other commercial or industrial activity on the site.

B. Security Quarters Permitted: Residential quarters for security purposes may be established on the site.

C. Bays Have No Legal Address: Individual storage bays or private postal boxes within a self-service storage facility shall not be considered a premises for the purpose of assigning a legal address in order to obtain an occupational license or other governmental permit or license to do business.

D. Outside Storage:

1. Except as provided in this section, all property stored on site shall be entirely within enclosed buildings.

2. Open storage of private recreational vehicles and dry storage of recreational boats for personal use shall be permitted within a self-service storage facility provided that the following is met:

a. Such storage shall take place only within a designated area. The area so designated shall be clearly delineated upon the site plan accompanying the application;

b. The open storage area shall not exceed twenty five percent (25%) of the buildable area of the site;

c. The open storage area shall be entirely screened from view from adjacent residential areas and all street rights of way by a solid building wall or a masonry wall with a minimum height of eight feet (8');

d. Vehicles shall not be stored within the area set aside for minimum building setbacks; and

e. No vehicle maintenance, washing or repair shall be permitted on site. Recreational boats stored on the site shall be placed and maintained upon wheeled trailers. No dry stacking of boats shall be permitted on site.

E. Minimum Lot Size: Notwithstanding any other provision of this code the minimum lot size for a self-storage facility shall be one acre.

F. Separation Between Storage Buildings: If separate buildings are constructed, there shall be a minimum ten foot (10') setback between individual buildings within the facility.

G. Maximum Bay Size: The maximum size of a storage bay shall be five hundred (500) square feet.

H. Maximum Building Height: With the exception of a structure used as a security quarters, the maximum height of a self-service storage facility shall be one story. The height of the building shall not exceed twenty feet (20'), except for any architectural features located along the street entrance to the facility. In addition, a parapet wall shall be constructed to screen roof mounted air conditioning and other equipment, if any. The combined height of the building and the parapet wall shall not exceed twenty five feet (25').

I. Parking Requirements: See , "Parking And Loading Regulations", of this title for ministorage parking requirements.

J. Miscellaneous Requirements:

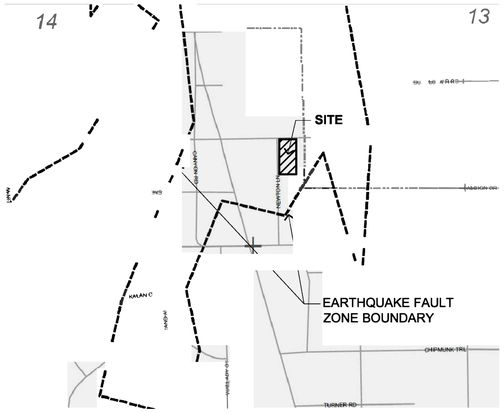
1. Outdoor Lighting: All outdoor lighting shall meet the requirements of title 8,, "Outdoor Lighting", of this code.

2. Loudspeakers: Exterior loudspeakers or paging equipment shall not be permitted on the site.

3. Bay Doors: Storage bay doors shall not face any abutting property which is residentially zoned, nor shall they be visible from any adjacent residential property or any street right of way.

4. Barbed Wire: Barbed or similar wire may be used for security purposes, but it shall not be visible from any adjacent residential property or any street right of way.

5. Architectural Treatment: The exterior facades of all structures shall receive uniform architectural treatment, including stucco and painting of surfaces. All structures adjacent to properties designated with a residential land use shall have a pitched roof or other treatment comparable to the adjacent residential development. (Ord. 253, 12-16-2014)



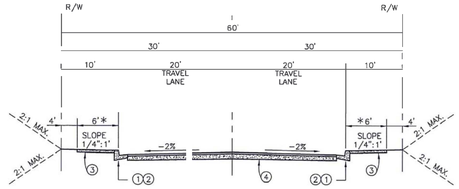
PARTIAL F121C FAULT ZONE MAP

LEGEND:

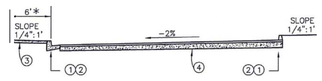
ARROWS INDICATE DRAINAGE PATTERN TO BASIN (SEE CIVIL DWGS FOR ADD'L INFO.)

1. STANDARD 9 FT X 19 FT. PARKING STALL W/ 6" WIDE x 48" LONG WHEEL STOP
2. ACCESSIBLE PARKING STALL 2% MAX. SLOPE
3. ACCESS AISLE, 2% SLOPE AND CROSS SLOPE
4. DECOMPOSED GRANITE
5. 400 S.F. MANAGER UNIT OFFICE SPACE
6. ROLLING SECURITY GATES
7. ACCESSIBLE ROUTE, MIN 4' WIDE NOT TO EXCEED 5% SLOPE, 2% CROSS SLOPE
8. TRASH ENCLOSURE PER CITY STANDARDS
9. LIGHT STANDARD, TYP. AS SHOWN - PER CITY STANDARDS
10. WALL PACK, TYP. AS SHOWN
11. APSHALT CONRETE SURFACE, DRAIN TO BASIN, SEE CIVILS DRAWINGS
12. CONC. CURB AND GUTTER - PER CITY STANDARDS
13. 6" DIA. CONC. FILLED BOLLARDS AS SHOWN, EMBEDDED MIN. 36" INTO GROUND
14. CONC. PAD AT NEW ELECTRICAL SERVICE LOCATION TBD
15. CONC. CURB
16. PERIMETER CMU WALL, 6 FT. MAX. HT.
17. CMU WALL WITH DRAINAGE OPENINGS MADE OF W.I. FENCE (TBD)
18. DECORATIVE ROCK LANDSCAPING: LARGE RIVERROCK W/ RANDOM BOULDERS
19. RETENTION BASIN
20. 20 FT WIDE FIRE LANE
21. 10FT X 20 FT LOADING ZONE, TYP. AS SHOWN
22. LEACH FIELD, SEE CIVIL DRAWINGS
23. SEWER LINE, SEE CIVIL DRAWINGS
24. WATER LINE, SEE CIVIL DRAWINGS
25. ELECTRICAL LINE TO PULL DROP ON NEWTON LN, SEE CIVIL DRAWINGS

NOTES:
1. THE SITE IS NOT LOCATED WITHIN A RESOURCE AREA AS IDENTIFIED IN THE ARCHEALOCICAL AND HISTORICAL RESOURCE ELEMENT OF THE GENERAL PLAN.
2. THE SITE DOES NOT CONTAIN ANY NATURAL, ECOLOGICAL AND OR SCENIC RESOURCES.
3. THE SITE DOES NOT CONTAIN DRAINAGE SWALES AND OR CHANNELS THAT BORDE OR CROSS THE SITE.
4. THE SITE IS NOT LOCATED NOR PROPOSED SLOPES OF FIFTEEN PERCENT (15%) OR MORE AND DOES NOT PROPOSE FILLS OF FIFTEEN PERCENT (15%) OR MORE.
5. NO POTENTIAL WELLS, HAZARDS, ETC. WERE FOUND DURING SITE INVESTIGATION.
6. SITE IS LOCATED IN MAP F121C OF GEOHAZARD MAP FOR YUCCA VALLEY, SEE PARTIAL MAP THIS SHEET FOR LOCATION AND BOUNDARIES.
7. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION AND ALL PROPERTY LINE AND BOUNDARIES.



TYPICAL SECTION
LEVEL



TYPICAL SECTION
TILT

NOTES:

1. CURB AND GUTTER PER STD. DWG. NO. 200
2. A.C. DIKE PER STD DWG. NO 202 **
3. SIDEWALK PER STD DWG. NO. 220
4. PAVEMENT SECTION PER STD. DWG. NO. 240

* SIDEWALK REQUIREMENT PER DEVELOPMENT CODE
** LIMITED USE, SHORT TERM IMPROVEMENT PROJECTS

REGISTERED PROFESSIONAL ENGINEER NOEL ONSLEY No.39827 CIVIL STATE OF CALIFORNIA

APPROVED: DIRECTOR OF PUBLIC WORKS — DATE 11/17/16

APPROVED: TOWN ENGINEER — R.C.E. 39827

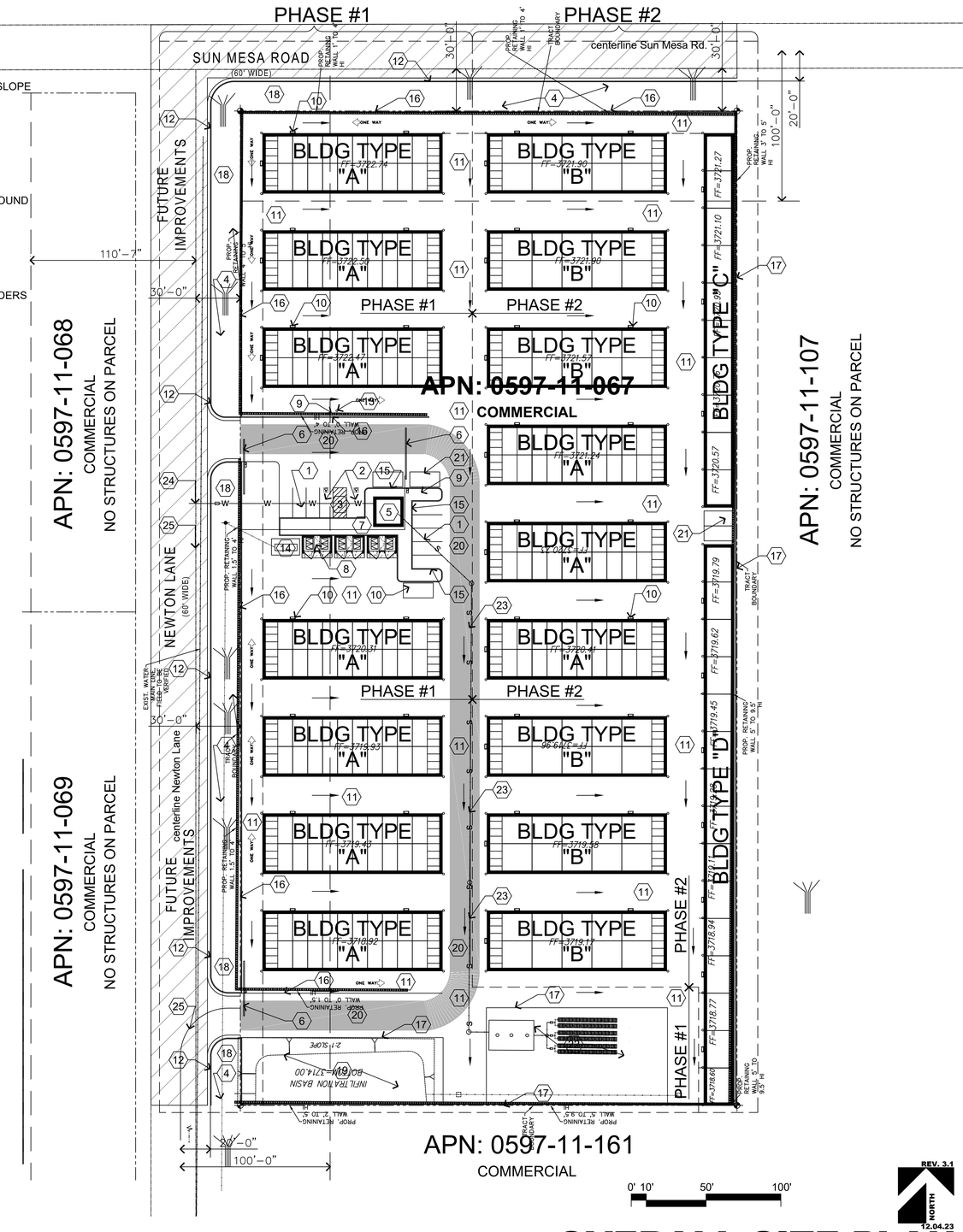
REVISED TO REFLECT CURRENT GENERAL PL. I-N- 8/24/16

REVISION — BY — DATE

Town of Yucca Valley

LOCAL

STANDARD DRAWING NO. 101



OVERALL SITE PLAN
SCALE: 1" = 40'-0"

IF THESE DRAWINGS ARE SMALLER THAN 36" x 24" THEY HAVE BEEN REDUCED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS.

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	PRELIMS		DRP/JS	08-03-22

DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGH C 24000 12/31/2025 CIVIL STATE OF CALIFORNIA

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

1" = 40'-0"

Project Number & Sheet Number

T-1.0



PARTIAL SITE PLAN

SCALE: 1" = 20'-0"

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	PRELIMS		DRPJS	08-03-22

DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C.24800
7/31/2025
CIVIL
STATE OF CALIFORNIA

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

1" = 20'-0"

Project Number & Sheet Number

T-1.1



0' 10' 50' 100'

NORTH

REV. 3.1

12.04.23

PARTIAL SITE PLAN

SCALE: 1" = 20'-0"

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	PRELIMS		DRPJS	08-03-22

DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C.24900 7/31/2025 CIVIL STATE OF CALIFORNIA

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

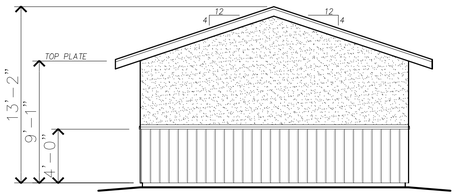
PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

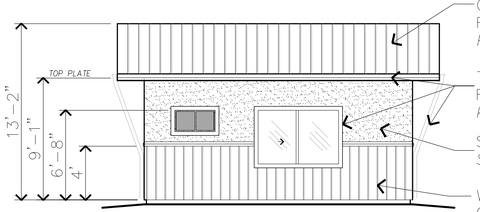
1" = 20'-0"

Project Number & Sheet Number

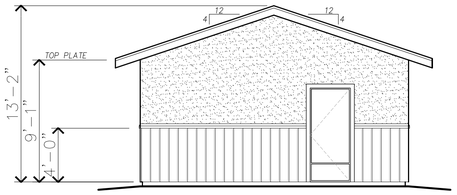
T-1.2



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

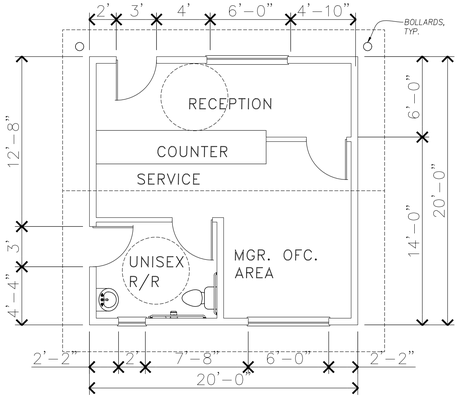


NORTH ELEVATION

3/16"=1'-0"

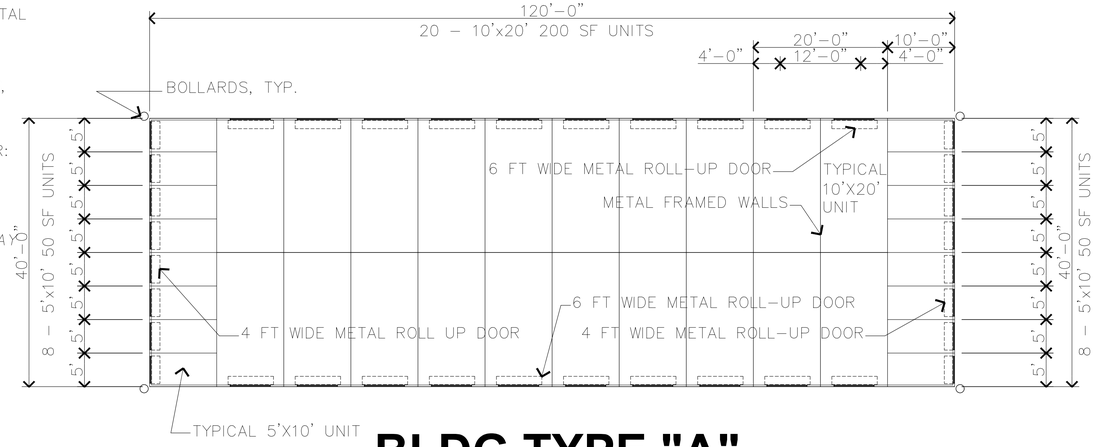
ALL COLORS: EMPIRE SIGNATURE 200 STANDARD COLORS

NOTES:
1. CLASS "A" STANDING SEAM METAL ROOF, COLOR POLAR WHITE
2. GUTTERS AND DOWNSPOUTS COLOR: *KOKO BROWN*
3. BOLLARDS TO BE YELLOW REFLECTIVE AND OR WITH REFLECTED STRIPES.



MANAGERS UNIT

3/16"=1'-0"



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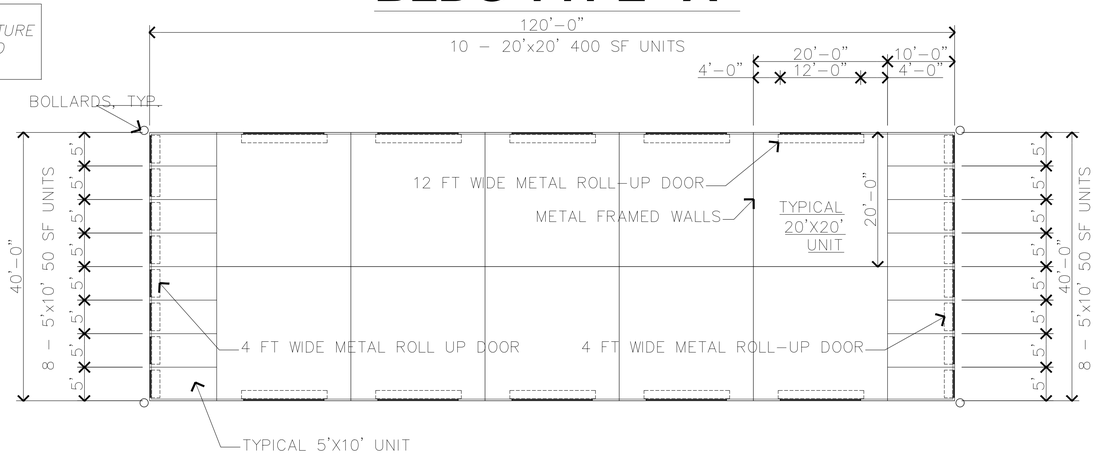

BLDG TYPE "B"

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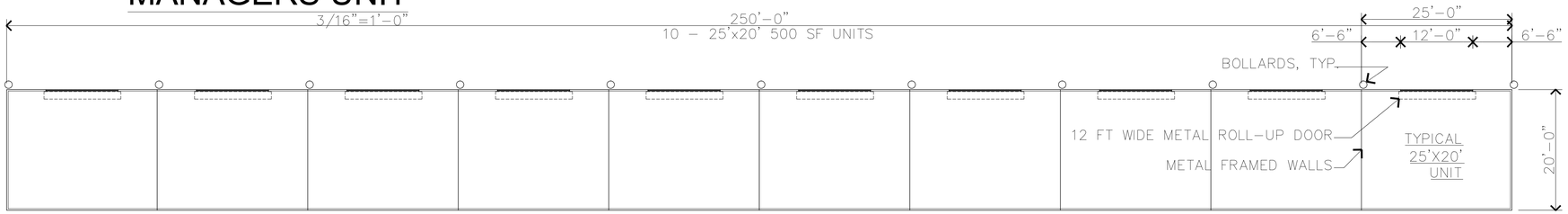

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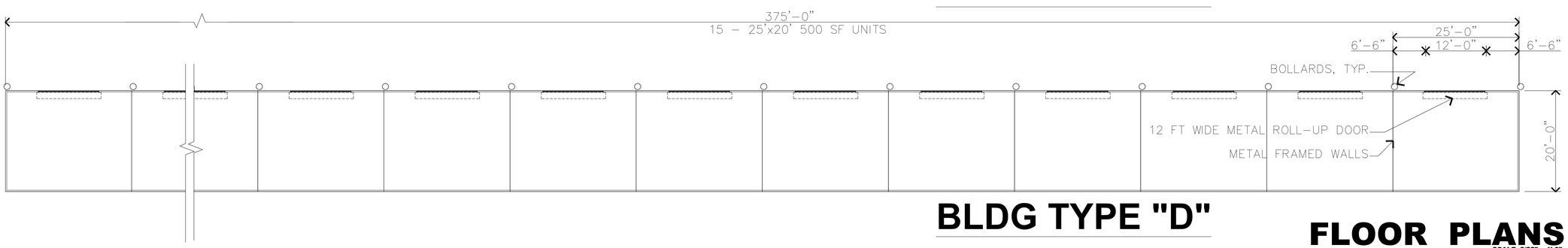

BLDG TYPE "D"

FLOOR PLANS

SCALE: 3/32" = 1'-0"

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	PRELIMS		DRP/JS	08-03-22

DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER JOANNE E. SINGH 63400 03/31/2025 CIVIL STATE OF CALIFORNIA

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

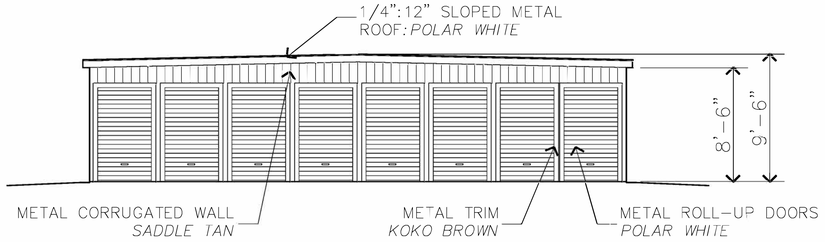
PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

3/32" = 1'-0" U.N.O.

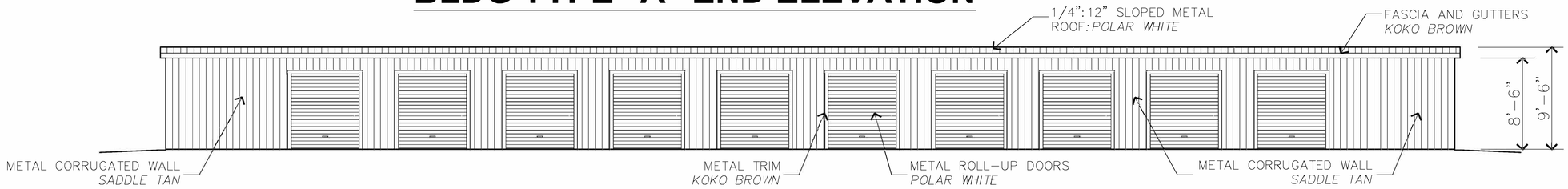
Project Number & Sheet Number

T-2.0



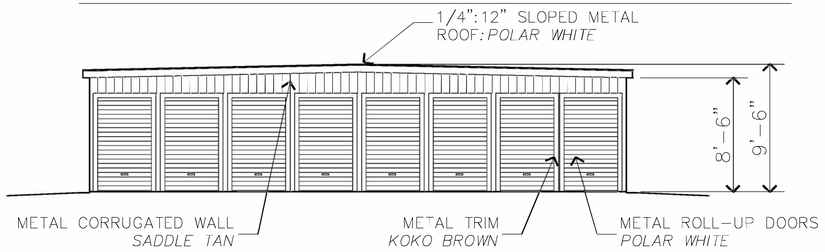
BLDG TYPE "A" END ELEVATION

NOTES:
1. ALL METAL TO BE 26 GA. UNLESS NOTED OTHERWISE
2. ALL ROOF AND WALL PANELS TO BE 80k PSI GALVANIZED STEEL (GALVALUME+ OR BETTER)
3. ALL DOOR HANDLES TO BE 15" FROM GROUND MIN. AND 48" FORM GROUND MAX.
4. GUTTERS AND DOWNSPOUTS INTEGRAL WITH METAL ROOF OVERHANGS AND EAVES WITH COLOR: *EMPIRE SIG 200 KOKO BROWN*
5. BOLLARDS TO BE YELLOW REFLECTIVE PAINT AND OR WITH REFLECTED STRIPES.
6. PROVIDE 4' HT. WAINSCOT AT UNITS VISIBLE FROM STREET. COLOR: *EMPIRE SIG 200 CHARCOAL GRAY*
7. *ALL COLORS TO BE EMPIRE SIGNATURE 200 STANDARD COLORS.*

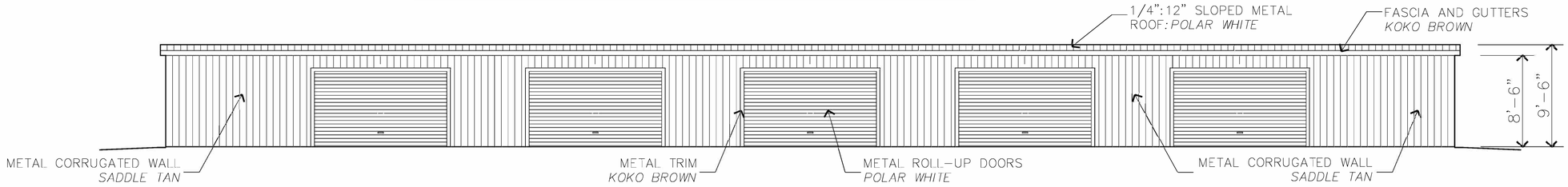


BLDG TYPE "A" SIDE ELEVATION

NOTE: ONE ELEVATION SHOWN FOR SIDE AND END ELEVATIONS AS OPPOSITE ELEVATIONS ARE IDENTICAL

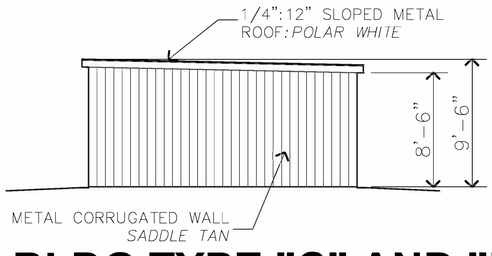


BLDG TYPE "B" END ELEVATION

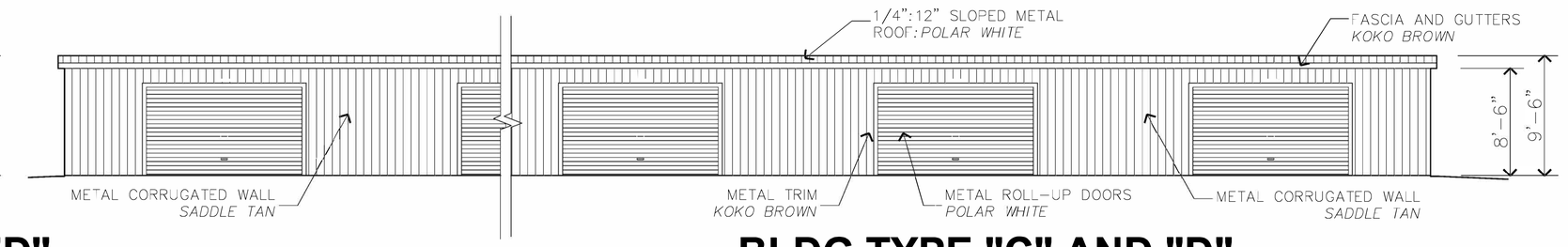


BLDG TYPE "B" SIDE ELEVATION

NOTE: ONE ELEVATION SHOWN FOR SIDE AND END ELEVATIONS AS OPPOSITE ELEVATIONS ARE IDENTICAL



BLDG TYPE "C" AND "D" END ELEVATION



BLDG TYPE "C" AND "D" SIDE ELEVATION

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	PRELIMS		DRPJJS	08-03-22

DRP Enterprises

Engineer



Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

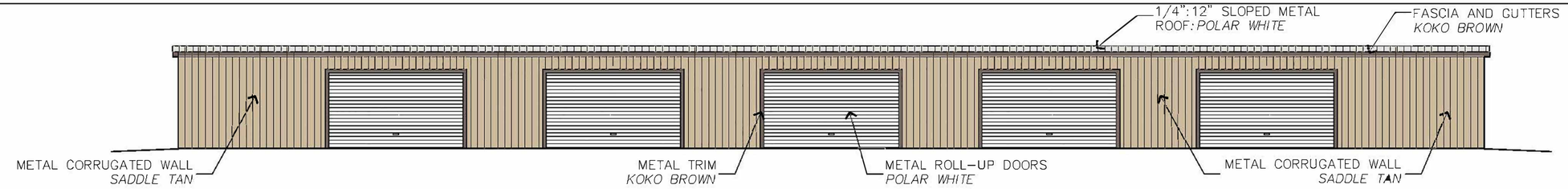
PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

3/16" = 1'-0"

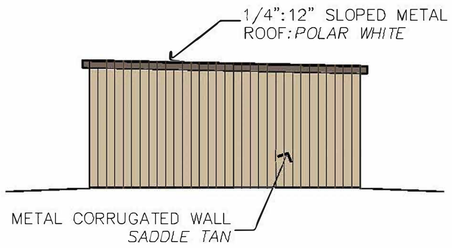
Project Number & Sheet Number

T-3.0

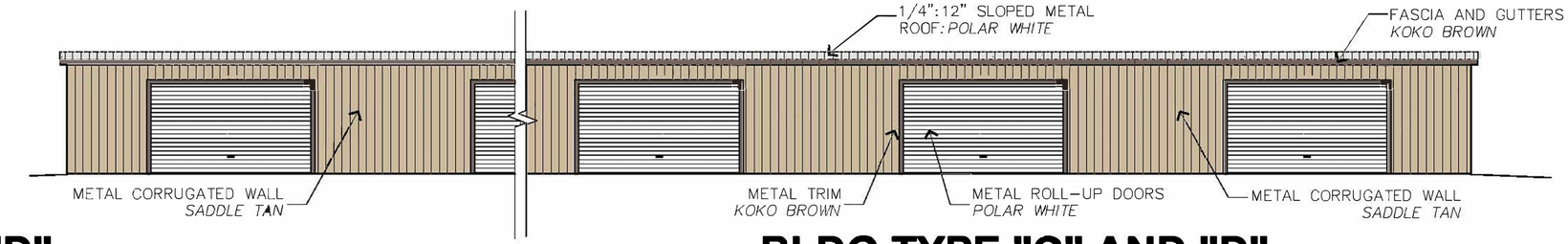


BLDG TYPE "B" SIDE ELEVATION

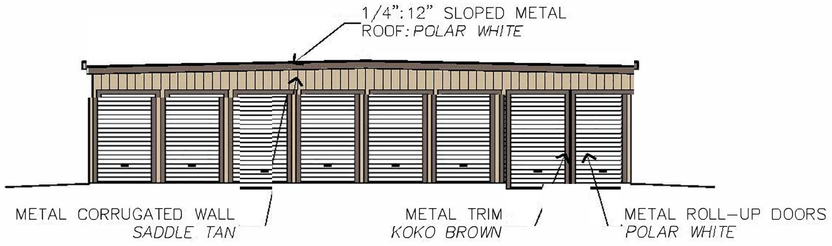
NOTE: ONE ELEVATION SHOWN FOR SIDE AND END ELEVATIONS AS OPPOSITE ELEVATIONS ARE IDENTICAL



BLDG TYPE "C" AND "D" END ELEVATION



BLDG TYPE "C" AND "D" SIDE ELEVATION



BLDG TYPE "A" END ELEVATION

NOTES:
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2. ALL ROOF AND WALL PANELS TO BE 80k PSI GALVANIZED STEEL (GALVALUME+ OR BETTER)
3. ALL DOOR HANDLES TO BE 15" FROM GROUND MIN. AND 48" FORM GROUND MAX.
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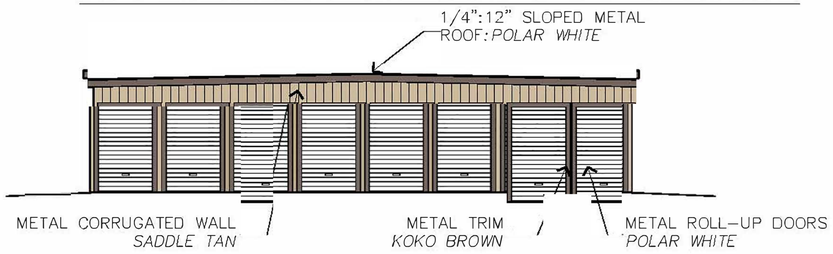
5. BOLLARDS TO BE YELLOW REFLECTIVE PAINT AND OR WITH REFLECTED STRIPES.
6. PROVIDE 4' HT. WAINSCOT AT UNITS VISIBLE FROM STREET. COLOR: *EMPIRE SIG 200 CHARCOAL GRAY*
7. *ALL COLORS TO BE EMPIRE SIGNATURE 200 STANDARD COLORS.*



BLDG TYPE "A" SIDE ELEVATION

NOTE: ONE ELEVATION SHOWN FOR SIDE AND END ELEVATIONS AS OPPOSITE ELEVATIONS ARE IDENTICAL



BLDG TYPE "B" END ELEVATION

PROPOSED COLORS:

MAIN BUILDING SIDING
SADDLE TAN

WAINCOTING
CHARCOAL GRAY

ROLL-UP/OFC DOORS
POLAR WHITE

TRIM, GUTTERS, FASCIA
KOKO BROWN

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	PRE		DRF	03-23-22

DRF Enterprises

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C.25800 3/31/2025 CIVIL STATE OF CALIFORNIA

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

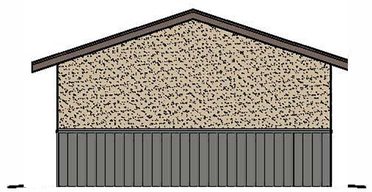
Project

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

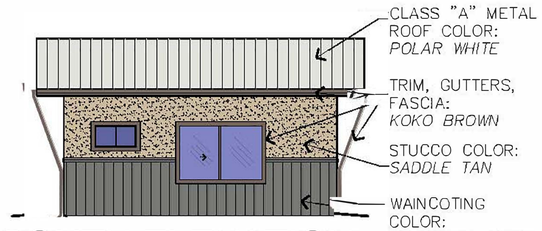
SCALE

3/16" = 1'-0"

T-4.0



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

3/16"=1'-0"

ALL COLORS:
EMPIRE SIGNATURE 200 STANDARD COLORS

PROPOSED COLORS:

MAIN BUILDING SIDING
SADDLE TAN

WAINCOTING
CHARCOAL GRAY

ROLL-UP/OFC DOORS
POLAR WHITE

TRIM, GUTTERS, FASCIA
KOKO BROWN

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DRF Enterprises

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C.26800
3/31/2025
CIVIL
STATE OF CALIFORNIA

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

3/16" = 1'-0"

T-4.1









SAMPLE PERSPECTIVE ELEVATIONS

NOTE: THESE PERSPECTIVE ELEVATIONS ARE REPRESENTATIVE ONLY, TO ILLUSTRATE THE TYPE OF METAL BUILDING PROPOSED.

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	PRELIMS		DRP/JS	08-03-22

DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER JOANNE P. SINGH 62400 12/31/2025 CIVIL STATE OF CALIFORNIA

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

3/16" = 1'-0"

Project Number & Sheet Number

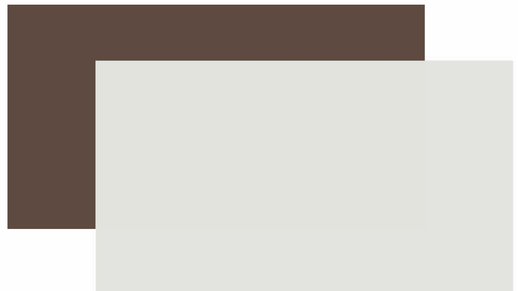
T-4.2



TRIM, GUTTERS, FASCIA
KOKO BROWN
MAIN BUILDING SIDING
SADDLE TAN



MAIN BUILDING SIDING
SADDLE TAN

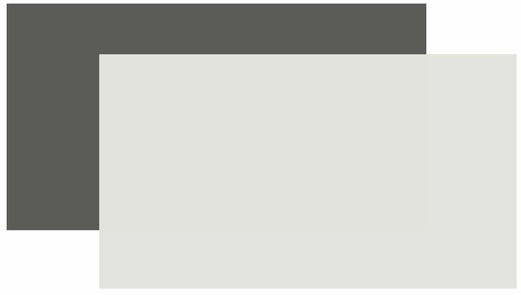


TRIM, GUTTERS, FASCIA
KOKO BROWN
ROLL-UP/OFC DOORS
POLAR WHITE



WAINCOTING
CHARCOAL GRAY

METAL ROOF/ROLL-UP DOORS
OFFICE DOORS
POLAR WHITE



METAL ROOF/ROLL-UP DOORS
OFFICE DOORS
POLAR WHITE
WAINCOTING
CHARCOAL GRAY



TRIM, GUTTERS, FASCIA
KOKO BROWN

NOTE:
ALL COLORS SHOWN ARE TO BE EMPIRE SIGNATURE 200 STANDARD COLORS AND ARE ENERGY STAR QUALIFIED COLORS

COLOR BOARD

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DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER JOANNE P. SYNOWIEC 62400 12/31/2025 CIVIL STATE OF CALIFORNIA

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

3/16" = 1'-0"

Project Number & Sheet Number

T-5.0

NOTES:
ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND NURSERY AND MANUFACTURERS SPECIFICATIONS., RECOMMENDATIONS AND REQUIREMENTS. NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING PRIOR TO SIGNING OF A CONTRACT WITH THE OWNER OF ANY CONFLICTS. CONFLICTS NOTED AFTER CONTRACT SIGNING OR AFTER THE COMMENCEMENT OF WORK SHALL BE THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

VERIFICATION:
PLANT MATERIAL AVAILABILITY SHALL BE CONFIRMED BY LANDSCAPE CONTRACTOR PRIOR TO BIDDING. SHOULD SPECIFIED MATERIAL NOT BE AVAILABLE, THE ARCHITECT AND OWNER SHALL BE NOTIFIED PRIOR TO BID DATE. PLANT SUBSTITUTIONS MAY ONLY BE MADE IF A PLANT BECOMES UNAVAILABLE. SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS SUBSTANTIATED WRITTEN PROOF IS SUPPLIED THAT A SPECIFIED PLANT IS NOT OBTAINABLE. IN THIS SITUATION A PLANT CAN ONLY BE SUBMITTED BY A PLANT OF SIMILAR SIZE, HABITAT, AND VALUE. ABSOLUTELY NO SUBSTITUTIONS CAN BE MADE WITHOUT THE APPROVAL OF THE PROJECT ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT QUANTITIES.

SCHEMATIC:
THE FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. PRIOR TO PLANTING VERIFY EXACT LOCATIONS WITH OWNER. VERIFY LOCATION OF ALL UTILITY LINES PRIOR TO INSTALLATION. FIELD ADJUSTMENT FOR GENERAL INTENT IF CONFLICT EXISTS.

FINISH GRADE:
LANDSCAPE CONTRACTORS SHALL NOT FINE GRADE, AMEND SOIL OR DO ANY PLANTING OR IRRIGATION WORK UNTIL FINAL GRADES ARE ESTABLISHED WITHIN 0.1' BY GENERAL CONTRACTOR.

FINISH GRADES IN PLANTING AREAS:
FINISH GRADES SHALL CONFORM TO GRADING PLAN. FINISH GRADES SHALL BE 1" INCH BELOW ADJACENT HARDSCAPE IN TURF AREAS AND 2" INCHES BELOW ADJACENT HARDSCAPE IN FROM AREAS. POSITIVE DRAINAGE AWAY FROM BUILDING AND WALKWAYS SHALL BE MAINTAINED.

ROUTE BARRIERS:
SEE DETAILS REGARDING ROOT BARRIER REQUIREMENTS.

PLANTING DEPTH:
THE LANDSCAPE CONTRACTOR SHALL PLANT ALL PLANTS AS SHOWN ON THE DETAILS. SHOULD THE LANDSCAPE CONTRACTOR OVERDIG PLANTING HOLES, AND THE PLANT OR PLANTS SETTLE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLANT THESE PLANTS CORRECTLY. SHOULD REPLANTING WEAKEN IN THE PLANT, THE LANDSCAPE CONTRACTOR SHALL REPLACE PLANT IMMEDIATELY. SHOULD ANY PLANTS SETTLE DURING THE ONE YEAR WARRANTY PERIOD, THEY SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR. ALL REPLANTING AND REPLACEMENT SHALL BE DONE BY THE CONTRACTOR WITHIN TWO WEEKS OF NOTIFICATION AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT PLANTINGS SHALL BE PROVIDED BY THE CONTRACTOR TO MATCH THE SAME SIZE OF THE SURROUNDING PLANT (E.I. REPLACEMENT PLANTS FOR ONE GALLON SIZE MAY REQUIRE REPLACEMENT BY FIVE GALLON, FIVE GALLON BY 15 GALLON, 15 GALLON BY 24 INCH BOX ETC.). ARCHITECT SHALL HAVE THE FINAL DECISION AS TO WHICH PLANTS ARE TOO DEEP AND IF ANY PLANTS HAVE BEEN WEAKENED BY REPLANTING AND REQUIRE REPLACEMENT.

TREEPLANTING:
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO ADEQUATELY PLAN FOR TREE PLANTING WHILE INSTALLING THE IRRIGATION SYSTEM. NO TREES OR SHRUBS SHALL BE PLANTED DIRECTLY ON TOP OF IRRIGATION LINES.

BACKFILL:
BACKFILL FOR PLANTING WITH 50 PERCENT CLEAN NATIVE SOIL AND 50 PERCENT NITROLIZED FOREST HUMUS NITROLIZED SAWDUST. PLANT TREES AND SHRUBS WITH TOP OF ROOT BALL SLIGHTLY ABOVE GROUND LEVEL. SET PLANT ON NATIVE GRADE. IF HOLE IS OVERDUG BACKFILL WITH THREE-QUARTER INCH GRAVEL TO POINT WHERE PLANT CROWN IS ABOVE GROUND LEVEL. SET PLANT, BACKFILL HALFWAY, TAMP SOIL, AND FERTILIZER TABLETS THEN COMPLETE BACKFILL. SEE DETAIL. SLOW-RELEASE FERTILIZER PACKS SHALL BE ADDED WHEN PLANTING AS FOLLOWS: ONE FOR ONE GALLON, 3 PER 5 GALLON, 6 FOR 15 GALLON, 12 FOR 24" INCH BOX. PROVIDE WATERING BASIN AROUND EACH PLANT. WATER IMMEDIATELY. REMOVE BASINS IN TURF AREAS PRIOR TO PLANTING TURF.

SOIL PREPARATION:
REMOVE STONES, ROOTS AND OTHER DEBRIS FROM THE PLANTING AREA. COMPACTED SOIL SHALL BE RETURNED TO A FRIABLE CONDITION. APPLY WATER AS NEEDED TO OBTAIN OPTIMUM MOISTURE CONTENT FOR SOIL PREPARATION AND PLANTING. SEATED OR HYDROSEEDED TURF AND FLATTED GROUND COVER AREAS; TILL INTO TOP 6 INCH OF SOIL. BEST 6- 20 - 20XB FERTILIZER (OR APPROVED EQUAL) AT 20 POUNDS PER THOUSAND SQUARE FEET. A 2 INCH LAYER (6 CUBIC YARDS PER THOUSAND SQUARE FEET) NITROLIZED HUMUS, AND 92 POUNDS PER THOUSAND SQUARE FEET 95 PERCENT SPREADABLE GYPSUM. SODDED TURF SAME AS ABOVE WITH ONLY ONE CUBIC YARD PER THOUSAND SQUARE FOOT NITROLIZED HUMUS.

HERBICIDES:
LANDSCAPE CONTRACTOR WILL APPLY RONSTAR OR APPROVED EQUAL PER MANUFACTURER'S REQUIREMENTS AFTER PLANTING. CONFORM TO ALL NATIONAL, STATE AND LOCAL REPORTING REQUIREMENTS. LANDSCAPE CONTRACTOR WILL MAINTAIN THE PROJECT IN A WEED FREE CONDITION UNTIL END OF MAINTENANCE PERIOD.

SPECIALTY PLANTS:
THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL AMENDMENTS AND SPECIALTY MATERIALS NEEDED FOR PLANTS THAT REQUIRES SPECIAL PLANTING MEDIA. AZALEAS, JAPANESE MAPLES AND CAMELLIAS SHALL BE PLANTED IN A MIXTURE OF HALF PRE-MOISTENED PETE MOSS AND HALF NATIVE SOIL. OTHER PLANS REQUIRING SPECIAL PLANTING MEDIA WILL BE NOTED IN THE LEGEND. THE CONTRACTOR SHALL PROVIDE SPECIALTY MEDIA AS A PORTION OF COMPLETE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

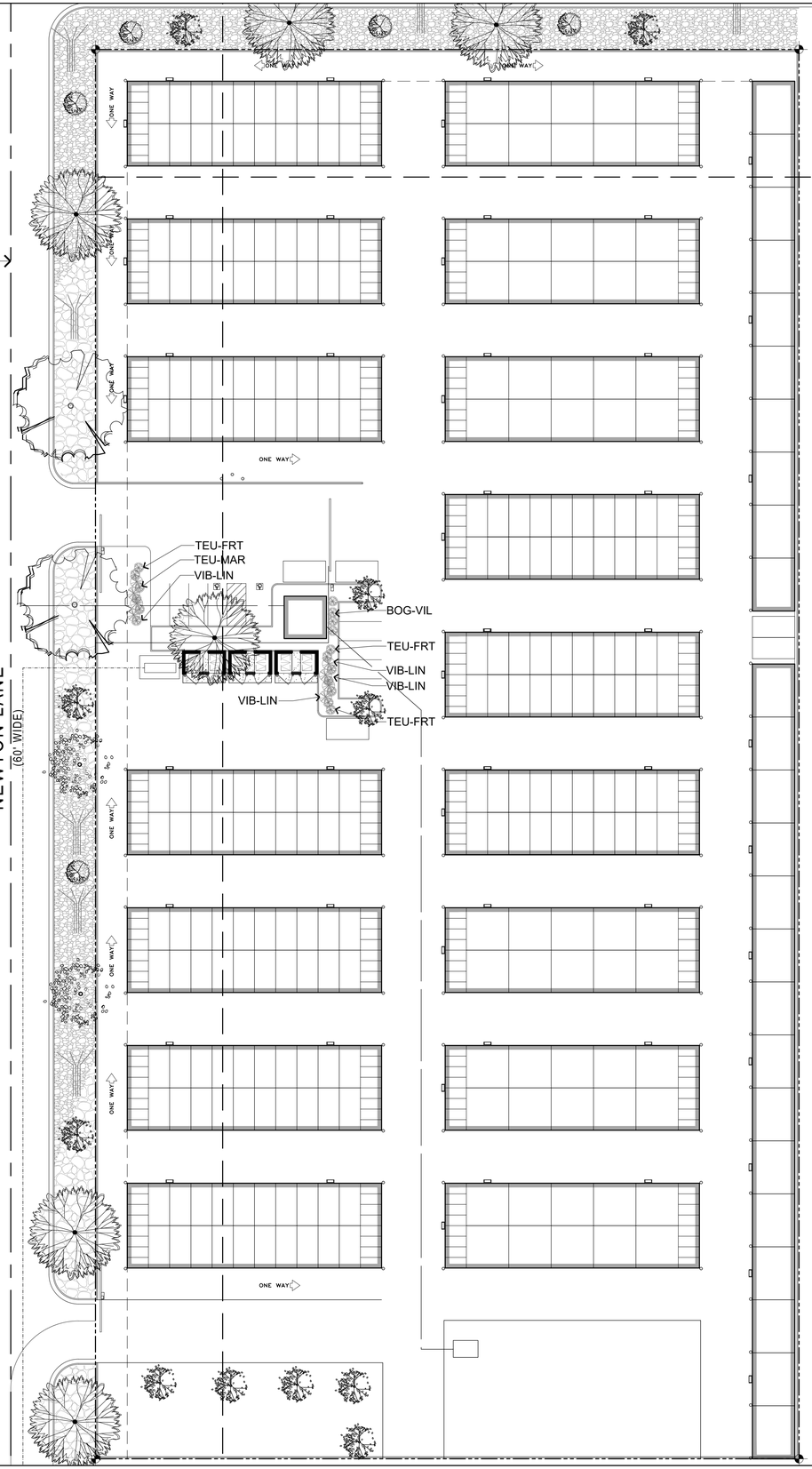
TREES:
ALL THREE SHALL MEET THE REQUIREMENTS OF AMERICAN ASSOCIATION OF NURSERYMEN 'AMERICAN STANDARD OR NURSERY STOCK'. THREE SHALL BE OF EXCELLENT HEALTH WITHOUT DAMAGE OR CIRCLING ROOTS OR FOLIAR DAMAGE FROM FUNGUS, INSECT, SUN OR WIND EXPOSURE OR OTHER BIOLOGICAL OR CLIMATIC CAUSES. THE ARCHITECT OR OWNER RESERVE THE RIGHT TO REJECT UNSUITABLE TREES EVEN AFTER PLANTING. LANDSCAPE CONTRACTOR SHALL REQUEST EVALUATION BY ARCHITECT PRIOR TO PLANTING IF HE/SHE HAS QUESTIONS REGARDING SUITABILITY. IF THE EVALUATION REQUIRES A SITE VISIT NOT PREVIOUSLY SCHEDULED, THE COST OF THE EVALUATION SHALL BE BORNE BY THE CONTRACTOR. TREES SHALL BE STAKED PER DETAIL.

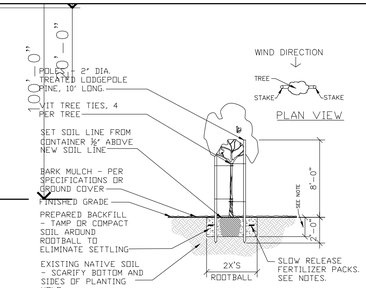
TREE CALIPER:
TREES WILL HAVE THE FOLLOWING CALIPER AND SIX INCH ABOUT GRADE:
5 GALLONS. .5 INCH TO .75 INCH
15 GAL. .75 INCH TO 1.5 IN.
24 IN. BOX 1.5 INCH TO 2.5 IN.

WARRANTY PERIOD, MAINTENANCE PERIOD:
LANDSCAPE CONTRACTOR SHALL WARRANT PLANTING AND ALL OF ITS COMPONENTS FOR 12 MONTHS AFTER FINAL ACCEPTANCE OF PROJECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR ASSOCIATED WITH THE GUARANTEE, INCLUDING BUT NOT LIMITED TO THE LOSS OF THE PLANT MATERIAL OR DAMAGED STRUCTURES. LANDSCAPE CONTRACTOR SHALL PROVIDE MAINTENANCE OF THE PROJECT FOR 90 DAYS BEGINNING AT SUBSTANTIAL COMPLETION OF THE PROJECT. IF SUBSTANTIAL COMPLETION PUNCH LIST ITEMS HAVE NOT BEEN CORRECTED WITHIN 10 WORKING DAYS OF THE SUBSTANTIAL COMPLETION REVIEW, THE BEGINNING OF THE MAINTENANCE SHALL BE EXTENDED TO BEGIN AT THE COMPLETION OF THOSE PUNCH LIST ITEMS.

PLANT ALLOWANCE:
THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH COMPLETE PROJECT. HE/SHE SHALL INSTALLED ANY AND ALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND LEGENDS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS, NOTES OR LEGENDS, THE ONE THAT REQUIRES A GREATER NUMBER OF PLANTS SHALL PREVAIL. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NEEDED CHANGES AS DIRECTED BY THE ARCHITECT AND PROVIDE THE OWNER WITH A COMPLETE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

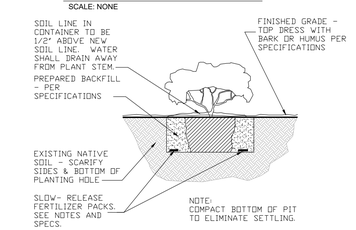
MULCH:
THE LANDSCAPE CONTRACTOR SHALL INSTALL 2 INCH OF WOOD CHIPS OR BARK ON ALL NON TURF PLANTING AREAS.





NOTES:
A. DIG PLANT PIT ONLY AS DEEP AS SOIL IN CONTAINER. DO NOT OVER EXCAVATE DEPTH.
B. TOP OF ROOT BALL SHALL BE 1/2" MIN. ABOVE FINISHED GRADE LEVEL. ALL WATER SHALL DRAIN AWAY FROM PLANT STEM.

TREE PLANTING IN MULCH
SCALE: NONE



SHRUB PLANTING DETAIL
SCALE: NONE

LEGEND:

TREE LEGEND:
DESIDUOUS
TREES

PYR-CAL
Pyrus Calleryana
(Aristocrat,Capital) 11' Dia.
15 Gal.

LAG-IND
Lagerstroemia indica
(Crape Myrtle, Red) (15' Dia)
15 Gal.
10' Dia. Above Ground
72" Dia X 42" GFRC Planter

KOE-BIN
Koelreuteria Paniculata - (Golden Rain Tree) 30' Dia.
15 Gal.

PST-CHN
Pistacia Chinensis
(Chinese Pistache 42' Dia.
24 Box.

QUE-VIR
Quercus Virginia
(Southern Live Oak) 50' Dia.
15 Gal.

SCHRUBS/NATIVE PLANTS:
LOW/VERY LOW WATERING

Prickly Pear
OPUNTIA
5-gallon plant

YUC-BRE
Yucca brevifolia
(Yucca plant - relocate)
8 total transplants

DECORATIVE ROCK:
XERISCAPING

DECORATIVE ROCK:
LARGE RIVER ROCK AND OR BOULDERS

DECORATIVE ROCK:
SMALL TO MEDIUM SIZE RIVER ROCK

0' 10' 50' 100'

REV. 3.1
12.04.23

LANDSCAPE PLAN
SCALE: 1" = 30'-0"

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DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGH C 72000 12/31/2025 CIVIL STATE OF CALIFORNIA

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

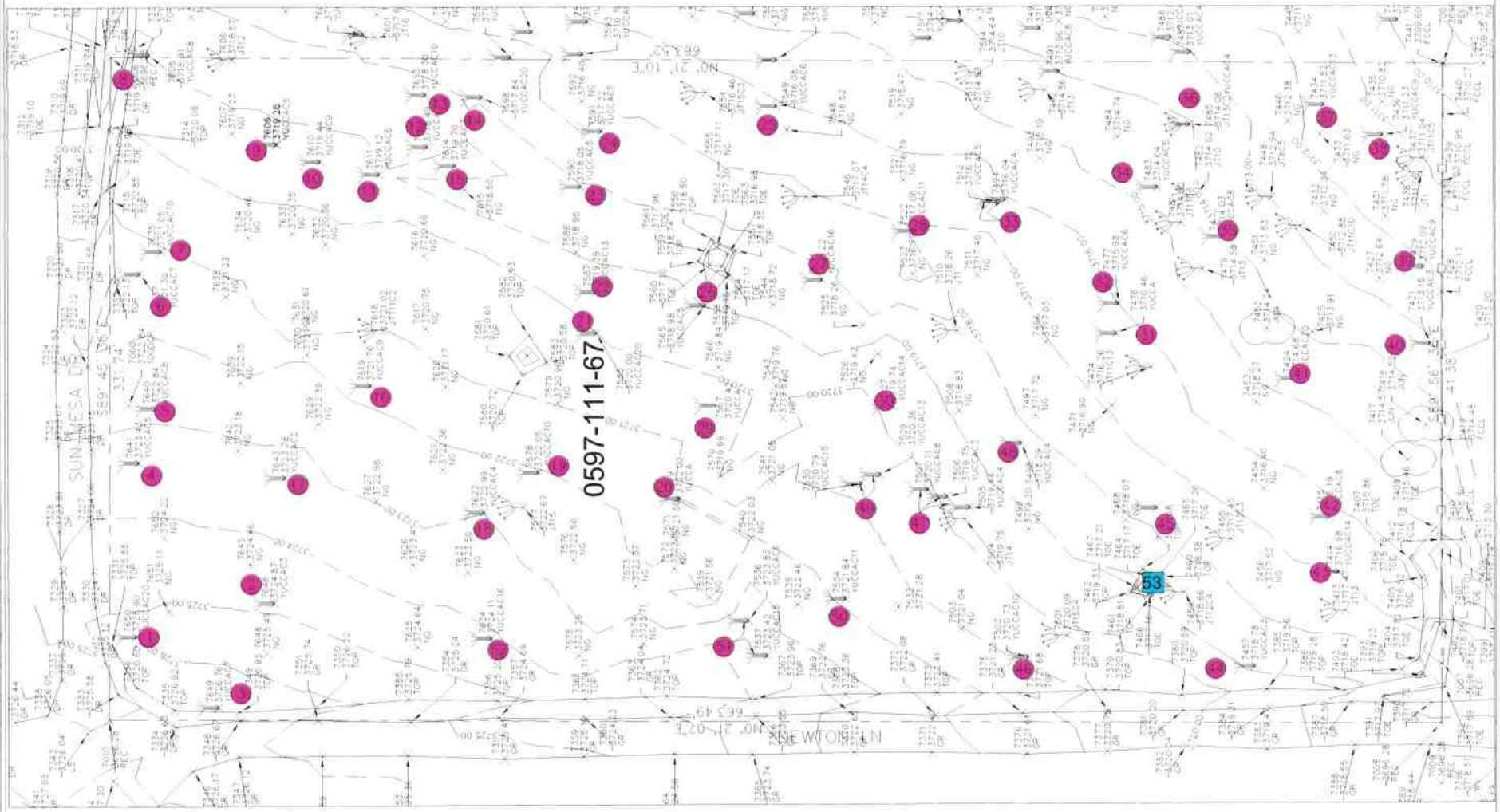
SCALE

1" = 30'-0"

Project Number & Sheet Number

T-6.0

					Size Class (Place an "X" in the corresponding column)			
Tag #	Height- Feet	Diameter- Inches	Health- Good- Fair- Poor	Trasplant, Destroy, or Protect in Place	Class 1 (Less than 1 Meter) (3')	Class 2 (Between 1 Meter and 4 Meters)	Class 3 (4 Meters or Taller) (13')	Y=Yucca Plant CJ=Cal Juniper PP=Pinon Pine PN=Parrys Nolina
1 a,b,c	3'-6"	2'	FAIR	Destroy		X		Y mulit
2 a,b	3'-8"	2'-4"	FAIR	Destroy		X		Y
3	3'	8"	FAIR	Destroy	X			Y
4 a,b,c	3'	2'-6"	FAIR	Destroy	X			Y
5	5'	3'	GOOD	Transplant		X		Y multi
6a,b	4'-6"	2'	GOOD	Transplant		X		Y multi
7a,b	4'	2'	FAIR	Destroy		X		Y multi
8	4'	1'-4"	GOOD	Transplant		X		Y
9	2'	2'	GOOD	Transplant	X			Y
10a,b	4'	2'	GOOD	Transplant		X		Y multi
11a,b,c	5'	3'	FAIR	Destroy		X		Y multi
12	5'	7"	GOOD	Transplant		X		Y
13a,b	2'	2'	GOOD	Transplant	X			Y multi
14a-e	5'	3'	GOOD	Transplant		X		Y muliti
15	2'-6"	1'-6"	POOR	Destroy	X			Y
16	4'-8"	2'	GOOD	Destroy		X		Y
17	4'	2'	FAIR	Destroy		X		Y
18	3'-6"	2'	POOR	Destroy		X		Y
19	3'	2'	FAIR	Destroy	X			Y
20	4'	2'-4"	POOR	Destroy		X		Y
21	3'	2'	POOR	Destroy	X			Y
22	5'	1'-6"	FAIR	Destroy		X		Y
23	4'-4"	1'-8"	FAIR	Destroy		X		Y
24a-d	5'-6"	3'-2"	GOOD	Destroy		X		Y multi
25	3'-2"	1'-6"	FAIR	Destroy		X		Y
26	4'	1'-6"	GOOD	Destroy		X		Y
27	2'-8"	2'	GOOD	Destroy	X			Y
28	3'-10"	1'-8"	GOOD	Destroy		X		Y
29a,b,c,d	6'	2'	GOOD	Destroy		X		Y multi
30	3'	1'-7"	GOOD	Destroy	X			Y
31a,b,c	5'	1'-3"	GOOD	Destroy		X		Y multi
32	5'-7"	1'-7"	GOOD	Destroy		X		Y
33	5'	2'-6"	FAIR	Destroy		X		Y (multiple)
34a,b	4'-6"	2'-2"	GOOD	Destroy		X		Y multi
35	5'	2'-5"	GOOD	Destroy		X		Y
36	5'-2"	2'-8"	GOOD	Destroy		X		Y
37	5'-7"	2'-4"	GOOD	Destroy		X		Y
38	4'	4"	GOOD	Destroy		X		Y
39	6'	8"	GOOD	Destroy		X		Y (multiple)
40a,b	4'-5"	2'-6"	GOOD	Destroy		X		Y multi
41a-d	3'	3'	GOOD	Destroy	X			Y multi
42	2'	1'-6"	GOOD	Destroy	X			Y
43	4'	3'-2"	GOOD	Destroy		X		Y
44	4'-8"	2'-6"	GOOD	Destroy		X		Y
45	3'-2"	2'-6"	GOOD	Destroy		X		Y
46	5'	4'	GOOD	Destroy		X		Y
47a,b,c	3'-10"	3'	GOOD	Destroy		X		Y (multiple)
48a,b	3'	2'	GOOD	Destroy	X			Y multi
49a-f	5'	4'	GOOD	Destroy		X		Y (multiple)
50a,b,c	3'	2'-6"	GOOD	Destroy	X			Y
51a,b	4'	3'-6"	GOOD	Destroy		X		Y (multiple)
52a,b	2'-2"	2'	GOOD	Destroy				Y multi
53	4'	1'-6"	GOOD	Destroy		X		CJ



YUCCA PLANT
PINON PINE
CAL JUNIPER PLANT
PARRYS NOLINA

JUNIPER TREE
YUCCA PLANT
JOSHUA TREE
PINON PINE
PARRYS NOLINA

NATIVE PLANT EXHIBIT
SCALE - 1"=20'

Notes

NATIVE PLANT EXHIBIT

720,109 SQ. FT.

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No.	Revisions / Issues	Drawn By	Checked By	Date
1	ISSUE		JS	
2				
3				
4				
5				
6				
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DRP ENTERPRISES LLC
PO BOX 4428
PALM SPRINGS, CA 92263
760-625-7426
JOANNE SINGER
CA RCE 26900
EXP 3/31/2025

DRP Enterprises

Engineer

JOANNE C. SINGER
No. 26900
3/31/2025
CIVIL
STATE OF CALIFORNIA

Project Owner

ROB BILLINGS

SUN MESA ROAD
YUCCA VALLEY, CA
APN# 0596-532-07-0000

Project Name & Address

NATIVE PLANT EXHIBIT
SUN MESA ROAD
YUCCA VALLEY, CA
APN# 0596-532-07-0000

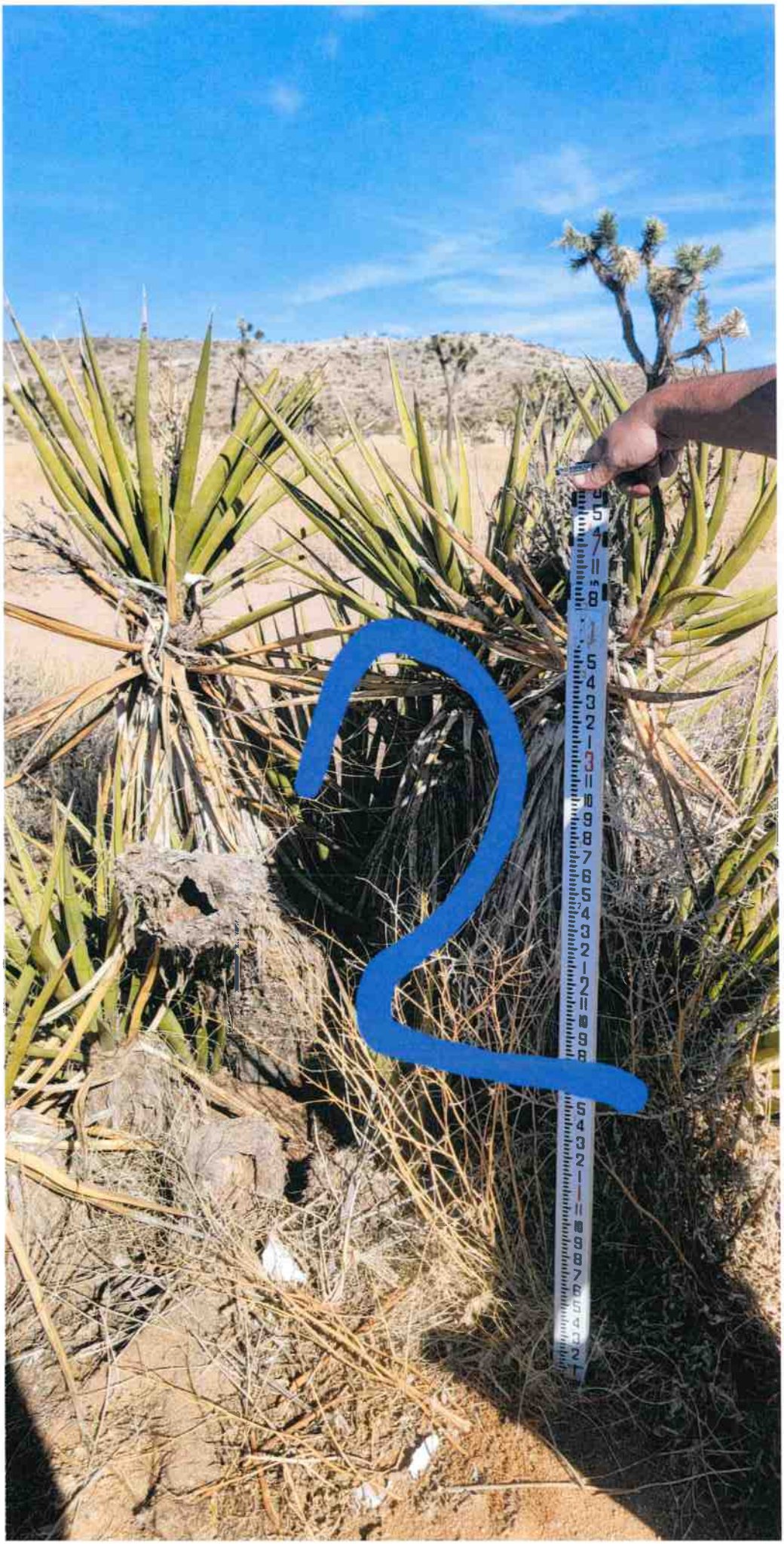
Drawing

SCALE

AS NOTED

Project Number & Sheet Number

1 OF 1







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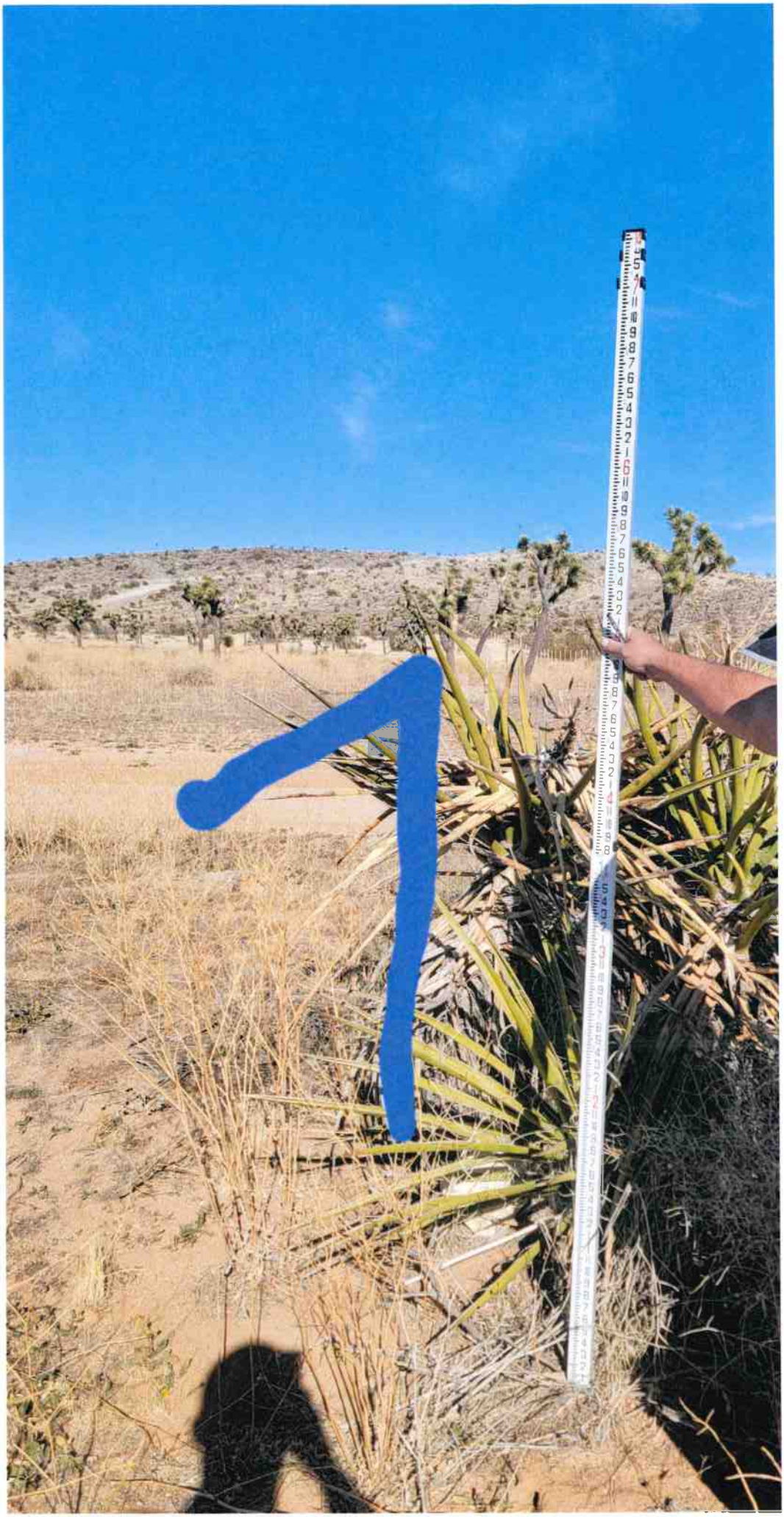


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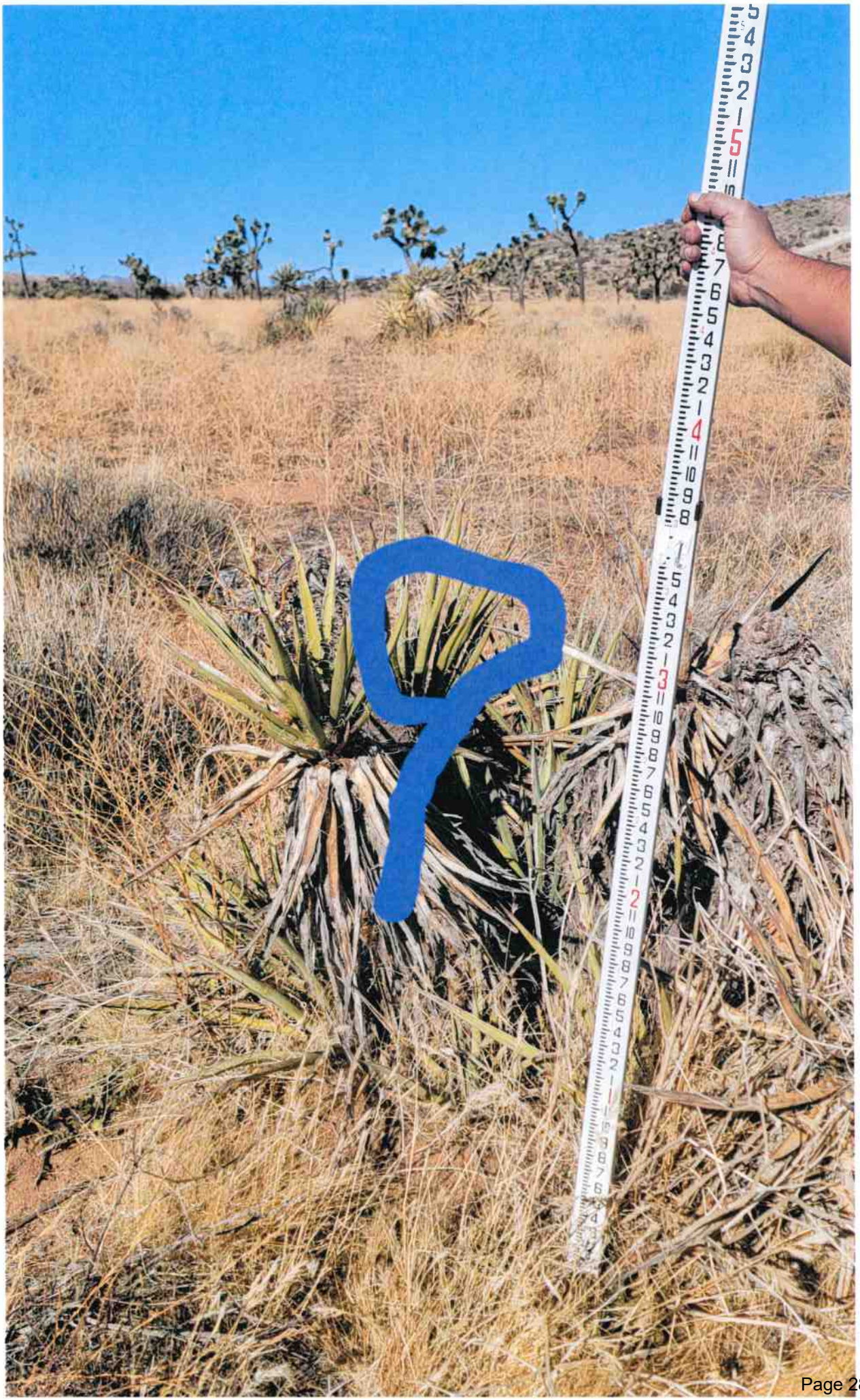

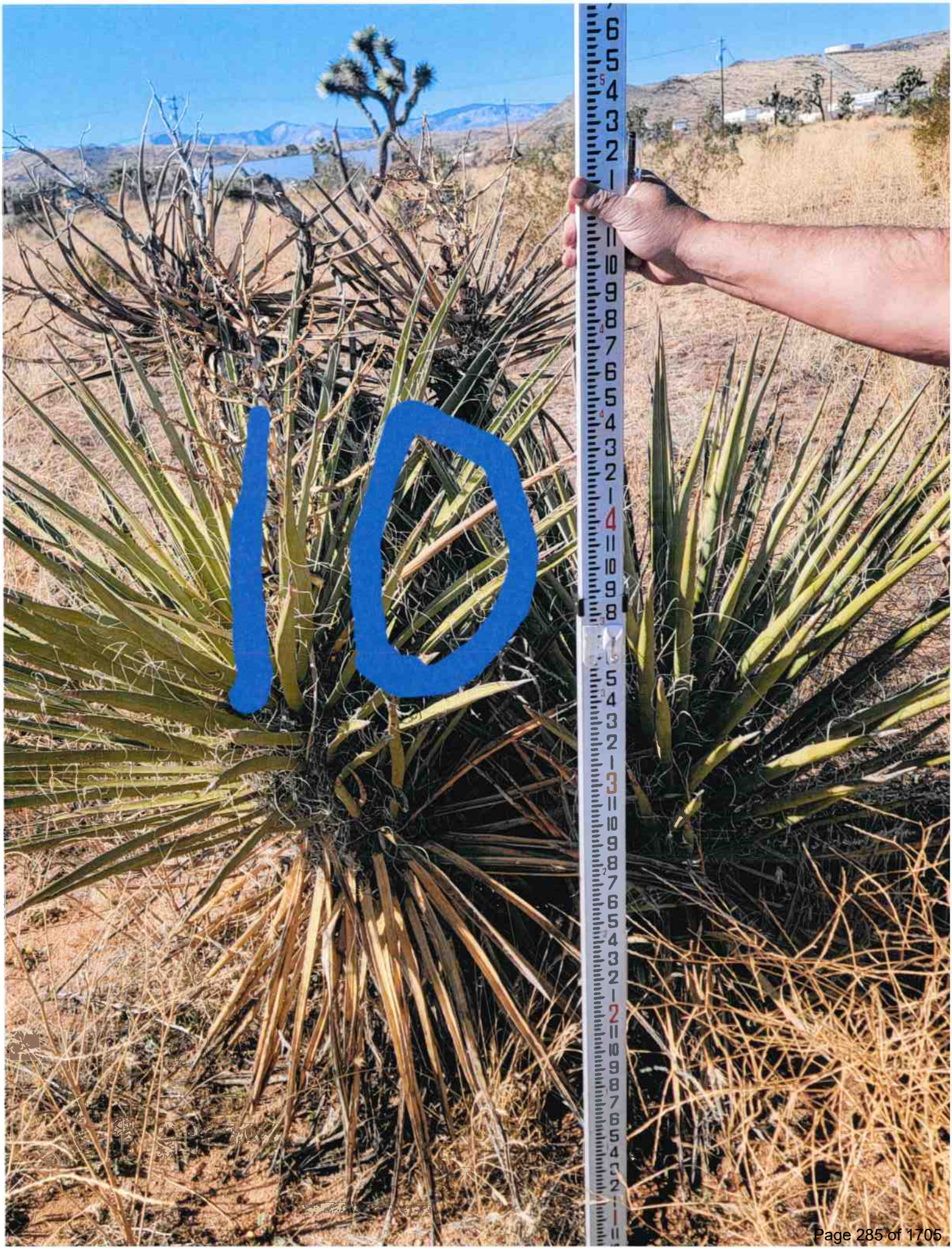
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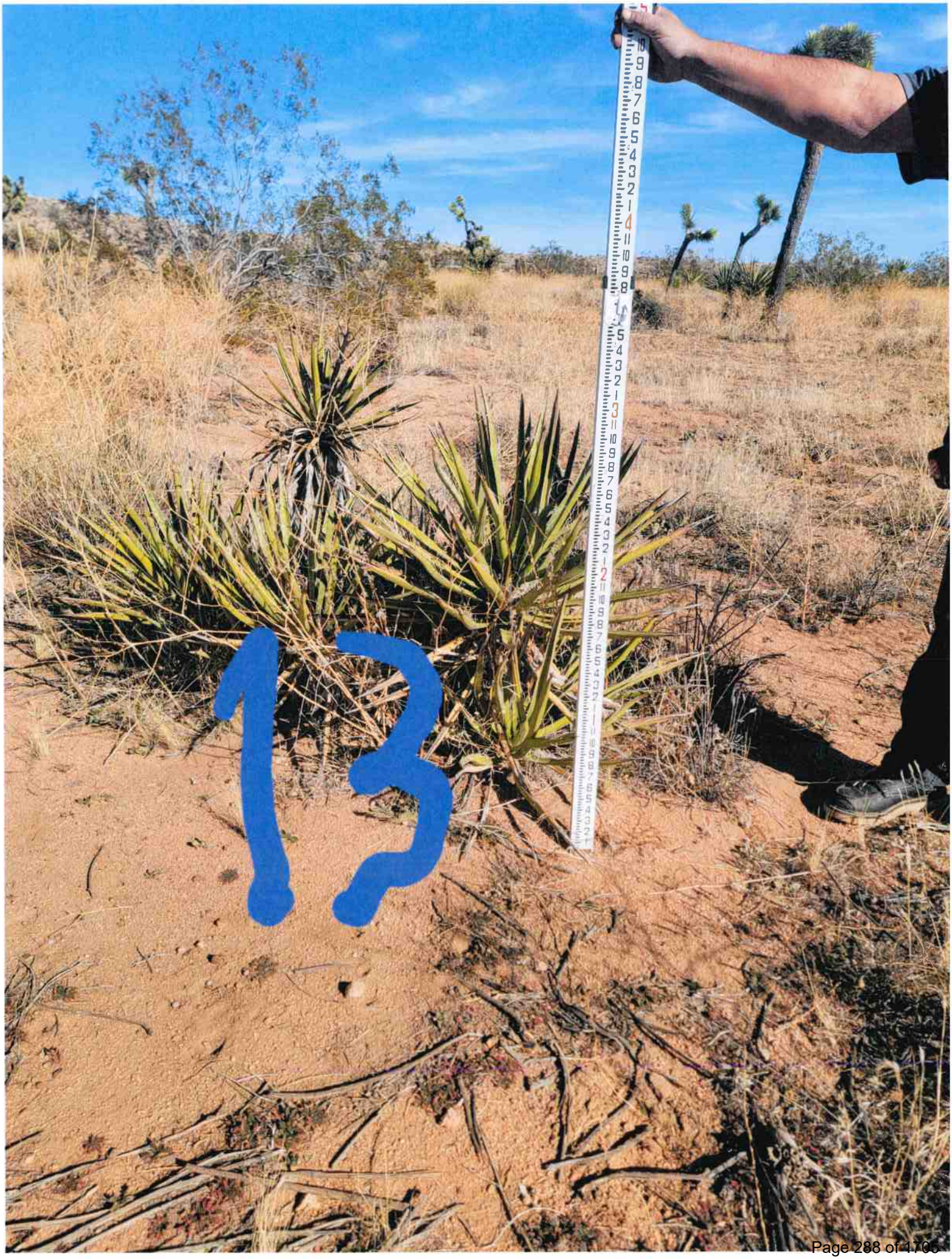
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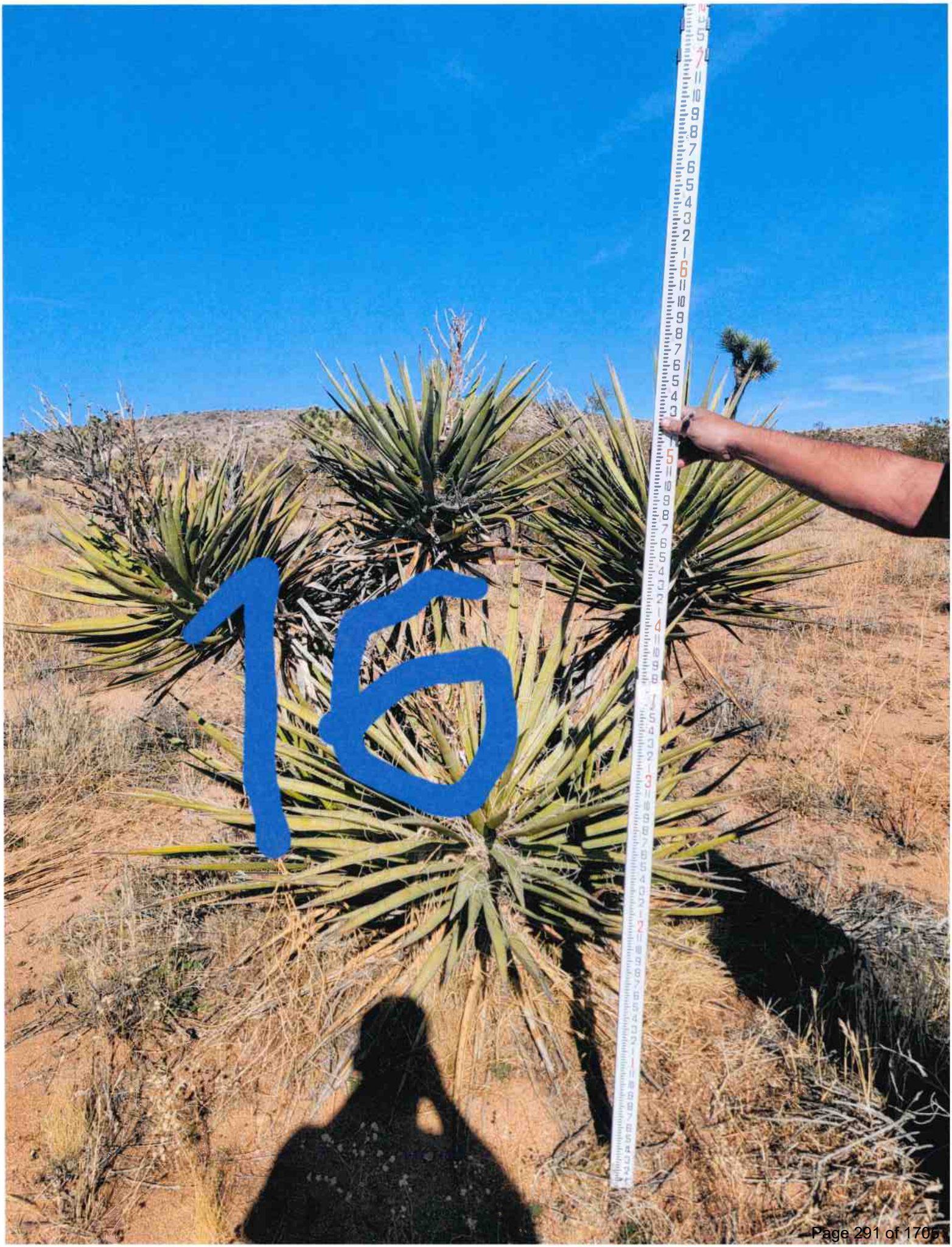
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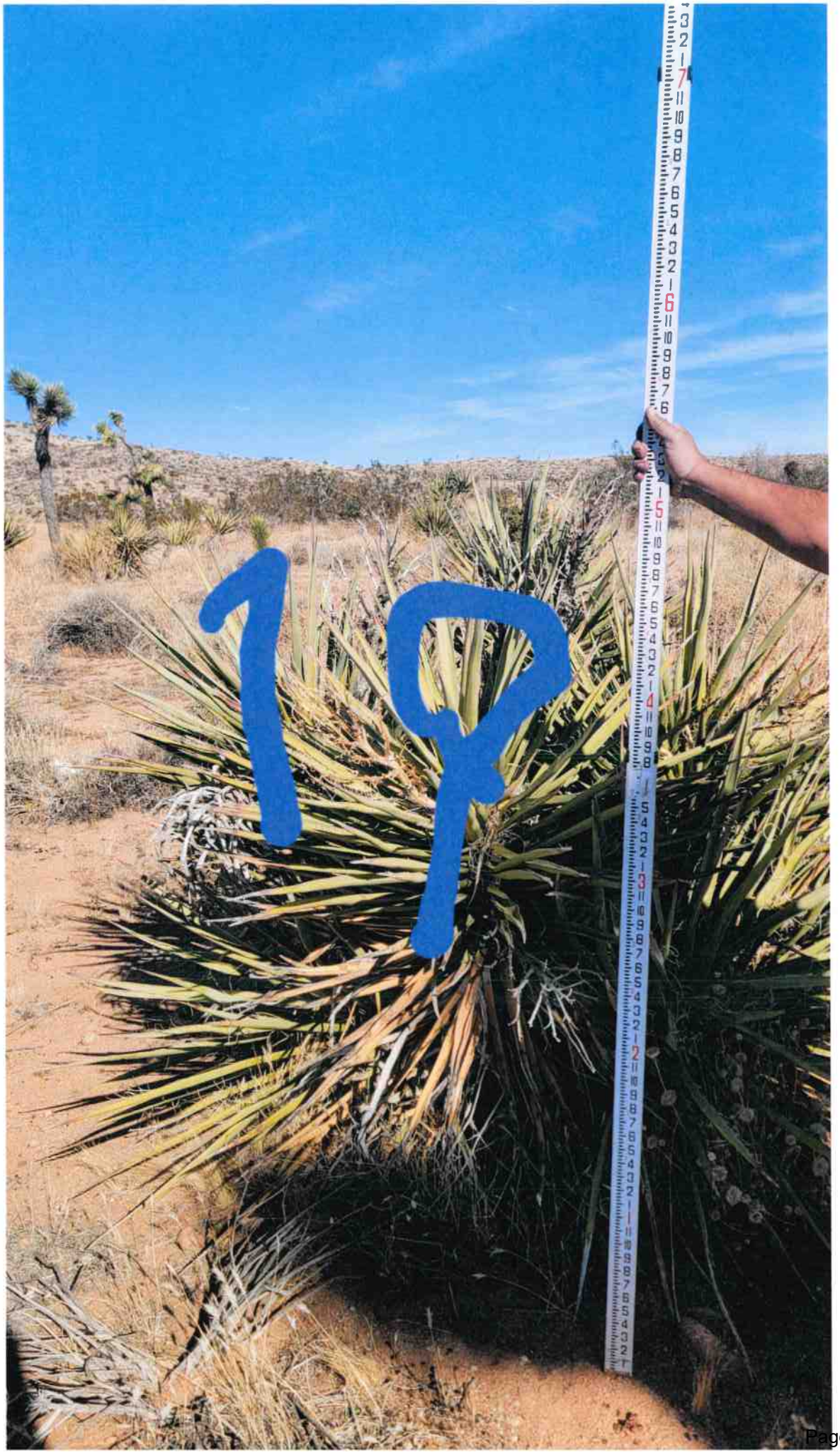
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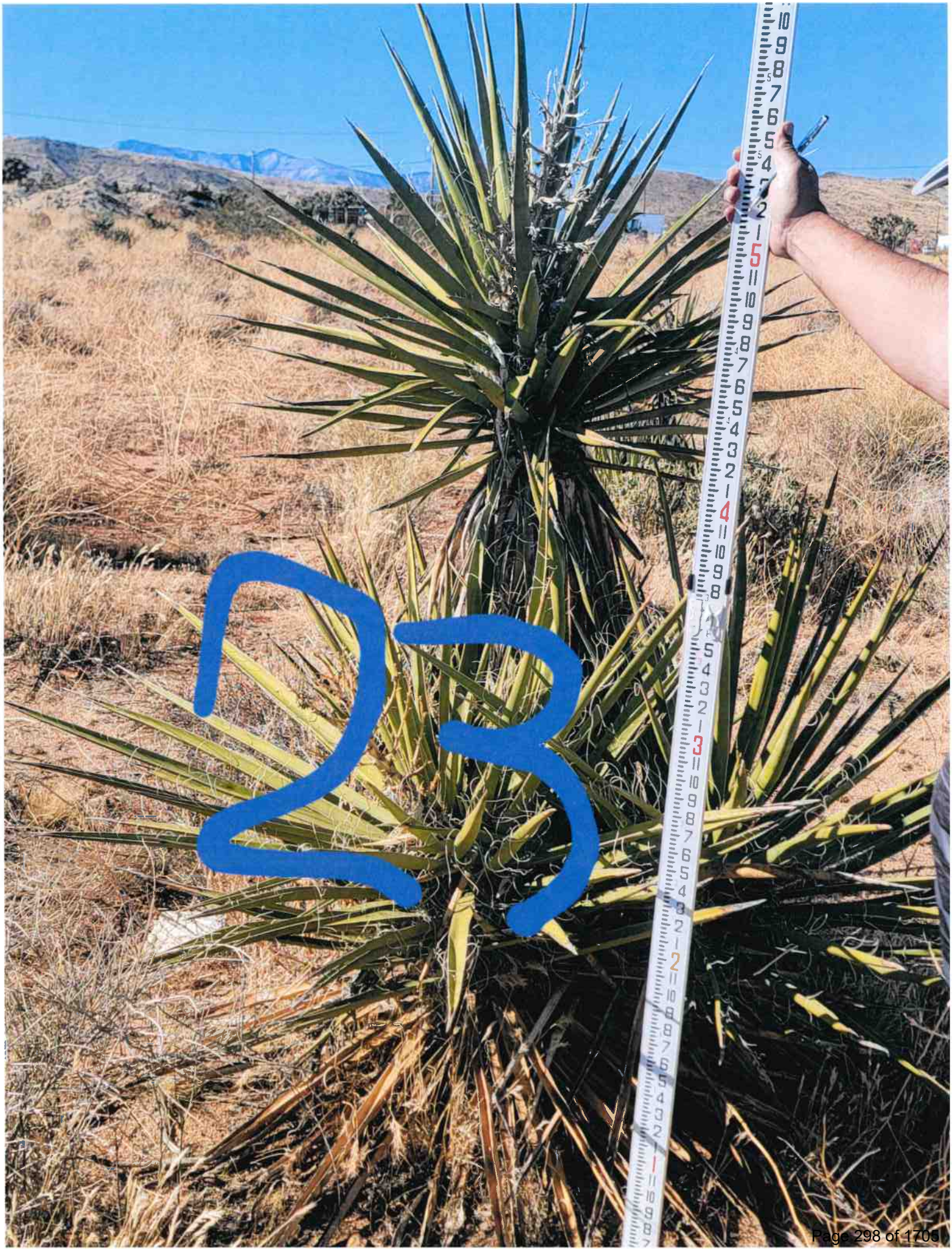
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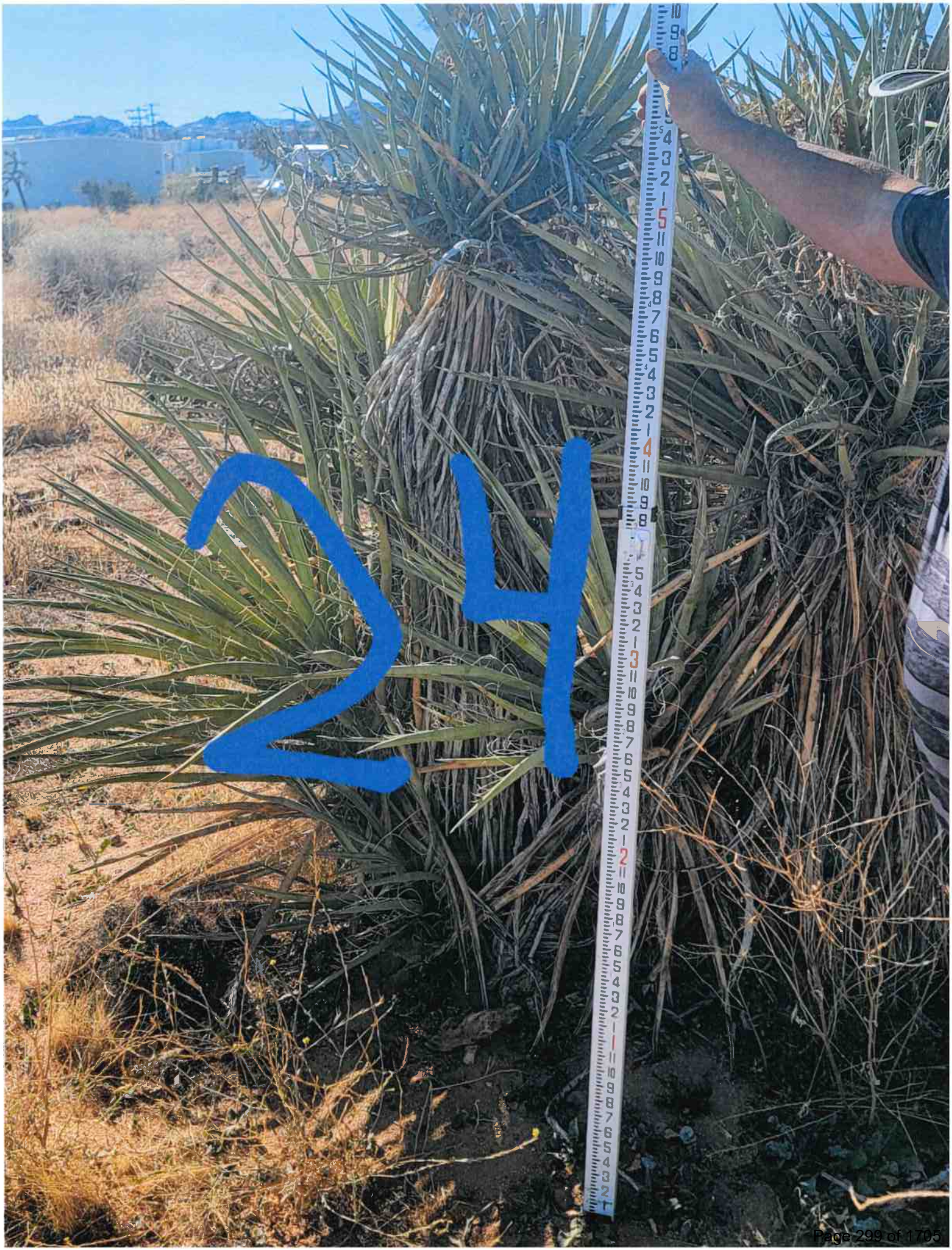
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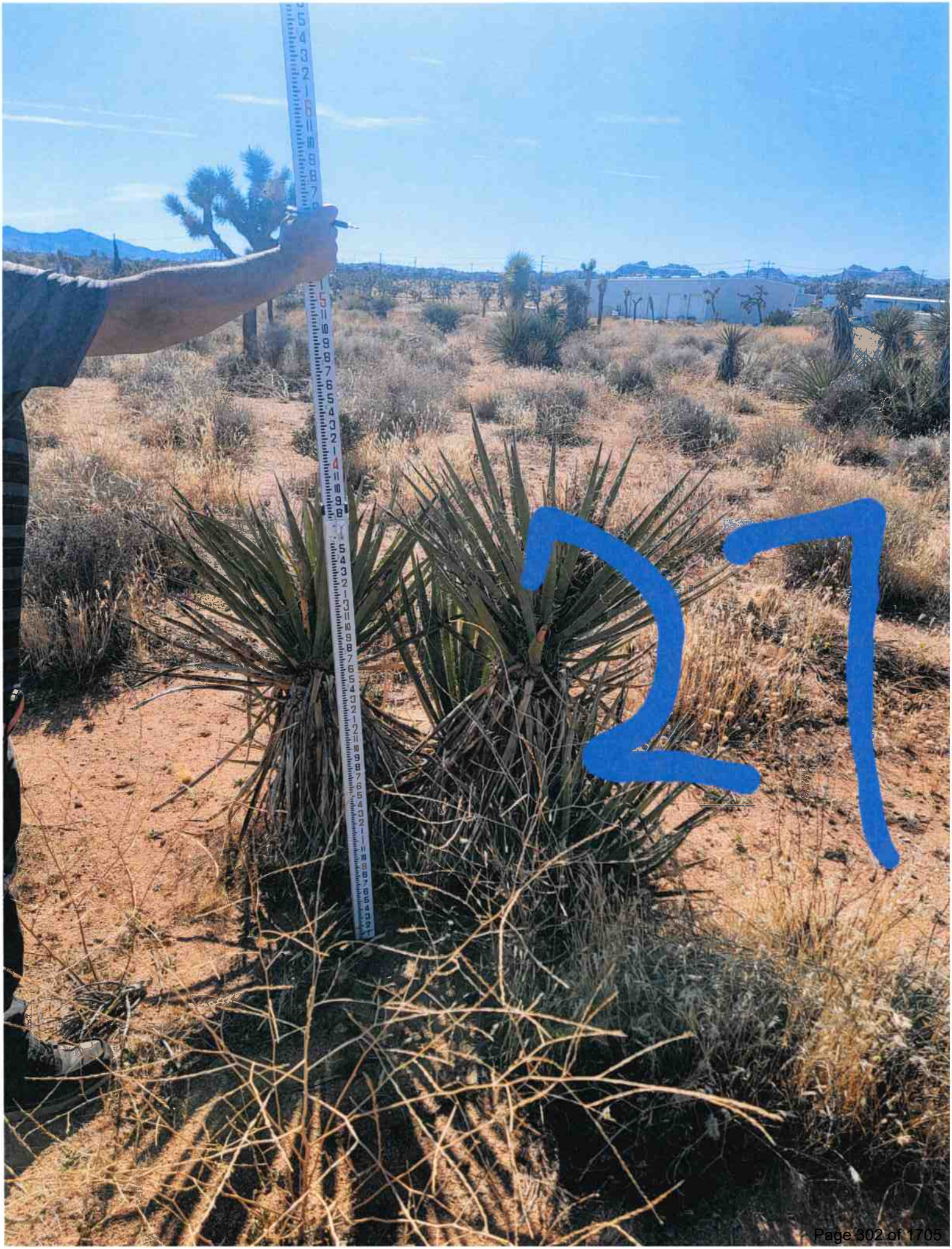
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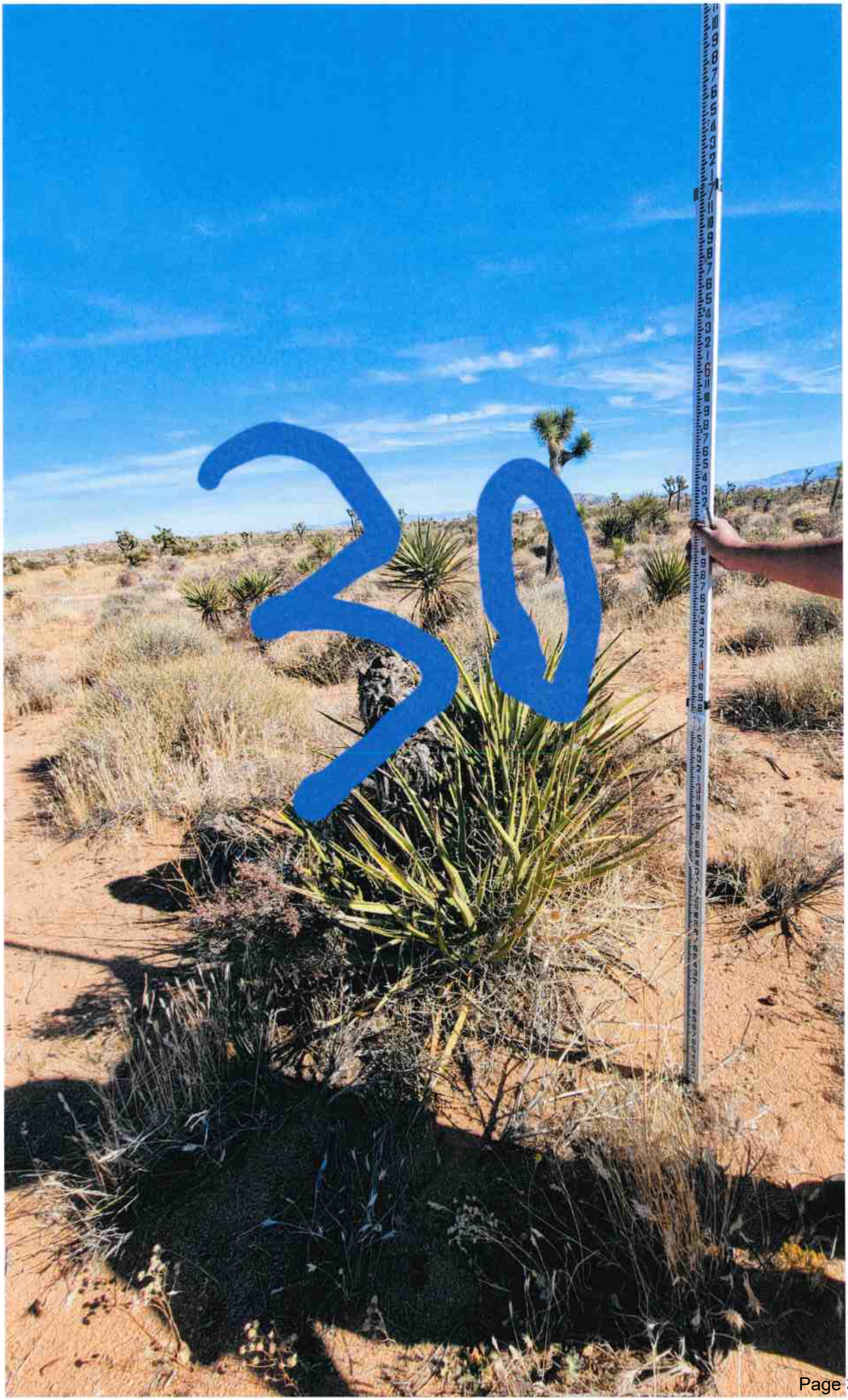
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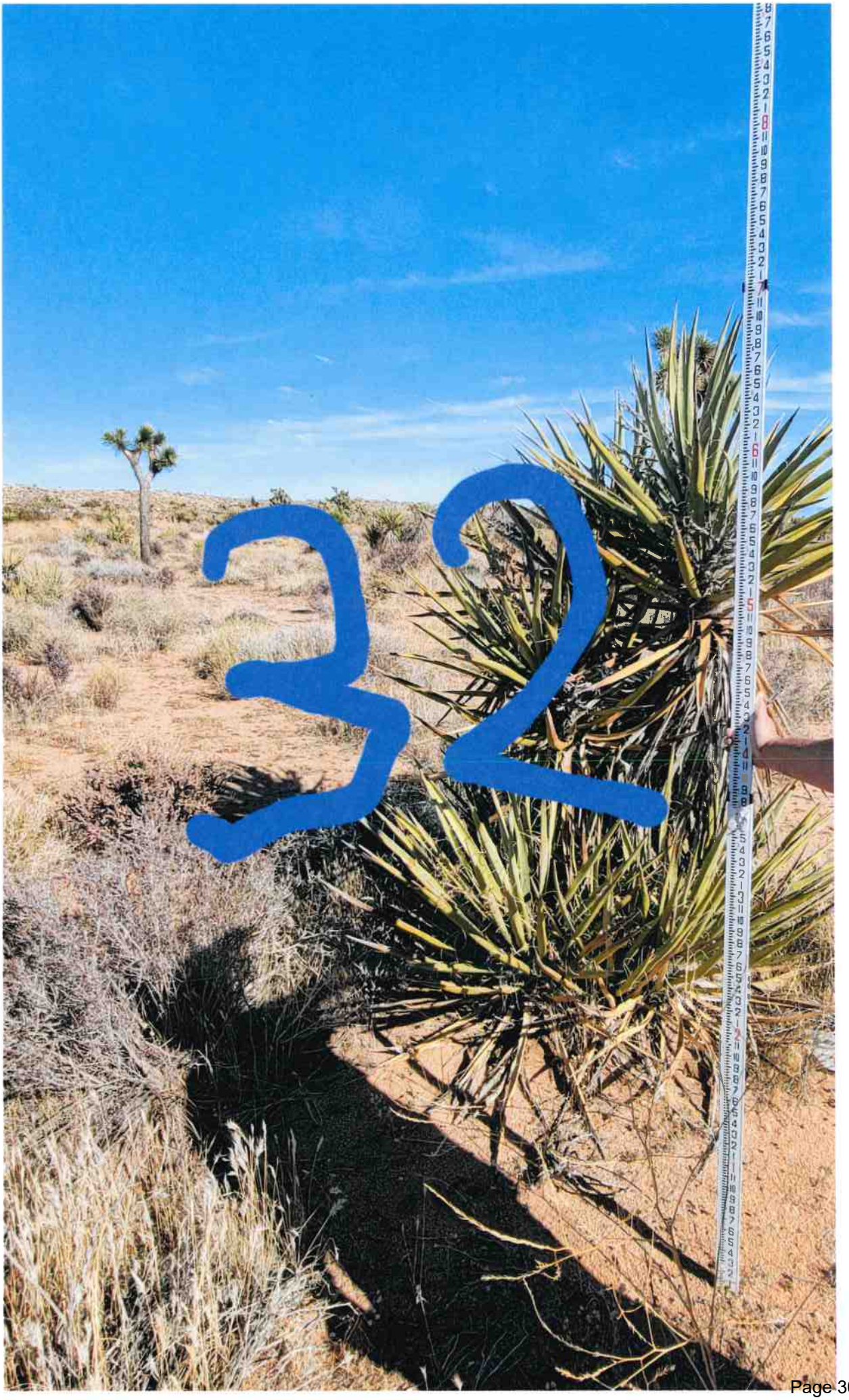
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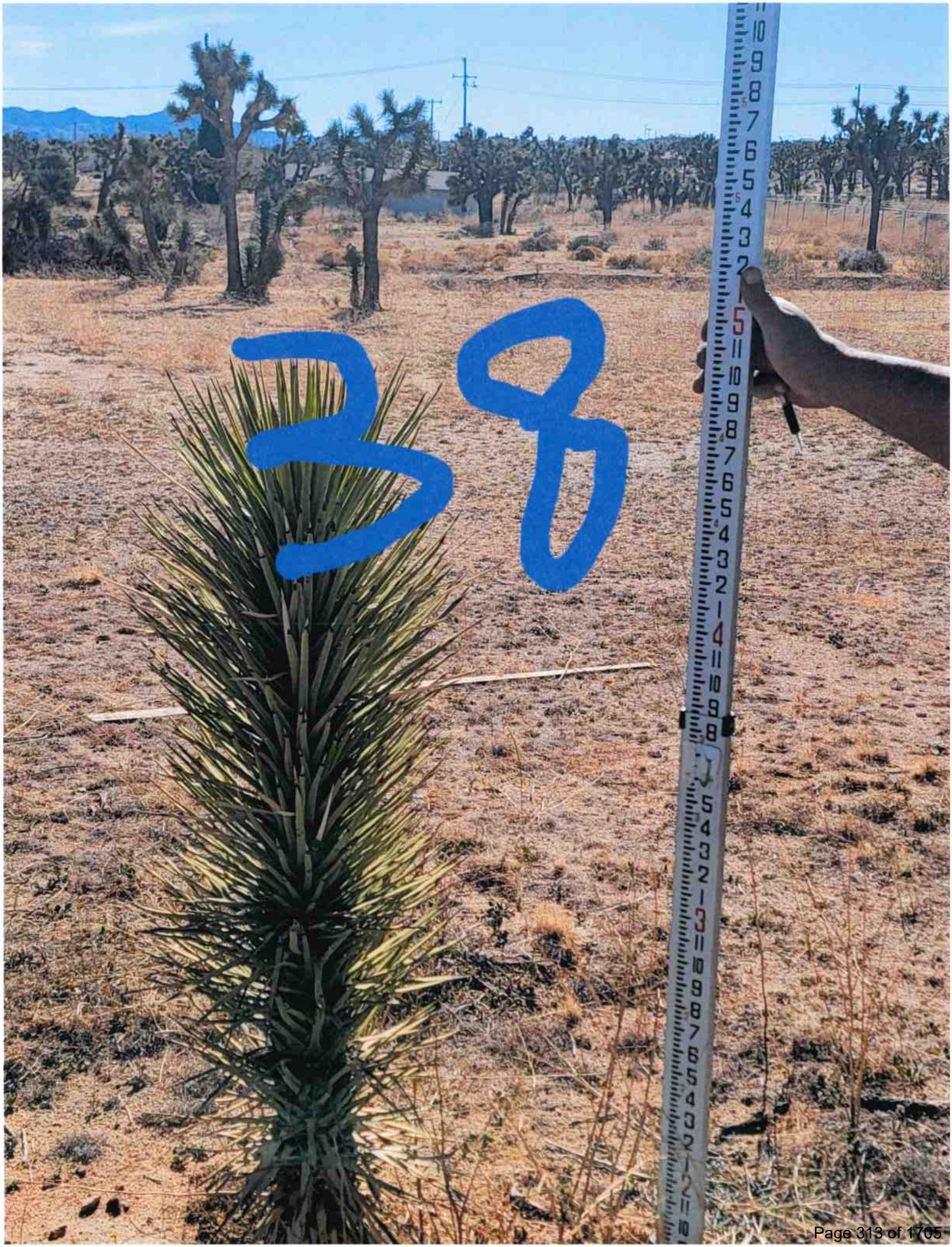
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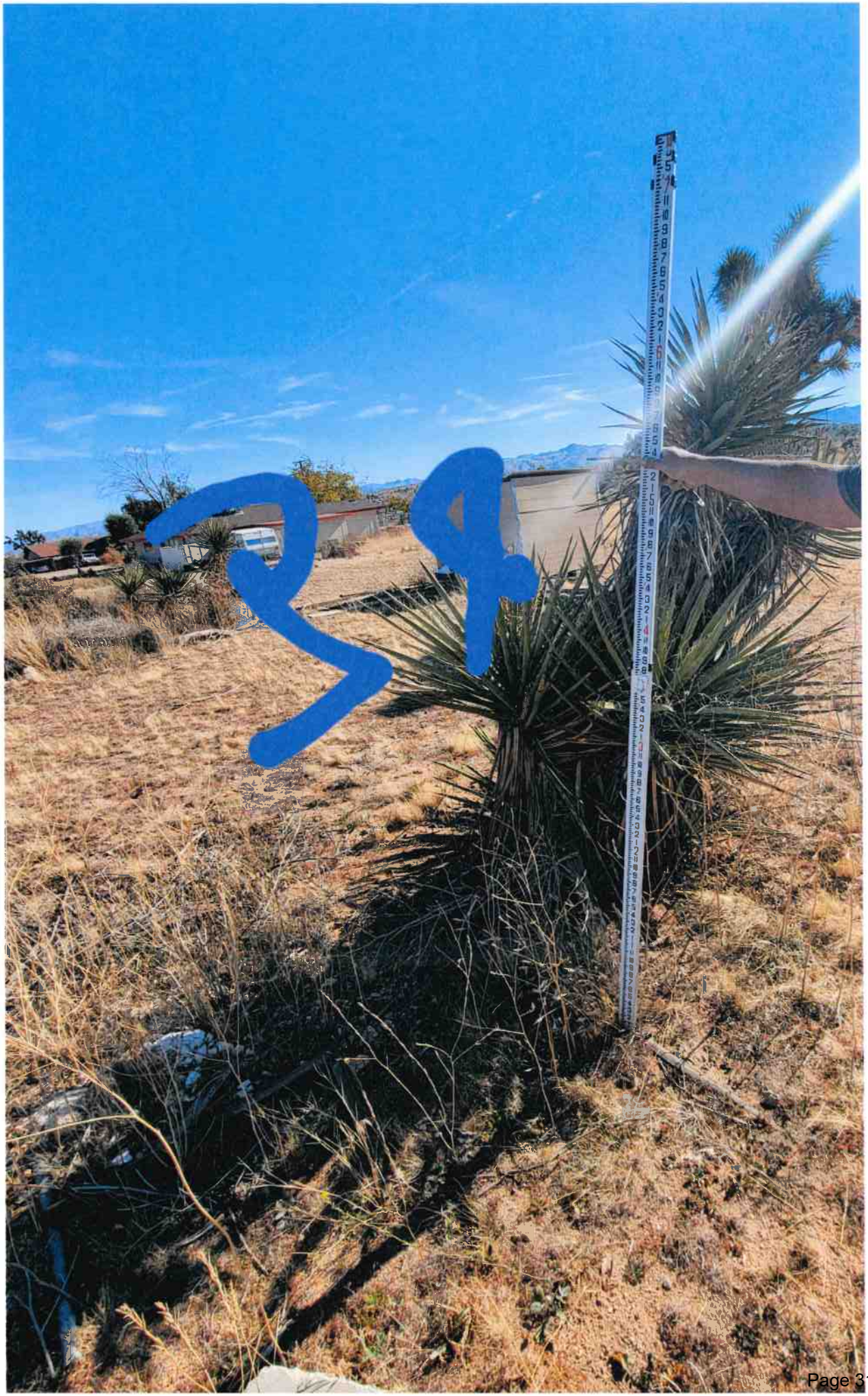

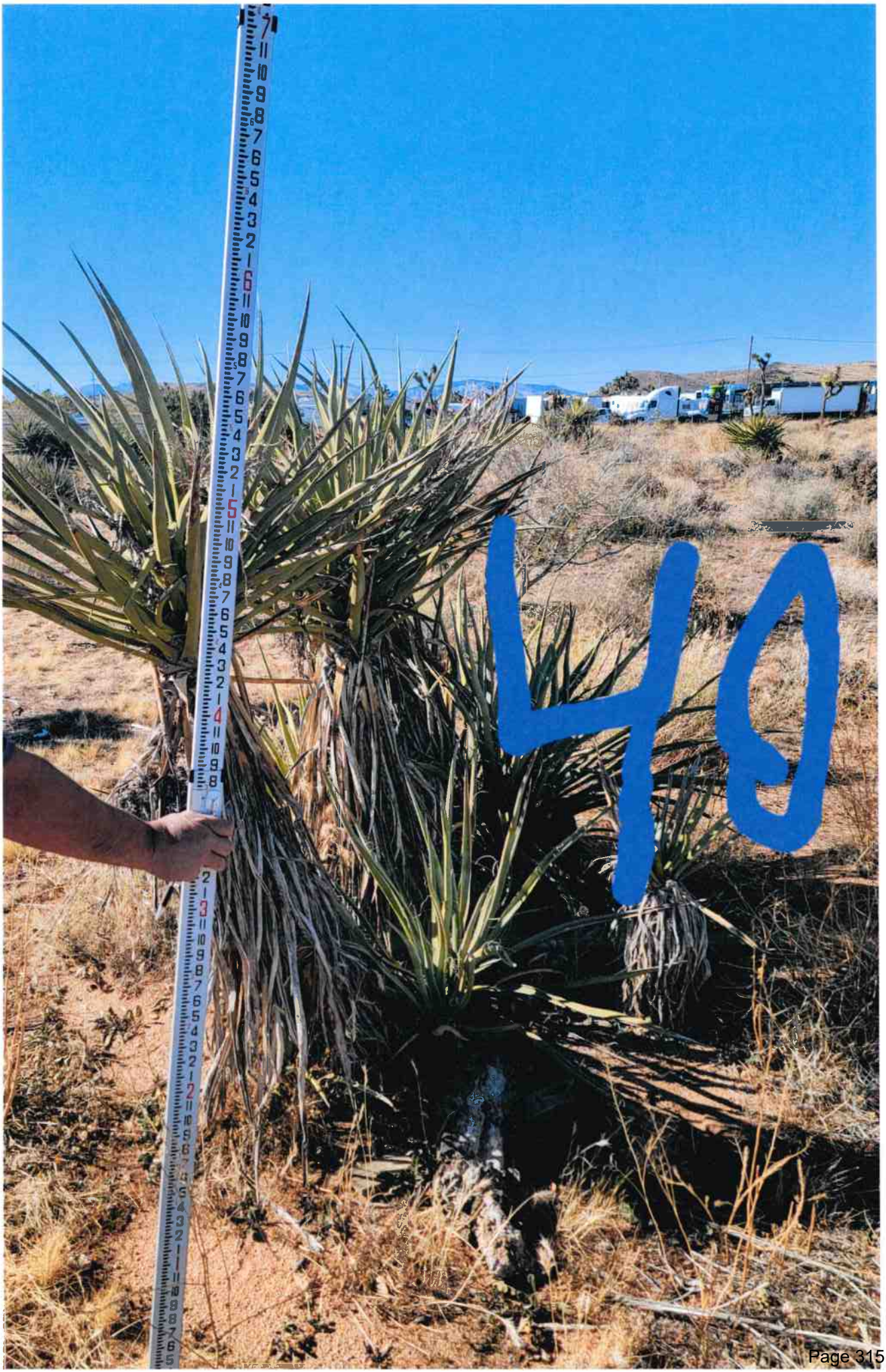
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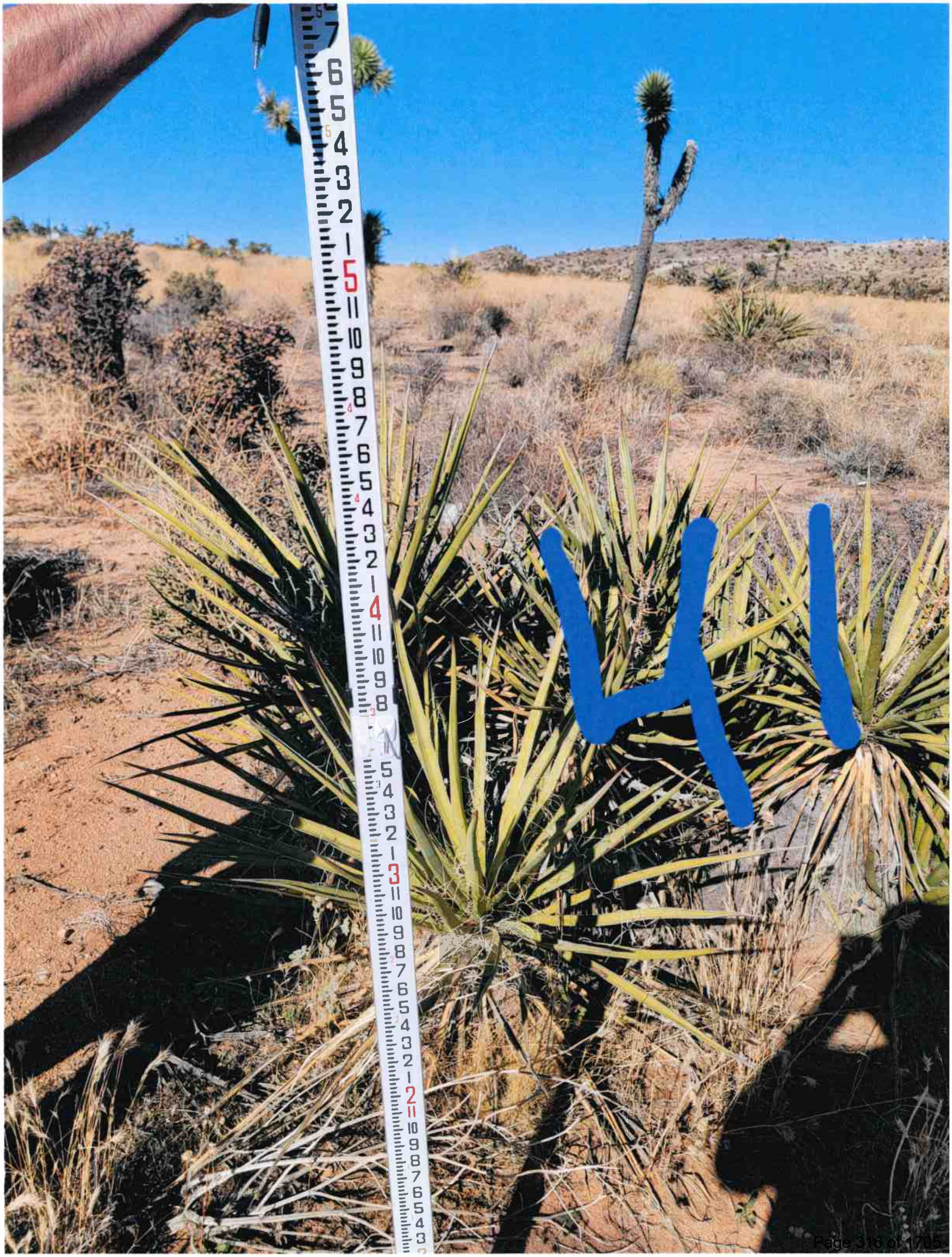
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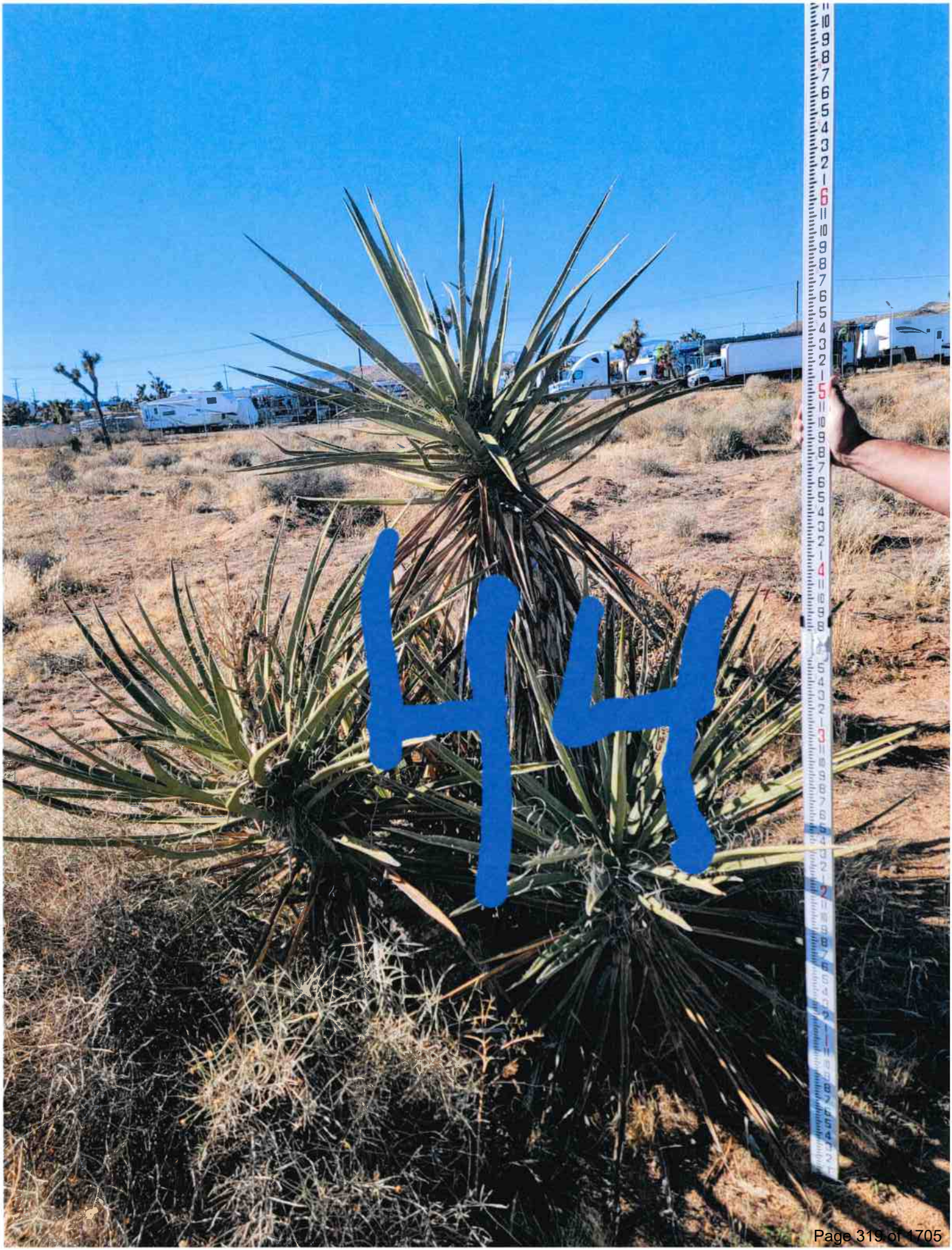

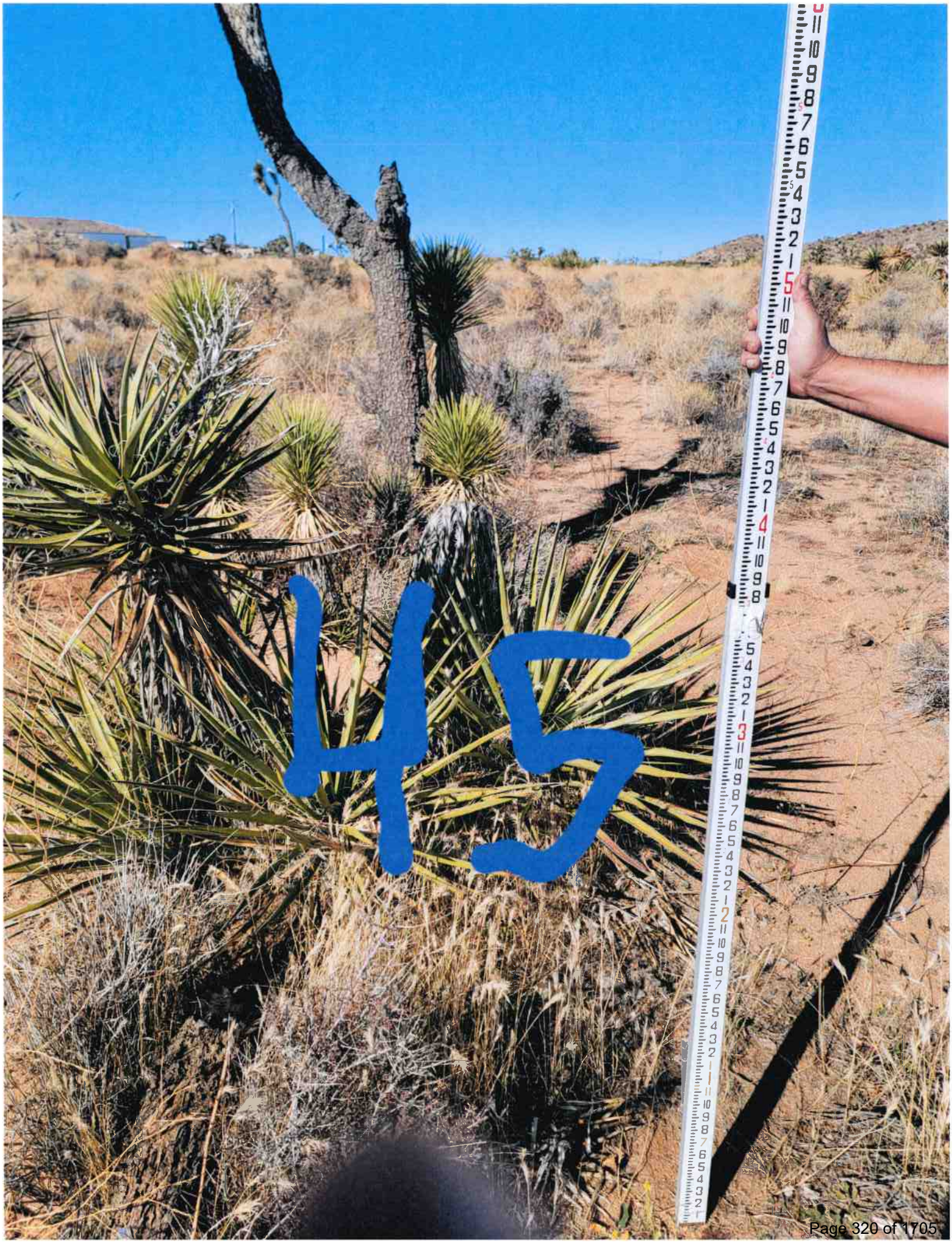


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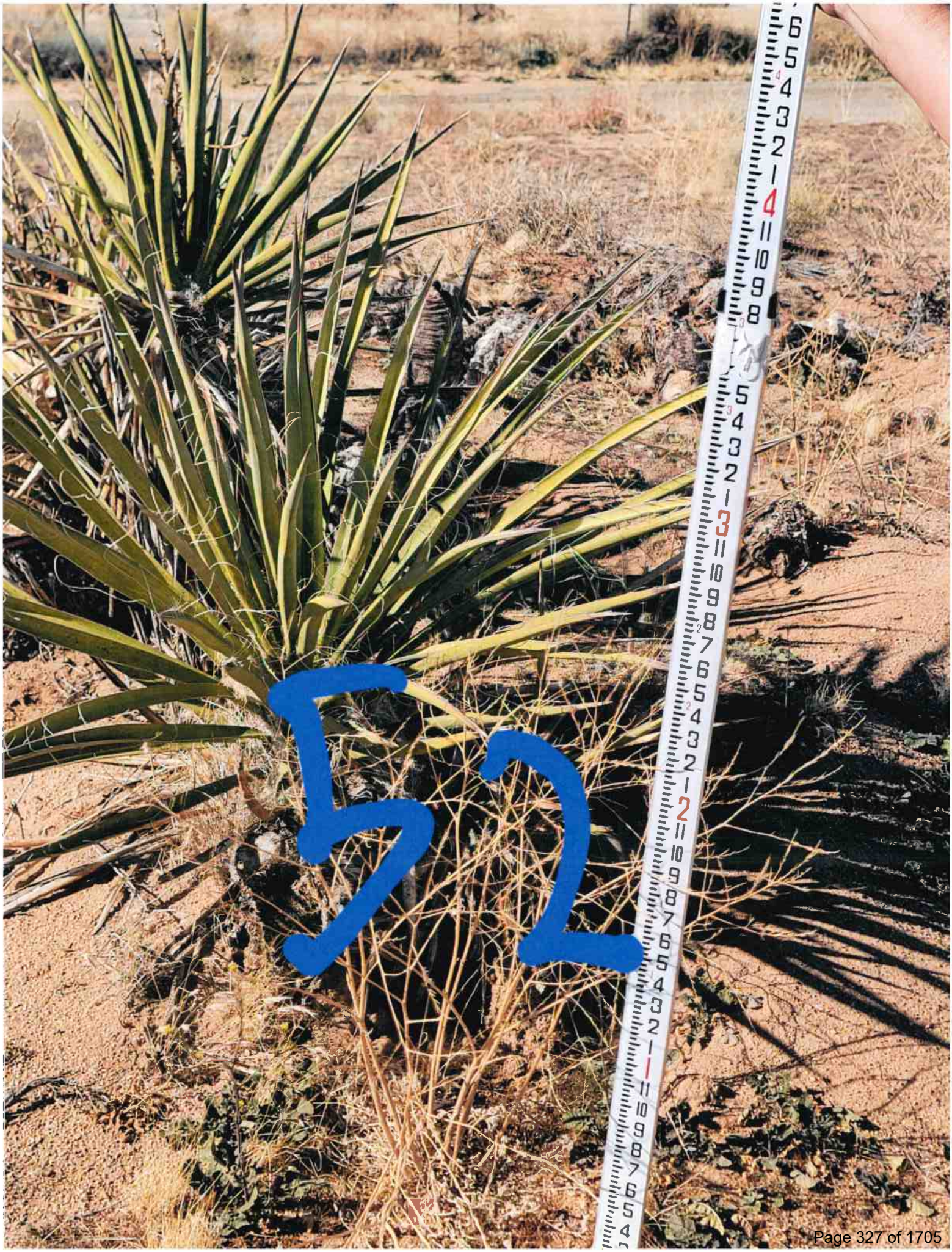
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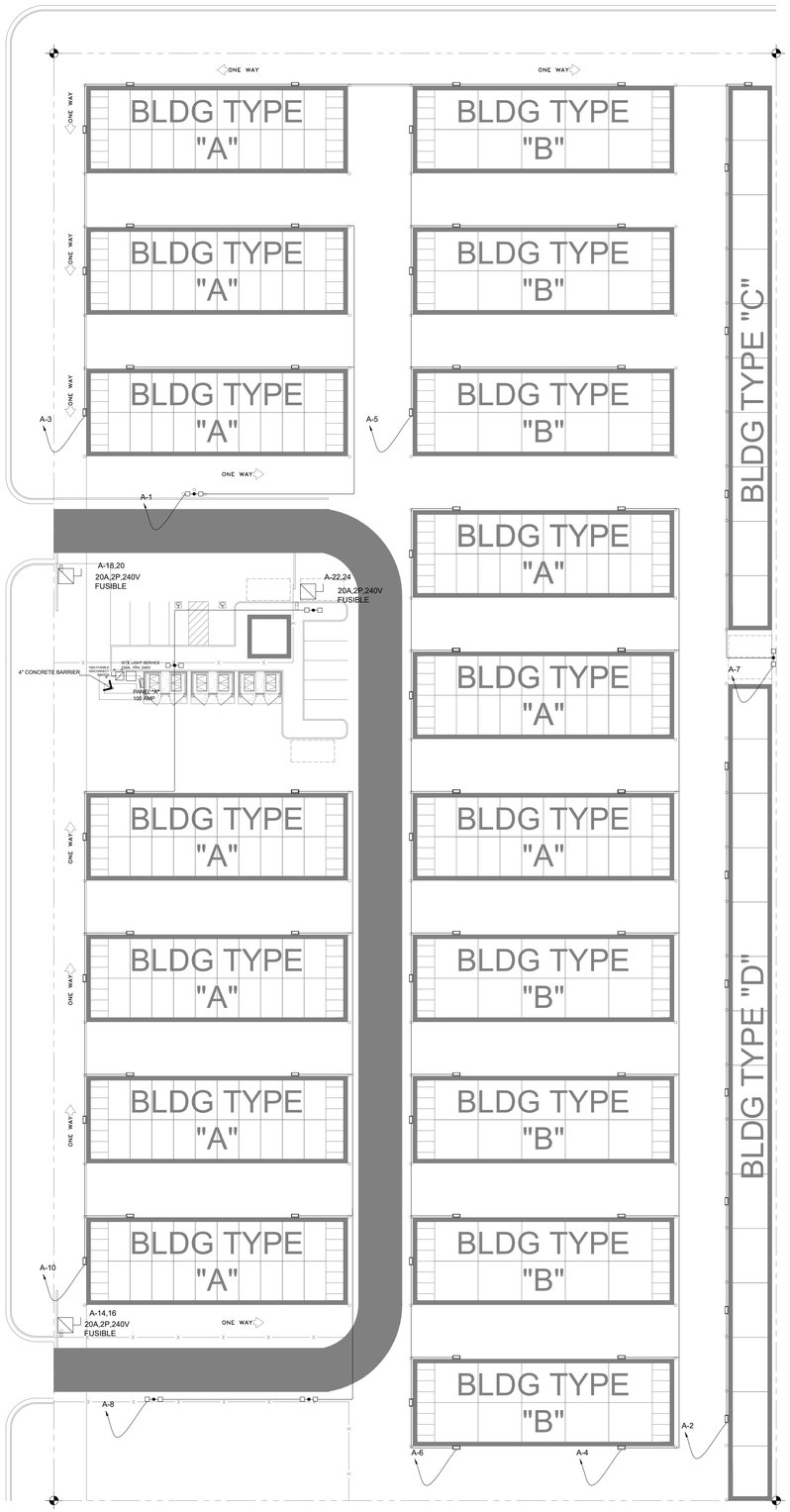

SITE LIGHTING PLAN

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No.	Revision / Issue	Drawn by	Checked by	Date

DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINCOR
C.24900
7/31/2025
CIVIL
STATE OF CALIFORNIA

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

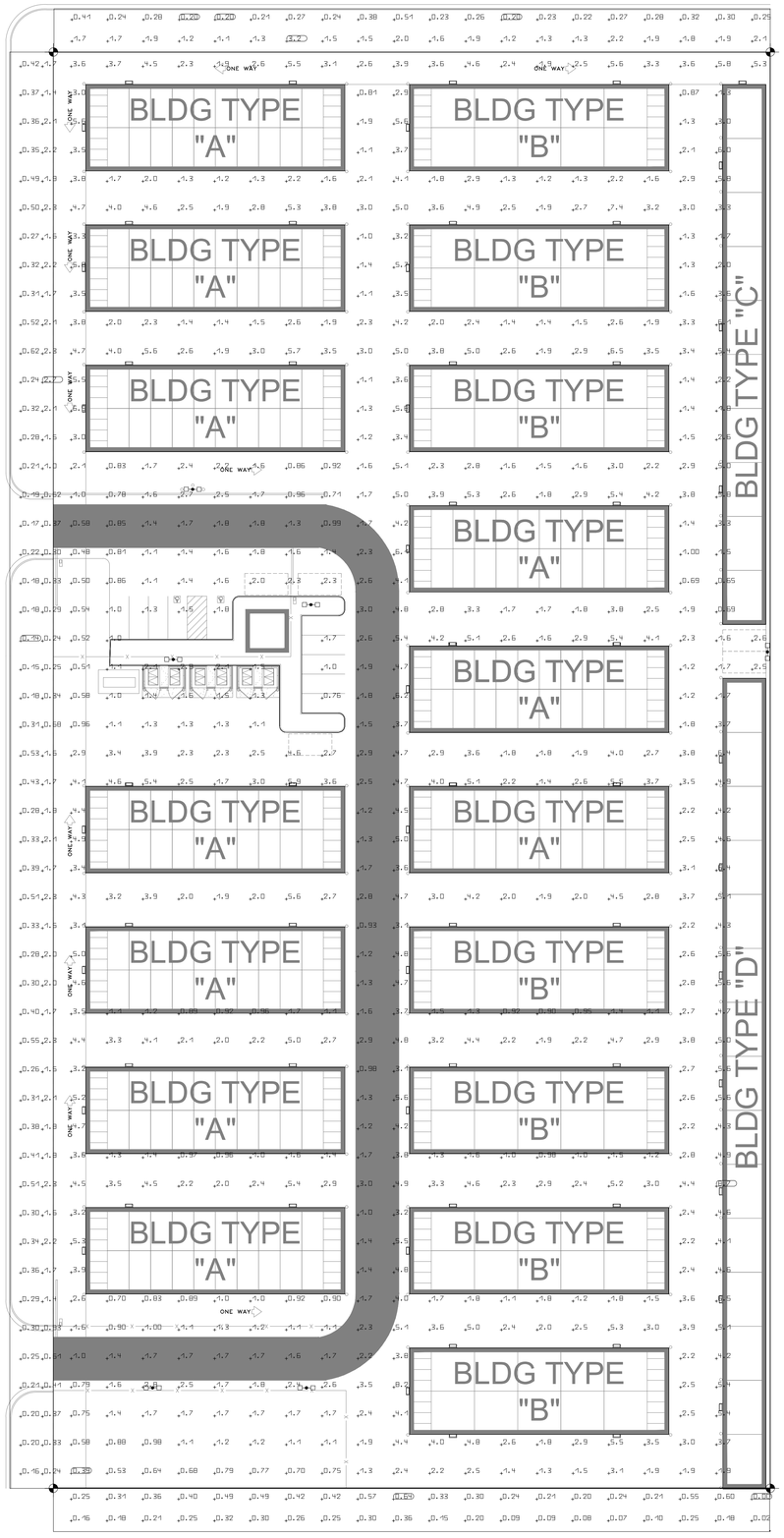
PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

1/32" = 1'-0"

Project Number & Sheet Number

ES.1



Luminaire list (Site 1)

Symbol	Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
▭	1	Lithonia Lighting	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000mA.	DSXW1 LED 20C 1000 40K T2M MVOLT	1x LED	7373 lm	0.80	73.2 W	64
□◆□	2	Lithonia Lighting	DSX1 LED P1 40K T4M MVOLT	DSX1 LED P1 40K T4M MVOLT	1x LED	6816 lm	0.80	54 W	12

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	SITE	Perpendicular Illuminance	0.39 fc	8.66 fc	2.70 fc	6.96	22.36
2	20' BEYOND PROPERTY LINE 1	Perpendicular Illuminance	0.14 fc	2.67 fc	0.89 fc	6.19	18.69
3	20' BEYOND PROPERTY LINE 2	Perpendicular Illuminance	0.20 fc	3.19 fc	0.99 fc	4.97	15.99
4	20' BEYOND PROPERTY LINE 3	Perpendicular Illuminance	0.001 fc	0.64 fc	0.28 fc	198.7	460.7

SITE PHOTOMETRIC PLAN

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DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C.24000 7/31/2025 CIVIL STATE OF CALIFORNIA

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

1/32" = 1'-0"

Project Number & Sheet Number

ES.2

240/120V, 1Φ, 4W

CABLE CALCULATION

FROM	TO	Total Connected Load (VA)	CABLE SIZE	Main Breaker Size	Cable Ampacities Table 310.15(B)(16) amper "AT"	CONDUCTOR/ PHASE	1P VOLTAGE DROP VD = (K x I x D)/CM						Ground Cable (NEC-250.122)(Insulated Copper)	Conduit for feeders (Table C1)
							CM(Circular mils) Chapter 9, Table 8	CABEL LENGTH D	Ampacity (240V,1Ph) I	ohms-cmil/ft K	VD	FEEDER V. DROP (%)		
LGT PANEL	LIGHTING CIRCUIT-1	400	10 AWG	20	35	1	10380	500	2	12.9	1.04	0.43	AWG#12	1"
	LIGHTING CIRCUIT-3	510	10 AWG	20	35	1	10380	600	2	12.9	1.58	0.66	AWG#12	1"
	LIGHTING CIRCUIT-5	510	10 AWG	20	35	1	10380	600	2	12.9	1.58	0.66	AWG#12	1"
	LIGHTING CIRCUIT-7	400	10 AWG	20	35	1	10380	600	2	12.9	1.24	0.52	AWG#12	1"
	LIGHTING CIRCUIT-2	510	10 AWG	20	35	1	10380	620	2	12.9	1.64	0.68	AWG#12	1"
	LIGHTING CIRCUIT-4	590	10 AWG	20	35	1	10380	745	2	12.9	2.28	0.95	AWG#12	1"
	LIGHTING CIRCUIT-6	1,100	10 AWG	20	35	1	10380	825	5	12.9	4.70	1.96	AWG#12	1"
	LIGHTING CIRCUIT-8	510	10 AWG	20	35	1	10380	630	2	12.9	1.66	0.69	AWG#12	1"
	LIGHTING CIRCUIT-10	800	10 AWG	20	35	1	10380	400	3	12.9	1.66	0.69	AWG#12	1"
	ROLLING GATES CIRCUIT-14,16	840	10 AWG	20	35	1	10380	320	4	12.9	1.39	0.58	AWG#12	1"
	ROLLING GATES CIRCUIT-18,20	840	10 AWG	20	35	1	10380	75	4	12.9	0.33	0.14	AWG#12	1"
	ROLLING GATES CIRCUIT-22,24	840	10 AWG	20	35	1	10380	120	4	12.9	0.52	0.22	AWG#12	1"

*	LOAD SUMMARY	CL	DF	CONNECTED LOAD A	CONNECTED LOAD B	DEMAND TOTAL
L	Lighting	5.33	1.25	3.32	2.01	6.66
R	Convenience Recept					
H	Heating (Space)		1.25			
C	Cooling		1.00			
A	HVAC		1.00			
P	Process		1.00			
O	Other Continuous		1.25			
K	Kitchen		0.65			
N	Noncontinuous		1.00			
M	Motor	4.20	1.00	2.10	2.10	4.20
	Total	**9.53**		5.42	4.11	10.86

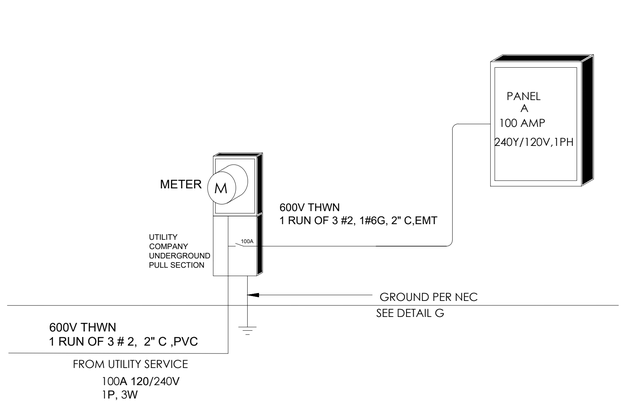
Total Demand Load (KVA)	10.86
Total Demand Current (A)	45.27
Min. Feeder Ampacity (A)	56.58

LTG PANEL

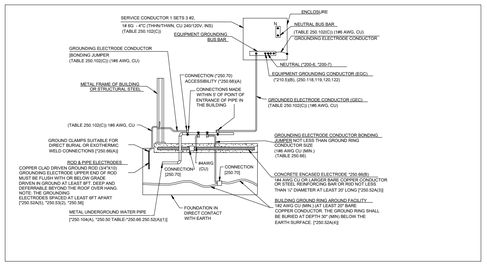
PANELBOARD DESIGNATION

SYSTEM VOLTAGE	240/120V, 1Φ, 3W
BUS SIZE	100
SYSTEM TYPE	NORMAL
FEEDER PROT	100A-2P CB BUS PLUG
CONDUCTOR SIZE	2 AWG - #6G CU
CONDUCTOR/PHASE	1
MAINS	100A MCB
SCCR	FULLY RATED
MCB RATING	80%
GROUND FAULT	NO
FEEDER LENGTH (FT)	100
FEEDER V. DROP (%)	1.620
FAULT CURRENT	
KAIC RATING	42
ENCLOSURE	TYPE 1

	DESCRIPTION	*	CB	KVA	A	B	KVA	CB	DESCRIPTION	*	
1	LIGHTING CIRCUIT WITH TIME CONTROL	L	20A-1P	0.40	0.91		0.51	20A-1P	LIGHTING CIRCUIT WITH TIME CONTROL	L	2
3	LIGHTING CIRCUIT WITH TIME CONTROL	L	20A-1P	0.51		1.10	0.59	20A-1P	LIGHTING CIRCUIT WITH TIME CONTROL	L	4
5	LIGHTING CIRCUIT WITH TIME CONTROL	L	20A-1P	0.51	1.61		1.10	20A-1P	LIGHTING CIRCUIT WITH TIME CONTROL	L	6
7	LIGHTING CIRCUIT WITH TIME CONTROL	L	20A-1P	0.40		0.91	0.51	20A-1P	LIGHTING CIRCUIT WITH TIME CONTROL	L	8
9	SPARE		20A-1P		0.80		0.80	20A-1P	LIGHTING CIRCUIT WITH TIME CONTROL	L	10
11	SPARE		20A-1P					20A-1P	SPACE		12
13	SPARE		20A-1P		0.42		0.42	20A-2P	ROLLING SECURITY GATES	M	14
15	SPARE		20A-1P			0.42	0.42			M	16
17	SPARE		20A-1P		0.42		0.42	20A-2P	ROLLING SECURITY GATES	M	18
19	SPARE		20A-1P			0.42	0.42			M	20
21	SPARE		20A-1P		0.42		0.42	20A-2P	ROLLING SECURITY GATES	M	22
23	SPARE		20A-1P			0.42	0.42			M	24
25	SPARE		20A-1P						SPACE		26
27	SPARE		20A-1P						SPACE		28
29	SPARE		20A-1P						SPACE		30
31	SPARE		20A-1P						SPACE		32
33	SPARE		20A-1P						SPACE		34
35	SPARE		20A-1P						SPACE		36
37	SPARE		20A-1P						SPACE		38
39	SPARE		20A-1P						SPACE		40
41	SPARE		20A-1P						SPACE		42
				(KVA.)							
				Total Connected Load	4.58	3.27		Updated	xx.xx.xxxx		



UFER GROUND NOTE :
ALL STEEL REBARS MEASURING 1/2 " OR MORE IN DIAMETER AND 20 ' OR LONGER IN LENGTH THAT IS ENCASED IN NOT LESS THAN 2 INCHES OF CONCRETE SHALL BE BONDED TO THE BUILDING'S GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 250 (ELECTRICAL SUB CODE) SECTION 250.52(A)(3). THE "UFER" GROUND CAN BE 20 L.F. OF #2 OR #4 COPPER WIRING LAID INSIDE THE FOOTING AND THE SAME WIRE IS LONG ENOUGH TO REACH TO THE LOCATION OF THE MAIN ELECTRICAL PANEL OF THE HOUSE. UFER GROUND CAN BE (1) L-SHAPED PIECE OF #4 STEEL REBAR CONNECTED TO THE OTHER STEEL REBAR IN THE FOOTING AND STICKING OUT IN SUFFICIENT LENGTH FOR CONNECTION AT THE LOCATION OF THE MAIN ELECTRICAL PANEL OF THE HOUSE



DETAIL "G" OF GROUNDING ELECTRODE SYSTEM (* 250.50)
& GROUNDING ELECTRODES (*250.52) AS SERVICE

SCALE: NTS

SINGLE LINE DIAGRAM AND PANEL BOARD SCHEDULE

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No.	Revision / Issue	Drawn by	Checked by	Date

DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGH
C 26800
12/31/2025
CIVIL
STATE OF CALIFORNIA

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

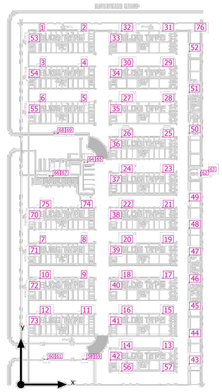
NTC

Project Number & Sheet Number

ES.3

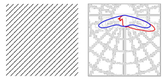
Site 1

Luminaire layout plan



Site 1

Luminaire layout plan



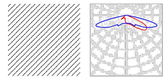
Manufacturer	Lithonia Lighting
Article No.	DSX1 LED P1 40K T4M MVOLT
Article name	DSX1 LED P1 40K T4M MVOLT

Individual luminaires

X	Y	Mounting height	Luminaire
120.288 ft	46.430 ft	20.000 ft	58
114.073 ft	46.586 ft	20.000 ft	59
48.981 ft	46.448 ft	20.000 ft	60
42.765 ft	46.603 ft	20.000 ft	61
330.729 ft	384.281 ft	20.000 ft	62
330.638 ft	390.283 ft	20.000 ft	63
122.402 ft	409.109 ft	20.000 ft	64
116.187 ft	409.265 ft	20.000 ft	65
58.609 ft	383.829 ft	20.000 ft	66
52.394 ft	383.984 ft	20.000 ft	67
67.563 ft	462.586 ft	20.000 ft	68
61.348 ft	462.741 ft	20.000 ft	69

Site 1

Luminaire layout plan



Manufacturer	Lithonia Lighting
Article No.	DSXW1 LED 20C 1000 40K T2M MVOLT
Article name	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000mA.

Individual luminaires

X	Y	Mounting height	Luminaire
34.851 ft	650.139 ft	12.000 ft	1
110.931 ft	650.139 ft	12.000 ft	2
35.022 ft	585.140 ft	12.000 ft	3
110.899 ft	585.140 ft	12.000 ft	4
110.983 ft	520.141 ft	12.000 ft	5
35.057 ft	520.143 ft	12.000 ft	6
35.004 ft	260.144 ft	12.000 ft	7
110.866 ft	260.144 ft	12.000 ft	8
110.826 ft	195.144 ft	12.000 ft	9
34.980 ft	195.144 ft	12.000 ft	10
110.917 ft	130.145 ft	12.000 ft	11
34.977 ft	130.145 ft	12.000 ft	12
260.864 ft	65.146 ft	12.000 ft	13

Site 1

Luminaire layout plan

X	Y	Mounting height	Luminaire
185.039 ft	65.146 ft	12.000 ft	14
260.899 ft	130.145 ft	12.000 ft	15
185.233 ft	130.145 ft	12.000 ft	16
261.201 ft	195.144 ft	12.000 ft	17
185.112 ft	195.144 ft	12.000 ft	18
261.008 ft	260.144 ft	12.000 ft	19
185.268 ft	260.143 ft	12.000 ft	20
260.985 ft	325.143 ft	12.000 ft	21
185.032 ft	325.143 ft	12.000 ft	22
260.848 ft	390.127 ft	12.000 ft	23
185.131 ft	390.127 ft	12.000 ft	24
260.977 ft	455.131 ft	12.000 ft	25
185.034 ft	455.141 ft	12.000 ft	26
185.159 ft	520.141 ft	12.000 ft	27
260.916 ft	520.141 ft	12.000 ft	28
260.903 ft	585.140 ft	12.000 ft	29
185.077 ft	585.140 ft	12.000 ft	30
260.762 ft	650.139 ft	12.000 ft	31
184.839 ft	650.123 ft	12.000 ft	32
164.873 ft	630.040 ft	12.000 ft	33
164.873 ft	565.033 ft	12.000 ft	34
164.873 ft	500.141 ft	12.000 ft	35
164.873 ft	435.018 ft	12.000 ft	36
164.873 ft	370.042 ft	12.000 ft	37

Site 1

Luminaire layout plan

X	Y	Mounting height	Luminaire
164.873 ft	304.947 ft	12.000 ft	38
164.873 ft	240.079 ft	12.000 ft	39
164.873 ft	175.120 ft	12.000 ft	40
164.833 ft	110.100 ft	12.000 ft	41
164.871 ft	45.019 ft	12.000 ft	42
309.868 ft	37.973 ft	12.000 ft	43
309.868 ft	87.373 ft	12.000 ft	44
309.868 ft	137.659 ft	12.000 ft	45
309.868 ft	187.519 ft	12.000 ft	46
309.868 ft	237.720 ft	12.000 ft	47
309.868 ft	287.483 ft	12.000 ft	48
309.868 ft	337.385 ft	12.000 ft	49
309.828 ft	462.522 ft	12.000 ft	50
309.828 ft	537.420 ft	12.000 ft	51
309.828 ft	612.617 ft	12.000 ft	52
14.875 ft	630.109 ft	12.000 ft	53
14.835 ft	565.067 ft	12.000 ft	54
14.875 ft	500.050 ft	12.000 ft	55
185.037 ft	24.922 ft	12.000 ft	56
260.864 ft	24.922 ft	12.000 ft	57
14.875 ft	304.823 ft	12.000 ft	70
14.875 ft	240.114 ft	12.000 ft	71
14.875 ft	175.075 ft	12.000 ft	72
14.875 ft	109.949 ft	12.000 ft	73

Site 1

Luminaire layout plan

X	Y	Mounting height	Luminaire
110.846 ft	325.113 ft	12.000 ft	74
34.962 ft	325.127 ft	12.000 ft	75
319.686 ft	650.135 ft	12.000 ft	76

PHOTOMETRIC DATA

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No.	Revision / Issue	Drawn by	Checked by	Date

DRP Enterprises

Engineer

REGISTERED PROFESSIONAL ENGINEER JOANNE C. PHAM C 24900 12/31/2025 CIVIL STATE OF CALIFORNIA

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

NTC

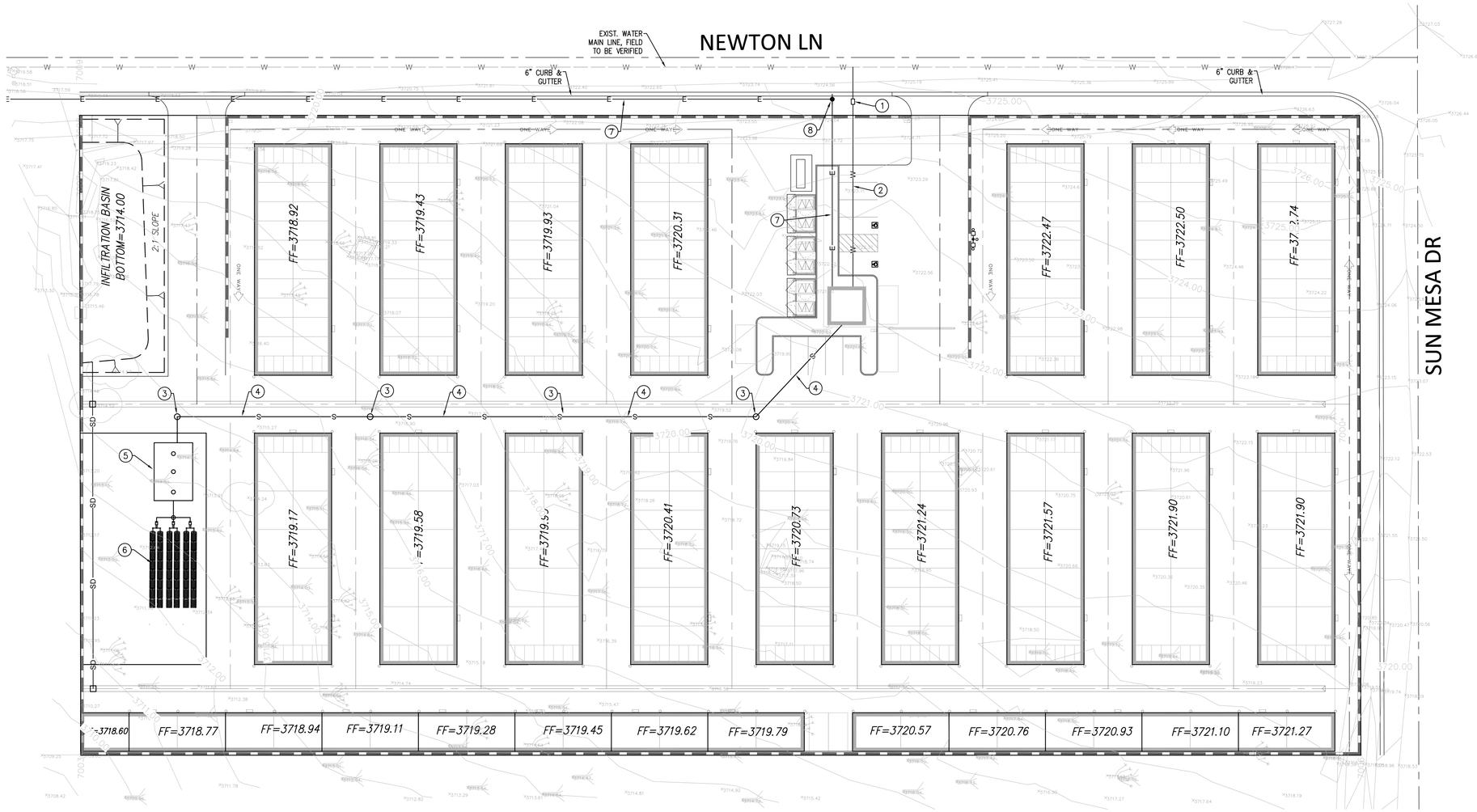
Project Number & Sheet Number

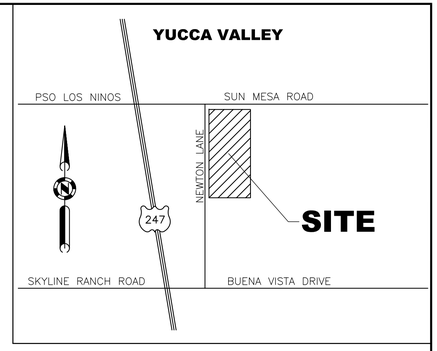
ES.4

PRELIMINARY SEWER, WATER AND ELECTRICAL LINE

SUN MESA ROAD, YUCCA VALLEY, CA

APN: 0597-111-67





VICINITY MAP

NTS

LEGEND:

	CENTERLINE	EP	EDGE OF PAVEMENT
	PROPERTY LINE	FF	FINISHED FLOOR
W	WATER LINE	FG	FINISHED GROUND
S	SEWER LINE	FL	FLOW LINE
E	ELECTRIC LINE	FS	FINISHED SURFACE
GAS GAS	GAS LINE	GB	GRADE BREAK
X	EXIST. CHAIN LINK FENCE	HP	HIGH POINT
	EXIST. WOOD FENCE	INV	INVERT ELEVATION
	EXIST. BLOCK WALL	PAD	PAD ELEVATION
944	EXIST. CONTOUR LINE	RET.	RETAINING WALL
945.0 FS	EXIST. SPOT ELEVATION	TC	TOP OF CURB
	EXIST. FIRE HYDRANT	TG	TOP OF GRATE
	EXIST. POWER POLE		
S	EXIST. SEWER MANHOLE		
	EXIST. STORM DRAIN MANHOLE		
WM	EXIST. WATER METER		
	EXIST. WATER VALVE		
	EXIST. TREE		

CONSTRUCTION NOTE:

1. INSTALL 1" WATER METER
2. INSTALL 2" WATER SERVICE LINE
3. INSTALL SEWER CLEANOUT
4. INSTALL 6" SEWER LINE
5. INSTALL SEPTIC TANK
6. INSTALL LEACH LINE
7. INSTALL ELECTRICAL POWER LINE
8. INSTALL POWER POLE

LEGAL DESCRIPTION:

TR 8749, MB 120/50-64 SEC. 13, T1N, R5E., S.B.B.&M.
APN: 0597-111-67

BASIS OF BEARING :

THE SOUTHWEST 1/4 OF SECTION 13 PER TRACT 8749, MB 120/50-64 SAID BEARING BEING N00°00'08"E

BENCHMARK :

USGS BM 705 24
ELEVATION = 3718.55 FEET, NAVD 88

OWNER/DEVELOPER

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

NORTH

0 15' 30' 60'

SCALE: 1"=30'

SHEET 1 OF 1

DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426

DRP Enterprises

PRELIMINARY GRADING PLAN

SUN MESA ROAD, YUCCA VALLEY, CA

APN: 0597-111-67

LEGAL DESCRIPTION:

TR 8749, MB 120/50-64 SEC. 13, T1N, R5E., S.B.B.&M.
APN: 0597-111-67

BASIS OF BEARING :

THE SOUTHWEST 1/4 OF SECTION 13 PER TRACT 8749, MB 120/50-64 SAID BEARING BEING N00°00'08"E

BENCHMARK :

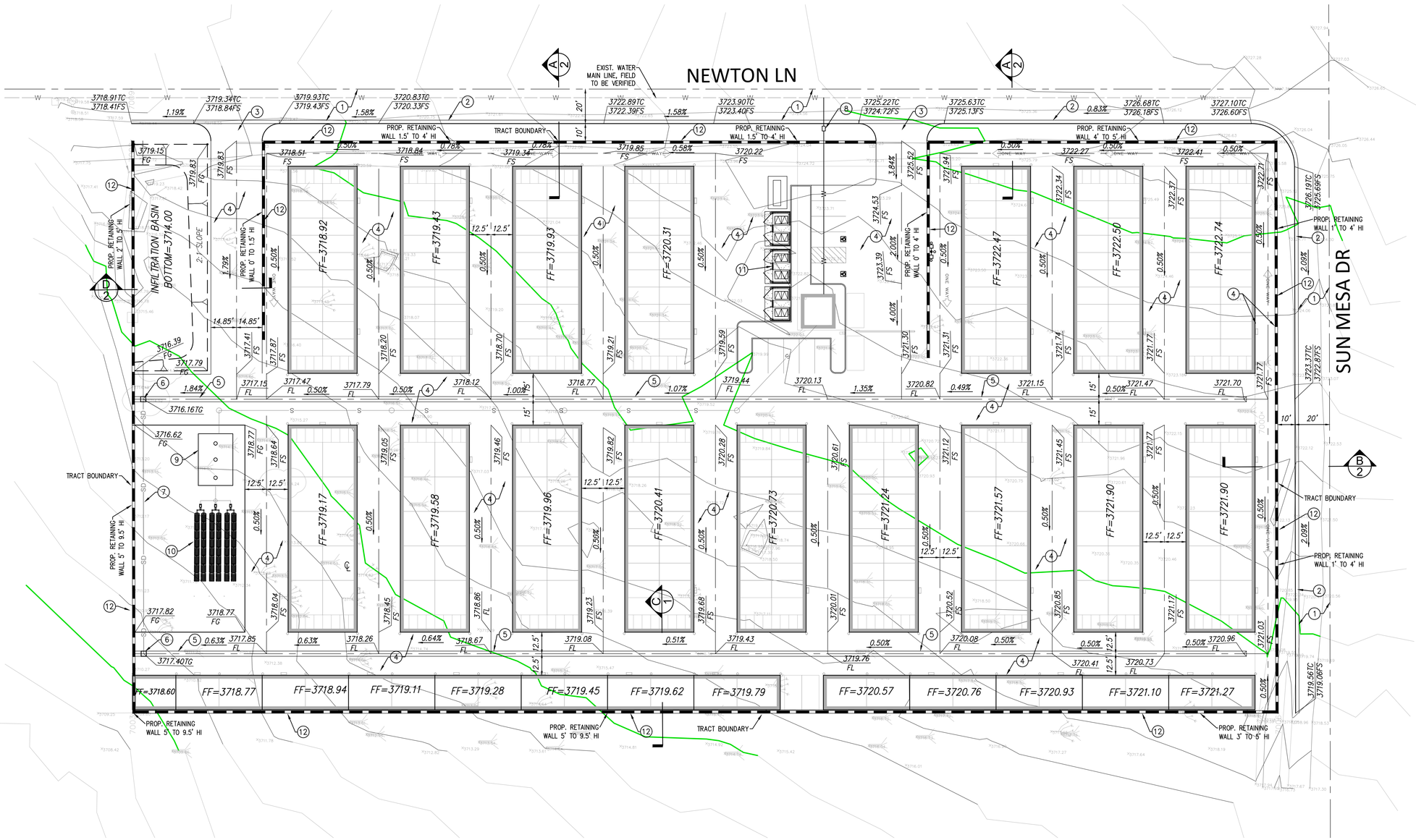
USGS BM 705 24
ELEVATION = 3718.55 FEET, NAVD 88

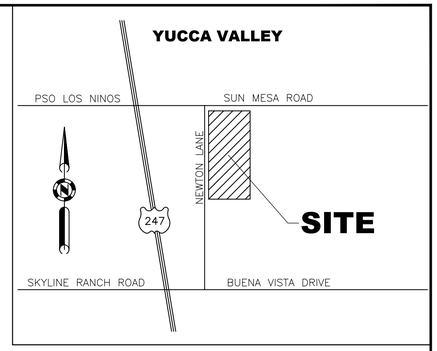
OWNER/DEVELOPER

ROB BILLINGS
5024 WALLABY STREET
YUCCA VALLEY CA 92284
760-686-4171
BILLINGSTRANSFER@YAHOO.COM

TOPOGRAPHY:

PREPARED BY:
LSAP CONSULTANTS LLC.
ADDRESS: 14997 MCGARGER RD
DESERT HOT SPRINGS , CA 92240
(760) 288-2232
SURVEY@LSAPCONSULTANTS.COM
DATE OF SURVEY JAN 2022





VICINITY MAP

NTS

LEGEND:

	CENTERLINE
	PROPERTY LINE
W	WATER LINE
S	SEWER LINE
OHE	ELECTRIC LINE
GAS GAS	GAS LINE
X	EXIST. CHAIN LINK FENCE
	EXIST. WOOD FENCE
	EXIST. BLOCK WALL
944	EXIST. CONTOUR LINE
945.0 FS	EXIST. SPOT ELEVATION
	EXIST. FIRE HYDRANT
	EXIST. POWER POLE
	EXIST. SEWER MANHOLE
	EXIST. STORM DRAIN MANHOLE
WM	EXIST. WATER METER
	EXIST. WATER VALVE
	EXIST. TREE

EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FG	FINISHED GROUND
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
PAD	PAD ELEVATION
RET.	RETAINING WALL
TC	TOP OF CURB
TG	TOP OF GRATE

CONSTRUCTION NOTE:

1. PROPOSED AC PAVEMENT
2. PROPOSED 6" CURB AND GUTTER
3. PROPOSED DRIVEWAY APPROACH
4. PROPOSED CONC. PAVEMENT
5. PROPOSED CONC. RIBBON GUTTER
6. PROPOSED 36"X36" CATCH BASIN WITH TRAFFIC RATED STEEL GRATE
7. PROPOSED 18" RCP
8. PROPOSED 1" SERVICE METER
9. PROPOSED SEPTIC TANK
10. PROPOSED LEACH FIELD
11. TRASH ENCLOSURE
12. PROPOSED RETAINING WALL

EARTHWORK VOLUMES:

TOTAL CUT = 4970 CY
TOTAL FILL = 4485 CY

** SEE EARTHWORK EXHIBIT FOR INFORMATION ON CUT-FILL BY LOCATION MAP.*

NORTH

0 15' 30' 60'

SCALE: 1"=30'

SHEET 1 OF 2

REGISTERED PROFESSIONAL ENGINEER JOANNE C. SINGER C 26900 03/31/2025 CIVIL STATE OF CALIFORNIA

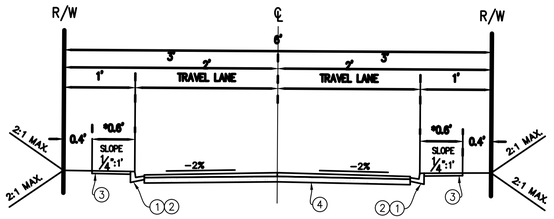
DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
DPATNEAUDE@DRPENTERPRISESLLC.ORG
WWW.DRPENTERPRISESLLC.ORG

Joanne C. Singer RCE 26900
760-625-7426

PRELIMINARY GRADING PLAN

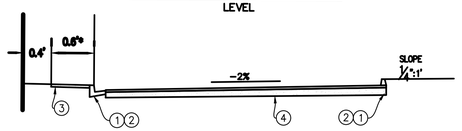
SUN MESA ROAD, YUCCA VALLEY, CA

APN: 0597-111-67



TYPICAL SECTION

LEVEL



TYPICAL SECTION

TILT

NOTES:

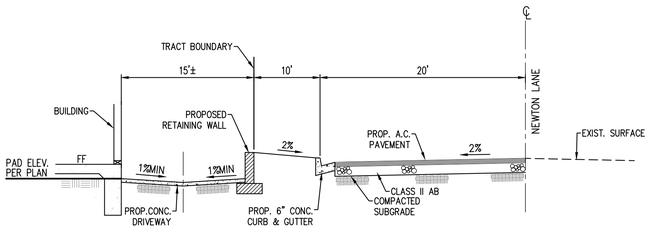
1. CURB AND GUTTER STD. DWG. NO. 200
2. A.C. DIKE PER STD DWG. 202 **
3. SIDEWALK PER STD. DWG. NO. 220
4. PAVEMENT SECTION PER STD. DWG. NO. 240

*SIDEWALK REQUIREMENT PER DEVELOPMENT CODE

**LIMITED USE, SHORT TERM IMPROVEMENT PROJECTS

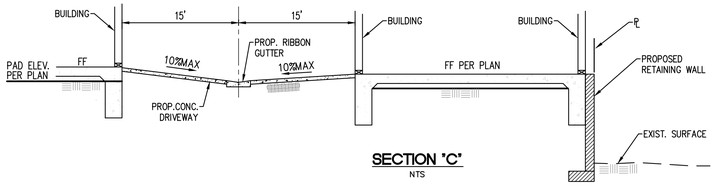
LOCAL STREET SECTION SUN MESA-NEWTON LN

NOT TO SCALE



SECTION "A" NEWTON LANE

NTS



SECTION "C"

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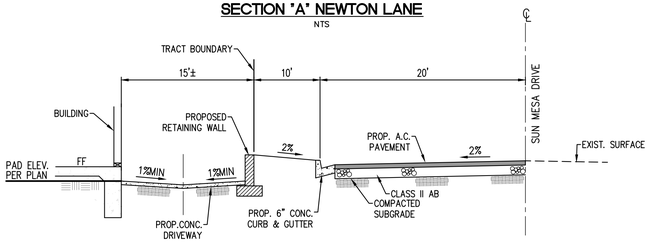
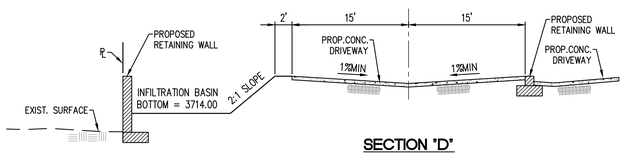


SECTION "B" SUN MESA DRIVE

NTS



SECTION "D"

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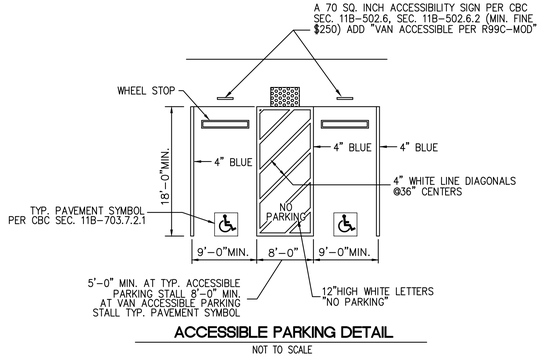
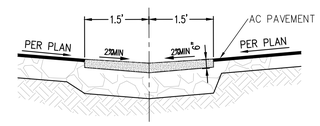


ACCESSIBLE PARKING DETAIL

NOT TO SCALE



RIBBON GUTTER DETAIL

N.T.S.

REGISTERED PROFESSIONAL ENGINEER
JOANNE C. SINGER
C 26900
03/31/2025
CIVIL
STATE OF CALIFORNIA

SHEET 2 OF 2

DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
DPATNEAUDE@DRPENTERPRISESLLC.ORG
WWW.DRPENTERPRISESLLC.ORG

Joanne C. Singer RCE 26900
760-625-7426

DRP Enterprises

January 9, 2024

Dan Patneaude
DRP Enterprises LLC
PO Box 4428
Palm Springs, CA 92263

RE: Conditional Use Permit, (CUP) 04-23, Environmental Assessment, (EA) 18-23
4815 Newton Lane, APN 0597-111-67
Billings Storage Facility

Mr. Patneaude:

Thank you for submitting the above referenced application which the Town of Yucca Valley received a deposit payment for on December 13, 2023. In accordance with Government Code Section 65943, the Town has thirty (30) days within which to notify an applicant, in writing, that an application is complete or that additional materials will be required. The thirty (30) day review period ends on January 12, 2024.

The application is deemed incomplete due to the outstanding submittal items listed below.

1. **Utility Plan**
    a. A utility plan, including location and capacity, is a required component of the complete Conditional Use Permit submittal package. This utility plan should contain location of on-site utilities and locations of existing public utilities including sanitary sewers, water mains and storm drains; and the location of existing wells, cesspools, sewers, culverts, drain pipes, underground structures, or excavated areas within 100 feet of any portion of the project noting thereon whether or not they are to be abandoned, removed, or remain in operation; and the location of all existing and proposed fire hydrants.

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

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

Technical environmental studies that are required to inform and support the environmental findings of the CEQA analysis are required. The technical studies can be managed and/or prepared by the CEQA consultant selected by the Town to prepare the CEQA analysis, or the technical studies can be provided by the project applicant. If the technical studies are provided by the project applicant, please be aware that peer review by the CEQA consultant may be necessary. In accordance with Chapter 9.61.020 of the Town's Development Code, an applicant has ninety (90) calendar days to provide requested materials. If the applicant prefers to prepare the environmental studies, the applicant will be required to formally withdraw the CUP application while the studies are prepared due to the estimated duration of time necessary to prepare the reports. The following reports are required:

1. Air Quality and Greenhouse Gas Study
2. Biological Assessment (Western Joshua Tree, Burrowing Owl, Nesting Birds, Desert Tortoise, etc.)
3. Cultural Resources Study
4. Geotechnical Report
5. Phase 1 Environmental Site Assessment (ESA)
6. Hydrology Report
7. Noise Technical Study
8. Traffic/Transportation Memorandum/Study with VMT Analysis

Based on the proposed scope of the project, California Environmental Quality Act (CEQA) analysis and review is required. It is the Town's understanding that the applicant has requested that the Town conducts a formal Request for Proposals (RFP). The contract costs for CEQA analysis are the responsibility of the project proponent. At a minimum, an Initial Study and Mitigated Negative Declaration (MND) is anticipated to be required based on the proposed project details.

The project will require an incidental take permit through the California Department of Fish and Wildlife (CDFW) for Western Joshua Trees and any other biologically sensitive species on or adjacent to the subject property. Consultation with CDFW is required prior to preparation of the CEQA analysis. Please contact CDFW regarding Western Joshua Tree requirements and mitigation. After consultation with CDFW, please provide the results of consultation to Town staff.

Preliminary Corrections

1. **Site Plan**
    a. The site plan shall include all components listed in the Conditional Use Permit application, Section A. Site Plan Content.
    b. Overall Site Plan – labeled Sheet T-1.0 is missing the following components:
        i. Surrounding information for adjoining properties including zoning and land use
        ii. Existing buildings and traveled ways within the proposed project and within 100 feet of the exterior boundaries.
        iii. The locations, names and existing widths of all highways, streets, or easements within 100 feet of the project boundaries that provide legal access to the property.
            - It is unclear where the existing 30' road easements are in relation to the property lines for the subject property.
        iv. The location of all existing and proposed fire hydrants.
        v. Location of on-site utilities and locations of existing public utilities including sanitary sewers, water mains and storm drains.
        vi. Please illustrate proposed road improvements.

2. **Preliminary Grading Plan**
    a. The preliminary grading plan shall include all components listed in the Conditional Use Permit application, Section B. Preliminary Grading Plan Content. Please review Section B. Preliminary Grading Plan Content.
    b. Please illustrate retention calculations and impervious surface area.
    c. Illustrate all existing and proposed easements and rights-of-way.
    d. It appears that the property dimensions are not accurate.
    e. Please illustrate proposed road improvements from the project site to the nearest paved road.

Additional Information

1. Development Impact Fees (DIF) are required for the proposed project. Based on the size and scope of the proposed project, DIF are anticipated in the amount of $276,346. For more information, please see the following webpage: https://www.yucca-valley.org/our-town/departments/community-development/planning/planning-fees
2. Infrastructure improvements are required. Paved access to the nearest paved road is required per Chapter 9.30.040 of the Town's Development Code.
3. Formation of a Community Facilities District (CFD) is required for on-going maintenance of public improvements. Please contact the Public Works division for more information and estimated fees.
4. It appears from reviewing the preliminary title report for the project site, Town staff has not located a recorded tract or parcel map for the project site. Please provide documentation that the project site was divided pursuant to the California Subdivision Map Act. Alternatively, a Certificate of Compliance may be required.

Please submit these items at your earliest convenience. Please respond, in writing, how the applicant would prefer to proceed with preparation of the environmental review of the proposed project. If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, extension 317.

Best regards,

JARED JEROME
Associate Planner

February 22, 2024

Dan Patneaude
DRP Enterprises LLC
PO Box 4428
Palm Springs, CA 92263

RE: Conditional Use Permit, (CUP) 04-23, Environmental Assessment, (EA) 18-23
4815 Newton Lane, APN 0597-111-67
Billings Storage Facility

Mr. Patneaude:

Thank you for submitting the above referenced application which the Town of Yucca Valley received a deposit payment for on December 13, 2023. Below is a list of comments after preliminary review of the proposed project.

Preliminary Corrections

1. **Site Plan**
    a. The site plan shall include all components listed in the Conditional Use Permit application, Section A. Site Plan Content.
    b. Overall Site Plan – labeled Sheet T-1.0 is missing the following components:
        i. Surrounding information for adjoining properties including zoning and land use.
        ii. Existing buildings and traveled ways within the proposed project and within 100 feet of the exterior boundaries.
        iii. The locations, names and existing widths of all highways, streets, or easements within 100 feet of the project boundaries that provide legal access to the property.
            - It is unclear where the existing 30' road easements are in relation to the property lines for the subject property.
        iv. The location of all existing and proposed fire hydrants.
        v. Location of on-site utilities and locations of existing public utilities including sanitary sewers, water mains and storm drains.
        vi. Please illustrate proposed road improvements.

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

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

c. Two-way drive aisle width shall be a minimum of 26' per Development Code section 9.33.070.

2. **Preliminary Grading Plan**
   a. The preliminary grading plan shall include all components listed in the Conditional Use Permit application, Section B. Preliminary Grading Plan Content. Please review Section B. Preliminary Grading Plan Content.
   b. Please illustrate retention calculations and impervious surface area.
   c. Illustrate all existing and proposed easements and rights-of-way.
   d. It appears that the property dimensions are not accurate.
   e. Please illustrate proposed road improvements from the project site to the nearest paved road.
   f. The Site Plan illustrates a setback on the east side of the property, which is required for industrial projects that are adjacent to residential property. However, the grading plan does not illustrate a setback on the east side of the property. Please include setbacks on grading plan.

3. **Photometric Plan**
   a. Light trespass exceeds 0.3 foot candles at several areas along the property line(s). Light trespass shall not exceed 0.3 foot candles as measured at each property line.

Best regards,

JARED JEROME
Associate Planner

SUN MESA SELF-STORAGE FACILITY
(APN 0597-111-67-0000)

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION (IS/MND)

CEQA Analysis Prepared for:

Jared Jerome, Associate Planner

Town of Yucca Valley

Community Development Department
58928 Business Center Drive
Yucca Valley, CA 92284
Telephone: 760-369-6579 X317
FAX: 760/228-0084

Prepared by:

UltraSystems Environmental Inc.
16431 Scientific Way
Irvine, CA 92618-4355
Telephone: 949-788-4900
FAX: 949/788-4901

December 2025

Project No. 7335

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PROJECT INFORMATION SHEET

1. Project Title	Sun Mesa Self-Storage Facility
2. CEQA Lead Agency	**Town of Yucca Valley** Community Development Department 58928 Business Center Drive Yucca Valley, CA 92284 Jared Jerome, Associate Planner (760) 369-6579 x317 jjerome@yucca-valley.org
3. Project Applicant	Rob Billings 5024 Wallaby Street Yucca Valley, CA (760) 686-4171 billingstransfer@yahoo.com
4. Project Location	S/E Corner of Sun Mesa Drive and Newton Lane Yucca Valley, California
5. Assessor's Parcel Numbers	APN 0597-111-67
6. Project Site General Plan Designation(s)	Current: Industrial (I)
7. Project Site Zoning Designation(s)	Current: Industrial (I)
8. Surrounding Land Uses and Setting	Residential property and auto repair facility located to the south of the project site. To the west, there is a debris storage and vacant gravel lot by Newton Lane. There is undeveloped land located north and east of the project site.
9. Description of Project	The proposed project entails the construction and operation of a self-storage facility, consisting of 16 detached storage structures, totaling approximately 89,700 square feet, plus a 400 square foot manager's office. Public infrastructure improvements as part of project implementation would include paving 26 feet wide(approximately half width) along Sun Mesa Drive and Newton Lane with curb, gutter, and sidewalk, from the proposed project site south to Buena Vista Drive. Refer to **Section 3.0** of this document for additional information. The project applicant is requesting the following discretionary actions, which are discussed in detail in **Section 3.0** of this document: • Site Plan Review • Design Review

10. Selected Agencies whose Approval is Required	Town of Yucca Valley
11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?	Letters were sent by the Town of Yucca Valley (the Lead Agency), to local Native American tribes asking if they wished to participate in AB 52 consultation concerning the proposed project in the Town of Yucca Valley. Tribes had up to 30 days in which to respond to notification of the project. For the proposed project, those tribe(s) that requested consultation were contacted by the Town per Public Resources Code § 21074. The Twenty-Nine Palms Band of Mission Indians indicated that the project is within the Tribes Traditional Use Area, but no known cultural resources are located within the project's APE and there exists the possibility of surface or buried materials on the site and asks that the specific conditions for all cultural resources on any development plans be included. The Yuhaaviatam of San Manuel Nation requested consultation and provided a series of measures that are included as Mitigation Measures in this document. The Agua Caliente Band of Cahuilla Indians indicated that the project area is not located within the boundaries of the ACBCI Reservation, but it is within the Tribe's Traditional Use Area and due to this provided Mitigation Measures for the project that are included in this document. The Morongo Band of Mission Indians indicated that the project is within the ancestral territory of the tribe and request consultation and indicated that tribal monitoring is recommended. No consultation occurred. Consultation has been concluded.
12. Other Public Agencies	Agencies that will review the proposed project include the following: • Regional Water Quality Control Board, Colorado River Basin Region • California Department of Fish and Wildlife • U.S. Environmental Protection Agency • U.S. Army Corps of Engineers • Mojave Desert Air Quality Management District

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Appendix B Air Quality, Energy, and Greenhouse Gas Emissions Assessment
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Appendix I Trip Generation and VMT Analysis

ACRONYMS AND ABBREVIATIONS

Acronym/ Abbreviation	Term
AAQS	Ambient Air Quality Standards
ACM(S)	Asbestos-Containing Material(s)
AFY	Acre-Feet per Year
AIA	Airport Influence Area
AMI	Area Median Income
AMSL	Above Mean Sea Level
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ARB	California Air Resources Board
BAU	Business As Usual
BIOS	Biogeographic Information and Observation System
BWh	Dry-Hot Desert
BWhh	Dry-Very Hot Desert
CAAQS	California Ambient Air Quality Standards
CAO(S)	Cleanup And Abatement Order(s)
CASGEM	California Statewide Groundwater Elevation Monitoring
CCAA	California Clean Air Act
CDFW	California Department Of Fish and Wildlife
CDO(S)	Cease And Desist Order(s)
CFGC	California Fish and Game Code
CFS	Cubic Feet per Second
CMP	Corrugated Metal Pipe
CMPHS	CMP Highway System
CMVGWB	Copper Mountain Valley groundwater basin
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CO	Carbon Monoxide
CWA	Clean Water Act
DAMP	Drainage Area Management Plan
DCP	Dust Control Plan
DOSH	California Division of Safety And Health
DU/AC	Dwellling Units Per Acre
EMS	Emergency Medical Services
EO	Executive Order
ESA	Endangered Species Act
ESRL	Earth System Research Laboratory
EV	Electric Vehicle
EVCS	Electric Vehicle Charging Station
FAR	Floor Area Ratio
FCAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
GIS	Geographic Information System
GPCD	Gallons Per Capita per Day

Acronym/ Abbreviation	Term
GPD	Gallons Per Day
HABS	Historic American Building Survey
HCP	Habitat Conservation Plan
HDWD	Hi-Desert Water District
HU	Hydrologic Unit
HVAC	Heating, Ventiliation and Air Conditioning
ISA	International Society of Arboriculture
ITE	Institute Of Transportation Engineers
L_{90}	Noise level that exceeded 90% of the time
LBP	Lead-Based Paint
L_{eq}	Equivalent Noise Level
LID	Low Impact Development
L_{max}	Root Mean Square Maximum Noise Level
LST(s)	Localized Significance Thresholds
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
MDAB	Mojave Desert Air Basin
MDAQMD	Mojave Desert Air Quality Management District
MGD	Million Gallons per Day
MPAH	Master Plan of Arterial Highways
MS4	Municiple Separate Storm Sewer Permit
MT	Metric Tons
NAAQS	National Ambient Air Quality Standards
NAAQS	National Ambient Air Quality Standards
National Core	National Community Renaissance
NCCP	Natural Communities Conservation Plan
NO	Nitric Oxide
NO_2	Nitrogen Dioxide
No_x	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
O_3	Ozone
Pb	Lead
PCB	Polychlorinated Biphenyl
PM	Particulate Matter
PM_{10}	Respirable Particulate Matter
$PM_{2.5}$	Fine Particulate Matter
PPM	Parts Per Million
RCRA	Resource Conservation and Recovery Act
RHNA	Regional Housing Needs Allocation
ROG	Reactive Organic Gases
SCAB	South Coast Air Basin
SCE	Southern California Edison Company
SIP	State Implementation Plan
SO_2	Sulfur Dioxide
SoCal Gas	Southern California Gas Company

Acronym/ Abbreviation	Term
SRA(s)	Source Receptor Area(s)
SRRE	Source Reduction and Recycling Element
STIP	Statewide Transportation Improvement Program
SUSMP	Standard Urban Stormwater Mitigation Plan
SWRCB	State Water Resources Control Board
Taps	Transportation Assembly Points
TMP	Traffic Management Plan
UFPO	Urban Forest Protection Ordinance
USDA	United States Department Of Agriculture
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey
VCP	Vitrified Clay Pipe
VOC	Volatile Organic Compound
WEG	Wind Erodibility Group
Ybp	Years Before Present

Executive Summary

ES.1 Introduction

This Initial Study (IS) is intended to analyze potential impacts posed by the proposed project. The Town of Yucca Valley (Town) is the Lead Agency under the California Environmental Quality Act (CEQA) and is responsible for preparing the Initial Study for the Sun Mesa Self-Storage Facility (hereby referred to as the "proposed project" or the "project").

ES.2 Overview of the Proposed Project

The Town of Yucca Valley (Town) is processing a request to implement discretionary actions that would ultimately allow for the development of a self-storage facility, consisting of 16 detached storage structures totaling approximately 89,700 square feet plus a 400 square foot manager's office. Public infrastructure improvements would include requiring paving twenty-six (26') half width of a sixty-foot (60') wide local road along Newton Lane with curb, gutter, and sidewalk, from the proposed project site south to Buena Vista Drive (APN 0597-111-67).

ES.3 CEQA Purpose and Need

The purpose of this IS is to evaluate the potential impacts resulting from the implementation of the proposed project, including the construction and operation of the proposed self-storge facility. All "projects" within the State of California are required to undergo an environmental review to determine the environmental impacts associated with implementation of the project in accordance with the requirements of the *California Environmental Quality Act of 1970 (CEQA).* Some projects are determined to be statutorily and categorically exempt from CEQA and no further environmental documentation is needed to be prepared for them. However, if the proposed project may create significant impacts on the environment an environmental analysis (IS/MND or EIR) must be prepared for the project.

ES.4 Project Synopsis

Location

The project site is located southeast of the intersection of Newton Lane and Sun Mesa Drive in the Town of Yucca Valley in San Bernardino County (APN: 0597-111-67).

Project Characteristics

The proposed self-storage facility is located on a parcel designated Industrial (I) in the Town of Yucca Valley General Plan and is zoned Industrial. The project does not require a General Plan Amendment or Zone Change and is subject to approval of a Site Plan Review (SPR).

ES.5 Summary of Significant Effects

As detailed in this document, after the implementation of mitigation, the project would result in less than significant environmental impacts.

ES.6 Project Objectives

Below is a list of objectives for the proposed project:

To provide construction of self-storage units and a manager's office, parking, landscaping, utility improvements, and improvement of half of Newton Lane along the project's west boundary.

ES.7 Areas of Controversy Known to the Lead Agency

The proposed project includes the removal of multiple western Joshua trees, which are currently under consideration by the California Fish & Game Commission as a candidate species under the California Endangered Species Act (CESA). The biological assessment prepared for the proposed project identifies the site as marginally suitable for desert tortoise; however, no desert tortoises were observed. The biological assessment identifies the site as habitat suitable for nesting birds. There are numerous Western Joshua Trees located on the project site and along Lomita Lane.

ES.10 Summary of Environmental Impacts and Mitigation Measures

Refer to **Section 7.0**, Mitigation Monitoring and Reporting Program (MMRP), for a MMRP table that lists impacts, mitigation measures adopted by the Town of Yucca Valley in connection with approval of the proposed project, level of significance after mitigation, responsible and monitoring parties, and the project phase in which the measures are to be implemented.

1.0 INTRODUCTION

1.1 Proposed Project

The Town of Yucca Valley (Town) is processing an application for discretionary actions that would ultimately allow for the approval and development of a proposed self-storage facility southeast of the intersection of Newton Lane and Sun Mesa Drive in the Town of Yucca Valley in San Bernardino County. Project implementation includes public infrastructure improvements from the proposed self-storage site to Buena Vista Drive, south of the project site.

1.1.1 Project Components

The proposed project would consist of:

Proposed Buildings

- Construction of 16 multi-unit metal storage structures, totaling approximately 89,700 square feet including a 400 square foot manager's office

1.1.2 Pavement of half width (26 feet) of local roads along Newton Lane and Sun Mesa Drive with curb, gutter, and sidewalk as delineated in Figure 3.2-1. Estimated Construction Schedule

Project construction would be in two phases and is estimated to start in First Quarter 2026. Phase 1, which includes half the units as well as the manager's office, would take approximately 3 to 4 months. Phase 2, which also includes offsite improvements, would take 3 to 4 months - but timing of construction start would be dependent on sales in Phase 1.

Refer to **Section 3.0 Project Description** for details.

1.2 Lead Agencies – Environmental Review Implementation

The Town of Yucca Valley is the Lead Agency for the proposed project. Pursuant to the California Environmental Quality Act (CEQA) and its implementing regulations,[1] the Lead Agency has the principal responsibility for implementing and approving a project that may have a significant effect on the environment.

1.3 CEQA Overview

1.3.1 Purpose of CEQA

All discretionary projects within California are required to undergo environmental review under CEQA. A Project is defined in CEQA Guidelines § 15378 as the whole of the action having the potential to result in a direct physical change or a reasonably foreseeable indirect change to the environment and is any of the following:

- An activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing

1 Public Resources Code §§ 21000 - 21177 and California Code of Regulations Title 14, Division 6, Chapter 3.

public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements.

- An activity undertaken by a person which is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.

- An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

CEQA Guidelines § 15002 lists the basic purposes of CEQA as follows:

- Inform governmental decision makers and the public about the potential significant environmental effects of proposed activities.

- Identify the ways that environmental damage can be avoided or significantly reduced.

- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures (MMs) when the governmental agency finds the changes to be feasible.

- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.3.2 Authority to Mitigate under CEQA

CEQA establishes a duty for public agencies to avoid or minimize environmental damage where feasible. Under CEQA Guidelines § 15041 a Lead Agency for a project has authority to require feasible changes in any or all activities involved in the project in order to substantially lessen or avoid significant effects on the environment, consistent with applicable constitutional requirements such as the "nexus"[2] and "rough proportionality"[3] standards.

CEQA allows a Lead Agency to approve a project even though the project would cause a significant effect on the environment if the agency makes a fully informed and publicly disclosed decision that there is no feasible way to lessen or avoid the significant effect. In such cases, the Lead Agency must specifically identify expected benefits and other overriding considerations from the project that outweigh the policy of reducing or avoiding significant environmental impacts of the project.

1.4 Purpose of Initial Study

The CEQA process begins with a public agency making a determination as to whether the project is subject to CEQA at all. If the project is exempt, the process does not need to proceed any farther. If the project is not exempt, the Lead Agency takes the second step and conducts an Initial Study to determine whether the project may have a significant effect on the environment.

2 A nexus (i.e., connection) must be established between the mitigation measure and a legitimate governmental interest.

3 The mitigation measure must be "roughly proportional" to the impacts of the Project.

The purposes of an Initial Study as listed in § 15063(c) of the CEQA Guidelines are to:

- Provide the Lead Agency with information necessary to decide if an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND) should be prepared.
- Enable a Lead Agency to modify a project to mitigate adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a ND or MND.
- Assist in the preparation of an EIR, if required, by focusing the EIR on adverse effects determined to be significant, identifying the adverse effects determined not to be significant, explaining the reasons for determining that potentially significant adverse effects would not be significant, and identifying whether a program EIR, or other process, can be used to analyze adverse environmental effects of the project.
- Facilitate an environmental assessment early during project design.
- Provide documentation in the ND or MND that a project would not have a significant effect on the environment.
- Eliminate unnecessary EIRs.
- Determine if a previously prepared EIR could be used for the Project.

In cases where no potentially significant impacts are identified, the Lead Agency may issue a ND, and no MMs would be needed. Where potentially significant impacts are identified, the Lead Agency may determine that MMs would adequately reduce these impacts to less than significant levels. The Lead Agency would then prepare an MND for the proposed project. If the Lead Agency determines that individual or cumulative effects of the proposed project would cause a significant adverse environmental effect that cannot be mitigated to less than significant levels, then the Lead Agency would require an EIR to further analyze these impacts.

1.5 Review and Comment by Other Agencies

Other public agencies are provided the opportunity to review and comment on the IS/MND. Each of these agencies is described briefly below.

- A Responsible Agency (14 CCR § 15381) is a public agency, other than the Lead Agency, that has discretionary approval power over the Project, such as permit issuance or plan approval authority.
- A Trustee Agency[4] (14 CCR § 15386) is a state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California.
- Agencies with Jurisdiction by Law (14 CCR § 15366) are any public agencies who have authority (1) to grant a permit or other entitlement for use; (2) to provide funding for the project in question; or (3) to exercise authority over resources which may be affected by the

4 The four Trustee Agencies in California listed in CEQA Guidelines § 15386 are California Department of Fish and Wildlife, State Lands Commission, State Department of Parks and Recreation, and University of California.

project. Furthermore, a city or county will have jurisdiction by law with respect to a project when the city or county having primary jurisdiction over the area involved is: (1) the site of the project; (2) the area in which the major environmental effects will occur; and/or (3) the area in which reside those citizens most directly concerned by any such environmental effects.

1.6 Impact Terminology

The following terminology is used to describe the level of significance of potential impacts:

- A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the particular environmental threshold in any way.

- An impact is considered ***less than significant*** if the analysis concludes that the project would cause no substantial adverse change to the environment and requires no mitigation.

- An impact is considered ***less than significant with mitigation incorporated*** if the analysis concludes that the project would cause no substantial adverse change to the environment with the inclusion of environmental commitments, or other enforceable measures, that would be adopted by the lead agency.

- An impact is considered ***significant and unavoidable*** if the analysis concludes that the project could have a substantial adverse effect on the environment and cannot be mitigated to a less than significant level..

1.7 Organization of Initial Study

This document is organized to be consistent with the requirements under CEQA Guidelines § 15063(d), and includes the following sections:

- **Section 1.0 - Introduction**, which identifies the purpose and scope of the IS/MND.

- **Section 2.0 - Environmental Setting**, which describes location, existing site conditions, land uses, zoning designations, topography, and vegetation associated with the project site and surroundings.

- **Section 3.0 - Project Description**, which provides an overview of the project, a description of the proposed development, project phasing during construction, and discretionary actions for project approval.

- **Section 4.0 - Environmental Checklist**, which presents checklist responses for each resource topic to identify and assess impacts associated with the proposed project, and proposes MMs, as needed, to reduce potential environmental impacts to less than significant.

- **Section 5.0 - References**, which includes a list of documents cited in the IS/MND.

- **Section 6.0 - List of Preparers**, which identifies the primary authors and technical experts that prepared the IS/MND.

Technical studies and other documents, which include supporting information or analyses used to prepare the IS/MND, are included in the following appendices:

Appendix A	Project Plans and Drawings
Appendix B	Air Quality, Energy, and Greenhouse Gas Emissions Assessment
Appendix C1	Biological Resources Assessment
Appendix C2	Western Joshuia Tree Census
Appendix C3	Rare Plant Survey Report
Appendix D	Cultural Resources Report
Appendix E	Geotechnical Report
Appendix F	Phase I ESA
Appendix G1	Percolation Testing Report
Appendix G2	Drainage Study
Appendix H	Noise and Vibration Assessment

1.8 Findings from the Initial Study

1.8.1 No Impact or Impacts Considered Less than Significant

Based on IS findings, the project would have no impact or a less than significant impact on the following environmental categories listed from Appendix G of the CEQA Guidelines.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Wildfire

1.8.2 Impacts Considered Less than Significant with Mitigation Measures

Based on IS findings, the project would have a less than significant impact on the following environmental categories listed in Appendix G of the CEQA Guidelines when proposed MMs are implemented.

- Biological Resources
- Cultural Resources
- Geology and Soils
- Tribal Cultural Resources
- Mandatory Findings of Significance

2.0 ENVIRONMENTAL SETTING

2.1 Project Location

The approximately 4.34-acre project site is located at the southeast corner of Sun Mesa Drive and Newton Lane within the northern portion of the Town of Yucca Valley in San Bernardino County. The site lies in a transitional area between established commercial and industrial uses along Old Woman Springs Road (SR-247), and largely undeveloped parcels to the north and east. The project's location provides convenient access to the regional roadway network, including SR-247 approximately 0.15 mile to the west and State Route 62 (SR-62) located approximately 3.11 miles south, both of which function as primary regional corridors through the Morongo Basin.

Refer to **Figure 2.1-1**, which illustrates the project's position within the broader regional context, including nearby transportation routes, community boundaries, and major natural features such as the San Bernardino Mountains to the southwest and the Mojave Desert to the north and east. **Figure 2.1-2** provides an aerial view of the project site and surrounding lands. As shown, the site is vacant with sparse desert vegetation and is bordered by existing commercial development to the south and west, with undeveloped residential -zoned parcels immediately north and east. The aerial photo also highlights the site's rectangular configuration, its frontage along Newton Lane and Sun Mesa Drive, and the absence of existing structures or utilities on the property.

2.2 Project Setting

The project site consists of one legal parcel, identified as Assessor's Parcel Number (APN) 0597-111-67. The entire 4.34-acre property is currently undeveloped and contains no existing structures, utilities, or previous site improvements. Vegetation includes 98 western Joshua trees – both living and dead – (LSA, 2023) and sparse desert scrub typical of the High Desert region. There is evidence of prior disturbance that appears to be limited to fault trenching that may have been conducted in January 2006, for which results were not recorded with the County (Google Earth Pro, 2025).

Figure 2.2-1 illustrates the topography of the project site and the surrounding area. As shown, site elevations vary only slightly, and the property is generally characterized by a flat to gently sloping surface that drains toward the southwest. According to 2025 Google Earth elevation data, the terrain exhibits minimal relief, reflecting the broader geomorphology of the Morongo Basin, where broad alluvial plains transition into upland desert foothills.

Site photographs included in **Figure 2.2-2** provide visual confirmation of existing onsite conditions, including the undeveloped character of the parcel, the absence of structural development, the surrounding roadway network, and the adjacent vacant land and commercial uses. These photographs also illustrate the site's desert setting, surface soils, and existing access from Newton Lane and Sun Mesa Drive, which define the northern and western boundaries of the parcel.

2.2.1 Land Use and Zoning

The land use pattern surrounding the project site consists of a mix of vacant parcels, low-intensity commercial uses, and industrial operations that reflect the transitional character of this portion of the Town of Yucca Valley. The project site itself is designated Industrial (I) under both the Town of Yucca Valley General Plan and Zoning Map (Town of Yucca Valley, 2014). This designation is intended to accommodate a broad range of light industrial, storage, and service-oriented uses that require larger parcels and separation from residential neighborhoods.

Figure 2.2-1
REGIONAL LOCATION

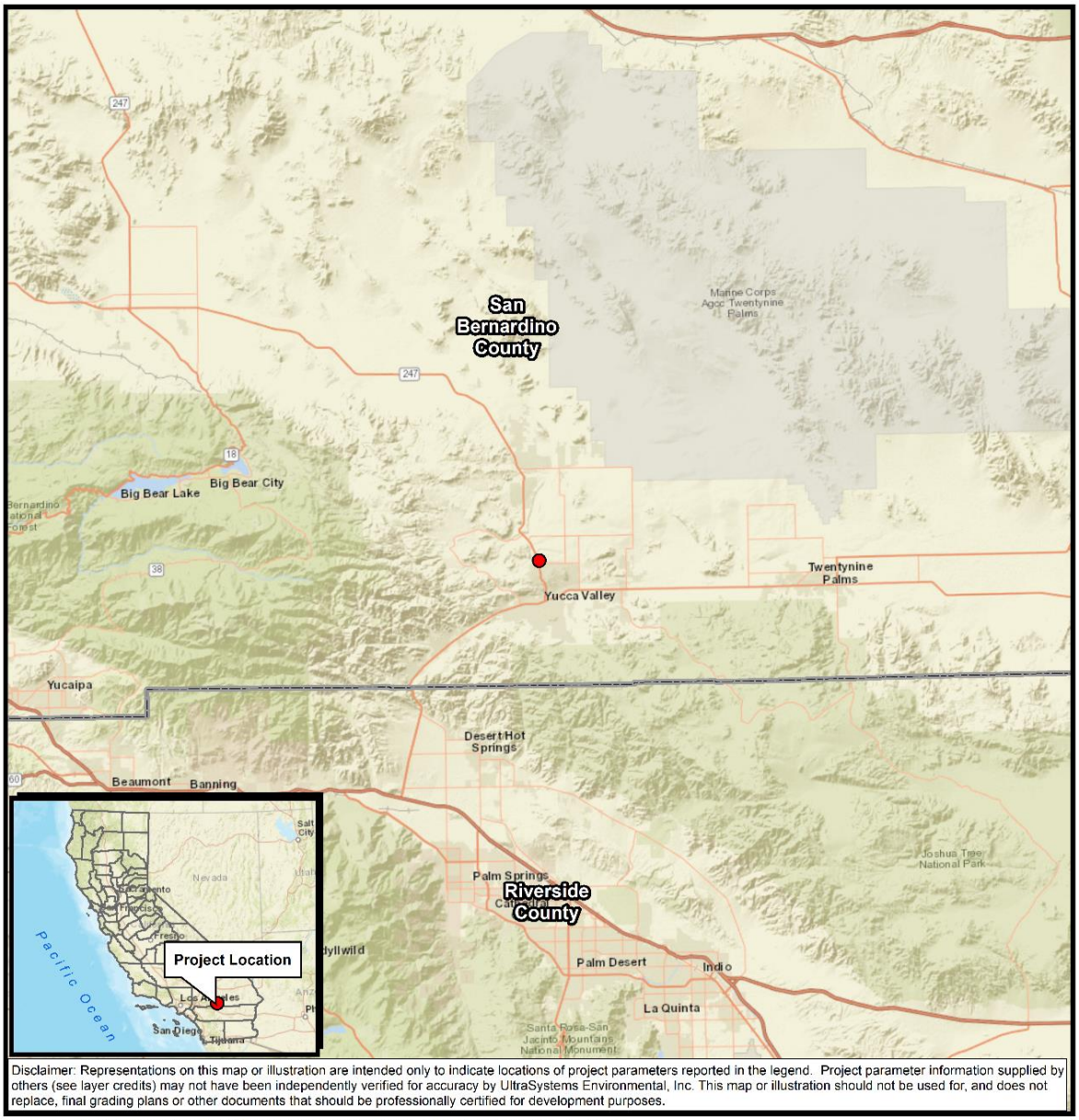


Figure 2.2-2
PROJECT LOCATION

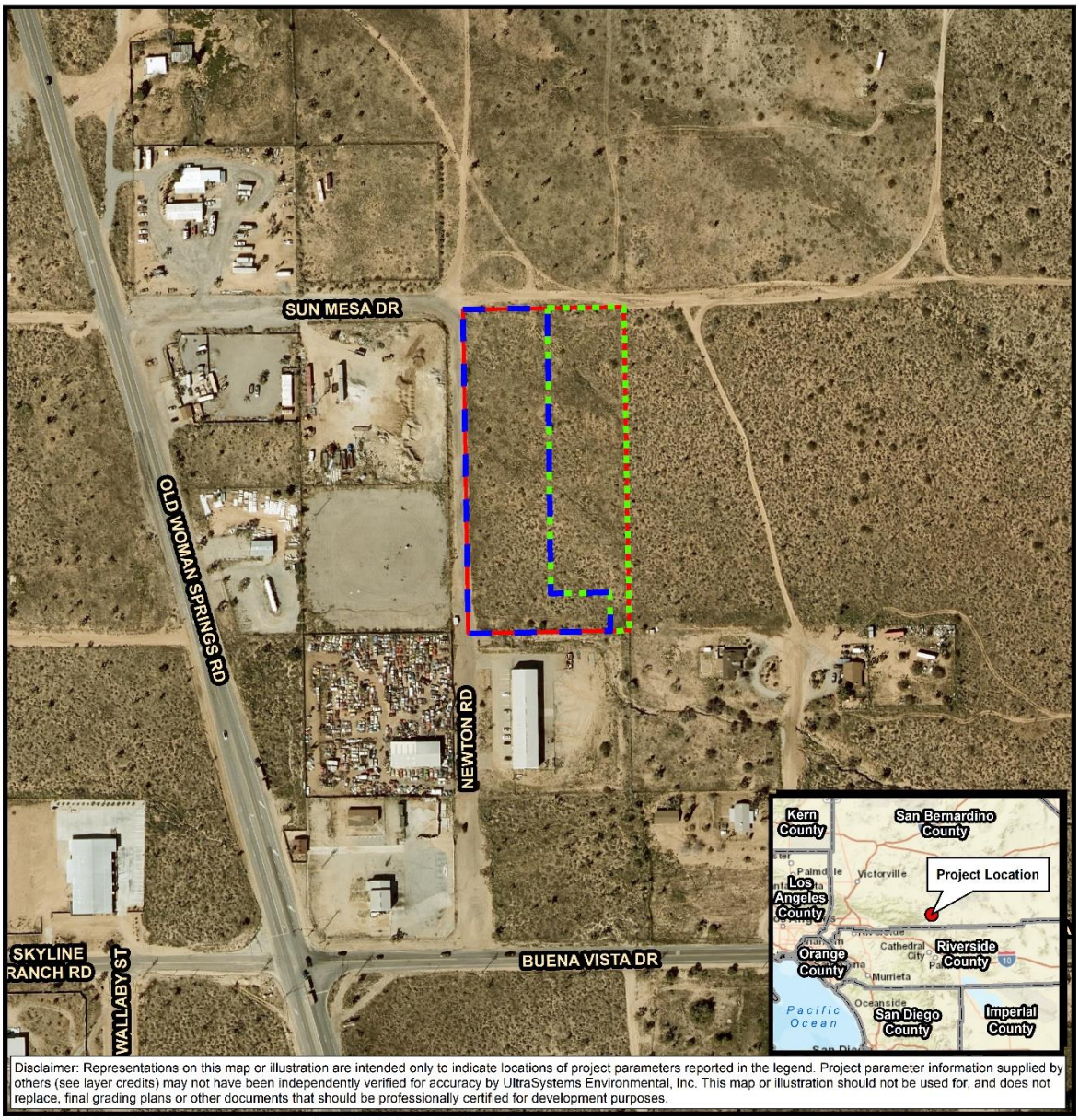
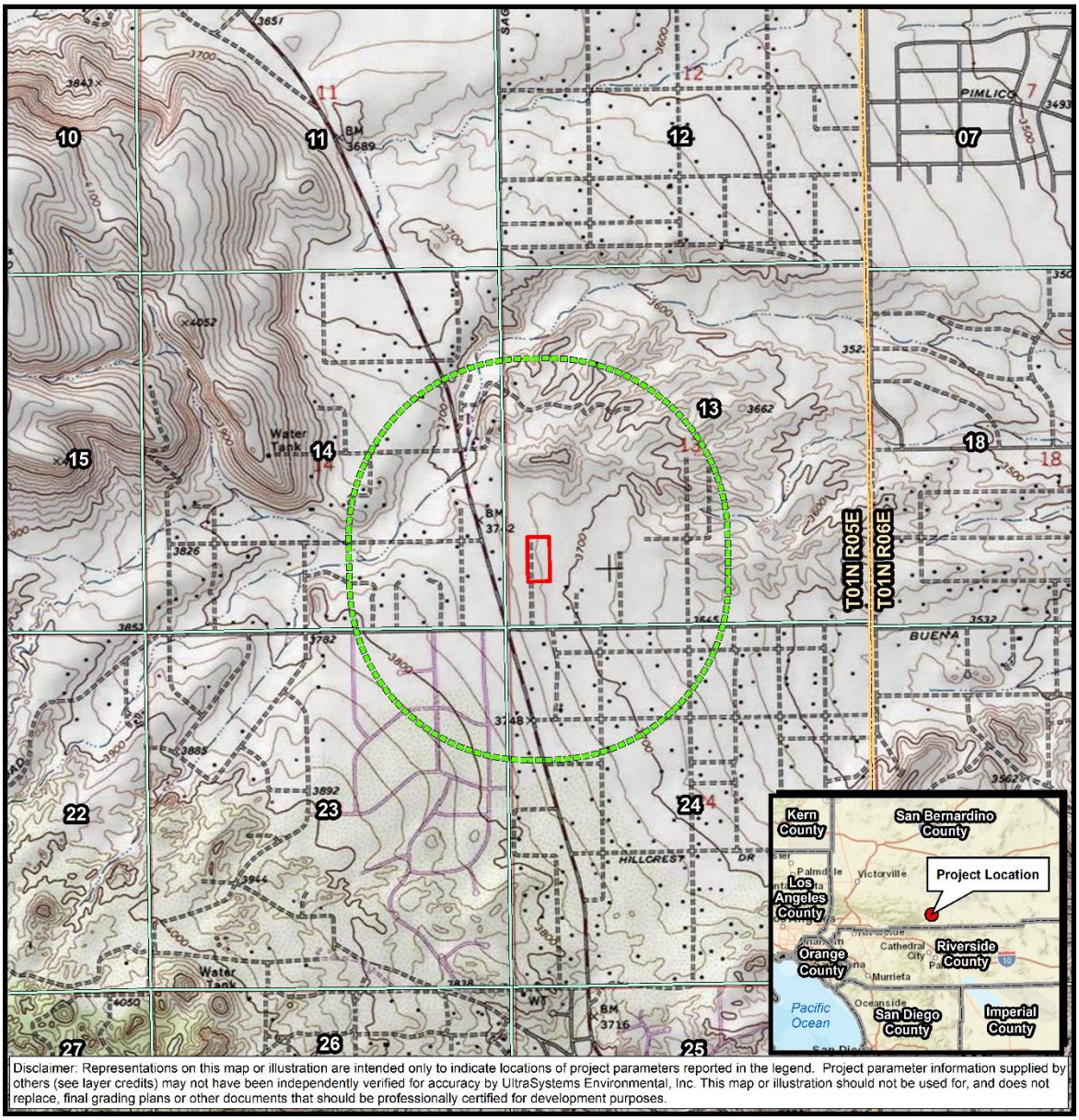


Figure 2.2-3
TOPOGRAPHIC MAP



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\Gissvr\GIS\Projects\7335_SunMesa_SelfStorage\MXDs\7335_SunMesa_4_5_Topo_2025_07_28.mxd
July 28, 2025
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Copyright:© 2013 National Geographic Society, i-cubed California Department of Conservation, 2019; CALAtlas, 2022; UltraSystems Environmental, Inc., 2025.

Scale: 1:24,000

N

0 625 1,250 Feet

0 250 500 Meters

Legend

- Project Boundary
- Half-Mile Radius
- Quadrangle Boundary
- Township Boundary
- Section Boundary

Sun Mesa Self-Storage Facility
Topographic Map
Quadrangle: Yucca Valley North
Township: 1N Range: 5E
Section:13

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Figure 2.2-4
PROJECT SITE PHOTOGRAPHS



Photo 1: View looking south at Joshua tree woodland from the northwest corner of the project site.



Photo 2: View looking south at Joshua tree woodland from the northeast corner of the project site.



Photo 3: View looking west at Joshua tree woodland from the southeast corner of the project site.



Photo 4: View looking north at Joshua tree woodland from the southwest corner of the project site.

Existing land uses immediately surrounding the project site are summarized in **Table 2.2-1**. As shown, the northern and eastern areas consist primarily of vacant land with Rural Living (RL) designations, allowing for large-lot rural residential development consistent with the area's low-density pattern. The parcel to the west is zoned Industrial (I) and is developed with natural gas truck storage, a use compatible with the proposed project. South of the project site lies a Neighborhood Commercial (C-N) zone that supports small-scale commercial services, developed with an existing manufacturing company (Full Circle) adjacent to the project site.

This land use context reflects a logical transition from more intensive commercial and industrial activities along Old Woman Springs Road (SR-247) to lower-density rural residential lands to the north and east. The proposed self-storage facility is consistent with the industrial character along Newton Lane and would not introduce land use conflicts with surrounding zoning districts.

Table 2.2-1
SUMMARY OF EXISTING LAND USE, ZONING AND EXISTING DEVELOPMENT

Location	General Plan Designation	Zoning Designation	Existing Development
Project Site	Industrial (I)	Industrial (I)	Vacant land
North	Rural Living (RL-5)	Rural Living (R-L-5)	Vacant land
South	Commercial (C)	Neighborhood Commercial (C-N)	Manufacturing
East	Rural Living (RL)	Homestead Valley/Rural Living (HV/RL)	Vacant land
West	Industrial (I)	Industrial (I)	Natural gas truck storage

Source: Town of Yucca Valley, 2025c; County of San Bernardino, 2025b

2.3 Existing Characteristics of the Site

The project site consists of an approximately 4.34-acre undeveloped parcel located at the southeast corner of Sun Mesa Drive and Newton Lane in the Town of Yucca Valley. The site contains no existing structures, paved surfaces, utilities, or signs of prior development. Surface conditions are typical of the high desert environment, with exposed sandy soils, limited vegetation, and evidence of informal vehicle access. Surrounding land uses include commercial and industrial development to the south and west, and vacant rural residential land to the north and east. Existing access is provided by the unimproved roadway edges along Sun Mesa Drive and Newton Lane, with stormwater draining naturally across the parcel in a southwest direction.

2.3.1 Climate and Air Quality

The project site is located within the Mojave Desert Air Basin (MDAB), which is characterized by an arid desert climate with hot, dry summers, cool winters, and low annual precipitation. Average summer temperatures frequently exceed 100 degrees Fahrenheit, while winter temperatures commonly range from the mid 30s to mid 60s. Annual precipitation averages approximately four to six inches, most of which occurs during winter frontal storms and occasional late summer monsoonal events (WRCC, 2025).

The region experiences persistent high-pressure systems that limit cloud cover and promote high solar radiation levels. Winds are typically moderate but can become strong during seasonal Santa Ana wind events or monsoonal thunderstorms. These wind patterns influence the dispersion of air pollutants and contribute to the potential for elevated particulate matter levels due to windblown dust.

Air quality in the Yucca Valley area is regulated by the Mojave Desert Air Quality Management District (MDAQMD), which is responsible for setting and enforcing air quality rules, reviewing project emissions, and maintaining attainment planning documents. The MDAB is currently designated nonattainment for ozone (O_3) and particulate matter (PM10) under state and federal standards, and attainment for most other criteria of pollutants (ARB, 2025). Local air quality conditions are influenced by both regional transport from the South Coast Air Basin and locally generated emissions from vehicle travel, commercial activities, and fugitive dust from disturbed soils.

Because the project site is undeveloped, existing onsite emissions are limited to naturally occurring fugitive dust, sparse biological activity, and intermittent vehicle trips associated with surrounding uses. No stationary sources of emissions exist on the property.

2.3.2 Geology and Soils

The project site is located within the Morongo Basin, an area underlain primarily by Quaternary age alluvial deposits consisting of unconsolidated sands, silts, gravels, and cobbles derived from adjacent upland drainages. These valley floor deposits exhibit loose to moderately compacted soil conditions typical of young alluvial fan environments found throughout the high desert region. No bedrock is exposed at the surface, and consolidated formations are expected only at depth beneath the alluvium. The site's topography is relatively flat, with surface elevations between approximately 3,280 and 3,290 feet above mean sea level, gently sloping from northeast to southwest consistent with natural sheet flow drainage patterns. The surrounding landscape exhibits minimal relief, and no steep slopes, landslide hazards, or erosional scarps occur within or adjacent to the property (Sladden, 2025a).

The project site is located within an Alquist-Priolo Earthquake Fault Zone and in a mapped trace of the Johnson Valley Fault Zone traverses the project site as further analyzed in **Section 4.7**. The project geotechnical investigation recommends subsurface fault-rupture studies to evaluate active surface-rupture potential and notes that habitable structures are not permitted across active fault zones. The geotechnical report further states that, based on the proposed project description, the self-storage units and offices are not intended for human occupancy or to exceed 2,000 person hours per year. The applicant anticipates that one part-time employee would be present onsite. Self-storage customer visits would be intermittent and typically short in duration; therefore, estimating total annual customer occupancy time would be speculative. Given the limited on-site occupancy and the absence of habitable structures, the potential for exposure to surface-rupture hazards is reduced; impact significance is addressed in Section **4.7** of this Initial Study.

2.3.3 Hydrology

The project site is located within the Mojave Desert region, which is characterized by arid climatic conditions, low annual precipitation, and episodic stormwater runoff. The site drains generally from the northeast toward the southwest in shallow sheet flow, consistent with the flat alluvial topography of the area. No natural drainage, blue line streams, jurisdictional waters, or defined channels exist onsite. The site is not located within a 100 year or 500-year Federal Emergency Management Agency (FEMA) flood hazard zone and is mapped within Flood Zone X, indicating areas of minimal flood risk. Surface soils consist primarily of sandy alluvium with moderate infiltration capacity, and stormwater currently infiltrates directly into onsite soils or disperses as sheet flows across the undeveloped parcel during storm events.

Groundwater in the region typically occurs at depths greater than 200 feet below ground surface, reflecting the deep basin characteristics of the Morongo groundwater system. As a result, shallow

groundwater does not influence surface hydrologic conditions at the project site, and there is no evidence of perched water, springs, or saturated soil conditions onsite. The Hi Desert Water District manages regional groundwater resources for municipal supply, but no groundwater extraction occurs on the project parcel. The site is not located near a dam inundation zone, alluvial fan flood hazard area, or natural watercourse that would pose elevated hydrologic risk.

Stormwater conveyance in the surrounding area consists primarily of natural sheet flow supported by roadside swales and limited curb and gutter improvements along developed frontage. Because the project site is undeveloped, no existing stormwater infrastructure is present. Future project development will be required to comply with the Town of Yucca Valley Municipal Code Municipal § 9.37.060: Erosion Control, Runoff Control, and Enforcement and the San Bernardino County requirements for onsite stormwater management, including implementation of best management practices to ensure post construction runoff volumes and water quality conditions meet local and regional standards.

2.3.4 Biology

As detailed in **Section 4.4** of this Initial Study, the project site and Biological Study Area (BSA) occur in the Mojave Basin and Range region and are characterized by generally flat topography (approximately 3,710 to 3,726 feet amsl) within a developed setting bordered by industrial, commercial, and largely vacant residential lands. Vegetation within the site is best characterized as disturbed Joshua tree woodland, with dominant species including western Joshua tree and Mojave yucca with common desert scrub and nonnative annual grasses/forbs. LSA documented western Joshua tree onsite, including a census of 98 individuals within the project site and immediate census buffer, and did not observe additional special-status plant species during focused rare plant surveys. Wildlife observed during field surveys included common desert birds and reptiles/mammals, and a special-status bird species (loggerhead shrike) was recorded. No wetlands or other jurisdictional waters were identified on the site, and no USFWS-designated critical habitat was mapped within the BSA. Regional mapping indicates the BSA does not overlap designated habitat connectivity linkages; however, surrounding open lands can provide local movement opportunities for desert wildlife. Applicable biological regulatory considerations in the area include protections for nesting birds (MBTA and California Fish and Game Code), and local/state controls on take or removal of desert native plants and Joshua trees (e.g., California Desert Native Plants Act, Western Joshua Tree Conservation Act, and the Town's native plant/tree permitting requirements).

2.3.5 Public Services

The project site is located within the Town of Yucca Valley and is served by a range of local and regional public service providers. Fire protection and emergency response services are provided by the San Bernardino County Fire Protection District, which operates several stations within the Morongo Basin. Response capabilities in the project area are supported by an established roadway network, including Old Woman Springs Road (SR 247) and State Route 62, which allow personnel and equipment to reach the site within standard response times. The project site is currently undeveloped and does not contain structures or activities that generate demand for fire suppression, emergency medical response, or hazardous materials services.

Law enforcement services are provided by the San Bernardino County Sheriff's Department through the Morongo Basin Station. The surrounding area consists of a mix of commercial, industrial, and

rural residential uses that generate relatively low levels of service demand. The undeveloped condition of the project site results in minimal existing law enforcement needs.

Parks, recreational services, and community facilities are administered by the Town of Yucca Valley Department of Community Services. Several public parks, open space areas, and recreational amenities are located throughout the community; however, no park or recreational facility occurs adjacent to or within the project site. As a vacant parcel, the site does not generate recreational demand or contribute to the use of existing parkland or community facilities.

Public education services in the region are provided by the Morongo Unified School District. Because the project site does not contain residential development, it does not contribute to school enrollment or require educational services. Similarly, library services, public health services, and other general municipal functions experience no measurable demand associated with the existing condition of the property.

The current undeveloped status of the site results in negligible or no demand for public services, and service providers in the area maintain the capacity and infrastructure needed to support existing land uses surrounding the project area.

2.3.6 Utilities

The project site is currently undeveloped and does not contain existing utility connections or built infrastructure. Water service in the area is provided by the Hi-Desert Water District, which maintains groundwater supply wells, storage facilities, and distribution lines throughout the Town of Yucca Valley. Potable water lines are present within adjacent public roadways, although no active service connections extend into the project parcel. Wastewater treatment services are not available in this portion of Yucca Valley, and properties in the vicinity rely on individual septic systems for wastewater disposal. The project site does not contain an existing septic system, leach field, sewer connection, or wastewater conveyance facilities.

Electricity is supplied by Southern California Edison through an established regional distribution network with overhead and underground service lines located in surrounding rights of way. Telecommunications services, including telephone and broadband, are available through local providers operating within the Town; however, the project site lacks direct service extensions or equipment. Solid waste collection and disposal in Yucca Valley is provided by Burrtec Waste and Recycling, and the nearest permitted disposal facility is the Landers Sanitary Landfill.

Stormwater at the site drains as natural sheet flow to the southwest, and no storm drain pipes, inlets, culverts, or engineered drainage improvements exist on the parcel. The absence of development results in minimal utility demand, and the site currently relies on natural hydrologic processes for drainage. Roadway access is limited to the adjacent unimproved edges of Sun Mesa Drive and Newton Lane, with no internal pavement, curbs, or driveways present.

The existing utility and infrastructure conditions reflect the vacant nature of the parcel and do not present constraints that would impede extension of standard municipal services in conjunction with future development consistent with Town requirements.

3.0 PROJECT DESCRIPTION

3.1 Project Background

The Town of Yucca Valley (Town) is processing a request to implement discretionary actions that would allow for the development of a self-storage facility (project) southeast of the intersection of Newton Lane and Sun Mesa Drive in the Town of Yucca Valley in San Bernardino County (APN: 0597-111-67). The proposed project includes the development of approximately 541 storage units, a manager's office, parking, internal roads, and landscaping on an approximately 4.34-acre site. In addition, offsite improvements (including partial pavement of adjacent roads) would be provided. The Town is the Lead Agency for the purposes of the CEQA.

The Town's General Plan Land Use and zoning designation for the site is Industrial. The proposed project requires a Site Plan Review.

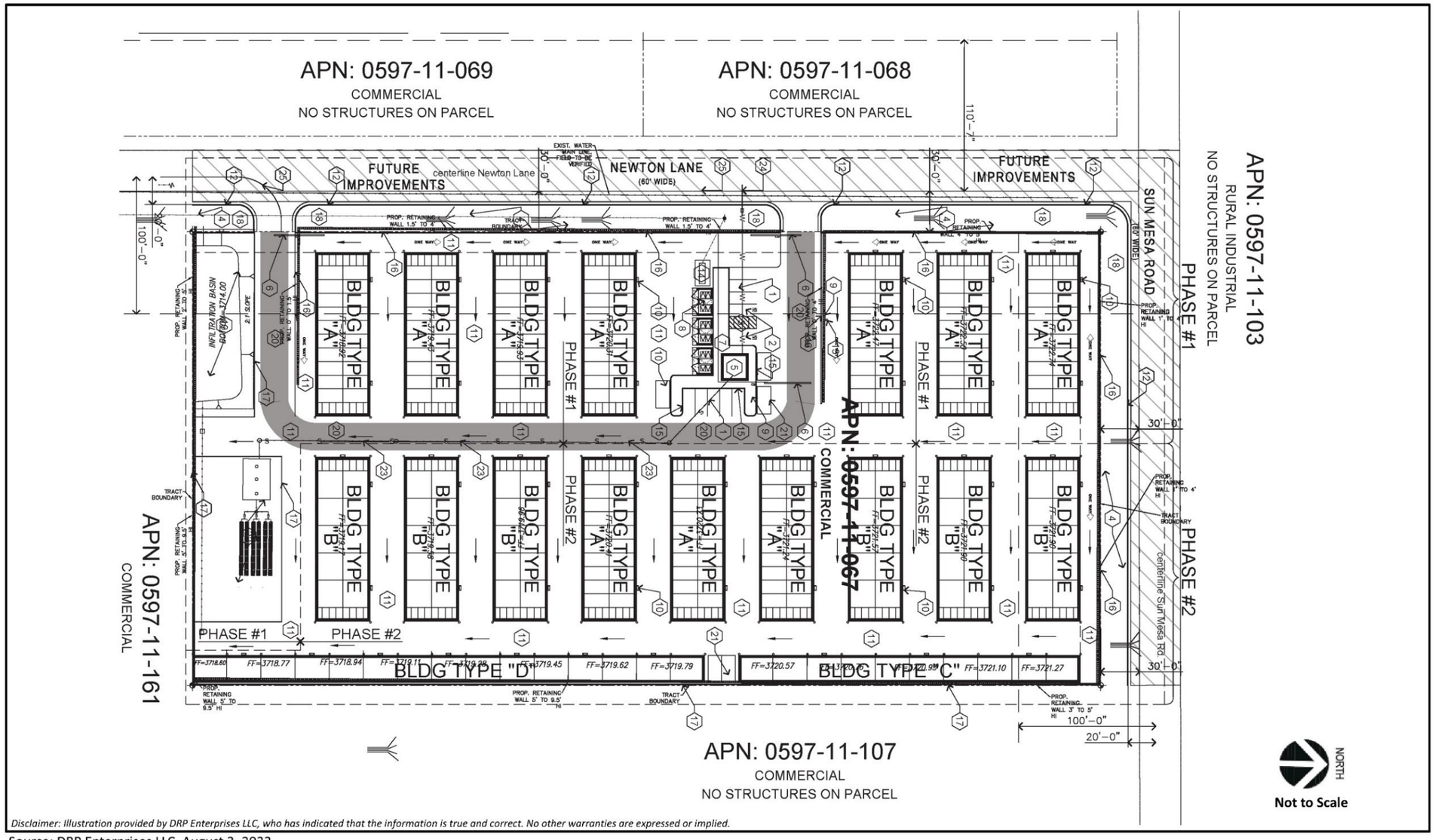
3.2 Project Overview

The project would consist of: (1) utilities improvements; (2) construction of self-storage units and a manager's office; (4) parking; (5) landscaping; and (6) improvement of half of Newton Lane along the project's west boundary and Sun Mesa Drive along the north boundary. **Figure 3.2-1** is a site plan depicting the layout of the proposed project buildings and onsite amenities. **Table 3.2-1** summarizes the proposed project features. Project site plans are included as **Appendix A**.

Table 3.2-1
PROJECT SUMMARY

New Construction	Proposed Uses/Features	Area (sf)	No. of Stories	Building Height
Self-Storage Units and Manager's Office	541 self-storage units in 16 buildings (89,300 sf), plus one manager's office (400 sf)	89,700	1	9 ft. 6 in. (storage) 12 ft. (office)
Parking Spaces	10 parking spaces and five loading zones	83,972	N/A	N/A
Landscaping	Variety of trees, shrubs/native plants, and decorative rocks	15,378	N/A	N/A
Improvements of Newton Lane and Sun Mesa Drive	20 feet width of pavement plus 6 feet of curb, gutter and sidewalk on each street (Town of Yucca Valley, 2014).	N/A	N/A	N/A

Figure 3.2-1
SITE PLAN



Disclaimer: Illustration provided by DRP Enterprises LLC, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: DRP Enterprises LLC, August 3, 2022.

Sun Mesa Self-Storage Facility

Overall Site Plan

3.3 Proposed Project Features

3.3.1 Self-Storage Units and Manager's Office

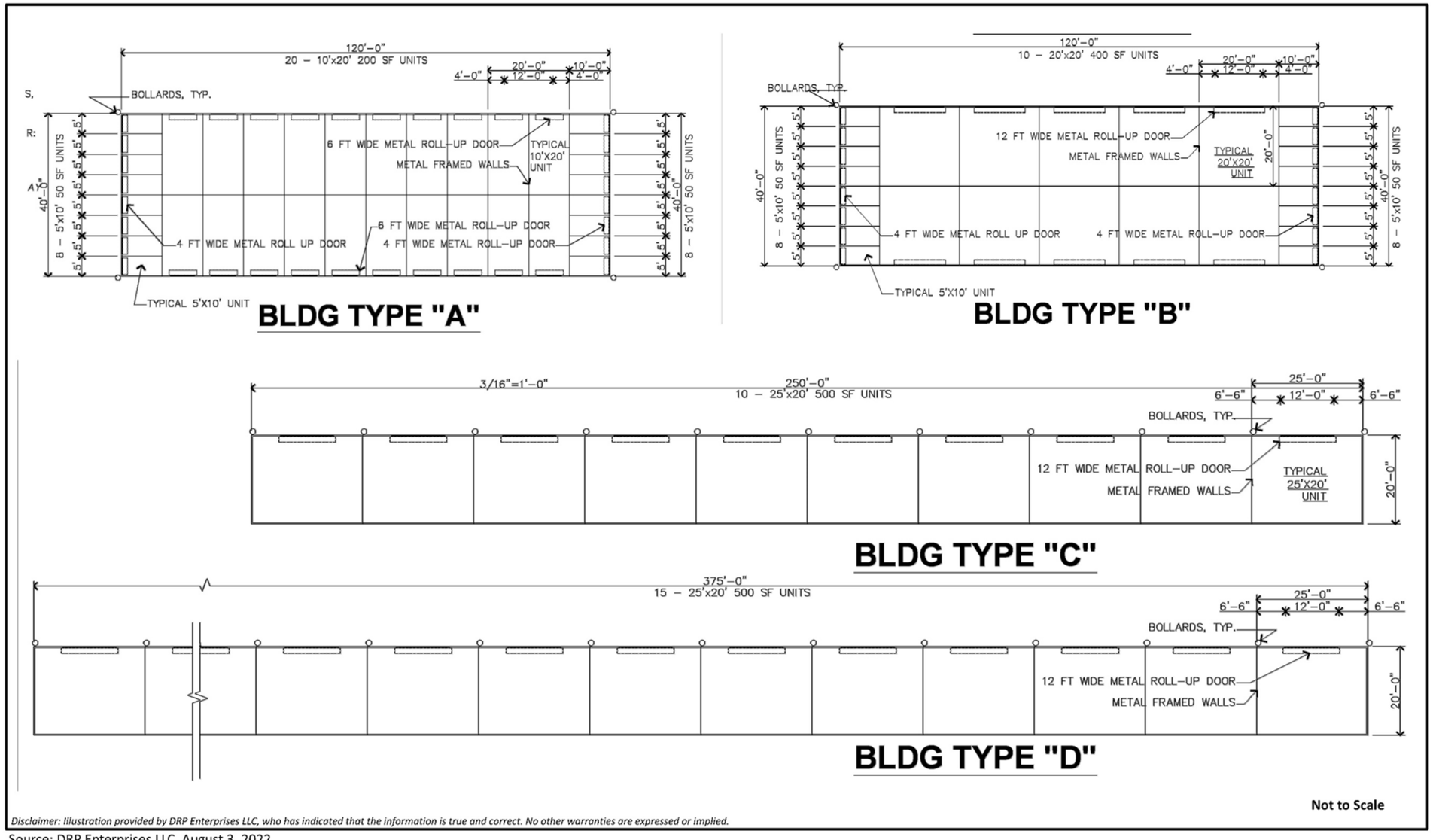
Implementation of the proposed project would develop approximately 541 self-storage units within four types of buildings referred to as Type A, Type B, Type C, and Type D. One manager's office would be referred to as Type E. Each type of building would consist of varying storage unit sizes. A breakdown of the units is shown below in **Table 3.3-1**. **Figures 3.3-1 to 3.3-3** depict the project's floor plan, elevations, and perspective. The proposed project includes an architectural style that would complement the surrounding desert development with brown, tan, and white colors. The color board of the project is depicted in **Figure 3.3-4**.

Table 3.3-1
BUILDING TYPE BREAKDOWN

Types	Unit Count				Area per Building (sf)	Number of Buildings	Area per Building Type (sf)
	5 x 10 (50 sf)	10 x 20 (200 sf)	20 x 20 (400 sf)	25 x 20 (500 sf)			
Type A	16	20			4,800	10	48,000
Type B	16		10		4,800	6	28,800
Type C				10	5,000	1	5,000
Type D				15	7,500	1	7,500
Type E[1]			1		400	1	400
Total Units	**256**	**200**	**60[2]**	**25**		**19**	**89,700**

1. Managers Office
2. Managers Office not included

Figure 3.3-1
FLOOR PLAN



Disclaimer: Illustration provided by DRP Enterprises LLC, who has indicated that the information is true and correct. No other warranties are expressed or implied.

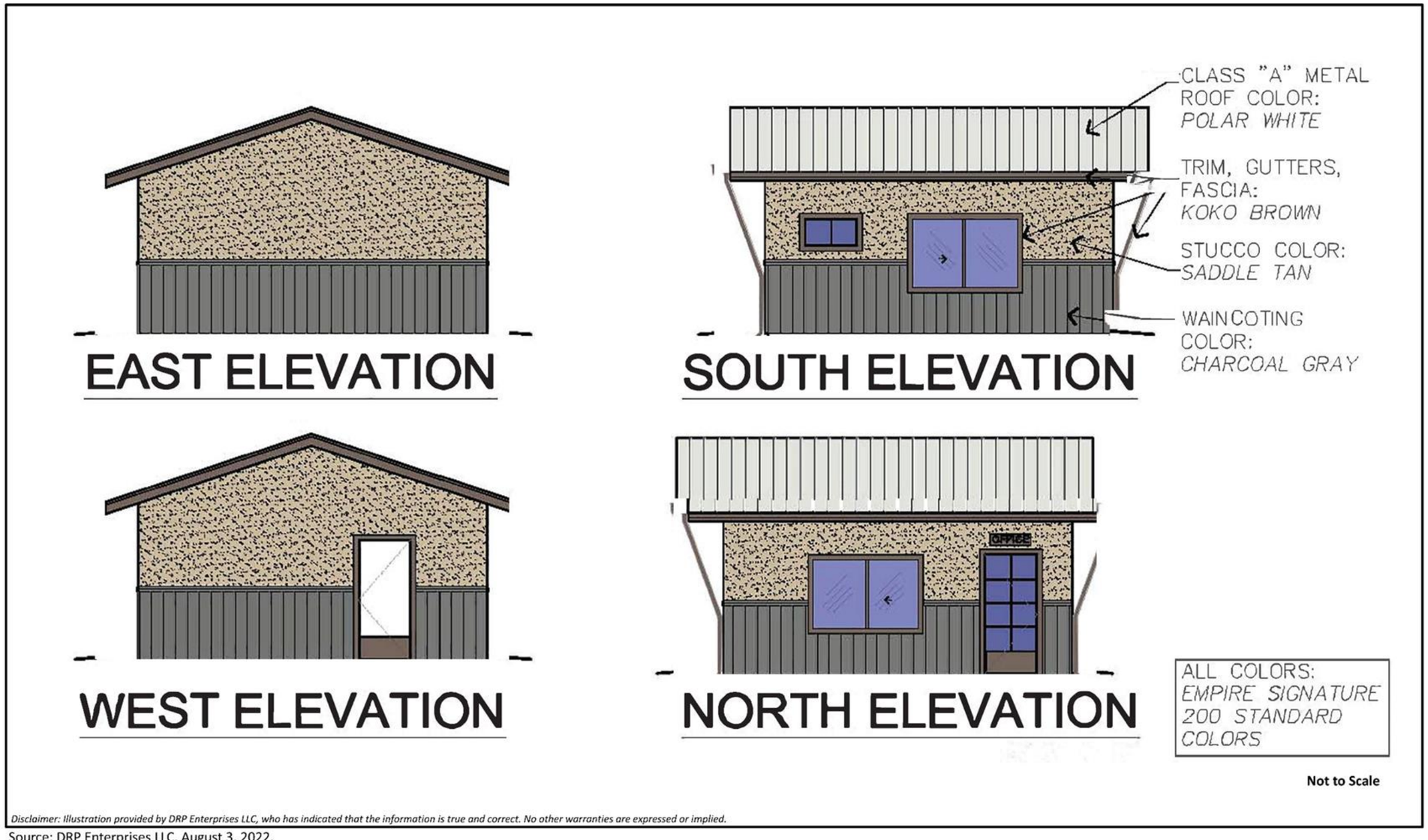
Source: DRP Enterprises LLC, August 3, 2022.

Sun Mesa Self-Storage Facility

Floor Plans

UltraSystems
environmental•management•planning

Figure 3.3-2
ELEVATIONS



Disclaimer: Illustration provided by DRP Enterprises LLC, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: DRP Enterprises LLC, August 3, 2022.

Sun Mesa Self-Storage Facility

Elevation Plans

UltraSystems
environmental•management•planning

Figure 3.3-3
PERSPECTIVE







NOTE: THESE PERSPECTIVE ELEVATIONS ARE REPRESENTATIVE ONLY, TO ILLUSTRATE THE TYPE OF METAL BUILDING PROPOSED.

Disclaimer: Illustration provided by DRP Enterprises LLC, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: DRP Enterprises LLC, August 3, 2022.

Sun Mesa Self-Storage Facility

Sample Perspective Elevations

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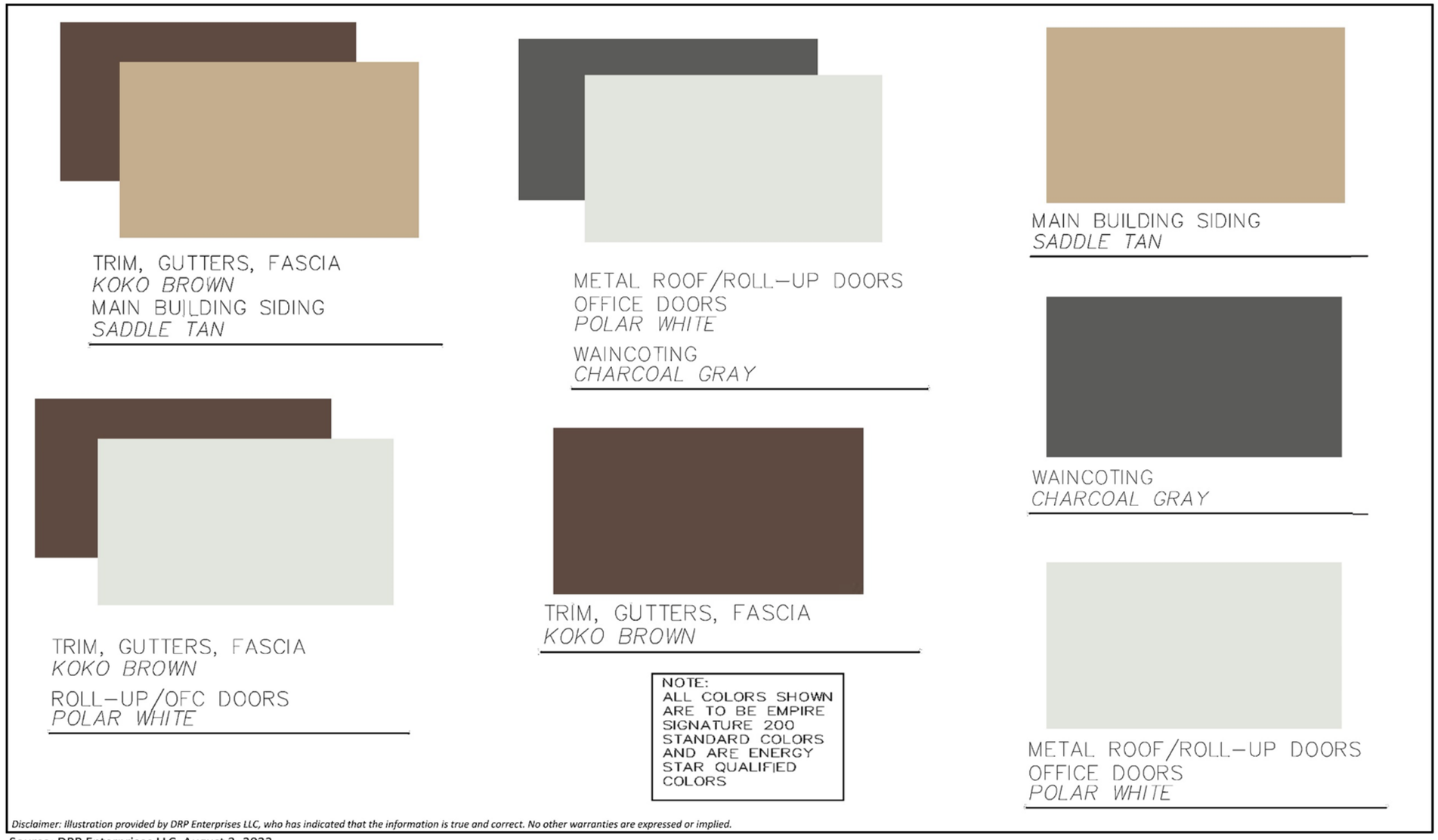
Figure 3.3-4
COLOR BOARDS



Disclaimer: Illustration provided by DRP Enterprises LLC, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: DRP Enterprises LLC, August 3, 2022.

Sun Mesa Self-Storage Facility

Color Board

UltraSystems
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Landscaping

The proposed project includes several landscaped areas along the perimeter and the manager's office as shown in **Figure 3.3-5;** the total landscaped area is approximately 15,378 square feet (eight percent of total site area). Landscaping would consist of several deciduous trees, drought tolerant shrubs/native plants and decorative rocks.

3.3.2 Site Access, Circulation and Parking

Site ingress and egress would be provided by two 30-foot-wide driveways located on Newton Lane. Access to storage units would be provided through several internal lanes that vary from 15 to 30 feet in width. Parking would be at the manager's office area at the western portion of the site. Access to parking would be via a main driveway running north/south through the middle of the site. Sidewalks and pedestrian travel paths are proposed throughout.

The proposed project includes 10 parking spaces, consisting of eight standard parking spots, one standard American Disability Act (ADA) parking spot and one van ADA spot. Additionally, there would be five loading spots.

3.3.3 Exterior Lighting

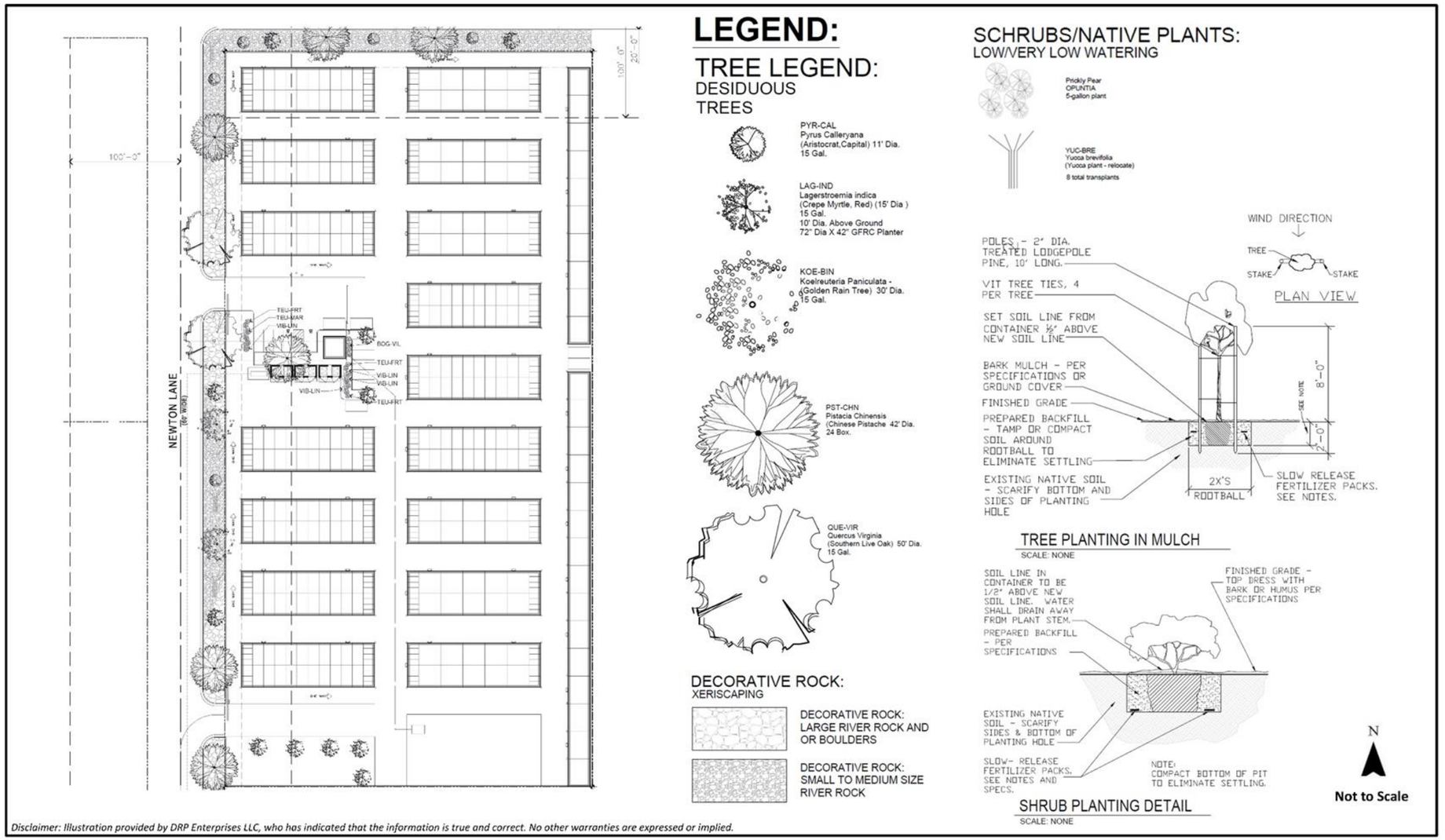
The proposed project includes area lighting throughout the project site. Lighting for the project would comply with the requirements of the Town's Municipal Code Chapter 8.70. Specifically, the project would be required to comply with Town of Yucca Valley Municipal Code § 8.70.020, "*Any outdoor lighting fixtures shielded or constructed so that light rays are only emitted by the installed fixtures at angles below a horizontal plane passing through the lowest point of the light source and so not to direct light or light trespass onto adjacent property*.."

The proposed project would include installation of exterior lighting fixtures, as necessary, for safety and security. LED exterior fixtures would be mounted on the walls of the buildings. The latest LED lighting fixtures with photosensors and motion sensors would be provided. Cut off shield would be provided as necessary to prevent light spillage beyond the project boundary. Parking lot lighting would also utilize LED technology. Photometric analysis would be conducted to ensure that the exterior lighting provided on site meets the minimum lighting levels required.

3.3.4 Perimeter Fencing and Exterior Walls

A six-foot-tall concreate masonry wall would surround the project site, except at the two driveways on Newton Lane that would have rolling security gates.

Figure 3.3-5



Disclaimer: Illustration provided by DRP Enterprises LLC, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: DRP Enterprises LLC, August 3, 2022.

Sun Mesa Self-Storage Facility

Landscape Plan

LANDSCAPE PLAN

3.3.5 Utilities

Water supply to the project site is provided by High Desert Water District, and wastewater services are provided by a private septic disposal company. In addition, electricity supply is provided by Southern California Edison, telephone services are provided by Verizon, cable service is provided by Time Warner Cable, and solid waste disposal services are provided by Burrtec. The project would require domestic water, fire water, irrigation and dry utilities connections to existing utility infrastructure in Newton Lane. A septic system, including a leach field at the south end of the project, will handle wastewater.

3.3.6 Offsite Improvements

Construction would need to occur in Newton Lane and Sun Mesa Drive, which would be paved to half-width (26 feet) along the western and northern project boundaries (along with sidewalk and gutters), respectively, and to connect the electric lines and water supply for the proposed project to the existing underground lines in Newton Lane.

3.4 Construction Activities

For safety reasons, temporary barricades would be used to limit access to the site during project construction and maintain safe access for construction workers. Construction would occur during daylight and during regular business hours. Lighting for the construction site would be limited to the minimum amount of light needed for safety and security.

Site grading would involve a cut of 4,970 cubic yards (cy) and fill of 4,485 cy of soil. After site preparation is completed, infrastructure such as sewer laterals and storm drains would be installed and/or connected to existing facilities. The building foundations would be poured and assembly of prefabricated metal panels of the buildings would begin. The final steps of construction would involve interior furnishings, detailed work, and completion of common areas and outside landscaping.

The only offsite improvements would be street-related improvements and installation of utility laterals and connections of laterals to the mains. The construction contractor would use heavy equipment during grading. Construction staging would be limited to the project site; no offsite areas would be used.

Construction Schedule

Construction activities will be conducted in two phases,-. Phase 1 will include construction of seven storage buildings (252 storage units totaling 33,600 sf) plus the 400-sf manager's unit, and Phase 2 will include construction of 11 buildings (290 storage units totaling 29,688 sf).

Construction would start in January 2026. Construction of Phase 1 will take three to four months. Start of Phase 2, which includes the offsite improvements, will be dependent on the lease-up of units in Phase 1. Construction of Phase 2 will take an additional three to four months to complete.

3.5 Discretionary Actions

The proposed project includes an application for a Site Plan Review. No other discretionary actions are required.

3.6 Other Permits and Approvals

Following the Town's approval of the Initial Study/Mitigated Negative Declaration, the following permits/approvals, as shown in **Table 3.6-1,** would be required prior to construction.

Table 3.6-1
PERMITS AND APPROVALS

Agency	Permit or Approval
Town of Yucca Valley Building & Safety Division	Building Permits
Town of Yucca Valley Public Works/Engineering Department	Grading Permit, Street Improvement Plan, and Encroachment Permit
Town of Yucca Valley Planning Division	Site Plan Review and Environmental Assessment
San Bernardino County Fire Protection District	Building plan check and approval. Review for compliance with the current California Fire Code, current California Building Code, California Health & Safety Code and Town of Fontana Municipal Code. Plans for fire detection and alarm systems, and automatic sprinklers.

4.0 ENVIRONMENTAL CHECKLIST

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or as a "Potentially Significant Unless Mitigation Incorporated," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural and Forest Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☒ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

Determination (To Be Completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____	_____
Signature	Date
_____	Town of Yucca Valley
Printed Name	

Evaluation of Environmental Impacts

(1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

(2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

(3) Once the lead agency has determined that a particular physical impact may occur then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

(4) "Negative Declaration: Less than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to less than significant level.

(5) Earlier analyses may be use where, pursuant to the tiering, Program EIR, or other CEQA process, an affect has been adequately analyzed in an earlier EIR or negative declaration. (See Section 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:

(a) Earlier Analyses Used. Identify and state where the earlier analysis available for review.

(b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

(c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

(6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individuals contacted should be cited in the discussion.

(7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

(8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

(9) The explanation of each issue should identify:

(a) The significance criteria or threshold, if any, used to evaluate each question; and
(b) The mitigation measure identified, if any, to reduce the impact to less than significant.

4.1 Aesthetics

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			**X**	
b) Substantially damage scenic resources, including, but not limited to, trees, outcroppings, and historic buildings within a state scenic highway?				**X**
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			**X**	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			**X**	

a) Would the project have a substantial adverse effect on a scenic vista?

Less than Significant Impact

The Town's General Plan does not specify specific scenic vistas. However, Yucca Valley's scenic resources are a valued local asset. The natural setting of the Town is characterized by the ridges and hillsides north, west, and south of the Town and the desert valley lands to the east. The desert environment, natural resources, and active open space opportunities are a core aspect of Yucca Valley's character and are a significant attraction for visitors seeking recreation. Views from the Town situate the community in its local environment and landscape and are an important element of the Town's quality of life. Many of the scenic resources that are valued by Yucca Valley residents and visitors are outside the Town limits and beyond the planning area boundary. Such areas include the views of the Little San Bernardino Mountains of the Peninsular Ranges, the San Bernardino Mountains on the easternmost of the Transverse ranges surrounding the Town, and Yucca Valley's hillside areas (Town of Yucca Valley, 2014, p. 5-34).

There are distant views of surrounding mountains and ridgelines from the project site. The project would develop a storage facility with associated office, parking and landscaping. The height of the proposed buildings would range from nine to 12 feet tall, similar to the height of the surrounding commercial, industrial and residential buildings. Therefore, development would not significantly affect the distant views of the mountains as the proposed project would be of similar height, mass

and scale consistent with the existing land uses in the surrounding area, resulting in less than significant impacts.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact

The California Department of Transportation (Caltrans) provides information regarding officially designated or eligible state scenic highways, designated as part of the California Scenic Highway Program. As shown in **Figure 4.1-1**, the nearest officially designated state scenic highway to the project site is the State Route 62 (SR 62) freeway approximately 13.2 miles southwest. Due to the large distance between the project site and SR 62, construction and implementation of the project would have no impacts on state scenic highways. Therefore, the project would have no impacts on trees, rock outcroppings and historic buildings within a state scenic highway.

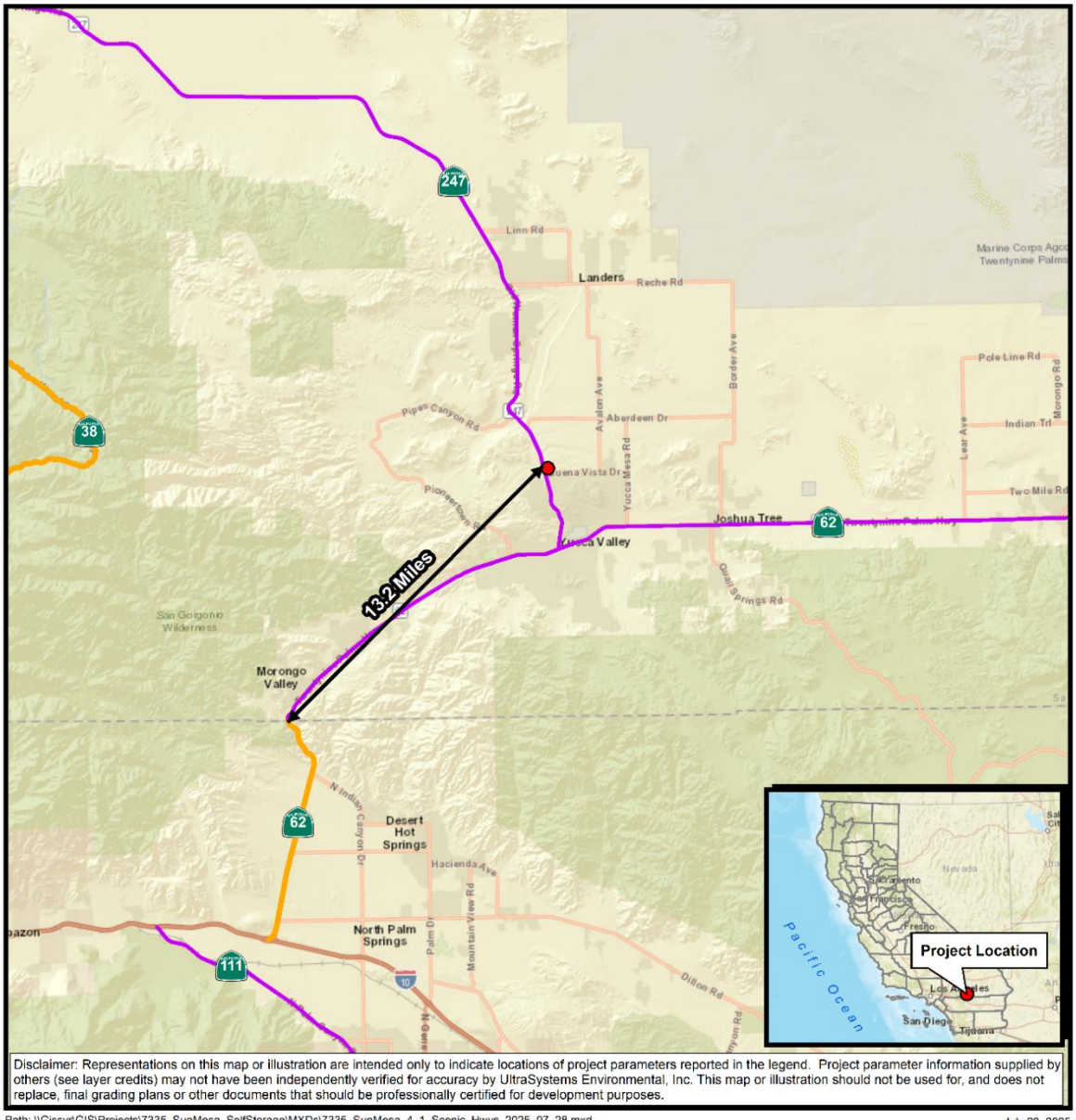
c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact

The Town of Yucca Valley is an incorporated municipality with a population of 21,740 as of the 2020 U.S. Census (U.S. Census Bureau, 2020). Because the Town's population is below 100,000 and its density is less than 1,000 persons per square mile, Yucca Valley is considered a non-urbanized area under Public Resources Code § 21071 and, accordingly, the project site is located in a non-urbanized setting. Therefore, the analysis below determines if the project would substantially degrade the existing visual character or quality of the site and its surroundings.

As shown in **Section 2.0 Environmental Setting**, the project site is located in a rural setting characterized by a mix of commercial, industrial and residential land uses and vacant land. Specific land uses include a truck storage yard, natural gas truck storage, gas station, convenience store, and single-family residences. Views of the existing streetscape are characterized by low height (one-story) buildings, utilities (including utility lines, poles, and street lights) and landscaping. The project would develop a commercial mini storage facility with one-story buildings that would be similar in height, mass and scale to the surrounding development. Therefore, impacts under this category would be less than significant.

Figure 4.1-1
STATE SCENIC HIGHWAYS



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\Gissvr\GIS\Projects\7335_SunMesa_SelfStorage\MXDs\7335_SunMesa_4_1_Scenic_Hwys_2025_07_28.mxd
July 28, 2025
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; Caltrans, 2021; UltraSystems Environmental, Inc., 2025.

Scale: 1:316,800

N

0 2.5 5 Miles

0 2.5 5 Kilometers

Legend

- Project Location
- Officially Designated State Scenic Highway
- Eligible State Scenic Highway

Sun Mesa Self-Storage Facility

Scenic Highways and National Byways

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d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact

Yucca Valley benefits from its proximity to land uses that emit little or no light pollution. The limited lighting in the Morongo Basin and surrounding region preserves the natural night environment and allows for views of astronomical features. The glow of lights in urbanized areas brightens the night sky, and excessive light at night can interrupt natural cycles and behavior of both humans and wildlife. Focusing lights where they are needed for public safety and direction reduces light pollution and glare, allowing the sky to be observed and enjoyed in a more natural state. Preservation of dark skies continues to be a priority for the Town and will be a consideration in future project design as the community grows (Town of Yucca Valley, 2014, p. 5-34).

The project would introduce interior building lights and exterior lights for security and visibility purposes. However, the project lighting would adhere to Chapter 8.70 Outdoor Lighting of the Town's Municipal Code, which ensures less than significant light, glare and views of the night sky. Therefore, with adherence to the Municipal Code, impacts regarding light and glare would be less than significant.

4.2 Agriculture and Forestry Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				**X**
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				**X**
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?				**X**
d) Result in the loss of forest land or conversion of forest land to non-forest use?				**X**
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				**X**

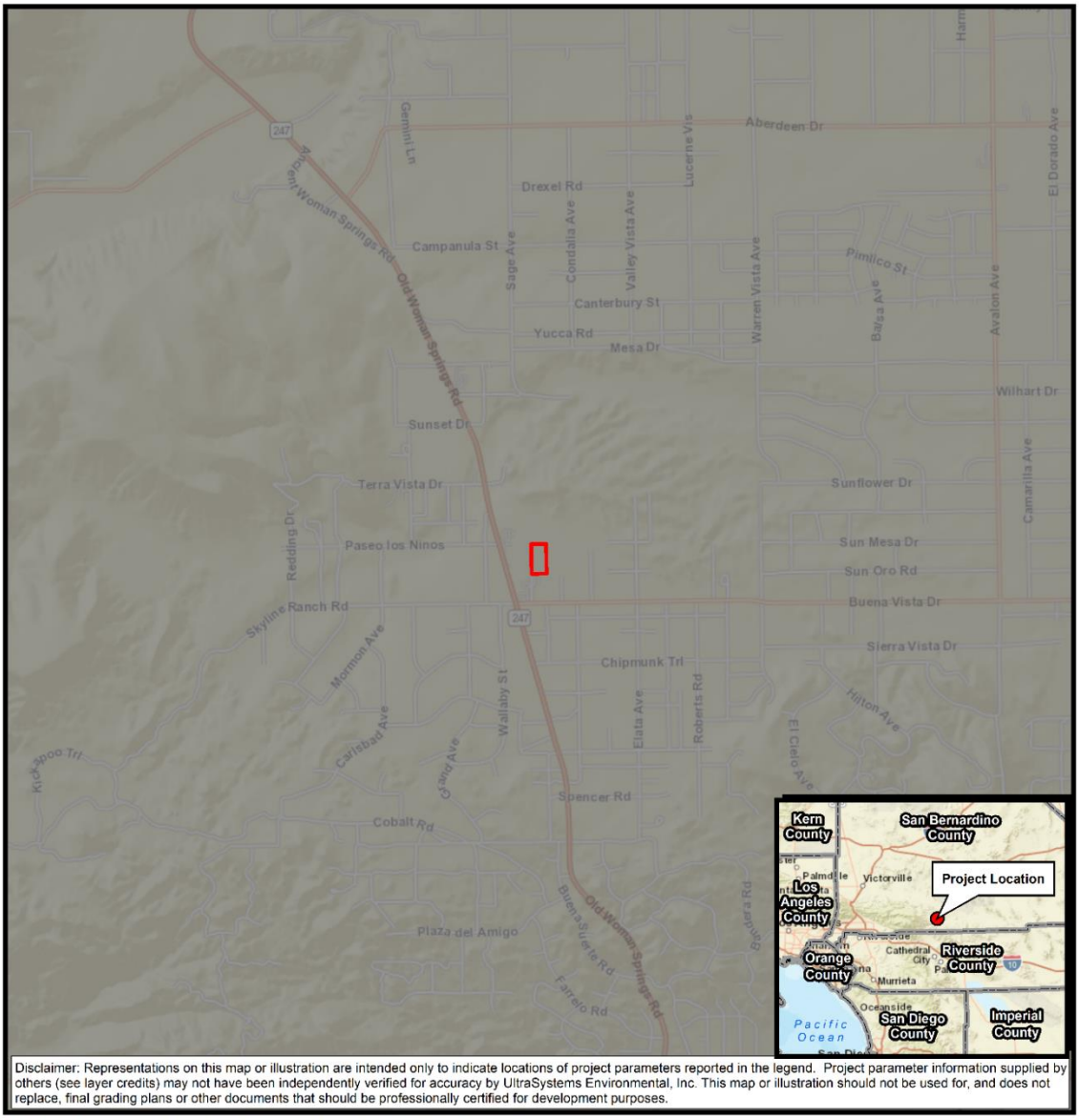
a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact

The project site and surrounding uses are designated by the Division of Land Resource Protection (DLRP) as "Out of Survey Area" (see **Figure 4.2-1** below), which is land that falls outside of the Natural Resources Conservation Service (NRCS) soil survey. Out of Survey Area is not mapped by the Farmland Mapping & Monitoring Program (FMMP).

Therefore, no farmland shown on the maps prepared pursuant to the FMMP would be converted to non-agricultural use and no impacts would occur.

Figure 4.2-1
IMPORTANT FARMLAND CATEGORIES



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\Gissvr\GIS\Projects\7335_SunMesa_SelfStorage\MXDs\7335_SunMesa_4_2_Important_Farmlands_2025_07_17.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; CA Dept. of Conservation, 2024; UltraSystems Environmental, Inc., 2025.

July 27, 2025

Scale: 1:36,000

N

0 1,500 3,000 Feet

0 250 500 Meters

Legend

Project Boundary

Farmland Category:

Z - Out of Survey Area

Sun Mesa Self-Storage Facility

Important Farmland Categories

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b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact

The project site is zoned Industrial (I) and is not zoned for agricultural use. Williamson Act contracts restrict the use of privately-owned land to agriculture and compatible open space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than potential market value. Williamson Act contracts are made only on land within agricultural reserves; the project site is not within an agricultural reserve. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and no impact would occur.

c) Would the project (c) conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?

No Impact

The project site is zoned Industrial (I); the site is not zoned for forest, timberland, or timberland production use. Therefore, project development would not conflict with zoning for forest land or timberland, and no impact would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact

The project site and surroundings are not cultivated for forest resources. Therefore, project development would not result in the loss of forest land or conversion of forest land to non-forest use, and no impact would occur.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact

The project site is vacant, and there are no residences surrounding the project site. No important farmland is near the project site, and no forest land is on or near the site. Therefore, project development would not indirectly cause conversion of farmland to non-agricultural use or conversion of forest land to non-forest use, and no impacts would occur.

4.3 Air Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			**X**	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?			**X**	
c) Expose sensitive receptors to substantial pollutant concentrations?			**X**	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			**X**	

The following analysis of the proposed project's Air Quality impacts is based substantially on a memorandum prepared by LSA Associates, Inc (LSA) on September 16, 2025: *Air Quality, Energy, and Greenhouse Gas Technical Memorandum for the Sun Mesa (Billings) Mini Storage Project in Yucca Valley, San Bernardino County, California* (LSA., 2025a). This memorandum is included as **Appendix B**. Attachment B to the memorandum includes results of the model (CalEEMod 2022.1.1.28) that LSA used to estimate the proposed project's air pollutant emissions.[5]

4.3.1 Pollutants of Concern

Criteria pollutants are air pollutants for which acceptable levels of exposure can be determined and an ambient air quality standard has been established by the U.S. Environmental Protection Agency (USEPA) and/or the California Air Resources Board (ARB). The criteria air pollutants of concern are nitrogen dioxide (NO_2), carbon monoxide (CO), particulate matter (PM_{10} and $PM_{2.5}$), sulfur dioxide (SO_2), lead (Pb), and ozone, and their precursors, such as reactive organic gases (ROG) (which are ozone precursors). Since the Yucca Valley Sun Mesa Self-Storage Facility Project (project) would not generate appreciable SO_2 or Pb emissions,[6] the analysis doesn't need to include those two pollutants. The following is a description of the air pollutants of concern and their associated health effects.

The project is in the southwestern San Bernardino County portion of the Mojave Desert Air Basin (MDAB), for which the Mojave Desert Air Quality Management District (MDAQMD) is substantially responsible for air pollution control. **Table 4.3-1** shows the attainment status of the MDAB for each criteria pollutant for both the National Ambient Air Quality Standards (NAAQS) and California

5 See **Section 4.8.6**.
6 Sulfur dioxide emissions will be below 0.05 pound per day during construction and operations.

Ambient Air Quality Standards (CAAQS). Presented below is a description of the air pollutants of concern and their known health effects.

Nitrogen oxides (NO_X) serve as integral participants in the process of photochemical smog production and are precursors for certain particulate compounds that are formed in the atmosphere and for ozone. A precursor is a directly emitted air contaminant that, when released into the atmosphere, forms, causes to be formed, or contributes to the formation of a secondary air contaminant for which an ambient air quality standard (AAQS) has been adopted, or whose presence in the atmosphere will contribute to the violation of one or more AAQSs. When NO_X and ROG are released in the atmosphere, they can chemically react with one another in the presence of sunlight to form ozone. The two major forms of NO_X are nitric oxide (NO) and NO_2. NO is a colorless, odorless gas formed from atmospheric nitrogen and oxygen when combustion takes place under high temperature and/or high pressure. NO_2 is a reddish-brown, pungent gas formed by the combination of NO and oxygen. NO_2 acts as an acute respiratory irritant and eye irritant and increases susceptibility to respiratory pathogens (USEPA, 2025a).

Table 4.3-1
FEDERAL AND STATE ATTAINMENT STATUS

Pollutants	Federal Classification	State Classification
Ozone (O_3)	Nonattainment[a]	Nonattainment
Particulate Matter (PM_{10})	Nonattainment[b]	Nonattainment
Fine Particulate Matter ($PM_{2.5}$)	Attainment/Unclassified	Nonattainment[a]
Carbon Monoxide (CO)	Attainment/Unclassified	Attainment
Nitrogen Dioxide (NO_2)	Attainment/Unclassified	Attainment
Sulfur Dioxide (SO_2)	Attainment/Unclassified	Attainment
Lead (Pb)[a]	Attainment/Unclassified	Attainment
All Others	N/A	Attainment/Unclassified

Source: MDAQMD, 2024.
[a] Only the southwest corner of the desert portion of San Bernardino County is Nonattainment.
[b] Only the San Bernardino County portion is Nonattainment.

Carbon monoxide (CO) is a colorless, odorless, non-reactive pollutant produced by the incomplete combustion of fossil fuels. CO is emitted almost exclusively from motor vehicles, power plants, refineries, industrial boilers, ships, aircraft, and trains. In urban areas, such as the project location, automobile exhaust accounts for most CO emissions. CO is a non-reactive air pollutant that dissipates relatively quickly; therefore, ambient CO concentrations generally follow the spatial and temporal distributions of vehicular traffic. CO concentrations are influenced by local meteorological conditions, primarily wind speed, topography, and atmospheric stability. CO from motor vehicle exhaust can become locally concentrated when surface-based temperature inversions are combined with calm atmospheric conditions, a typical situation at dusk in urban areas between November and February. The highest levels of CO typically occur during the colder months of the year when inversion conditions are more frequent. In terms of health, CO competes with oxygen, often replacing it in the blood, thus reducing the blood's ability to transport oxygen to vital organs. The results of

excess CO exposure can be dizziness, fatigue, and impairment of central nervous system functions. High concentrations are lethal (USEPA, 2025c).

Particulate matter (PM) consists of finely divided solids or liquids, such as soot, dust, aerosols, fumes, and mists. Primary PM is emitted directly into the atmosphere from activities such as agricultural operations, industrial processes, construction and demolition activities, and entrainment of road dust into the air. Secondary PM is formed in the atmosphere from predominantly gaseous combustion by-product precursors, such as sulfur oxides, NO_X, and ROGs.

Particle size is a critical characteristic of PM that primarily determines the location of PM deposition along the respiratory system (and associated health effects) as well as the degradation of visibility through light scattering. In the United States, federal and state agencies have focused on two types of PM. PM_{10} corresponds to the fraction of PM no greater than 10 micrometers in aerodynamic diameter and is commonly called respirable particulate matter, while $PM_{2.5}$ refers to the subset of PM_{10} of aerodynamic diameter smaller than 2.5 micrometers, which is commonly called fine particulate matter.

PM_{10} and $PM_{2.5}$ deposition in the lungs results in irritation that triggers a range of inflammation responses, such as mucus secretion and bronchoconstriction, and exacerbates pulmonary dysfunctions, such as asthma, emphysema, and chronic bronchitis. Sufficiently small particles may penetrate the bloodstream and impact functions such as blood coagulation, cardiac autonomic control, and mobilization of inflammatory cells from the bone marrow. Individuals susceptible to higher health risks from exposure to PM_{10} airborne pollution include children, the elderly, smokers, and people of all ages with low pulmonary/cardiovascular function. For these individuals, adverse health effects of PM_{10} pollution include coughing, wheezing, shortness of breath, phlegm, bronchitis, and aggravation of lung or heart disease, leading, for example, to increased risks of hospitalization and mortality from asthma attacks and heart attacks (USEPA, 2025d).

Reactive organic gases (ROG) are defined as any compound of carbon, excluding CO, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate, which participates in atmospheric photochemical reactions. It should be noted that there are no state or national ambient air quality standards for ROG because ROGs are not classified as criteria pollutants. They are regulated, however, because a reduction in ROG emissions reduces certain chemical reactions that contribute to the formation of ozone. ROGs are also transformed into organic aerosols in the atmosphere, which contribute to higher PM_{10} and lower visibility. The term "ROG" is used by the ARB for this air quality analysis and is defined the same as the federal term "volatile organic compound" (VOC).

Ozone is a secondary pollutant produced through a series of photochemical reactions involving ROG and NO_X. Ozone creation requires ROG and NO_X to be available for approximately three hours in a stable atmosphere with strong sunlight. Because of the long reaction time, peak ozone concentrations frequently occur downwind of the sites where the precursor pollutants are emitted. Thus, ozone is considered a regional, rather than a local, pollutant. The health effects of ozone include eye and respiratory irritation, reduction of resistance to lung infection and possible aggravation of pulmonary conditions in persons with lung disease. Ozone is also damaging to vegetation and untreated rubber (USEPA, 2025e).

4.3.2 Climate/Meteorology

Air quality is affected by both the rate and location of pollutant emissions, and by meteorological conditions that influence the movement and dispersal of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local topography, provide the link between air pollutant emissions and air quality.

The MDAB is an assemblage of mountain ranges interspersed with long, broad valleys that often contain dry lakes. Many of the lower mountains that dot the vast terrain rise from 1,000 to 4,000 feet above the valley floor. The Basin encompasses desert portions of Kern, Los Angeles, Riverside, and San Bernardino counties. It is surrounded by national forests to the south and west and desert to the north and east.

The MDAB is classified as a dry-hot desert (BWh), with portions classified as dry-very hot desert (BWhh), to indicate that at least three months have maximum average temperatures over 100.4 degrees Fahrenheit (°F) (MDAQMD, 2020a, p. 6-7).

The nearest meteorological station is the Joshua Tree station (#044405, latitude 34.1333°, longitude: -116.3166°) (WRCC, 2016), which is approximately 6.35 miles southeast of the project site, with a period of record from June 1, 1959, to June 10, 2016. The average high and low temperatures recorded there are 79.6°F and 51.2°F, respectively. Average winter (December, January, and February) high and low temperatures are 60.63°F and 37.07°F, respectively, and average summer (June, July, and August) high and low temperatures are 98.47°F and 66.97°F, respectively. The annual average of total precipitation is 4.69 inches, which occurs mostly during the winter and relatively infrequently during the summer. Monthly precipitation averages 0.63 inch during the winter (December, January, and February), 0.23 inch during the spring (March, April, and May), 0.42 inch during the fall (September, October, and November), and 0.28 inch during the summer (June, July, and August).

4.3.3 Local Air Quality

The project site is served by four MDAQMD monitoring stations. The nearest station that monitors ozone is the Hesperia-Olive Street air monitoring site (ARB Number 36201), 50 miles west at 17288 Olive Street in Hesperia. The nearest station that monitors PM_{10} is the Lucerne Valley-Middle School air monitoring site (ARB No. 36208), at 33233 Rabbit Springs Road in Lucerne Valley, about 35 miles northwest of the project. The nearest station that monitors $PM_{2.5}$ is the Big Bear City air monitoring site (ARB No. 36001), 501 West Valley Boulevard, in Big Bear, about 25 miles northwest of the project. The nearest station that monitors NO_2 is the Victorville air monitoring site (ARB No. 36306), at 14306 Park Avenue in Victorville, about 56 miles northwest of the project (ARB, 2025).

This was updated using the LSA AQ Memorandum (August 2025) and iADAM Air Resource Board (ARB, 2025).

The ambient air quality data in the project vicinity, as recorded from 2022 through 2024, along with applicable standards, are shown in **Table 4.3-2**. The data in the table were updated from those reported in the LSA Air Quality, Energy, and Greenhouse Gas Technical Memorandum (LSA, 2025a).

Table 4.3-2
AMBIENT AIR QUALITY MONITORING DATA

Air Pollutant	Standard/Exceedance	2022	2023	2024
Ozone – Hesperia-Olive Street	Max. 1-hour Concentration (ppm)	0.108	0.110	0.121
	Max. 8-hour Concentration (ppm)	0.090	0.098	0.106
	# Days > Federal 8-hour Std. of 0.070 ppm	49	53	66
	# Days > California 1-hour Std. of 0.09 ppm	11	11	14
	# Days > California 8-hour Std. of 0.070 ppm	52	54	70
PM_{10} – Lucerne Valley-Middle School	Max. 24-hour Concentration (µg/m^3)	60.2	112	105
	Est. # Days > Fed. 24-hour Std. of 150 µg/m^3	ND	0	0
	Federal Annual Arithmetic Mean (12 µg/m^3)	21.4	19.2	20.9
$PM_{2.5}$ - Big Bear City-501 W. Valley Blvd	Max. 24-hour Concentration (µg/m^3)	31.6	21	372.1
	# Days > Fed. 24-hour Std. of 35 µg/m^3	0	0	8.7
	State Annual Average (12 µg/m^3)	8.3	ND	ND
NO_2 – Victorville-14306 Park Avenue	Max. 1-hour Concentration (ppm)	0.060	0.060	0.050
	State Annual Average (0.030 ppm)	0.012	0.010	0.010
	# Days > California 1-hour Std. of 0.18 ppm	0	0	0

Source: ARB, 2025.
ND - There was insufficient (or no) data available to determine the value.

4.3.4 Regulatory Setting

Under the Federal Clean Air Act and the California Clean Air Act (CCAA),[7] the MDAQMD has adopted a variety of attainment plans for a variety of nonattainment pollutants. The District has primary responsibility for regulating stationary sources of air pollution located within its jurisdictional boundaries. It implements air quality programs required by state and federal mandates, enforces rules and regulations based on air pollution laws and educates businesses and residents about their role in protecting air quality and the risks of air pollution (MDAQMD, 2022).

The 1995 Final Mojave Desert Planning Area, Federal Particulate Matter (PM_{10}) Attainment Plan (MDAQMD, 1995) was adopted by the MDAQMD board on July 31, 1995. A Certification of District Measures to Reduce PM Pursuant to Former Health & Safety Code § 39614(d) was received and filed by the ARB on January 27, 2020 (MDAQMD, 2020b). The 2008 MDAQMD Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-attainment Area) was adopted by the MDAQMD Board. The USEPA designated the Western Mojave Desert area as non-attainment for the 8-hour ozone National Ambient Air Quality Standard (NAAQS) pursuant to the provisions of the Federal Clean Air Act (FCAA). A portion of the MDAQMD is included in the Western Mojave Desert non-attainment area. The most recent attainment plan that was approved by USEPA is the MDAQMD 2008 Ozone Attainment Plan adopted in 2008 (MDAQMD, 2008). The most recently adopted State plan is the 1996 Triennial Revision to the 1991 Air Quality Attainment Plan.

4.3.5 Sensitive Receptors

Some people, such as individuals with respiratory illnesses or impaired lung function because of other illnesses, persons over 65 years of age, and children under 14, are particularly sensitive to

7 CCAA of 1988.

certain pollutants. Facilities and structures where these sensitive people live or spend considerable amounts of time are known as sensitive receptors. For the purposes of a CEQA analysis, the MDAQMD considers a sensitive receptor to be a receptor such as a residence, schools, daycare centers, playgrounds and medical facilities.

The nearest sensitive receptors include a single-family home located southeast of the project site, approximately 200 feet from the project site boundary.

4.3.6 Applicable Mojave Desert Air Quality Management District Rules

Rule 403 (Fugitive Dust Control Rule)

During construction, the project would be subject to the MDAQMD Rule 403 (fugitive dust control) (MDAQMD, 2020c). The purpose of Rule 403 is to reduce the amount of PM_{10} entrained in the ambient air from anthropogenic fugitive dust sources by requiring the implementation of dust prevention, reduction, and mitigation measures. The rule applies to construction and demolition activities that disturb at least five acres of non-residential land or 10 acres of residential land, or that involve the handling or relocation of more than 2,500 cubic yards of bulk material on three consecutive days. Since the proposed project is an approximately 4.34-acre non-residential site, Rule 403 applies.

The rule prohibits any person from causing or allowing visible fugitive dust emissions to remain airborne beyond the property line of the emission source, except during high wind conditions (i.e., sustained wind speeds exceeding 25 miles per hour or average wind speeds over 15 miles per hour). It also prohibits construction-related activities from causing incremental PM_{10} concentrations to exceed 100 micrograms per cubic meter, based on a minimum of five hours of sampling using federal reference method samplers located upwind and downwind at the property boundary.

Rule 403 requires the project owner/operator to obtain and maintain a District-approved Dust Control Plan (DCP) before the start of any active operations. This plan must outline specific measures to prevent visible dust emissions, such as periodic watering of disturbed areas, use of chemical dust suppressants, timely stabilization of inactive surfaces, coverage of haul trucks, prevention and cleanup of track out onto paved roads, and reduced grading activity during high wind conditions.

Rule 1113 (Architectural Coatings)

Construction of this project will include the application of architectural coatings and be subject to MDAQMD Rule 1113 (Architectural Coatings). Rule 1113 requires anyone who supplies, sells, offers for sale, manufactures, blends or repackages any architectural coating for use within the MDAQMD, as well as any person who applies or solicits the application of any architectural coating within the District, to use coatings that contain VOC less than or equal to the VOC limits specified in Table 1 of the rule.

4.3.7 Impact Analysis

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less than significant Impact

The project is compatible with the general plan land use and zoning discussed in detail in **Section 4.11**. The air quality plans are based upon existing and projected land uses in the planning area. The most recent air quality plan is the MDAQMD Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-attainment Area), which was adopted on June 9, 2008. The project is compatible with that plan.

The MDAQMD has developed criteria in the form of emissions thresholds for determining whether emissions from a project are regionally significant. They are useful for estimating whether a project is likely to result in a violation of the NAAQS and/or whether the project is in conformity with plans to achieve attainment. **Table 4.3-3** shows MDAQMD CEQA significance thresholds for both construction and operation. A project is considered to have a regional air quality impact if emissions from its construction and/or operational activities exceed the corresponding MDAQMD significance thresholds.

Table 4.3-3
MDAQMD THRESHOLDS OF SIGNIFICANCE FOR CRITERIA POLLUTANTS

Pollutant	Emission Threshold (lbs/day)	Emission Threshold (short tons/year)
Volatile Organic Compounds (VOC)	137	25
Nitrogen Oxides (NO_x)	137	25
Carbon Monoxide (CO)	548	100
Sulfur Oxides (SO_x)	137	25
Particulate Matter (PM_{10})	82	15
Fine Particulate Matter ($PM_{2.5}$)	65	12

Source: MDAQMD, 2020a, Table 6.

Regional Construction Emissions

These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the project site) would primarily generate NO_X emissions. The quantity of emissions generated daily would vary, depending on the amount and types of construction activities occurring at the same time.

Estimated criteria pollutant emissions from the project's onsite and offsite project construction activities were calculated by LSA (September 2025) using the California Emissions Estimator Model (CalEEMod), Version 2022.1.1.28. CalEEMod is a planning tool for estimating emissions related to land use projects. Model-predicted project emissions are compared with applicable thresholds to

assess regional air quality impacts. Offroad construction equipment information was supplied by the client, but CalEEMod defaults were used for onroad construction traffic inputs.

As shown in **Table 4.3-5**, the project's annual emissions and daily emissions would not exceed Mojave Desert Air Quality Management District significance thresholds for any criteria pollutant during construction.

Table 4.3-5
MAXIMUM ANNUAL REGIONAL CONSTRUCTION EMISSIONS

Construction Year	Maximum Regional Pollutant Emissions					
	VOCs	NO_X	CO	SO_X	Total PM_{10}	Total $PM_{2.5}$
Pounds Per Day						
Site Preparation	3.7	36.1	34.0	<0.1	6.9	4.2
Grading	2.0	18.3	19.7	<0.1	2.9	1.7
Trenching	0.4	2.6	3.8	<0.1	0.2	0.1
Building Construction	1.3	11.1	16.6	<0.1	1.1	0.6
Paving	0.8	6.6	10.5	<0.1	0.5	0.3
Architectural Coating	9.7	0.9	2.4	<0.1	0.2	0.1
Maximum (lbs/day)	11.0	36.1	34.0	<0.1	6.9	4.2
MDAQMD Thresholds	137.0	137.0	548.0	137.0	82.0	65.0
Exceeds?	No	No	No	No	No	No
Tons Per Year						
2024	0.1	0.5	0.5	<0.1	0.1	<0.1
2025	0.1	0.9	1.3	<0.1	0.1	<0.1
2026	0.3	0.7	1.1	<0.1	0.1	<0.1
Maximum (tons/year)	0.3	0.9	1.3	<0.1	0.1	<0.1
MDAQMD Thresholds	25	25	100	25	15	12
Significant?	No	No	No	No	No	No

Source: Calculated by LSA (September 2025) with CalEEMod (Version 2022.1.1.28).

Regional Operational Emissions

The proposed project will develop approximately 541 self-storage units within four types of buildings, referred to as Type A, Type B, Type C, and Type D. A manager's office would be designated as Type E. Each type of building would consist of varying storage unit sizes. Operational emissions generated by area sources, motor vehicles, and energy demand would result from the normal day-to-day activities of the project. The results of these calculations are presented in **Table 4.3-6**. As seen in the table, for each criteria pollutant, operational emissions would be below the pollutant's MDAQMD significance threshold. Therefore, regional operational emissions would be less than significant.

Table 4.3-6
MAXIMUM ANNUAL PROJECT OPERATIONAL EMISSIONS

Emission Type	Pollutant Emissions					
	VOCs	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Pounds Per Day						
Mobile Sources	0.8	0.9	7.9	<0.1	1.5	0.4
Area Sources	2.8	<0.1	4.1	<0.1	<0.1	<0.1
Energy Sources	0.0	0.0	0.0	0.0	0.0	0.0
Total Project Emissions	3.6	0.9	12.0	<0.1	1.5	0.4
MDAQMD Thresholds	137.0	137.0	548.0	137.0	82.0	65.0
Significant?	No	No	No	No	No	No
Tons Per Year						
Mobile Sources	0.1	0.2	1.2	<0.1	0.3	0.1
Area Sources	0.5	<0.1	0.4	<0.1	<0.1	<0.1
Energy Sources	0.0	0.0	0.0	0.0	0.0	0.0
Total Project Emissions	0.6	0.2	1.6	<0.1	0.3	0.1
MDAQMD Thresholds	25	25	100	25	15	12
Significant?	No	No	No	No	No	No

Source: Calculated by LSA (September 2025) with CalEEMod (Version 2022.1.1.28).

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact

Since the MDAB is currently in federal nonattainment for ozone and $PM_{2.5}$ and state nonattainment for ozone and PM_{10}, related projects may exceed an air quality standard or contribute to an existing or projected air quality exceedance. However, as discussed above, the mass daily and annual construction and operational emissions generated by the project would not exceed any of the MDAQMD's significance thresholds. Therefore, the project would not result in a cumulatively considerable net increase in emissions of the pollutants for which the MDAB is in nonattainment. Thus, cumulative air quality impacts associated with the project would be less than significant.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact

Construction of the project would generate short-term and intermittent emissions. Following the MDAQMD's CEQA Guidelines (MDAQMD, 2020a), residences, schools, daycare centers, playgrounds, and medical facilities are considered sensitive land uses.

The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated (MDAQMD, 2020a):

- Any industrial project within 1,000 feet.
- A distribution center (40 or more trucks per day) within 1,000 feet.

- A major transportation project (50,000 or more vehicles per day) within 1,000 feet.
- A dry cleaner using perchloroethylene within 500 feet.
- A gasoline dispensing facility within 300 feet.

The proposed project entails the development of self-storage units; it does not meet the criteria listed above. Thus, the impacts on sensitive receptors would be less than significant.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact

A project-related significant adverse effect could occur if the construction or operation of the proposed project would result in the generation of odors that would be perceptible in adjacent sensitive areas. Potential odor sources associated with the Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction associated with the proposed project's long-term operational uses. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the construction and are thus considered less than significant. Therefore, the project would not create substantial objectionable odors and this impact would be less than significant.

4.4 Biological Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		**X**		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?		**X**		
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				**X**
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites?			**X**	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		**X**		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				**X**

4.4.1 Methodology

This section is based on the results of a desktop analysis using USGS topographic maps, current aerial imagery, as well as the following sources:

- Biological Resources Assessment for the Sun Mesa (Billings) Mini Storage Project in Yucca Valley, San Bernardino County, California *(APN 0597-111-67-0000)* prepared by LSA, October 24, 2025 (LSA, 2025b). See **Appendix C1**.

- Western Joshua Tree Census for the Sun Mesa (Billings) Mini Storage Project in Yucca Valley, San Bernardino County, California (LSA Project No. 20231230), September 26, 20525 (LSA, 2025c). See **Appendix C2**.

- Rare Plant Survey for the Sun Mesa (Billings) Mini Storage Project in Yucca Valley, San Bernardino County, California (LSA Project No. 20231230), September 26, 2025 (LSA, 2025d). See **Appendix C3**.

UltraSystems biologists researched readily available information, including relevant literature, databases, agency websites, previously completed reports and management plans, in-house records, and public domain GIS data, maps, and aerial imagery to identify the following: 1) special-status plant and wildlife species, jurisdictional waters, critical habitats, and wildlife corridors that may occur in and near the project site; and 2) local or regional plans, policies, and regulations that may apply to the project. Sources accessed by UltraSystems for analysis of potential impacts within this Initial Study include:

- California Natural Diversity Database (CNDDB, 2025).

- California Native Plant Society's (CNPS) Manual of California Vegetation (MCV) Online Edition (CNPS, 2025).

- USFWS Critical Habitat Portal (USFWS, 2025a).

- CDFW BIOS Habitat Connectivity Viewer (CDFW, 2025a).

- Other sources as cited in the text.

A Biological Study Area (BSA) was defined for the project to include the project site and a 500-foot buffer zone around its perimeter (see **Figure 4.4-1**). UltraSystems biologists did not visit the project site, but the BSA was studied during UltraSystems' desktop analysis to augment the field surveys conducted by LSA.

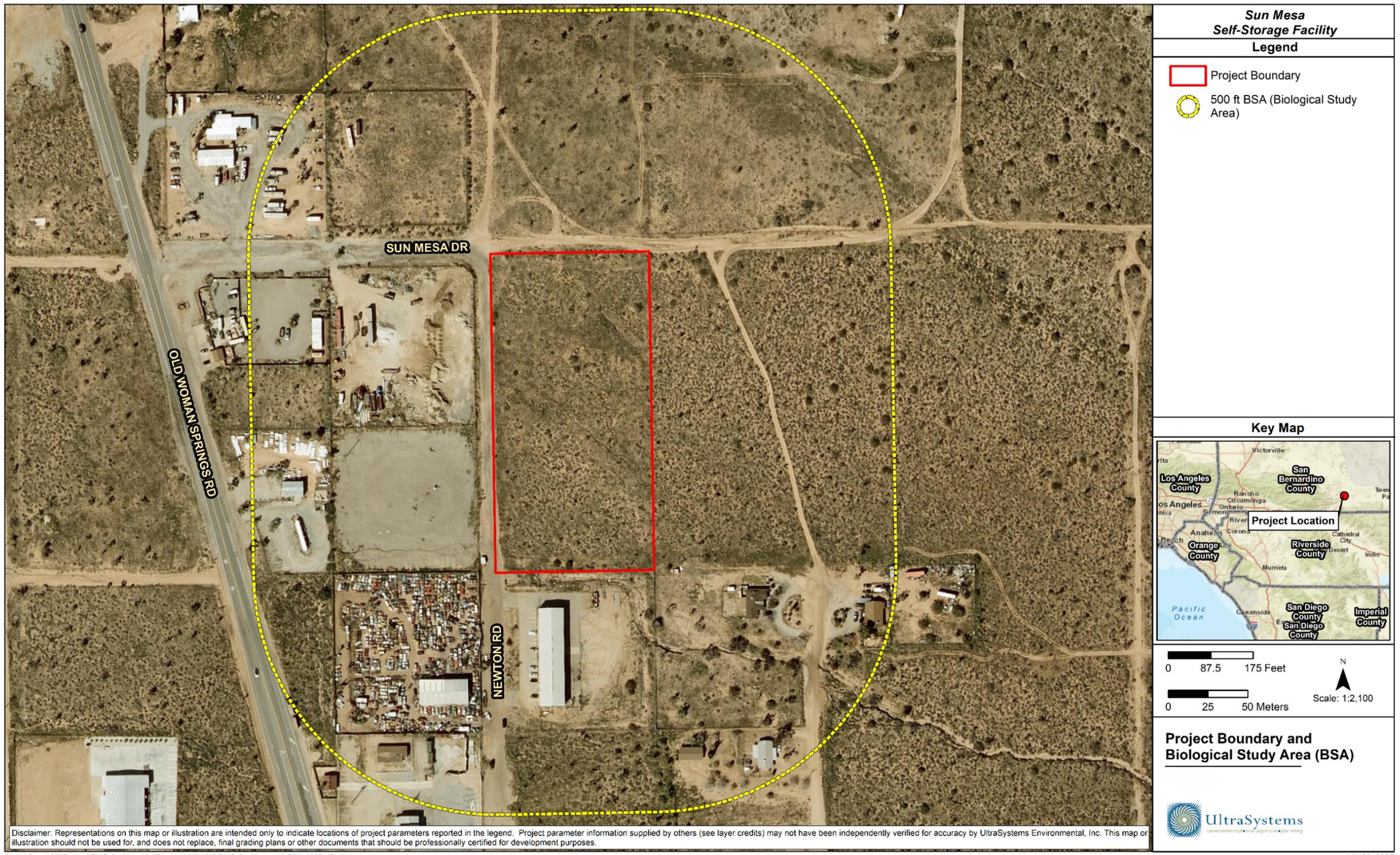
Plant and wildlife species protected by the federal Endangered Species Act (ESA) or by the California Endangered Species Act (CESA) are referred to as *listed species* in this section. Plant and wildlife species not protected under ESA or CESA but still protected by federal agencies, state agencies, local or regional plans and/or nonprofit resource organizations, such as the California Native Plant Society (CNPS), are referred to as *sensitive species* in this section. The term *special-status species* is used when collectively referring to both listed and sensitive species.

4.4.1.1 Environmental Setting

The topography of the biological study area (BSA) and project site are relatively flat, with slight inclines on the north to south plane. The north end of the BSA reaches approximately 3,726 feet above mean sea level (amsl), whereas the southern portion of the BSA reaches approximately 3,710 feet amsl. The project is situated on the southeast corner of Newton Lane and Sun Mesa Drive; it is surrounded by industrial, commercial, and mostly vacant residential areas.

The project site is in the *Yucca Valley North, California* 7.5-minute series topographic quadrangle map in Section 13 of Township 1 North, Range 5 East, San Bernardino Baseline and Meridian (USGS, 2025).

Figure 4.4–1
PROJECT LOCATION AND BIOLOGICAL STUDY AREA (BSA)



The project site and BSA are in the Mojave Basin and Range Major Land Resource Area (MLRA) of the Western Range and Irrigated Region of the U.S. The Mojave Basin and Rangle MLRA is the transition from the hot Sonoran Desert in the south to the cool Great Basin Desert in the north. This area contains both high and low deserts, often within short distances of one another (USDA NRCS, 2022). A strong orographic effect limits the amount of coastal humidity and precipitation entering the Mojave Basin. Precipitation occurs primarily in winter and early spring. Drought years are common, and high amounts of annual precipitation often occur in single storm events. Summers are hot and dry with irregular and sparse, high-intensity, convective thunderstorms (USDA NRCS, 2022).

4.4.1.2 Discussion of Impacts

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant with Mitigation Incorporated

Special Status Plants

LSA identified eight special-status plant species with potential to occur within the project vicinity. One species, triple-ribbed milk-vetch (*Astragalus tricarinatus),* is federally protected, whereas another species, western Joshua tree (*Yucca brevifolia),* is state candidate threatened, and the remaining species are sensitive (not federally or state-listed). LSA's analysis is based on CNDDB data from the *Yucca Valley North, Yucca Valley South, Joshua Tree North, Joshua Tree South, Rimrock, Goat Mountain,* and *Landers, California* quadrangles (LSA, 2025b).

Of these eight species, western Joshua tree (*Yucca brevifolia)* was present onsite in November 2023, and the other seven species were not observed in a focused rare plant survey conducted in May 2024. The Joshua tree census conducted by LSA biologists on November 1, 2023, determined 98 Joshua trees were : 87 Joshua trees were on the project site and there were 11 in the buffer area.(**Figure 4.4-2**; LSA, 2023). LSA biologists surveyed for the presence/absence of San Bernardino milk-vetch (*Astragalus bernardinus*), triple-ribbed milk-vetch (*Astragalus tricarinatus*), Pinyon rock cress (*Boechera dispar*), Pioneertown linanthus (*Linanthus bernardinus*), little San Bernardino mountains linanthus (*Linanthus maculatus* ssp*. maculatus*), Robinson's monardella (*Monardella robisonii*), Latimer's woodland gilia (*Saltugilia latimeri*), and any other special-status species detectable during the time of the surveys (LSA, 2025b). The only special-status species LSA found at the time of either survey (November 2023 or May 2024) is western Joshua tree; no additional special-status species (i.e., species beyond the eight listed) were observed onsite (LSA, 2025b; LSA, 2025c).

Five special-status species were determined to occur within two miles of the BSA by UltraSystems (**Figure 4.4-3**). These five species (i.e., little San Bernardino mountains, Pioneertown linanthus, Robinson's monardella, San Bernardino milk-vetch, and Pinyon rock cress) were considered within LSA's analysis.

It is important to note that the 2024 focused rare plant surveys followed an above average rainfall season (UltraSystems 2025a, 2025c). Therefore, the focused rare plant survey results may be limited by lack of data concerning certain plant taxa, especially for annual or biennial plant species. Although surveys were conducted during the general peak bloom period for the species of interest, the lack of precipitation preceding the 2025 survey season precludes an optimal floristic inventory.

Western Joshua Tree

The western Joshua tree is a State Candidate Threatened species native to California. Tree size and growth form vary with site and climate conditions. In California, the western Joshua tree is an evergreen tree that is present in discontinuous populations within the western Mojave Desert and extends north and east into the southwestern Great Basin. The western Joshua tree typically grows between heights of 16.4 to 66 feet, rarely exceeding 33 feet. Western Joshua trees typically have one main stout stem or trunk that measures 3.3 to 10 feet in diameter and have an expanded base (CDFW, 2025b).

Western Joshua trees are typically found within the Mojave Desert and Great Basin ecoregions on landforms such as alluvial fans, bajadas, flats, ridges, mesas, and gentle to moderate slopes. They benefit from soils with bimodal textures with coarse sand and fine silts that are able to retain soil moisture. Additionally, western Joshua trees are sensitive to temperature and precipitation, which are factors that can determine whether or not the tree or juvenile sprout will be able to survive in a landscape. Important climate factors for these trees are annual heat/moisture index, winter minimum temperature, and mean annual precipitation (CDFW, 2025b)

LSA conducted a Joshua Tree Census on November 1, 2023 (see **Appendix C2**, *Western Joshua Tree Census for the Sun Mesa (Billings) Mini Storage Project*; LSA 2023). The study area for the census includes the 4.34-acre project site plus a 49-foot buffer area around the site (see **Figure 4.4-2**). Each living or dead Joshua tree in the study area was assigned a unique identification number, tagged, photographed, and mapped using Global Positioning System (GPS) technology (datum WGS 84). Each Joshua tree stem or trunk arising from the ground was considered an individual tree. For each Joshua tree, the arborist recorded size class, maturity, and flowering/fruiting status.

The census recorded 98 Joshua trees onsite; 87 Joshua trees on the project site and 11 in the buffer area. Construction of the project would result in the removal of all 98 Joshua trees on the project site and in the buffer area. Impacts to Joshua tree would be potentially significant.

Mitigation Measures

Unless otherwise noted, the project applicant does not plan to transplant or retain any of the 98 Joshua trees on the project site and in the buffer area. All impacts to this parcel will be permanent, as no remaining undeveloped land is proposed by this project. The implementation of the following measures would reduce impacts to less than significant levels.

BIO-1: Biological Monitor

(a) A biological monitor will be onsite to monitor activities that result in the clearing or grading of areas known to contain sensitive biological resources, such as western Joshua tree habitat, as well as ground-disturbing activities that impacts do not exceed the limits of construction and minimize the likelihood of inadvertent impacts to special-status plant and wildlife species.

(b) The biological monitor will ensure that all biological mitigation measures, best management practices (BMPs), avoidance and protection measures described in the relevant project permits and reports are in place and are adhered to. Monitoring will cease when the sensitive habitats and jurisdictional areas have been cleared or impacted. The biological monitor will take photographs

throughout the construction process. Observations of special-status species will be recorded in monitoring logs, mapped, and special-status species records will be submitted to the California Natural Diversity Database (CNDDB) within five working days of the sightings, and CDFW will be provided with copies of the CNDDB forms and survey maps. Monitoring logs will be completed for each day of monitoring.

(c) The biological monitor will have the authority to halt all construction activities and all non-emergency actions if listed species are identified on the project site and will be directly impacted. The monitor will notify the appropriate resource agency and consult if needed. If needed, and if authorized by the resource agencies, the monitoring biologist will relocate the individual outside of the work area where it will not be harmed. Work can continue at the location if CDFW and/or the USFWS determine that the activity will not result in impacts to the species.

(d) If sensitive biological resources are detected in an area to be impacted, then appropriate measures will be implemented by the biological monitor to avoid impacts (i.e., flag and avoid, erect orange snow fencing, biological monitor present during work, etc.). However, if avoidance is not possible and the sensitive biological resources will be directly impacted by project activities, the biological monitor will mark and/or stake the site(s) and map the individuals on an aerial map and with a GPS unit. The biologist will then contact the appropriate resource agencies to develop additional mitigation measures prior to commencing project activities.

(e) The construction crew will inspect excavated areas daily to detect the presence of trapped wildlife.

BIO-2: Project Limits and Designated Areas

To avoid impacts to sensitive biological resources, the following measures will be implemented by the project proponent, contractors, and biological monitor prior to project staging, and commencement of any ground-disturbing activities or vegetation removal.

a) Project boundary would be set at the minimum size to accomplish necessary work, resulting in minimal impacts to sensitive biological resources and jurisdictional areas.

b) Specifications for the project boundary, limits of construction, project-related parking, storage areas, laydown sites, and equipment storage areas will be mapped and clearly marked in the field with temporary fencing, signs, stakes, flags, rope, cord, or other appropriate markers. All markers will be maintained until the completion of activities in that area.

c) To minimize the amount of disturbance, the construction/laydown areas, parking areas, staging areas, storage areas, spoil areas, and equipment access areas will be restricted to designated areas. To the extent possible, designated

areas will comprise existing disturbed areas (parking lots, access roads, graded areas, etc.).

d) Project-related work limits will be defined, and work crews will be restricted to designated work areas. Disturbance beyond the actual construction zone is prohibited without site-specific surveys.

e) Project related vehicle traffic will be restricted to established roads, staging areas, and parking areas. Travel outside construction zones will be prohibited. If sensitive biological resources are detected in an area to be impacted, then appropriate measures will be implemented to avoid impacts (i.e., flag and avoid, erect orange snow fencing, biological monitor present during work, etc.). However, if avoidance is not possible and the sensitive biological resources will be directly impacted by project activities, the biological monitor will mark and/or stake the site(s) and map the individuals on an aerial map and with a GPS unit. The biologist will then contact the appropriate resources agencies to develop additional avoidance, minimization and/or mitigation measures prior to commencing project activities.

BIO-3: Western Joshua Tree Conservation Act

Prior to the initiation of Joshua trees encroachment, trimming, pruning, or any activity that may result in take of Joshua trees (including removal of live and dead Joshua trees), the project proponent should obtain a California Endangered Species Act (CESA) Incidental Take Permits (ITP) under the western Joshua Tree Conservation Act (WJTCA) of Fish and Game Code (§§ 1927.3 and 1927.8). California Fish and Game Code § 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill". Mitigation will occur per the stem count per the WJTCA census in lieu fee, or as required by the ITP and WJTCA.

BIO-4: California Desert Native Plants Act

a) Because species of the family Agavaceae (e.g., western Joshua Tree), which have been observed throughout the project site, are covered under § 80073(b) of the California Desert Native Plants Act (CDNPA), any impacts will require a permit issued by the commissioner of the sheriff in San Bernardino County pursuant to Chapter 3 § 80073. Prior to commencement of construction activities, including but not limited to mobilization, fencing, staging, vegetation trimming or removal, or ground-disturbing activities, the project proponent will acquire a permit pursuant to Chapter 3 § 80101 and § 80073 of the California Desert Native Plants Act if any of the following species are observed on the project site:

   a. All species of the family Agavaceae (century plants, nolinas, yuccas)

   b. All species of the family Cactaceae (cacti), except for the plants listed in subdivisions (b) and (c) of Section 80072 which may be harvested under a permit obtained pursuant to that section.

   c. All species of the family Fouquieriaceae (ocotillo, candlewood)

d. All species of the genus Prosopis (mesquites)

e. All species of the genus Cercidium (palos verdes)

f. *Acacia greggii* (catclaw)

g. *Atriplex hymenelytra* (desert-holly)

h. *Dalea spinosa* (smoke tree)

i. *Olneya tesota* (desert ironwood), including both dead and live desert ironwood.

Figure 4.4-2
JOSHUA TREE CENSUS

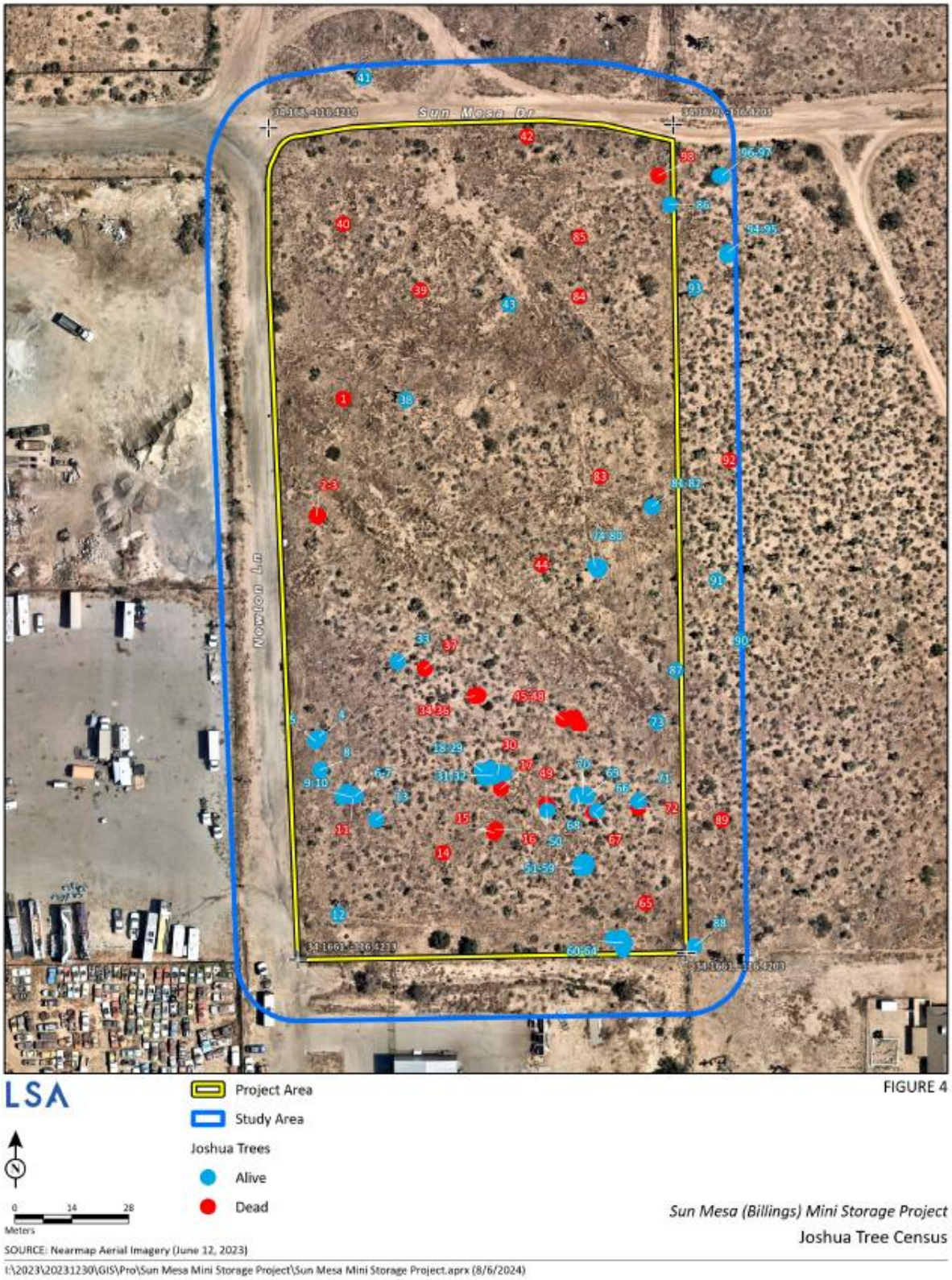
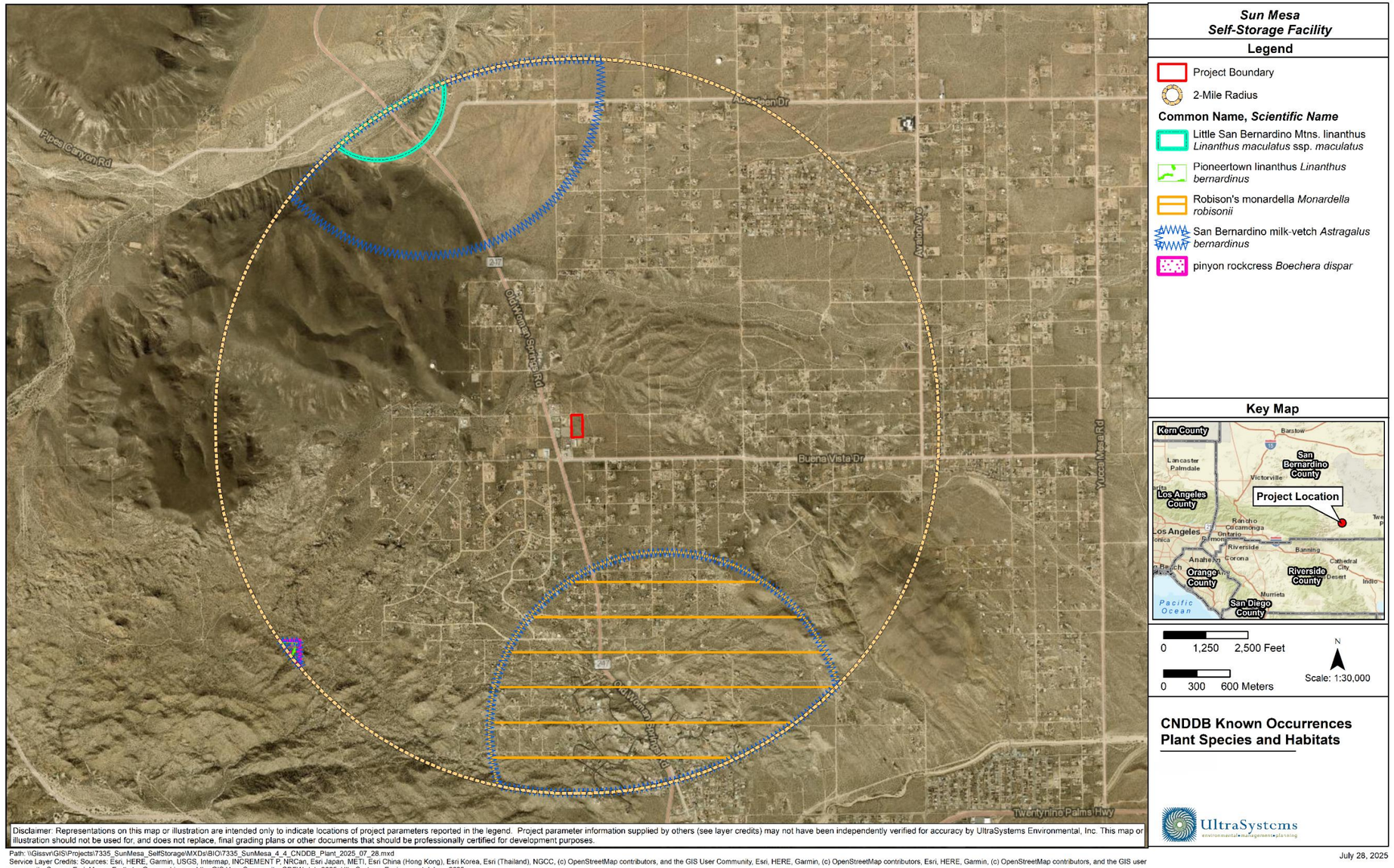


Figure 4.4-3
CNDDB KNOWN OCCURRENCES: PLANT SPECIES AND HABITATS



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\Glssvr\GIS\Projects\7335_SunMesa_SelfStorage\MXDs\BIO\7335_SunMesa_4_4_CNDDB_Plant_2025_07_28.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; CDFW, July 2025; UltraSystems Environmental, Inc., 2025.

Special-Status Wildlife

LSA identified five special-status wildlife species with potential to occur within the vicinity of the project. Of these species, one is federal and state threatened (Desert tortoise, *Gopherus agassizii),* and one is state candidate threatened/endangered (burrowing owl, *Athene cunicularia*). The remaining three species are special-status and include the loggerhead shrike (*Lanius ludovicianus),* San Joaquin Valley population of Le Conte's thrasher *(Toxostoma lecontei),* and American badger *(Taxidea taxus).* LSA biologists confirmed presence of the loggerhead shrike during the May 2024 field survey and anticipate the remaining species are either not expected to occur or have low potential to occur (LSA, 2025b).

LSA biologists observed California quail *(Callipepla californica),* mourning dove *(Zenaida macroura),* turkey vulture *(Cathartes aura),* loggerhead shrike*,* common raven *(Corvus corax),* house sparrow *(Passer domesticus),* house finch *(Haemorhous mexicanus),* San Diegan tiger whiptail *(Aspidoscelis tigris stejnegeri),* and desert cottontail *(Sylvilagus audubonii)* during the May 2024 survey. LSA adds that the abundant Joshua trees and yucca within the project site may significantly contribute to nesting for native wildlife species, especially birds (LSA, 2025b).

UltraSystems identified two wildlife species within a two-mile radius of the project site (**Figure 4.4- 5**). One of these species, desert tortoise, was considered in LSA's investigations. However, the pallid San Diego pocket mouse (*Chaetodipus fallax pallidus*) was not mentioned in LSA's Biological Resource Assessment LSA, 2025b). UltraSystems biologists determined the pallid San Diego pocket mouse has a moderate potential to occur within the BSA. The pallid San Diego pocket mouse is not a federally or state-listed species, although is ranked by CDFW as either vulnerable (S3) and apparently secure ((S4; combined State rank is S3S4) state-wide (USFWS, 2025b; CDFW, 2025c)).

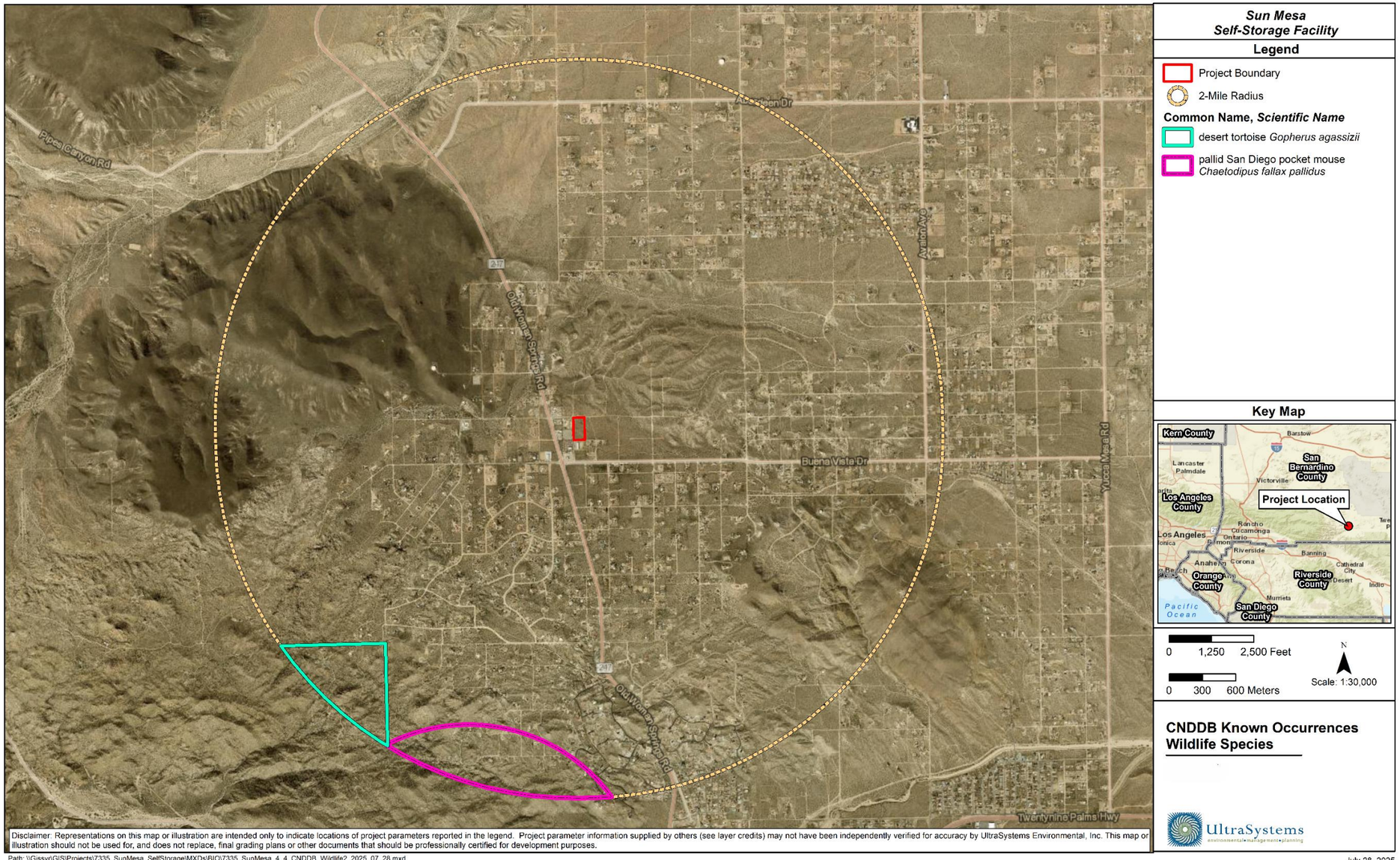
Desert tortoise (Gopherus agassizii)

The desert tortoise occurs in the Mojave, Sonoran, and Colorado deserts in the southwestern United States and the Sonora and northern Sinaloa in Mexico. The designated Mojave population of the desert tortoise is listed as federally and State Threatened and includes those animals living north and west of the Colorado River in the Mojave Desert of California, Nevada, Arizona, and southwestern Utah, and in the Colorado Desert in California (USFWS, 1994 and USFWS, 2011).

Desert tortoises typically occur in desert scrub, desert wash, and Joshua tree habitats below sea level to 7220 feet. Tortoises typically excavate burrows under bushes, and overhanging soil or rock formations (CDFW, 2000). Soils must be friable (easily crumbled) enough for digging burrows, but firm enough so that burrows do not collapse. During the winter, tortoises will opportunistically use burrows of various lengths, deep caves, rock and caliche crevices, or overhangs for cover (USFWS, 2011).

No observations of desert tortoise were made by LSA in the November 2023 or May 2024 surveys. However, desert tortoise is a mobile species, and direct impacts may result from project activities, including (but not limited to) staging, vegetation removal, and grading, Desert tortoises may also seek shelter in the shade of parked construction vehicles and equipment. For these reasons, mitigation is recommended (**BIO-1**, *Biological Monitor*, **BIO-5**, *Worker Environmental Awareness Program*, **BIO-7**, *Pre-Construction Desert Tortoise Survey*).

Figure 4.4-5
CNDDB KNOWN OCCURRENCES: WILDLIFE SPECIES



Path: \\Gissvr\GIS\Projects\7335_SunMesa_SelfStorage\MXDs\BIO\7335_SunMesa_4_4_CNDDB_Wildlife2_2025_07_28.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; CDFW, July 2025; UltraSystems Environmental, Inc., 2025.

Burrowing Owl (Athene cunicularia)

The burrowing owl (BUOW) is a small, crepuscular (active at dusk and dawn), ground-inhabiting owl that is found largely throughout the United States (Wilkerson, and Siegel, 2011). Its overall length is about seven to ten inches. Its coloring is sandy brown on its head, back and upper wings, with noticeable white spotting on its back and upper wings (Sibley, 2000). Adults are barred on their breast, while juveniles are buffy with a white collar. The brown and white mottling helps to provide camouflage in their dry habitat. BUOWs have yellow eyes, long legs, a short tail, with relatively long, narrow wings and a flat, round head (Sibley, 2000). Their long legs help them to see over grasses and short vegetation and aid them in catching their prey.

Burrowing owls are the only North American owl species that lives underground; typical BUOW habitat is open, dry, on level to mildly sloping topography with short and sparse vegetation structure and available burrows for nesting and roosting (Gallagher, 1997; Haug et al., 1993; Shuford et al., 2008; Center for Biological Diversity et al., 2024). BUOWs spend most of their time on the ground or on low perch sites such as fence posts and dirt mounds. Typical habitat includes prairies, grasslands, shrub steppe, deserts, and some agricultural areas (Haug et al., 1993). Nesting habitat also includes rolling hills, and occasionally on steep slopes or cliffs (Center for Biological Diversity, 2024). BUOW nesting habitat also occurs in urban landscaped areas and includes ruderal grassy fields, roadsides, airport infields, rural parks, college campuses, golf courses, athletic fields, and other similar areas (Center for Biological Diversity et al., 2024). In California, BUOW nesting habitat also includes fallow agricultural fields, the edges of cultivated fields (e.g., along roads or agricultural canals; Rosenberg and Haley, 2004). They are the only small owls likely to be seen perched in the open daylight (Sibley, 2000).

Though no sign, direct observation, or suitable burrow was observed in the November 2023 or May 2024 surveys, LSA determined burrowing owl are known to commonly occur within the project vicinity. Therefore, LSA recommended a Pre-Construction Presence/Absence Survey for burrowing owl (LSA, 2025b). UltraSystems biologists agree in recommending burrowing owl surveys presented under mitigation measures (**BIO-10,** *Pre-Construction Burrowing Owl Surveys*).

Loggerhead shrike

The loggerhead shrike is a large, predatory songbird. They are known to inhabit and forage over open country within areas of short vegetation and well-spaced shrubs or low trees, particularly those with spines or thorns. They frequent agricultural fields, pastures with fence rows, old orchards, savannas, prairies mowed roadsides, cemeteries, golf courses, riparian areas, open woodland, agricultural fields, desert washes, desert scrub, grassland, broken chaparral and beach with scattered shrubs. They prefer tall shrubs or trees (also fences or power lines) for hunting perches and territorial advertisement; open areas of short grasses, forbs, or bare ground for hunting; and large shrubs or trees for nest placement. Human disturbance does not seem to be a major concern to this species. The shrike is often seen next to well-traveled roads and near houses built in suitable habitat. In California, loggerhead shrikes breed mainly in shrublands or open woodlands with a fair amount of grass cover and areas of bare ground. They often nest in isolated trees or large shrubs.

Le Conte's thrasher

LeConte's thrasher is a passerine in the family Mimidae. This species occurs in the deserts of southeastern California, southern Nevada, extreme southwestern Utah south into west-central and southwestern Arizona, northeastern Baja California, and northwestern Sonora, with recent range

extensions into the Carrizo Plain and Cuyama Valley, much of the San Joaquin Valley, and the Panoche Hills. Occupied habitats are generally moderately to sparsely vegetated by saltbush scrub with bare ground or patches of sparse grasses. Habitat loss and degradation, particularly conversion of habitat to agriculture, are the major threats to populations. They are considered a Species of Special Concern by the CDFW and a Bird of Conservation Concern by the USFWS. Their nests are protected by the MBTA and Fish and Game codes pertaining to native nesting avian species.

American badger

The California Department of Fish and Wildlife (CDFW) considers American badger (*Taxidea taxus*) to be a Species of Special Concern (SSC). The American badger is found in a dry, open stages of a variety of habitats throughout California including woodlands, shrublands, and grasslands. The American badger is a fossorial carnivore and feeds primarily on small fossorial mammals including mice, chipmunks, rats, and particularly ground squirrels and pocket gophers. This species is fossorial and digs its dens in loose, friable soil. American badger is active year-round and has been observed to be diurnal at times or nocturnal.

Breeding and Nesting Birds (Migratory Bird Treaty Act)

The BSA supports trees, shrubs, and other vegetation (including landscaping/ornamental vegetation) that could potentially provide foraging, nesting, and cover habitats to support a diverse assortment of bird species (yearround residents, seasonal residents, and migrants). LSA biologists observed loggerhead shrike during the May 2024 field visits (LSA, 2025b). A majority of the birds observed during the field surveys and those birds that could potentially breed and nest within the project site and BSA are protected by the MBTA, and by Fish and Game Code § 3503, § 3503.5, and § 3513.

Activities which are most likely to result in take of migratory birds during the breeding bird season and when eggs or young are likely to be present include, but are not limited to, clearing or grubbing of bird nesting habitat; excavations and ground movement; or vegetation trimming or clearing. The project has the potential to directly take individual breeding birds, their nests, young, or eggs; therefore, avoidance and minimization are required. Indirect impacts to breeding birds could occur from increased noise, vibration, lighting and dust during construction, which could adversely affect the breeding behavior of some birds and lead to the loss (take) of eggs and chicks, or nest abandonment.

It is anticipated that the project may cause direct and indirect impacts to breeding birds, their nests, young, or eggs. Implementing the recommended avoidance and minimization **BIO-1** through **BIO-4** and **BIO-5** through **BIO-13**, described below, will minimize or avoid potential impacts to breeding birds, their nests, young, or eggs to less than significant levels. Impacts would then be less than significant.

Mitigation Measures

It is possible that impacts, such as unauthorized take or burrow collapse, occur to special-status species due to project activity. With the implementation of **BIO-1** through **BIO-4**, and the following mitigation measures (**BIO-5** through **BIO-12**), impacts are anticipated to be less than significant.

BIO-5: Worker Environmental Awareness Program

Worker Environmental Awareness Program (WEAP) for construction personnel shall be conducted and documented prior to onsite disturbances. The training shall include a discussion of the sensitive biological resources within the project site and the potential presence of special-status species. The WEAP shall also include a discussion of special-status species' habitats, protection measures to ensure species are not impacted by project activities, project boundaries, penalties for non-compliance, and biological conditions outlined in the project permits. All new employees shall be trained before they access the work site. New employees shall be trained and certified by the Construction Supervisor with the approval of the Project Biologist as approved by CDFW. Each trained individual shall be given a distinctive helmet sticker that will identify those who have received training, signed the training log, and demonstrated the required level of environmental awareness.

BIO-6: Construction Best Management Practices

Project work crews will use CASQA (or similar) stormwater BMPs as directed by the project's Storm Water Pollution Prevention Plan (SWPPP). These measures will be identified prior to construction and incorporated into construction operations. The project's Qualified SWPPP Practitioner shall ensure that construction activities will incorporate all applicable BMPs specified in the SWPPP to prevent erosion from water or wind, sedimentation of receiving waters, and introduction of other pollutants, including non-stormwater pollutants, into drainages crossed by or adjacent to the project site, accidental spills in the project site, including laydown yards and parking areas. BMPs will be maintained on a regular basis pursuant to the requirements of the SWPPP.

Bio-7: Pre-Construction Desert Tortoise Survey

Prior to the commencement of project activities, including but not limited to ground disturbance, pre-construction surveys following guidance in the U.S. Fish and Wildlife's (USFWS) 2018 *Preparing for Any Action That May Occur Within the Range of the Mojave Desert Tortoise* (*Gopherus agassizii;* "Guidelines") shall be conducted by an authorized biologist in possession of an active §.10(a)(1)(B) Incidental Take Permit from the USFWS. The Guidelines recommend the applicant contact USFWS prior to surveys. Qualified biologists shall conduct pre-construction surveys for desert tortoise no more than 48 hours prior to initiation of Project activities and after any pause in Project activities lasting 30 days or more. The qualified biologists shall follow USFWS's Desert Tortoise (Mojave Population) Field Manual (*Gopherus agassizii; "*Field Manual"). The qualified biologist shall record all signs of desert tortoise, such as scat, burrows, carcasses, courtship rings, drinking depressions, and live sightings, as described in the Field Manual. The qualified biologist shall provide a report with a map of the surveyed area (including transects, desert tortoises, and sign) and description of habitat conditions. Should positive survey results occur, the project applicant shall secure an incidental take permit under Section 10 of FESA and State incidental take permit under Section 2081 of the Fish and Game Code.

BIO-8: Pre-construction Wildlife Surveys

Prior to issuance of grading permits, a qualified biologist shall conduct pre-construction surveys within areas of suitable habitat for special-status terrestrial wildlife species identified as having moderate or greater potential to occur onsite. Pre-construction surveys shall be conducted three days before the commencement of construction activities. If construction activities onsite lapse for one week or more, approved work areas will be re-surveyed by the biologist for new occurrences of

the special-status wildlife species. Further consultation with wildlife agencies will be necessary if special-status species are observed onsite and prior to commencing construction activities.

BIO-9: General Wildlife Avoidance and Protection Measures

The project proponent shall implement the following general avoidance and protection measures to protect wildlife.

a) To minimize construction-related mortalities of nocturnally active wildlife species, it is recommended that all non-emergency work be conducted during daylight hours. All unnecessary lights shall be turned off at night to avoid attracting wildlife. Nighttime work (and use of artificial lighting) would not be permitted unless specifically authorized.

b) If any wildlife is encountered during project activities, it will be allowed to freely leave the area unharmed or the biological monitor shall capture the animal, if authorized, and relocate it outside of the construction work limits out of harm's way.

c) Listed wildlife species shall not be captured, handled, or relocated without specific written authorization from CDFW and/or USFWS.

d) Wildlife shall not be disturbed, captured, harassed, or handled, unless to relocate the animal out of imminent threat of injury or death. Animal nests, burrows and dens shall not be disturbed without prior survey and authorization from the biological monitor.

e) Active and inactive nests cannot be removed or disturbed.

f) Contractors, subcontractors, employees, and site visitors shall be prohibited from feeding or collecting wildlife.

g) To avoid the potential for mortality and harassment of wildlife, all non-security related firearms, weapons, and domestic dogs would be prohibited from the project site.

h) Contractors, subcontractors, employees, and site visitors shall inspect their vehicles and equipment for the presence of wildlife prior to moving their vehicles and equipment. The biological monitor shall be contacted if a special-status species is detected and is in danger of being harmed.

i) All steep-walled pitfalls (trenches, holes, bores, and other excavations) greater than two feet deep used during the project would be completely covered at all times except when being actively used, to prevent wildlife entrapment (i.e. reptiles and small mammals). If trenches cannot be covered, escape ramps (maximum slope of 2:1) shall be provided to allow trapped animals to escape. Exclusion fencing shall be installed around the trench or excavation. Trenches shall be inspected and wildlife removed immediately before backfilling.

j) All onsite project workers shall look under their vehicles and equipment before movement. If wildlife is observed, no vehicles or equipment shall be moved until the animal has left the area voluntarily or can be legally relocated.

k) Equipment maintenance, lighting, and staging shall occur only in designated areas, and shall not block or impede wildlife movement.

BIO-10: Pre-Construction Burrowing Owl Surveys

A qualified biologist shall conduct a pre-construction BUOW survey in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFW, 2012) or current CDFW guidance/protocol if changes to the aforementioned 2012 guidance have occurred. A pre-construction BUOW survey (Take Avoidance Survey) shall be conducted no more than 14 days prior to any site disturbance (grubbing, grading, and construction) and again 24 hours prior to ground disturbing activities.

Although BUOW was not detected on site during the reconnaissance-level surveys, the BSA contains suitable habitat to potentially support BUOW. The qualified biologist shall identify, record, and map with a global positioning system (GPS) unit BUOWs and their sign. Detailed notes and wildlife species encountered during the surveys shall be recorded in field notes.

If an occupied burrow is found (as indicated by the observation of a burrowing owl or the presence of burrowing owl sign), a 250-foot buffer around the burrow shall be staked and flagged and no construction activities will be allowed within the buffer area during the breeding season (February 1 through August 31). The qualified biologist will contact CDFW to assist in the preparation of an Incidental Take Permit (ITP), and development of avoidance, minimization, and mitigation measures, prior to commencing project activities. A relocation program may be necessary and shall be approved by CDFW prior to commencing project activities.

If no BUOWs or signs of BUOWs are observed during the preconstruction surveys and concurrence is received from CDFW, project activities may begin, and no further mitigation shall be required.

BIO-11: Pre-Construction Breeding Bird Survey

If vegetation removal is scheduled within the nesting season, a qualified biologist shall conduct a pre-construction nesting bird survey to maintain compliance with the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (§§ 3503 and 3503.5), which prohibit take of nesting birds and nests of migratory and non-game bird species. Nesting season is generally considered to be:

- January 1-July 30 for raptors.
- February 1-September 15 for non-raptors.

a) A qualified biologist will conduct pre-construction surveys no more than five days prior to when project activities (e.g., mobilization, excavation, grading, vegetation removal) are underway. Should a lapse in project activity be greater than five days, a qualified biologist will conduct additional surveys to maintain compliance.

To maximize the detection of nesting birds, surveys must be conducted in work areas (e.g., staging, stockpiling, storage, equipment yards, access roads) during favorable weather conditions. A wide variety of shelters and resources are used by avian species; these include barren ground, grasses, forbs, shrubs, trees, rocky outcrops, and man-made structures (dependent on species and conditions). The qualified biologists will interpret physical signs for nesting structures (e.g., manipulation of materials like mud or grass) and direct signs of life (e.g., courtship behaviors, gathering, swooping, alarm calls, pellets).

b) If nests are encountered, a qualified biologist shall consider individual species tolerance, proximity to construction activity, noise impacts, line-of-sight barriers, and distance (horizontal and vertical) to determine if planned construction activities would impact nesting success. The rate and duration of construction activities shall also be considered should the modification of scheduled activities be required to maintain healthy nesting outcomes.

c) If the qualified biologist determines construction activities shall potentially adversely affect a nest, the biologist must immediately inform the construction manager to halt construction activities (i.e., establish a no-work zone) within a minimum exclusion buffer of 100 feet for songbird nests and 200-500 feet for raptor nests. This no-work zone lawfully avoids the "take" of nesting birds and the mortality of eggs and younglings. Construction activities within the no-work buffer may proceed after a qualified biologist determines the young have successfully fledged the nest and are no longer dependent upon the nest or parents.

d) If federal or state protected species are observed during surveys, USFWS and CDFW shall be consulted to determine the appropriate time for project activities to proceed and what specific measures will be taken to ensure protected species are not impacted.

BIO-12: Pre-Construction Desert Kit Fox and American Badger Surveys

Desert kit fox is a protected species under CCR Title 14, § 460. No more than 14 days prior to the beginning of ground disturbance and/or Project activities, a qualified biologist shall conduct pre-construction surveys to determine if potential desert kit fox burrows/dens are present in the project area. Pre-construction surveys should include transect surveys at a 20-meter transect distance to ensure 100 percent visual coverage of the project area. Surveys may be combined for similar fossorial mammals, such as American badger; combined, concurrent surveys for dissimilar taxa (e.g. plants or birds) shall be prohibited.

Use of wildlife camera monitoring to determine presence/absence and burrow/den use is strongly encouraged, in accordance with CDFW approved methods, including *Remote Camera Trap Installation and Servicing Protocol Citizen Wildlife Monitoring Project 2017 Field Season* (Moskowitz and Huyett, 2017) and *Camera-trapping for conservation: a guide to best-practices* (Oliver R. Wearn & Paul Glover-Kapfer, 2017).

The pre-construction survey reports will include: (1) the number, location, and status determination of potential desert kit fox and/or badger dens identified during the reporting period, (2) occupancy monitoring status, (3) species present, and (4) estimated number of individuals and associated behaviors observed. Desert kit fox

and badger images will additionally be stored on a cloud-based server and additional relevant data will be made available to CDFW upon request.

If the pre-construction surveys confirm occupied desert kit fox habitat, project activities shall be immediately halted, and the qualified biologist shall notify CDFW to develop avoidance, minimization, and mitigation measures within a Desert Wildlife Management Plan.

No disturbance of active dens shall take place when juvenile desert kit fox may be present and dependent on parental care. Sick or injured animals will be reported to CDFW within 24 hours of discovery.

Level of Significance After Mitigation

With the implementation of mitigation measures **BIO-1** through **BIO-13,** implementation of the proposed project would result in less significant impact to special-status plant and wildlife species.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant with Mitigation Incorporated

Communities of Concern

LSA noted a disturbed Joshua tree woodland within the entirety of the project site. There are no additional communities of concern immediately near the project site (LSA, 2025b).

Critical Habitat

Literature review determined that no critical habitat, including USFWS-designated critical habitat, occupies the BSA (**Figure 4.4-6**; LSA, 2025b).

Land Cover

LSA classified all of the project site as a Joshua tree woodland, through remarks on disturbed portions making up roadways (LSA, 2025b). Joshua tree woodland *(Yucca brevifolia* Woodland Alliance) generally occurs on gentle alluvial fans, ridges, gentle to moderate slopes. Soils are typically coarse sands, very fine silts, gravel, or sandy loams, and many sites have bimodal soils with both coarse sands and fine silts (CNPS, 2025). LSA reported dominant vegetation to include western Joshua tree (*Yucca brevifolia*), Mojave yucca (*Yucca schidigera*), creosote bush (*Larrea tridentata*), Mediterranean grass (*Schismus* sp.), red brome (*Bromus rubens*), Sahara mustard (*Brassica tournefortii*), shortpod mustard (*Hirschfeldia incana*), and redstem stork's bill (*Erodium cicutarium*). LSA determined the Joshua tree woodland alliance to take up all of the project site; as such, no other plant communities were found present onsite (**Figure 4.4-7**; LSA, 2025b). The Joshua tree woodland alliance (33.170.00) is considered sensitive with a rarity ranking of apparently secure globally and vulnerable state-side (G4/S3; CDFW, 2025d).

The take of Joshua trees is expected during project development. As such, it is recommended that a Joshua Tree Incidental Take Permit be attained by the project proponent (**BIO-3,** *Western Joshua Tree Conservation Act*; described in **Section 4.4[a]**).

Figure 4.4–6
CRITICAL HABITAT



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\Gissvr\GIS\Projects\7335_SunMesa_SelfStorage\MXDs\BIO\7335_SunMesa_4_4_Crithab_2025_07_25.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; USFWS Critical Habitats, February, 2025; UltraSystems Environmental, Inc., 2025.

Figure 4.4-7
LAND COVER



Mitigation Measures

It is anticipated that no Joshua trees would be transplanted or retained as part of project activities, therefore all impacts within the project boundary will be permanent. The implementation of **BIO-3** Western Joshua Tree Conservation Act will reduce impacts to less than significant levels.

Level of Significance After Mitigation

The project is not anticipated to have substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS. Impacts to individual western Joshua trees would be mitigated through the implementation of measures **BIO-1** through **BIO-4** as described in **Section 4.4(a)**; additionally, implementing the recommended avoidance and minimization mitigation measures **BIO-5** and **BIO-6** would minimize or avoid impacts to sensitive vegetation communities to less than significant.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact

The project site does not contain waters of the U.S. or State, including wetlands, and would not directly impact jurisdictional waters. Direct, indirect, or permanent impacts to jurisdictional waters are not anticipated as a result of the project.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact

LSA concluded that the BSA is not located within connectivity areas, natural landscape blocks, natural areas small, or potential riparian connections (LSA, 2025b).

Although the BSA does not overlap with such areas, the large amount of open space within and surrounding the BSA serves as a wildlife corridor because this area supports habitat and species that would be used as shelter, foraging, or prey by wildlife species moving to the east and north toward adjacent open space.

No direct impacts to wildlife movement corridors or native wildlife nursery sites are anticipated as a result of construction of the project. Project construction would result in temporary, indirect impacts to wildlife movement within areas located adjacent to the project work sites. Temporary indirect impacts would be considered less than significant because they would be temporary and would cease when construction is complete. During project operation, permanent indirect impacts may occur due to increased lighting and human activity; however, wildlife using the adjacent vacant lot would either be acclimated to low levels of human activities and lighting, or they would shift to the north or east, away from the project site. For this reason, permanent indirect impacts are anticipated to be less than significant.

Direct and indirect impacts to wildlife corridors would be either temporary in nature or would not significantly affect use of the area by wildlife for movement, shelter, foraging, or feeding due to the presence of large areas of open space north and east of the project site. Avoidance and minimization measures would not be required.

The project is not anticipated to have significant direct or indirect impacts on wildlife movement corridors or native wildlife nursery sites, and it is anticipated that the project will not adversely modify them. Impacts would be less than significant, and mitigation is not required.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant with Mitigation Incorporated

California Desert Native Plants Act Section 80073

Chapter 3, § 80073 of the CDNPA regulates certain species of California desert native plants from unlawful harvesting. The CDNPA protects all species of yuccas (family Agavaceae), all species of cacti (family Cataceae), all species of candlewoods (family Fouquieriaceae), all species of the mesquites (genus *Prosopis*), all species of palos verdes (genus *Cercidium*), catclaw (*Acacia greggii*), desert-holly (*Atriplex hymenelytra*), smoke tree (*Dalea spinosa*), and desert ironwood (*Olneya tesota*). The CDNPA protects these species from harvest unless under a permit issued by the commissioner or the sheriff of the county in which the native plants are growing. There were six species protected by the CDNPA that were observed on the Project Site: silver cholla (*Cylindropuntia echinocarpa*), diamond cholla (*Cylindropuntia ramosissima*), hedgehog cactus (*Echinocereus engelmannii*), catclaw (*Senegalia gregii*), western Joshua tree (*Yucca brevifolia*), and Mojave yucca (*Yucca schidigera*). Western Joshua trees on the site were mapped as part of the Joshua tree census conducted for this project. The remaining five species will need to be surveyed on the Project Site as required for a permit under the CDNPA (LSA, 2025b).

Town of Yucca Valley Development Code Section 9.10.040

Yucca Valley Ordinance, western Joshua tree, Mojave yucca, Parry's nolina (*Nolina parryi*), California juniper (*Juniperus californica*), Our Lord's candle (*Yucca whipplei*), and Pinon pine (*Pinus monophylla*) require a tree removal permit under the Town of Yucca Valley's Development Code Section 9.10.040 (LSA, 2025b). Project activities are likely to impact western Joshua tree, Mojave yucca and California juniper. Section 9.10.040 states that the clearing or removal of native plants from canal, lateral ditch, survey line, building site, or road or other right of way by the landowner or his agent are not subjected to state regulations should they not be transported from the land or offered for sale. Otherwise, the Town shall issue permits for regulated desert native plants (i.e., Mojave yucca, Parry's nolina, California Juniper, our lord's candle, and pinon pine; Town of Yucca Valley, 2025a).

Mitigation Measures

With the implementation of **BIO-3,** *Western Joshua Tree Conservation Act***, BIO-4,** *California Desert Native Plants Act* (see **Section 4.4[a]**), and the following mitigation measures, impacts are anticipated to be less than significant.

BIO-13: Protective Fencing of No Work Areas

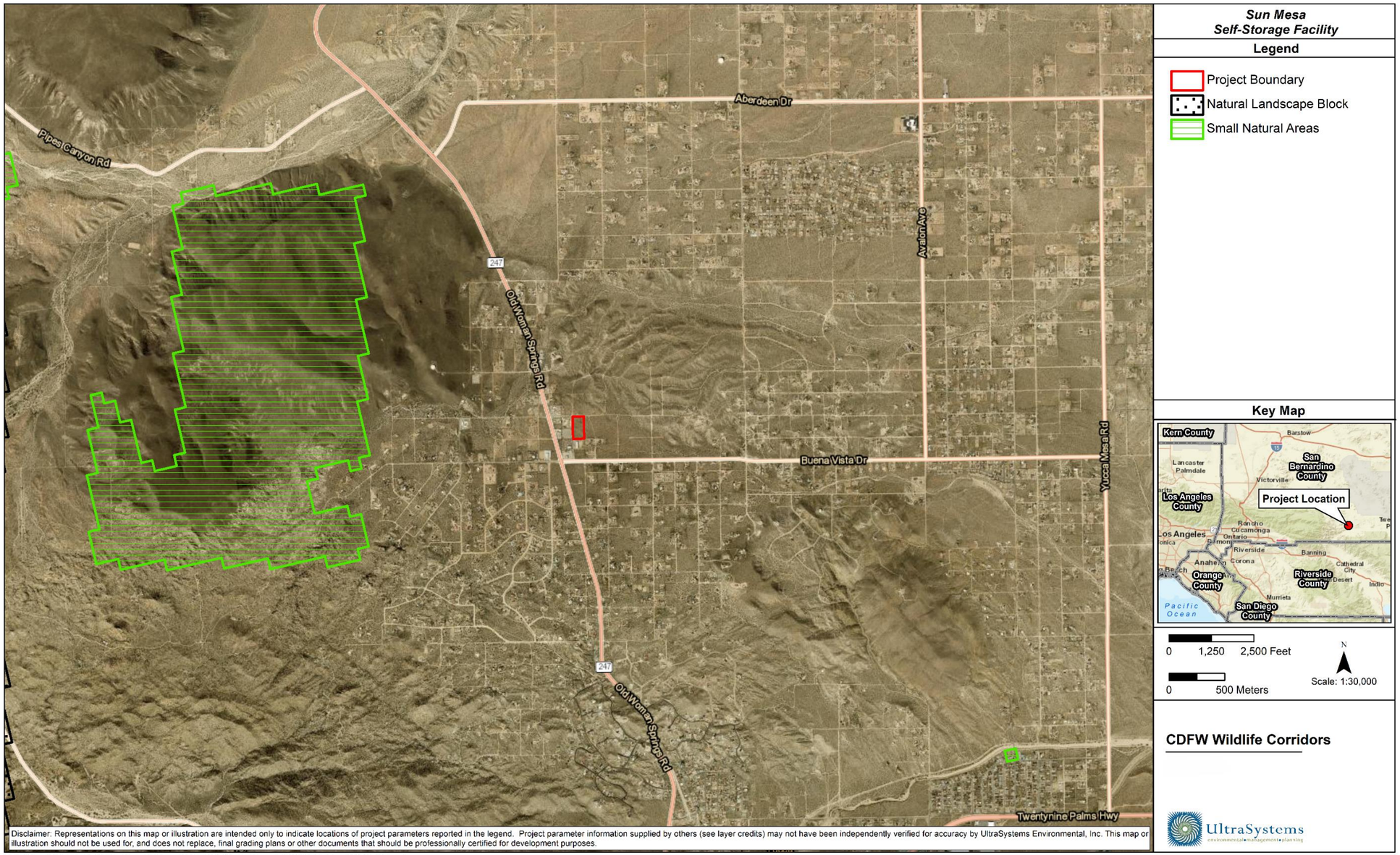
Protective fencing shall be installed around the perimeter of ecologically sensitive areas, which will be designated as No Work Areas, including around the perimeter of western Joshua trees scheduled to be transplanted, and native vegetation communities adjacent to work areas, before commencement of staging, fencing, clearing, grading, or other construction activities. The installation of fencing and protection measures around trees and vegetation will comply with the Town's Native Desert Vegetation Ordinance. The tree protection zone for Joshua tree is a 40-foot radius around the trunk of the tree. Fencing shall be maintained in place during all construction. No construction, grading, staging, or material storage will be allowed within the fence exclusion areas, or within the protected zones of any onsite native trees.

BIO-14: Yucca Valley Development Code Section 9.10.040

A native landscaping documentation package (report) shall be submitted to the division and at the time of filing land use applications (i.e., prior to any land disturbing or development activity) and may be combined with landscaping and water conservation requirements (Town of Yucca Valley, 2014). The report shall include a) the botanical and common names of regulated native desert plants, b) the precise location of each regulated desert native plant, c) the trunk or stem diameter of each regulated desert native plant, d) the height of each desert regulated native plant, e) the health or condition, including those unlikely to survive transplanting, of all regulated desert native plants, and f) the proposed placement of the regulated desert plant (i.e., the transplant site, removal determination, or adopt offsite).

Should a plant be determined as likely to survive transplanting by a qualified biologist, it shall be made available for adoption or transplanted onsite as part of the project's landscaping plan, which should maximize the use of native desert plants. The project applicant shall provide a thirty-day notice followed by a thirty-day adoption period; the adoption period may be less than thirty days should all plants be adopted. Adoption shall be prioritized in the Town of Yucca Valley, with second priority to the Morongo Basin. It is recommended the thirty-day adoption signage period commences with the submittal of the desert native plant permit. Signage posting will follow the requirements found in § 9.10.040E. All regulated desert native plants within the adoption program shall a) receive written permission to be obtained by the property owner, b) have consideration of plant's original and transplanted physical orientation, prevailing wind direction, soil type of the original and transplanted locations, and other related attributes which may affect the successful transplantation, and c) have a maintenance plan considering watering schedules, stockpile location, support, and the method of trap fencing. Plants which are not adopted within the thirty-day period may be removed.

Figure 4.4-8
CDFW WILDLIFE CORRIDORS



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Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; CDFW, 2020; UltraSystems Environmental, Inc., 2025.

July 28, 2025

Level of Significance After Mitigation

With implementation of measure **BIO-13**, conflicts with local policies or ordinances would be considered less than significant.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact

The literature review determined that the project site is not located within an HCP or NCCP. Biological Resources

4.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?				**X**
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		**X**		
c) Disturb any human remains, including those interred outside of formal cemeteries?		**X**		

Information from the LSA *Cultural Resources Assessment Report*, *dated August 2025* (LSA, 2025e) (see **Appendix D**), *prepared for the Sun Mesa Mini Storage Project, Town of Yucca Valley* has been included within this section. (see **Figure 4.5-1,** *Topographic Map*)

4.5.1 Impact Analysis

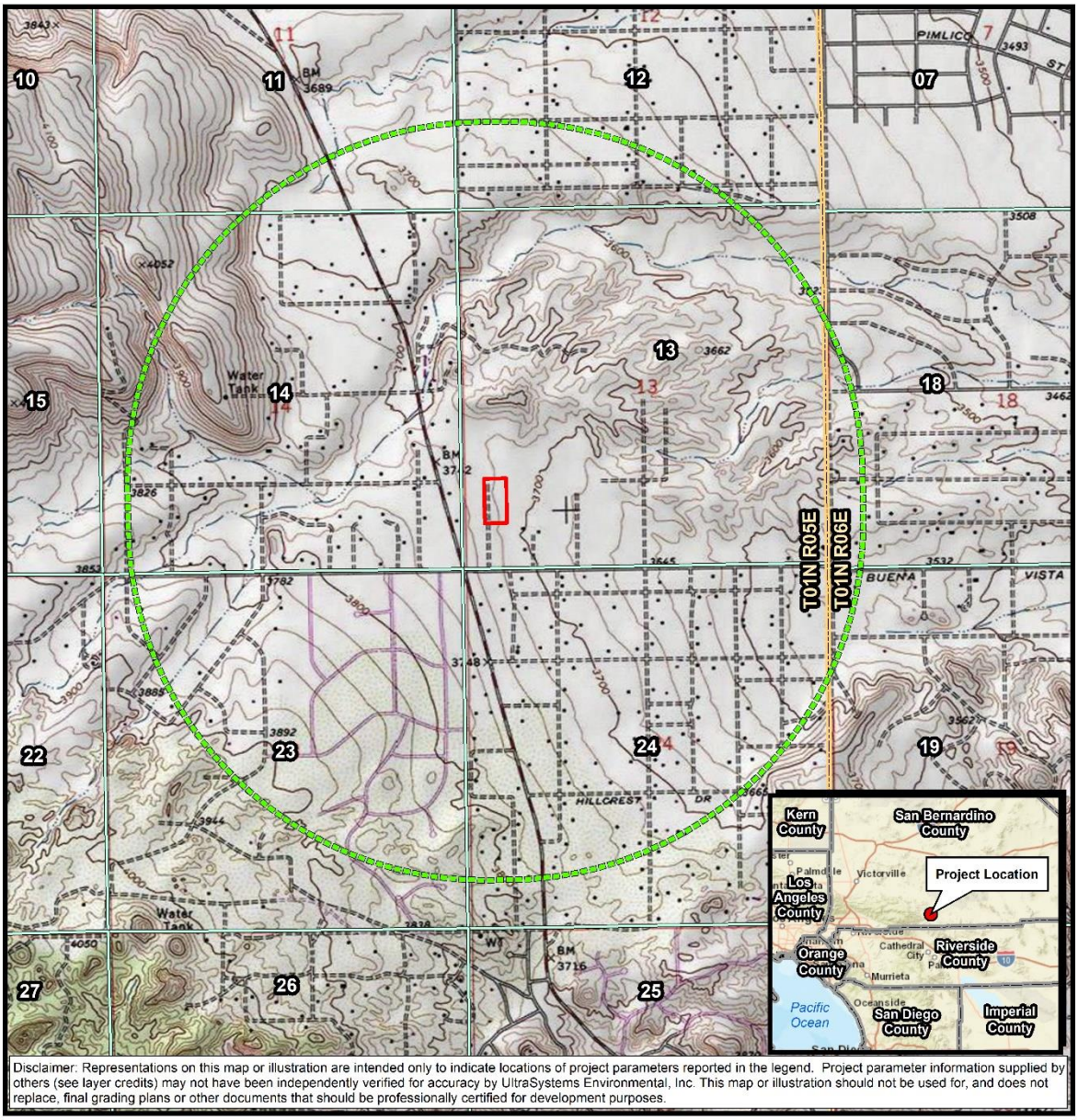
a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

No Impact

A historical resource is defined in § 15064.5(a)(3) of the *CEQA Guidelines* as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as being associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in or determined eligible for the California Register, included in a local register, or identified as significant in a historic resource survey are also considered as historical resources under CEQA.

Similarly, the National Register criteria (contained in Code of Federal Regulations Title 36 Section 60.4) are used to evaluate resources when complying with Section 106 of the National Historic Preservation Act. Specifically, the National Register criteria state that eligible resources comprise districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that (a) are associated with events that have made a significant contribution to the broad patterns of our history; or (b) that are associated with the lives of persons significant in our past; or (c) that embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or (d) that have yielded or may be likely to yield, information important to history or prehistory.

Figure 4.5-1
TOPOGRAPHIC MAP



A substantial adverse change in the significance of an historical resource, as a result of a project or development, is considered a significant impact on the environment. Substantial adverse change is defined as physical demolition, relocation, or alteration of a resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. Direct impacts are those that cause substantial adverse physical change to a historic property. Indirect impacts are those that cause substantial adverse change to the immediate surroundings of a historic property, such that the significance of a historical resource would be materially impaired.

The cultural resources records search conducted at the South Central Coastal Information Center (SCCIC) at California State University Fullerton determined that no historic-era resources have been recorded at the project site. Within the one-mile radius of the project boundary (the area of Potential Impact, or APE), two historic resources were recorded, one being a 1950s residence at 4451 Old Woman Springs Road (36-027695) and the second a segment of Old Woman Springs Road (36-010716), a route dating to the 19th century. This historic period road (36-010716) is the nearest historic resource to the project site, approximately 160 meters/530 feet to the west of the project site.

According to records at the SCCIC, no previous cultural resource surveys have included a portion of the project site (APE), but there have been 16 surveys conducted within the one-mile radius project buffer that were not within the project APE (**Appendix D**).

No historic buildings were identified within the project site as a result of the project site's field survey.

No buildings or structures were present within the project area in historic period aerial photos or indicated on maps (NETR Online 2024).

Based on the results of the records search and the onsite field survey. there would be no substantial adverse change in the significance of a historical resource pursuant to in § 15064.5, and therefore the project would have no impact in this regard.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less than Significant Impact with Mitigation Incorporated

An archaeological resource is defined in § 15064.5(c) of the CEQA Guidelines as a site, area or place determined to be historically significant as defined in § 15064(a) of the CEQA Guidelines, or as a unique archaeological resource defined in § 21083.2 of the Public Resources Code as an artifact, object, or site that contains information needed to answer important scientific research questions of public interest or that has a special and particular quality such as being the oldest or best example of its type, or that is directly associated with a scientifically-recognized important prehistoric or historic event or person.

The cultural resources investigation conducted by LSA, which included a CHRIS records search of the project site and buffer zone, and the pedestrian field survey suggest that a potential for undisturbed unique archeological resources exists on the project site due to the natural state of the project area. A search of the Sacred Lands File was not conducted by the Native American Heritage Commission for this project.

Based on the SCCIC cultural resources records search, it was determined that there are no prehistoric or historic cultural resources previously recorded within the project site boundary. Within the one-mile buffer zone, there have been three recorded resources, one of them prehistoric and two historic-era.

The single prehistoric site within the one-mile buffer of the project boundary is a lithic artifact scatter (36-002379). This artifact scatter is located approximately 0.29 mile southwest of the project site.

The two historic period resources include a 1950s residence at 4451 Old Woman Springs Road (36-027695) and a segment of Old Woman Springs Road (36-010716), a route dating to the 19th century that is located approximately 160 meters/530 feet to the west.

There have been 16 previous cultural resource studies within the one-mile buffer of the project. None of these surveys intersects the current project boundary.

A request was not made by LSA to the Native American Heritage Commission (NAHC) to conduct a search of their Sacred Lands File (SLF) for potential traditional cultural properties. LSA was not scoped to conduct the NAHC Sacred Lands File contact, and no such effort was made by LSA. However, UltraSystems contacted the NHAC on September 10, 2025 to request a SLF as well as a list of local Native American tribal organizations to contact. The NAHC SLF response was received September 11, 2025 and indicated that there are no SLF sites within the project area.

The NAHC provided 20 representatives of nine Native American tribes that are traditionally and culturally affiliated with the project's geographic area. The tribes listed below were contacted through email and USPS mail on September 17, 2025 requesting a reply if they have knowledge of cultural resources in the area that they wished to share and were also asked if they had any questions or concerns regarding the project. These tribes included:

- Agua Caliente Band of Cahuilla Indians
- Cahuilla Band of Indians
- Morongo Band of Mission Indians
- Quechan Tribe of the Fort Yuma Reservation
- Santa Rosa Band of Mission Indians
- Serrano Nation of Mission Indians
- Soboba Band of Luiseño Indians
- Twenty-Nine Palms Band of Mission Indians
- Yuhaaviatam of San Manuel Nation

UltraSystems is in the process of conducting follow-up telephone calls to the respective tribes, and as part of the CEQA process, all responses will be included in the Final IS/MND once they are received.

A pedestrian field survey of the project site was conducted on July 20, 2024, by LSA Archaeologist Cassidy Sharp. The field survey revealed that there was light disturbance in the area from foot and bicycle traffic. Overall visibility was poor, at approximately 50 percent with the surface substantially obscured by vegetation. Access was not inhibited by vegetation. Soils are sandy alluvial silt. Trace historic period isolated rusted cans were noted. Concrete debris were noted, along with modern refuse throughout the project area. No cultural resources were identified.

Through the various avenues of research by LSA with a CHRIS records and a pedestrian field survey and by UltraSystems with a NAHC SLF search this study did not identify cultural resources within or adjacent to the project. However, a prehistoric lithic artifact scatter was documented less than 0.33 miles away, and approximately half of the project area surface was not visible. As a result, it is reasonable to assume that the project parcel retains some potential for in situ subsurface cultural

resources, and therefore, archaeological monitoring may be considered. Grading activities would cause new subsurface disturbance and may result in the unanticipated discovery of prehistoric and/or historic archeological resources.

Mitigation Measure

MM CUL-1 If archaeological resources are discovered during construction activities, the contractor will halt construction activities in the immediate area and notify the Town of Yucca Valley (California Code of Regulations, Title 14, Chapter 3, Section 15064.5(f)). The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology who will be notified and afforded the necessary time to recover, analyze, and curate the find(s). The qualified archaeologist will recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the South Central Coastal Information Center. Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place.

Level of Significance After Mitigation

With implementation of Mitigation Measure **MM CUL-1** above, the project would result in less than significant impacts to archeological resources.

e) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact with Mitigation Incorporated

As previously discussed in **Section 4.5.b)** above**,** the project would be built on relatively undisturbed land that has not been previously graded and is in a suburban area. No human remains have been previously identified or recorded onsite.

The proposed project includes grading activities for the installation of infrastructure including water, wastewater, and utility lines; and for construction of the proposed buildings. Grading would involve new subsurface disturbance and could result in the unanticipated discovery of unknown human remains, including those interred outside of formal cemeteries. In the unlikely event of an unexpected discovery, implementation of mitigation measure **CUL-2** would ensure that impacts related to the accidental discovery of human remains would be less than significant.

Mitigation Measure

MM CUL-2 If human remains are encountered during excavations associated with this project, all work will stop within a 30-foot radius of the discovery and the San Bernardino County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) will be responsible for the ultimate

disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).

Level of Significance After Mitigation

With adherence to applicable codes and regulations protecting cultural resources and with implementation of Mitigation Measure **MM CUL-2** above, the proposed project would result in less than significant impacts to human remains.

4.6 Energy

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			**X**	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			**X**	

The following analysis is based substantially on a memorandum prepared by LSA on September 13, 2025: *Air Quality, Energy, and Greenhouse Gas Technical Memorandum for the Sun Mesa (Billings) Mini Storage Project in Yucca Valley, San Bernardino County, California* (LSA, 2025a).

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant Impact

According to CEQA Guidelines § 15126.2(d), "uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement that provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified." Therefore, the purpose of this analysis is to identify any significant irreversible environmental effects of project implementation that cannot be avoided.

Construction

The anticipated construction schedule assumes that the proposed project will be built in six to eight months. Construction-specific phases were assessed for their energy consumption under each construction sub-phase: grading, site preparation, building construction, paving, architectural coating, and trenching activities.

Construction would require energy for the manufacture and transportation of construction materials, preparation of the site for grading and building activities, and construction of the building. All or most of this energy would be derived from nonrenewable resources. Petroleum fuels (e.g., diesel and gasoline) would be the primary sources of energy for these activities. However, construction activities are not expected to result in inefficient use of energy, as gasoline and diesel fuel would be supplied by construction contractors who would conserve the use of their supplies to

minimize their costs on the project. Energy (i.e., fuel) usage on the project site during construction would be temporary and would be relatively small in comparison to the state's available energy sources.

Operation

Table 4.6-1 shows the estimated potential increase in electricity, gasoline, and diesel demand associated with the proposed project, which was calculated by LSA (LSA, 2025a). The electricity and natural gas rates are from the CalEEMod analysis.[8] while the gasoline and diesel rates are based on the traffic analysis in conjunction with USDOT fuel efficiency data, and using the USEPA's fuel economy estimates for 2020, and the California diesel fuel economy estimates for 2021.

Table 4.6-1
ESTIMATED PROJECT OPERATIONAL ENERGY USE

	Electricity Use (kWh per year)	Natural Gas Use (kBTU per year)	Gasoline (gallons per year)	Diesel (gallons per year)
Proposed Project	962,994	0	27,218	19,120

Source: Compiled by LSA (LSA, 2025a).
kBTU = thousand British thermal units
kWh = kilowatt hours

As shown in **Table 4.6-**1, the estimated increase in electricity demand associated with the operation of the proposed project would be 962,994 kWh per year. Total electricity consumption in San Bernardino County in 2022 was 16,629,614,195 kWh;[9] therefore, operation of the proposed project would negligibly increase the annual electricity consumption in San Bernardino County (by less than 0.1 percent).

In addition, the project would result in energy usage associated with motor vehicle gasoline to fuel project-related trips. As shown above in **Table 4.6-1**, the proposed project would result in the consumption of 27,218 gallons of gasoline and 19,120 gallons of diesel per year. Based on fuel consumption obtained from EMFAC2021[10], approximately 328.0 million gallons of gasoline and approximately 856.3 million gallons of diesel will be consumed from vehicle trips in San Bernardino County in 2026. Therefore, vehicle trips associated with the proposed project would increase the annual fuel use in San Bernardino County by approximately less than 0.1 percent for gasoline fuel usage and approximately less than 0.1 percent for diesel fuel usage. The proposed project would result in fuel usage that is a negligible fraction of current annual fuel use in San Bernardino County, and fuel consumption associated with vehicle trips generated by project operations would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region. Therefore, gasoline demand generated by vehicle trips associated with the proposed project would be a minimal fraction of gasoline and diesel fuel consumption in California.

Furthermore, the proposed project would be constructed using energy-efficient modern building materials and construction practices. Additionally, the proposed project would utilize new, modern appliances and equipment, in accordance with the Appliance Efficiency Regulations (Title 20, CCR

8 See **Section 4.8.2**.
9 CEC. 2022. Electricity Consumption by County. Website: www.ecdms.energy.ca.gov/elecbycounty.aspx (accessed September 2024).
10 EMFAC2021 was used by LSA in preparation of their September 12, 2024 memorandum.

Sections 1601 through 1608). The expected energy consumption during construction and operation of the proposed project would be consistent with typical usage rates for commercial uses; however, energy consumption is largely a function of personal choice and the physical structure and layout of buildings. Therefore, the proposed project would not result in a potential significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact

According to the LSA Memorandum (2025), the California Energy Commission (CEC) recently adopted the 2023 Integrated Energy Policy Report (IEPR) (LSA, 2025a). The 2023 IEPR provides the results of the CEC's assessments of a variety of energy issues facing California. Many of these issues will require action if the state is to meet its climate, energy, air quality, and other environmental goals while maintaining energy reliability and controlling costs. The 2023 IEPR covers a broad range of topics, including decarbonizing buildings, integrating renewables, energy efficiency, energy equity, integrating renewable energy, updates on Southern California electricity reliability, climate adaptation activities for the energy sector, natural gas assessment, transportation energy demand forecasts, and the California Energy Demand Forecast.

As indicated above, energy usage on the project site during construction would be temporary in nature and would be relatively small in comparison to the state's available energy sources. In addition, energy usage associated with operation of the proposed project would be relatively small in comparison to the region's available energy sources, and energy impacts would be negligible at the regional level. Because California's energy conservation planning actions are conducted at a regional level, and because the project's total impact on regional energy supplies would be minor, the proposed project would not conflict with or obstruct California's energy conservation plans as described in the CEC's 2023 IEPR. Therefore, the proposed project would not lead to new or substantially more severe energy impacts.

4.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			**X**	
ii) Strong seismic ground shaking?			**X**	
iii) Seismic-related ground failure, including liquefaction?			**X**	
iv) Landslides?				**X**
b) Result in substantial soil erosion or the loss of topsoil?			**X**	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			**X**	
d) Be located on expansive soil, as defined in Table 18-1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			**X**	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			**X**	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		**X**		

The information in this section is based on the following technical report:

- Geotechnical Investigation, Proposed Self-Storage Facility, APN 0597-111-67, SEC Sun Mesa Drive & Newton Lane Town Of Yucca Valley, California. Prepared by Sladden Engineering,

dated January 22, 2025 (Sladden, 2025a). A complete copy of this report is included as **Appendix E** to this IS/MND.

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less than Significant Impact

The Alquist-Priolo Zones Special Studies Act defines active faults as those that have experienced surface displacement or movement during the last 11,000 years. The act requires that cities and counties mandate that proponents of projects within Alquist-Priolo Earthquake Fault Zones have geologic investigations conducted to determine whether the sites are threatened by surface displacements from future faulting before cities or counties may issue development permits for such projects. Pursuant to this act, structures for human occupancy are not allowed within 50 feet of the trace of an active fault. The project site is within an Alquist-Priolo Earthquake Fault Zone, as shown on **Figure 4.7-1**. A trace of the Johnson Valley Fault Zone passes within the project site, as shown on **Figure 4.7-2**. The project geotechnical investigation report includes the following text (Sladden, 2025a, p. 8):

> In accordance with current State of California guidelines, subsurface fault studies should be performed to identify the active surface rupture potential. Habitable structures are not permitted to be constructed across active fault splays. Local planning agencies are responsible for regulating and enforcing the applicable laws and ordinances regarding building and construction in accordance with state and local requirements. This includes oversight regarding the construction of structures not intended for human occupancy on parcels delineated to be within the fault zone. **Based on the nature of the project, it is our understanding the proposed self-storage units and office are not intended for human occupancy or to exceed 2,000 person-hours per year** (emphasis added).

The project applicant anticipates that one part-time employee would be present onsite (Billings, 2025). Self-storage customers are typically onsite only occasionally and any attempt to estimate the total durations of such visits annually would be speculative. Impacts arising from surface rupture of a known active fault would be less than significant, and impacts would be less than significant.

Figure 4.7-1
ALQUIST PRIOLO FAULT ZONES

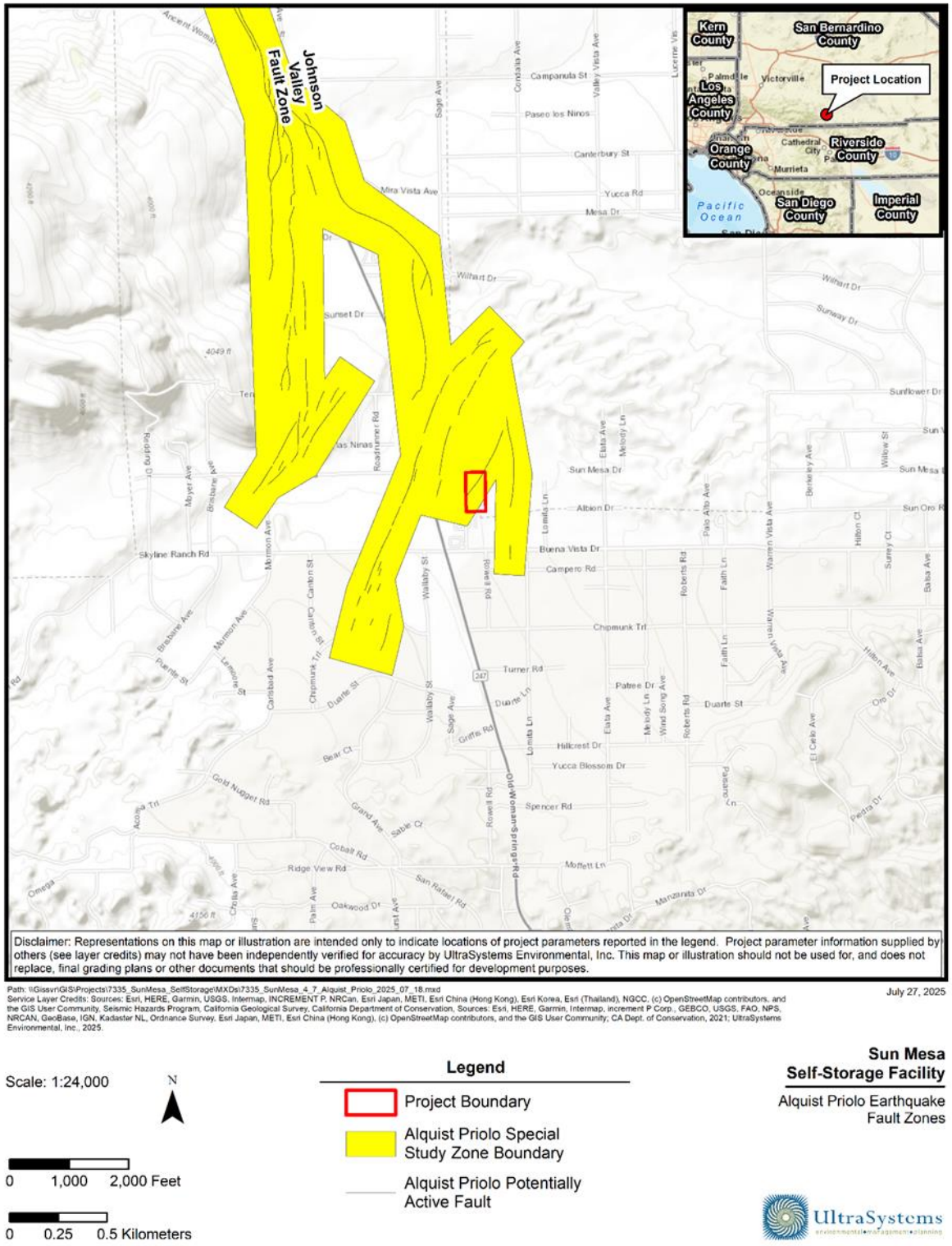
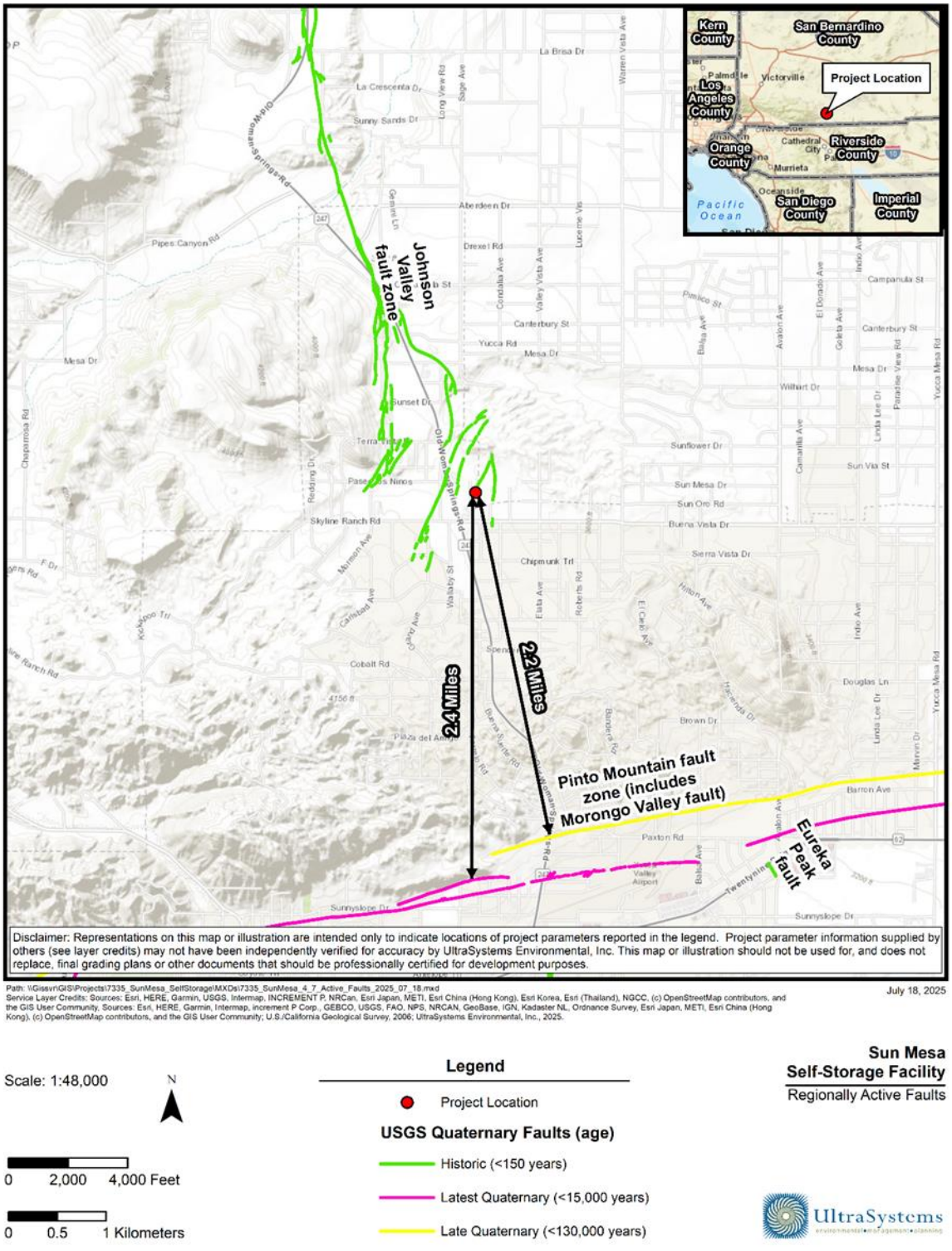


Figure 4.7-2
REGIONALLY ACTIVE FAULTS



ii) Strong seismic ground shaking?

Less than Significant Impact

As shown in **Figure 4.7-2**, the project is located within a seismically active region of Southern California, and all structures in the region are susceptible to collapse, buckling of walls, and damage to foundations from strong seismic ground shaking. A trace of the Johnson Valley Fault, which is active, passes through the project site. Several other fault traces are within one mile of the project site. One other active fault, the Pinto Mountain Fault Zone, is about 2.2 miles south of the project site.

The project would be constructed in accordance with the applicable 2025 California Building Code (CBC) issued by the California Building Standards Commission and used throughout the state (California Code of Regulations, Title 24).[11] In addition, the CBC is adopted as § 8.02.020 of the Town's Municipal Code and provides minimum standards to protect property and for public welfare by regulating the design and construction of excavations, foundations, building frames, retaining walls, and other building elements to mitigate the effects of seismic shaking and adverse soil conditions. The CBC contains provisions for earthquake safety based on factors including occupancy type, the types of soil and rock onsite, and the strength of ground motion with specified probability of occurring at the site.

Although the project site is susceptible to occasional moderate/high ground shaking from active faults in and near the project site, design and construction in accordance with the CBC would address issues related to potential seismic ground shaking at the site. For these reasons, impacts from strong seismic ground shaking would be less than significant and mitigation is not proposed.

iii) Seismic-related ground failure, including liquefaction?

Less than Significant Impact

General types of ground failures that might occur as a consequence of severe ground shaking typically include landslides, ground subsidence, ground lurching and shallow ground rupture. The probability of occurrence of each type of ground failure depends on the severity of the earthquake, distance from the faults, topography, subsoils and relatively shallow groundwater tables (approximately 50 feet or less below ground surface), in addition to other factors.

Liquefaction typically occurs when saturated or partially saturated soils behave like a liquid, as a result of losses in strength and stiffness in response to an applied stress caused by ground shaking or other sudden change in stress conditions.

The historic high groundwater levels in measured wells nearest the project site are 167 and 100 feet below ground surface, respectively (Sladden, 2025a, p. 5). The potential for liquefaction in subsurface site sediments is considered low due to the lack of shallow groundwater (Sladden, 2025a, p. 8).

Compliance with federal, state, and local regulations, including the CBC and the Town's Municipal Code, would minimize hazards from potential seismic-related ground failure, including liquefaction, that could be exacerbated by project development. Impacts would be less than significant, and mitigation is not required.

[11] The 2025 CBC will take effect on January 1st 2026; the 2022 CBC is effective till then.

iv) Landslides?

No Impact

The project site is relatively flat, consisting of a southeast-facing slope of approximately two percent grade. Existing landslide risk onsite is considered negligible (Sladden, 2025a, p. 8), and project development would not exacerbate landslide risk. No impact would occur.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact

Construction

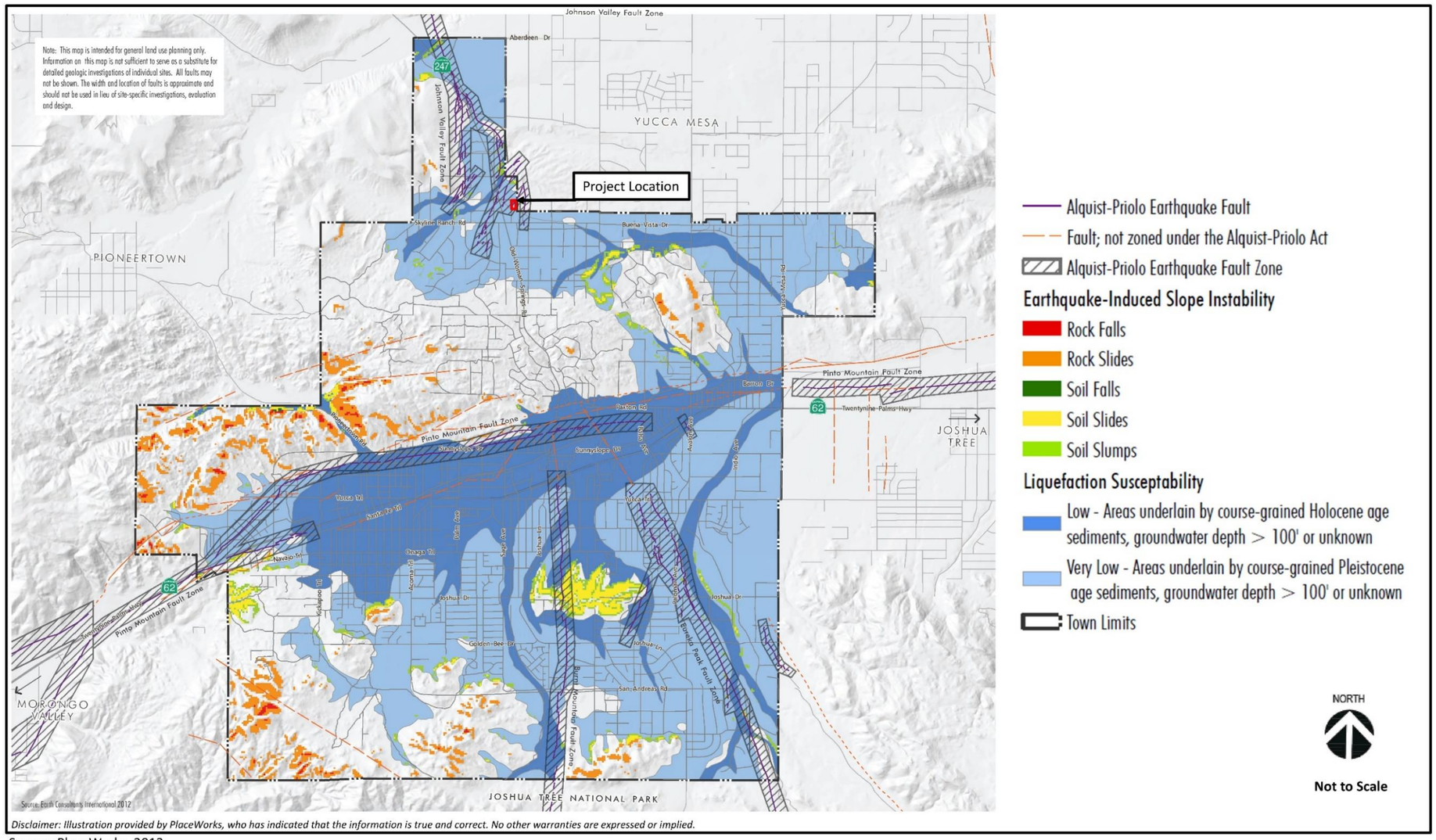
Project construction would involve extensive disturbance and exposure of soil, and thus could cause substantial soil erosion if effective soil erosion measures were not used. The Town of Yucca Valley Municipal Code, Chapter 9.37 requires that applicants for grading permits submit a soil erosion, sediment and dust control plan with their permit application; and the Director of Community Development must approve the soil erosion, sediment and dust control plan (Amlegal.com, 2025). Construction, grading, excavation, and land clearing operations are required to use measures to minimize wind erosion under MDAQMD Rule 403 (MDAQMD, 2020c). Grading and construction activities pursuant to the General Plan Update would comply with existing laws and regulations aimed at minimizing or eliminating pollution of stormwater with trash and debris and pollution of air and water by dust (Town of Yucca Valley, 2014, p. 5.8-24). Construction water quality impacts would be less than significant after compliance with the above-specified municipal code chapter and regulations.

Note that while construction projects one acre or larger in much of California must obtain coverage under the Statewide General Construction Permit (SGCP) issued by the State Water Resources Control Board, the SGCP only applies to areas where receiving waters are Waters of the United States (WOUS). Surface waters in Yucca Valley are not WOUS, and thus the SGCP does not apply to construction projects in Yucca Valley.

Operational Pollutant Controls

The project would be developed with a mix of impervious surfaces such as concrete and pavement and landscaped areas, including landscaping along the site boundary. The project includes drainage improvements consisting of two concrete ribbon gutters (that is, shallow, v-shaped concrete gutters, typically in the medians of driveways or drive aisles) extending north-south: one through the middle of the site, and one near the east site boundary; and an infiltration basin in the southwest corner of the site. The design capture volume of the infiltration basin is 13,243 cubic feet (DRP, 2024b, p. 17). Infiltration basins are highly effective at removing sediment (CASQA, 2003, p. TC-11-1). The project would have less than significant impacts related to soil erosion or loss of topsoil and mitigation is not proposed.

Figure 4.7-3
LANDSLIDES AND LIQUEFACTION



Disclaimer: Illustration provided by PlaceWorks, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: PlaceWorks, 2013.

Sun Mesa Self-Storage Facility

Landslide and Liquefaction Zones

UltraSystems
environmental • management • planning

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than Significant Impact

Sediments underlying the site, to the maximum depth of 21.5 feet below ground surface explored during the geotechnical investigation, are native alluvium consisting of granular soil that is dry and medium dense (Sladden, 2025a, p. 4).

Impacts related to liquefaction and landslides are discussed above in **Section 4.7 a)**. Furthermore, as described in previous responses, the site possesses low probability of landslides and liquefaction. Additionally, the project would be constructed in accordance with the requirements of the Town of Yucca Valley Municipal Code Section 8.02.020 (Building Code) and the Occupational Safety and Health Administration, which are designed to assure safe construction and include building foundation requirements appropriate to site-specific conditions.

Lateral Spreading

Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The downslope movement is due to gravity and earthquake shaking combined. The potential for lateral spreading onsite is considered low due to the low potential for liquefaction in subsurface site sediments (Sladden, 2025a). Impacts would be less than significant.

Collapsible Soils

Collapsible soils shrink upon being wetted and/or being subject to a load. Collapse typically occurs in young, unconsolidated, low-density, loose, dry soils common in arid to semi-arid regions. Collapsible soils are usually composed of granular particles cemented together by clay bonds. When such soils become saturated the clay bonds dissolve, causing substantial shrinkage (NRCS, 2004, p. 60). The geotechnical investigation determined that existing soils within two feet of the ground surface are unsuitable for supporting the proposed structures, and recommends over-excavation and re-compaction to a depth of two feet below existing grade or two feet below the bottoms of proposed footings, whichever is deeper (Sladden, 2025a, p. 10). Project site grading and project design and construction would comply with the preceding recommendations of the Geotechnical Evaluation Report, and project development would not exacerbate hazards arising from collapsible soils. Impacts would be less than significant.

Subsidence

The major cause of ground subsidence is the excessive withdrawal of groundwater. Soils with high silt or clay content are particularly susceptible to subsidence. The project site is not in an area of subsidence mapped by the USGS (USGS, 2025). Groundwater extraction from the Warren and Ames groundwater basins is managed pursuant to a court judgment (Warren basin) and settlement agreement (Ames Basin) (HDWD, 2021, pp. 3-4 and 3-12); thus, substantial ground subsidence in HDWD's service area is not anticipated. Project development would not exacerbate hazards related to ground subsidence. Impacts would be less than significant.

d) Would the project be located on expansive soil, as defined in Table 18-1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than Significant Impact

Expansive soils shrink and swell with changes in soil moisture. Soil moisture may change from landscape irrigation, rainfall, and utility leakage. A measurement of expansion index in one subsurface soil sample conducted as part of the geotechnical evaluation yielded an expansion index of 1, indicating low expansion potential (Sladden, 2025a, p. 8). Impacts arising from expansive soils would be less than significant.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Less than Significant Impact

A septic system including a septic tank and leach lines are proposed for wastewater disposal. The percolation testing report for the proposed project determined that leach lines may be used for sewage disposal on the site (Sladden, 2025b, p. 5). The percolation testing report is included as **Appendix G1**. Impacts related to capability of soils to support septic tanks would be less than significant.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant Impact with Mitigation Incorporated

The project site is mapped as having moderate paleontological resource sensitivity in the Town of Yucca Valley General Plan (Yucca Valley, 2014, p. 5-35). The project site is underlain by Quaternary-aged older alluvium consisting of poorly bedded to non-bedded cobble-gravel and sand; and Quaternary-aged older gravel consisting of poorly-bedded cobble gravel and coarse sand (Sladden, 2025a, p.3; Dibblee and Minch, 2008). The Quaternary Period extends from approximately 2.58 million years before present to the present (ICS, 2024). Soils and sediment found onsite during the geotechnical investigation, to the maximum depth explored of 21.5 feet below ground surface (bgs), are alluvium consisting of granular soil that is dry, medium dense, and grayish brown (Sladden, 2025a, p. 4).

Two vertebrate fossils, one of an extinct horse and the other a desert tortoise, are known within the west-central portion of Town. Additional fossils are known regionally and include extinct animals such as mammoth, ground sloths, camel, horse, llama, dwarf pronghorn, and saber-toothed cat. Other regional fossils produced by older sediment and bedrock include extinct animals such as a zebra-like horse and Furlong's rabbit in addition to cotton rat, wood rat, and brown bat (Town of Yucca Valley, 2014, pp. 5-31 to -32).

Excavations or grading that extend into the uppermost layers of soil and deeper excavation into the older Quaternary sediments in the proposed project area may encounter fossils. Any substantial excavations below the uppermost layers should be closely monitored to quickly and professionally collect any specimens. Mitigation measure GEO-1 is required.

Mitigation Measure

MM GEO-1 Prior to the issuance of the grading permit, the applicant shall provide a letter to the Town of Yucca Valley Planning Division, or designee, from a qualified paleontologist stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop, as needed, a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. The PRIMP shall require that the paleontologist perform periodic paleontological monitoring of any ground disturbing activities within undisturbed native sediments during mass grading, site preparation, and underground utility installation. The project paleontologist may reevaluate the necessity for paleontological monitoring after 50 percent or greater of the excavations have been completed. In the event paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered. Criteria for discarding specific fossil specimens shall be made explicit. If the qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if a significant fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the Applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository such as the San Bernardino County Museum. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.

Level of Significance After Mitigation

With implementation of **MM GEO-1**, potential impacts to paleontological resources would be reduced to a less than significant level.

4.8 Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			**X**	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			**X**	

4.8.1 Introduction

The following analysis of the proposed project's greenhouse gas (GHG) emissions is based substantially on a memorandum prepared by LSA on September 13, 2025: *Air Quality, Energy, and Greenhouse Gas Technical Memorandum for the Sun Mesa (Billings) Mini Storage Project in Yucca Valley, San Bernardino County, California* (LSA, 2025a). Attachment B to the memorandum includes results of the model that LSA used to estimate the proposed project's air quality and GHG emissions.[12]

4.8.2 Background Information on Greenhouse Gas Emissions

Life on Earth depends on energy coming from the sun. About half the light reaching Earth's atmosphere passes through the air and clouds to the surface, where it is absorbed and then radiated upward in the form of infrared heat. About 90 percent of this heat is then absorbed by carbon dioxide (CO_2) and other greenhouse gases (GHGs) and radiated back toward the surface, which is warmed to a life supporting average of 59 degrees Fahrenheit (°F) (NASA, 2024).

Human activities are changing the natural greenhouse. Over the last century, the burning of fossil fuels such as coal and oil has increased the concentration of atmospheric CO_2. This happens because the coal or oil burning process combines carbon in the fuel with oxygen in the air to make CO_2. To a lesser extent, the clearing of land for agriculture, industry, and other human activities has increased concentrations of GHGs (NASA, 2024).

GHGs are defined under the California Global Warming Solutions Act of 2006 as CO_2, methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) and sulfur hexafluoride (SF_6). HFCs, PFCs, and SF_6 would not be emitted in significant amounts by the new activities in the proposed project, so they will not be discussed further.

Associated with each GHG species is a "global warming potential" (GWP), which is a value used to compare the abilities of different GHGs to trap heat in the atmosphere. GWPs are based on the heat absorbing ability of each gas relative to that of CO_2, as well as the decay rate of each gas (the amount removed from the atmosphere over a given number of years). The GWPs of CO_2, CH_4 and N_2O are 1,

[12] See **Section 4.8.6**.

25 and 298, respectively (GMI, 2019). Carbon dioxide equivalent (CO_2e) emissions are calculated by weighting each GHG compound's emissions by its GWP and then summing the products.

Carbon Dioxide (CO_2). Carbon dioxide is a colorless, odorless gas consisting of molecules made up of two oxygen atoms and one carbon atom. CO_2 is produced when an organic carbon compound (such as wood) or fossilized organic matter (such as coal, oil, or natural gas) is burned in the presence of oxygen. Since the industrial revolution began in the mid-1700s, industrial activities have increased in scale and distribution. Prior to the industrial revolution, CO_2 concentrations were stable at a range of 275 to 285 parts per million (ppm) (IPCC, 2007a). The National Oceanic and Atmospheric Administration's Earth System Research Laboratory indicates that the global concentration of CO_2 was 426.89 ppm in May 2025 (NOAA, 2025). These concentrations of CO_2 exceed by far the natural range over the last 650,000 years (180 to 300 ppm) as determined from ice cores.

Methane (CH_4). Methane is a colorless, odorless non-toxic gas consisting of molecules made up of four hydrogen atoms and one carbon atom. CH_4 is combustible, and is the main constituent of natural gas, a fossil fuel. CH_4 is released when organic matter decomposes in low oxygen environments. Natural sources include wetlands, swamps and marshes, termites, and oceans. Anthropogenic sources include the mining of fossil fuels and transportation of natural gas, digestive processes in ruminant animals such as cattle, rice paddies, and the buried waste in landfills. Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of CH_4. Other anthropogenic sources include fossil-fuel combustion and biomass burning.

Nitrous Oxide (N_2O). Nitrous oxide is a colorless, non-flammable gas with a sweetish odor, commonly known as "laughing gas," and sometimes used as an anesthetic. N_2O is naturally produced in the oceans and in rainforests (USEPA, 2025f). Manmade sources of N_2O include the use of fertilizers in agriculture, nylon and nitric acid production, cars with catalytic converters and the burning of organic matter. Concentrations of N_2O also began to rise at the beginning of the industrial revolution.

4.8.3 Regulatory Setting

GHGs are regulated at the national, state, and air basin level; each agency has a different degree of control. The United States Environmental Protection Agency (USEPA) regulates at the national level; the California Air Resources Board (ARB) regulates at the state level; and the Mojave Desert Air Quality Management District (MDAQMD) regulates at the air basin level in the project area.

4.8.3.1 Federal Regulations

The USEPA collects several types of GHG emissions data. These data help policy makers, businesses, and the USEPA track GHG emissions trends and identify opportunities for reducing emissions and increasing efficiency. The USEPA has been maintaining a national inventory of GHG emissions since 1990 and in 2009 established mandatory reporting of GHG emissions from large GHG emissions sources.

EPA is also getting GHG reductions through partnerships and initiatives; evaluating policy options, costs, and benefits; advancing the science; partnering internationally and with states, localities, and tribes; and helping communities adapt.

4.8.3.2 Corporate Average Fuel Economy (CAFE) Standards

The National Highway Traffic Safety Administration's (NHTSA's) Corporate Average Fuel Economy (CAFE) standards regulate the distance vehicles must cover per gallon of fuel. The agency establishes CAFE standards for passenger cars and light trucks (referred to as light-duty vehicles), as well as separate guidelines for fuel consumption by medium- and heavy-duty trucks and engines. The CAFE standards that became effective August 23, 2024 increased fuel efficiency for passenger cars by 2 percent annually for model years 2027–31. Light trucks were increased by 2 percent annually for model years 2029–31. Additionally, NHTSA is setting final fuel efficiency standards for heavy-duty pickup trucks and vans (HDPUVs) with a 10 percent annual increase for model years 2030–32 and further increases for model years 2033–35. However, the One Big Beautiful Bill Act, signed into law on July 4, 2025, removed civil penalties for failing to comply with federal fuel economy standards.

4.8.3.3 State Regulations

Executive Order S 3-05

On June 1, 2005, the governor issued EO S 3-05, which set the following GHG emission reduction targets:

- By 2010, reduce GHG emissions to 2000 levels.
- By 2020, reduce GHG emissions to 1990 levels.
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

To meet these targets, the Climate Action Team (CAT)[13] prepared a report to the Governor in 2006 that contained recommendations and strategies to help ensure that the targets in EO S-3-05 are met.

Assembly Bill 32 (AB 32)

In 2006, the California State Legislature enacted the California Global Warming Solutions Act of 2006, also known as AB 32. AB 32 focuses on reducing GHG emissions in California. GHGs, as defined under AB 32, include CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6. AB 32 required that GHGs emitted in California be reduced to 1990 levels by the year 2020. The ARB is the state agency charged with monitoring and regulating sources of emissions of GHGs that cause global warming. AB 32 also required that by January 1, 2008, the ARB determine what the statewide GHG emissions level was in 1990, and it must approve a statewide GHG emissions limit, so it may be applied to the 2020 benchmark. The ARB approved a 1990 GHG emissions level of 427 million metric tons of CO_2e ($MMTCO_2e$), on December 6, 2007, in its Staff Report. Therefore, emissions in California were required to be at or below 427 $MMTCO_2e$ by 2020.

Under the "business as usual" or BAU scenario established in 2008, statewide emissions were increasing at a rate of approximately one percent per year as noted below. It was estimated that the 2020 estimated BAU of 596 $MMTCO_2e$ would have required a 28 percent reduction to reach the 1990 level of 427 $MMTCO_2e$.

[13] The Climate Action Team (CAT) members are state agency secretaries and the heads of agencies, boards, and departments, led by the Secretary of the California Environmental Protection Agency (Cal/EPA). They coordinate statewide efforts to implement global warming emission reduction programs and the state's Climate Adaptation Strategy.

As part of the 2014 update to the AB 32 Scoping Plan (see below), the ARB revised the 2020 Statewide limit to 431 million MT of CO_2e, an approximately one percent increase from the original estimate. The 2020 business-as-usual forecast in the update is 509 $MMTCO_2e$. The state would need to reduce those emissions by 15.3 percent to meet the 431 $MMTCO_2e$ 2020 limit.

Climate Change Scoping Plan

The first AB 32 Scoping Plan (ARB, 2008) contained the main strategies to achieve the 2020 emissions cap. The strategies included direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

In December 2022, the ARB approved its Final 2022 Scoping Plan Update (ARB, 2022), which adds carbon neutrality to the former Scoping Plan. The 2022 Plan identifies a technologically feasible, cost-effective path to reduce GHG emissions by 85 percent below 1990 levels and achieve carbon neutrality by 2045 or earlier. Through the lens of carbon neutrality, the 2022 Plan expands the scope to more meaningfully consider how our natural and working lands (NWL) contribute to our long-term climate goal through carbon capture. The 2022 Plan focuses on efforts to shift away from fossil fuels, resulting in a 94 percent decrease in liquid petroleum demand, a 71 percent decrease in smog-related pollutants, a job increase of 4 million, and $200 billion of health cost savings for Californians (ARB, 2022).

Renewables Portfolio Standard (Scoping Action E-3)

The California Energy Commission estimates that in 2000 about 12 percent of California's retail electric load was met with renewable resources. Renewable energy includes (but is not limited to) wind, solar, geothermal, small hydroelectric, biomass, anaerobic digestion, and landfill gas. California's current Renewables Portfolio Standard (RPS) was intended to increase that share to 33 percent by 2020. It was reported that in 2021, over 37 percent of California's retail electricity sales were provided by RPS-certified renewables (CEC, 2023). Increased use of renewables will decrease California's reliance on fossil fuels, thus reducing emissions of GHGs from the electricity sector. In October 2015, Governor Brown signed into law Senate Bill (SB) 350, which requires retail sellers and publicly owned utilities to procure 50 percent of their electricity from eligible renewable energy resources by 2030. Signed in 2018, SB 100 requires an increase in the RPS to 60 percent by 2030, along with a long-term goal of 100 percent of RPS and zero-carbon energy by 2045 (CEC, 2023).

Senate Bill 375 (SB 375)

Senate Bill (SB) 375 passed the Senate on August 30, 2008, and was signed by the governor on September 30, 2008. Per SB 375, the transportation sector is the largest contributor of GHG emissions and contributes approximately 45 percent of the GHG emissions in California, with automobiles and light trucks alone contributing almost 30 percent. SB 375 indicates that GHGs from automobiles and light trucks can be reduced by new vehicle technology. However, significant reductions from changed land use patterns and improved transportation also are necessary. SB 375 states, "Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32." SB 375 (1) requires metropolitan planning organizations to include sustainable community strategies in their regional transportation plans for reducing GHG emissions, (2) aligns planning for transportation and housing, and (3) creates specified incentives for the implementation of the strategies.

Executive Order B-30-15

On April 29, 2015, the governor issued EO B-30-15, which added an interim target of GHG emissions reductions to help ensure the State meets its 80-percent reduction by 2050, as set in EO S-3-05. The interim target is to reduce GHG emissions by 40 percent by 2030. It also directs state agencies to update the Scoping Plan, update an Adaptation Strategy every three years, and take climate change into account in their planning and investment strategies. Additionally, it requires the State's Five-Year Infrastructure Plan to take current and future climate change impacts into account in all infrastructure projects.

Title 24

Although not originally intended to reduce GHGs, California Code of Regulations Title 24 Part 6: California's Building Energy Efficiency Standards for Residential and Nonresidential Buildings was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy-efficient technologies and methods. The California Energy Commission updates the standards every three years. The 2025 standard, which will go into effect effective January 1, 2026, encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, and more (CEC, 2025).

4.8.3.4 Local Regulations

4.8.3.5 Southern California Association of Governments (SCAG)

The Southern California Association of Governments (SCAG) is the designated Metropolitan Planning Organization (MPO) for Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. Covering 191 cities over 38,000 square miles, SCAG operates as a Joint Powers Authority and serves as both the Regional Transportation Planning Agency and the Council of Governments under state law. SCAG is responsible for preparing long-range transportation planning documents, including the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and the 2008 Regional Comprehensive Plan. On April 4, 2024, SCAG adopted Connect SoCal, the 2024–2050 RTP/SCS, which outlines a regional development pattern designed to reduce VMT from passenger vehicles and light-duty trucks. This, in turn, supports the reduction of GHG emissions from the transportation sector (SCAG, 2024).

The ARB has established GHG reduction targets for the SCAG region of eight percent below 2005 per capita emissions levels by 2020, and 19 percent below 2005 levels by 2035. The RTP/SCS includes strategies to help the region meet these targets through coordinated land use and transportation planning. Key land use strategies include promoting new development near high-quality transit areas, along livable corridors, and within neighborhood mobility areas to encourage active transportation and reduce reliance on personal vehicles.

Although the RTP/SCS provides a regional framework for reducing GHG emissions, it does not mandate consistency with local General Plans, Specific Plans, or zoning ordinances. Instead, SCAG offers incentives to jurisdictions and developers that align local planning efforts with the SCS strategies.

4.8.3.6 The Mojave Desert Air Quality Management District (MDAQMD)

The Mojave Desert Air Quality Management District maintains a set of rules and regulations to improve and maintain healthy air quality for the entire population within its jurisdiction. When developing new regulations, the MDAQMD must comply with complex procedures established by statutes in federal and state codes. Its regulations development process is based on the specific nature of the regulation and its potential impacts. The MDAQMD has established GHG emissions thresholds in its CEQA Guidelines but has not implemented a comprehensive GHG reduction strategy. The adopted threshold is 100,000 metric tons of carbon dioxide equivalent ($MTCO_2e$) per year, or 548,000 pounds per day (LSA, 2025a, p.17).

San Bernardino Council of Governments (SBCOG)

The Town of Yucca Valley falls within the jurisdiction of the dual entity of San Bernardino County Transportation Authority (SBCTA) and San Bernardino Council of Governments (SBCOG); SBCTA primarily focuses on transportation. In response to the adoption of AB 32 and the SB 32 Scoping Plan, SBCOG developed and adopted a San Bernardino County Regional GHG Reduction Plan in 2021 that will support the county's GHG reduction target for 2030 (SBCTA, 2021). The plan includes a baseline GHG inventory and forecasts, reduction measures, and information on the implementation of a climate action plan for each of the jurisdictions included in the plan.

SBCOG, along with the two other councils of governments in the Riverside–San Bernardino–Ontario metropolitan statistical area (MSA), the Coachella Valley Association of Governments (CVAG) and the Western Riverside Council of Governments (WRCOG), has developed the Priority Climate Action Plan (PCAP), dated March 1, 2024 (SBCTA, 2024). This PCAP outlines a strategy to reduce GHG emissions across the entire MSA, drawing from both existing and newly conducted analyses. It incorporates comprehensive GHG inventories for all major sectors such as energy, transportation, solid waste, water, wastewater, and agriculture, and evaluates each sector's potential for emissions reductions based on current climate action plans. The PCAP identifies regional measures to achieve near-term GHG reductions, need for funding, and anticipated benefits for low-income and disadvantaged communities (LIDACs), among other key criteria. It also examines the costs associated with implementing these regional measures, the legal and operational authority of local jurisdictions and agencies within the MSA to carry them out, and the potential workforce impacts tied to their implementation.

Yucca Valley General Plan

The Town of Yucca Valley addresses climate change through the Open Space and Conservation Element of its General Plan (Town of Yucca Valley, 2014). This section outlines goals and policies aimed at improving and preserving air quality to support the health of residents and the local economy. The following GHG-related policies from the Open Space and Conservation Element are relevant to the proposed project:

Policy OCS 11-1: Continue participating in and supporting the San Bernardino County Regional Greenhouse Gas Reduction Plan.

Policy OCS 11-2: Promote the design of new development that utilizes the desert climate through solar orientation, strategic shading, and other sustainable building practices and technologies.

Policy OCS 11-3: Ensure the General Plan's land use, housing, and transportation goals and policies remain consistent with and contribute to the Southern California Association of Governments (SCAG) Regional Transportation Plan and Sustainable Communities Strategy to help reduce greenhouse gas emissions.

4.8.4 GHG Emissions

4.8.4.1 National Emissions

The United States is the second largest emitter of GHGs globally (behind China) and emitted approximately 6,343 million metric tons of carbon dioxide equivalent in 2022 ($MMTCO_2e$) (USEPA, 2025g), not including GHG absorbed by forests and agricultural land. The largest source of GHG in the United States (28 percent) is burning fossil fuels for transportation (USEPA, 2025g). Generating electric power accounted for the second largest portion (25 percent). The remaining 47 percent of U.S. GHG emissions were contributed by the agriculture, industry, and residential and commercial sectors.

4.8.4.2 State Emissions

The California Air Resources Board (CARB) reports that in 2022, total GHG emissions in California were 371.1 $MMTCO_2e$ (ARB, 2024). The largest source of GHG in California is burning fossil fuels for transportation (39 percent) (ARB, 2024). The industrial sector accounted for the second largest portion (23 percent). The remaining 38 percent of state GHG emissions were contributed by the agriculture, electricity, and residential and commercial sectors.

4.8.4.3 Local Emissions

The Town of Yucca Valley has not developed a climate action plan. However, the PCAP presents the town's baseline and projected emissions and compares them with the 2030 GHG Target. In 2008, Yucca Valley's community-wide GHG inventory was 20,652 $MTCO_2e$ and in 2016 it was 21,445 $MTCO_2e$. The town's GHG forecast for 2030 is 94,254 $MTCO_2e$ which falls below the goal of 106,543 $MTCO_2e$ (SBCTA, 2024).

4.8.5 Impact Thresholds

CEQA Guidelines §15064.4 provides discretion to the lead agency whether to: (1) use a model or methodology to quantify GHG emissions resulting from a project, and which model or methodology to use; or (2) rely on a qualitative analysis or performance-based standards. In addition, CEQA does not provide guidance to determine whether the project's estimated GHG emissions are significant, but recommends that lead agencies consider several factors that may be used in the determination of significance of project-related GHG emissions, including:

- The extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting.
- Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.
- The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

CEQA Guidelines § 15130(f) states that the effects of GHG emissions are by their very nature cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis. Additionally, CEQA Guidelines § 15064(h)(3) states that a project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project would comply with an approved plan or mitigation program that provides requirements to avoid or lessen the cumulative problem.

The Town of Yucca Valley has not established GHG significance thresholds but has adopted the 2021 San Bernardino GHG reduction Plan, which outlines a GHG Development Review Process (DRP) (Atkins, 2015). All proposed projects are required to implement the GHG performance standards identified in the DRP and comply with applicable state regulations. For projects that exceed the screening threshold of 3,000 $MTCO_2e$ per year, the use of screening tables or preparation of a project-specific technical analysis is required to quantify and mitigate GHG emissions (LSA, 2025a, p. 23). Projects with emissions below 3,000 $MTCO_2e$ per year that demonstrate compliance with applicable GHG performance standards and state requirements are generally considered to have a less than significant impact on both project-level and cumulative GHG emissions.

Based on the foregoing guidance, the proposed project is evaluated against the San Bernardino County GHG screening threshold of 3,000 $MTCO_2e$ per year. In addition, the project is reviewed for consistency with the 2022 Scoping Plan and the 2024–2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

4.8.6 Impact Analysis

4.8.6.1 Methodology

Short-term construction GHG emissions and long-term operational GHG emissions were assessed by LSA using the California Environmental Emissions Estimator Model (CalEEMod) Version 2022.1.1.28 (CAPCOA, 2017). This analysis focused upon emissions of CO_2, CH_4, and N_2O only. HFCs, PFCs, and SF_6 would be emitted in negligible quantities by the proposed project, so they are not discussed further.

a) Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact

California has enacted several pieces of legislation that relate to GHG emissions and climate change, many of which set aggressive goals for GHG reductions within the state. Per Senate Bill 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines, which address the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project's effects on the environment. However, neither a threshold of significance nor any specific mitigations are included or provided in these CEQA Guideline amendments.

GHG Significance Threshold

Neither the Town of Yucca Valley, the MDAQMD, nor the State CEQA Guidelines Amendments have adopted quantitative thresholds of significance for addressing a project's construction-related GHG emissions. Nonetheless, § 15064.4 of the CEQA Guidelines serves to assist lead agencies in determining the significance of the impacts of GHGs. As required in § 15064.4 of the CEQA Guidelines, this analysis includes an impact determination based on the following: (1) an estimate of the amount

of GHG emissions resulting from the proposed project; (2) a qualitative analysis or performance based standards; (3) a quantification of the extent to which the proposed project increases GHG emissions as compared to the existing environmental setting; and (4) the extent to which the proposed project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

As noted above, this analysis evaluates the proposed project against the San Bernardino County GHG screening threshold of 3,000 $MTCO_2e$ per year. Construction-related GHG emissions are amortized over a 30-year project lifespan, combined with annual operational emissions, and then compared to the applicable significance threshold to assess potential impacts.

Construction GHG Emissions

Construction is an episodic, temporary source of GHG emissions. Emissions are generally associated with the operation of construction equipment and the disposal of construction waste. Only GHG emissions from onsite construction activities and offsite hauling and construction worker commuting are considered project-generated. As explained by the California Air Pollution Control Officers Association (CAPCOA) in its 2008 white paper (CAPCOA, 2008), the information needed to characterize GHG emissions from manufacture, transport, and end-of-life of construction materials would be speculative at the CEQA analysis level. CEQA does not require an evaluation of speculative impacts (*CEQA Guidelines* § 15145). Therefore, the construction analysis does not consider such GHG emissions, but does consider non-speculative onsite construction activities, and offsite hauling, and construction worker trips. All GHG emissions are identified on an annual basis.

Estimated criteria pollutant emissions from the proposed project's onsite and offsite project construction activities were calculated by LSA using CalEEMod, Version 2022.1.1.28, which was described in **Section 4.3.6**. The results of this analysis are presented in **Table 4.8-2**. The proposed project's total construction GHG emissions are estimated to be 495.4 $MTCO_2e$. To ensure that construction emissions are assessed in a quantitative sense, construction GHG emissions have been amortized over the life of the project, which is considered to be 30 years. The amortized value, **16.5 $MTCO_2e$**, has been added to the proposed project's annual operational GHG emissions.

Table 4.8-2
PROJECT CONSTRUCTION-RELATED GHG EMISSIONS

Year	Annual Emissions (MT)			
	CO_2	CH_4	N_2O	CO_2e
2024	74.1	< 0.005	< 0.005	74.4
2025	223	0.01	0.01	225
2026	194	0.01	0.01	196
Total	**491.1**	**0.02**	**0.15**	**495.4**

Source: Calculated by LSA using CalEEMod Version 2022.1.1.28 (LSA, 2025a, Attachment B).

Operational GHG Emissions

For a reasonable maximum emissions case, it was assumed that GHG emissions from the Sun Mesa Self Storage Project site are currently zero. Operational GHG emissions calculated by CalEEMod are shown in **Table 4.8-3**. Total annual unmitigated emissions from the proposed project would be 627.8 $MTCO_2e$ per year. Energy production and mobile sources account for about 83 percent of annual operational emissions.

Table 4.8-3
PROJECT OPERATIONAL GHG EMISSIONS

Emissions Source	Estimated Project Generated CO_2e Emissions (Metric Tons per Year)
Area Sources	1.4
Energy Demand (Electricity & Natural Gas)	233.3
Mobile (Motor Vehicles)	288.6
Solid Waste Generation	27.7
Water Demand	60.3
Construction Emissions[a]	16.5
Total	**627.8**

Source: Calculated by LSA using CalEEMod version 2022.1.1.28 (LSA, 2025a, Attachment B).
[a]*Total construction GHG emissions were amortized over 30 years and added to those resulting from the operation of the project.*

Therefore, under the first significance criterion, GHG emissions would be less than significant, and no mitigation is necessary.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHG?

Less than Significant Impact

The proposed project is required to be consistent with GHG reduction goals established in CARB's 2022 Scoping Plan and SCAG's 2024–2050 RTP/SCS.

The 2022 Scoping Plan outlines California's strategy to meet its climate goals, including reducing GHG emissions to 40 percent below 1990 levels by 2030, as set by EO B-30-15 and codified in SB 32. It builds on previous plans under AB 32 and supports the path towards the State's goal of carbon neutrality by 2045, as established by AB 1279. The scoping plan evaluates progress toward 2030 targets and identifies strategies across clean energy, transportation, land use, and natural systems to achieve long-term climate, health, and equity outcomes.

Energy-efficient measures outlined in the scoping plan aim to reduce building-related emissions through improved standards, new technologies, and broader use of green practices. The proposed project will eliminate natural gas use and comply with current Title 24 energy efficiency and green building standards. Because the project does not rely on natural gas, it is consistent with California's 2045 carbon neutrality target and would comply with applicable energy measures. The proposed project supports water conservation goals by incorporating low-water landscaping and complying with the latest Title 24 standards and the California Model Water Efficient Landscape Ordinance. These measures help reduce water use and related GHG emissions, ensuring the project does not conflict with state water efficiency objectives. Although regional transportation GHG targets don't directly apply to the project, vehicles accessing the site would comply with state clean car standards such as Pavley II (LEV III), which significantly reduce emissions. Therefore, the project would not conflict with transportation-related GHG reduction measures. The proposed project would not conflict with existing State regulations adopted to achieve the overall GHG emission reduction goals identified in the 2022 Scoping Plan.

SCAG's 2024–2050 RTP/SCS promotes land use and transportation strategies that reduce GHG emissions through transit-oriented development, complete streets, and integrated planning. While local plans aren't required to align with the RTP/SCS, incentives are provided for consistency. The proposed project aligns with local land use and zoning, does not trigger CEQA criteria for regional significance, and would not conflict with SCAG's regional GHG reduction goals.

The project will comply with all relevant energy-reducing provisions of Title 24, which indirectly reduce GHG emissions by reducing energy use. Implementation of the proposed project would not interfere with SCAG's ability to implement the regional strategies outlined in the RTP/SCS. The proposed project will be consistent with state and regional GHG reduction goals and would not conflict with any plan adopted for reducing GHG emissions. Therefore, the project's GHG emissions impacts will be less than significant.

4.9 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			**X**	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			**X**	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter mile of an existing or proposed school?				**X**
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				**X**
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				**X**
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			**X**	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				**X**

The analysis in this section relies on the findings of the Phase I Environmental Site Assessment (Phase I ESA) prepared by DRP Enterprises, LLC., initially dated October 31, 2024, and updated on July 17, 2025 (DRP, 2024a) (see **Appendix F**). The Phase I ESA was conducted in accordance with ASTM E1527-21 standards and includes a site reconnaissance, historical land use review, and regulatory database search. The assessment evaluates whether the project site contains Recognized Environmental Conditions (RECs), defined as the presence or likely presence of hazardous substances or petroleum products under conditions that indicate a potential threat to human health or the environment.

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact

The proposed project would involve standard construction activities that may require the temporary use and transport of hazardous materials such as fuels, lubricants, and solvents. These materials would be used in accordance with all applicable local, state, and federal regulations, including those enforced by the California Department of Toxic Substances Control (DTSC) and the Occupational Safety and Health Administration (OSHA). All hazardous materials would be stored, handled, and disposed of in compliance with regulatory standards to minimize risks to workers, the public, and the environment.

No industrial uses or operations involving large-scale hazardous materials are proposed as part of the project. The Phase I ESA did not identify any RECs that would elevate the baseline risk. Therefore, the project would have a less than significant impact to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact

The project involves typical construction-related activities that could result in the temporary use and storage of hazardous materials such as fuels, lubricants, and adhesives. These activities inherently carry a low potential for accidental release; however, the risk is minimized through compliance with existing federal, state, and local regulations, and applicable California Fire Code provisions.

The Phase I ESA did not identify any RECs or existing contamination that would increase the likelihood of hazardous material release due to upset conditions. No unusually hazardous uses or activities are proposed.

Compliance with best management practices (BMPs) and regulatory oversight ensures that the potential for upset or accident conditions resulting in the release of hazardous materials would be adequately managed and contained and have a less than significant impact.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact

A review of available data indicates no existing or proposed schools within 0.25 mile of the project site. The nearest school, Yucca Mesa Elementary School, is located approximately 1.7 miles northwest of the project site.

The project would involve only typical construction activities and would not emit hazardous emissions or handle acutely hazardous substances, wastes, or operations. Any temporary use of fuels, lubricants, or adhesives would be managed under standard regulatory controls, including requirements under California Health and Safety Code §25507, Cal/OSHA, and local Fire Code.

Given the lack of nearby schools and the implementation of appropriate handling practices for any minor hazardous materials used during construction, the project would not result in any impacts related to hazardous emissions or exposure near schools.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact

A review of the Phase I ESA confirms that the site is not listed on any hazardous materials registries, including those identified under Government Code § 65962.5 (the "Cortese List"), such as leaking underground storage tanks (GeoTracker), hazardous waste facilities (EnviroStor), or active cleanup orders as shown on **Figure 4.9-1**. Regulatory database searches and agency queries identified no records associating the site or adjoining parcels with any listed hazardous site.

The absence of listing under § 65962.5 indicates no heightened baseline risk. Accordingly, the project would not create a significant hazard to the public or environment due to its presence on any such list. Therefore, the project would have no impact.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact

The project site is not located within any designated airport influence area or safety zones established by the Airport Comprehensive Land Use Plan (CLUP) for Yucca Valley Airport (County of San Bernardino, 1992). Although the project site lies 2.5 miles north of the Yucca Valley Airport as detailed in **Figure 4.9-2**, it is situated outside of all airport compatibility zones identified in the CLUP. Therefore, the project would not result in a safety hazard or expose people residing or working in the project area to excessive noise levels associated with airport operations. No land use conflicts, or safety concerns related to airport proximity have been identified, and there would be no impact.

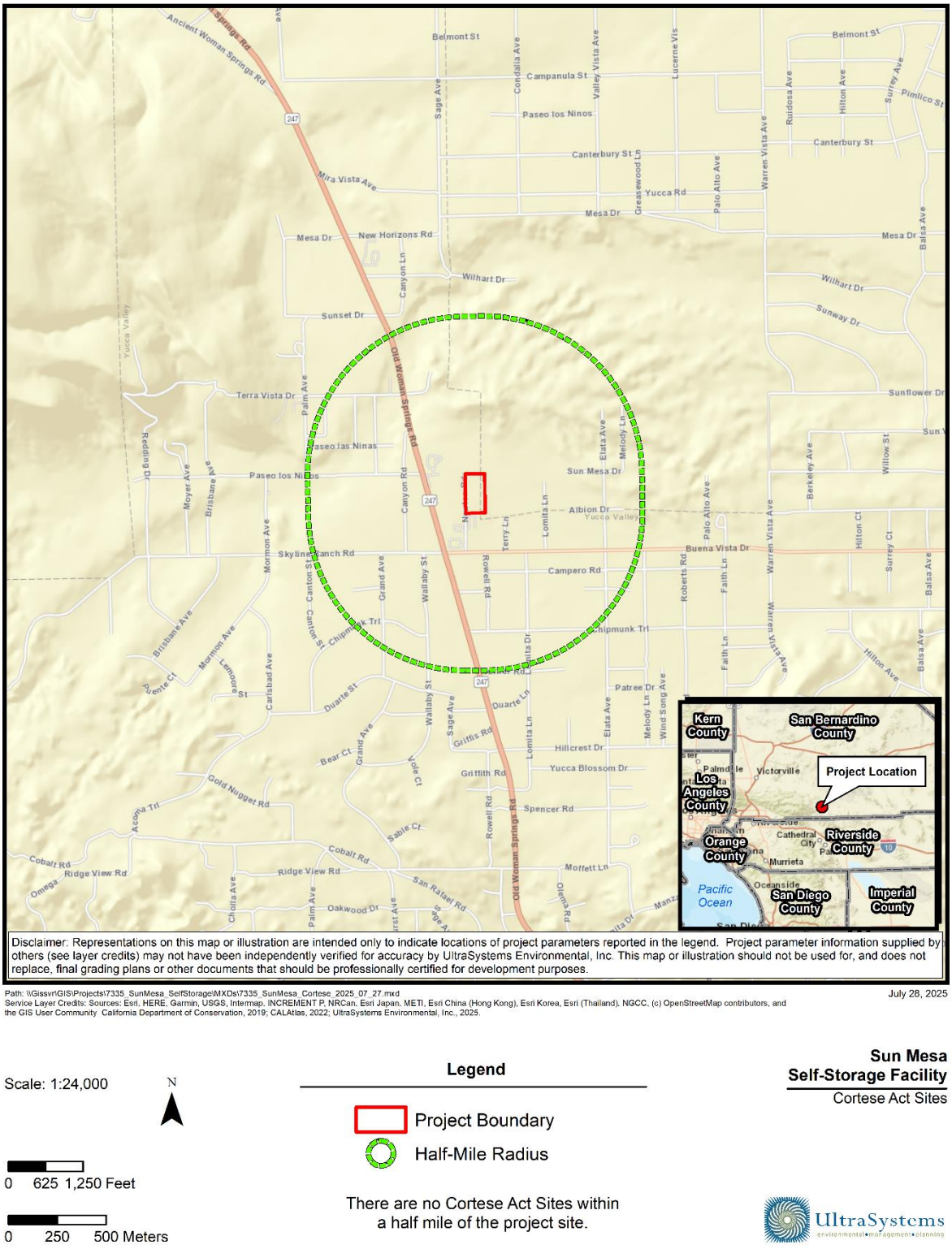
f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact

The project would not impair the implementation of, or physically interfere with, any adopted emergency response or evacuation plan. Located at the southeast corner of Newton Lane and Sun Mesa Drive, the project includes two 30-foot-wide driveways and internal circulation aisles designed in accordance with the California Fire Code and the Town of Yucca Valley's regulations. Offsite improvements, such as half-width roadway paving, sidewalks, and curb and gutter along the project's boundaries, would be completed under an encroachment permit issued by the Town's Engineering Department, ensuring that emergency access is preserved throughout construction and operation.

The project is consistent with the Town's Local Hazard Mitigation Plan (LHMP), which emphasizes emergency access and hazard avoidance, and supports the goals of the San Bernardino County Emergency Operations Plan (EOP), which prioritizes route clearance and emergency coordination. Construction traffic will be managed to preserve roadway access, and plans will be reviewed by the County Fire Protection District for compliance with fire and emergency access standards. Therefore, the project would have a less than significant impact on emergency response or evacuation plans.

Figure 4.9-1
CORTESE LIST SITE MAP



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\Gissvr\GIS\Projects\7335_SunMesa_SelfStorage\MXDs\7335_SunMesa_Cortese_2025_07_27.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community. California Department of Conservation, 2019; CALAtlas, 2022; UltraSystems Environmental, Inc., 2025.

July 28, 2025

Scale: 1:24,000

N

0 625 1,250 Feet

0 250 500 Meters

Legend

Project Boundary

Half-Mile Radius

There are no Cortese Act Sites within a half mile of the project site.

Sun Mesa Self-Storage Facility
Cortese Act Sites

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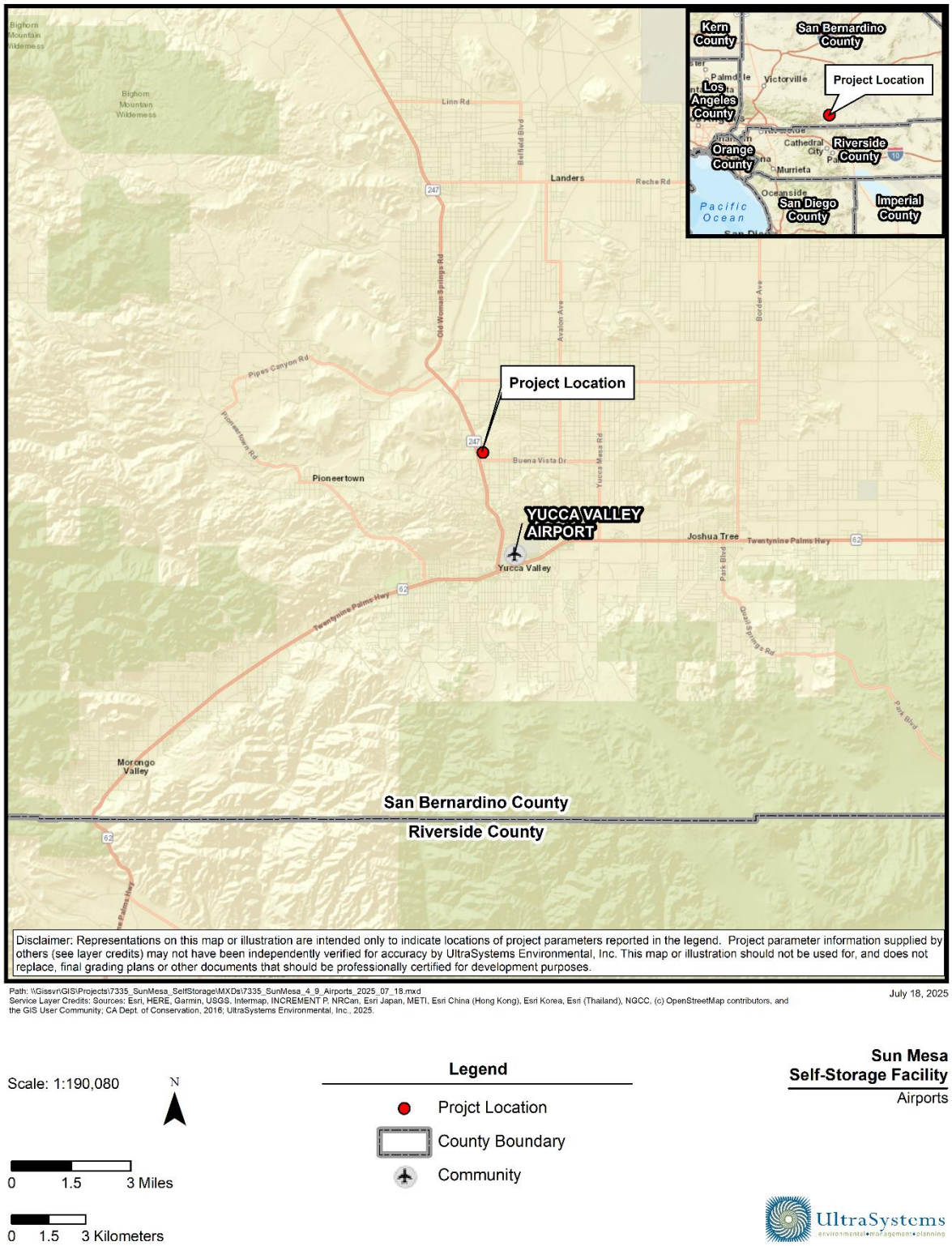
Figure 4.9-2
AIRPORT LOCATION MAP



g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact

As detailed further in **Section 4.20**, the project site is located within a State Responsibility Area (SRA) but is not designated as a "Very High Fire Hazard Severity Zone" (VHFHSZ) per the most recent CAL FIRE Fire Hazard Severity Zone maps. The surrounding area consists of low-density development and natural desert vegetation with moderate fuel loads. Local fire protection services are provided by San Bernardino County Fire Protection District, and the site is served by existing fire infrastructure, including maintained access routes.

The project will implement all applicable California Building Code Chapter 7A Fire-Safe Construction Standards, including fire-resistant materials, defensible space, and fire apparatus access. Construction and operation will also adhere to the requirements of Public Resources Code §§ 4290 and 4291, including vegetation clearance and emergency water supply availability.

Given the site's location outside of a VHFHSZ and compliance with modern fire safety regulations, the project would not expose people or structures to a significant wildfire risk and no impact would occur.

4.10 Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			**X**	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			**X**	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			**X**	
i) result in substantial erosion or siltation on or offsite;			**X**	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			**X**	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			**X**	
iv) impede or redirect flood flows?				**X**
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				**X**
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				**X**

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact

The California State Water Resources Control Board requires its nine Regional Water Quality Control Boards (RWQCBs) to develop water quality control plans (Basin Plans) designed to preserve and enhance water quality and protect the beneficial uses of all Regional waters. Specifically, Basin Plans

designate beneficial uses for surface waters and groundwater, set narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State antidegradation policy, and describe implementation programs to protect all waters in the Regions (RWQCB 1995). In addition, Basin Plans incorporate by reference all applicable State and Regional Board plans and policies, and other pertinent water quality policies and regulations. The proposed project is under the jurisdiction of the Colorado River (Region 7) RWQCB.

As shown in **Figure 4.10-1,** *USGS Surface Waters and Watersheds*, the project site is located within the USGS Town of Joshua Tree sub-watershed that spans about 20 square miles of the central and western Morongo Basin. Drainage within the Joshua Tree sub-watershed is internal, meaning that it terminates into desert valleys, and does not reach the ocean (USGS, 2009).

Much of the project site is a southeast-facing slope with grades up to 14 percent in the southern section of the site and as slight as 0.1 percent in the northern section of the site (DRP, 2024a, p. 7).

A drainage study for the project was completed DRP Enterprises, LLC November 10, 2024 (DRP, 2024b) and is included as **Appendix G2**. The project site and the area tributary to the site (i.e., west of the site) is divided into two drainage areas, Area A and Area B, depicted on **Figure 4.10-2**. The areas in acres, and the peak runoff estimated from a 100-year, 1-hour storm are listed below in **Table 4.10-1**.

Table 4.10-1
PROJECT SITE AND TRIBUTARY AREA RUNOFF RATES

Drainage Area	Area, Acres			Peak Flow (Q), cubic feet per second (cfs), 100-year storm, existing conditions		
	Onsite	Offsite	Total	Onsite	Offsite	Total
A	2.46	4.48	6.94	6.51	17.54	24.05
B	2.11	7.89	10	3.30	30.09	33.40

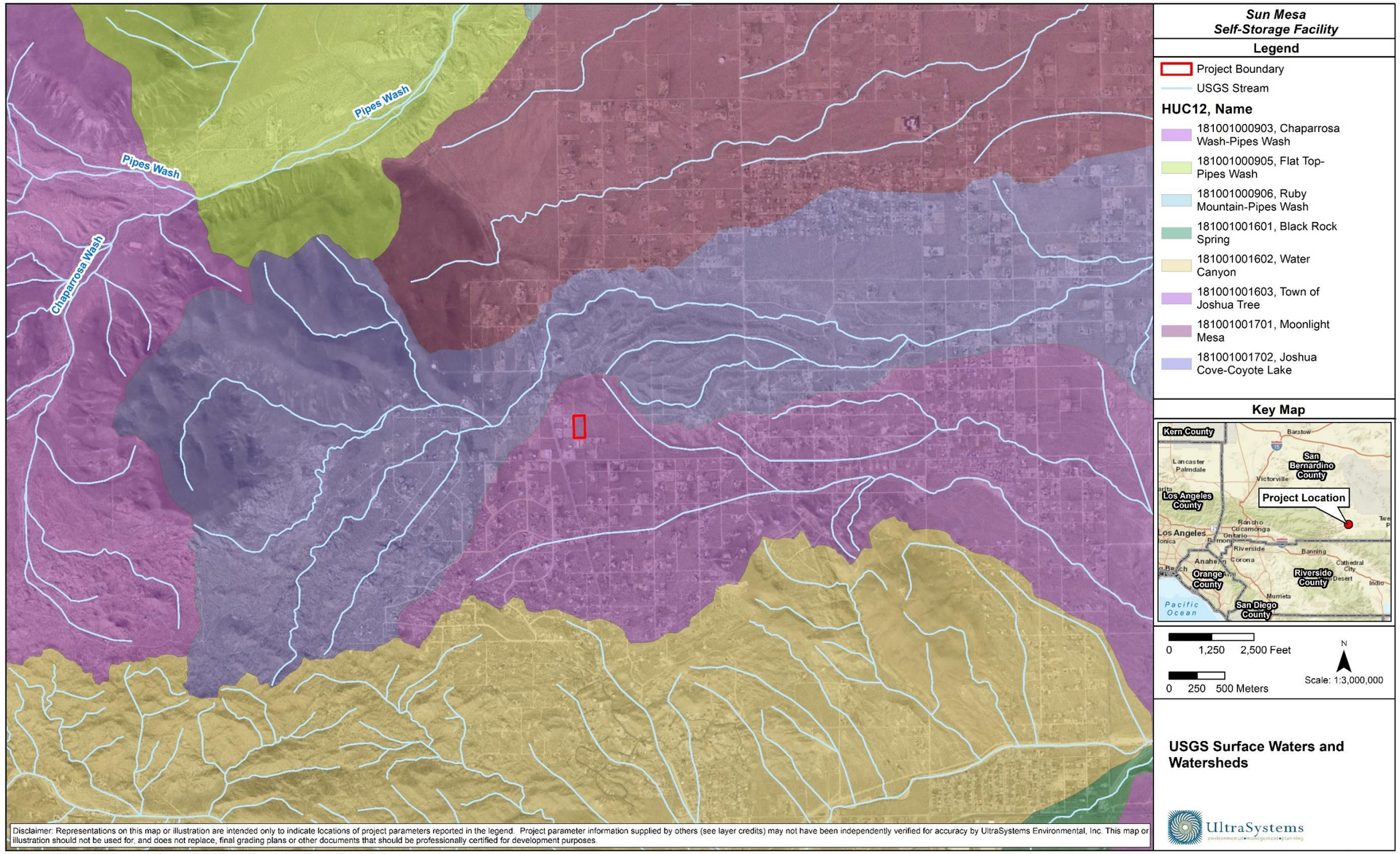
Source: DRP, 2024b

Development of the project has the potential to result in two types of water quality impacts: (1) short-term impacts due to construction-related discharges; and (2) long-term impacts from operation. Temporary soil disturbance would occur during project construction, due to earth-moving activities such as excavation and trenching for foundations and utilities, soil compaction and moving, cut and fill activities, and grading. Disturbed soils are susceptible to high rates of erosion from wind and rain, resulting in sediment transport via stormwater runoff from the project area. Erosion and sedimentation affect water quality of receiving waters through interference with photosynthesis, oxygen exchange, and respiration, growth, and reproduction of aquatic species. Runoff from construction sites may include sediments and contaminants such as oils, fuels, paints, and solvents. Additionally, other pollutants such as nutrients, trace metals, and hydrocarbons can attach to sediment and be carried by stormwater into storm drains which discharge eventually to the Pacific Ocean.

Spills and mishandling of construction materials and waste may also potentially leave the project site and negatively impact water quality. The use of construction equipment and machinery may potentially result in contamination from petroleum products, hydraulic fluids, and heavy metals. Contamination from building preparation materials such as paints and solvents, and landscaping materials such as fertilizers, pesticides, and herbicides may also potentially degrade water quality

during project construction. Trash and demolition debris may also be carried into storm drains and discharged into receiving waters.

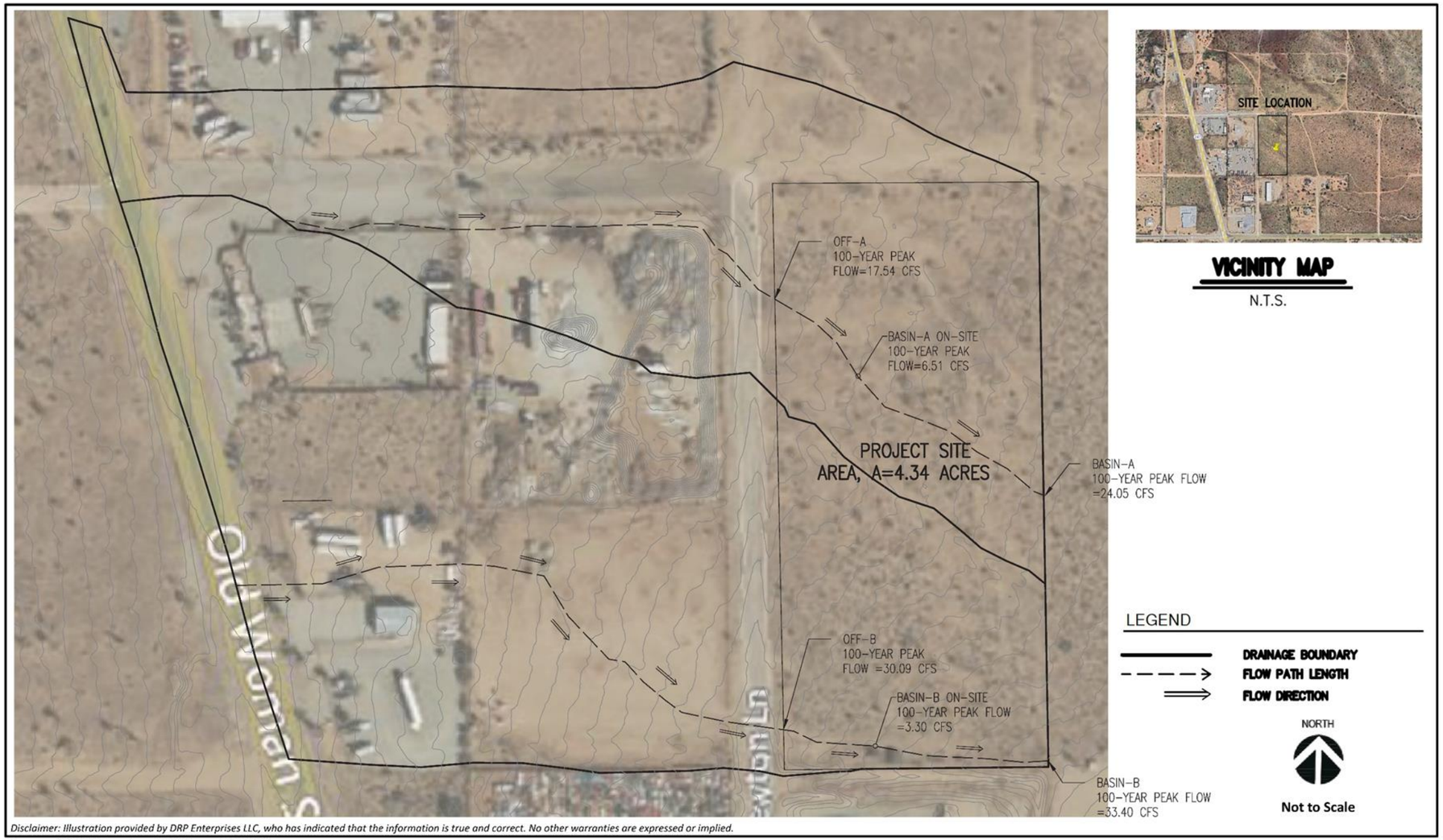
Figure 4.10-1
USGS SURFACE WATERS AND WATERSHEDS



Path: \\Gissvr\GIS\Projects\7335_SunMesa_SelfStorage\MXDs\BIO\7335_SunMesa_Surface_Water_11x17_2025_07_25.mxd
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community; USGS, 2022; UltraSystems Environmental, Inc., 2025.

July 28, 2025

Figure 4.10-2
EXISTING HYDROLOGY MAP



Disclaimer: Illustration provided by DRP Enterprises LLC, who has indicated that the information is true and correct. No other warranties are expressed or implied.

Source: DRP Enterprises LLC, August 3, 2022.

Sun Mesa Self-Storage Facility

Existing Condition Hydrology Map

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Construction Pollutants Control

Project construction could generate contaminants – including bacteria and viruses, metals, nutrients, pesticides, organic compounds, sediments, trash and debris, oil and grease, and oxygen-demanding substances – that could contaminate stormwater. Grading or construction operations under Town grading or construction permits are prohibited from allowing loose trash or debris to accumulate or to be carried offsite by wind or water; are required to contain trash and debris; and are required to provide for waste collection to prevent trash containers from overfilling, by Town Municipal Code Chapter 8.03, Construction Site Maintenance and Trash Containment (Codelibrary.amlegal.com, 2025). Construction, grading, excavation, and land clearing operations are required to use measures to minimize wind erosion under MDAQMD Rule 403 (MDAQMD, 2020c). Grading and construction activities pursuant to the General Plan Update would comply with existing laws and regulations aimed at minimizing or eliminating pollution of stormwater with trash and debris and pollution of air and water by dust (Town of Yucca Valley, 2014, p. 5.8-24). Construction water quality impacts would be less than significant after compliance with the above-specified municipal code chapter and regulations.

Note that while construction projects one acre or larger in much of California must obtain coverage under the Statewide General Construction Permit (SGCP) issued by the State Water Resources Control Board, the SGCP only applies to areas where receiving waters are Waters of the United States (WOUS).[14] Surface waters in Yucca Valley are not WOUS, and thus the SGCP does not apply to construction projects in Yucca Valley.

Operational Pollutant Controls

Project operation could generate the same categories of pollutants that project construction could generate. The project includes an infiltration basin in the southwest corner of the project site with capacity of 13,243 cubic feet. Infiltration basins are highly effective at removing sediment, nutrients, trash, metals, bacteria, oil and grease, and organics (CASQA, 2003, p. TC-11-1). Project operational water quality impacts would be less than significant.

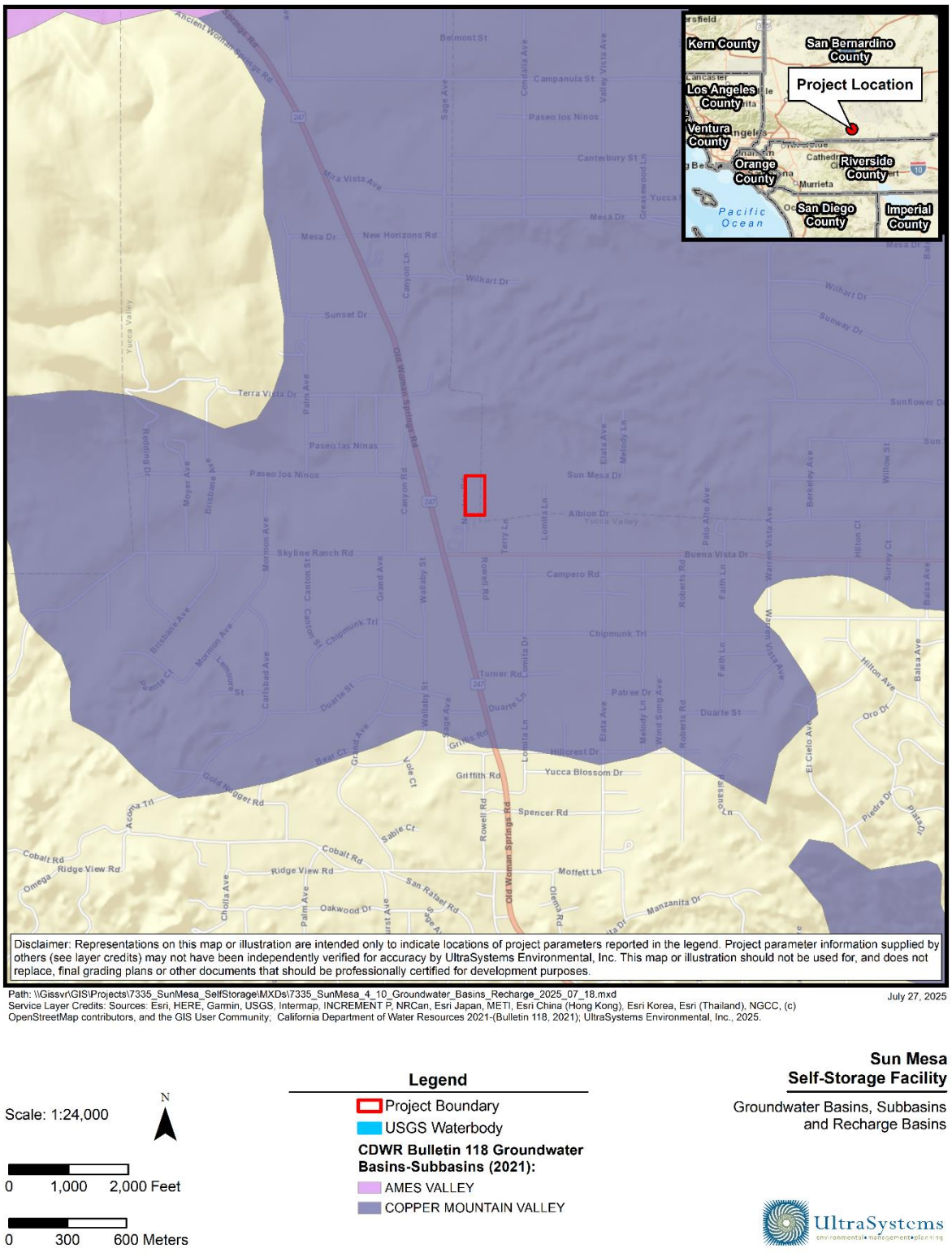
b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact

The project site is above the Copper Mountain Valley groundwater basin (CMVGWB), as shown on **Figure 4.10-3**. The Basin covers approximately 47 square miles in the north-central part of the Morongo Basin (DWR, 2003). While the project site is pervious, it is not used for intentional groundwater recharge.

[14] Waters of the U.S. include waters that are or have been used, or could be used, in interstate or foreign commerce; interstate waters including interstate wetlands; tributaries of those categories of waters; impoundments of any of the preceding categories of waters; territorial seas; and wetlands adjacent to those categories of waters (USEPA, 2025).

Figure 4.10-3
GROUNDWATER BASINS MAP



The project site is in the Hi-Desert Water District (HDWD) service area. HDWD water supplies are groundwater from the Warren Valley Groundwater Basin south of the CMVGWB, and the Ames Valley Groundwater Basin north of the CMVGWB (HDWD, 2021, p. 3-2). HDWD forecasts that it will have sufficient water supplies to meet demands in normal water year, single-dry-year, and multiple-dry-year conditions over the 2020-2040 period (HDWD, 2021, p. 5-2). Project operation is estimated to use about 2,243 gallons per day (gpd) of water based on a wastewater generation factor of 20 gpd per 1,000 square feet (City of Los Angeles, 2006); and taking water demand to be 125 percent of wastewater generation.

Project water demand would not substantially decrease groundwater supplies or interfere with groundwater recharge, and impacts would be less than significant.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on or offsite;

Less Than Significant Impact

The project site is divided into two drainage areas. Runoff from offsite portions of the project site (extending west from the site to SR-247) passes through the site, combining with runoff from the site, and continues eastward (DRP, 2024b, p. 7). The project site is in the Town of Joshua Tree sub-watershed.

Construction

The project site would be most susceptible to erosion during the construction phase, when soil is exposed, and before landscaped areas have been installed. To minimize the potential for water and wind erosion, the project would be required to obtain coverage under the Statewide General Construction Permit issued by the State Water Resources Control Board (Order No. 2022-0057-DWQ). Projects obtain coverage by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) estimating sediment risk from construction activities to receiving waters and specifying Best Management Practices (BMPs) that would be used by the project to minimize pollution of stormwater.

Construction BMPs are grouped in six categories: erosion control (prevents soil particles from being detached from soil surface), sediment control (prevents soil particles from being transported offsite by water and being deposited elsewhere), wind erosion control, tracking control (prevents soil from being tracked offsite by vehicles), non-stormwater management controls (prohibits discharges other than stormwater, such as those from cleaning, maintenance, and fueling of vehicles and equipment), and waste management and controls (good housekeeping practices) (CASQA, 2023). Construction impacts would be less than significant after implementation of erosion control and sediment control BMPs.

Operation

The project would be developed with a mix of impervious surfaces such as concrete and pavement and landscaped areas, including landscaping along the site boundary. The project includes drainage improvements consisting of two concrete ribbon gutters (i.e., shallow v-shaped concrete gutters,

typically in the medians of driveways or drive aisles) extending north-south – one through the middle of the site, and one near the east site boundary – and an infiltration basin in the southwest corner of the site. The design capture volume of the infiltration basin is 13,243 cubic feet (DRP, 2024b, p. 17). Infiltration basins are highly effective at removing sediment (CASQA, 2003, p. TC-11-1). The project would have less than significant impacts related to soil erosion or loss of topsoil and mitigation is not required.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less than Significant Impact

The proposed infiltration basin would have capacity for runoff from the project site in post-project conditions; that is, 13,243 cubic feet. The site is estimated to be 90 percent impervious at project completion (DRP, 2024b, p. 17). Project development would not increase the rate or amount of runoff in a manner that would cause flooding on- or off-site.

Project stormwater quality impacts would be less than significant, as previously shown in the analysis under 4.10.a above.

iv) Impede or redirect flood flows?

No Impact

The project site is in Flood Hazard Zone X, meaning that it is outside of 100-year and 500-year flood zones (FEMA, 2022), as shown on **Figure 4.10-4**. The project site is located outside the nearest floodplain and the proposed project would not impede or redirect flood flows. No impact would occur, and mitigation is not required.

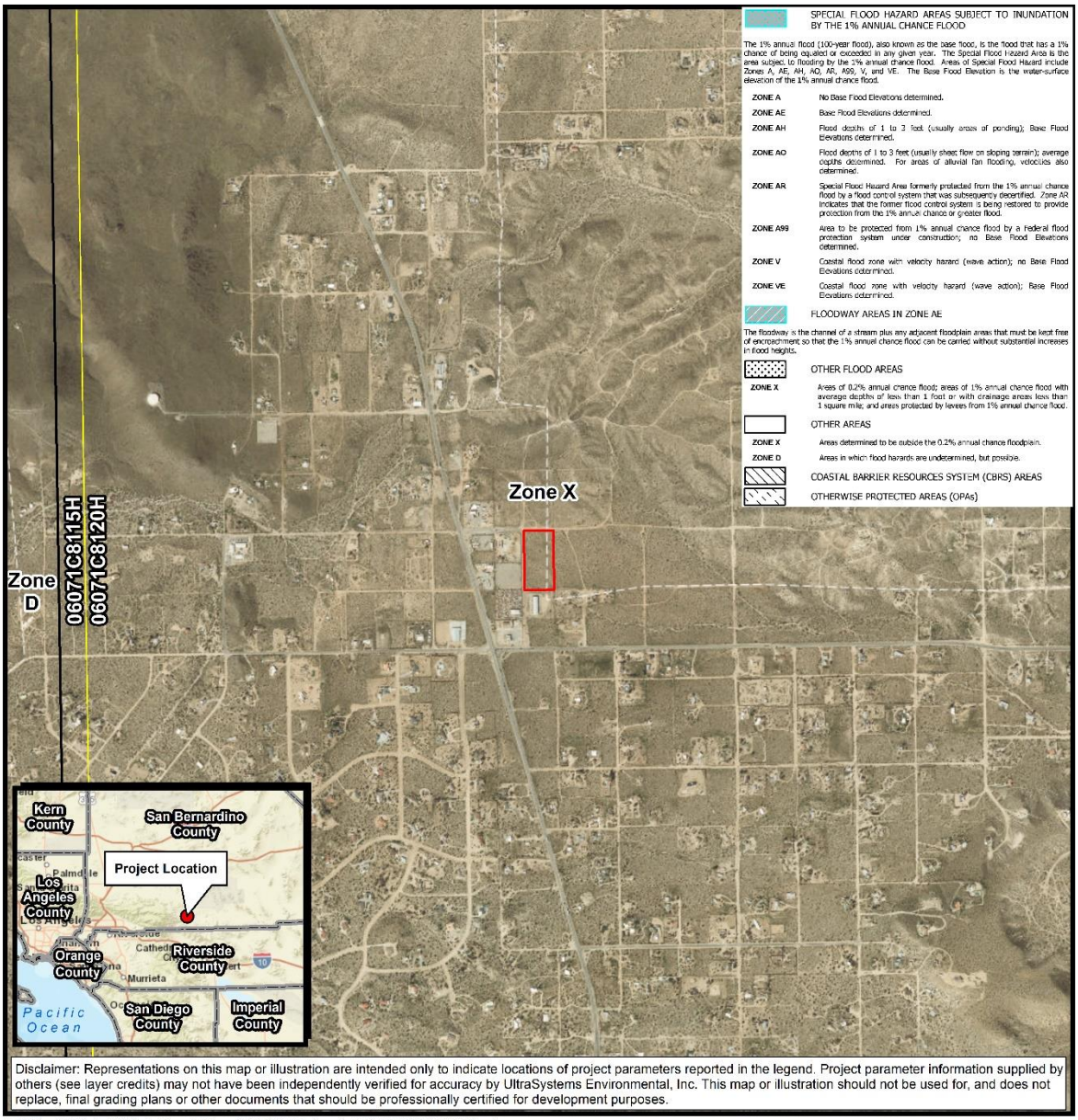
d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

No Impact

The project site is not within any dam inundation areas mapped by the California Division of Safety of Dams (DWR, 2025). The project site is also not within any dam inundation areas mapped on the U.S. Army Corps of Engineers National Inventory of Dams (USACE, 2025). A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. No water bodies are near enough to the project site such that project development would risk release of pollutants due to flooding from a seiche or from dam inundation.

As discussed previously, the project site is located outside the 500-year floodplain and would not be at risk of inundation by flood hazards.

Figure 4.10-4
FLOOD HAZARD ZONES MAP



A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. Several mountain ranges and topographical barriers are interposed between the project site and the Pacific Ocean; thus, the project is not at risk of flooding due to tsunamis.

No impact would occur.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact

The water quality control plan ("basin plan") in effect for the project region is that for the Colorado River Basin, issued by the Colorado River RWQCB in 2023. The project would comply with the basin plan through adherence with the Town of Yucca Valley Municipal Code Chapter 8.03; MDAQMD Rule 403; and construction, operation, and maintenance of the proposed infiltration basin.

No sustainable groundwater management plan has been prepared for the Copper Mountain Valley groundwater basin, and the basin is designated very low priority for development of such a plan (DWR, 2025a). No impact would occur.

4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?				**X**
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				**X**

a) Would the project physically divide an established community?

No Impact

The project site is located to the southeast of the intersection of Newton Lane and Sun Mesa Drive in the Town of Yucca Valley. The surrounding area includes vacant desert land and sparse industrial development. The property directly to the north abuts the Sun Mesa dedication and dirt roadway; this adjacent lot is currently vacant. The parcel to the north is zoned as Industrial Mixed Use SPA. To the east, the neighboring parcel is commercially zoned and also vacant. The properties to both the south and west are developed with existing commercial uses. The site is currently undeveloped and does not function as a thoroughfare or access point between any residential areas. As such, development of the proposed self-storage facility would not physically divide an established community, and no impact would occur.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact

The project site has a General Plan land use designation of Industrial (I) (see **Figure 4.11-1**) and is zoned Industrial (see **Figure 4.11-2**) within the Rural Mixed Use Special Policy Area (SPA) of the Town of Yucca Valley as shown on the Town of Yucca Valley General Plan Land Use Map (Town of Yucca Valley, 2014. p. Figure LU-1).

The "Rural Mixed Use SPA" in the City of Yucca Valley is a specific zoning overlay that allows for a blend of rural and light industrial/commercial uses, including the potential for a single-family residence when associated with an industrial business. The SPA often functions as an overlay on areas already zoned for industrial use, allowing for the unique addition of a single-family residence when associated with a business on the same property (Town of Yucca Valley, 2014. p. 2-22).

The proposed self-storage facility is consistent with the intent of the SRA. The project does not include residential or sensitive uses and is designed to maintain compatibility with adjacent developments. The project would not conflict with the land use goals or policies established for the Mixed Uses SRA and would represent an appropriate use that aligns with the Town's long-term land use planning objectives. Therefore, the project would have no impact in this regard.

Figure 4.11-1
GENERAL PLAN LAND USE DESIGNATION

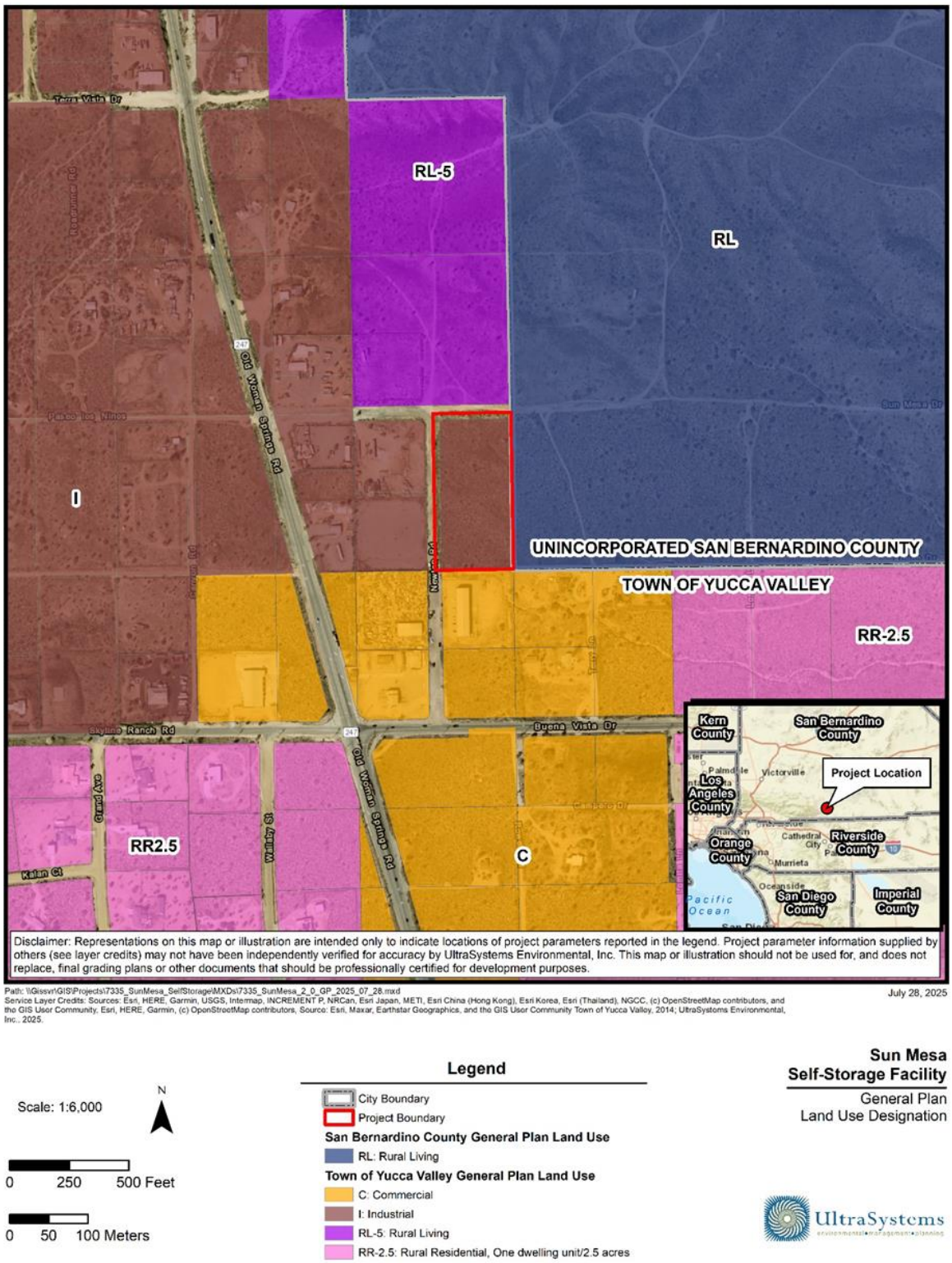
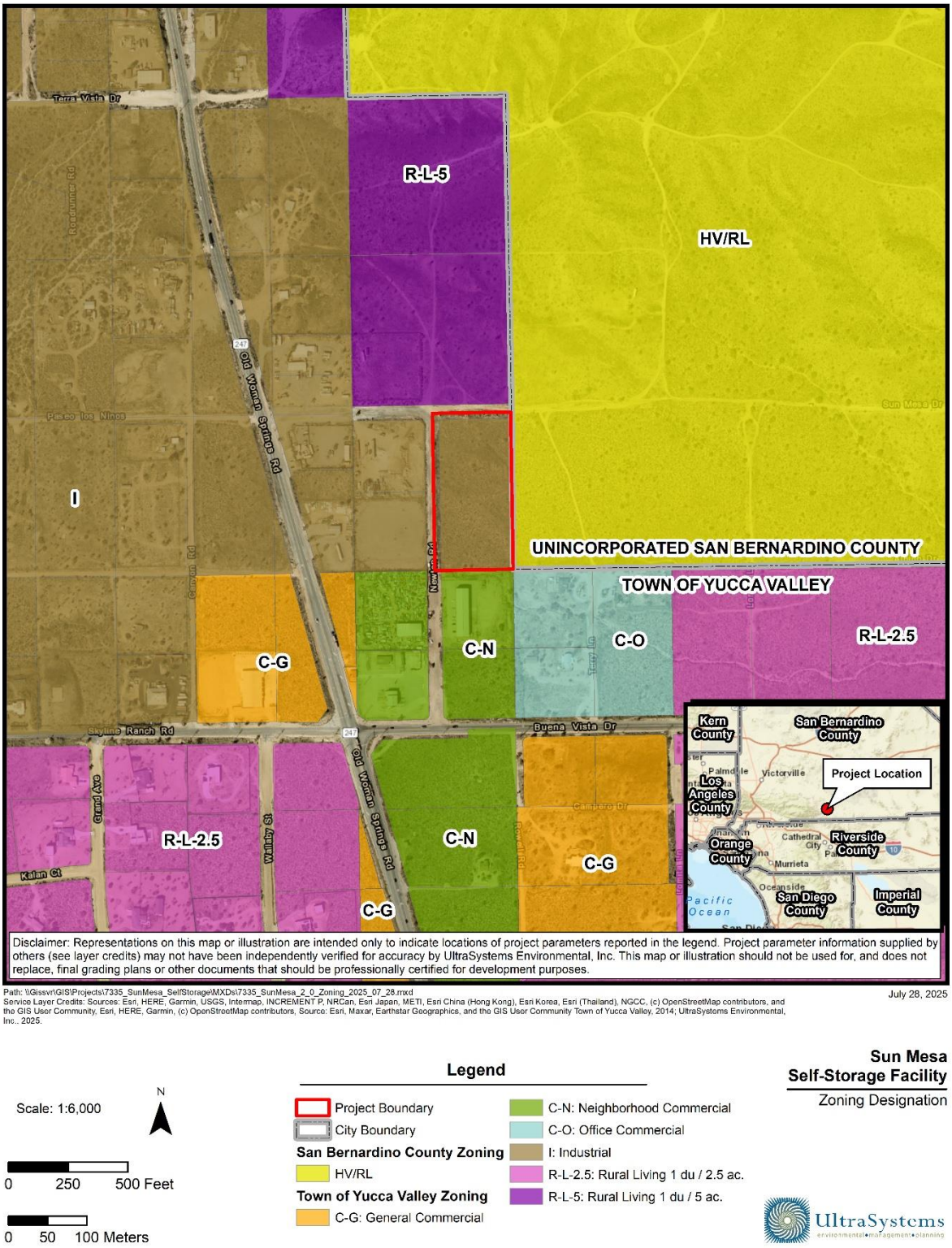


Figure 4.11-2
ZONING DESIGNATION



Under CEQA, a conflict may be significant if the project would conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. For the Town's General Plan Land Use Element, applicable provisions include:

- Policy LU 1-1 Encourage infill development to maximize the efficiency of existing and planned: Although the project is not considered infill, it would not conflict with Policy LU 1-1 because it would be developed within the Town's existing service context and would not require extension of major public utilities (e.g., it would use an on-site septic system rather than new sewer trunk extensions). In addition, the required frontage improvements along Newton Lane and Sun Mesa Drive (e.g., paving and associated curb/gutter/sidewalk improvements where required) would enhance the efficiency and safety of existing and planned local circulation infrastructure serving the site, consistent with the intent of maximizing efficiency of services, facilities, and infrastructure under LU 1-1.

- Policy LU 1-2 Require that adjacent land uses and development types complement one another: : A self-storage facility is typically a low-occupancy, low-intensity use that can be designed to complement surrounding commercial/industrial uses, consistent with Policy LU 1-2.

- Policy LU 1-16 Require high quality building design, property maintenance, amenities for pedestrian access, and adequate circulation, utilities, and infrastructure: The project would be consistent with Policy LU 1-16 because it includes a planned site layout that can be conditioned through the Town's development review process to meet high-quality building design and ongoing property maintenance standards, and it incorporates features that support pedestrian access and circulation. The project also provides adequate infrastructure and circulation improvements through required frontage improvements (e.g., paving and associated curb/gutter/sidewalk improvements where required) along Newton Lane and Sun Mesa Drive, and internal drive aisles that facilitate vehicle and emergency access. Utilities and infrastructure would be provided through standard utility connections and an on-site septic system designed to applicable County requirements, ensuring adequate service without requiring off-site wastewater extensions.

Table 4.11-1
LAND USE CONSISTENCY ANALYSIS

Goal / Policy	Consistency Analysis
GOAL LU 1: A balanced mixture of integrated land uses that provide desirable neighborhoods, vibrant commercial districts, passive and active open spaces, a strong economic and employment base, appropriate public facilities and services, and fiscal sustainability.	
General Policies	
Policy LU 1-1: Encourage infill development to maximize the efficiency of existing and planned public services, facilities, and infrastructure.	**Consistent.** The project is a proposed development within an existing industrially zoned area, maximizing use of existing roads and utilities on Newton Lane and Sun Mesa Drive and proposing improvements where necessary.
Policy LU 1-2: Require that adjacent land uses and development types complement one another.	**Consistent.** The proposed self-storage use is low-impact and compatible with industrial zoning; it includes perimeter fencing and landscaping to visually buffer any adjacent residential or commercial areas.

Goal / Policy	Consistency Analysis
Policy LU 1-3: Require new projects to pay their fair share cost of or make necessary improvements to public facilities, infrastructure, and services that are impacted by the demands generated by new development.	**Consistent.** The project includes off-site road improvements, water connections, septic system and fire access per Town requirements, fulfilling obligations for infrastructure impact mitigation.
Policy LU 1-5: Encourage land use development patterns that preserve the Town's scenic resources, such as ridgelines and hillsides.	**Consistent.** The site is in a flat, previously disturbed area and avoids visual intrusion on ridgelines or hillsides.
Commercial and Industrial Policies	
Policy LU 1-15: Maintain Yucca Valley's position as the economic hub of the Morongo Basin. Support a broad range of commercial retail, service, office, business park, research and development, light industrial, and industrial uses to provide employment opportunities and contribute to the Town's economic sustainability.	**Consistent.** The self-storage facility contributes to the industrial sector with low-trip generating, clean operations and is consistent with the economic hub vision for Yucca Valley.
Policy LU 1-16: Require high quality building design, property maintenance, amenities for pedestrian access, and adequate circulation, utilities, and infrastructure.	**Consistent.** The self-storage facility contributes to the industrial sector with low-trip generating, clean operations and is consistent with the economic hub vision for Yucca Valley.
Policy LU 1-17: Encourage the renovation of existing commercial and industrial areas to improve appearance, environmental responsiveness, use of infrastructure, and functionality.	**Consistent.** The project transforms an underutilized parcel into a well-designed, functional facility with upgraded utilities and roads.
Policy LU 1-18: Locate industrial uses near commercial uses when feasible to create synergy between the uses and established business nodes.	**Consistent.** Although not adjacent to commercial zones, the facility supports business operations needing offsite storage, indirectly supporting commercial functionality.
Policy LU 1-20: Focus commercial development along SR-62 to take advantage of infrastructure improvements.	**Consistent.** While not directly on SR-62, the site is within a nearby industrial area that complements the corridor by supporting non-retail uses that reduce traffic impacts.
Policy LU 1-22: Attract and retain nonpolluting, clean industrial development that expands the economic opportunities in the Town.	**Consistent.** The project is a clean, non-polluting facility with no hazardous operations.
Policy LU 1-23: Adequately buffer or otherwise ensure compatibility between commercial and industrial uses and residential areas (See also Policy LU 1-17).	**Consistent.** The site includes six-foot masonry walls and landscaping to buffer any adjacent uses, ensuring visual and operational compatibility.
Policy LU 1-24: Plan for the adequate and logical expansion of public facilities that are compatible with surrounding land uses, reflect community character, are educationally enriching, and meet a broad range of local needs.	**Consistent.** Utility extensions and road improvements are compatible with the surrounding land uses and support logical service expansion.

Goal / Policy	Consistency Analysis
Policy LU 1-26: Seek opportunities to collaborate with other public/quasi-public organizations in an effort to build new facilities to meet demand or develop joint use facilities.	**Consistent.** While the self-storage project is privately developed and does not directly involve shared public facilities, it supports local service needs (e.g., small businesses, transitional residential storage) and indirectly reduces demand on public space. Opportunities for collaboration—such as emergency access agreements with local fire services or shared utility infrastructure—can be explored during final project approvals to align with this policy.

4.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				**X**
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				**X**

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact

The proposed project site encompasses approximately 4.34 acres at the southeast corner of Newton Lane and Sun Mesa Drive in the Town of Yucca Valley (APN: 0597-111-67). The site has a General Plan Land Use Designation of Industrial and is zoned Industrial (I), which permits a range of employment and service-oriented uses, including light manufacturing, warehousing, and related activities. While this zoning supports industrial development, neither the Town of Yucca Valley's General Plan nor zoning regulations identify the site or surrounding parcels as designated for mineral resource extraction or conservation (Town of Yucca Valley, 2014).

According to the Mineral Land Classification of San Bernardino County by the California Geological Survey (CGS, 2020), the site is not located within a Mineral Resource Zone 2 (MRZ-2)—an area identified as containing regionally significant mineral deposits. The site is not designated within any SMARA-regulated mineral resource overlay, as defined under the California Surface Mining and Reclamation Act (SMARA; Public Resources Code §§ 2710–2796). Therefore, the project site is not subject to conservation requirements or mineral resource impact findings pursuant to CEQA Guidelines Appendix G or Public Resources Code § 21100(d).

Figure 4.12-1, Geothermal Wells, and **Figure 4.12-2, Oil and Gas Wells** indicate there are no active wells on or near the project site. The site is located in an industrial part of Yucca Valley and is not near any active mining operations, Aggregate Resource Areas, or Bureau of Land Management for designated mining claims. Chapter 5.11 of the San Bernardino Countywide Plan identifies mineral resource protection priorities primarily in unincorporated areas of the county where mining remains economically feasible. The subject property is outside those identified zones.

Development of the proposed self-storage facility, consistent with the site's Industrial zoning designation, would not obstruct or remove access to any known mineral resources of regional or statewide importance. Furthermore, the site is not identified as a locally important mineral resource recovery area in any local general plan, specific plan, or other land use plan. Therefore, the project would not result in the loss of availability of a significant mineral resource, and no impact would occur.

Figure 4.12-1
GEOTHERMAL WELLS

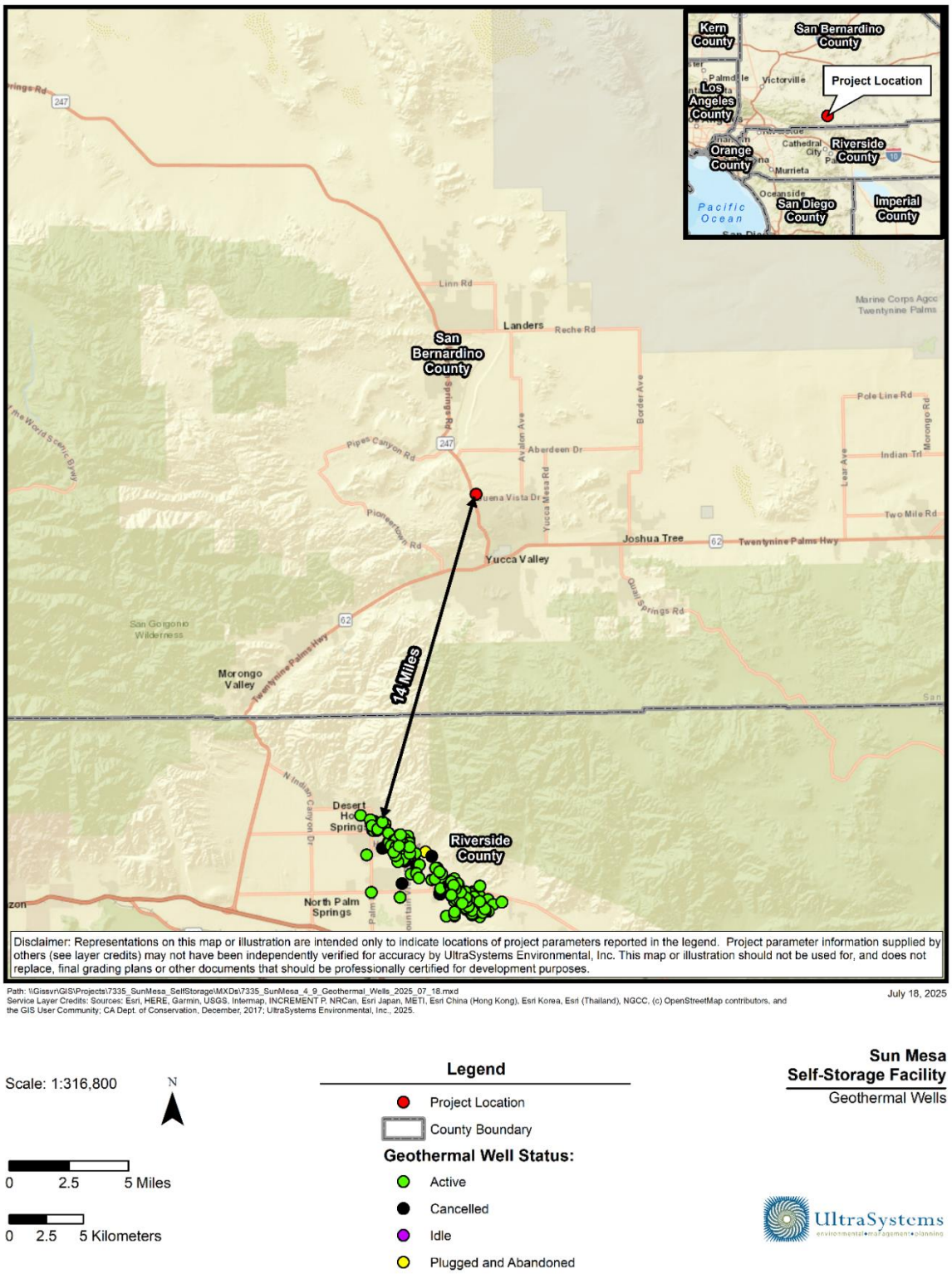
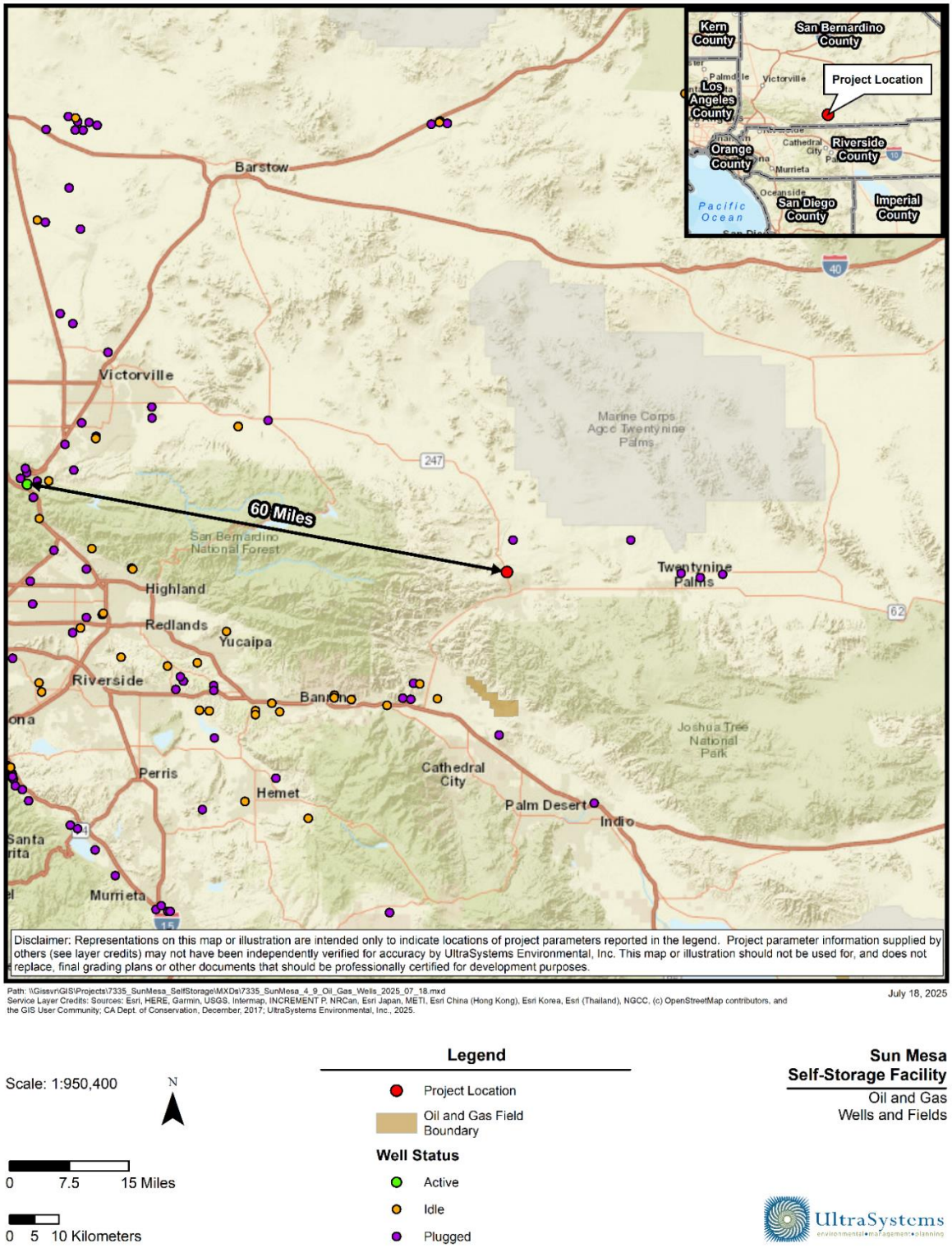


Figure 4.12-2
OIL AND GAS WELLS



4.13 Noise

Would the project result in:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

4.13.1 Characteristics of Sound

Sound is a pressure wave transmitted through the air. It is described in terms of loudness or amplitude (measured in decibels), frequency or pitch (measured in hertz or cycles per second), and duration (measured in seconds or minutes). The decibel (dB) scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Because the human ear is not equally sensitive to all frequencies, a special frequency-dependent rating scale is used to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against upper and lower frequencies in a manner approximating the sensitivity of the human ear. The scale is based on a reference pressure level of 20 micro pascals (zero dBA). The scale ranges from zero (for the average least perceptible sound) to about 130 (for the average human pain level).

4.13.2 Noise Measurement Scales

Several rating scales have been developed to analyze adverse effects of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise on people depends largely upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

- L_{eq}, the equivalent noise level, is an average of sound level over a defined time period (such as 1 minute, 15 minutes, 1 hour or 24 hours). Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure.
- L_{90} is a noise level that is exceeded 90 percent of the time at a given location; it is often used as a measure of "background" noise.

- L_{max} is the root mean square (RMS) maximum noise level during the measurement interval. This measurement is calculated by taking the RMS of all peak noise levels within the sampling interval. L_{max} is distinct from the peak noise level, which only includes the single highest measurement within a measurement interval.
- CNEL, the Community Noise Equivalent Level, is a 24-hour average L_{eq} with a 4.77-dBA "penalty" added to noise during the hours of 7:00 p.m. to 10:00 p.m., and a 10-dBA penalty added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the evening and nighttime (Hendriks, 2013). The logarithmic effect of these additions is that a 60-dBA 24-hour L_{eq} would result in a calculation of 66.7 dBA CNEL.
- L_{dn}, the day-night average noise, is a 24-hour average L_{eq} with an additional 10-dBA "penalty" added to noise that occurs between 10:00 p.m. and 7:00 a.m. The L_{dn} metric yields values within 1 dBA of the CNEL metric. As a matter of practice, L_{dn} and CNEL values are considered to be equivalent and are treated as such in this assessment.

4.13.3 Existing Noise

The following discussion is based largely on a memorandum prepared by LSA Associate Inc. (LSA), Noise and Vibration Impact Analysis for the Sun Mesa (Billings) Mini Storage Project, Yucca Valley, San Bernardino County, California (LSA, 2024a) included as **Appendix H**.

The primary existing noise sources in the project area are transportation facilities and industrial activities. Traffic on SR-247, Buena Vista Drive, Sun Mesa Drive, and Newton Lane contributes to the ambient noise levels in the project vicinity. Industrial uses are located immediately west and south of the project site. Existing land uses within the project area include single-family residences, vacant land, and industrial uses. Single-family residences are located southeast of the project site. Industrial uses are located south and west of the project site. Vacant land is located north and east of the project site.

LSA conducted two long-term (24-hour) noise level measurements from July 9 to July 10, 2024, and one long-term (24-hour) noise level measurement from July 10 to July 11, 2024, using Larson Davis Spark 706RC dosimeters to document the existing noise environment within the project area. Table G in the LSA technical report summarizes the results of the long-term noise level measurements along with a description of the measurement locations and noise sources that occurred during the measurements. As shown in Table G (**Appendix H,** page 9), daytime noise levels ranged from 40.7 to 63.1 dBA Leq and nighttime noise levels ranged from 43.1 to 53.5 dBA Leq. Also, the calculated CNEL levels at LT-1, LT-2, and LT-3 were 57.3, 57.7, and 57.9 dBA Leq, respectively.

4.13.4 Regulatory Setting

State of California

The California Department of Health Services (DHS) Office of Noise Control has studied the correlation of noise levels with effects on various land uses. (The Office of Noise Control no longer exists.) The most current guidelines prepared by the state noise officer are contained in the "General Plan Guidelines" issued by the Governor's Office of Planning and Research in 2003 and reissued in 2017 (Governor's Office of Planning and Research, 2017). These guidelines establish four categories for judging the severity of noise intrusion on specified land uses:

- **Normally Acceptable**: Is generally acceptable, with no mitigation necessary.

- **Conditionally Acceptable**: May require some mitigation, as established through a noise study.
- **Normally Unacceptable**: Requires substantial mitigation.
- **Clearly Unacceptable**: Probably cannot be mitigated to a less-than-significant level.

The types of land uses addressed by the state standards, and the acceptable noise categories for each, are presented in **Table 4.13-1**. There is some overlap between categories, which indicates that some judgment is required in determining the applicability of the numbers in a given situation.

Table 4.13-1
CALIFORNIA LAND USE COMPATIBILITY FOR COMMUNITY NOISE SOURCES

	Noise Exposure (dBA, CNEL)						
	55	60	65	70	75	80	
Residential – Low-Density Single-Family, Duplex, Mobile Homes							
Residential – Multiple Family							
Transient Lodging – Motel, Hotels							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Auditoriums, Concert Halls, Amphitheaters							
Sports Arena, Outdoor Spectator Sports							
Playgrounds, Neighborhood Parks							
Golf Courses, Riding Stables, Water Recreation, Cemeteries							
Office Buildings, Business Commercial and Professional							
Industrial, Manufacturing, Utilities, Agriculture							

	Noise Exposure (dBA, CNEL)
	Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.
	Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply system or air conditioning will normally suffice.
	Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
	Clearly Unacceptable: New construction or development should generally not be undertaken.

Source: Governor's Office of Planning and Research, 2017.

Town of Yucca Valley General Plan Noise Element

The Town's General Plan Noise Element (Town of Yucca Valley, 2014) has established policies to meet the Town's noise-related goal. The applicable policies for the proposed project are listed below.

Goal N1: A noise environment where excessive noise from stationary, transportation related, and temporary sources of noise are appropriately managed.

> **Policy N 1-3:** Require daytime only truck deliveries to commercial and industrial uses adjacent to residential uses and other sensitive receptors unless there is no feasible alternative.
>
> **Policy N 1-13:** Enforce Town noise standards and monitor compliance with noise standards.
>
> **Policy N 1-18:** Enforce standards on the hours of operation for nonemergency construction.

Town of Yucca Valley Municipal Code

Section 9.34.080(B) of the Town's Municipal Code establishes noise standards for stationary and mobile noise sources affecting adjacent properties. Table E shows the exterior noise standards for stationary noise sources, and Table F shows the exterior and interior noise standards for mobile noise sources.

4.13.5 Significance Thresholds

Two criteria were used for analyzing noise impacts. First, noise levels generated by the proposed project must comply with all applicable relevant federal, state, and local standards and regulations. Noise impacts on the surrounding community are limited by local noise ordinances, which are implemented through investigations in response to nuisance complaints. It is assumed that all existing regulations for the construction and operation of the proposed project will be enforced. In addition, the proposed project should not produce noise levels that are incompatible with adjacent noise-sensitive land uses.

The second measure of impact used in this analysis is a significant increase in noise levels above existing ambient noise levels as a result of the introduction of a new noise source. An increase in noise level due to a new noise source has a potential to adversely impact people. The proposed project would have a significant noise impact if it would:

- Expose persons to or generate noise levels in excess of standards prescribed by the Town of Yucca Valley Municipal Code.
- Include construction activities within the hours prohibited by the Municipal Code, without a permit.
- Expose nearby sensitive receivers to construction noise greater than the FTA 80 dBA threshold (FTA, 2018).
- Contribute, with other local construction projects, to a significant cumulative noise impact.
- Increase operational exposures at sensitive receivers (mainly because of an increase in traffic flow) by 5 dBA L_{eq} or more.

4.13.6 Impact Analysis

a) Would the project result in generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact

Noise impacts associated with storage facilities include short-term and long-term impacts. Construction activities, especially heavy equipment operation, would create noise effects on and adjacent to the construction site. Long-term noise impacts include project-generated onsite and offsite operational noise sources. Onsite (stationary) noise sources from the storage facility would include operation of mechanical equipment such as air conditioners, landscape and building maintenance. Offsite noise would be attributable to project-induced traffic, which would cause an incremental increase in noise levels within and near the project vicinity.

Construction

Noise impacts from construction activities are a function of the noise generated by the operation of construction equipment and on-road delivery and worker commuter vehicles, the location of equipment, and the timing and duration of the noise-generating activities. For the purpose of this

analysis, it was estimated that the proposed project would start in January 2026 and would take anywhere from six to eight months to complete the first two phases.

The types and numbers of pieces of equipment to be deployed during each construction phase were determined as part of the air quality and greenhouse gas emissions analyses for this project.[15] For each equipment type, **Table I** of the LSA technical report shows a summary of construction phase, equipment and noise levels for the project.

Using calculation methods published by the Federal Transit Administration (FTA 2018), LSA estimated the average hourly exposures at the nearest sensitive receiver for each construction subphase. The receivers evaluated included single-family residences along the north side of the project site and single-family houses along the southwest side of the project site. The distances used for the calculation were measured from the receivers to the approximate center of activity of each construction phase, since that would be the average location of construction equipment most of the time.

The closest residential property line is approximately 375 feet from the center of the project site and may be subject to short-term construction noise reaching 71.0 dBA L_{eq}. Construction noise is temporary and would stop once project construction is completed. Compliance with the Town's hours of construction pursuant to § 9.34.080(F)(3) of the Town's Municipal Code listed below would ensure construction-related noise would not be generated during the more sensitive nighttime hours. Furthermore, construction related noise levels would be below the FTA noise level standard of 80 dBA L_{eq} for residential uses.

Therefore, noise levels generated from project construction would be less than significant. No mitigation measures are required.

Operational Noise

Onsite

Onsite operational stationary noise would include parking activities and heating, ventilation, and air conditioning (HVAC) equipment. Noise generated from parking lot activities would include noise generated by vehicles traveling at slow speeds, engine start-up noise, car door slams, car horns, car alarms, and tire squeals (LSA, 2024a, pp. 13-14). Noise levels generated from project operations during daytime and nighttime hours at the closest residential property line would reach up to a combined stationary noise level of 38.2 and 35.4 dBA L_{eq}, respectively. Also, maximum noise levels generated from project operations during both daytime and nighttime hours at the closest residential property line would reach up to 51.5 dBA L_{max} (LSA, 2024a, p. 14). This maximum noise level would not exceed the Town's daytime and nighttime maximum noise standards of 55 dBA and 45 dBA for residential uses, respectively (LSA, 2024a, p. 7).

Mobile Sources

According to the *Sun Mesa Mini Storage Project Trip Generation and Vehicle Miles Traveled Memorandum* (LSA, 2024b) in **Appendix I**, the project is estimated to generate an average daily traffic (ADT) volume of 137. The existing ADT volume on SR-247 ranges between 2,950 and 11,837 according to the 2022 Caltrans Annual Average Daily Truck Traffic for Truck Traffic on California

[15] See **Section 4.3** and **Section 4.8**.

State Highways (Caltrans 2022). Also, the existing ADT volume on Buena Vista Drive is 3,643 based on the Yucca Valley General Plan Update Environmental Impact Report (Town of Yucca Valley, 2014). In addition, Sun Mesa Drive is a two-lane road similar to Buena Vista Drive and would experience a similar noise increase. It takes a doubling of traffic to increase traffic noise levels by 3 dBA, which represents the threshold change in noise level that is perceptible to the human ear. Based on the information above, project-related traffic on SR-247, Buena Vista Drive, and Sun Mesa Drive would increase traffic noise levels by up to 0.2 dBA. A noise level increase of less than 1 dBA would not be perceptible to the human ear. Therefore, no traffic noise impacts from project-related traffic on off-site sensitive receptors would occur. No mitigation measures are required.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact

Vibration is sound radiated through the ground. It can result from a source (e.g., subway operations, vehicles, machinery equipment, etc.) causing the adjacent ground to move, thereby creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as groundborne vibration. The peak particle velocity (PPV) or the RMS velocity is usually used to describe vibration levels. PPV is defined as the maximum instantaneous peak of the vibration level, while RMS is defined as the square root of the average of the squared amplitude of the level. PPV is typically used for evaluating potential building damage, while RMS velocity in dB is typically more suitable for evaluating human response.

The background vibration velocity level in residential areas is usually around 50 vibration decibels (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for most people. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

Construction Vibration

Construction activities for the project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate though the ground and diminish in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. The construction activities associated with the project could have an adverse impact on both sensitive structures (i.e., building damage) and populations (i.e., annoyance).

Table K in the LSA noise memorandum lists the projected vibration levels from various types of construction equipment expected to be used on the project site at the project construction boundary to the nearest buildings in the project vicinity. As shown in Table K, the residential and industrial buildings to the southeast and south of the project site are approximately 200 feet and 80 feet from the project construction boundary respectively and would experience a vibration level of up to 0.004 PPV (in/sec) and 0.016 PPV (in/sec), respectively. These vibration levels would not result in building

damage because residential and industrial buildings would be constructed equivalent to or better than nonengineered timber and masonry, and vibration levels would not exceed the FTA vibration damage threshold of 0.20 PPV (in/sec). Other building structures that surround the project site would experience lower vibration levels because they are located further away.

Operational Vibration

The proposed project would not generate operational vibration. In addition, vibration levels generated from project-related traffic on the roadways (SR-247, Buena Vista Drive, Sun Mesa Drive, and Newton Lane) leading to the project site are unusual for on-road vehicles because the rubber tires and suspension systems of on-road vehicles provide vibration isolation. Vibration generated from operations of the project would be minimal to negligible and would not exceed the Town's vibration standard of 0.2 in/sec. Therefore, vibration impacts from project-related operations would be less than significant. No mitigation measures are required.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact

The closest public airport to the project site is Yucca Valley Airport, which is 2.5 miles southeast of the project site. Based on the *Airport Comprehensive Land Use Plan for Yucca Valley Airport* (San Bernardino County 1992), the project site is well beyond the 60 dBA CNEL noise contour. Also, there are no private airstrips within two miles of the project site. Therefore, the project would not expose people working in the project vicinity to aviation-related excessive noise levels. Impacts would not be significant.

4.14 Population and Housing

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				**X**
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				**X**

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact

The proposed project entails the development of a self-storage facility consisting of approximately 541 storage units, a manager's office, parking areas, and associated landscaping on an approximately 4.34-acre site in the Town of Yucca Valley. The project does not include residential units or commercial uses that would accommodate a residential workforce. The staffing requirements are minimal and would not generate housing demand or population influx.

Additionally, although the project includes utility connections and limited road improvements (half-width improvements to Newton Lane), these upgrades are typical infrastructure improvements necessary to serve the proposed project and are not designed or sized to facilitate broader regional development. No new roadways or major infrastructure extensions beyond what is required for the project's internal circulation and direct access are proposed. Therefore, the project would not directly or indirectly induce substantial unplanned population growth and there is no impact.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact

The proposed project site is currently vacant and does not contain any existing residential structures or occupied housing. As such, implementation of the proposed self-storage facility would not displace any residents or existing housing units. There would be no need for construction of replacement housing, no displacement-related impacts would occur, and there is no impact.

4.15 Public Services

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?				**X**
b) Police protection?				**X**
c) Schools?				**X**
d) Parks?				**X**
e) Other public facilities?				**X**

a) Fire protection?

No Impact

Public service impacts, including fire protection, are based on whether a project would increase the population in the area. The proposed storage facility, which does not include a residential element, would not increase the population in the area and would employ people living in the area. Therefore, there would be no impact.

b) Police protection?

No Impact

Public service impacts, including police protection, are based on whether a project would increase the population in the area. The proposed storage facility, which does not include a residential element, would not increase the population in the area and would likely employ people already in the area. Therefore, there would be no impact.

c) Schools?

No Impact

Public service impacts, including schools, are based on whether a project would increase the population. The proposed storage facility, which does not include a residential element, would not increase the population in the area and would employ people in the area. Therefore, there would be no impact.

d) Parks?

No Impact

Public service impacts, including parks, are based on whether a project would increase the population. The proposed storage facility, which does not include a residential element, would not increase the population in the area and would employ people in the area. Therefore, there would be no impact.

e) Other Public Facilities?

No Impact

Public service impacts, including libraries and hospitals, are based on whether a project would increase the population in the area. The proposed storage facility, which does not include a residential element, would not increase the population in the area and would employ people in the area. Therefore, there would be no impact.

4.16 Recreation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				**X**
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				**X**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact

Recreational services in the Town of Yucca Valley are provided by the Town's Department of Community Services, which maintains nine built parks and two open spaces (Town of Yucca Valley 2025a). The Town's Park acreage standard is three acres of public park land per 1,000 residents. The City currently has approximately 270 acres total in parks and land for public use, enough to meet this performance standard. Existing parks within approximately 3 to 5 linear miles of the project site include (Town of Yucca Valley 2014, 2025):

Community Center Park – approximately **2.8 miles south**

- About 10 acres.
- Includes open turf areas, walking/jogging paths, basketball courts, baseball field, and soccer field.
- Serves as a general community recreation area for passive and active uses.

Brehm Park – approximately **2.75 miles southwest**

- Community park (approx. 12 acres).
- Contains walking paths, open play areas, turf fields, and passive recreation amenities.
- Used by local residents for walking, running, and informal outdoor activities.

Paradise Park – approximately **3 miles southeast**

- Neighborhood park (~2–3 acres).
- Includes a playground, picnic areas, and at least one pickleball court.

- Serves nearby residential neighborhoods for children's play and small-scale recreational use.

North Park – approximately **4.5 miles southwest**

- Local community-serving park.
- Provides neighborhood-level open space and outdoor recreation opportunities.
- (No formal acreage or detailed amenity description available through public sources.)

Essig Park – approximately **4.6 miles south**

- Community park with playground areas, turf, seating/picnic space, and dog-friendly features.
- Recently improved with upgraded walkways, new shade structures, and irrigation enhancements.
- Serves families and local residents for passive recreation.

Demand for parks is generated by the population in the parks' service areas. The proposed project involves a self-storage facility, consisting of 16 detached storage structures, totaling approximately 89,700 square feet and a 400 square foot manager's office. The proposed project would not increase population in the parks' service areas and thus would not increase use of the parks. Therefore, there would be no impacts on parkland and park facilities.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact

The proposed project is on undeveloped land. Project development does not include recreation facilities and would not require the construction or expansion of existing recreational facilities. Therefore, there would be no impact.

4.17 Transportation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			**X**	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			**X**	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			**X**	
d) Result in inadequate emergency access?			**X**	

The following analysis is based upon the Trip Generation and Vehicle Miles Traveled (VMT) Analysis (LSA, 2024b) that was prepared following the San Bernardino County Transportation Impact Study Guidelines and the CEQA Guidelines (ref. **Appendix I**).

a) Would the project conflict with a program plan, ordinance or policy addressing circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less than Significant Impact

San Bernardino County Congestion Management Program (CMP)

The proposed project would not conflict with or result in inconsistencies with the San Bernardino County Congestion Management Program (CMP), administered by the San Bernardino County Transportation Authority (SBCTA). The CMP requires further evaluation for projects that generate more than 250 peak-hour trips, or that are expected to impact designated CMP facilities.

According to the Trip Generation Analysis prepared for the project, the project would generate approximately nine a.m. peak-hour and 15 p.m. peak-hour trips, for a total of 137 daily trips. These volumes fall well below the 250-trip CMP screening threshold (LSA, 2024b). Additionally, the project site is not located adjacent to or expected to generate measurable traffic on CMP-designated facilities, such as State Route 247 (SR-247) or State Route 62 (SR-62).

Therefore, based on its type and size, location, and trip generation, the project would not result in a significant impact to the regional transportation network and is considered to be exempt from CMP review requirements and no conflict with the CMP would occur.

San Bernardino County Active Transportation Plan

The proposed project would not conflict with the goals or policies of the San Bernardino County Active Transportation Plan, which promotes safe, connected infrastructure for pedestrians and

bicyclists throughout the County, including coordination with local jurisdictions such as the Town of Yucca Valley.

While no existing bicycle or pedestrian facilities are located along Newton Lane or Sun Mesa Drive adjacent to the project site, the Town of Yucca Valley General Plan Circulation Element identifies future Class II bicycle lanes along Buena Vista Drive, located south of the project area. The project would not obstruct or preclude these planned facilities and does not involve road widening or alterations that would degrade pedestrian or bicycle safety or connectivity.

Internally, the project includes sidewalks and pedestrian pathways to facilitate safe access between the parking areas and the manager's office, which aligns with the Active Transportation Plan's goal to support pedestrian accessibility within private developments. Because the project does not reduce or impair any existing or proposed regional active transportation routes and includes provisions for onsite pedestrian circulation, it is considered consistent with the SBCTA Active Transportation Plan. Therefore, no impact would occur with respect to regional active transportation policies.

San Bernardino Countywide Complete Streets Policy

The proposed project would not conflict with the San Bernardino Countywide Complete Streets Policy, adopted by the San Bernardino County Transportation Authority (SBCTA) to promote the design and development of transportation networks that safely accommodate all users, including motorists, pedestrians, bicyclists, and transit riders of all ages and abilities.

The project is located on Newton Lane in the Town of Yucca Valley, where existing pedestrian and bicycle infrastructure is currently limited as detailed above. However, the proposed project would not alter public rights-of-way in a manner that would preclude future multimodal improvements. It also includes internal pedestrian pathways consistent with the policy's emphasis on accessible internal circulation.

Although the project is not directly adjacent to any active transportation corridors, it would not obstruct planned infrastructure identified in the Town of Yucca Valley General Plan Circulation Element, including proposed Class II bicycle lanes along Buena Vista Drive. In addition, the project's scale and use are low traffic-generating and do not introduce safety conflicts for non-motorized users.

The project supports the intent of the SBCTA Complete Streets Policy by maintaining flexibility for future multimodal enhancements and providing safe internal pedestrian access. Therefore, the project is considered consistent with the Countywide Complete Streets Policy, and no impact would occur.

Town of Yucca Valley General Plan – Mobility and Transportation

As previously mentioned, the project is expected to generate approximately 137 daily vehicle trips, including nine a.m. peak-hour trips and 15 p.m. peak-hour trips. These volumes fall well below San Bernardino County's threshold of 100 peak-hour trips, which would otherwise necessitate a full Transportation Impact Study (TIS). Further, the proposed project does not include a zone change or a General Plan amendment. As such, the project would not result in a substantial increase in vehicle traffic or roadway congestion and is consistent with applicable circulation policies outlined in the Town of Yucca Valley General Plan Circulation Element (Town of Yucca Valley, 2014).

Table 4.17 below provides a detailed validation of the project's consistency with the Mobility and Transportation goals and policies outlined in the Town of Yucca Valley General Plan.

Table 4.17-1
COMPLIANCE WITH YUCCA VALLEY GENERAL PLAN – CIRCULATION ELEMENT

Goal / Policy	Consistency Analysis
GOAL C 1: A constraints-based circulation system that balances the needs of goods movement, nonautomotive use, and complete streets.	
Roadway Classification Policies	
Policy C 1-1 Utilize a constraints-based planning process to evaluate future transportation improvements.	*Consistent.* Project adheres to local street constraints and does not require capacity beyond typical industrial use; improvements along Newton Lane and Sun Mesa Drive reflect localized constraints-based planning.
Policy C 1-2 Pursue funding, including updating the transportation impact mitigation fee program, to assist in implementing the transportation system by expanding its roadway capacity, pedestrian sidewalk facilities, bicycle facilities, and trail facilities.	*Consistent.* Offsite improvements are proposed; development impact fees and future Town updates to the fee program will assist in network-wide transportation funding.
Policy C 1-3 Strive to maintain vehicle level of service (LOS) D on all roadways within the Town. Utilize the roadway capacities, as identified in Table C-1, to evaluate roadway operations.	*Consistent.* Project generates minimal traffic and would not degrade LOS below D. If a transportation study is prepared, LOS D compliance will be verified against Table C-1 capacities.
Policy C 1-6 Protect rights-of-way for SR-62 and SR-247, major arterials, collectors, residential streets, and for all other planned infrastructure as shown on the figures above.	*Consistent.* Improvements respect existing ROW on Newton Lane and Sun Mesa Drive; the project does not encroach on SR-62/SR-247 alignments.
Policy C 1-7 Encourage development designs that integrate multiple modes of access, including pedestrian, bicycle, and public transportation.	*Consistent.* The project includes internal pedestrian paths, ADA access, and driveways wide enough for service vehicles, integrating multimodal access on-site.
Complete Streets Policies	
Policy C 1-8 Apply complete street strategies that accommodate pedestrian, bicycle, and transit.	*Consistent.* While not a typical complete streets project, the facility integrates sidewalks and ADA features, promoting internal pedestrian safety.
Policy C 1-9 Require sidewalk improvements concurrent with new development where commercial and school uses are planned and where residential densities exceed two units per acre, or as required by the Planning Commission.	*Consistent.* Sidewalks are proposed along Newton Lane and Sun Mesa Drive consistent with Town requirements.
Efficient Goods and Services Movement Policies	
Policy C 1-15 Design designated truck routes such that the pavement, roadway width, and curb return radii support anticipated heavy vehicle use.	*Consistent.* Driveways and internal circulation lanes are designed to accommodate moving trucks and delivery vehicles, consistent with industrial roadway geometry.
Policy C 1-16 Support and work with Caltrans to coordinate signals along SR-62 and SR-247 in Town.	*Consistent.* While the project does not front SR-62/SR-247, its location and access points support the local freight network, especially with paved improvements and loading zones.
Policy C 1-17 Ensure funding is available to implement and maintain signal coordination.	

Policy C 1-18 Maintain truck route designations to support heavy vehicle use and connections to the Yucca Valley Airport as noted on Figure C-3.	
Traffic Management Policies	
Policy C 1-20 Require future development to pave roadways that will serve 500 or more daily trips as noted in Table C-1 unless paving of that facility is considered infeasible by the Town, there is no funding for the improvement, or when the majority of the residents on that facility desire it to be unpaved.	*Consistent.* Project proposes paving of Newton Lane and Sun Mesa Drive, supporting this policy's directive for roads serving 500+ ADT.
Policy C 1-21 Pursue funding to pave unpaved roadways where the traffic volume exceeds 500 daily trips unless paving of that facility is infeasible or when the majority of the residents on that facility desire it to be unpaved.	*Consistent. Dust control will be implemented during construction; paved access will reduce future dust emissions and aligns with the Town's dust minimization goals.*
Policy C 1-22 Minimize dust emissions on existing and new unpaved roads where traffic volumes exceed 500 daily trips.	
Policy C 1-25 Maintain truck routes through town for efficient freight transportation service to businesses and industry while limiting impacts to residents and visitors.	*Consistent.* Project supports local freight and delivery needs without impacting residential zones, thus maintaining appropriate use of designated truck routes.
GOAL C 2: A full range of public utilities and related services that provide for the immediate and long-term needs of the community.	
Policies	
Policy C 2-1 Work with utility providers in the planning, designing, and siting of distribution and support facilities to comply with the standards of the General Plan and Development Code.	*Consistent.* Utility coordination with High Desert Water District, SCE, and septic provider has been incorporated into project planning.
Policy C 2-2 Work with utility providers to increase service capacity as demand increases.	*Consistent.* The project's infrastructure extensions support capacity growth; future service expansions can accommodate increased demand in the industrial area.
Policy C 2-3 Coordinate public infrastructure improvements through the Town's Capital Improvement Program.	*Consistent.* Project improvements are consistent with Town capital improvement priorities and will be subject to coordination during final approvals.
Policy C 2-4 Encourage the shared use of right-of-way, transmission corridors, and other appropriate measures to minimize the visual impact of utilities infrastructure throughout Town.	*Consistent.* Utility connections will use existing corridors. Visual impacts are minimized via undergrounding and site screening.
Policy C 2-5 Require that approval of new development be contingent upon the project's ability to secure appropriate infrastructure services.	*Consistent.* No development approval will be granted without full confirmation of water, electricity, and septic availability and feasibility.

Bicycle and Pedestrian Circulation

There are currently no existing bicycle lanes or continuous sidewalk facilities adjacent to the project site. In addition, the project would not interfere with any proposed bicycle infrastructure outlined in the Town of Yucca Valley General Plan Circulation Element, including future Class II bike lanes along Buena Vista Drive, located south of the project site. Pedestrian infrastructure in the area is limited,

and the project would not result in the removal or obstruction of any sidewalks or pedestrian pathways.

Public Transit

The nearest fixed-route transit service in the vicinity is provided by Basin Transit (formerly Morongo Basin Transit Authority). The closest stop is located at the Yucca Valley Transit Center, situated at Yucca Trail & Airway Road, which is part of Basin Transit's Route 21 -Landers–Yucca Valley loop. This transit center is approximately two miles west of the project site at Newton Lane and Sun Mesa Drive, confirming that no fixed-route stops are located along Newton Lane or Sun Mesa Drive, and the project site lies outside of immediate transit coverage (Basin Transit, 2025). The project would not alter or conflict with Basin Transit service routes or schedules, and no transit stop improvements are proposed or required.

As detailed above, the proposed project would not conflict with any applicable policies from the town's General Plan addressing circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, the project would have a less than significant impact in this regard.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)

Less Than Significant Impact

Under the 2025 CEQA Guidelines §15064.3(b), vehicle miles traveled (VMT) is the required metric for determining transportation impacts as the basis for significance under CEQA. A Trip Generation and VMT Analysis was prepared for the proposed project by LSA Associates, Inc. (LSA, 2024b). included as **Appendix I**, consistent with the San Bernardino County Transportation Impact Study Guidelines and SBCTA screening protocols.

Based on the analysis, the project is located in a low-VMT zone, defined as a traffic analysis zone (TAZ) where baseline VMT is at least four percent below the County average. The San Bernardino County average VMT per worker is 16.9, while the proposed project's TAZ has a VMT of 9.6 per worker, which is 43.19 percent below the County average and detailed in **Table 4.17-2**. Therefore, the project qualifies for screening and is presumed to result in a less than significant impact, unless there is pertinent information to the contrary.

Table 4.17-2
PROJECT VMT ANALYSIS

Metric	County Threshold	Project Value	Difference	Significance
VMT per worker (County average)	16.9	9.6	–43.19 percent	Less than significant
Screening threshold (low-VMT zone)	≥4 percent below average	Yes	Met	No detailed analysis required

Source: LSA Associates, 2024

Because the project falls below both the screening threshold and trip generation thresholds and is located within a low-VMT zone, it is exempt from detailed VMT modeling and would not conflict with CEQA Guidelines §15064.3(b). Therefore, the project would have a less than significant impact.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact

The proposed project includes two standard 30-foot-wide driveways along Newton Lane, which provide adequate access for vehicles, including emergency responders, in accordance with the Town of Yucca Valley development standards and California Fire Code access requirements. Internal drive aisles range from 15 to 30 feet in width, sufficient to accommodate typical passenger vehicles and service trucks associated with self-storage operations. The site plan will be reviewed for compliance with applicable geometric design standards, and no unusual roadway features—such as sharp curves, blind intersections, or non-standard turning radii—are proposed.

The proposed self-storage facility is consistent with the site's Industrial zoning and would not introduce an incompatible use, such as agricultural or heavy industrial operations requiring farm equipment or off-road vehicles. No hazardous design elements or incompatible land use conflicts have been identified. Therefore, the project would not result in hazardous conditions due to design features or surrounding uses, and a **less than significant** impact would occur.

d) Would the project result in inadequate emergency access?

Less than Significant Impact

Construction

The project would not result in inadequate emergency access during construction. All construction activities, including grading, utility installation, and building erection, would be confined to the 4.34-acre project site with the exception of half-roadway improvements along Newton Lane and Sun Mesa Drive. Temporary barricades and perimeter fencing would be installed for safety, but access points along Newton Lane would remain unobstructed for emergency vehicles. Construction staging and worker parking would occur entirely on-site, ensuring that public roads remain clear. Compliance with the California Fire Code and coordination with the San Bernardino County Fire Protection District will be required to ensure that emergency access routes are maintained throughout all construction phases. Therefore, a **less than significant** to emergency access during construction would occur.

Operation

During project operation, emergency access would be fully accommodated via two 30-foot-wide driveways off Newton Lane, which exceed minimum width requirements for emergency vehicle ingress and egress. Internal circulation lanes range from 15 to 30 feet wide, which allows sufficient turning radii and maneuverability for fire apparatus and emergency responders. The site will also feature rolling security gates at driveway entrances that are designed to be accessible to first responders per Fire District specifications. The project's design and circulation layout have been or will be reviewed by the San Bernardino County Fire Protection District during the permitting process to ensure full compliance with emergency access standards. Therefore, a **less than significant** to emergency access during operation would occur.

4.18 Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?				**X**
b) Cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?		**X**		

Information from the LSA Phase I Cultural Resources Assessment Report, dated August 2025 for the proposed project (refer to **Appendix D**) is included in the analysis below.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?

No Impact

No resources as defined by Public Resources Code §21074 have been identified. Additionally, the project site has not been recommended for historic designation for prehistoric and Tribal Cultural Resources (TCRs). No tribal cultural sites were documented in the Native American Heritage Commission's Sacred Lands File (SLF) search. No specific tribal resources have been identified.

No prehistoric or historic archaeological resources were observed during the field survey conducted on July 20, 2024, by LSA Archaeologist Cassidy Sharp as part of the cultural resources investigation (**Appendix D**).

Based on the SCCIC cultural resources records search on July 11, 2024, it was determined that there are no prehistoric or historic cultural resources previously recorded within the project site boundary. Within the one-mile buffer zone, there have been three recorded resources, one of them prehistoric and two historic-era. The single prehistoric site within the one-mile buffer of the project boundary is a lithic artifact scatter (36-002379). This artifact scatter is located approximately 0.29 mile southwest of the project site. The two historic period resources include a 1950s residence at 4451 Old Woman Springs Road (36-027695) and a segment of Old Woman Springs Road (36-010716), a route dating to the 19th century that is located approximately 160 meters/530 feet to the

west. There have been 16 previous cultural resource studies within the one-mile buffer of the project. None of these surveys intersects the current project boundary. (**Appendix D** to this IS/MND).

No tribal cultural resources onsite are listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code § 5020.1(k). Therefore, the project would have no impact in this regard.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?

Less than Significant Impact with Mitigation Incorporated

Assembly Bill 52 (AB 52) requires meaningful consultation with California Native American Tribes on potential impacts on TCRs, as defined in Public Resources Code § 21074. TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (CNRA, 2007).

As part of the AB 52 process, Native American tribes must submit a written request to the lead agency to be notified of projects within their traditionally and culturally affiliated area. The lead agency must provide written, formal notification to those tribes within 14 days of deciding to undertake a project. The tribe must respond to the lead agency within 30 days of receiving this notification if they want to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the tribe's request. Consultation concludes when either (1) the parties agree to mitigation measures to avoid a significant effect on a tribal cultural resource, or (2) a party, acting in good faith and after reasonable effort, concludes mutual agreement cannot be reached.

The Town of Yucca Valley (the lead agency) is conducting AB 52 outreach with local tribes for the Sun Mesa Mini Storage Project. The Lead Agency has prepared and sent letters via certified mail and emails on April 4, 2024 and again on July 30, 2025 with the corrected project number to the several tribes on the City's list for AB 52 contact, and to the Agua Caliente Band of Cahuilla Indians on October 8, 2025 informing them of the project. The letters convey that the recipient has 30 days from the receipt of the letter to request AB 52 consultation regarding the project.

The tribes contacted included:

- Lacy Padilla, Director of Historic Preservation/THPO, Agua Caliente Band of Cahuilla Indians
- Ann Brierty, THPO, Morongo Band of Mission Indians
- Robert Martin, Chairperson, Morongo Band of Mission Indians
- Jill McCormick, Historic Preservation Officer, Quechan Tribe of the Fort Yuma Reservation
- Vanessa Minott, Tribal Administrator Santa Rosa Band of Cahuilla Indians
- Mark Cochrane, Co-Chairperson, Serrano Nation of Mission Indians
- Wayne Walker, Co-Chairperson, Serrano Nation of Mission Indians
- Joseph Ontiveros, Tribal Historic Preservation Officer, Soboba Band of Luiseno Indians

- Manfred Scott, Acting Chairman - Kw'ts'an Cultural Committee; Quechan Tribe of the Fort Yuma Reservation
- Jordan Joaquin, President, Quechan Tribal Council; Quechan Tribe of the Fort Yuma Reservation
- Alexandra McCleary, Senior Manager of Cultural Resources Management, San Manuel Band of Mission Indians
- Steven Estrada, Tribal Chairman, Santa Rosa Band of Cahuilla Indians
- Jessica Valdez, Cultural Resource Specialist Soboba Band of Luiseno Indians
- Nicolas Garza, Cultural Resources Specialist, Twenty-Nine Palms Band of Mission Indians
- Sarah O'Brien, Tribal Archivist Twenty-Nine Palms Band of Mission Indians
- Christopher Nicosia, Cultural Resources Manager/THPO Manager Twenty-Nine Palms Band of Mission Indians

The Twenty-Nine Palms Band of Mission Indians responded by email to Jared Jerome, Town of Yucca Valley Associate Planner, on September 15, 2025 with a letter attached dated September 12, 2025. The letter from Chairman Darrell Mike indicated that the project is within the Chemehuevi Traditional Use Area but no known cultural resources are located within the project's APE but there exists the possibility of surface or buried materials on the site. Chairman Mike asked that the Lead Agency follow specific conditions for all cultural resources on any development plans and indicated that Mr. Nicolas Garza, Tribal Historic Preservation Officer can be contacted for further consultation. Mr. Jerome responded on September 15, 2025 with a question about a potential missing sentence and providing projects documents including the Cultural Resources Assessment. Mr. Jerome also asked if Mr. Garza would like to have a meeting or if there are specific mitigation measures or conditions you would like to be included with the project. No further response has been received from Twenty-Nine Palms Band of Mission Indians.

The Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians) responded by email on April 12, 2024 . Ms. Kristine Tuosto, Tribal Archaeologist, requested the following for review: Cultural report, Geotechnical report, project plans showing the depth of proposed disturbance. This information will assist Yuhaaviatam of San Manuel Nation in ascertaining how the Tribe will assume consulting party status under CEQA. Ms. Tuosto sent a second request for this information on July 12, 2024. Mr. Jerome responded on July 22, 2025 that these studies are still being prepared and should be completed between August and October. Ms. Raylene Borrego, Cultural Resources Technician contacted Mr. Jerome through email on December 2, 2024 asking about the update on the required studies. Mr. Jerome responded that all of the technical studies have not been completed but that the grading plan and Cultural study was completed and those were provided. Ms. Borrego responded on December 2, 2024 indicating that after reviewing the cultural report and with their knowledge of the area the tribe has determined the project may have potential for inadvertent discoveries of Tribal Cultural Resources and requests that a series of Cultural and Tribal Mitigation Measures provided be made part of the project's mitigation measures. These Tribal Cultural Resources measures are included in the Mitigation Measures for this project as **MM TCR-1** and **MM TCR-2**.

The Morongo Band of Mission Indians responded by email to Mr. Jerome on May 8, 2024. Ms. Bernadette Ann Brierty, Tribal Historic Preservation Officer, indicated that the Project is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians and requested government-to-government consultation with the Town of Yucca Valley. The tribe indicated that tribal monitoring is recommended during the cultural resource surveys and future construction phases of the Project. The tribe requests a California

Historical Resources Information System (CHRIS) records search conducted with at least a 1.0-mile search radius from the project boundary, tribal participation (a.k.a. tribal monitors) during the pedestrian survey and testing and copies of the Phase I study if this work has taken place, shape files of the Project's area of effect, Geotechnical Report, and current Project design and Mass Grading Maps. Mr. Jerome responded by email on September 18, 2025 with much of the requested materials except the shapefiles as they don't have that for the proposed project. Mr. Jerome also asked if the tribe had any questions, would like to have a meeting or would like to add specific conditions of approval for the project to please contact him. Mr. Jerome responded by email on November 5, 2025 asking if the tribe is interested in consulting on this project and asked for dates and times for a meeting if preferred. No response has been received.

The Agua Caliente Band of Cahuilla Indians responded by email on October 10, 2025 indicating that the project area is not located within the boundaries of the ACBCI Reservation, but it is within the Tribe's Traditional Use Area, Due to this, the Tribe requests consultation on this project. In a follow up letter received November 3, 2025, Anthony Kline, Cultural Resources Analyst indicated that for this project a Cultural Resource Monitor(s) from a Consulting tribe should be onsite during all ground disturbing activities, including testing and surveys and can request that construction halt if resources are encountered. The tribe also requested that the archaeologist on site must meet the Secretary of Interior's standards. The last request from the tribe is that if any Tribal Cultural Material is found, in collaboration with Agua Caliente, it be reburied on site if avoidance is not feasible. The tribe also asked to review San Manuel's Mitigation measure and that it no other consultation tribe requests monitoring to please contact Agua Caliente to provide that service. The Mitigation Measures from the San Manuel Band of Indians was provided to the tribe on November 3, 2025. Mr. Jerome provided the TCR section for review and the tribe provided two comments.

Given the local Native American tribal concerns for potential traditional cultural resources, mitigation measures provided by the Yuhaaviatam of San Manuel Nation will be implemented to further reduce potential impacts to less than significant levels. At the request of the Morongo Band of Mission Indians a Mitigation Measure for Tribal Monitoring will be included. Consultation has been concluded for this project as of November 17, 2025.

Construction activities associated with development of the project would involve new subsurface disturbance and could result in the unanticipated discovery of cultural resources, with the implementation of mitigation measure **MM TCR-1** and **MM TCR-3** this impact would be less than significant. In the unlikely event of an unexpected discovery of human remains, **MM TCR-2** would ensure that impacts related to the accidental discovery of human remains would be less than significant.

Mitigation Measures

MM TCR-1: **Treatment of Cultural Resources During Project Implementation**. If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.

The Secretary of the Interior Qualified Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from the Consulting Tribes (Yuhaaviatam of San Manuel Nation (YSMN), Morongo Band of Mission

Indians (Morongo), and the Agua Caliente Band of Cahuilla Indians), the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribes, unless otherwise decided by YSMN and Morongo. All plans for analysis shall be reviewed and approved by the applicant and YSMN and Morongo prior to implementation, and all removed material shall be temporarily curated on-site.

It is the preference of the Consulting Tribes, that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by The Consulting Tribes, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and the Consulting Tribes. All reburials are subject to a reburial agreement that shall be developed between the landowner, and Consulting Tribes outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts.

Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with the Consulting Tribes to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and the Consulting Tribes for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and the Consulting Tribes.

MM TCR-2: **Inadvertent Discoveries of Human Remains.** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

MM TCR-3: **Tribal Cultural Resources Monitoring.** In consultation with Consulting tribes (San Manuel and Morongo. If they are unable to provide a monitor, Agua Caliente can provide one), the developer, and the Town of Yucca Valley, a Tribal Monitoring Plan (TMP) will be prepared to address the details, timing, and responsibility Tribal Monitoring activities that will occur on the project site. Details in the TMP shall include:

1. Monitoring of project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, archaeological testing, surveys, etc.) coordinated with these construction-related activities.

2. The development of a concurrent monitoring schedule in coordination with the developer and the designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with the project archaeologist.

3. The protocols and stipulations that the developer, City, Tribes, and project archaeologist will follow in the event of inadvertent TCR discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

Level of Significance After Mitigation

With implementation of Mitigation Measure **MM TCR-1** and **MM TCR-3,** potential project impacts on TCRs would be less than significant. With implementation of **MM TCR-2** above, the proposed project would result in less than significant impacts to human remains and associated funerary objects.

4.19 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of whi1ch could cause significant environmental effects?			**X**	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			**X**	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				**X**
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			**X**	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			**X**	

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant Impact

As discussed in **Section 3.0** the proposed project would require offsite improvements including sewer, domestic water, fire water, irrigation, and dry utilities connections to existing utility infrastructure in Newton Lane.

Wastewater Treatment and Conveyance – The proposed project includes construction of a septic tank and leach field, as the site is outside the service area of a wastewater treatment plant. The project

includes construction of wastewater lines within the project site discharging to the septic tank but would not involve connections to offsite sewers.

The proposed septic tank would have 750 gallons capacity. The project includes one proposed restroom, in the manager's office, that would contain one sink and one toilet. The septic tank would have adequate capacity for estimated project wastewater generation per the percolation testing report completed for the project by Sladden Engineering included as **Appendix G1** (Sladden, 2025b, p. 4).

Hi-Desert Water District (HDWD) is building a sewer system serving much of the town of Yucca Valley. However, the project site is outside the sewer system service area (HDWD, 2020, Figure 3A).

Domestic Water – The project site is in the HDWD service area. HDWD water supplies consist of local groundwater from the Warren Valley Groundwater Basin underlying the southern part of HDWD's service area, and the Ames Valley Groundwater Basin underlying the northern part of HDWD's service area (HDWD, 2021, p. 3-2). As analyzed below in Threshold 4.19 b), the project would result in a nominal increase in water demand and therefore, the project would have a less than significant impact regarding domestic water supplies.

Water Treatment – HDWD water supplies meet state and federal water quality standards and does not require treatment before delivery to customers (HDWD, 2021, p. 3-14).

Stormwater – Existing storm drainage onsite is via surface flow to the southwest. The project includes construction of an infiltration basin in the southwest corner of the project site that would have design capture volume of 13,243 cubic feet (DRP, 2024b). The proposed infiltration basin would meet San Bernardino County requirements for site drainage, and project impacts on stormwater drainage systems would be less than significant.

Electric Power: Electric power for the City of Yucca Valley is provided by Southern California Edison (SCE) (CEC, 2023). The proposed project is in a developed area, and infrastructure for providing electric power to the area is well established. SCE typically utilizes existing utility corridors to reduce environmental impacts and has energy-efficiency programs to reduce energy usage and maintain reliable service throughout the year (Southern California Edison, 2025. Total electricity consumption in SCE's service area is forecast to be 111,672GWh[16] in 2022 and 122,931 GWh in 2030 (CEC, 2020, Form 1.2).

The project would be constructed in accordance with applicable Title 24 regulations and would not necessitate the construction or relocation of electric power facilities. Therefore, a less than significant impact would occur.

Natural Gas: The proposed development would be all-electric, and no gas service would be provided to the project. No impacts on natural gas supplies or natural gas distribution infrastructure would occur.

Telecommunications Facilities: Frontier Communications provides telecommunications services near the project site (digalert.com, 2025). It is expected that Frontier facilities would be extended to the project site from existing lines in adjacent roadways. The proposed project would not interfere

[16] One GWH is equivalent to one million kilowatt-hours.

with the operation of telecommunications facilities, and therefore a less than significant impact would occur.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant Impact

Water Supplies and Demands

The Hi Desert Water District (HDWD) provides water to part of the town of Yucca Valley including the project site. HDWD water supplies consist of groundwater from two local groundwater basins, Warren Valley and Ames Valley. HDWD forecasts that it will have sufficient water supplies to meet demands in normal water year, single-dry-year, and multiple-dry-year conditions over the 2020-2040 period (HDWD, 2021, p. 5-2).

Table 4.19-1
HDWD RETAIL WATER SUPPLIES AND DEMANDS, AFY

	2025	2030	2035	2040	2045
Supplies	3,056	3,149	3,222	3,292	3,354
Demands	3,056	3,149	3,222	3,292	3,354
Difference	0	0	0	0	0

Source: HDWD, 2021, p. 5-2
AFY= Acre-Feet per Year

Self-storage businesses are estimated to use 25 gallons per day (gpd) of water per 1,000 square feet of building area (City of Los Angeles, 2006).[17] The proposed project includes development of 89,700 square feet of building area; thus, project water demand is estimated at about 2,243 gpd. HDWD demand forecasts are based on a population projection by the UC Riverside School of Business Center for Economic Forecasting and Development in 2020. The demand forecasting model includes economic indicators such as residential housing stock, home prices, and employment trends (HDWD, 2021, p. 2-6). The self-storage business is accounted for in HDWD's demand forecast. Therefore, impacts under this category are anticipated to be less than significant.

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact

The proposed project includes installation and operation of a septic tank and leach field for wastewater disposal and treatment. The project site is outside of the service area of the sewer system that is under construction in the town of Yucca Valley. Project wastewater generation would have no impact on the treatment capacity of a wastewater treatment provider, and no impact would occur.

[17] The water demand factor is 125percent of the wastewater generation factor for self-storage uses from the City of Los Angeles (City of Los Angeles, 2006).

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact

The city contracts with Burrtec Waste & Recycling, Inc., for collection and disposal of the city's solid waste (Yucca Valley, 2025). Solid waste is disposed of at the Landers Sanitary Landfill (CalRecycle, 2025a), which is described below in **Table 4.19-2**.

Table 4.19-2
LANDFILLS SERVING YUCCA VALLEY

Facility and Nearest City/Community	Remaining Capacity, cubic yards	Daily Permitted Disposal Capacity, tons	Actual Daily Disposal, tons[1]	Residual Daily Disposal Capacity, tons	Estimated Closing Date
Landers Sanitary Landfill	11,063,811	1,200	202	998	2072

[1] Daily disposal calculated based on annual disposal tonnage assuming 300 operating days per year: that is, six days per week less certain holidays.
Sources: CalRecycle. 2025b.

Construction

Project construction would generate solid waste requiring disposal at local landfills. Materials generated during construction of the project may include paper, cardboard, metal, plastics, glass, concrete and other materials. Section 5.408 of the 2022 California Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11) requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse (DGS, 2025). Project construction would include recycling and/or salvaging at least 65 percent of construction and demolition waste in accordance with the 2022 CALGreen.

Operation

No solid waste generation factor for self-storage uses is available. The solid waste generation factor for commercial uses, 0.006 pounds per day (ppd) per square foot, is for purposes of this analysis (CalRecycle, 2025c). The 89,700-square-foot project is thus estimated to generate about 538 pounds of solid waste per day (this is a conservative estimate). Adequate capacity is available at the Landers Sanitary Landfill for project-generated solid waste. Impacts would therefore, be less than significant.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact

In 1989, the California Legislature enacted the California Integrated Waste Management Act (AB 939), to address solid waste problems and capacities in a comprehensive manner. The law required each city and county to divert 50 percent of its waste from landfills by the year 2000. San Bernardino County developed a Source Reduction and Recycling Element in 1994 that aims at recycling, composting, special waste disposal, and education and public information programs.

Assembly Bill 341 (AB 341; Chapter 476, Statutes of 2011) increases the statewide waste diversion goal to 75 percent by 2020, and mandates recycling for commercial and multi-family residential land uses. The project would include storage areas for recyclable materials in accordance with AB 341.

Assembly Bill 1826 (AB 1826; California Public Resources Code Sections 42649.8 et seq.) requires recycling of organic matter by businesses, and multifamily residences of five or more units, generating such wastes in amounts over certain thresholds. Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. The project does not include food preparation facilities or spaces dedicated to food storage. The project includes limited landscaping along the north and west site boundaries. The project would include organics cans for storage of landscaping waste in accordance with AB 1826. The proposed project would comply with applicable local, state and federal solid waste disposal standards; therefore, impacts would be less than significant.

4.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			**X**	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			**X**	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			**X**	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			**X**	

a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact

The proposed project is located within the Town of Yucca Valley, which maintains local responsibility for fire protection services and is served by the San Bernardino County Fire Department. According to CalFire's Fire Hazard Severity Zone (FHSZ) maps, the project site is within a Local Responsibility Area (LRA) (ref. **Figure 4.20-1**) and is not located in a State Responsibility Area (SRA) or within a Very High Fire Hazard Severity Zone (VHFHSZ) (ref. **Figure 4.20-2**). However, surrounding areas of Yucca Valley do include VHFHSZ designations, and the Town has adopted fire safety standards accordingly.

The project involves the development of a self-storage facility, internal drive aisles, perimeter fencing, and improved access along Newton Lane. The site plan includes two 30-foot-wide driveways providing ingress and egress, which would facilitate emergency vehicle access and on-site circulation. These design features are consistent with Town of Yucca Valley General Plan Safety Element and San Bernardino County Fire Department requirements for emergency response access.

Implementation of the project would not conflict with the Town's adopted local Hazard Mitigation Plan (Town of Yucca Valley, 2014) or the San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan (County of San Bernardino, 2022). The proposed improvements do not involve road closures or modifications that would hinder evacuation routes. The project would also be subject to standard fire code compliance, including hydrant spacing, fire-flow requirements, and emergency access provisions under the California Fire Code. Therefore, while the project is in proximity to fire-prone areas, it is not situated within a designated VHFHSZ and would not impair emergency response or evacuation plans. The project would have a less than significant impact.

Figure 4.20-1
FIRE HAZARD SEVERITY ZONE - LOCAL RESPONSIBILITY AREA

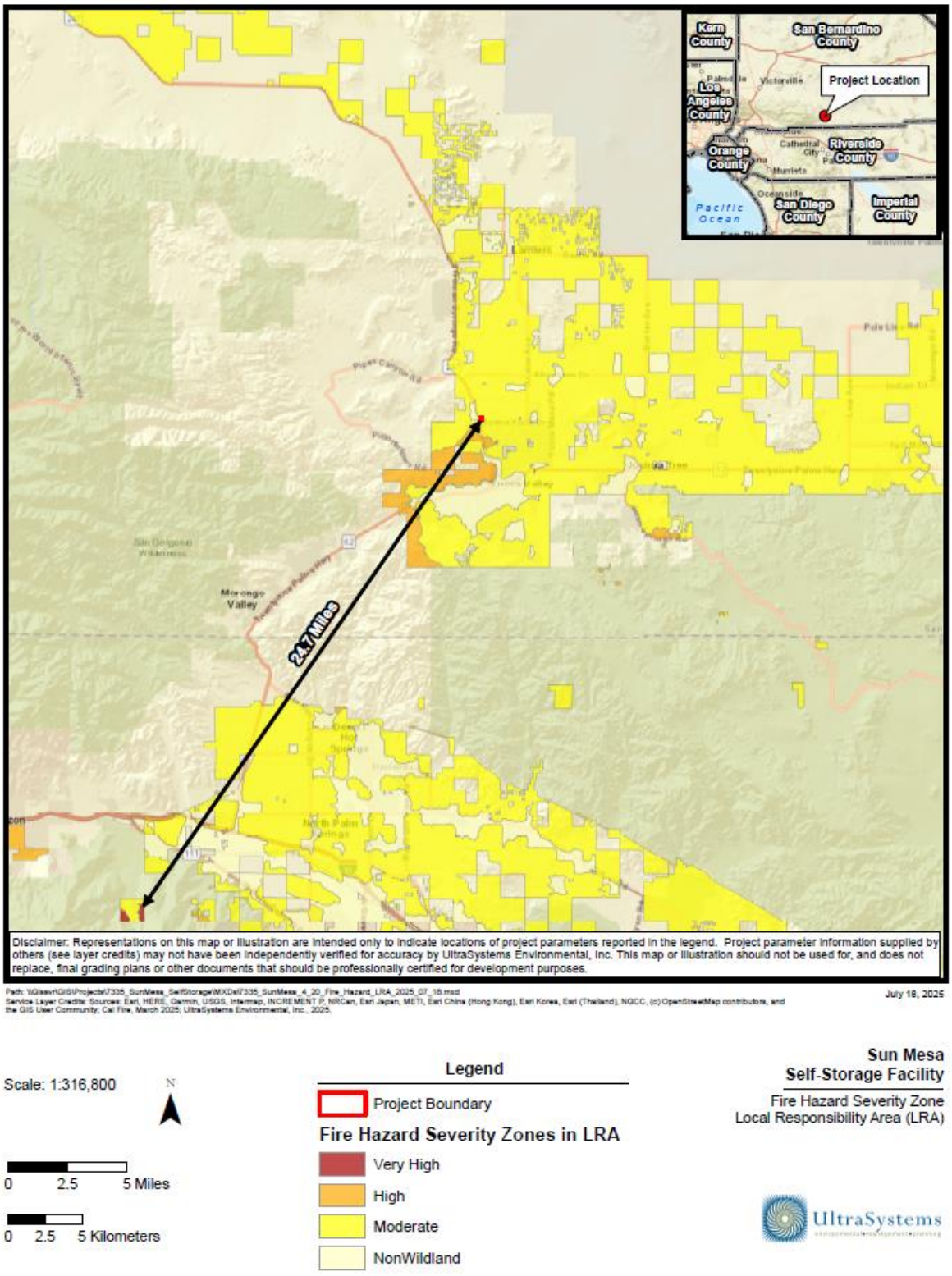
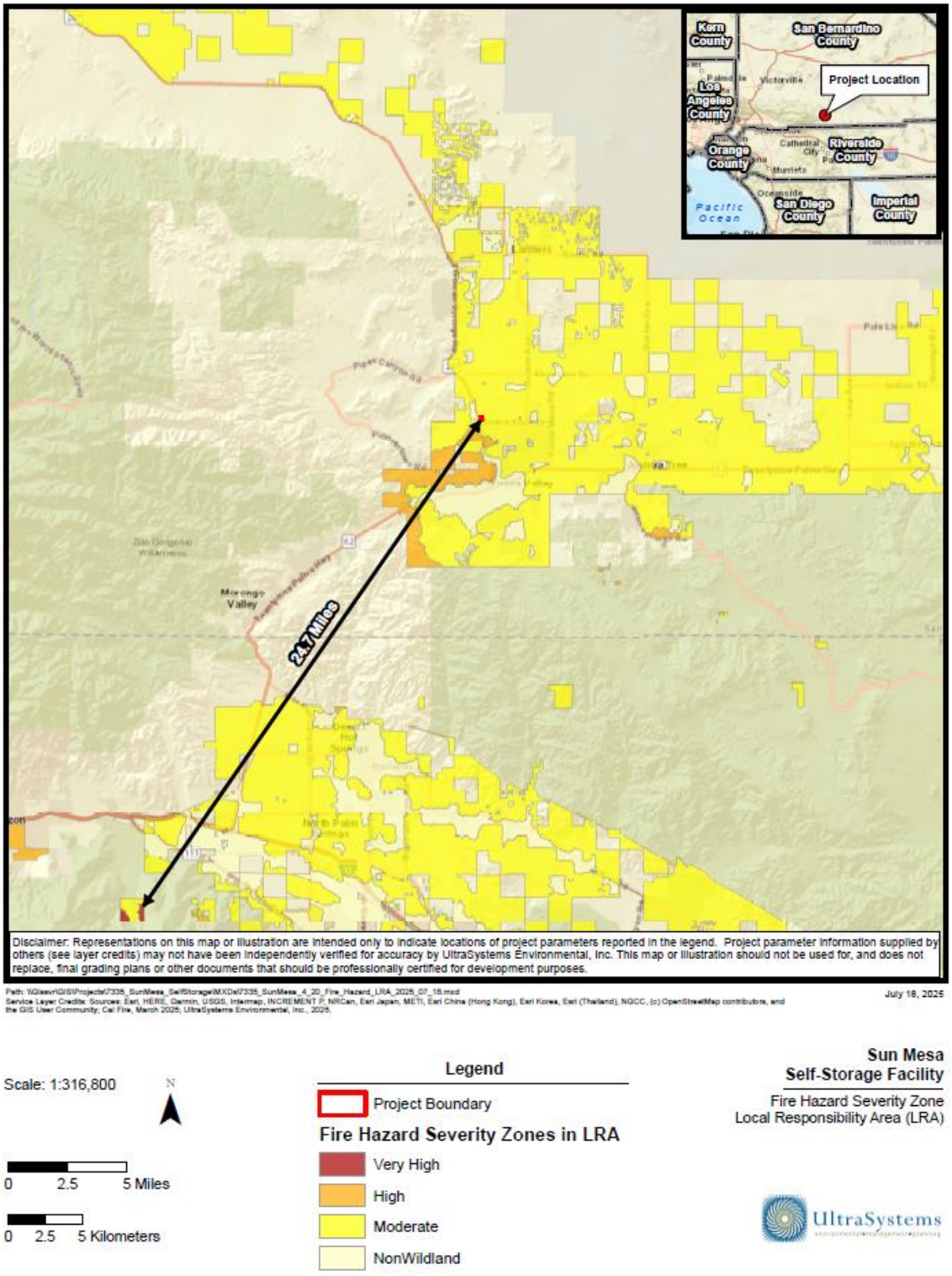


Figure 4.20-2
FIRE HAZARD SEVERITY ZONE - STATE RESPONSIBILITY AREA



If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact

The project site is located within a LRA (not an SRA) and is not classified as a VHFHSZ per CalFire mapping, but areas surrounding the Town do contain VHFHSZ designations, and the regional landscape, characterized by desert scrub vegetation and seasonal winds, poses moderate fire risk.

The project site is relatively flat and is not situated on or near significant slopes that would contribute to fire intensity or spread. Site improvements include the removal of existing combustible vegetation, installation of irrigated landscaping using drought-tolerant, low-fuel species, and a six-foot-tall concrete masonry wall around the project perimeter will reduce opportunities for off-site wildfire intrusion. Additionally, the use of non-combustible building materials and on-site hydrants would further minimize fire risks.

Although Yucca Valley is subject to periodic high winds (including Santa Ana-type events), The facility consists primarily of enclosed, non-habitable self-storage units, with minimal on-site human presence aside from a manager's office reducing the potential exposure to wildfire-related pollutant concentrations.

The project would also comply with applicable provisions of the California Building Code (Chapter 7A, Wildland-Urban Interface Building Standards) and the Town's adopted fire prevention requirements, including defensible space and ember-resistant construction features, where applicable.

Given the site's LRA classification, low topographic risk, and limited occupancy characteristics, the project would not exacerbate wildfire risks or significantly expose occupants to fire-related pollutants and would have a less than significant impact.

b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact

The project site lies in a portion of Yucca Valley surrounded by similar urban infrastructure and land uses. The project includes limited infrastructure improvements typical for current development, such as internal driveways, frontage improvements along Newton Lane, utility tie-ins, and installation of a private on-site septic system for wastewater disposal. The septic system will be located entirely within the project site and designed in accordance with San Bernardino County Environmental Health Services requirements, including setbacks, leach field sizing, and maintenance access. This system does not increase wildfire risk, as it does not involve combustible materials or elevated fire exposure.

The project does not require the installation of new underground power lines, off-site fuel management areas, or expanded emergency access corridors beyond those required by local development standards. Water supply infrastructure will tie into existing municipal systems, and fire hydrants will be installed as required by the San Bernardino County Fire Department to serve the site.

Construction activities will result in temporary ground disturbance and minor air emissions, but these impacts will be addressed through compliance with construction best management practices and mitigation identified in the Initial Study.

As such, the required infrastructure is not located in areas of high fire risk and would not contribute to increased wildfire hazards. Therefore, fire risk associated with infrastructure installation or maintenance would have a less than significant impact.

c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact

The site is relatively flat and does not exhibit steep slopes or topographical features that would be prone to landslides or significant post-fire slope instability. As detailed in **Section 4.11**, the surrounding area consists of vacant desert land and sparse industrial development. The property directly north abuts the dedication and dirt road of Sun Mesa Drive, with an undeveloped parcel beyond. That parcel is zoned Industrial. To the east, the adjacent property is zoned Commercial and is also vacant. The property to the south is developed with a commercial use, and the property to the west is developed with another commercial use.

Because the site and its surroundings do not include hillside areas or significant drainage channels, and the site is not located downstream of areas prone to wildfire burn scars, the risk of exposure to post-fire debris flows, flooding, or slope failure is minimal. Additionally, the project will be subject to a grading and drainage plan approved by the Town of Yucca Valley and the San Bernardino County Flood Control District, which will ensure proper site runoff management and minimize erosion or instability.

Therefore, the project would not expose people or structures to significant risk related to wildfire-induced hydrologic or geologic hazards would have a less than significant impact.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact

As discussed in **Section 4.10**, Hydrology and Water Quality, the project site is relatively flat, with no steep slopes or natural drainage courses onsite or in the immediate vicinity. The site is not located within a mapped landslide hazard zone or area of slope instability (Town of Yucca Valley, 2014). Drainage improvements would consist of curb, gutter, and an infiltration basin designed in accordance with Town of Yucca Valley Municipal Code \ Code § 9.37.060: Erosion Control, Runoff, and Enforcement and San Bernardino County Flood Control District standards.

The project would not substantially alter existing drainage patterns or create conditions that could lead to downstream flooding or post-fire slope instability. As noted in **Section 4.10(c)**, the project site lies within FEMA Flood Zone X, outside both the 100-year and 500-year flood hazard areas.

Because the site is level, located outside mapped flood or landslide zones, and would comply with applicable drainage and stormwater regulations, the project would not expose people or structures to significant risks from flooding, landslides, or post-fire slope instability. Therefore, impacts would be less than significant.

4.21 Mandatory Findings of Significance

Would the project have:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		**X**		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		**X**		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		**X**		

a) Would the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact with Mitigation Incorporated

The project would not substantially degrade the environment because all potentially significant impacts related to biological resources, cultural resources, and tribal cultural resources are reduced to less than significant levels through implementation of the adopted mitigation measures. Biological mitigation measures, including **MM BIO-1** through **MM BIO-14**, require preconstruction surveys, burrowing owl protection, breeding bird protections, habitat avoidance, and construction best management practices that prevent disturbance to sensitive species. Cultural resource mitigation measures **MM CUL-1** and **MM CUL-2** ensure that any inadvertent discovery of archaeological resources or human remains is properly evaluated and treated by qualified professionals consistent

with state law. Tribal cultural resource measures **MM TCR-1** through **MM TCR-3** require tribal monitoring, treatment protocols, and avoidance procedures to protect potential tribal cultural materials during ground disturbance. Therefore, the project would not substantially degrade the environment or reduce populations of sensitive species, nor would it eliminate important examples of California prehistory or history. Impacts under this threshold would be less than significant with mitigation.

b) Would the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact with Mitigation Incorporated

The project does not result in cumulatively considerable impacts because all potentially significant environmental effects are reduced to less than significant levels through implementation of project specific mitigation. Geologic hazards and paleontological impacts are addressed through **MM GEO-1** and **MM GEO2**, which require implementation of geotechnical recommendations and paleontological monitoring during ground disturbance. Biological mitigation measures **MM BIO-1** through **MM BIO-14** avoid and minimize impacts to sensitive species and habitat. Cultural resource measures **MM CUL-1** and **MM CUL-2** ensure proper evaluation and handling of archaeological resources and human remains. Tribal resource measures **MM TCR-1** through **MM TCR-3** ensure tribal participation and protection of potential tribal cultural resources. Because these measures fully mitigate project level impacts to less than significant levels, the project would not contribute to a cumulatively significant environmental effect. Therefore, the project's contribution to cumulative impacts is not considerable under CEQA Guidelines §15064(h)(1), and impacts would be less than significant with mitigation incorporated.

c) Would the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impact with Mitigation Incorporated

The project would not cause substantial adverse effects on human beings because all potentially significant hazards are mitigated to less than significant levels. Geotechnical risks such as liquefaction or unstable soils are reduced through **MM GEO-1**, which requires incorporation of site specific geotechnical recommendations, and **MM GEO-2**, which establishes paleontological monitoring protocols that prevent unsafe or unregulated excavation activity. Construction phase biological and cultural mitigation (**MM BIO-1** through **MM BIO-14**, **MM CUL-1**, **MM CUL-2**) also reduce risks to workers and the public by requiring controlled procedures during ground disturbance. Noise, air quality, hazardous materials, and hydrology impacts analyzed in the technical sections were found to be less than significant or less than significant with mitigation incorporated. With implementation of all required mitigation measures, the project would not result in substantial adverse effects on human beings. Therefore, the project would not result in substantial adverse effects on human beings, either directly or indirectly, and impacts would be less than significant with mitigation.

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6.0 LIST OF PREPARERS

6.1 CEQA Lead Agency

Town of Yucca Valley
Community Development Department
58928 Business Center Drive
Yucca Valley, CA 92284
Jared Jerome, Associate Planner
(760) 369-6579 x317
jjerome@yucca-valley.org

6.2 Project Applicant

Rob Billings
5024 Wallaby Street
Yucca Valley, CA
(760) 686-4171
billingstransfer@yahoo.com

6.3 UltraSystems Environmental, Inc.

6.3.1 Environmental Planning Team

Betsy Lindsay, MURP, ENV SP, Project Director
Robert Reicher, MBA, B.S., ENV SP, Project Manager
Billye Breckenridge, B.A., Deputy Project Manager

6.3.2 Technical Team

Amir Ayati, B.S., Staff Scientist
Andrew Soto, B.A., Word Processing/Technical Editing
Erik Segura, B.S., ENV SP, Associate Planner
Hugo Flores, B.S., Field Biologist
Isha Shah, M.S., Staff Engineer/Scientist
Marissa Kassisieh, MURP, Associate Planner
Maritza Vasquez, M.A., GIS Analyst/Associate Planner
Megan Doukakis, M.A., Assistant Project Archaeologist
Michael Milroy, B.S., M.S., Senior Planner
Patricia Haigh, B.S., B.A., Staff Scientist
Steve Borjeson, B.A., Senior Planner

7.0 MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in conformance with Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines. These provisions require that all state and local agencies establish a monitoring or reporting program whenever approval of a project is based on a Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR) that identifies significant environmental impacts which can be mitigated to a less than significant level. The MMRP serves as a critical compliance mechanism to ensure that mitigation measures adopted as conditions of project approval are properly implemented throughout the course of project development and operation.

> Public Resources Code § 21081.6(a)(1): *"The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment."*.
>
> CEQA Guidelines § 15097(a): *"In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects."*.

The MMRP is designed to ensure that the mitigation measures identified to reduce or avoid potentially significant adverse environmental effects are carried out as intended. Monitoring generally consists of ongoing or periodic oversight activities which may include field inspections, review of documentation, and evaluation of compliance actions. Reporting generally involves the preparation and submission of written compliance reviews or summary memos that are presented to the decision-making body or designated staff representative of the lead agency. These compliance reports serve to confirm whether each mitigation measure is being implemented in accordance with the conditions of approval and provide a basis for corrective action if noncompliance is observed.

The purpose of the MMRP is fourfold. First, it provides a structured framework for documenting the implementation of each required mitigation measure. Second, it identifies the specific agencies, departments, or parties responsible for implementing and monitoring each measure. Third, it creates a formal record of all monitoring and reporting actions to demonstrate full compliance with the environmental commitments made under CEQA. Fourth, it ensures that all mitigation measures that fall under the jurisdiction of the Town of Yucca Valley or the project applicant are fully and effectively carried out in a timely and verifiable manner.

The following table, titled **Table 7.0.1** Mitigation Monitoring and Reporting Program, presents a detailed summary of the environmental impacts and corresponding mitigation measures adopted by the Town of Yucca Valley in connection with the proposed project. The table also includes the level of significance remaining after mitigation, the parties responsible for implementation and monitoring, and the phase of the project during which the measure is to be applied, such as during planning, construction, or long-term operation.

Only those environmental topics for which mitigation is required are included in this Mitigation Monitoring and Reporting Program. This targeted approach ensures that mitigation tracking is manageable, legally sufficient, and appropriately focused on measures that are essential to reducing the project's potentially significant environmental impacts.

Table 7.0-1
MITIGATION MONITORING AND REPORTING PROGRAM

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
4.4 Biological Resources				
Threshold a): Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	**BIO-1: Biological Monitor** a) A biological monitor will be onsite to monitor activities that result in the clearing or grading of areas known to contain sensitive biological resources, such as western Joshua tree habitat, as well as ground-disturbing activities that impacts do not exceed the limits of construction and minimize the likelihood of inadvertent impacts to special-status plant and wildlife species. b) The biological monitor will ensure that all biological mitigation measures, best management practices (BMPs), avoidance and protection measures described in the relevant project permits and reports are in place and are adhered to. Monitoring will cease when the sensitive habitats and jurisdictional areas have been cleared or impacted. The biological monitor will take photographs throughout the construction process. Observations of special-status species will be recorded in monitoring logs, mapped, and special-status species records will be submitted to the California Natural Diversity Database (CNDDB) within five working days of the sightings, and CDFW will be provided with copies of the CNDDB forms and survey maps. Monitoring logs will be completed for each day of monitoring. c) The biological monitor will have the authority to halt all construction activities and all non-emergency actions if listed species are identified on the project site and will be directly impacted. The monitor will notify the appropriate resource agency and consult if needed. If needed, and if authorized by	Project Applicant Biological Monitor	Field Verification	1. Town of Yucca Valley 2. Town of Yucca Valley 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	the resource agencies, the monitoring biologist will relocate the individual outside of the work area where it will not be harmed. Work can continue at the location if CDFW and/or the USFWS determine that the activity will not result in impacts to the species. d) d) If sensitive biological resources are detected in an area to be impacted, then appropriate measures will be implemented by the biological monitor to avoid impacts (i.e., flag and avoid, erect orange snow fencing, biological monitor present during work, etc.). However, if avoidance is not possible and the sensitive biological resources will be directly impacted by project activities, the biological monitor will mark and/or stake the site(s) and map the individuals on an aerial map and with a GPS unit. The biologist will then contact the appropriate resource agencies to develop additional mitigation measures prior to commencing project activities. e) The construction crew will inspect excavated areas daily to detect the presence of trapped wildlife.			
	a) **BIO-2: Project Limits and Designated Areas** b) To avoid impacts to sensitive biological resources, the following measures will be implemented by the project proponent, contractors, and biological monitor prior to project staging, and commencement of any ground-disturbing activities or vegetation removal. c) Project boundary would be set at the minimum size to accomplish necessary work, resulting in minimal impacts to sensitive biological resources and jurisdictional areas. d) Specifications for the project boundary, limits of construction, project-related parking, storage areas, laydown sites, and equipment storage areas will be mapped and clearly marked in	Project Applicant Biological Monitor	Field Verification	1. Town of Yucca Valley 2. Town of Yucca Valley 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	the field with temporary fencing, signs, stakes, flags, rope, cord, or other appropriate markers. All markers will be maintained until the completion of activities in that area. e) To minimize the amount of disturbance, the construction/laydown areas, parking areas, staging areas, storage areas, spoil areas, and equipment access areas will be restricted to designated areas. To the extent possible, designated areas will comprise existing disturbed areas (parking lots, access roads, graded areas, etc.). f) Project-related work limits will be defined, and work crews will be restricted to designated work areas. Disturbance beyond the actual construction zone is prohibited without site-specific surveys. g) Project related vehicle traffic will be restricted to established roads, staging areas, and parking areas. Travel outside construction zones will be prohibited.			
	BIO-3: Western Joshua Tree Conservation Act Prior to the initiation of Joshua trees encroachment, trimming, pruning, or any activity that may result in take of Joshua trees (including removal of live and dead Joshua trees), the project proponent should obtain a California Endangered Species Act (CESA) Incidental Take Permits (ITP) under the western Joshua Tree Conservation Act (WJTCA) of Fish and Game Code (§§ 1927.3 and 1927.8). California Fish and Game Code § 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill". Mitigation will occur per the stem count per the WJTCA census in lieu fee, or as required by the ITP and WJTCA.	Project Applicant	Field Verification	1. CDFW 2. Town of Yucca Valley 3. Before Construction
	BIO-4: California Desert Native Plants Act Because species of the family Agavaceae (e.g., western Joshua Tree), which have been observed throughout the project site, are covered	Project Applicant	Field Verification	1. Town of Yucca Valley

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	under § 80073(b) of the California Desert Native Plants Act (CDNPA), any impacts will require a permit issued by the commissioner of the sheriff in San Bernardino County pursuant to Chapter 3 § 80073. Prior to commencement of construction activities, including but not limited to mobilization, fencing, staging, vegetation trimming or removal, or ground-disturbing activities, the project proponent will acquire a permit pursuant to Chapter 3 § 80101 and § 80073 of the California Desert Native Plants Act if any of the following species are observed on the project site: a) All species of the family Agavaceae (century plants, nolinas, yuccas) b) All species of the family Cactaceae (cacti), except for the plants listed in subdivisions (b) and (c) of Section 80072 which may be harvested under a permit obtained pursuant to that section c) All species of the family Fouquieriaceae (ocotillo, candlewood) d) All species of the genus Prosopis (mesquites) e) All species of the genus Cercidium (palos verdes) f) Acacia greggii (catclaw) g) Atriplex hymenelytra (desert-holly) h) Dalea spinosa (smoke tree) i) Olneya tesota (desert ironwood), including both dead and live desert ironwood.			2. Town of Yucca Valley 3. Before Construction
	BIO-5: Worker Environmental Awareness Program Worker Environmental Awareness Program (WEAP) for construction personnel shall be conducted and documented prior to onsite disturbances. The training shall include a discussion of the sensitive biological resources within the project site and the potential presence of special-status species. The WEAP shall also include a discussion of special-status species' habitats, protection measures to ensure species	Construction Supervisor Project Biologist	Field Verification	1. Town of Yucca Valley 2. Town of Yucca Valley 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	are not impacted by project activities, project boundaries, penalties for non-compliance, and biological conditions outlined in the project permits. All new employees shall be trained before they access the work site. New employees shall be trained and certified by the Construction Supervisor with the approval of the Project Biologist as approved by CDFW. Each trained individual shall be given a distinctive helmet sticker that will identify those who have received training, signed the training log, and demonstrated the required level of environmental awareness.			
	BIO-6: Construction Best Management Practices Project work crews will use CASQA (or similar) stormwater BMPs as directed by the project's Storm Water Pollution Prevention Plan (SWPPP). These measures will be identified prior to construction and incorporated into construction operations. The project's Qualified SWPPP Practitioner will ensure that construction activities will incorporate all applicable BMPs specified in the SWPPP to prevent erosion from water or wind, sedimentation of receiving waters, and introduction of other pollutants, including non-stormwater pollutants, into drainages crossed by or adjacent to the project site, accidental spills in the project site, including laydown yards and parking areas. BMPs will be maintained on a regular basis pursuant to the requirements of the SWPPP	Project Applicant Qualified SWPPP Practitioner	Field Verification	1. Town of Yucca Valley 2. Town of Yucca Valley 3. Before Construction
	Bio-7: Pre-Construction Desert Tortoise Survey Prior to the commencement of project activities, including but not limited to ground disturbance, pre-construction surveys following guidance in the United States Fish and Wildlife's (USFWS) *Preparing for Any Action That May Occur Within the Range of the Mojave Desert Tortoise* (*Gopherus agassizii;* "Guidelines") will be implemented. The Guidelines recommend the applicant contact USFWS prior to surveys. Qualified biologists will conduct pre-construction surveys for desert tortoise no more than 48 hours prior to initiation of Project activities	Project Applicant Qualified Biologist	Field Verification	1. Town of Yucca Valley 2. Town of Yucca Valley 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	and after any pause in Project activities lasting 30 days or more. The qualified biologists will follow USFWS's Desert Tortoise (Mojave Population) Field Manual (*Gopherus agassizii; "*Field Manual"). The qualified biologist will record all signs of desert tortoise, such as scat, burrows, carcasses, courtship rings, drinking depressions, and live sightings, as described in the Field Manual. The qualified biologist will provide a report with a map of the surveyed area (including transects, desert tortoises, and sign) and description of habitat conditions. Should positive survey results occur, the project applicant will secure an incidental take permit under Section 10 of FESA and State incidental take permit under Section 2081 of the Fish and Game Code.			
	BIO-8: Pre-construction Wildlife Surveys Prior to issuance of grading permits, a qualified biologist will conduct pre-construction surveys within areas of suitable habitat for special-status terrestrial wildlife species identified as having moderate or greater potential to occur onsite. Pre-construction surveys will be conducted three days before the commencement of construction activities. If construction activities onsite lapse for one week or more, approved work areas will be re-surveyed by the biologist for new occurrences of the special-status wildlife species. Further consultation with wildlife agencies will be necessary if special-status species are observed onsite and prior to commencing construction activities.	Project Applicant Qualified Biologist	Field Verification	1. Town of Yucca Valley 2. Town of Yucca Valley 3. Before Construction
	a) **BIO-9: General Wildlife Avoidance and Protection Measures** b) The project proponent would implement the following general avoidance and protection measures to protect wildlife. c) To minimize construction-related mortalities of nocturnally active wildlife species, it is recommended that all non-emergency work be conducted during daylight	Project Applicant Qualified Biologist	Field Verification	1. Town of Yucca Valley 2. Town of Yucca Valley 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	hours. All unnecessary lights shall be turned off at night to avoid attracting wildlife. Nighttime work (and use of artificial lighting) would not be permitted unless specifically authorized. d) If any wildlife is encountered during project activities, it will be allowed to freely leave the area unharmed or the biological monitor will capture the animal, if authorized, and relocate it outside of the construction work limits out of harm's way. e) Listed wildlife species will not be captured, handled, or relocated without specific written authorization from CDFW and/or USFWS. f) Wildlife would not be disturbed, captured, harassed, or handled, unless to relocate the animal out of imminent threat of injury or death. Animal nests, burrows and dens would not be disturbed without prior survey and authorization from the biological monitor. g) Active and inactive nests cannot be removed or disturbed. h) Contractors, subcontractors, employees, and site visitors would be prohibited from feeding or collecting wildlife. i) To avoid the potential for mortality and harassment of wildlife, all non-security related firearms, weapons, and domestic dogs would be prohibited from the project site. j) Contractors, subcontractors, employees, and site visitors shall inspect their vehicles and equipment for the presence of wildlife prior to moving their vehicles and equipment. The biological monitor shall be contacted if a special-status species is detected and is in danger of being harmed. k) All steep-walled pitfalls (trenches, holes, bores, and other excavations) greater than two feet deep used during the			

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	project would be completely covered at all times except when being actively used, to prevent wildlife entrapment (i.e. reptiles and small mammals). If trenches cannot be covered, escape ramps (maximum slope of 2:1) will be provided to allow trapped animals to escape. Exclusion fencing shall be installed around the trench or excavation. Trenches shall be inspected and wildlife removed immediately before backfilling. l) All onsite project workers shall look under their vehicles and equipment before movement. If wildlife is observed, no vehicles or equipment shall be moved until the animal has left the area voluntarily or can be legally relocated. m) Equipment maintenance, lighting, and staging will occur only in designated areas, and shall not block or impede wildlife movement.			
	BIO-10: Pre-Construction Burrowing Owl Surveys A qualified biologist shall conduct a pre-construction BUOW survey in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFW, 2012) or current CDFW guidance/protocol if changes to the aforementioned 2012 guidance have occurred. A pre-construction BUOW survey (Take Avoidance Survey) shall be conducted no more than 14 days prior to any site disturbance (grubbing, grading, and construction) and again 24 hours prior to ground disturbing activities. Although BUOW was not detected on site during the reconnaissance-level surveys, the BSA contains suitable habitat to potentially support BUOW. The qualified biologist will identify, record, and map with a global positioning system (GPS) unit BUOWs and their sign. Detailed notes and wildlife species encountered during the surveys shall be recorded in field notes.	Project Applicant Qualified Biologist	Field Verification	1. Town of Yucca Valley 2. Town of Yucca Valley 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	If an occupied burrow is found (as indicated by the observation of a burrowing owl or the presence of burrowing owl sign), a 250-foot buffer around the burrow will be staked and flagged and no construction activities will be allowed within the buffer area during the breeding season (February 1 through August 31). The qualified biologist will contact CDFW to assist in the preparation of an Incidental Take Permit (ITP), and development of avoidance, minimization, and mitigation measures, prior to commencing project activities. A relocation program may be necessary and shall be approved by CDFW prior to commencing project activities. If no BUOWs or signs of BUOWs are observed during the preconstruction surveys and concurrence is received from CDFW, project activities may begin, and no further mitigation shall be required.			
	a) **BIO-11: Pre-Construction Breeding Bird Survey** b) If vegetation removal is scheduled within the nesting season, a qualified biologist will conduct a pre-construction nesting bird survey to maintain compliance with the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (§§ 3503 and 3503.5), which prohibit take of nesting birds and nests of migratory and non-game bird species. Nesting season is generally considered to be: c) January 1-July 30 for raptors. d) February 1-September 15 for non-raptors. e) A qualified biologist will conduct pre-construction surveys no more than five days prior to when project activities (e.g., mobilization, excavation, grading, vegetation removal) are underway. Should a lapse in project activity be greater than five days, a qualified biologist will conduct additional surveys to maintain compliance. To maximize the detection of nesting birds, surveys must be conducted	Project Applicant Qualified Biologist	Field Verification	1. Town of Yucca Valley 2. Town of Yucca Valley 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	in work areas (e.g., staging, stockpiling, storage, equipment yards, access roads) during favorable weather conditions. A wide variety of shelters and resources are used by avian species; these include barren ground, grasses, forbs, shrubs, trees, rocky outcrops, and man-made structures (dependent on species and conditions). The qualified biologists will interpret physical signs for nesting structures (e.g., manipulation of materials like mud or grass) and direct signs of life (e.g., courtship behaviors, gathering, swooping, alarm calls, pellets). f) If nests are encountered, a qualified biologist will consider individual species tolerance, proximity to construction activity, noise impacts, line-of-sight barriers, and distance (horizontal and vertical) to determine if planned construction activities would impact nesting success. The rate and duration of construction activities will also be considered should the modification of scheduled activities be required to maintain healthy nesting outcomes. g) If the qualified biologist determines construction activities will potentially adversely affect a nest, the biologist must immediately inform the construction manager to halt construction activities (i.e., establish a no-work zone) within a minimum exclusion buffer of 100 feet for songbird nests and 200-500 feet for raptor nests. This no-work zone lawfully avoids the "take" of nesting birds and the mortality of eggs and younglings. Construction activities within the no-work buffer may proceed after a qualified biologist determines the young have successfully fledged the nest and are no longer dependent upon the nest or parents. h) If federal or state protected species are observed during surveys, USFWS and CDFW will be consulted to determine			

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	the appropriate time for project activities to proceed and what specific measures will be taken to ensure protected species are not impacted.			
	BIO-12: Pre-Construction Desert Kit Fox and American Badger Surveys Desert kit fox is a protected species under CCR Title 14, § 460. No more than 14 days prior to the beginning of ground disturbance and/or Project activities, a qualified biologist shall conduct pre-construction surveys to determine if potential desert kit fox burrows/dens are present in the project area. Pre-construction surveys should include transect surveys at a 20-meter transect distance to ensure 100 percent visual coverage of the project area. Surveys may be combined for similar fossorial mammals, such as American badger; combined, concurrent surveys for dissimilar taxa (e.g. plants or birds) shall be prohibited. Use of wildlife camera monitoring to determine presence/absence and burrow/den use is strongly encouraged, in accordance with CDFW approved methods, including *Remote Camera Trap Installation and Servicing Protocol Citizen Wildlife Monitoring Project 2017 Field Season* (Moskowitz and Huyett, 2017) and *Camera-trapping for conservation: a guide to best-practices* (Oliver R. Wearn & Paul Glover-Kapfer, 2017). The pre-construction survey reports will include: (1) the number, location, and status determination of potential desert kit fox and/or badger dens identified during the reporting period, (2) occupancy monitoring status, (3) species present, and (4) estimated number of individuals and associated behaviors observed. Desert kit fox and badger images will additionally be stored on a cloud-based server and additional relevant data will be made available to CDFW upon request. If the pre-construction surveys confirm occupied desert kit fox habitat, project activities shall be immediately halted, and the qualified biologist	Project Applicant Qualified Biologist	Field Verification	1. Town of Yucca Valley 2. Town of Yucca Valley 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	shall notify CDFW to develop avoidance, minimization, and mitigation measures within a Desert Wildlife Management Plan. No disturbance of active dens shall take place when juvenile desert kit fox may be present and dependent on parental care. Sick or injured animals will be reported to CDFW within 24 hours of discovery.			
Threshold b): Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Reference **MM BIO-1** thru **MM BIO 6** above.			
Threshold e): Would the project conflict with any local policies or ordinances protecting biological resources, such as	**BIO-13: Protective Fencing of No Work Areas** Protective fencing shall be installed around the perimeter of ecologically sensitive areas, which will be designated as No Work Areas, including around the perimeter of western Joshua trees scheduled to be transplanted, and native vegetation communities adjacent to work areas, before commencement of staging, fencing, clearing, grading, or other construction activities. The installation of fencing and protection measures around trees and vegetation will comply with the Town's	Project Applicant	Field Verification	1. Town of Yucca Valley 2. Town of Yucca Valley 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
a tree preservation policy or ordinance?	Native Desert Vegetation Ordinance. The tree protection zone for Joshua tree is a 40-foot radius around the trunk of the tree. Fencing shall be maintained in place during all construction. No construction, grading, staging, or material storage will be allowed within the fence exclusion areas, or within the protected zones of any onsite native trees.			
	BIO-14: Yucca Valley Development Code Section 9.10.040 A native landscaping documentation package ("report") will be submitted to the division and at the time of filing land use applications (i.e., prior to any land disturbing or development activity) and may be combined with landscaping and water conservation requirements (Town of Yucca Valley, 2014). The report will include a) the botanical and common names of regulated native desert plants, b) the precise location of each regulated desert native plant, c) the trunk or stem diameter of each regulated desert native plant, d) the height of each desert regulated native plant, e) the health or condition, including those unlikely to survive transplanting, of all regulated desert native plants, and f) the proposed placement of the regulated desert plant (i.e., the transplant site, removal determination, or adopt offsite). Should a plant be determined as likely to survive transplanting by a qualified biologist, it shall be made available for adoption or transplanted onsite as part of the project's landscaping plan, which should maximize the use of native desert plants. The project applicant shall provide a thirty-day notice followed by a thirty-day adoption period; the adoption period may be less than thirty days should all plants be adopted. Adoption should be prioritized in the Town of Yucca Valley, with second priority to the Morongo Basin. It is recommended the thirty-day adoption signage period commences with the submittal of the desert native plant permit. Signage posting will follow the requirements found in 9.10.040E. All regulated desert native plants within the adoption program will a) receive written permission to be obtained by the property owner, b) have consideration of lant's original	Project Applicant	Field Verification	1. Town of Yucca Valley 2. Town of Yucca Valley 3. Before Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	and transplanted physical orientation, prevailing wind direction, soil type of the original and transplanted locations, and other related attributes which may affect the successful transplantation, and c) have a maintenance plan considering watering schedules, stockpile location, support, and the method of trap fencing. Plants which are not adopted within the thirty-day period may be removed.			
4.5 Cultural Resources				
Threshold 4.5 b): Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5.	**MM CUL-1:** If archaeological resources are discovered during construction activities, the contractor will halt construction activities in the immediate area and notify the Town of Yucca Valley (California Code of Regulations, Title 14, Chapter 3, Section 15064.5(f)). The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology who will be notified and afforded the necessary time to recover, analyze, and curate the find(s). The qualified archaeologist will recommend the extent of archaeological monitoring necessary to ensure the protection of any other resources that may be in the area. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the South Central Coastal Information Center. Construction activities may continue on other parts of the project site while evaluation and treatment of prehistoric archaeological resources takes place.	Project Construction Contractor Qualified Archaeologist	Field Verification	1. Town of Yucca Valley 2. Town of Yucca Valley 3. During Construction
Threshold 4.5 c): Disturb any human remains, including those interred	**MM CUL-2:** If human remains are encountered during excavations associated with this project, all work will stop within a 30-foot radius of the discovery,	Project Construction Contractor	Field Verification	1. Town of Yucca Valley

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
outside of formal cemeteries.	and the San Bernardino County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the Most Likely Descendant (MLD). The MLD (either an individual or sometimes a committee) will be responsible for the ultimate disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. The MLD will make recommendations within 24 hours of their notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).	San Bernardino County Coroner		2. Town of Yucca Valley 3. Before Construction
4.7 Geology and Soils				
Threshold 4.7 e): Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**MM GEO-1:** Prior to the issuance of the grading permit, the applicant shall provide a letter to the Town of Yucca Valley Planning Division, or designee, from a qualified paleontologist stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop, as needed, a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. The PRIMP shall require that the paleontologist perform periodic paleontological monitoring of any ground disturbing activities within undisturbed native sediments during mass grading, site preparation, and underground utility installation. The project paleontologist may reevaluate the necessity for paleontological monitoring after 50 percent or greater of the excavations have been completed. In the event paleontological resources are encountered, ground-disturbing activity within 50 feet of the area of the discovery shall cease. The paleontologist shall examine the materials encountered, assess the nature and extent of	Project Applicant Qualified Paleontologist Construction Contractor	Monitoring, Assessment, Recovery, and Curation	1. Town of Yucca Valley 2. Town of Yucca Valley 3. During Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	the find, and recommend a course of action to further investigate and protect or recover and salvage those resources that have been encountered. Criteria for discarding specific fossil specimens shall be made explicit. If the qualified paleontologist determines that impacts to a sample containing significant paleontological resources cannot be avoided by project planning, then recovery may be applied. Actions may include recovering a sample of the fossiliferous material prior to construction, monitoring work and halting construction if a significant fossil needs to be recovered, and/or cleaning, identifying, and cataloging specimens for curation and research purposes. Recovery, salvage and treatment shall be done at the Applicant's expense. All recovered and salvaged resources shall be prepared to the point of identification and permanent preservation by the paleontologist. Resources shall be identified and curated into an established accredited professional repository such as the San Bernardino County Museum. The paleontologist shall have a repository agreement in hand prior to initiating recovery of the resource.			
4.18 Tribal Cultural Resources				
Threshold 4.18 b): Cause a substantial adverse change in the significance of a tribal cultural resource that is determined to be a significant resource to a California Native American tribe pursuant to the	**MM TCR-1:** Treatment of Cultural Resources During Project Implementation. If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from Yuhaaviatam of San Manuel Nation (YSMN) and Morongo Band of Mission Indians (Morongo), the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties	Project Applicant	Field Verification	1. Town of Yucca Valley 2. Town of Yucca Valley 3. Prior to commencement of any "ground-disturbing activity"

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
criteria set forth in subdivision (c) of Public Resource Code § 5024.1(c)?	shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribes, unless otherwise decided by YSMN and Morongo. All plans for analysis shall be reviewed and approved by the applicant and YSMN and Morongo prior to implementation, and all removed material shall be temporarily curated on-site. It is the preference of YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN and Morongo, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, YSMN and Morongo. All reburials are subject to a reburial agreement that shall be developed between the landowner, YSMN and Morongo outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts. Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN and Morongo to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and			

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees. All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN and Morongo for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, YSMN and Morongo.			
	MM TCR-2: Inadvertent Discoveries of Human Remains. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project	Project Applicant Qualified Archeologist	Field Verification	1. Town of Yucca Valley 2. Town of Yucca Valley 3. During Construction
	MM TCR-3: **Tribal Cultural Resources Monitoring.** In consultation with interested tribes, the developer, and the Town of Yucca Valley, a Tribal Monitoring Plan (TMP) will be prepared to address the details, timing, and responsibility Tribal Monitoring activities that will occur on the project site. Details in the TMP shall include: 4. Monitoring of project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) coordinated with these construction-related activities. 5. The development of a concurrent monitoring schedule in coordination with the developer and the designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including	Project Applicant San Bernardino County Coronerhuman remains, to a	Field Verification	1. Town of Yucca Valley 2. Town of Yucca Valley 3. During Construction

TOPICAL AREA IMPACT	MITIGATION MEASURE	RESPONSIBLE PARTY	MONITORING ACTION	1. ENFORCEMENT AGENCY 2. MONITORING AGENCY 3. MONITORING PHASE
	the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with the project archaeologist. 6. The protocols and stipulations that the developer, City, Tribes, and project archaeologist will follow in the event of inadvertent TCR discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.			

APPENDICES

APPENDIX A

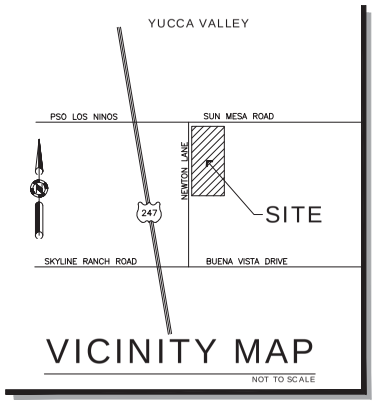
PROJECT PLANS

PROPOSED STORAGE UNIT FACILITY
(MINI SELF STORAGE)

SOUTH-EAST CORNER OF NEWTON LANE AND SUN MESA ROAD
YUCCA VALLEY
SAN BERNARDINO COUNTY, CA

ABREVIATIONS:

AC:	Asphalt Concrete	HB:	Hose Bib
ACT:	Acoustical Ceiling Tile	HC:	Hollow Core
ADA:	Americans with Disabilities Act	HM:	Hollow Metal
ADD:	Additional	HORIZ:	Horizontal
ADJ:	Adjustable	HGT:	Height
AFF:	Above Finish Floor	HTR:	Heater
AHJ:	Authority Having Jurisdiction	HVAC:	Heating, Venting, Air Conditioning
ALUM:	Aluminum		
APPX:	Approximately	IN:	Inch
BD:	Board	INS:	Insulation
BLDG:	Building	INT:	Interior
BLK:	Block	IRR:	Irrigation
BLKG:	Blocking	JAN:	Janitor
BM:	Beam	JT:	Joint Trench
BO:	Bottom Of	LAV:	Lavatory
CALC:	Calculation	LS:	Landscape
CBC:	California Building Code	LTG:	Lighting
CIP:	Cast-in-Place	LVT:	Luxury Vinyl Tile
CJ:	Control Joint	MAX:	Maximum
CMU:	Concrete Masonry Unit	MECH:	Mechanical
CL:	Centerline	MFR:	Manufacturer
CLG:	Ceiling	MIN:	Minimum
CLR:	Clear	MISC:	Miscellaneous
CLO:	Closet	MTL:	Metal
CO:	Clean Out	NIC:	Not In Contract
COL:	Column	NTS:	Not To Scale
CONC:	Concrete	NO:	Number
CONST:	Construction	OC:	On Center
CPT:	Carpet	OD:	Outside Diameter
CT:	Ceramic Tile	OH:	Opposite Hand
DET:	Detail	PC:	Polished Concrete
DG:	Decomposed Granite	PL:	Property Line
DIA:	Diameter	PLAM:	Plastic Laminate
DN:	Down	PT:	Paint
DR:	Door	PVC:	Polyvinyl Chloride
DWG:	Drawing	QTY:	Quantity
E:	Existing	R:	Radius
EA:	Each	RA:	Return Air
ENC:	Enclosure	RD:	Roof Drain
EJ:	Expansion Joint	RO:	Rough Opening
EL.:	Elevation	REQD:	Required
ELEC:	Electrical	RM:	Room
ELEV:	Elevation	REV:	Revision
EQ:	Equal	SC:	Solid Core
EQUIP:	Equipment	SECT:	Section
EV:	Eave Vent	SHT:	Sheet
EXH:	Exhaust	SIM:	Similar
EXP:	Expansion	SPEC:	Specification
EXT:	Exterior	STD:	Standard
FE:	Fire Extinguisher	STL:	Steel
FEC:	Fire Extinguisher Cabinet	SUSP:	Suspended
FD:	Floor Drain	SQ:	Square
FDN:	Foundation	STRUC:	Structural
FIN:	Finish	STOR:	Storage
FLR:	Floor	THK:	Thick
FOF:	Face Of Finish	TEL:	Telephone
FTG:	Footing	TO:	Top Of
FIXT:	Fixture	TYP:	Typical
FR:	Fire-Rated	UNO:	Unless Noted Otherwise
FT:	Feet	VCT:	Vinyl Composition Tile
GA:	Gauge	VERT:	Vertical
GALV:	Galvanized	WD:	Wood
GC:	General Contractor	WC:	Water Closet
GL:	Glass	W/O:	With Out
GWB:	Gypsum Wall Board	WWM:	Welded Wire Mesh
GYP:	Gypsum	WDW:	Window



LEGAL DESCRIPTION:

TR 8749, MB 120/50-64 SEC. 13, T1N, R5E., S.B.B.&M.
APN: 0597-111-67

BASIS OF BEARING :

THE SOUTHWEST 1/4 OF SECTION 13 PER TRACT 8749, MB 120/50-64 SAID BEARING BEING N00°00'08"E.

BENCHMARK :

USGS BM 705 24
ELEVATION = 3718.55 FEET, NAVD 88

EARTHWORK VOLUMES:

TOTAL CUT – 4970 CY
TOTAL FILL – 4485 CY

** SEE EARTHWORK EXHIBIT FOR INFORMATION ON CUT-FILL BY LOCATION MAP.*

OWNER/DEVELOPER

ROB BILLINGS
5024 WALLABY STREET
YUCCA VALLEY CA 92284
760-686-4171
BILLINGSTRANSFER@YAHOO.COM

TOPOGRAPHY:

PREPARED BY:
LSAP CONSULTANTS LLC.
ADDRESS: 14997 MCGARGER RD
DESERT HOT SPRINGS , CA 92240
(760) 288-2232
SURVEY@LSAPCONSULTANTS.COM
DATE OF SURVEY JAN 2022

ENGINEER OF RECORD

DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
DPATNEAUDE@DRPENTERPRISESLLC.ORG
WWW.DRPENTERPRISESLLC.ORG

Joanne C. Singer RCE 26900
760-625-7426

UTILITY COMPANIES

UTILITY PROVIDERS
WATER
HIGH DESERT WATER DI STRICT
55439 Twentynine Palms Highway, Yucca Valley, CA (760) 365-8333

SEWER
Private septic disposal

GAS
None applicable

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
6999 Old Woman Springs Rd, Yucca Valley, CA 92284 (800) 655-4555

TELEPHONE
VERIZON CALIFORNIA
295 N Sunrise Way, Palm Springs, CA 92262
(760) 778-3610

TV CABLE
TIME WARNER CABLE
73181 Mediterranean Rd, Palm Desert, CA 92211 (760) 674-5404

WASTE DISPOSAL
BURRTEC
4878 Newton Ln, Yucca Valley, CA 92284
(760) 365-2015

DEVELOPMENT STATISTICS
FOR:
BILLINGS MINI STORAGE
S.E.C. NEWTON LANE AND SUN MESA
YUCCA VALLEY, CA

LEGAL DESCRIPTION:	TR 8749, MB 120/50-64 SEC. 13 T1N, R5E., S,B,B,&M.
APN	0597-111-67-0000
TOTAL SITE AREA Gross- Net	189,050 SQ. FT.
Dedications already in place:	4.34 ACRES
ADDRESS:	T.B.D. S.E.C. NEWTON AND SUN MESA, YUCCA VALLEY CA
ZONING: GPLU	C COMMERCIAL
EXISTING AND PROPOSED ZONING	COMMERCIAL
EXISTING AND PROPOSED GPLU	C - COMMERCIAL
EXISTING LAND USE	VACANT LOT
PROPOSED LAND USE	NEW STORAGE UNIT FACILITY (MINI STORAGE)
TYPE OF SEWAGE DISPOSAL	SEPTIC/LEACH FIELD
YUCCA VALLEY GEOHAZARD	MAP F121C (SEE NEXT SHEET FOR MAP)
FEMA	NO IMPACTS
ZONE X	PANEL 06071C8120H 8-28-2008
ZONE X	NO FLOOD DEPTHS OR HAZARDS NOTED OR MAPPED

SCOPE OF WORK: PROPOSED STORAGE UNIT (MINISTORAGE) FACILITY WITH OFFICE MANAGER UNIT. PROJECT TO PROPOSE 5 BUILDING TYPES WITH A TOTAL OF 89,700 S.F. STORAGE. PROJECT PROPOSES BLOCK WALL AND LIGHTING, LANDSCAPE AND OFFSITE IMPROVEMENTS. ALL STORAGE TO BE ENCLOSED. NO OPEN STORAGE IS PROPOSED.

OWNER APPLICANT:	**REPRESENTATIVE:**
ROB BILLINGS	DRP ENTERPRISES LLC
5024 WALLABY STREET	DAN PATNEAUDE
YUCCA VALLEY, CA 92284	P.O. BOX 4428
(760) 686-4171	PALM SPRINGS, CA 92263
billingstransfer@yahoo.com	(206) 734-7765
	dpatneaude@drpenterprisesllc.org

PER MUNICODE SEC. 9.10 INDUSTRIAL DISTRICTS

SETBACKS:		MAX. FENCE HT
FRONT:	15'-0"	8'-0" MAX.
REAR:	0'	10'-0" MAX.
SIDE:	0'	10'-0" MAX.
STREET SIDE:	15'-0"	10'-0" MAX.

PER MUNICODE SEC. 9.14.060 MINI/SELF-STORAGE FACILITIES

ALLOWABLE BUILDING HEIGHT:	20'-0" ONE STORY
AREAS:	400 S.F. ONE STORY OFFICE/MANAGER UNIT 89,700 S.F STORAGE UNIT TOTAL
FAR: 70% MAX.	89,700 s.f. /220,786 s.f. = 0.406 40.6 % < 70% .: FAR o.k.

TYPES:	**UNIT COUNT:**						
	5X10 50 S.F.	10x20 200 S.F.	20x20 400 S.F.	25x20 500 S.F.	TOTAL S.F. PER BLDG.	NO. BLDG. TYPES	TOTAL S.F. PER BLDG. TYPE
TYPE "A"	16	20	-	-	4,800 S.F.	10	48,000 S.F.
TYPE "B"	16	-	10	-	4,800 S.F.	6	28,800 S.F.
TYPE "C"	-	-	-	10	5,000 S.F.	1	5,000 S.F.
TYPE "D"	-	-	-	15	7,500 S.F.	1	7,500 S.F.
TYPE "E"	-	-	1	-	400 S.F.	1	400 S.F.
TOTAL UNITS	256	200	60 MGR.UNIT NOTINCL.	25		TOTAL S.F.	89,700 S.F.

PARKING REQUIREMENTS:

PER MUNICODE SEC. 9.33.040-C, TABLE 3-7 MINI/SELF-STORAGE FACILITIES:: STANDARD 9X19 PARKING STALLS:	**REQUIRED:**	**PROVIDED:**
6 SPACES + 2 CARETAKERS	8	8
ACCESSIBLE STALLS:	1 reqd	
STANDARD:	1	1
VAN:	1	1
		10
LOADING SPACES: ONE PER PER 20,000 S.F. 10 FT X 20 FT:	5	5
TOTAL PARKING ON SITE:	8 REQUIRED	10 PROVIDED

NOTE: ALL PARKING STALLS SHALL BE 9'-0" x 19'-0" MIN. BACKUP-1 WAY ISLES SHALL BE MIN. 12'-0" WIDE, PER CITY STANDARDS. BACKUP-2 WAY ISLES SHALL BE MIN. 25'-0" WIDE, PER CITY STANDARDS.

SHEET INDEX

PAGE #	SHEET NUMBER	SHEET INDEX
01	C-1.0	COVER SHEET THIS SHEET
02	T-1.0	SITE PLAN
03	T-1.1	ENLARGED SITE PLAN
04	T-1.2	ENLARGED SITE PLAN
05	T-2.0	FLOOR PLANS
06	T-3.0	ELEVATIONS
07	T-4.0	COLOR ELEVATIONS
08	T-4.1	MANAGERS UNIT COLOR ELEVATIONS
09	T-4.2	SAMPLE COLOR PERSPECTIVE ELEVATIONS
10	T-5.0	COLOR BOARDS
11	T-6.0	LANDSCAPE PLAN

IF THESE DRAWINGS ARE SMALLER THAN 36" X 24" THEY HAVE BEEN REDUCED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS.

THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF DRP ENTERPRISES LLC AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED OR PREPARED.

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No.	Revision/Issue	Drawn by	Checked by	Date
	PRELIMS		DRP/JS	06-03-22

DRP Enterprises

Engineer

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

1" = 40'-0"

Project Number & Sheet Number

C-1.0

9.14.060: MINI-/SELF-STORAGE FACILITIES:

A. General: The only commercial activities permitted on the site of a self-service storage facility shall be rental of storage bays and pick up and deposit of goods and/or property in dead storage. Storage bays shall not be used to: manufacture, fabricate or process goods; service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; or conduct any other commercial or industrial activity on the site.

B. Security Quarters Permitted: Residential quarters for security purposes may be established on the site.

C. Bays Have No Legal Address: Individual storage bays or private postal boxes within a self-service storage facility shall not be considered a premises for the purpose of assigning a legal address in order to obtain an occupational license or other governmental permit or license to do business.

D. Outside Storage:

1. Except as provided in this section, all property stored on site shall be entirely within enclosed buildings.

2. Open storage of private recreational vehicles and dry storage of recreational boats for personal use shall be permitted within a self-service storage facility provided that the following is met:

a. Such storage shall take place only within a designated area. The area so designated shall be clearly delineated upon the site plan accompanying the application;

b. The open storage area shall not exceed twenty five percent (25%) of the buildable area of the site;

c. The open storage area shall be entirely screened from view from adjacent residential areas and all street rights of way by a solid building wall or a masonry wall with a minimum height of eight feet (8');

d. Vehicles shall not be stored within the area set aside for minimum building setbacks; and

e. No vehicle maintenance, washing or repair shall be permitted on site. Recreational boats stored on the site shall be placed and maintained upon wheeled trailers. No dry stacking of boats shall be permitted on site.

E. Minimum Lot Size: Notwithstanding any other provision of this code the minimum lot size for a self-storage facility shall be one acre.

F. Separation Between Storage Buildings: If separate buildings are constructed, there shall be a minimum ten foot (10') setback between individual buildings within the facility.

G. Maximum Bay Size: The maximum size of a storage bay shall be five hundred (500) square feet.

H. Maximum Building Height: With the exception of a structure used as a security quarters, the maximum height of a self-service storage facility shall be one story. The height of the building shall not exceed twenty feet (20'), except for any architectural features located along the street entrance to the facility. In addition, a parapet wall shall be constructed to screen roof mounted air conditioning and other equipment, if any. The combined height of the building and the parapet wall shall not exceed twenty five feet (25').

I. Parking Requirements: See , "Parking And Loading Regulations", of this title for ministorage parking requirements.

J. Miscellaneous Requirements:

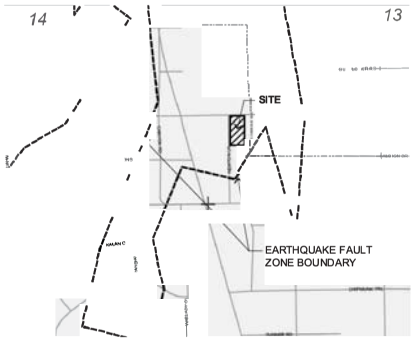
1. Outdoor Lighting: All outdoor lighting shall meet the requirements of title 8,, "Outdoor Lighting", of this code.

2. Loudspeakers: Exterior loudspeakers or paging equipment shall not be permitted on the site.

3. Bay Doors: Storage bay doors shall not face any abutting property which is residentially zoned, nor shall they be visible from any adjacent residential property or any street right of way.

4. Barbed Wire: Barbed or similar wire may be used for security purposes, but it shall not be visible from any adjacent residential property or any street right of way.

5. Architectural Treatment: The exterior facades of all structures shall receive uniform architectural treatment, including stucco and painting of surfaces. All structures adjacent to properties designated with a residential land use shall have a pitched roof or other treatment comparable to the adjacent residential development. (Ord. 253, 12-16-2014)



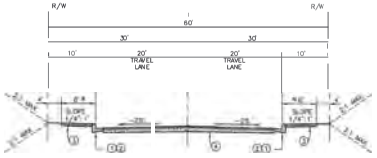
PARTIAL F121C FAULT ZONE MAP

LEGEND:

ARROWS INDICATE DRAINAGE PATTERN TO BASIN (SEE CIVIL DWGS FOR ADD'L INFO.)

1. STANDARD 9 FT X 19 FT. PARKING STALL W/ 6" WIDE x 48" LONG WHEEL STOP
2. ACCESSIBLE PARKING STALL 2% MAX. SLOPE
3. ACCESS AISLE, 2% SLOPE AND CROSS SLOPE
4. DECOMPOSED GRANITE
5. 400 S.F. MANAGER UNIT OFFICE SPACE
6. ROLLING SECURITY GATES
7. ACCESSIBLE ROUTE, MIN 4' WIDE NOT TO EXCEED 5% SLOPE, 2% CROSS SLOPE
8. TRASH ENCLOSURE PER CITY STANDARDS
9. LIGHT STANDARD, TYP. AS SHOWN - PER CITY STANDARDS
10. WALL PACK, TYP. AS SHOWN
11. APSHALT CONRETE SURFACE, DRAIN TO BASIN, SEE CIVILS DRAWINGS
12. CONC. CURB AND GUTTER - PER CITY STANDARDS
13. 6" DIA. CONC. FILLED BOLLARDS AS SHOWN, EMBEDDED MIN. 36" INTO GROUND
14. CONC. PAD AT NEW ELECTRICAL SERVICE LOCATION TBD
15. CONC. CURB
16. PERIMETER CMU WALL, 6 FT. MAX. HT.
17. CMU WALL WITH DRAINAGE OPENINGS MADE OF W.I. FENCE (TBD)
18. DECORATIVE ROCK LANDSCAPING: LARGE RIVERROCK W/ RANDOM BOULDERS
19. RETENTION BASIN
20. 20 FT WIDE FIRE LANE
21. 10FT X 20 FT LOADING ZONE, TYP. AS SHOWN
22. LEACH FIELD, SEE CIVIL DRAWINGS
23. SEWER LINE, SEE CIVIL DRAWINGS
24. WATER LINE, SEE CIVIL DRAWINGS
25. ELECTRICAL LINE TO PULL DROP ON NEWTON LN, SEE CIVIL DRAWINGS

NOTES:
1. THE SITE IS NOT LOCATED WITHIN A RESOURCE AREA AS IDENTIFIED IN THE ARCHEALOCICAL AND HISTORICAL RESOURCE ELEMENT OF THE GENERAL PLAN.
2. THE SITE DOES NOT CONTAIN ANY NATURAL, ECOLOGICAL AND OR SCENIC RESOURCES.
3. THE SITE DOES NOT CONTAIN DRAINAGE SWALES AND OR CHANNELS THAT BORDE OR CROSS THE SITE.
4. THE SITE IS NOT LOCATED NOR PROPOSED SLOPES OF FIFTEEN PERCENT (15%) OR MORE AND DOES NOT PROPOSE FILLS OF FIFTEEN PERCENT (15%) OR MORE.
5. NO POTENTIAL WELLS, HAZARDS, ETC. WERE FOUND DURING SITE INVESTIGATION.
6. SITE IS LOCATED IN MAP F121C OF GEOHAZARD MAP FOR YUCCA VALLEY, SEE PARTIAL MAP THIS SHEET FOR LOCATION AND BOUNDARIES.
7. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION AND ALL PROPERTY LINE AND BOUNDARIES.



TYPICAL SECTION
LEVEL



TYPICAL SECTION
TILT

NOTES:

1. CURB AND GUTTER PER STD. DWG. NO. 200
2. A.C. DIKE PER STD DWG. NO 202 * *
3. SIDEWALK PER STD DWG. NO. 220
4. PAVEMENT SECTION PER STD. DWG. NO. 240

* SIDEWALK REQUIREMENT PER DEVELOPMENT CODE
** LIMITED USE, SHORT TERM IMPROVEMENT PROJECTS

APPROVED: DIRECTOR OF PUBLIC WORKS _____ DATE 11/17/16

APPROVED: TOWN ENGINEER _____ R.C.E. 39827 DATE 11/17/16

Town of Yucca Valley

LOCAL

REVISED TO REFLECT CURRENT GENERAL PL. I-N- 9/21/16

REVISION BY DATE

STANDARD DRAWING NO. 101

OVERALL SITE PLAN
SCALE: 1" = 40'-0"

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS.

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	PRELIMS		DRP/JS	09.03.22

DRP Enterprises

Engineer

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

1" = 40'-0"

Project Number & Sheet Number

T-1.0



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YUCCA VALLEY, CA

Project

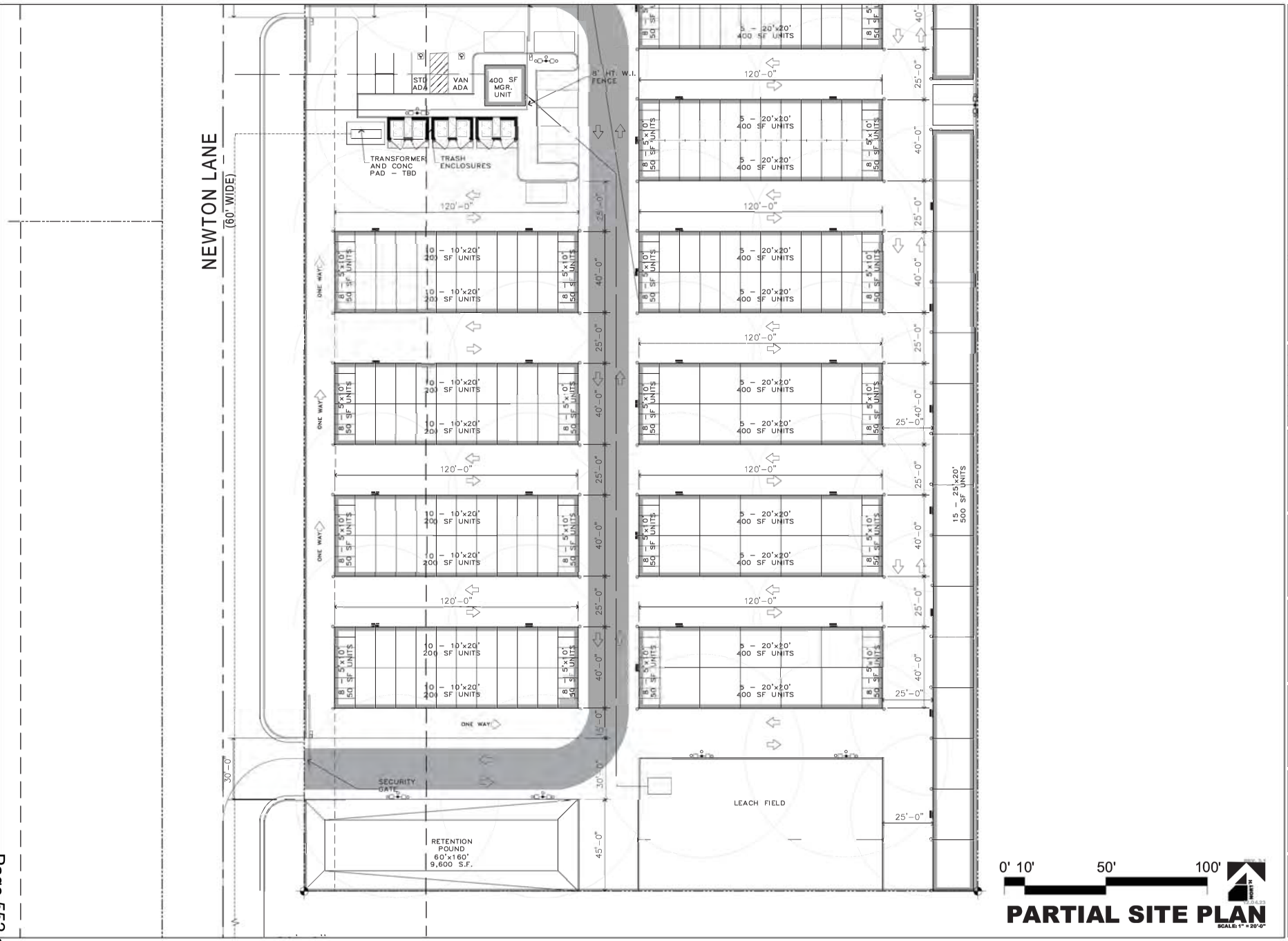
PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

1" = 20'-0"

Project Number & Sheet Number

T-1.1



0' 10' 50' 100'

PARTIAL SITE PLAN

SCALE: 1" = 20'-0"

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YUCCA VALLEY, CA

Project

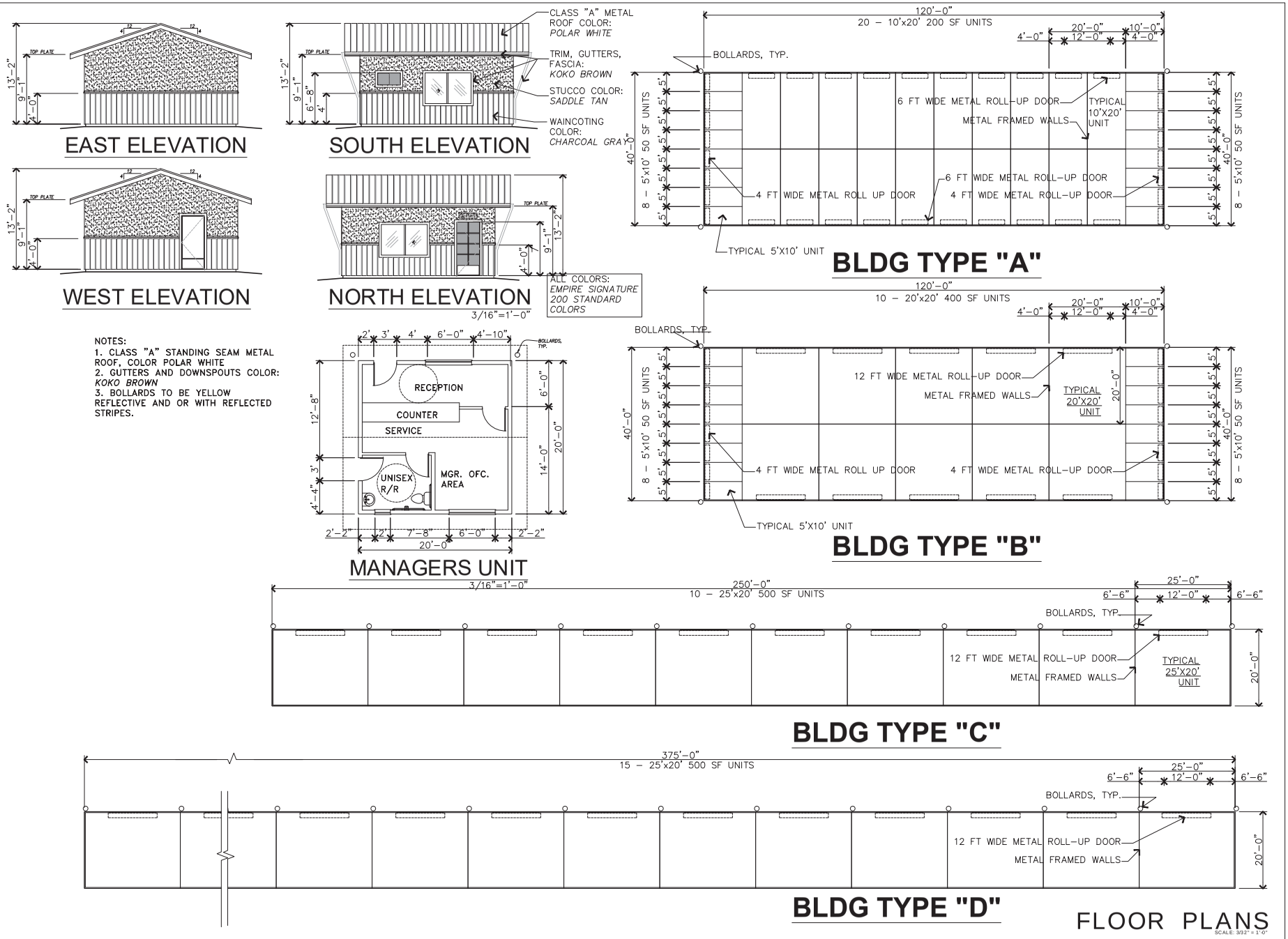
PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

1" = 20'-0"

Project Number & Sheet Number

T-1.2



NOTES:
1. CLASS "A" STANDING SEAM METAL ROOF, COLOR POLAR WHITE
2. GUTTERS AND DOWNSPOUTS COLOR: *KOKO BROWN*
3. BOLLARDS TO BE YELLOW REFLECTIVE AND OR WITH REFLECTED STRIPES.

FLOOR PLANS
SCALE: 3/32" = 1'-0"

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YUCCA VALLEY, CA

Project

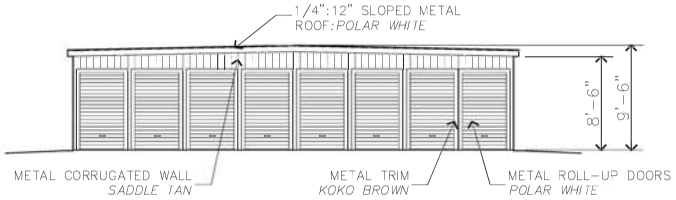
PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

3/32" = 1'-0" U.N.O.

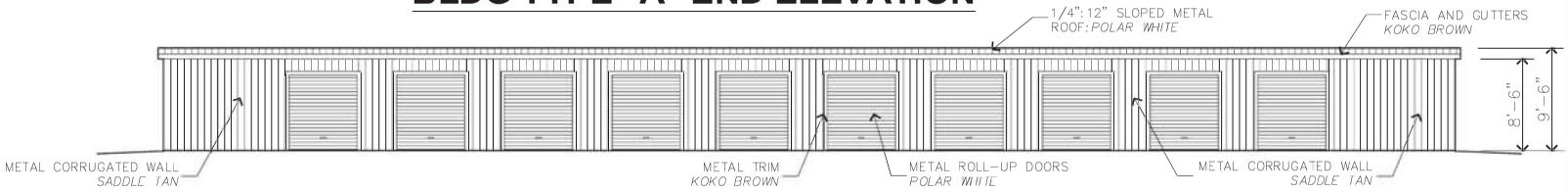
Project Number & Sheet Number

T-2.0



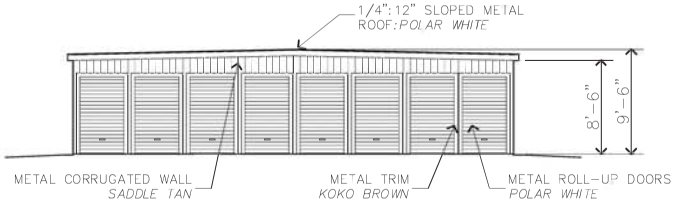
BLDG TYPE "A" END ELEVATION

NOTES:
1. ALL METAL TO BE 26 GA. UNLESS NOTED OTHERWISE
2. ALL ROOF AND WALL PANELS TO BE 80k PSI GALVANIZED STEEL (GALVALUME+ OR BETTER)
3. ALL DOOR HANDLES TO BE 15" FROM GROUND MIN. AND 48" FORM GROUND MAX.
4. GUTTERS AND DOWNSPOUTS INTEGRAL WITH METAL ROOF OVERHANGS AND EAVES WITH COLOR: *EMPIRE SIG 200 KOKO BROWN*
5. BOLLARDS TO BE YELLOW REFLECTIVE PAINT AND OR WITH REFLECTED STRIPES.
6. PROVIDE 4' HT. WAINSCOT AT UNITS VISIBLE FROM STREET. COLOR: *EMPIRE SIG 200 CHARCOAL GRAY*
7. *ALL COLORS TO BE EMPIRE SIGNATURE 200 STANDARD COLORS.*

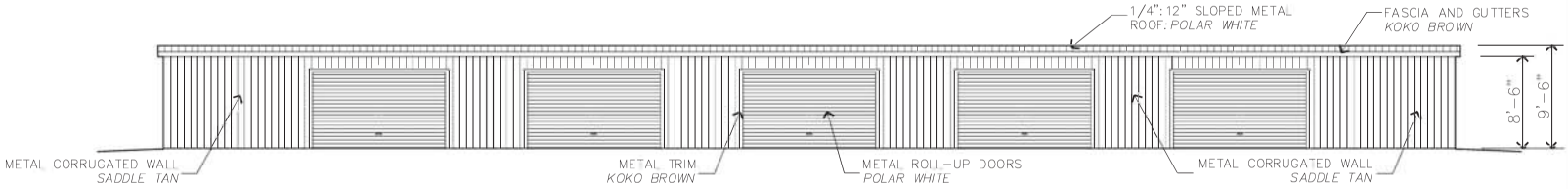


BLDG TYPE "A" SIDE ELEVATION

NOTE: ONE ELEVATON SHOWN FOR SIDE AND END ELEVATIONS AS OPPOSITE ELEVATIONS ARE IDENTICAL

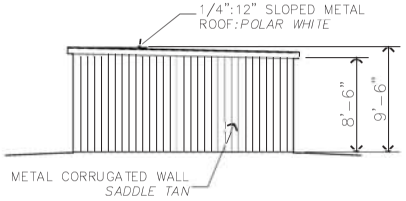


BLDG TYPE "B" END ELEVATION

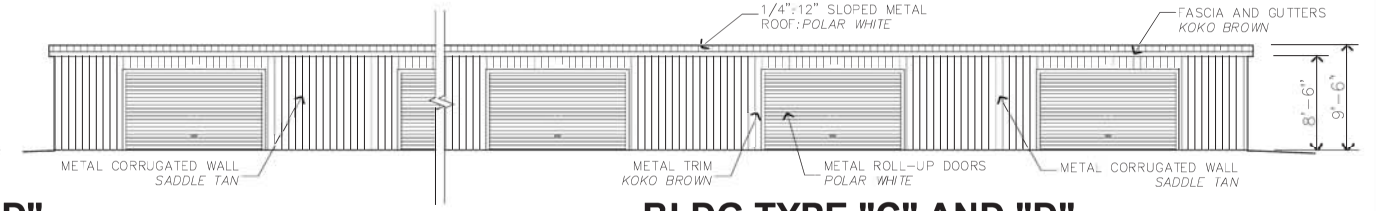


BLDG TYPE "B" SIDE ELEVATION

NOTE: ONE ELEVATON SHOWN FOR SIDE AND END ELEVATIONS AS OPPOSITE ELEVATIONS ARE IDENTICAL



BLDG TYPE "C" AND "D" END ELEVATION



BLDG TYPE "C" AND "D" SIDE ELEVATION

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DRP Enterprises

Engineer

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

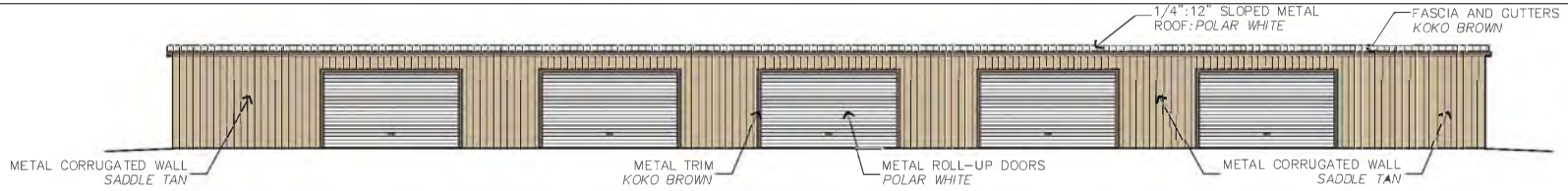
PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

3/16" = 1'-0"

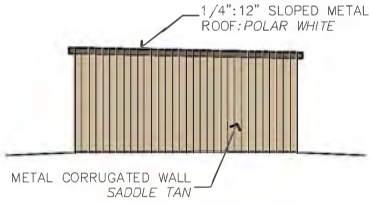
Project Number & Sheet Number

T-3.0

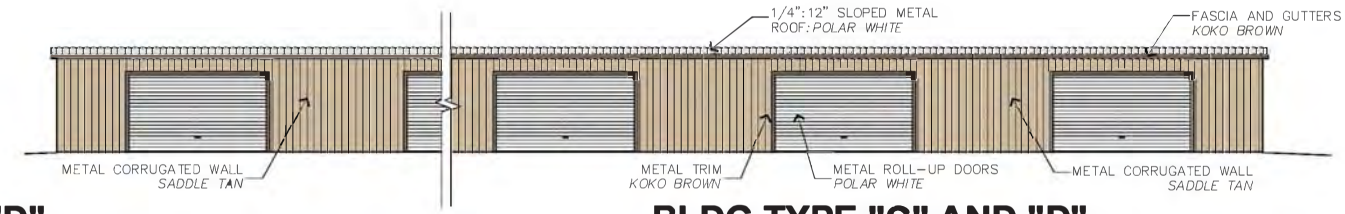


BLDG TYPE "B" SIDE ELEVATION

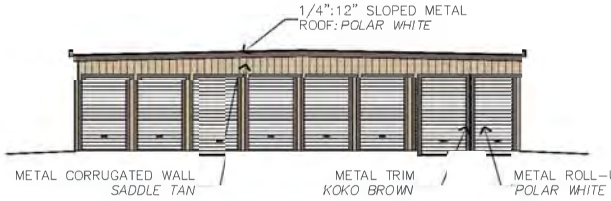
NOTE: ONE ELEVATION SHOWN FOR SIDE AND END ELEVATIONS AS OPPOSITE ELEVATIONS ARE IDENTICAL



BLDG TYPE "C" AND "D" END ELEVATION

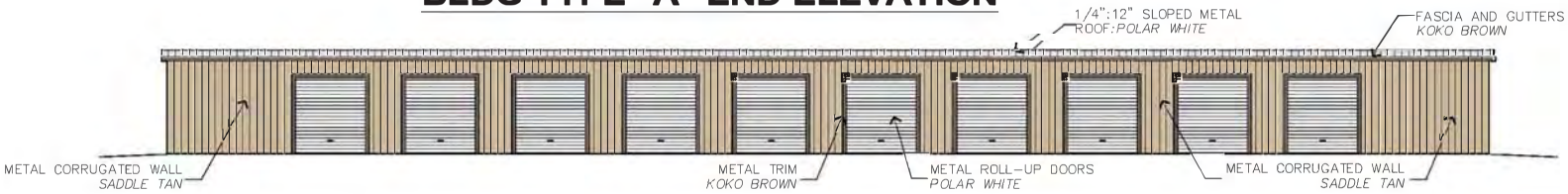


BLDG TYPE "C" AND "D" SIDE ELEVATION



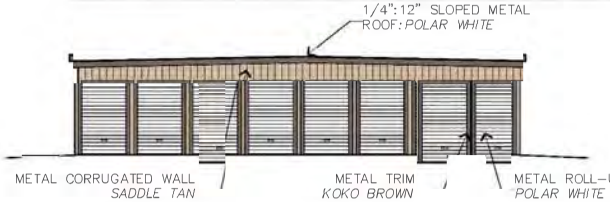
BLDG TYPE "A" END ELEVATION

NOTES:
1. ALL METAL TO BE 26 GA. UNLESS NOTED OTHERWISE
2. ALL ROOF AND WALL PANELS TO BE 80k PSI GALVANIZED STEEL (GALVALUME+ OR BETTER)
3. ALL DOOR HANDLES TO BE 15" FROM GROUND MIN. AND 48" FORM GROUND MAX.
4. GUTTERS AND DOWNSPOUTS INTEGRAL WITH METAL ROOF OVERHANGS AND EAVES WITH COLOR: *EMPIRE SIG 200 KOKO BROWN*
5. BOLLARDS TO BE YELLOW REFLECTIVE PAINT AND OR WITH REFLECTED STRIPES.
6. PROVIDE 4' HT. WAINSCOT AT UNITS VISIBLE FROM STREET. COLOR: *EMPIRE SIG 200 CHARCOAL GRAY*
7. *ALL COLORS TO BE EMPIRE SIGNATURE 200 STANDARD COLORS.*



BLDG TYPE "A" SIDE ELEVATION

NOTE: ONE ELEVATION SHOWN FOR SIDE AND END ELEVATIONS AS OPPOSITE ELEVATIONS ARE IDENTICAL



BLDG TYPE "B" END ELEVATION

PROPOSED COLORS:

MAIN BUILDING SIDING
SADDLE TAN

WAINCOTING
CHARCOAL GRAY

ROLL-UP / OFC DOORS
POLAR WHITE

TRIM, GUTTERS, FASCIA
KOKO BROWN

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			DA/MR	09-09-22

DRP Enterprises

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

3/16" = 1'-0"

T-4.0



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

3/16"=1'-0"

ALL COLORS:
EMPIRE SIGNATURE 200 STANDARD COLORS

PROPOSED COLORS:

MAIN BUILDING SIDING
SADDLE TAN

WAINCOTING
CHARCOAL GRAY

ROLL-UP/OFC DOORS
POLAR WHITE

TRIM, GUTTERS, FASCIA
KOKO BROWN

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SUN MESA ROAD
YUCCA VALLEY, CA

Project

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

3/16" = 1'-0"

T-4.1









SAMPLE PERSPECTIVE ELEVATIONS

NOTE: THESE PERSPECTIVE ELEVATIONS ARE REPRESENTATIVE ONLY, TO ILLUSTRATE THE TYPE OF METAL BUILDING PROPOSED.

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YUCCA VALLEY, CA

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S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

3/16" = 1'-0"

Project Number & Sheet Number

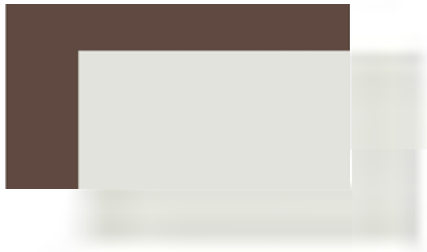
T-4.2



TRIM, GUTTERS, FASCIA
KOKO BROWN
MAIN BUILDING SIDING
SADDLE TAN



MAIN BUILDING SIDING
SADDLE TAN



TRIM, GUTTERS, FASCIA
KOKO BROWN
ROLL-UP/OFC DOORS
POLAR WHITE



WAINCOTING
CHARCOAL GRAY



METAL ROOF/ROLL UP DOORS
OFFICE DOORS
POLAR WHITE
WAINCOTING
CHARCOAL GRAY

METAL ROOF/ROLL-UP DOORS
OFFICE DOORS
POLAR WHITE



TRIM, GUTTERS, FASCIA
KOKO BROWN

NOTE:
ALL COLORS SHOWN ARE TO BE EMPIRE SIGNATURE 200 STANDARD COLORS AND ARE ENERGY STAR QUALIFIED COLORS

COLOR BOARD

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YUCCA VALLEY, CA

Project

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S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

3/16" = 1'-0"

Project Number & Sheet Number

T-5.0

NOTES:
ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND NURSERY AND MANUFACTURERS SPECIFICATIONS., RECOMMENDATIONS AND REQUIREMENTS. NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING PRIOR TO SIGNING OF A CONTRACT WITH THE OWNER OF ANY CONFLICTS. CONFLICTS NOTED AFTER CONTRACT SIGNING OR AFTER THE COMMENCEMENT OF WORK SHALL BE THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

VERIFICATION:
PLANT MATERIAL AVAILABILITY SHALL BE CONFIRMED BY LANDSCAPE CONTRACTOR PRIOR TO BIDDING. SHOULD SPECIFIED MATERIAL NOT BE AVAILABLE, THE ARCHITECT AND OWNER SHALL BE NOTIFIED PRIOR TO BID DATE. PLANT SUBSTITUTIONS MAY ONLY BE MADE IF A PLANT BECOMES UNAVAILABLE. SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS SUBSTANTIATED WRITTEN PROOF IS SUPPLIED THAT A SPECIFIED PLANT IS NOT OBTAINABLE. IN THIS SITUATION A PLANT CAN ONLY BE SUBMITTED BY A PLANT OF SIMILAR SIZE, HABITAT, AND VALUE. ABSOLUTELY NO SUBSTITUTIONS CAN BE MADE WITHOUT THE APPROVAL OF THE PROJECT ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT QUANTITIES.

SCHEMATIC:
THE FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. PRIOR TO PLANTING VERIFY EXACT LOCATIONS WITH OWNER. VERIFY LOCATION OF ALL UTILITY LINES PRIOR TO INSTALLATION. ADJUSTMENT FOR GENERAL INTENT IF CONFLICT EXISTS.

FINISH GRADE:
LANDSCAPE CONTRACTORS SHALL NOT FINE GRADE, AMEND SOIL OR DO ANY PLANTING OR IRRIGATION WORK UNTIL FINAL GRADES ARE ESTABLISHED WITHIN 0.1' BY GENERAL CONTRACTOR.

FINISH GRADES IN PLANTING AREAS:
FINISH GRADES SHALL CONFORM TO GRADING PLAN. FINISH GRADES SHALL BE 1" INCH BELOW ADJACENT HARDSCAPE IN TURF AREAS AND 2" INCHES BELOW ADJACENT HARDSCAPE IN FROM AREAS. POSITIVE DRAINAGE AWAY FROM BUILDING AND WALKWAYS SHALL BE MAINTAINED.

ROUTE BARRIERS:
SEE DETAILS REGARDING ROOT BARRIER REQUIREMENTS.

PLANTING DEPTH:
THE LANDSCAPE CONTRACTOR SHALL PLANT ALL PLANTS AS SHOWN ON THE DETAILS. SHOULD THE LANDSCAPE CONTRACTOR OVERDIG PLANTING HOLES, AND THE PLANT OR PLANTS SETTLE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLANT THESE PLANTS CORRECTLY. SHOULD REPLANTING WEAKEN IN THE PLANT, THE LANDSCAPE CONTRACTOR SHALL REPLACE PLANT IMMEDIATELY. SHOULD ANY PLANTS SETTLE DURING THE ONE YEAR WARRANTY PERIOD, THEY SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR. ALL REPLANTING AND REPLACEMENT SHALL BE DONE BY THE CONTRACTOR WITHIN TWO WEEKS OF NOTIFICATION AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT PLANTINGS SHALL BE PROVIDED BY THE CONTRACTOR TO MATCH THE SAME SIZE OF THE SURROUNDING PLANT (E.I. REPLACEMENT PLANTS FOR ONE GALLON SIZE MAY REQUIRE REPLACEMENT BY FIVE GALLON, FIVE GALLON BY 15 GALLON, 15 GALLON BY 24 INCH BOX ETC.). ARCHITECT SHALL HAVE THE FINAL DECISION AS TO WHICH PLANTS ARE TOO DEEP AND IF ANY PLANTS HAVE BEEN WEAKENED BY REPLANTING AND REQUIRE REPLACEMENT.

TREEPLANTING:
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO ADEQUATELY PLAN FOR TREE PLANTING WHILE INSTALLING THE IRRIGATION SYSTEM. NO TREES OR SHRUBS SHALL BE PLANTED DIRECTLY ON TOP OF IRRIGATION LINES.

BACKFILL:
BACKFILL FOR PLANTING WITH 50 PERCENT CLEAN NATIVE SOIL AND 50 PERCENT NITROLIZED FOREST HUMUS NITROLIZED SAWDUST. PLANT TREES AND SHRUBS WITH TOP OF ROOT BALL SLIGHTLY ABOVE GROUND LEVEL. SET PLANT ON NATIVE GRADE. IF HOLE IS OVERDUG BACKFILL WITH THREE-QUARTER-INCH GRAVEL TO POINT WHERE PLANT CROWN IS ABOVE GROUND LEVEL. SET PLANT, BACKFILL HALFWAY, TAMP SOIL, AND FERTILIZER TABLETS THEN COMPLETE BACKFILL. SEE DETAIL. SLOW-RELEASE FERTILIZER PACKS SHALL BE ADDED WHEN PLANTING AS FOLLOWS: ONE FOR ONE GALLON, 3 PER 5 GALLON, 6 FOR 15 GALLON, 12 FOR 24" INCH BOX. PROVIDE WATERING BASIN AROUND EACH PLANT. WATER IMMEDIATELY. REMOVE BASINS IN TURF AREAS PRIOR TO PLANTING TURF.

SOIL PREPARATION:
REMOVE STONES, ROOTS AND OTHER DEBRIS FROM THE PLANTING AREA. COMPACTED SOIL SHALL BE RETURNED TO A FRIABLE CONDITION. APPLY WATER AS NEEDED TO OBTAIN OPTIMUM MOISTURE CONTENT FOR SOIL PREPARATION AND PLANTING. SEATED OR HYDROSEEDED TURF AND FLATTED GROUND COVER AREAS; TILL INTO TOP 6 INCH OF SOIL BEST 6- 20 - 20XB FERTILIZER (OR APPROVED EQUAL) AT 20 POUNDS PER THOUSAND SQUARE FEET. A 2 INCH LAYER (6 CUBIC YARDS PER THOUSAND SQUARE FEET) NITROLIZED HUMUS, AND 92 POUNDS PER THOUSAND SQUARE FEET 95 PERCENT SPREADABLE GYPSUM. SODDED TURF SAME AS ABOVE WITH ONLY ONE CUBIC YARD PER THOUSAND SQUARE FOOT NITROLIZED HUMUS.

HERBICIDES:
LANDSCAPE CONTRACTOR WILL APPLY RONSTAR OR APPROVED EQUAL PER MANUFACTURER'S REQUIREMENTS AFTER PLANTING. CONFORM TO ALL NATIONAL, STATE AND LOCAL REPORTING REQUIREMENTS. LANDSCAPE CONTRACTOR WILL MAINTAIN THE PROJECT IN A WEED FREE CONDITION UNTIL END OF MAINTENANCE PERIOD.

SPECIALTY PLANTS:
THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL AMENDMENTS AND SPECIALTY MATERIALS NEEDED FOR PLANTS THAT REQUIRES SPECIAL PLANTING MEDIA. AZALEAS, JAPANESE MAPLES AND CAMELLIAS SHALL BE PLANTED IN A MIXTURE OF HALF PRE-MOISTENED PETE MOSS AND HALF NATIVE SOIL. OTHER PLANS REQUIRING SPECIAL PLANTING MEDIA WILL BE NOTED IN THE LEGEND. THE CONTRACTOR SHALL PROVIDE SPECIALTY MEDIA AS A PORTION OF COMPLETE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

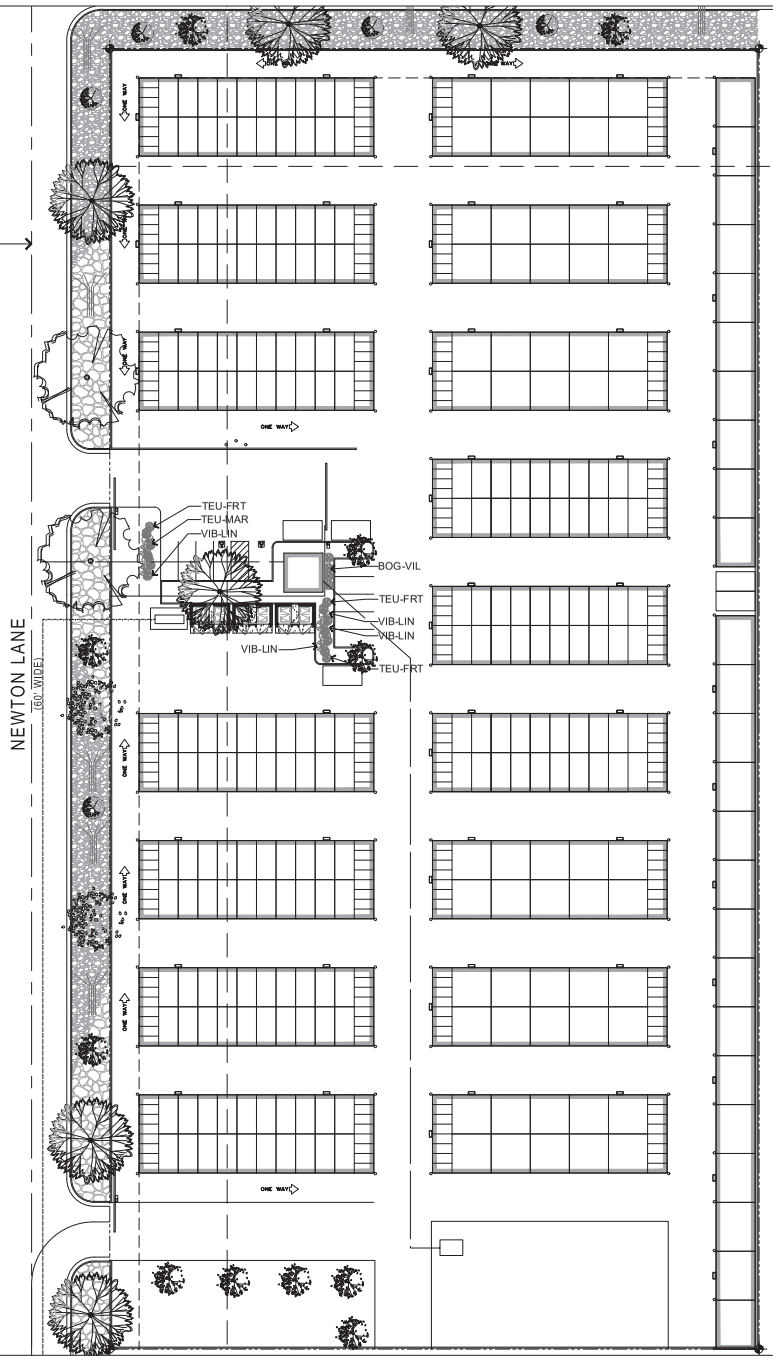
TREES:
ALL THREE SHALL MEET THE REQUIREMENTS OF AMERICAN ASSOCIATION OF NURSERYMEN 'AMERICAN STANDARD OR NURSERY STOCK'. THREE SHALL BE OF EXCELLENT HEALTH WITHOUT DAMAGE OR CIRCLING ROOTS OR FOLIAR DAMAGE FROM FUNGUS, INSECT, SUN OR WIND EXPOSURE OR OTHER BIOLOGICAL OR CLIMATIC CAUSES. THE ARCHITECT OR OWNER RESERVE THE RIGHT TO REJECT UNSUITABLE TREES EVEN AFTER PLANTING. LANDSCAPE CONTRACTOR SHALL REQUEST EVALUATION BY ARCHITECT PRIOR TO PLANTING IF HE/SHE HAS QUESTIONS REGARDING SUITABILITY. IF THE EVALUATION REQUIRES A SITE VISIT NOT PREVIOUSLY SCHEDULED, THE COST OF THE EVALUATION SHALL BE BORNE BY THE CONTRACTOR. TREES SHALL BE STAKED PER DETAIL.

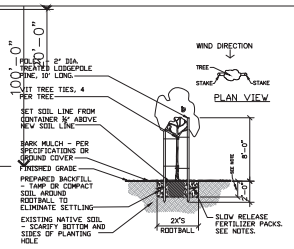
TREE CALIPER:
TREES WILL HAVE THE FOLLOWING CALIPER AND SIX INCH ABOUT GRADE:
5 GALLONS. .5 INCH TO .75 INCH
15 GAL. .75 INCH TO 1.5 IN.
24 IN. BOX 1.5 INCH TO 2.5 IN.

WARRANTY PERIOD, MAINTENANCE PERIOD:
LANDSCAPE CONTRACTOR SHALL WARRANT PLANTING AND ALL OF ITS COMPONENTS FOR 12 MONTHS AFTER FINAL ACCEPTANCE OF PROJECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR ASSOCIATED WITH THE GUARANTEE, INCLUDING BUT NOT LIMITED TO THE LOSS OF THE PLANT MATERIAL OR DAMAGED STRUCTURES. LANDSCAPE CONTRACTOR SHALL PROVIDE MAINTENANCE OF THE PROJECT FOR 90 DAYS BEGINNING AT SUBSTANTIAL COMPLETION OF THE PROJECT. IF SUBSTANTIAL COMPLETION PUNCH LIST ITEMS HAVE NOT BEEN CORRECTED WITHIN 10 WORKING DAYS OF THE SUBSTANTIAL COMPLETION REVIEW, THE BEGINNING OF THE MAINTENANCE SHALL BE EXTENDED TO BEGIN AT THE COMPLETION OF THOSE PUNCH LIST ITEMS.

PLANT ALLOWANCE:
THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH COMPLETE PROJECT. HE/SHE SHALL INSTALLED ANY AND ALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND LEGENDS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS, NOTES OR LEGENDS, THE ONE THAT REQUIRES A GREATER NUMBER OF PLANTS SHALL PREVAIL. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NEEDED CHANGES AS DIRECTED BY THE ARCHITECT AND PROVIDE THE OWNER WITH A COMPLETE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

MULCH:
THE LANDSCAPE CONTRACTOR SHALL INSTALL 2 INCH OF WOOD CHIPS OR BARK ON ALL NON TURF PLANTING AREAS.





LEGEND:

TREE LEGEND:
DESIDUOUS TREES

PYR-CAL
Pyrus Calleryana (Aristocrat,Capital) 11' Dia. 15 Gal.

LAG-IND
Lagerstroemia Indica (Crape Myrtle, Red) (15' Dia.) 15 Gal. 15' Dia. Above Ground 72" Dia X 42" GFRC Planter

KOE-BIN
Koelreuteria Paniculata - (Golden Rain Tree) 30' Dia. 15 Gal.

PIS-CHN
Pistacia Chinensis (Chinese Pistache 40' Dia. 24 Box

QUE-VIR
Quercus Virginis (Southern Live Oak) 50' Dia. 15 Gal.

SCHRUBS/NATIVE PLANTS:
LOW/VERY LOW WATERING

Prickly Pear OPUNTIA 5-gallon plant

YUC-BRE
Yucca brevifolia (Yucca plant - silocata) 5 total transplants

DECORATIVE ROCK:
XERISCAPING

DECORATIVE ROCK: LARGE RIVER ROCK AND OR BOULDERS

DECORATIVE ROCK: SMALL TO MEDIUM SIZE RIVER ROCK

0' 10' 50' 100'

LANDSCAPE PLAN
SCALE: 1" = 30'-0"

REV. 3.1
REV. 3.2

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No.	Revision/Issue	Drawn by	Checked by	Date
	P.REL#03		DRP/JB	06-03-22

DRP Enterprises

Engineer

Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

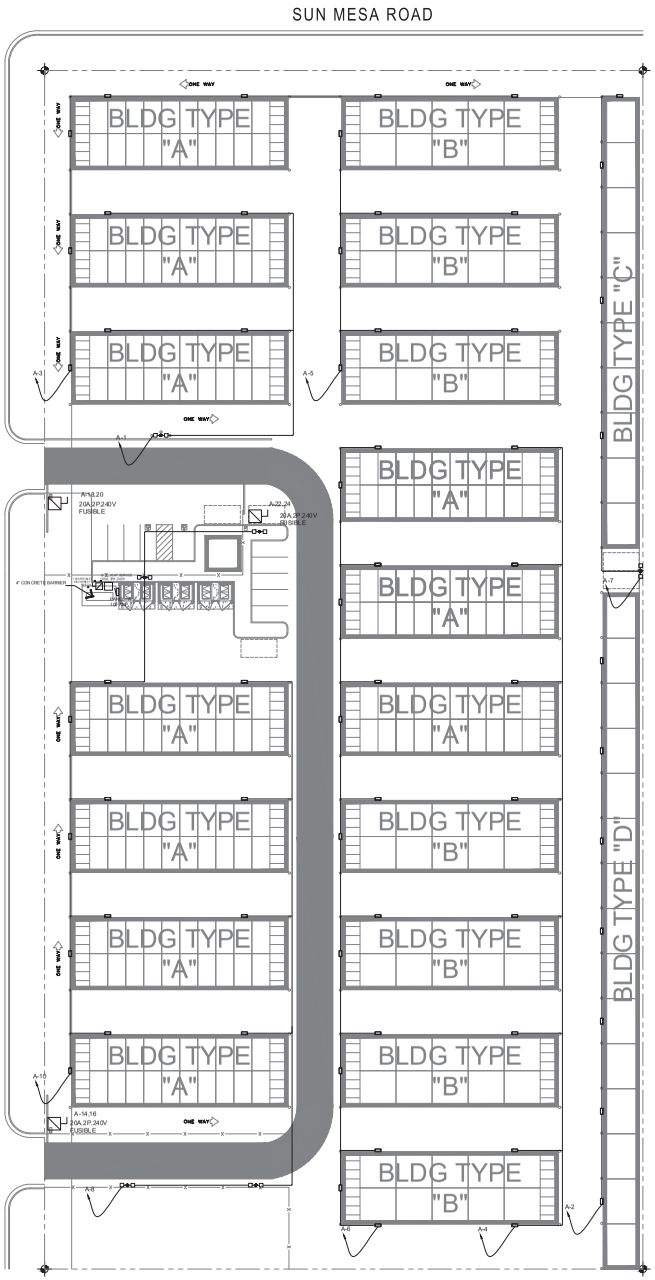
PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

1" = 30'-0"

Project Number & Sheet Number

T-6.0



SITE LIGHTING PLAN

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DRP Enterprises

Engineer



Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

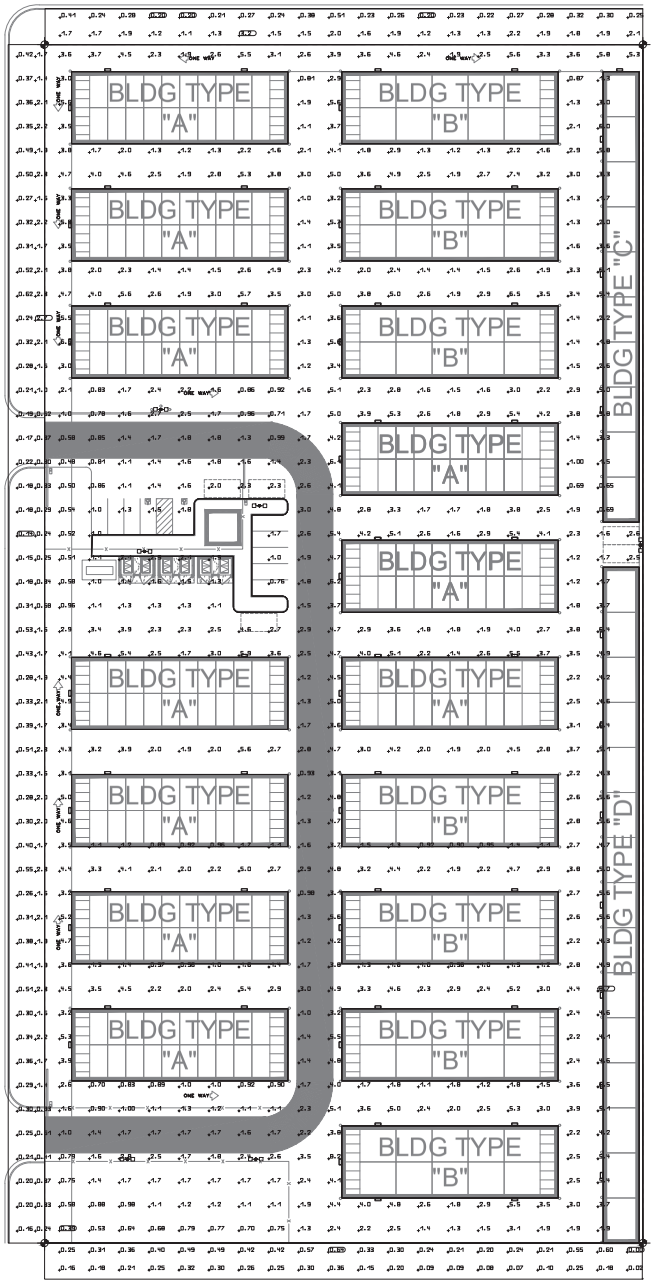
PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

1/32" = 1'-0"

Project Number & Sheet Number

ES.1



Luminaire list (Site 1)

Symbol	Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
▭	1	Lithonia Lighting	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000mA	DSXW1 LED 20C 1000 40K T2M MVOLT	1x LED	7373 lm	0.80	73.2 W	64
▭▭	2	Lithonia Lighting	DSX1 LED P1 40K T4M MVOLT	DSX1 LED P1 40K T4M MVOLT	1x LED	6816 lm	0.80	54 W	12

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	SITE	Perpendicular Illuminance	0.19 fc	5.66 fc	2.70 fc	6.96	22.34
2	20' BEYOND PROPERTY LINE 1	Perpendicular Illuminance	0.14 fc	2.67 fc	0.89 fc	6.19	18.69
3	20' BEYOND PROPERTY LINE 2	Perpendicular Illuminance	0.20 fc	3.19 fc	0.99 fc	4.97	15.99
4	20' BEYOND PROPERTY LINE 3	Perpendicular Illuminance	0.001 fc	0.64 fc	0.28 fc	198.7	460.7

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YUCCA VALLEY, CA

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PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

1/32" = 1'-0"

Project Number & Sheet Number

ES.2

240V/120V, 1Ø, 4W

CABLE CALCULATION

FROM	TO	Total Connected Load (VA)	CABLE SIZE	Main Breaker Size	Cable Ampacities Table 310.15(B)(16) ampere "AT"	CONDUCTOR/ PHASE	1P VOLTAGE DROP VD = (K x I x D)/CM					FEEDER V. DROP (%)	Ground Cable (NEC 250.122)(Insulated Copper)	Conduit for feeders (Table C1)
							CM(Circular mils) Chapter 9, Table 8	CABEL LENGTH D	Ampacity (240V, 1Ph) I	ohms-cm/1Ft K	VD			
LGT PANEL	LIGHTING CIRCUIT-1	400	10 AWG	20	35	1	10380	500	2	12.9	1.04	0.43	AWG#12	1"
	LIGHTING CIRCUIT-3	510	10 AWG	20	35	1	10380	600	2	12.9	1.58	0.66	AWG#12	1"
	LIGHTING CIRCUIT-5	510	10 AWG	20	35	1	10380	600	2	12.9	1.58	0.66	AWG#12	1"
	LIGHTING CIRCUIT-7	400	10 AWG	20	35	1	10380	600	2	12.9	1.24	0.52	AWG#12	1"
	LIGHTING CIRCUIT-2	510	10 AWG	20	35	1	10380	620	2	12.9	1.64	0.68	AWG#12	1"
	LIGHTING CIRCUIT-4	590	10 AWG	20	35	1	10380	745	2	12.9	2.28	0.95	AWG#12	1"
	LIGHTING CIRCUIT-6	1,100	10 AWG	20	35	1	10380	825	5	12.9	4.70	1.96	AWG#12	1"
	LIGHTING CIRCUIT-8	510	10 AWG	20	35	1	10380	630	2	12.9	1.66	0.69	AWG#12	1"
	LIGHTING CIRCUIT-10	800	10 AWG	20	35	1	10380	400	3	12.9	1.66	0.69	AWG#12	1"
	ROLLING GATES CIRCUIT-14,16	840	10 AWG	20	35	1	10380	520	4	12.9	1.39	0.58	AWG#12	1"
	ROLLING GATES CIRCUIT-18,20	840	10 AWG	20	35	1	10380	75	4	12.9	0.33	0.14	AWG#12	1"
	ROLLING GATES CIRCUIT-22,24	840	10 AWG	20	35	1	10380	120	4	12.9	0.52	0.22	AWG#12	1"

*	LOAD SUMMARY	CL	DF	CONNECTED LOAD A	CONNECTED LOAD B	DEMAND TOTAL
L	Lighting	6.53	1.25	3.37	2.01	9.66
R	Convenience Recept					
H	Heating (Space)		1.25			
C	Cooling		1.00			
A	HVAC		1.00			
F	Process		1.00			
O	Other Continuous		1.25			
K	Kitchen		0.65			
N	Non-continuous		1.00			
M	Motor	4.20	1.00	2.10	2.10	4.20
	Total	9.53		5.47	4.11	13.86

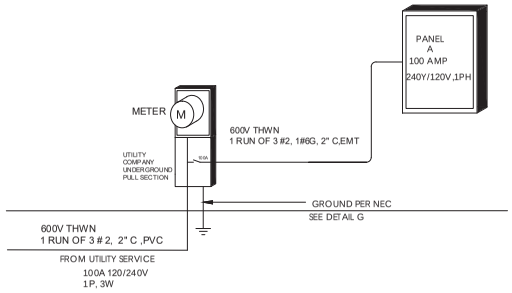
Total Demand Load (KVA)	52.69
Total Demand Current (A)	45.27
Min. Feeder Ampacity (A)	56.58

LTG PANEL	
PANELBOARD DESIGNATION	
SYSTEM VOLTAGE	240/120V, 1Ø, 3W
BUS SIZE	100
SYSTEM TYPE	NORMAL
FEEDER PROT	100A-2P-CB (NUS FUSE)
CONDUCTOR SIZE	2 AWG - #6G (3)
CONDUCTOR PHASE	1
MAINS	100A MCB
BUSS	FULLY RATED
MCB RATING	65%
GROUND FAULT	NO
FEEDER LENGTH (FT)	101
FEEDER V. DROP (%)	1.626
FAULT CURRENT	
KAIC RATING	42
ENCLOSURE	TYPE 1

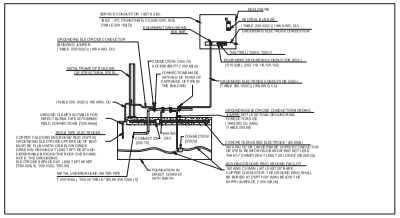
	DESCRIPTION	*	CB	KVA	A	B	KVA	CB	DESCRIPTION	*	
1	LIGHTING CIRCUIT WITH TIME CONTROL	L	20A-1P	0.40	0.51		0.51	20A-1P	LIGHTING CIRCUIT WITH TIME CONTROL	L	2
3	LIGHTING CIRCUIT WITH TIME CONTROL	L	20A-1P	0.51		1.10	0.59	20A-1P	LIGHTING CIRCUIT WITH TIME CONTROL	L	4
5	LIGHTING CIRCUIT WITH TIME CONTROL	L	20A-1P	0.51	1.61		1.10	20A-1P	LIGHTING CIRCUIT WITH TIME CONTROL	L	6
7	LIGHTING CIRCUIT WITH TIME CONTROL	L	20A-1P	0.40		0.91	0.51	20A-1P	LIGHTING CIRCUIT WITH TIME CONTROL	L	8
9	SPARE		20A-1P		0.00		0.00	20A-1P	LIGHTING CIRCUIT WITH TIME CONTROL	L	10
11	SPARE		20A-1P					20A-1P	SPARE		12
13	SPARE		20A-1P		0.42		0.42	20A-2P	ROLLING SECURITY GATES	M	14
15	SPARE		20A-1P			0.42	0.42			M	16
17	SPARE		20A-1P		0.42		0.42	20A-2P	ROLLING SECURITY GATES	M	18
19	SPARE		20A-1P			0.42	0.42			M	20
21	SPARE		20A-1P		0.42		0.42	20A-2P	ROLLING SECURITY GATES	M	22
23	SPARE		20A-1P			0.42	0.42			M	24
25	SPARE		20A-1P						SPACE		26
27	SPARE		20A-1P						SPACE		28
29	SPARE		20A-1P						SPACE		30
31	SPARE		20A-1P						SPACE		32
33	SPARE		20A-1P						SPACE		34
35	SPARE		20A-1P						SPACE		36
37	SPARE		20A-1P						SPACE		38
39	SPARE		20A-1P						SPACE		40
41	SPARE		20A-1P						SPACE		42
			(KVA)		4.55	3.27					

Total Connected Load

Updated



UFER GROUND NOTE:
A, L.STEEL REBARS MEASURING 1/2" OR MORE IN DIAMETER AND 20 ' OR L ONGER IN LENGTH THAT IS ENCASED IN NOT LESS THAN 2 INCHES OF CONCRETE SHALL BE BONDED TO THE BUILDINGS GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 250 (ELECTRICAL SUB CODE) SECTION 250.52(A)(3), THIS "UFER" GROUND CAN BE 20 L.F. OF #2 OR #4 COPPER WIRING LAID INSIDE THE FOOTING AND THE SAME WIRE IS LONG ENOUGH TO REACH TO THE LOCATION OF THE MAIN ELECTRICAL PANEL OF THE HOUSE. UFER GROUND CAN BE (1), 6-HAPED PIECE OF #4 STEEL REBAR CONNECTED TO THE OTHER STEEL REBAR IN THE FOOTING AND STICKING OUT IN SUFFICIENT LENGTH FOR CONNECTION AT THE LOCATION OF THE MAIN ELECTRICAL PANEL OF THE HOUSE.



DETAIL "G" OF GROUNDING ELECTRODE SYSTEM (* 250.50)
& GROUNDING ELECTRODES (*250.52) A.S SERVICE

SCALE: NTS

SINGLE LINE DIAGRAM AND PANEL BOARD SCHEDULE

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YUCCA VALLEY, CA

Project

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

NTC

Project Number & Sheet Number

ES.3

DIALux evo

Site 1

Luminaire layout plan



1

DIALux evo

Site 1

Luminaire layout plan



Manufacturer	Lithonia Lighting
Article No.	DSXF1 LED P1 40K T4M MVOLT
Article name	DSXF1 LED P1 40K T4M MVOLT

Individual luminaires

X	Y	Mounting height	Luminaire
130.398 ft	46.430 ft	20.00 ft	58
114.073 ft	46.586 ft	20.00 ft	59
48.981 ft	46.448 ft	20.00 ft	60
42.765 ft	46.603 ft	20.00 ft	61
330.729 ft	384.281 ft	20.00 ft	62
330.638 ft	390.283 ft	20.00 ft	63
122.462 ft	409.109 ft	20.00 ft	64
116.167 ft	409.265 ft	20.00 ft	65
58.604 ft	383.829 ft	20.00 ft	66
52.394 ft	383.984 ft	20.00 ft	67
67.563 ft	462.586 ft	20.00 ft	68
61.348 ft	462.741 ft	20.00 ft	69

2

DIALux evo

Site 1

Luminaire layout plan



Manufacturer	Lithonia Lighting
Article No.	DSXW1 LED 20C 1000 40K T2M MVOLT
Article name	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000mA

Individual luminaires

X	Y	Mounting height	Luminaire
34.851 ft	650.139 ft	12.000 ft	1
110.931 ft	650.139 ft	12.000 ft	2
35.022 ft	585.140 ft	12.000 ft	3
110.899 ft	585.140 ft	12.000 ft	4
110.983 ft	520.141 ft	12.000 ft	5
35.057 ft	520.143 ft	12.000 ft	6
35.004 ft	260.144 ft	12.000 ft	7
110.866 ft	260.144 ft	12.000 ft	8
110.826 ft	195.144 ft	12.000 ft	9
34.980 ft	195.144 ft	12.000 ft	10
110.917 ft	130.145 ft	12.000 ft	11
34.977 ft	130.145 ft	12.000 ft	12
260.864 ft	65.146 ft	12.000 ft	13

3

DIALux evo

Site 1

Luminaire layout plan

X	Y	Mounting height	Luminaire
180.039 ft	65.146 ft	12.00 ft	14
260.999 ft	130.145 ft	12.00 ft	15
185.233 ft	130.145 ft	12.00 ft	16
261.201 ft	195.144 ft	12.00 ft	17
185.112 ft	195.144 ft	12.00 ft	18
261.008 ft	260.144 ft	12.00 ft	19
185.268 ft	260.143 ft	12.00 ft	20
260.985 ft	325.143 ft	12.00 ft	21
185.032 ft	325.143 ft	12.00 ft	22
260.848 ft	390.127 ft	12.00 ft	23
180.131 ft	390.127 ft	12.00 ft	24
260.973 ft	455.131 ft	12.00 ft	25
185.034 ft	455.141 ft	12.00 ft	26
185.159 ft	520.141 ft	12.00 ft	27
260.916 ft	520.141 ft	12.00 ft	28
260.903 ft	585.140 ft	12.00 ft	29
185.077 ft	585.140 ft	12.00 ft	30
260.762 ft	650.139 ft	12.00 ft	31
184.839 ft	650.123 ft	12.00 ft	32
164.873 ft	630.040 ft	12.00 ft	33
164.873 ft	565.033 ft	12.00 ft	34
164.873 ft	500.141 ft	12.00 ft	35
164.873 ft	435.018 ft	12.00 ft	36
164.873 ft	370.042 ft	12.00 ft	37

4

DIALux evo

Site 1

Luminaire layout plan

X	Y	Mounting height	Luminaire
164.873 ft	304.947 ft	12.00 ft	38
164.873 ft	240.079 ft	12.00 ft	39
164.873 ft	175.120 ft	12.00 ft	40
164.833 ft	110.100 ft	12.00 ft	41
164.871 ft	45.019 ft	12.00 ft	42
309.868 ft	37.073 ft	12.00 ft	43
309.868 ft	87.373 ft	12.00 ft	44
309.868 ft	137.659 ft	12.00 ft	45
309.868 ft	187.519 ft	12.00 ft	46
309.868 ft	237.720 ft	12.00 ft	47
309.868 ft	287.483 ft	12.00 ft	48
309.868 ft	337.385 ft	12.00 ft	49
309.828 ft	462.522 ft	12.00 ft	50
309.828 ft	537.420 ft	12.00 ft	51
309.828 ft	612.617 ft	12.00 ft	52
14.875 ft	630.109 ft	12.00 ft	53
14.835 ft	565.067 ft	12.00 ft	54
14.875 ft	500.050 ft	12.00 ft	55
185.037 ft	24.922 ft	12.00 ft	56
260.864 ft	24.922 ft	12.00 ft	57
14.875 ft	304.823 ft	12.00 ft	70
14.875 ft	240.114 ft	12.00 ft	71
14.875 ft	175.075 ft	12.00 ft	72
14.875 ft	109.949 ft	12.00 ft	73

5

DIALux evo

Site 1

Luminaire layout plan

X	Y	Mounting height	Luminaire
110.846 ft	325.113 ft	12.00 ft	74
34.962 ft	325.127 ft	12.00 ft	75
319.686 ft	650.135 ft	12.00 ft	76

6

PHOTOMETRIC DATA

IF THESE DRAWINGS ARE SMALLER THAN 36" x 24" THEY HAVE BEEN REDUCED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS.

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No.	Revision/Issue	Drawn by	Checked by	Date

DRP Enterprises

Engineer



Project Owner

ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project

PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE

NTC

Project Number & Sheet Number

ES.4

PRELIMINARY GRADING PLAN

SUN MESA ROAD, YUCCA VALLEY, CA

APN: 0597-111-67

LEGAL DESCRIPTION:

TR 8749, MB 120/50-64 SEC. 13, T1N, R5E., S.B.B.&M. APN: 0597-111-67

BASIS OF BEARING :

THE SOUTHWEST 1/4 OF SECTION 13 PER TRACT 8749, MB 120/50-64 SAID BEARING BEING N00°00'08"E

BENCHMARK :

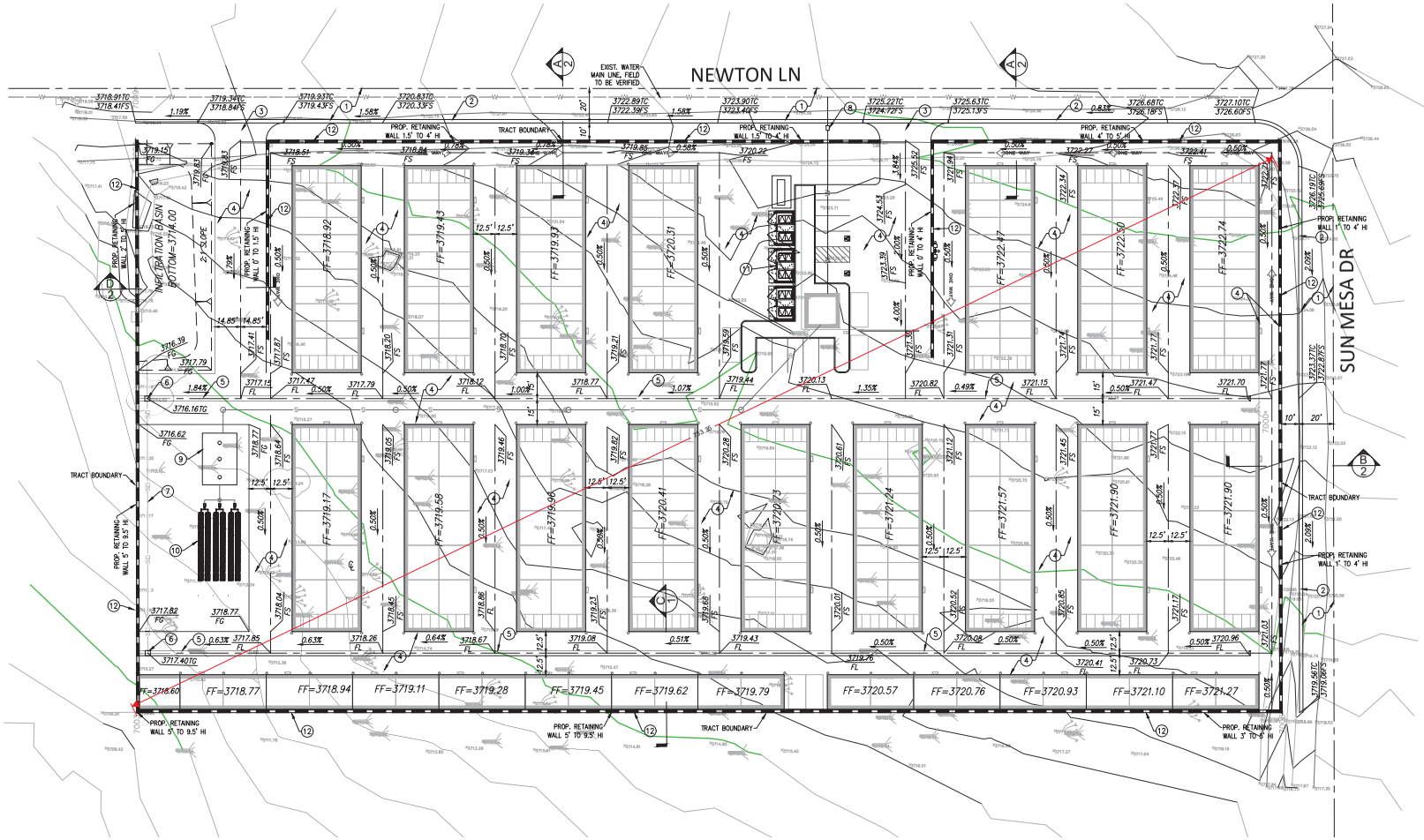
USGS BM 705 24
ELEVATION = 3718.55 FEET, NAVD 88

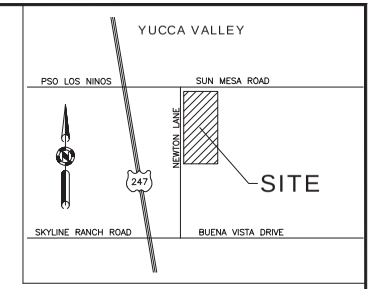
OWNER/DEVELOPER

ROB BILLINGS
5024 WALLABY STREET
YUCCA VALLEY CA 92284
760-686-4171
BILLINGSTRANSFER@YAHOO.COM

TOPOGRAPHY:

PREPARED BY:
LSAP CONSULTANTS LLC.
ADDRESS: 14997 MCGARGER RD
DESERT HOT SPRINGS , CA 92240
(760) 288-2232
SURVEY@LSAPCONSULTANTS.COM
DATE OF SURVEY JAN 2022





VICINITY MAP
NTS

LEGEND:

	CENTERLINE	EP	EDGE OF PAVEMENT
	PROPERTY LINE	FF	FINISHED FLOOR
W	WATER LINE	FG	FINISHED GROUND
S	SEWER LINE	FL	FLOW LINE
ONE	ELECTRIC LINE	FS	FINISHED SURFACE
		GB	GRADE BREAK
GAS GAS	GAS LINE	HP	HIGH POINT
X	EXIST. CHAIN LINK FENCE	INV	INVERT ELEVATION
	EXIST. WOOD FENCE	PAD	PAD ELEVATION
	EXIST. BLOCK WALL	RET.	RETAINING WALL
944	EXIST. CONTOUR LINE	TC	TOP OF CURB
945.0 FS	EXIST. SPOT ELEVATION	TG	TOP OF GRATE
	EXIST. FIRE HYDRANT		
	EXIST. POWER POLE		
	EXIST. SEWER MANHOLE		
	EXIST. STORM DRAIN MANHOLE		
	EXIST. WATER METER		
	EXIST. WATER VALVE		
	EXIST. TREE		

CONSTRUCTION NOTE:

1. PROPOSED AC PAVEMENT
2. PROPOSED 6" CURB AND GUTTER
3. PROPOSED DRIVEWAY APPROACH
4. PROPOSED CONC. PAVEMENT
5. PROPOSED CONC. RIBBON GUTTER
6. PROPOSED 36"X36" CATCH BASIN WITH TRAFFIC RATED STEEL GRATE
7. PROPOSED 18" RCP
8. PROPOSED 1" SERVICE METER
9. PROPOSED SEPTIC TANK
10. PROPOSED LEACH FIELD
11. TRASH ENCLOSURE
12. PROPOSED RETAINING WALL

EARTHWORK VOLUMES:

TOTAL CUT = 4970 CY
TOTAL FILL = 4485 CY

** SEE EARTHWORK EXHIBIT FOR INFORMATION ON CUT-FILL BY LOCATION MAP.*

NORTH

SCALE: 1"=30'

SHEET 1 OF 2

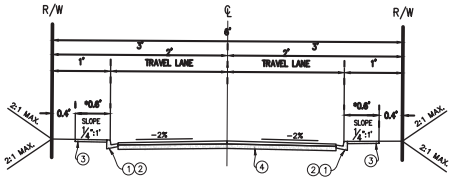


DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
DPATNEAUDE@DRPENTERPRISESLLC.ORG
WWW.DRPENTERPRISESLLC.ORG
Joanne C. Singer RCE 26900
760-625-7426

PRELIMINARY GRADING PLAN

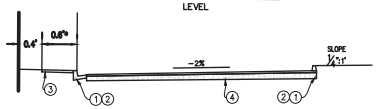
SUN MESA ROAD, YUCCA VALLEY, CA

APN: 0597-111-67



TYPICAL SECTION

LEVEL



TYPICAL SECTION

TILT

NOTES:

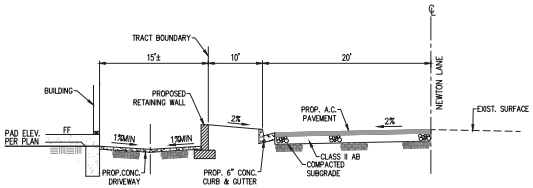
1. CURB AND GUTTER STD. DWG. NO. 200
2. A.C. DIKE PER STD DWG. 202 **
3. SIDEWALK PER STD. DWG. NO. 220
4. PAVEMENT SECTION PER STD. DWG. NO. 240

*SIDEWALK REQUIREMENT PER DEVELOPMENT CODE

**LIMITED USE, SHORT TERM IMPROVEMENT PROJECTS

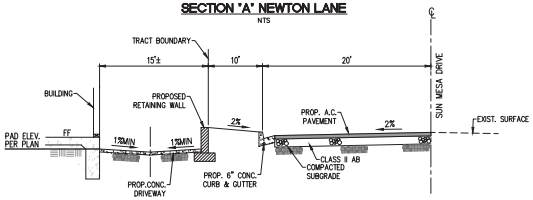
LOCAL STREET SECTION SUN MESA-NEWTON LN

NOT TO SCALE



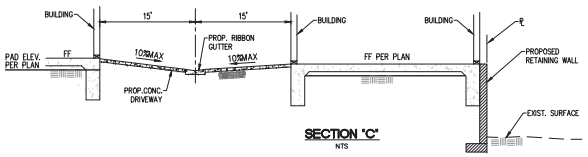
SECTION "A" NEWTON LANE

NTS



SECTION "B" SUN MESA DRIVE

NTS



SECTION "C"

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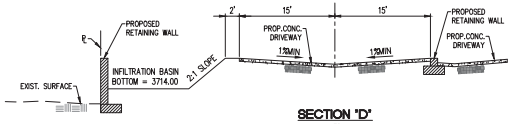

SECTION "D"

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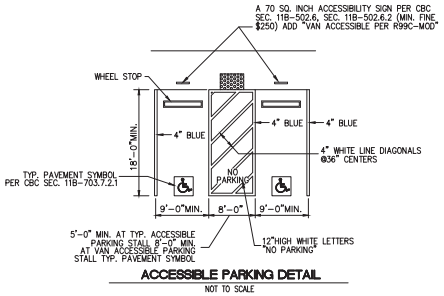
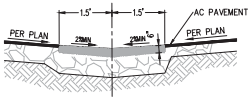


ACCESSIBLE PARKING DETAIL

NOT TO SCALE



RIBBON GUTTER DETAIL

N.T.S.

SHEET 2 OF 2

DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
DPATNEAUDE@DRPENTERPRISESLLC.ORG
WWW.DRPENTERPRISESLLC.ORG

Joanne C. Singer RCE 26900
760-625-7426

APPENDIX B
AIR QUALITY, ENERGY, AND GREENHOUSE GAS TECHNICAL MEMORANDUM

CARLSBAD
CLOVIS
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: September 16, 2025

TO: Jared Jerome, Associate Planner

FROM: Ron Brugger, Senior Air Quality Specialist
Bianca Martinez, Air Quality Specialist

SUBJECT: Air Quality, Energy, and Greenhouse Gas Technical Memorandum for the Sun Mesa (Billings) Mini Storage Project in Yucca Valley, San Bernardino County, California

INTRODUCTION

LSA has prepared this Air Quality, Energy, and Greenhouse Gas Technical Memorandum to evaluate the impacts associated with construction and operation of the proposed Sun Mesa (Billings) Mini Storage Project (project) in Yucca Valley, unincorporated San Bernardino County, California. This analysis follows the guidelines identified by the Mojave Desert Air Quality Management District (MDAQMD) in its California Environmental Quality Act (CEQA) and Federal Air Conformity Guidelines.[1] In keeping with these guidelines, this analysis describes existing air quality, air quality and greenhouse gas (GHG) emissions generated from project-related sources, regional air pollution, and global climate change. In addition, this analysis discusses energy use resulting from implementation of the proposed project and evaluates whether the proposed project would result in the wasteful, inefficient, or unnecessary consumption of energy resources or conflict with any applicable plans for renewable energy and energy efficiency.

PROJECT LOCATION AND DESCRIPTION

The 4.34-acre project site is located on Assessor's Parcel Number 0597-111-067, which is east of State Route 247 and north of Buena Vista Drive in Yucca Valley, unincorporated San Bernardino County, California. The project site is currently undeveloped. Access to the project site is provided by Buena Vista Drive, Sun Mesa Drive, and Newton Lane. Figure 1 and Figure 2 (all figures provided in Attachment A) show the project location and conceptual site plan, respectively.

As originally analyzed, the proposed project would have involved the development of a 20-building, 94,500 total square foot (sf) mini storage facility. The project now involves the development of a 17-building, 89,700 total sf mini storage facility. The reduced size of the proposed project would have

[1] Mojave Desert Air Quality Management District (MDAQMD). 2020. California Environmental Quality Act (CEQA) and Federal Air Conformity Guidelines. Website: www.mdaqmd.ca.gov/home/showpublisheddocument/8510/638126583450270000 (accessed September 2024).

fewer emissions because there would be fewer vehicle trips and fewer buildings consuming energy. Therefore, the existing emissions analysis is considered more conservative than the currently proposed project.

The site would be bounded by a maximum 10-foot-high security fence and would consist of 16 storage buildings of approximately 5,580 sf each, evenly distributed around the site. Two entrances would be located on the west side of the site and would be gated. A 400 sf manager's unit would be located at the northern entry gate. Additionally, outdoor parking stalls would be located on the north and east sides of the proposed manager's unit building. These parking areas would accommodate approximately 10 vehicles. A 9,600 sf retention basin would be located on the southwest corner of the project site. The proposed project would include associated site improvements including new internal roadways and utility improvements. Access to the proposed project site would be between the hours of 6:00 a.m. and 10:00 p.m. 7 days per week.

The Town of Yucca Valley General Plan Land Use Map designates the project site as Commercial (C).[2] The proposed project is consistent with this land use designation. The Town of Yucca Valley Zoning Map identifies the project site as Neighborhood Commercial (C-N), and the proposed project is consistent with this zoning designation.[3] Once operational, the proposed project would generate approximately 137 average daily trips. Additionally, the proposed project would be all electric and would include low water landscape.

As originally analyzed, construction was anticipated to begin in the fall of 2024 and be completed within 24 months. As construction would now commence at a date later than the fall of 2024, but all activities and duration would remain unchanged, the construction analysis conducted for this analysis adequately represents the projected construction. This is because when construction occurs, the equipment will either be the same age or newer than was analyzed. It is expected that newer equipment will either have the same or lower emissions than the equipment included in the current analysis. All other aspects of construction would remain the same. Construction activities would include site preparation, grading, building construction, paving, architectural coating, and trenching. The maximum depth of excavation for construction would be approximately 7 feet below the ground surface, with all soil balanced on the project site. Connections to utilities may require additional excavation up to 15 feet below the ground surface at limited locations on site.

SENSITIVE RECEPTORS IN THE PROJECT AREA

For this analysis, sensitive receptors are considered areas of the population that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include residences, schools, daycare centers, hospitals, parks, and similar uses that are sensitive to air quality. Impacts on sensitive receptors are of particular concern because those receptors are the

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2 Town of Yucca Valley. 2014. Yucca Valley General Plan, Figure LU-1: General Plan Land Use. Website: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/www.yucca-valley.org/home/showpublisheddocument/2778/637009499961530000 (accessed September 2024).

3 Town of Yucca Valley. 2014. Official Zoning District Map. Website: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/www.yucca-valley.org/home/showpublisheddocument/6044/638526759731270000 (accessed September 2024).

population most vulnerable to the effects of air pollution. The project site is surrounded primarily by industrial and residential uses. The areas adjacent to the project site include industrial uses to the south and west, residential uses to the southeast, and vacant land to the north and east. The nearest sensitive receptors include a single-family home located southeast of the project site at approximately 200 feet from the project site boundary.

ENVIRONMENTAL SETTING

Air Quality Background

Air quality is primarily a function of local climate, local sources of air pollution, and regional pollution transport. The amount of a given pollutant in the atmosphere is determined by the amount of the pollutant released and the atmosphere's ability to transport and dilute the pollutant. The major determinants of transport and dilution are wind, atmospheric stability, terrain, and, for photochemical pollutants, sunshine.

A region's topographic features have a direct correlation with air pollution flow and therefore are used to determine the boundary of air basins. The project site is in Yucca Valley in unincorporated San Bernardino County and is within the jurisdiction of MDAQMD, which regulates air quality in the Mojave Desert Air Basin (Basin).

The Basin is an assemblage of mountain ranges interspersed with long, broad valleys that often contain dry lakes. Many of the lower mountains that dot the vast terrain rise from 1,000 to 4,000 feet above the valley floor. The Basin encompasses desert portions of Kern, Los Angeles, Riverside, and San Bernardino counties. The Basin is surrounded by national forests to the south and west and desert to the north and east.

Both State and federal governments have established health-based ambient air quality standards for six criteria air pollutants: carbon monoxide (CO), ozone (O_3), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), lead (Pb), and suspended particulate matter (PM). In addition, the State has set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety. Two criteria pollutants, O_3 and NO_2, are considered regional pollutants because they (or their precursors) affect air quality on a regional scale. Pollutants such as CO, SO_2, and Pb are considered local pollutants that tend to accumulate in the air locally. PM is considered to be both a regional pollutant and local pollutant.

Attainment Status

The CARB is required to designate areas of the state as attainment, nonattainment, or unclassified for all State standards. An *attainment* designation for an area signifies that pollutant concentrations did not violate the standard for that pollutant in that area. A *nonattainment* designation indicates that a pollutant concentration violated the standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria. An *unclassified* designation signifies that data do not support either an attainment or nonattainment status. The California Clean Air Act (CCAA) divides districts into moderate, serious, and severe air pollution categories, with increasingly stringent control requirements mandated for each category.

Data collected at permanent monitoring stations are used by the United States Environmental Protection Agency (USEPA) to identify regions as "attainment" or "nonattainment" depending on whether the regions meet the requirements stated in the applicable National Ambient Air Quality Standards (NAAQS). Nonattainment areas are imposed with additional restrictions as required by the USEPA. In addition, different classifications of attainment (e.g., marginal, moderate, serious, severe, and extreme) are used to classify each air basin in the State on a pollutant-by-pollutant basis. The classifications are used as a foundation to create air quality management strategies to improve air quality and to comply with the NAAQS. As shown in Table A, the Basin is designated as nonattainment by the federal standards for O_3 and particulate matter less than 10 microns in diameter (PM_{10}) and nonattainment by the State standards for O_3, particulate matter less than 2.5 microns in diameter ($PM_{2.5}$), and PM_{10}.

Table A: Attainment Status of Criteria Pollutants in the Mojave Desert Air Basin

Pollutant	State	Federal
O_3	Nonattainment	Nonattainment[1]
PM_{10}	Nonattainment	Nonattainment[2]
$PM_{2.5}$	Nonattainment[1]	Attainment/Unclassified
CO	Attainment	Attainment/Unclassified
NO_2	Attainment	Attainment/Unclassified
SO_2	Attainment	Attainment/Unclassified
Lead[1]	Attainment	Attainment/Unclassified
All Others	Attainment/Unclassified	N/A

Source: Mojave Desert Air Quality Management District Attainment Status (n.d.). Website: https://www.mdaqmd.ca.gov/home/showpublisheddocument/1267/636337468837000000 (accessed September 2024)

[1] Only the southwest corner of the desert portion of San Bernardino County is Nonattainment.

[2] Only the San Bernardino County portion is Nonattainment.

CO = carbon monoxide
N/A = not applicable
NO_2 = nitrogen dioxide
O_3 = ozone
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
SO_2 = sulfur dioxide

Air Quality Monitoring Results

Air quality monitoring stations are located throughout the nation and are maintained by the local air districts and State air quality regulating agencies. The SCAQMD, together with the CARB, maintains ambient air quality monitoring stations in the Basin. The air quality monitoring stations closest to the project sites are located at the Joshua Tree National Monument, 24302 4th Street in San Bernardino, 500 North Dearborn in Redlands, and 14360 Arrow Boulevard in Fontana.

Pollutant monitoring results for years 2022 to 2024 at the Joshua Tree National Monument, San Bernardino, Redlands, and Fontana ambient air quality monitoring stations, shown in Table B, indicate that air quality in the area has generally been moderate. As indicated in the monitoring results, the federal and State PM_{10} standard had no exceedances in the 3-year period. The State PM_{10} standard had 3 exceedances in 2024 only. The $PM_{2.5}$ federal standard had 2 exceedances in 2022, 1 in 2023, and 4 in 2024. The 1-hour ozone State standard was exceeded 2 times in 2022, 1

time in 2023, and 3 times in 2024. The 8-hour ozone State standard was exceeded 39 times in 2022, 29 times in 2023, and 35 times in 2024. The 8-hour ozone federal standard was exceeded 37 times in 2022, 24 times in 2023, and 32 times in 2024. In addition, the CO, NO_2, and SO_2 standards were not exceeded in this area during the 3-year period.

Table B: Ambient Air Quality at the Nearby Monitoring Stations

Pollutant	Standard	2022	2023	2024
Carbon Monoxide (CO)[1]				
Maximum 1-hour concentration (ppm)		1.7	1.6	3.8
Number of days exceeded:	State: > 20 ppm	0	0	0
	Federal: > 35 ppm	0	0	0
Maximum 8-hour concentration (ppm)		1.4	1.2	2.9
Number of days exceeded:	State: > 9 ppm	0	0	0
	Federal: > 9 ppm	0	0	0
Ozone (O_3)[2]				
Maximum 1-hour concentration (ppm)		0.099	0.096	0.096
Number of days exceeded:	State: > 0.09 ppm	2	1	3
Maximum 8-hour concentration (ppm)		0.084	0.084	0.086
Number of days exceeded:	State: > 0.07 ppm	39	29	35
	Federal: > 0.07 ppm	37	24	32
Coarse Particulates (PM_{10})[3]				
Maximum 24-hour concentration (µg/m³)		47.7	46.7	65.9
Number of days exceeded:	State: > 50 µg/m³	0	0	3
	Federal: > 150 µg/m³	0	0	0
Annual arithmetic average concentration (µg/m³)		21.1	22	24
Exceeded for the year:	State: > 20 µg/m³	Yes	Yes	Yes
	Federal: > 50 µg/m³	No	No	No
Fine Particulates ($PM_{2.5}$)[1]				
Maximum 24-hour concentration (µg/m³)		40.1	52.9	66.7
Number of days exceeded:	Federal: > 35 µg/m³	2	1	4
Annual arithmetic average concentration (µg/m³)		11.2	10.5	13.3
Exceeded for the year:	State: > 12 µg/m³	No	No	Yes
	Federal: > 15 µg/m³	No	No	No
Nitrogen Dioxide (NO_2)[1]				
Maximum 1-hour concentration (ppm)		0.052	0.056	0.059
Number of days exceeded:	State: > 0.250 ppm	0	0	0
Annual arithmetic average concentration (ppm)		0.015	0.013	0.015
Exceeded for the year:	Federal: > 0.053 ppm	No	No	No
Sulfur Dioxide (SO_2)[4]				
Maximum 1-hour concentration (ppm)		0.0027	0.0033	0.0056
Number of days exceeded:	State: > 0.25 ppm	0	0	0
Maximum 24-hour concentration (ppm)		0.0009	0.0007	0.001
Number of days exceeded:	State: > 0.04 ppm	0	0	0
	Federal: > 0.14 ppm	0	0	0
Annual arithmetic average concentration (ppm)		0.00046	0.00022	0.00016
Exceeded for the year:	Federal: > 0.030 ppm	No	No	No

Sources: CARB (2025) and USEPA (2025).

[1] Data was taken from the 24302 4th Street, San Bernardino station.

[2] Data was taken from the Joshua Tree National Monument station.

[3] Data was taken from the 500 North Dearborn, Redlands station.

[4] Data was taken from 14360 Arrow Boulevard, Fontana station.

µg/m³ = micrograms per cubic meter

CARB = California Air Resources Board

ND = No data. There were insufficient (or no) data to determine the value.

ppm = parts per million

USEPA = United States Environmental Protection Agency

Energy Background

Electricity

Electricity is a man-made resource. The production of electricity requires the consumption or conversion of energy resources (including water, wind, oil, gas, coal, solar, geothermal, and nuclear resources) into energy. Electricity is used for a variety of purposes (e.g., lighting, heating, cooling, and refrigeration, and for operating appliances, computers, electronics, machinery, and public transportation systems).

According to the most recent data available, in 2023, California's electricity was generated primarily by natural gas (43.7 percent), solar (19.2 percent), large hydroelectric (12.6 percent), nuclear (8.2 percent), wind (6.5 percent), coal (<1.0 percent), and other miscellaneous sources. Total electric generation in California in 2023 was 281,140 gigawatt-hours (GWh).[4]

The project site is within the service territory of Southern California Edison (SCE). SCE provides electricity to more than 15 million people in a 50,000-square-mile (sq mi) area of Central, Coastal, and Southern California.[5] According to the California Energy Commission (CEC), total electricity consumption in the SCE service area in 2022 was 85,870 GWh (31,604 GWh for the residential sector and 54,266 GWh for the non-residential sector). Total electricity consumption in San Bernardino County in 2022 was 16,629.6 GWh (16,629,614,195 kilowatt-hours [kWh]).[6]

Natural Gas

Natural gas is a nonrenewable fossil fuel. Fossil fuels are formed when layers of decomposing plant and animal matter are exposed to intense heat and pressure under the surface of the Earth over millions of years. Natural gas is a combustible mixture of hydrocarbon compounds (primarily methane) that is used as a fuel source. Natural gas is found in naturally occurring reservoirs in deep underground rock formations. Natural gas is used for a variety of uses (e.g., heating buildings, generating electricity, and powering appliances such as stoves, washing machines and dryers, gas fireplaces, and gas grills).

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4 California Energy Commission (CEC). 2023. *2023 Total System Electric Generation*. Website: www.energy.ca.gov/data-reports/energy-almanac/california-electricity-data/2023-total-system-electric-generation (accessed July 2025).

5 Southern California Edison (SCE). 2020. About Us. Website: www.sce.com/about-us/who-we-are (accessed September 2024).

6 CEC. 2020. Electricity Consumption by County and Entity. Websites: www.ecdms.energy.ca.gov/elecbycounty.aspx and www.ecdms.energy.ca.gov/elecbyutil.aspx (accessed September 2024).

Natural gas consumed in California is used for electricity generation (45 percent), residential uses (21 percent), industrial uses (25 percent), and commercial uses (9 percent). California continues to depend on out-of-state imports for nearly 90 percent of its natural gas supply.[7]

The Southern California Gas Company (SoCalGas) is the natural gas service provider for the project site. SoCalGas provides natural gas to approximately 21.8 million people in a 24,000 sq mi service area throughout Central and Southern California, from Visalia to the Mexican border.[8] According to the CEC, total natural gas consumption in the SoCalGas service area in 2022 was 5,026 million therms (2,230 million therms for the residential sector). Total natural gas consumption in San Bernardino County in 2022 was 562 million therms (562,123,065 therms).[9]

Fuel

Petroleum is also a nonrenewable fossil fuel. Petroleum is a thick, flammable, yellow-to-black mixture of gaseous, liquid, and solid hydrocarbons that occurs naturally beneath the Earth's surface. Petroleum is primarily recovered by oil drilling. It is refined into a large number of consumer products, primarily fuel oil, gasoline, and diesel.

The average fuel economy for light-duty vehicles (autos, pickups, vans, and sport utility vehicles [SUVs]) in the United States has steadily increased from about 14.9 miles per gallon (mpg) in 1980 to 22.9 mpg in 2021.[10] Federal fuel economy standards have changed substantially since the Energy Independence and Security Act was passed in 2007. This act, which originally mandated a national fuel economy standard of 35 mpg by year 2020[11], applies to cars and light trucks of Model Years 2011 through 2020. In March 2020, the USEPA and National Highway Traffic Safety Administration (NHTSA) finalized the Corporate Average Fuel Economy standards for Model Years 2024–2026 Passenger Cars and Light Trucks, further detailed below.

Gasoline is the most-used transportation fuel in California, with 97 percent of all gasoline being consumed by light-duty cars, pickup trucks, and SUVs. According to the most recent data available, in 2022, total gasoline consumption in California was 316,425 thousand barrels or 1,597.6 trillion British Thermal Units (BTU).[12] Of the total gasoline consumption, 299,304 thousand barrels or

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7 CEC. 2021. Supply and Demand of Natural Gas in California. Website: www.energy.ca.gov/data-reports/energy-almanac/californias-natural-gas-market/supply-and-demand-natural-gas-california (accessed September 2024).

8 Southern California Gas Company (SoCalGas). 2020. About SoCalGas. Website: www.socalgas.com/about-us (accessed September 2024).

9 CEC. 2020. Gas Consumption by County and Entity. Website: www.ecdms.energy.ca.gov/gasbyutil.aspx (accessed September 2024).

10 United States Department of Transportation (USDOT). "Table 4-23: Average Fuel Efficiency of U.S. Light Duty Vehicles." Website: www.bts.gov/content/average-fuel-efficiency-us-light-duty-vehicles (accessed September 2024).

11 United States Department of Energy. 2007. "Energy Independence & Security Act of 2007." Website: www.afdc.energy.gov/laws/eisa (accessed September 2024).

12 United States Energy Information Administration (EIA). 2022. California State Profile and Energy Estimates, Data. Website: www.eia.gov/state/seds/data.php?incfile=/state/seds/sep_fuel/html/fuel_mg.html&sid=CA (accessed September 2024).

1,511.2 trillion BTU were consumed for transportation.[13] Based on fuel consumption data obtained from the California Air Resources Board's California Emissions Factor Model, Version 2021 (EMFAC2021), approximately 893.9 million gallons of gasoline and approximately 327.1 million gallons of diesel will be consumed from vehicle trips in San Bernardino County in 2024.

Greenhouse Gas Background

GHGs are present in the atmosphere naturally, are released by natural sources, or form from secondary reactions taking place in the atmosphere. Over the last 200 years, humans have caused substantial quantities of GHGs to be released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere and enhancing the natural greenhouse effect, which is believed to be causing global warming. Although man-made GHGs include naturally occurring GHGs such as carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O), some gases such as hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), nitrogen trifluoride (NF_3), and sulfur hexafluoride (SF_6) are completely new to the atmosphere.

Certain gases, such as water vapor, are short-lived in the atmosphere. Others remain in the atmosphere for significant periods of time, contributing to climate change in the long term. Water vapor is excluded from the list of GHGs above because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

These gases vary considerably in terms of global warming potential (GWP), which is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The GWP is based on several factors, including the relative effectiveness of a gas in absorbing infrared radiation and the length of time that the gas remains in the atmosphere ("atmospheric lifetime"). The GWP of each gas is measured relative to CO_2, the most abundant GHG; the definition of GWP for a particular GHG is the ratio of heat trapped by one unit mass of the GHG to the ratio of heat trapped by one unit mass of CO_2 over a specified time period. GHG emissions are typically measured in terms of pounds or tons of CO_2 equivalents (CO_2e).

REGULATORY SETTING

This section provides regulatory background information for air quality and GHGs.

Air Quality

Applicable federal, State, regional, and local air quality regulations are discussed below.

Federal Regulations

The 1970 federal Clean Air Act (CAA) authorized the establishment of national health-based air quality standards and set deadlines for their attainment. The CAA Amendments of 1990 changed deadlines for attaining national standards as well as the remedial actions required for areas of the nation that exceed the standards. Under the CAA, State and local agencies in areas that exceed the

[13] Ibid.

national standards are required to develop State Implementation Plans to demonstrate how they will achieve the national standards by specified dates.

State Regulations

In 1988, the California Clean Air Act (CCAA) required that all air districts in the State endeavor to achieve and maintain California Ambient Air Quality Standards (CAAQS) for CO, O_3, SO_2, and NO_2 by the earliest practical date. The CCAA provides districts with the authority to regulate indirect sources and mandates that air quality districts focus particular attention on reducing emissions from transportation and areawide emission sources. Each nonattainment district is required to adopt a plan to achieve a 5 percent annual reduction, averaged over consecutive 3-year periods, in districtwide emissions of each nonattainment pollutant or its precursors. A Clean Air Plan shows how a district would reduce emissions to achieve air quality standards. Generally, the State standards for these pollutants are more stringent than the national standards.

The California Air Resources Board (CARB) is the State's "clean air agency." CARB's goals are to attain and maintain healthy air quality, protect the public from exposure to toxic air contaminants, and oversee compliance with air pollution rules and regulations.

Regional Regulations

Mojave Desert Air Quality Management District. The MDAQMD is the regional agency responsible for monitoring air quality, as well as planning, implementing, and enforcing programs designed to attain and maintain State and federal ambient air quality standards in the San Bernardino County portion of the Mojave Desert Air Basin. Programs include air quality rules and regulations that regulate stationary sources, area sources, point sources, and certain mobile source emissions. The MDAQMD is also responsible for establishing stationary source permitting requirements and for ensuring that new, modified, or relocated stationary sources do not create net emission increases.

All areas designated as nonattainment under the CCAA are required to prepare plans showing how they will meet the air quality standards. The most recent air quality plans are the PM_{10} Attainment Demonstration and Attainment Plan and the O_3 Attainment Plan.

In addition, emissions that would result from mobile, area, and stationary sources during construction and operation of the project are subject to the rules and regulations of the MDAQMD. The MDAQMD rules applicable to the project may include, but are not limited to, the following:

- **Rule 401 – Visible Emissions:** This rule establishes the limit for visible emissions from stationary sources.

- **Rule 402 – Nuisance:** This rule prohibits the discharge of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health, or safety of any such persons or the public, or that cause, or have a natural tendency to cause, injury or damage to business or property.

- **Rule 403.2 – Fugitive Dust Control for the Mojave Desert Planning Area:** This rule ensures that the NAAQS for PM_{10} will not be exceeded due to anthropogenic sources of fugitive dust within the Mojave Desert Planning Area and implements the control measures contained in the Mojave Desert Planning Area Federal PM_{10} Attainment Plan.

- **Rule 442 – Usage of Solvents:** The purpose of this rule is to reduce volatile organic compound (VOC) emissions from VOC-containing materials or equipment that is not subject to limits of any rule found in District Regulation XI – Source Specific Standards.

- **Rule 1113 – Architectural Coatings:** This rule requires manufacturers, distributors, and end users of architectural and industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories.

Southern California Association of Governments. The Southern California Association of Governments (SCAG) is a council of governments for Los Angeles, Orange, Riverside, San Bernardino, Imperial, and Ventura counties. It is a regional planning agency and serves as a forum for regional issues relating to transportation, the economy and community development, and the environment. SCAG is the federally designated Metropolitan Planning Organization (MPO) for the majority of the Southern California region and is the largest MPO in the nation. With regard to air quality planning, SCAG prepares the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP), which address regional development and growth forecasts and form the basis for the land use and transportation control portions of the Air Quality Management Plan (AQMP) and are utilized in the preparation of the air quality forecasts and consistency analysis included in the AQMP. The RTP, RTIP, and AQMP are based on projections originating within local jurisdictions.

Although SCAG is not an air quality management agency, it is responsible for developing transportation, land use, and energy conservation measures that affect air quality. SCAG's Regional Comprehensive Plan (RCP) provides growth forecasts that are used in the development of air quality-related land use and transportation control strategies by the MDAQMD. The RCP is a framework for decision-making for local governments, assisting them in meeting federal and State mandates for growth management, mobility, and environmental standards, while maintaining consistency with regional goals regarding growth and changes. Policies within the RCP include consideration of air quality, land use, transportation, and economic relationships by all levels of government.

SCAG adopted the 2024–2050 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal) on April 4, 2024[14]. Connect SoCal is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. Connect SoCal is an important planning document for the region, allowing project sponsors to qualify for federal

[14] Southern California Association of Governments (SCAG). 2024. *Connect SoCal: The 2024–2050 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments*. Website: scag.ca.gov/sites/main/files/file-attachments/23-2987-connect-socal-2024-final-complete-040424.pdf?1712261565 (accessed September 2024).

funding, and takes into account operations and maintenance costs, to ensure reliability, longevity, and cost effectiveness. The forecasted development pattern, when integrated with the financially constrained transportation investments identified in Connect SoCal, would reach the regional target of reducing GHG emissions from autos and light-duty trucks by 19 percent by 2035 (compared to 2005 levels).

Local Regulations

Yucca Valley General Plan. The Town of Yucca Valley addresses air quality in the Open Space and Conservation Element of its Policy Plan.[15] The Open Space and Conservation Element includes goals and policies that work to improve and maintain air quality for the benefit of the health and vitality of the residents and the local economy. The following policies from the Open Space and Conservation Element are applicable to the proposed project:

- **Policy OSC 10-1:** Participate in the monitoring of all air pollutants of regional concern on a continuous basis.
- **Policy OSC 10-2:** Coordinate air quality planning efforts with other local, regional, and federal agencies.
- **Policy OSC 10-4:** Coordinate land use planning efforts to assure that sensitive receptors are reasonably separated from polluting point sources.
- **Policy OSC 10-5:** Provide consistent and effective code enforcement for construction and grading activities to assure ground disturbances do not contribute to blowing sand and fugitive dust emissions.

Energy

Federal and State agencies regulate energy use and consumption through various means and programs. On the federal level, the United States Department of Transportation (USDOT), the United States Department of Energy, and the USEPA are three federal agencies with substantial influence over energy policies and programs. Generally, federal agencies influence and regulate transportation energy consumption through establishment and enforcement of fuel economy standards for automobiles and light trucks, through funding of energy-related research and development projects, and through funding for transportation infrastructure improvements. On the State level, the California Public Utilities Commission (CPUC) and the CEC are two agencies with authority over different aspects of energy.

The CPUC regulates privately owned electric, natural gas, telecommunications, water, railroad, rail transit, and passenger transportation companies and serves the public interest by protecting consumers and ensuring the provision of safe, reliable utility service and infrastructure at

[15] Town of Yucca Valley. n.d. *2022 General Plan, Open Space and Conservation Element*. Website: www.yucca-valley.org/our-town/departments/community-development/planning/general-plan-update (accessed September 2024).

reasonable rates, with a commitment to environmental enhancement and a healthy California economy.

The CEC is the State's primary energy policy and planning agency. The CEC forecasts future energy needs, promotes energy efficiency, supports energy research, develops renewable energy resources, and plans for/directs State response to energy emergencies. The applicable federal, State, regional, and local regulatory framework is discussed below.

Federal Regulations

Energy Policy Act of 2005. The Energy Policy Act of 2005 seeks to reduce reliance on nonrenewable energy resources and provide incentives to reduce current demand on these resources. For example, under this Act, consumers and businesses can obtain federal tax credits for purchasing fuel-efficient appliances and products (including hybrid vehicles), building energy-efficient buildings, and improving the energy efficiency of commercial buildings. Additionally, tax credits are available for the installation of qualified fuel cells, stationary microturbine power plants, and solar power equipment.

Corporate Average Fuel Economy Standards. On March 31, 2022, the NHTSA finalized the Corporate Average Fuel Economy (CAFE) standards for Model Years 2024–2026 Passenger Cars and Light Trucks. The amended CAFE standards would require an industry wide fleet average of approximately 49 mpg for passenger cars and light trucks in model year 2026, by increasing fuel efficiency by 8 percent annually for model years 2024–2025, and 10 percent annually for model year 2026. The final standards are estimated to save about 234 billion gallons of gasoline between model years 2030 to 2050.

State Regulations

Assembly Bill 1575, Warren-Alquist Act. In 1975, largely in response to the oil crisis of the 1970s, the State Legislature adopted Assembly Bill (AB) 1575 (also known as the Warren-Alquist Act), which created the CEC. The statutory mission of the CEC is to forecast future energy needs; license power plants of 50 megawatts or larger; develop energy technologies and renewable energy resources; plan for and direct State responses to energy emergencies; and, perhaps most importantly, promote energy efficiency through the adoption and enforcement of appliance and building energy efficiency standards. AB 1575 also amended Public Resources Code Section 21100(b)(3) and *State CEQA Guidelines* Section 15126.4 to require Environmental Impact Reports (EIRs) to include, where relevant, mitigation measures proposed to minimize the wasteful, inefficient, and unnecessary consumption of energy caused by a project. Thereafter, the State Resources Agency created Appendix F to the *State CEQA Guidelines*. Appendix F assists EIR preparers in determining whether a project will result in the inefficient, wasteful, and unnecessary consumption of energy. Appendix F of the *State CEQA Guidelines* also states that the goal of conserving energy implies the wise and efficient use of energy and the means of achieving this goal, including (1) decreasing overall per capita energy consumption; (2) decreasing reliance on fossil fuels such as coal, natural gas, and oil; and (3) increasing reliance on renewable energy sources.

Senate Bill 1389, Energy: Planning and Forecasting. In 2002, the State Legislature passed Senate Bill (SB) 1389, which required the CEC to develop an integrated energy plan every 2 years for electricity,

natural gas, and transportation fuels for the California Energy Policy Report. The plan calls for the State to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators in implementing incentive programs for zero emission vehicles and their infrastructure needs, and encouragement of urban designs that reduce vehicle miles traveled and accommodate pedestrian and bicycle access.

In compliance with the requirements of SB 1389, the CEC adopts an Integrated Energy Policy Report every 2 years and an update every other year. The most recently adopted report includes the *2023 Integrated Energy Policy Report.*[16] The *Integrated Energy Policy Report* covers a broad range of topics, including decarbonizing buildings, integrating renewables, energy efficiency, energy equity, integrating renewable energy, updates on Southern California electricity reliability, climate adaptation activities for the energy sector, natural gas assessment, transportation energy demand forecast, and the California Energy Demand Forecast. The *Integrated Energy Policy Report* provides the results of the CEC's assessments of a variety of energy issues facing California. Many of these issues will require action if the State is to meet its climate, energy, air quality, and other environmental goals while maintaining energy reliability and controlling costs.

Renewable Portfolio Standard. SB 1078 established the California Renewable Portfolio Standards program in 2002. SB 1078 initially required that 20 percent of electricity retail sales be served by renewable resources by 2017; however, this standard has become more stringent over time. In 2006, SB 107 accelerated the standard by requiring that the 20 percent mandate be met by 2010. In April 2011, SB 2 required that 33 percent of electricity retail sales be served by renewable resources by 2020. In 2015, SB 350 established tiered increases to the Renewable Portfolio Standards of 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. In 2018, SB 100 increased the requirement to 60 percent by 2030 and required that all the State's electricity come from carbon-free resources by 2045. SB 100 took effect on January 1, 2019.[17]

California Energy Code. Energy consumption by new buildings in California is regulated by the Building Energy Efficiency Standards in Part 6 of Title 24 of the California Code of Regulations (CCR), known as the Energy Code. The CEC first adopted the Building Energy Efficiency Standards for Residential and Non-residential Buildings in 1978 in response to a legislative mandate to reduce energy consumption in the State. The Energy Code is updated every 3 years, with the most recent update consisting of the 2022 Energy Code that became effective January 1, 2023. Mid-cycle supplements to the 2022 Code will become effective on July 1, 2024. The efficiency standards apply to both new construction and rehabilitation of both residential and nonresidential buildings, and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. The building efficiency standards are enforced through the local building permit process. Local government

16 CEC. 2023. *2023 Integrated Energy Policy Report*. California Energy Commission. Docket Number: 23-IEPR-01.

17 California Public Utilities Commission (CPUC). 2019. Renewables Portfolio Standard Program. Website: cpuc.ca.gov/rps (accessed September 2024).

agencies may adopt and enforce energy standards for new buildings, provided these standards meet or exceed those provided in the Energy Code.

California Green Building Standards Code (CALGreen Code). In 2010, the California Building Standards Commission adopted Part 11 of the Title 24 Building Energy Efficiency Standards, referred to as the CALGreen Code. The CALGreen Code took effect on January 1, 2011. The CALGreen Code is updated on a regular basis, with the most recent update consisting of the 2022 CALGreen Code standards that became effective January 1, 2023. The CALGreen Code established mandatory measures for residential and nonresidential building construction and encouraged sustainable construction practices in the following five categories: (1) planning and design, (2) energy efficiency, (3) water efficiency and conservation, (4) material conservation and resource efficiency, and (5) indoor environmental quality. Although the CALGreen Code was adopted as part of the State's efforts to reduce GHG emissions, the CALGreen Code standards have co-benefits of reducing energy consumption from residential and nonresidential buildings subject to the standard.

California Energy Efficiency Strategic Plan. On September 18, 2008, the CPUC adopted California's first Long-Term Energy Efficiency Strategic Plan, presenting a roadmap for energy efficiency in California. The Strategic Plan was updated in 2011. The Plan articulates a long-term vision and goals for each economic sector and identifies specific near-term, mid-term, and long-term strategies to assist in achieving those goals. The Plan also reiterates the following four specific programmatic goals known as the "Big Bold Energy Efficiency Strategies" that were established by the CPUC in Decisions D.07-10-032 and D.07-12-051:

- All new residential construction will be zero net energy (ZNE) by 2020.
- All new commercial construction will be ZNE by 2030.
- 50 percent of commercial buildings will be retrofitted to ZNE by 2030.
- 50 percent of new major renovations of State buildings will be ZNE by 2025.

Regional Regulations

There are no regional regulations that apply to the proposed project.

Local Regulations

Yucca Valley General Plan. The Town of Yucca Valley's General Plan[18] Open Space and Conservation Element includes objectives and policies that work to reduce the consumption of nonrenewable energy resources by requiring and encouraging conservation measures and the use of alternative energy sources. The following policies related to energy are applicable to the proposed project:**Policy OCS 9-1:** Develop, promote, and implement long-term energy efficiency and demand management policies and standards for Town facilities, vehicles, and new development.

[18] Town of Yucca Valley. n.d. *2022 General Plan, Open Space and Conservation Element*. Website: www.yucca-valley.org/our-town/departments/community-development/planning/general-plan-update (accessed September 2024).

- **Policy OCS 9-3:** Encourage the use of clean and/or renewable alternative energy sources for transportation, heating, cooling, and construction.

- **Policy OCS 9-5:** Ensure that any planned construction, demolition, addition, alteration, repair, remodel, landscaping, or grading projects divert all reusable, salvageable, and recyclable debris from landfill disposal.

- **Policy OCS 9-9:** Promote building design and construction that integrates alternative energy systems, including but not limited to solar, thermal, photovoltaics, and other clean energy systems.

Greenhouse Gas Emissions

This section describes regulations related to global climate change at the federal, State, and local levels.

Federal Regulations

The United States has historically had a voluntary approach to reducing GHG emissions. However, on April 2, 2007, the United States Supreme Court ruled that the USEPA has the authority to regulate CO_2 emissions under the CAA.

Although there currently are no adopted federal regulations for the control or reduction of GHG emissions, the USEPA commenced several actions in 2009 to implement a regulatory approach to global climate change, including the 2009 USEPA final rule for mandatory reporting of GHGs from large GHG emission sources in the United States. Additionally, the USEPA Administrator signed an endangerment finding action in 2009 under the CAA, finding that seven GHGs (CO_2, CH_4, N_2O, HFCs, NF_3, PFCs, and SF_6) constitute a threat to public health and welfare, and that the combined emissions from motor vehicles cause and contribute to global climate change, leading to national GHG emission standards.

State Regulations

CARB is the lead agency for implementing climate change regulations in the State. Since its formation, CARB has worked with the public, the business sector, and local governments to find solutions to address climate change. In addition to the Energy Code and the Green Building Code described above, Key efforts by the State are described below.

Assembly Bill 32 (2006), California Global Warming Solutions Act. California's major initiative for reducing GHG emissions is AB 32, passed by the State Legislature on August 31, 2006. This effort set a target to reduce GHG emissions to 1990 levels by 2020. CARB has established the level of GHG emissions in 1990 at 427 million metric tons (MMT) of CO_2e. The emission target of 427 MMT requires the reduction of 169 MMT from the State's projected business-as-usual 2020 emissions of 596 MMT. AB 32 requires CARB to prepare a Scoping Plan that outlines the main State strategies for meeting the 2020 deadline and to reduce GHGs that contribute to global climate change. CARB approved the Scoping Plan on December 11, 2008, which contains the main strategies California will

implement to achieve the reduction goals and includes CARB-recommended GHG reductions for each emissions sector of the State's GHG inventory.

The CARB approved the First Update to the Climate Change Scoping Plan on May 22, 2014. The First Update identifies opportunities to leverage existing and new funds to further drive GHG emission reductions through strategic planning and targeted low carbon investments. The First Update defines CARB climate change priorities until 2020 and sets the groundwork to reach long-term goals set forth in Executive Orders (EO) S-3-05 and B-16-2012. The First Update highlights California's progress toward meeting the "near-term" 2020 GHG emission reduction goals as defined in the initial Scoping Plan. It also evaluates how to align the State's "longer-term" GHG reduction strategies with other State policy priorities for water, waste, natural resources, clean energy, transportation, and land use. CARB released a second update to the Scoping Plan, the 2017 Scoping Plan,[19] to reflect the 2030 target that was set by EO B-30-15 and codified by SB 32.

The 2022 Scoping Plan[20] was approved in December 2022 and assesses progress toward the statutory 2030 target while laying out a path to achieving carbon neutrality no later than 2045. The 2022 Scoping Plan Update focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the State's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities.

The 2022 Scoping Plan focuses on building clean energy production and distribution infrastructure for a carbon-neutral future, including transitioning existing energy production and transmission infrastructure to produce zero-carbon electricity and hydrogen and utilizing biogas resulting from wildfire management or landfill and dairy operations, among other substitutes. The 2022 Scoping Plan states that in almost all sectors, electrification will play an important role. The 2022 Scoping Plan evaluates clean energy and technology options and the transition away from fossil fuels, including adding four times the solar and wind capacity by 2045 and about 1,700 times the amount of current hydrogen supply. As discussed in the 2022 Scoping Plan, EO N-79-20 requires that all new passenger vehicles sold in California be zero-emission by 2035 and that all other fleets transition to zero-emission as fully as possible by 2045, which will reduce the percentage of fossil fuel combustion vehicles.

Senate Bill 375 (2008). Signed into law on October 1, 2008, SB 375 supplements GHG reductions from new vehicle technology and fuel standards with reductions from more efficient land use patterns and improved transportation. Under the law, CARB approved GHG reduction targets in February 2011 for California's 18 federally designated regional planning bodies, known as MPOs. CARB may update the targets every 4 years and must update them every 8 years. MPOs, in turn, must demonstrate how their plans, policies, and transportation investments meet the targets set by CARB through Sustainable Community Strategies (SCSs). The SCSs are included with the Regional Transportation Plan (RTP), a report required by State law. However, if an MPO finds that its SCS will

19 CARB. 2017. *California's 2017 Climate Change Scoping Plan*. November.

20 CARB. 2022. *2022 Scoping Plan Update*. May 10. Website: ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf (accessed September 2024).

not meet the GHG reduction targets, it may prepare an Alternative Planning Strategy. The Alternative Planning Strategy identifies the impediments to achieving the targets.

Executive Order B-30-15 (2015). Governor Jerry Brown signed EO B-30-15 on April 29, 2015, which added the immediate target of:

- GHG emissions reduced to 40 percent below 1990 levels by 2030

All State agencies with jurisdiction over sources of GHG emissions were directed to implement measures to achieve reductions of GHG emissions to meet the 2030 and 2050 targets. CARB was directed to update the AB 32 Scoping Plan to reflect the 2030 target and, therefore, is moving forward with the update process. The mid-term target is critical to help frame the suite of policy measures, regulations, planning efforts, and investments in clean technologies and infrastructure needed to continue reducing emissions.

Senate Bill 350 (2015) Clean Energy and Pollution Reduction Act. SB 350, signed by Governor Jerry Brown on October 7, 2015, updates and enhances AB 32 by introducing the following set of objectives in clean energy, clean air, and pollution reduction for 2030:

- Raise California's renewable portfolio standard from 33 percent to 50 percent
- Increase energy efficiency in buildings by 50 percent by the year 2030

The 50 percent renewable energy standard will be implemented by the California Public Utilities Commission for private utilities and by the California Energy Commission for municipal utilities. Each utility must submit a procurement plan showing it will purchase clean energy to displace other nonrenewable resources. The 50 percent increase in energy efficiency in buildings must be achieved through the use of existing energy efficiency retrofit funding and regulatory tools already available to State energy agencies under existing law. The addition made by this legislation requires State energy agencies to plan for and implement those programs in a manner that achieves the energy efficiency target.

Senate Bill 32, California Global Warming Solutions Act of 2016, and Assembly Bill 197. In summer 2016, the Legislature passed, and the Governor signed, SB 32 and AB 197. SB 32 affirms the importance of addressing climate change by codifying into statute the GHG emission reduction target of at least 40 percent below 1990 levels by 2030 contained in Governor Brown's April 2015 EO B-30-15. SB 32 builds on AB 32 and keeps California on the path toward achieving the State's 2050 objective of reducing emissions to 80 percent below 1990 levels, consistent with an Intergovernmental Panel on Climate Change analysis of the emission trajectory that would stabilize atmospheric GHG concentrations at 450 ppm CO_2e and reduce the likelihood of catastrophic impacts from climate change.

AB 197, the companion bill to SB 32, provides additional direction to CARB related to the adoption of strategies to reduce GHG emissions. Additional direction in AB 197 meant to provide easier public access to air emission data that are collected by CARB was posted in December 2016.

Senate Bill 100. On September 10, 2018, Governor Brown signed SB 100, which raises California's renewable portfolio standard requirements to 60 percent by 2030, with interim targets, and 100 percent by 2045. The bill also establishes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

Executive Order B-55-18.EO B-55-18, signed September 10, 2018, sets a goal "to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions thereafter." EO B-55-18 directs CARB to work with relevant State agencies to ensure that future Scoping Plans identify and recommend measures to achieve the carbon neutrality goal. The goal of carbon neutrality by 2045 is in addition to other statewide goals, meaning that, not only should emissions be reduced to 80 percent below 1990 levels by 2050, but that, by no later than 2045, the remaining emissions should be offset by equivalent net removals of CO_2e from the atmosphere, including through sequestration in forests, soils, and other natural landscapes.

Assembly Bill 1279. AB 1279 was signed in September 2022 and codifies the State goals of achieving net carbon neutrality by 2045 and maintaining net negative GHG emissions thereafter. This bill also requires California to reduce statewide GHG emissions by 85 percent compared to 1990 levels by 2045 and directs CARB to work with relevant State agencies to achieve these goals.

Regional Regulations

Mojave Desert Air Quality Management District. The MDAQMD has adopted GHG emissions thresholds in its CEQA Guidelines but has not adopted a comprehensive strategy for reducing GHG emissions. The MDAQMD threshold is 100,000 MT/year CO2e and 548,000 pounds per day.

Southern California Association of Governments. SCAG is a regional council consisting of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. In total, the SCAG region encompasses 191 cities and more than 38,000 square miles within Southern California. SCAG is the MPO serving the region under federal law and serves as the Joint Powers Authority, the Regional Transportation Planning Agency, and the Council of Governments under State law. As the Regional Transportation Planning Agency, SCAG prepares long-range transportation plans for the Southern California region, including the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and the 2008 Regional Comprehensive Plan.

On April 4, 2024, SCAG adopted *Connect SoCal: The 2024–2050 Regional Transportation Plan/Sustainable Communities Strategy* (2024–2050 RTP/SCS).[21] In general, the SCS outlines a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce vehicle miles traveled from automobiles and light-duty trucks and thereby reduce GHG emissions from these sources. For the SCAG region,

[21] Southern California Association of Governments (SCAG). 2024. *Connect SoCal: The 2024–2050 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments*. Website: scag.ca.gov/connect-socal (accessed September 2024).

CARB has set GHG reduction targets at 8 percent below 2005 per-capita emission levels by 2020 and 19 percent below 2005 per capita emission levels by 2035. The RTP/SCS lays out a strategy for the region to meet these targets. Overall, the SCS is meant to provide growth strategies that will achieve the regional GHG emission reduction targets. Land use strategies to achieve the region's targets include planning for new growth around high-quality transit areas and livable corridors and creating neighborhood mobility areas to integrate land use and transportation and to plan for more active lifestyles.[22] However, the SCS does not require that local General Plans, Specific Plans, or zoning be consistent with the SCS; instead, it provides incentives to governments and developers for consistency.

Local Regulations

San Bernardino County Greenhouse Gas Reduction Plan. As a response to the 2006 AB 32 law, a project partnership led by the San Bernardino Associated Governments, the predecessor agency to the San Bernardino County Transportation Authority, has compiled an inventory of GHG emissions and developed reduction measures that were both adopted by the 21 Partnership Cities of San Bernardino County. The regional GHG reduction plan[23] was adopted in 2021 and will serve as the basis for cities in San Bernardino County to develop more detailed community level climate action plans.

The Town of Yucca Valley was a participant in the San Bernardino County Regional Greenhouse Gas Reduction Plan, which identifies the County's vision and goals on reducing GHG emissions in the different cities, local government facilities, and communities. In response to these initiatives, an informal project partnership, led by the San Bernardino Council of Governments, compiled a GHG emissions inventory and an evaluation of reduction measures that could be adopted by the 25 partnership cities of San Bernardino County. This partnership has committed to undertake the following actions that will reduce GHG emissions associated with its regional (or countywide) activities:

- Prepare a baseline (2016) GHG emissions inventory for each of the 25 Partnership Jurisdictions in the County;
- Prepare a future year (2020, 2030, and 2045) GHG emissions forecast for each of the jurisdictions;
- Develop general GHG reduction measures and jurisdiction-specific measures appropriate for each jurisdiction; and
- Develop consistent baseline in information for jurisdictions to use for their development of community climate action plans meeting jurisdiction-identified reduction goals.

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22 Ibid.

23 San Bernardino Council of Governments (SBCOG). 2021. San Bernardino County Regional Greenhouse Gas Reduction Plan. Website: www.gosbcta.com/wp-content/uploads/2019/09/San_Bernardino_ Regional_GHG_Reduction_Plan_Main_Text_Mar_2021.pdf (accessed September 2024).

Yucca Valley General Plan. The Town of Yucca Valley addresses climate change in the Open Space and Conservation Element of its General Plan.[24] The Open Space and Conservation Element includes goals and policies that work to improve and maintain air quality for the benefit of the health and vitality of residents and the local economy. The following policies from the Open Space and Conservation Element are applicable to the proposed project:

- **Policy OCS 11-1:** Continue to participate in and support the provisions of the San Bernardino Regional Greenhouse Gas Reduction Plan.

- **Policy OCS 11-2:** Encourage new development to be designed to take advantage of the desert climate through solar orientation, shading patterns, and other green building practices and technologies.

- **Policy OCS 11-3:** Maintain General Plan Land Use, Housing, and Transportation goals and policies to be aligned with, support, and enhance SCAG's Regional Transportation Plan and Sustainable Communities Strategy to achieve reductions in GHG emissions.

METHODOLOGY

Construction Emissions

Construction activities can generate a substantial amount of air pollution. Construction activities are considered temporary; however, short-term impacts can contribute to exceedances of air quality standards. Construction activities include site preparation, earthmoving, and general construction. The emissions generated from these common construction activities include fugitive dust from soil disturbance and fuel combustion from mobile heavy-duty, diesel- and gasoline-powered equipment, portable auxiliary equipment, vendor and waste haul trucks, and worker commute trips.

LSA used the California Emissions Estimator Model version 2022.1 (CalEEMod) computer program to calculate emissions from on-site construction equipment and emissions from worker and vehicle trips to the site. This analysis assumes that construction would begin in the fall of 2024 and be completed in 24 months, which was included in CalEEMod. The proposed project would require excavation to provide connections to utilities. Therefore, this analysis included a trenching phase and associated equipment for trenching operations, such as trenchers and tractors/loaders/ backhoes, which was included in CalEEMod. The proposed project would not require any soil import or export, which was specified in CalEEMod. This analysis also assumes that the proposed project would comply with MDAQMD Rule 403 measures. All other construction details are not yet known; therefore, default assumptions (e.g., construction equipment, construction worker and truck trips, and fleet activities) from CalEEMod were used.

[24] Town of Yucca Valley. n.d. *2022 General Plan, Open Space and Conservation Element*. Website: www.yucca-valley.org/our-town/departments/community-development/planning/general-plan-update (accessed September 2024).

Operational Emissions

This air quality analysis includes estimating emissions associated with long-term operation of the project. Indirect emissions of criteria pollutants with regional impacts would be emitted by project-generated vehicle trips. In addition, localized air quality impacts (i.e., higher CO concentrations or "hot-spots") near intersections or roadway segments in the project vicinity would also potentially occur due to project-generated vehicle trips.

Consistent with MDAQMD guidance for estimating emissions associated with land use development projects, the CalEEMod computer program was used to calculate the long-term operational emissions associated with the project. As previously discussed in the Project Location and Description section, the proposed project would construct a 94,500 sf mini storage facility and associated improvements. Therefore, the proposed project analysis was conducted using the land use codes *Unrefrigerated Warehouse No-Rail.* Trip generation rates used in CalEEMod for the project were based on the project's trip generation analysis, which estimates that the project would generate approximately 137 new average daily trips.[25] In addition, consistent with the project design plans, this CalEEMod analysis incorporates selections to reflect no natural gas usage during construction and operation of the proposed project. Therefore, the default natural gas data were converted to kWh and added to the default electricity estimates to account for all energy use for the proposed project, which was included in CalEEMod. When project-specific data were not available, default assumptions from CalEEMod were used to estimate project emissions.

Energy Use

The analysis focuses on the sources of energy that are relevant to the proposed project: electricity, the equipment fuel necessary for project construction, and vehicle fuel necessary for project operations. For the purposes of this analysis, the amounts of electricity, construction fuel, and fuel use from operations are quantified and compared to that consumed in San Bernardino County. The electricity uses of the proposed project are analyzed on an annual basis. Electricity uses were estimated for the project using default energy intensities by land use type in CalEEMod.

Greenhouse Gas Emissions

GHG emissions associated with the project would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. There would also be long-term GHG emissions associated with project-related vehicular trips. Recognizing that the field of global climate change analysis is rapidly evolving, the approaches advocated most recently indicate that, for determining a project's contribution to GHG emissions, lead agencies should calculate, or estimate, emissions from vehicular traffic, energy consumption, water conveyance and treatment, waste generation, construction activities, and any other significant source of emissions within the project area. The CalEEMod results were used to quantify GHG emissions generated by the project.

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[25] LSA Associates, Inc. 2024. *Sun Mesa Mini Storage Project Trip Generation and Vehicle Miles Traveled Memorandum, Table A.* July 18.

THRESHOLDS OF SIGNIFICANCE

The thresholds of significance used in this analysis are described in this section.

Air Quality

The *State CEQA Guidelines* indicate that a project would normally have a significant adverse air quality impact if project-generated pollutant emissions would do any of the following:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project is in nonattainment under applicable NAAQS or CAAQS;
- Expose sensitive receptors to substantial pollutant concentrations; or
- Result in other emissions (such as those leading to odors) affecting a substantial number of people.

Certain air districts (e.g., MDAQMD) have created guidelines and requirements to conduct air quality analysis. The MDAQMD's current guidelines, the *CEQA* and Federal Air Conformity Guidelines[26], were followed in this assessment of air quality impacts for the proposed project.

Regional Emissions Thresholds

MDAQMD has established daily emission thresholds for construction and operation of proposed projects. Specific criteria for determining whether the potential air quality impacts of a project are significant are set forth in the MDAQMD's *CEQA and Federal Conformity Guidelines*. The criteria include emissions thresholds, compliance with State and national air quality standards, and consistency with the current air quality plans. The emission thresholds were established based on the attainment status of the air basins within the MDAQMD with regard to air quality standards for specific criteria pollutants. Because the concentration standards were set at a level that protects public health with an adequate margin of safety, these emission thresholds are regarded as conservative and would overstate an individual project's contribution to health risks. Table C lists the CEQA significance thresholds for construction and operational emissions established for the MDAQMD.

[26] Mojave Desert Air Quality Management District (MDAQMD). 2020. California Environmental Quality Act (CEQA) and Federal Air Conformity Guidelines. Website: www.mdaqmd.ca.gov/home/showpublisheddocument/8510/638126583450270000 (accessed September 2024).

Table C: Regional Thresholds for Construction and Operational Emissions

Emissions Source	Pollutant Emissions Threshold					
	VOCs	NO_X	CO	PM_{10}	$PM_{2.5}$	SO_X
Tons Per Year						
Construction	25	25	100	25	15	12
Operations	25	25	100	25	15	12
Pounds Per Day						
Construction	137	137	548	82	65	137
Operations	137	137	548	82	65	137

Source: MDAQMD Air Quality Significance Thresholds (MDAQMD 2020).

CO = carbon monoxide
lbs/day = pounds per day
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
MDAQMD = Mojave Desert Air Quality Management District
SO_X = sulfur oxides
VOCs = volatile organic compounds

Projects in the MDAQMD with construction- or operations-related emissions that exceed any of their respective emission thresholds would be considered significant under MDAQMD guidelines. These thresholds, which the MDAQMD developed and which apply throughout the MDAQMD, apply as both project and cumulative thresholds. If a project exceeds these standards, it is considered to have a project-specific and cumulative impact.

Local Microscale Concentration Standards

The significance of localized project impacts under CEQA depends on whether ambient CO levels in the project vicinity are above or below State and federal CO standards. Because ambient CO levels are below the standards throughout the MDAQMD, a project would be considered to have a significant CO impact if project emissions would result in an exceedance of one or more of the 1-hour or 8-hour standards. The following are applicable local emission concentration standards for CO:

- California State 1-hour CO standard of 20 ppm
- California State 8-hour CO standard of 9 ppm

Energy

The *State CEQA Guidelines* indicate that a project would normally have a significant adverse impact related to energy if the project would:

- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or

- Conflict with or obstruct a State or local plan for renewable energy or energy efficiency

Greenhouse Gas Thresholds

Appendix G of the *State CEQA Guidelines* includes significance thresholds for GHG emissions. A project would normally have a significant effect on the environment if it would do either of the following:

- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or

- Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

Currently, there is no statewide GHG emissions threshold that has been used to determine the potential GHG emissions impacts of a project. Threshold methodology and thresholds are still being developed and revised by air districts in California.

The Town of Yucca Valley adopted San Bernardino County's *Greenhouse Gas Emissions Reduction Plan Update*[27] in 2021 and GHG Development Review Process (DRP)[28] in 2015. The DRP procedures need to be followed to evaluate GHG impacts and determine significance for CEQA purposes. All projects need to apply the GHG performance standards identified in the DRP and comply with State requirements. For projects exceeding the review standard of 3,000 MT CO_2e per year, the use of screening tables or a project-specific technical analysis to quantify and mitigate project emissions is required. If the GHG emissions from the project are less than 3,000 MT CO_2e per year and the project would apply GHG performance standards and State requirements, project-level and cumulative GHG emissions would be less than significant.

For the purpose of this analysis, the proposed project will be compared to the San Bernardino County Review Threshold of 3,000 MT CO_2e/yr. The project is also evaluated for compliance with the 2022 Scoping Plan, and the 2024–2050 RTP/SCS.

IMPACT ANALYSIS

This section identifies potential air quality, energy, and GHG impacts associated with implementation of the proposed project.

Air Quality Impacts

Air pollutant emissions associated with the project would occur over the short term from construction activities and over the long term from project-related vehicular trips and energy consumption.

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27 San Bernardino Council of Governments (SBCOG). 2021. San Bernardino County Regional Greenhouse Gas Reduction Plan. Website: www.gosbcta.com/wp-content/uploads/2019/09/San_Bernardino_Regional_GHG_Reduction_Plan_Main_Text_Mar_2021.pdf (accessed September 2024).

28 Atkins. 2015. *Greenhouse Gas Development Review Process, County of San Bernardino*. March. Website: www.sbcounty.gov/Uploads/lus/GreenhouseGas/FinalGHGUpdate.pdf (accessed September 2024)

Consistency with Applicable Air Quality Plans

A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the air quality plans. A consistency determination fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Only new or amended General Plan elements, Specific Plans, and significantly unique projects need to undergo a consistency review due to the air quality plan strategy being based on projections from local General Plans. The Town of Yucca Valley General Plan Land Use and Zoning Maps designate the project site as Commercial (C)[29] and Neighborhood Commercial (C-N). The proposed project site is consistent with this land use and zoning designation. Therefore, the proposed project would not require a land use or zoning designation change.

As identified above, all areas designated as nonattainment under the CCAA are required to prepare plans showing how they will meet the air quality standards. The most recent air quality plans are the PM_{10} Attainment Demonstration and Attainment Plan and the O_3 Attainment Plan. The attainment plans are based on regional growth projections developed by SCAG. Under CEQA, a project has the potential to be regionally significant if it would house more than 1,000 persons, occupy more than 40 acres of land, or encompass more than 650,000 sf of floor area. The proposed project would include a 94,500 sf mini storage facility; therefore, the proposed project would not be considered regionally significant.

Additionally, as discussed below, the regional emissions generated by construction and operation phases of the proposed project would be less than the MDAQMD emissions thresholds, and MDAQMD would not consider the project a substantial source of air pollutant emissions that would have the potential to affect the attainment designations in the air basin. Therefore, the proposed project would not affect the regional emissions inventory or conflict with strategies in the applicable air quality plans.

Criteria Pollutant Analysis

The Basin is designated as nonattainment for O_3 and PM_{10} for federal standards and nonattainment for O_3, PM_{10}, and $PM_{2.5}$ for State standards. The MDAQMD's nonattainment status is attributed to the region's development history. Past, present, and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant.

In developing thresholds of significance for air pollutants, the MDAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project

[29] Town of Yucca Valley. 2014. Yucca Valley General Plan, Figure LU-1: General Plan Land Use. Website: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/www.yucca-valley.org/home/showpublisheddocument/2778/637009499961530000 (accessed September 2024).

exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. Therefore, additional analysis to assess cumulative impacts is unnecessary. The following analysis assesses the potential project-level construction- and operation-related air quality impacts.

Construction Emissions. During construction, short-term degradation of air quality may occur due to the release of particulate matter emissions (i.e., fugitive dust) generated by building construction, paving, and other activities. Emissions from construction equipment are also anticipated and would include CO, nitrogen oxides (NO_X), VOCs, directly emitted $PM_{2.5}$ or PM_{10}, and toxic air contaminants such as diesel exhaust particulate matter.

Project construction activities would include grading, site preparation, building construction, architectural coating, paving, and trenching activities. Construction-related effects on air quality from the proposed project would be greatest during the grading and site preparation phases due to the disturbance of soils. If not properly controlled, these activities would temporarily generate particulate emissions. Sources of fugitive dust would include disturbed soils at the construction site. Unless properly controlled, vehicles leaving the site would deposit dirt and mud on local streets, which could be an additional source of airborne dust after it dries. PM_{10} emissions would vary from day to day, depending on the nature and magnitude of construction activity and local weather conditions. PM_{10} emissions would depend on soil moisture, silt content of soil, wind speed, and amount of operating equipment. Larger dust particles would settle near the source, whereas fine particles would be dispersed over greater distances from the construction site.

Water or other soil stabilizers can be used to control dust, resulting in emission reductions of 50 percent or more. MDAQMD has established Rule 403.2: Fugitive Dust Control, which would require the applicant to implement measures that would reduce the amount of particulate matter generated during the construction period.

In addition to dust-related PM_{10} emissions, heavy trucks and construction equipment powered by gasoline and diesel engines would generate CO, sulfur oxides (SO_X), NO_X, VOCs, and some soot particulate ($PM_{2.5}$ and PM_{10}) in exhaust emissions. If construction activities were to increase traffic congestion in the area, CO and other emissions from traffic would increase slightly while those vehicles idle in traffic. These emissions would be temporary in nature and limited to the immediate area surrounding the construction site.

Construction emissions were estimated for the project using CalEEMod and are summarized in Table D (CalEEMod output sheets are provided in Attachment B).

The results shown in Table D indicate the proposed project would not exceed the significance criteria for daily VOCs, NO_X, CO, SO_X, PM_{10}, or $PM_{2.5}$ emissions. Therefore, construction of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under applicable NAAQS or CAAQS.

Table D: Short-Term Regional Construction Emissions

Construction Year	Maximum Regional Pollutant Emissions					
	VOCs	NO_X	CO	SO_X	Total PM_{10}	Total $PM_{2.5}$
Pounds Per Day						
Site Preparation	3.7	36.1	34.0	<0.1	6.9	4.2
Grading	2.0	18.3	19.7	<0.1	2.9	1.7
Trenching	0.4	2.6	3.8	<0.1	0.2	0.1
Building Construction	1.3	11.1	16.6	<0.1	1.1	0.6
Paving	0.8	6.6	10.5	<0.1	0.5	0.3
Architectural Coating	9.7	0.9	2.4	<0.1	0.2	0.1
Maximum (lbs/day)	**11.0**	**36.1**	**34.0**	**<0.1**	**6.9**	**4.2**
MDAQMD Thresholds	137.0	137.0	548.0	137.0	82.0	65.0
Exceeds?	**No**	**No**	**No**	**No**	**No**	**No**
Tons Per Year						
2024	0.1	0.5	0.5	<0.1	0.1	<0.1
2025	0.1	0.9	1.3	<0.1	0.1	<0.1
2026	0.3	0.7	1.1	<0.1	0.1	<0.1
Maximum (tons/year)	**0.3**	**0.9**	**1.3**	**<0.1**	**0.1**	**<0.1**
MDAQMD Thresholds	25	25	100	25	15	12
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Compiled by LSA (September 2024).
Note: Maximum emissions of VOCs occurred during the overlapping building construction and architectural coating phases
CO = carbon monoxide
lbs/day = pounds per day
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
MDAQMD = Mojave Desert Air Quality Management District
SO_X = sulfur oxides
VOCs = volatile organic compounds

Operational Air Quality Impacts. Long-term air pollutant emissions associated with operation of the proposed project include emissions from area, energy, and mobile sources. Area-source emissions include architectural coatings, consumer products, and landscaping. Energy-source emissions result from activities in buildings that use natural gas. Mobile-source emissions are from vehicle trips associated with operation of the project.

Mobile source emissions include VOC and NO_X emissions that contribute to the formation of O_3. Additionally, PM_{10} emissions result from running exhaust, tire and brake wear, and the entrainment of dust into the atmosphere from vehicles traveling on paved roadways.

Energy-source emissions result from activities in buildings that use natural gas. The quantity of emissions is the product of usage intensity (i.e., the amount of natural gas) and the emission factor of the fuel source. However, the proposed project would not use natural gas. Therefore, energy-source emissions would be minimal.

Area-source emissions consist of direct sources of air emissions at the project site, including architectural coatings, consumer products, and use of landscape maintenance equipment.

Long-term operational emissions associated with the proposed project were calculated using CalEEMod. Table E provides the estimated existing emission estimates and the proposed project's estimated operational emissions.

The results shown in Table E indicate the proposed project would not exceed the significance criteria for daily VOC, NO_X, CO, SO_X, PM_{10}, or $PM_{2.5}$ emissions. Therefore, operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under applicable NAAQS or CAAQS.

Table E: Project Operational Emissions

Emission Type	Pollutant Emissions					
	VOCs	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Pounds Per Day						
Mobile Sources	0.8	0.9	7.9	<0.1	1.5	0.4
Area Sources	2.8	<0.1	4.1	<0.1	<0.1	<0.1
Energy Sources	0.0	0.0	0.0	0.0	0.0	0.0
Total Project Emissions	**3.6**	**0.9**	**12.0**	**<0.1**	**1.5**	**0.4**
MDAQMD Thresholds	137.0	137.0	548.0	137.0	82.0	65.0
Significant?	**No**	**No**	**No**	**No**	**No**	**No**
Tons Per Year						
Mobile Sources	0.1	0.2	1.2	<0.1	0.3	0.1
Area Sources	0.5	<0.1	0.4	<0.1	<0.1	<0.1
Energy Sources	0.0	0.0	0.0	0.0	0.0	0.0
Total Project Emissions	**0.6**	**0.2**	**1.6**	**<0.1**	**0.3**	**0.1**
MDAQMD Thresholds	25	25	100	25	15	12
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Compiled by LSA (September 2024).
Note: Some values may not appear to add correctly due to rounding.
CO = carbon monoxide
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
MDAQMD = Mojave Desert Air Quality Management District
SO_X = sulfur oxides
VOCs = volatile organic compounds

Long-Term Microscale (CO Hot-Spot) Analysis. Vehicular trips associated with the proposed project would contribute to congestion at intersections and along roadway segments in the vicinity of the proposed project site. Localized air quality impacts would occur when emissions from vehicular traffic increase as a result of the proposed project. The primary mobile-source pollutant of local concern is CO, a direct function of vehicle idling time and, thus, of traffic flow conditions. CO transport is extremely limited. Under normal meteorological conditions, it disperses rapidly with distance from the source. However, under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthful levels, thereby affecting local sensitive receptors (e.g., residents, schoolchildren, the elderly, and hospital patients).

Typically, high CO concentrations are associated with roadways or intersections operating at unacceptable levels of service or with extremely high traffic volumes. In areas with high ambient background CO concentrations, modeling is recommended to determine a project's effect on local CO levels.

An assessment of project-related impacts on localized ambient air quality requires that future ambient air quality levels be projected. Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored at the San Bernardino 4th Street station (the closest

station to the project site monitoring CO) showed a highest recorded 1-hour concentration of 3.8 ppm (the State standard is 20 ppm) and a highest 8-hour concentration of 2.9 ppm (the State standard is 9 ppm) from 2022 to 2024. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis. Reduced speeds and vehicular congestion at intersections result in increased CO emissions.

The proposed project is expected to generate 137 average daily trips, with 9 trips occurring in the a.m. peak hour and 15 trips occurring in the p.m. peak hour.[30] Therefore, given the extremely low level of CO concentrations in the project area and the lack of traffic impacts at any intersections, project-related vehicles are not expected to result in CO concentrations exceeding the State or federal CO standards. No CO hot spots would occur, and the project would not result in any project-related impacts on CO concentrations.

Health Risk on Nearby Sensitive Receptors

Sensitive receptors are defined as people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential dwelling units. As described above, the project site is surrounded primarily by industrial uses, vacant land, and residential uses. The nearest sensitive receptors include a single-family home located southeast of the project site at approximately 200 feet from the project site boundary.

As detailed in Table D and Table E, the emission levels indicate that the project would not exceed MDAQMD thresholds during project construction or operation. Due to the small size of the proposed project in relation to the overall Basin, the level of emissions is not sufficiently high enough to use a regional modeling program to correlate health effects on a Basin-wide level. On a regional scale, the quantity of emissions from the project is incrementally minor. Therefore, the proposed project would not expose sensitive receptors to substantial levels of pollutant concentrations.

Odors

Heavy-duty equipment on the project site during construction would emit odors, primarily from equipment exhaust. However, the construction activity would cease after individual construction is completed. The proposed project would not include any activities or operations that would generate objectionable odors, and once operational, the project would not be a source of odors. Therefore, the proposed project would not result in other emissions (such as those leading to odors) affecting a substantial number of people.

Energy Use

This section discusses energy use resulting from implementation of the proposed project and evaluates whether the proposed project would result in the wasteful, inefficient, or unnecessary

[30] LSA Associates, Inc. 2024. *Sun Mesa Mini Storage Project Trip Generation and Vehicle Miles Traveled Memorandum, Table A.* July 18.

consumption of energy resources or conflict with any applicable plans for renewable energy and energy efficiency.

Construction

The anticipated construction schedule assumes that the proposed project would be built in approximately 24 months. Construction-specific phases were assessed for their energy consumption under each construction sub-phase: grading, site preparation, building construction, paving, architectural coating, and trenching activities.

Construction would require energy for the manufacture and transportation of construction materials, preparation of the site for grading and building activities, and construction of the building. All or most of this energy would be derived from nonrenewable resources. Petroleum fuels (e.g., diesel and gasoline) would be the primary sources of energy for these activities. However, construction activities are not anticipated to result in an inefficient use of energy as gasoline and diesel fuel would be supplied by construction contractors who would conserve the use of their supplies to minimize their costs on the project. Energy (i.e., fuel) usage on the project site during construction would be temporary in nature and would be relatively small in comparison to the State's available energy sources.

Operation

Energy use associated with the proposed project would consist of natural gas, electricity, and vehicle fuel use associated with project operations.

Table F shows the estimated potential increased electricity, gasoline, and diesel demand associated with the proposed project. The electricity and natural gas rates are from the CalEEMod analysis, while the gasoline and diesel rates are based on the traffic analysis in conjunction with USDOT fuel efficiency data and using the USEPA's fuel economy estimates for 2020 and the California diesel fuel economy estimates for 2021.

Table F: Estimated Annual Energy Use of Proposed Project

	Electricity Use (kWh per year)	Natural Gas Use (kBTU per year)	Gasoline (gallons per year)	Diesel (gallons per year)
Proposed Project	962,994	0	27,218	19,120

Source: Compiled by LSA (September 2024).
kBTU = thousand British thermal units
kWh = kilowatt hours

As shown in Table F, the estimated increase in electricity demand associated with the operation of the proposed project would be 962,994 kWh per year. Total electricity consumption in San Bernardino County in 2022 was 16,629,614,195 kWh;[31] therefore, operation of the proposed project

[31] CEC. 2022. Electricity Consumption by County. Website: www.ecdms.energy.ca.gov/elecbycounty.aspx (accessed September 2024).

would negligibly increase the annual electricity consumption in San Bernardino County by approximately less than 0.1 percent.

In addition, the project would result in energy usage associated with motor vehicle gasoline to fuel project-related trips. As shown above in Table F, the proposed project would result in the consumption of 27,218 gallons of gasoline and 19,120 gallons of diesel per year. Based on fuel consumption obtained from EMFAC2021, approximately 328.0 million gallons of gasoline and approximately 856.3 million gallons of diesel will be consumed from vehicle trips in San Bernardino County in 2026. Therefore, vehicle trips associated with the proposed project would increase the annual fuel use in San Bernardino County by approximately less than 0.1 percent for gasoline fuel usage and approximately less than 0.1 percent for diesel fuel usage. The proposed project would result in fuel usage that is a small fraction of current annual fuel use in San Bernardino County, and fuel consumption associated with vehicle trips generated by project operations would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region. Therefore, gasoline demand generated by vehicle trips associated with the proposed project would be a minimal fraction of gasoline and diesel fuel consumption in California.

Furthermore, the proposed project would be constructed using energy efficient modern building materials and construction practices, and the proposed project also would use new modern appliances and equipment, in accordance with the Appliance Efficiency Regulations (Title 20, CCR Sections 1601 through 1608). The expected energy consumption during construction and operation of the proposed project would be consistent with typical usage rates for commercial uses; however, energy consumption is largely a function of personal choice and the physical structure and layout of buildings. Therefore, the proposed project would not result in a potential significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.

Conflict with or Obstruction of a State or Local Plan for Renewable Energy or Energy Efficiency

The CEC recently adopted the *2023 Integrated Energy Policy Report*.[32] The *2023 Integrated Energy Policy Report* provides the results of the CEC's assessments of a variety of energy issues facing California. Many of these issues will require action if the State is to meet its climate, energy, air quality, and other environmental goals while maintaining energy reliability and controlling costs. The *2023 Integrated Energy Policy Report* covers a broad range of topics, including decarbonizing buildings, integrating renewables, energy efficiency, energy equity, integrating renewable energy, updates on Southern California electricity reliability, climate adaptation activities for the energy sector, natural gas assessment, transportation energy demand forecasts, and the California Energy Demand Forecast.

As indicated above, energy usage on the project site during construction would be temporary in nature and would be relatively small in comparison to the State's available energy sources. In addition, energy usage associated with operation of the proposed project would be relatively small in comparison to the region's available energy sources, and energy impacts would be negligible at

[32] CEC. 2023. *2023 Integrated Energy Policy Report*. California Energy Commission. Docket Number: 23-IEPR-01.

the regional level. Because California's energy conservation planning actions are conducted at a regional level, and because the project's total impact on regional energy supplies would be minor, the proposed project would not conflict with or obstruct California's energy conservation plans as described in the CEC's *2023 Integrated Energy Policy Report*. Therefore, the proposed project would not lead to new or substantially more severe energy impacts.

Greenhouse Gas Emission Impacts

The following sections describe the proposed project's construction- and operation-related GHG impacts and consistency with applicable GHG reduction plans.

Generation of Greenhouse Gas Emissions

The following section details the proposed project's construction- and operational-related GHG emissions and contribution to global climate change.

Construction Greenhouse Gas Emissions. Construction activities associated with the proposed project would produce combustion emissions from various sources. During construction, GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically use fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO_2, CH_4, and N_2O. Furthermore, CH_4 is emitted during the fueling of heavy equipment. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change.

As indicated above, MDAQMD does not have an adopted threshold of significance for construction-related GHG emissions. However, lead agencies are required to quantify and disclose GHG emissions that would occur during construction. As described above, for the purpose of this analysis, the proposed project will be compared to the San Bernardino County Review threshold of 3,000 MT/year CO_2e. Construction GHG emissions are amortized over the life of the project (considered to be 30 years), added to the operational emissions, and compared to the applicable GHG significance threshold.

Using CalEEMod, it is estimated that the project would generate approximately 495.3 MT CO_2e during construction of the project. When amortized over the 30-year life of the project, annual emissions would be 16.5 MT CO_2e.

Operational Greenhouse Gas Emissions. Long-term operation of the proposed project would generate GHG emissions from area, mobile, waste, and water sources, as well as indirect emissions from sources associated with energy consumption. Mobile-source GHG emissions would include project-generated vehicle trips associated with trips to the proposed project. Area-source emissions would be associated with activities such as landscaping and maintenance on the project site and other sources. Waste-source emissions generated by the proposed project include energy generated by landfilling and other methods of disposal related to transporting and managing project-generated waste. In addition, water-source emissions associated with the proposed project are generated by water supply and conveyance, water treatment, water distribution, and wastewater treatment.

GHG emissions were estimated using CalEEMod. Table G shows the estimated operational GHG emissions for the proposed project. Motor vehicle emissions are the largest source of GHG emissions for the project, at approximately 47 percent of the project total. Energy sources are the next largest category, at approximately 38 percent. Water and waste sources are about 10 and 5 percent of the total emissions, respectively. Area sources make up less than 1 percent of the total emissions.

Table G: Greenhouse Gas Emissions

Emission Type	Operational Emissions (MT/yr)				
	CO_2	CH_4	N_2O	CO_2e	Percentage of Total
Mobile Source	283.9	<0.1	<0.1	288.6	47
Area Source	1.4	<0.1	<0.1	1.4	<1
Energy Source	232.4	<0.1	<0.1	233.3	38
Water Source	37.4	0.7	<0.1	60.3	10
Waste Source	7.9	0.8	0.0	27.7	5
Total Operational Emissions				**611.3**	
Amortized Construction Emissions				16.5	—
Total Annual Emissions				**627.8**	—
San Bernardino County Review Threshold				**3,000**	
Exceedance?				**No**	

Source: Compiled by LSA (September 2024).
Note: Figures may not appear to add correctly due to rounding.
CH_4 = methane
CO_2 = carbon dioxide
CO_2e = carbon dioxide equivalent
MT/yr = metric tons per year
N_2O = nitrous oxide

As discussed above, a project would have less than significant GHG emissions if it would result in operational-related GHG emissions of less than 3,000 MT CO_2e/yr. Based on the analysis results, the proposed project would result in approximately 627.8 MT CO_2e/yr, which would not exceed the San Bernardino County Review Threshold of 3,000 MT CO_2e/yr. Therefore, project-level and cumulative GHG emissions would be less than significant. Therefore, operation of the proposed project would not generate significant GHG emissions that would have a significant effect on the environment.

Consistency with Greenhouse Gas Reduction Plans

The following discussion evaluates the proposed project according to the goals of the 2022 Scoping Plan and SCAG's 2024–2050 RTP/SCS.

2022 Scoping Plan. EO B-30-15 added the immediate target of reducing GHG emissions to 40 percent below 1990 levels by 2030. SB 32 affirms the importance of addressing climate change by codifying into statute the GHG emissions reduction target of at least 40 percent below 1990 levels by 2030 contained in EO B-30-15. CARB released the 2017 Scoping Plan to reflect the 2030 target set by EO B-30-15 and codified by SB 32.[33] SB 32 builds on AB 32 and keeps California on the path toward achieving the State's 2050 objective of reducing emissions to 80 percent below 1990 levels.

[33] CARB. 2017. *California's 2017 Climate Change Scoping Plan*. November

AB 197, the companion bill to SB 32, provides additional direction to CARB that is related to the adoption of strategies to reduce GHG emissions. Additional direction in AB 197 that is intended to provide easier public access to air emission data collected by CARB was posted in December 2016. AB 1279 codifies the State goals of achieving net carbon neutrality by 2045 and maintaining net negative GHG emissions thereafter.

In addition, the 2022 Scoping Plan[34] assesses progress toward the statutory 2030 target while laying out a path to achieving carbon neutrality no later than 2045. The 2022 Scoping Plan focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the State's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities.

- **Energy-efficient measures** are intended to maximize energy-efficiency building and appliance standards, pursue additional efficiency efforts including new technologies and new policy and implementation mechanisms, and pursue comparable investment in energy efficiency from all retail providers of electricity in California. In addition, these measures are designed to expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings. As mentioned above, the proposed project would not be powered by natural gas, and no natural gas demand is anticipated during construction or operation of the proposed project. The elimination of natural gas in new development would help projects implement their "fair share" of achieving long-term 2045 carbon neutrality consistent with State goals. Therefore, if a project does not use natural gas, a lead agency can conclude that it would be consistent with achieving the 2045 neutrality goal and will not have a cumulative considerable impact on climate change.[35] The proposed project does not include natural gas. In addition, the proposed project would comply with the latest Title 24 standards regarding energy conservation and green building standards. Therefore, the proposed project would comply with applicable energy measures.

- **Water conservation and efficiency measures** are intended to continue efficiency programs and use cleaner energy sources to move and treat water. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions. As noted above, the project would be required to comply with the latest Title 24 standards, which include a variety of different measures, including reduction of wastewater and water use. The proposed project would also include low water landscape in their design. In addition, the proposed project would be required to comply with the California Model Water Efficient Landscape Ordinance. Therefore, the

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34 CARB. 2022. *2022 Scoping Plan for Achieving Carbon Neutrality.* December. Website: ww2.arb.ca.gov/sites/default/files/2023-04/2022-sp.pdf (accessed September 2024).

35 Bay Area Air Quality Management District (BAAQMD). 2022. *Justification Report: CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans.* April. Website: www.baaqmd.gov/~/media/files/planning-and-research/ceqa/final-ceqa-thresholds-report-for-climate-impacts-02092022-alt-pdf.pdf?rev=a3f6b70f316b4637864fb0b2cff78ebd&sc_lang=vi-vn (accessed September 2024).

proposed project would not conflict with any of the water conservation and efficiency measures.

- **Transportation and motor vehicle measures** are intended to develop regional GHG emission reduction targets for passenger vehicles. Specific regional emission targets for transportation emissions would not directly apply to the proposed project. However, vehicles traveling to the project site would comply with the Pavley II (LEV III) Advanced Clean Cars Program. The second phase of Pavley standards will reduce GHG emissions from new cars by 34 percent from 2016 levels by 2025, resulting in a 3 percent decrease in average vehicle emissions for all vehicles by 2020. Therefore, the proposed project would not conflict with the identified transportation and motor vehicle measures.

The proposed project would comply with existing State regulations adopted to achieve the overall GHG emission reduction goals identified in the 2022 Scoping Plan.

SCAG's Regional Transportation Plan/Sustainable Communities Strategy. SCAG's 2024–2050 RTP/SCS identifies land use strategies that focus on new housing and job growth in areas served by high-quality transit, and other opportunity areas would be consistent with a land use development pattern that supports and complements the proposed transportation network. The core vision in the 2024–2050 RTP/SCS is to better manage the existing transportation system through design management strategies, integrate land use decisions and technological advancements, create complete streets that are safe for all roadway users, preserve the transportation system, and expand transit and foster development in transit-oriented communities. The 2024–2050 RTP/SCS contains transportation projects to help more efficiently distribute population, housing, and employment growth, as well as providing a forecast development pattern that is generally consistent with regional-level General Plan data. The forecast development pattern, when integrated with the financially constrained transportation investments identified in the 2024–2050 RTP/SCS, would reach the regional target of reducing GHG emissions from automobiles and light-duty trucks by 8 percent by 2020 and 19 percent by 2035 (compared to 2005 levels per capita emission levels). The 2024–2050 RTP/SCS does not require that local General Plans, Specific Plans, or zoning be consistent with the 2024–2050 RTP/SCS, but it provides incentives for consistency for governments and developers.

Implementing SCAG's RTP/SCS will greatly reduce the regional GHG emissions from transportation, helping to achieve statewide emissions reduction targets. As demonstrated in the Consistency with Applicable Air Quality Plans section, above, the proposed project does not meet the criteria identified in *State CEQA Guidelines* Section 15205.b.2 (Projects of Statewide, Regional, or Areawide Significance) for projects of statewide, regional, or area-wide significance. In addition, the proposed project would not require a change to the General Plan land use designation or the current zoning, and would be consistent with the Town's General Plan and Zoning Ordinance. Therefore, the proposed project would not interfere with SCAG's ability to achieve the region's GHG reduction target of 19 percent below 2005 per capita emissions levels by 2035. Furthermore, the proposed project is not regionally significant per *State CEQA Guidelines* Section 15206 and, therefore, it would not conflict with the SCAG RTP/SCS targets since those targets were established and are applicable on a regional level.

The proposed project would construct a 94,500 sf mini storage facility and associated improvements that are consistent with existing local and regional planning assumptions for the project site. Therefore, it is anticipated that implementation of the proposed project would not interfere with SCAG's ability to implement the regional strategies outlined in the RTP/SCS.

CONCLUSION

Based on the analysis presented above, construction and operation of the proposed project would not result in the generation of criteria air pollutants that would exceed MDAQMD thresholds of significance. Compliance with MDAQMD Rule 403: Fugitive Dust would further reduce construction dust impacts. The proposed project is not expected to produce significant emissions that would affect nearby sensitive receptors. The project would also not result in objectionable odors affecting a substantial number of people. GHG emissions released during construction and operation of the project are estimated to be minimal and would not be cumulatively considerable. In addition, the proposed project would generally be consistent with both the 2022 Scoping Plan and the SCAG RTP/SCS.

Attachments: A: Figure 1: Project Location
Figure 2: Project Site Plan
B: CalEEMod Output Files

ATTACHMENT A

FIGURES

Figure 1: Project Location
Figure 2: Project Site Plan

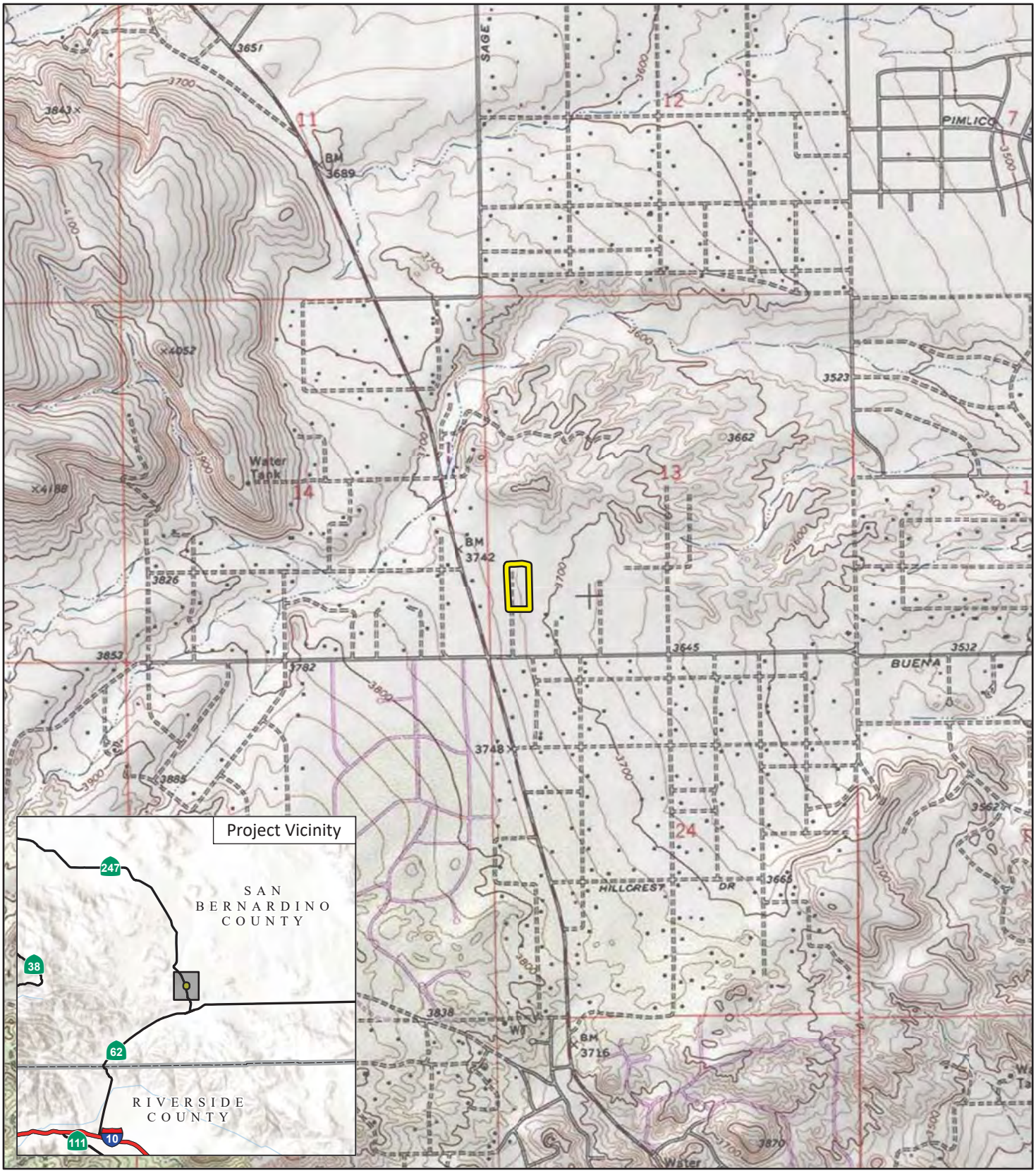

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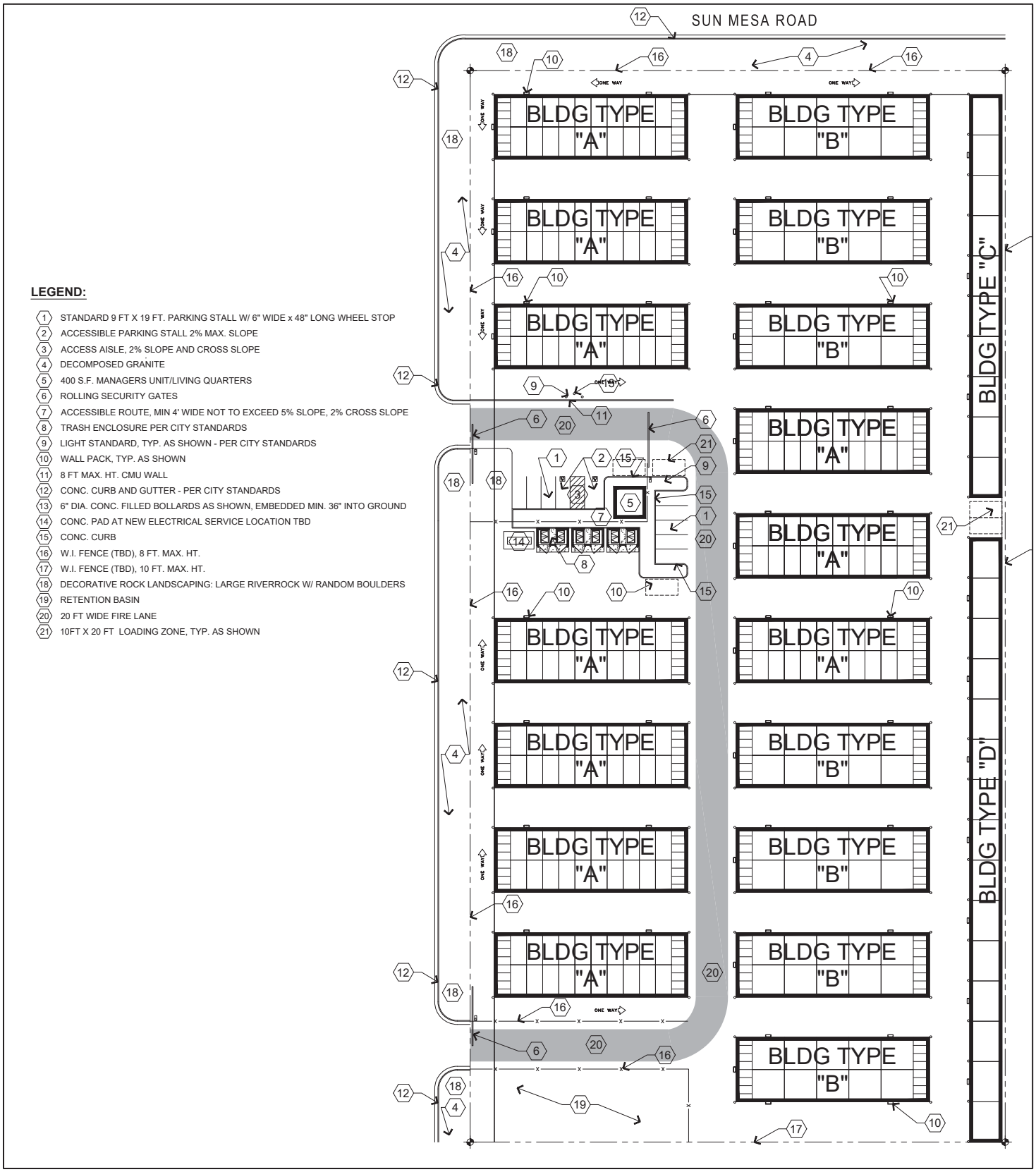
FIGURE 1

Sun Mesa (Billings) Mini Storage Project

Project Location

SOURCE: USGS 7.5' Quad - *Yucca Valley North (1989)*, CA

J:\20231230\GIS\Pro\Sun Mesa Mini Storage Project\Sun Mesa Mini Storage Project.aprx (11/16/2023)



LEGEND:

1. STANDARD 9 FT X 19 FT. PARKING STALL W/ 6" WIDE x 48" LONG WHEEL STOP
2. ACCESSIBLE PARKING STALL 2% MAX. SLOPE
3. ACCESS AISLE, 2% SLOPE AND CROSS SLOPE
4. DECOMPOSED GRANITE
5. 400 S.F. MANAGERS UNIT/LIVING QUARTERS
6. ROLLING SECURITY GATES
7. ACCESSIBLE ROUTE, MIN 4' WIDE NOT TO EXCEED 5% SLOPE, 2% CROSS SLOPE
8. TRASH ENCLOSURE PER CITY STANDARDS
9. LIGHT STANDARD, TYP. AS SHOWN - PER CITY STANDARDS
10. WALL PACK, TYP. AS SHOWN
11. 8 FT MAX. HT. CMU WALL
12. CONC. CURB AND GUTTER - PER CITY STANDARDS
13. 6" DIA. CONC. FILLED BOLLARDS AS SHOWN, EMBEDDED MIN. 36" INTO GROUND
14. CONC. PAD AT NEW ELECTRICAL SERVICE LOCATION TBD
15. CONC. CURB
16. W.I. FENCE (TBD), 8 FT. MAX. HT.
17. W.I. FENCE (TBD), 10 FT. MAX. HT.
18. DECORATIVE ROCK LANDSCAPING: LARGE RIVERROCK W/ RANDOM BOULDERS
19. RETENTION BASIN
20. 20 FT WIDE FIRE LANE
21. 10FT X 20 FT LOADING ZONE, TYP. AS SHOWN

LSA

FIGURE 2

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NOT TO SCALE

Sun Mesa (Billings) Mini Storage Project

Project Site Plan

SOURCE: DRP Enterprises

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ATTACHMENT B

CALEEMOD OUTPUT FILES

Sun Mesa Mini Storage (20231230) Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Sun Mesa Mini Storage (20231230)
Construction Start Date	10/15/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.60
Precipitation (days)	14.4
Location	34.16702495562455, -116.42088238904205
County	San Bernardino-Mojave Desert
City	Yucca Valley
Air District	Mojave Desert AQMD
Air Basin	Mojave Desert
TAZ	5144
EDFZ	10
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.28

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Unrefrigerated Warehouse-No Rail	94.5	1000sqft	4.34	94,500	7,620	0.00	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Water	W-5	Design Water-Efficient Landscapes

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	11.0	11.4	18.6	0.03	0.44	0.86	1.27	0.40	0.21	0.58	—	3,809	3,809	0.14	0.11	3.91	3,850
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	11.0	36.1	34.0	0.05	1.60	5.34	6.94	1.47	2.68	4.15	—	5,526	5,526	0.23	0.11	0.10	5,548
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.67	4.94	7.23	0.01	0.20	0.30	0.44	0.19	0.14	0.25	—	1,350	1,350	0.05	0.03	0.49	1,361
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.31	0.90	1.32	< 0.005	0.04	0.06	0.08	0.03	0.03	0.05	—	223	223	0.01	0.01	0.08	225
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshol	137	137	548	137	—	—	82.0	—	—	65.0	—	—	—	—	—	—	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	137	137	548	137	—	—	82.0	—	—	65.0	—	—	—	—	—	—	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.36	11.1	16.6	0.03	0.44	0.65	1.09	0.40	0.16	0.56	—	3,470	3,470	0.12	0.11	3.47	3,508
2026	11.0	11.4	18.6	0.03	0.41	0.86	1.27	0.38	0.21	0.58	—	3,809	3,809	0.14	0.11	3.91	3,850
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	3.73	36.1	34.0	0.05	1.60	5.34	6.94	1.47	2.68	4.15	—	5,526	5,526	0.23	0.05	0.03	5,548
2025	0.81	6.63	9.96	0.01	0.29	0.26	0.55	0.26	0.06	0.32	—	1,609	1,609	0.07	0.02	0.03	1,617
2026	11.0	11.5	17.2	0.03	0.41	0.86	1.27	0.38	0.21	0.58	—	3,718	3,718	0.11	0.11	0.10	3,755
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.28	2.63	2.81	< 0.005	0.12	0.30	0.42	0.11	0.14	0.25	—	448	448	0.02	< 0.005	0.05	449
2025	0.60	4.94	7.23	0.01	0.20	0.23	0.44	0.19	0.06	0.24	—	1,350	1,350	0.05	0.03	0.49	1,361
2026	1.67	3.86	5.85	0.01	0.14	0.23	0.38	0.13	0.06	0.19	—	1,171	1,171	0.04	0.03	0.45	1,181
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.05	0.48	0.51	< 0.005	0.02	0.06	0.08	0.02	0.03	0.05	—	74.1	74.1	< 0.005	< 0.005	0.01	74.4
2025	0.11	0.90	1.32	< 0.005	0.04	0.04	0.08	0.03	0.01	0.04	—	223	223	0.01	0.01	0.08	225
2026	0.31	0.70	1.07	< 0.005	0.03	0.04	0.07	0.02	0.01	0.03	—	194	194	0.01	0.01	0.07	196

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.36	11.1	16.6	0.03	0.44	0.65	1.09	0.40	0.16	0.56	—	3,470	3,470	0.12	0.11	3.47	3,508
2026	11.0	11.4	18.6	0.03	0.41	0.86	1.27	0.38	0.21	0.58	—	3,809	3,809	0.14	0.11	3.91	3,850
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	3.73	36.1	34.0	0.05	1.60	5.34	6.94	1.47	2.68	4.15	—	5,526	5,526	0.23	0.05	0.03	5,548
2025	0.81	6.63	9.96	0.01	0.29	0.26	0.55	0.26	0.06	0.32	—	1,609	1,609	0.07	0.02	0.03	1,617
2026	11.0	11.5	17.2	0.03	0.41	0.86	1.27	0.38	0.21	0.58	—	3,718	3,718	0.11	0.11	0.10	3,755
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.28	2.63	2.81	< 0.005	0.12	0.30	0.42	0.11	0.14	0.25	—	448	448	0.02	< 0.005	0.05	449
2025	0.60	4.94	7.23	0.01	0.20	0.23	0.44	0.19	0.06	0.24	—	1,350	1,350	0.05	0.03	0.49	1,361
2026	1.67	3.86	5.85	0.01	0.14	0.23	0.38	0.13	0.06	0.19	—	1,171	1,171	0.04	0.03	0.45	1,181
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.05	0.48	0.51	< 0.005	0.02	0.06	0.08	0.02	0.03	0.05	—	74.1	74.1	< 0.005	< 0.005	0.01	74.4
2025	0.11	0.90	1.32	< 0.005	0.04	0.04	0.08	0.03	0.01	0.04	—	223	223	0.01	0.01	0.08	225
2026	0.31	0.70	1.07	< 0.005	0.03	0.04	0.07	0.02	0.01	0.03	—	194	194	0.01	0.01	0.07	196

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Unmit.	3.59	0.89	12.0	0.02	0.02	1.50	1.52	0.02	0.38	0.40	89.7	3,446	3,535	9.24	0.19	6.89	3,830
Mit.	3.59	0.89	12.0	0.02	0.02	1.50	1.52	0.02	0.38	0.40	89.7	3,445	3,535	9.24	0.19	6.89	3,829
% Reduced	—	—	—	—	—	—	—	—	—	—	—	< 0.5%	< 0.5%	—	—	—	< 0.5%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.83	0.92	6.01	0.02	0.01	1.50	1.52	0.01	0.38	0.39	89.7	3,266	3,356	9.24	0.19	0.18	3,644
Mit.	2.83	0.92	6.01	0.02	0.01	1.50	1.52	0.01	0.38	0.39	89.7	3,265	3,355	9.24	0.19	0.18	3,643
% Reduced	—	—	—	—	—	—	—	—	—	—	—	< 0.5%	< 0.5%	—	—	—	< 0.5%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.17	0.96	8.56	0.02	0.02	1.49	1.51	0.02	0.38	0.39	89.7	3,311	3,401	9.24	0.19	2.97	3,693
Mit.	3.17	0.96	8.56	0.02	0.02	1.49	1.51	0.02	0.38	0.39	89.7	3,311	3,400	9.24	0.19	2.97	3,692
% Reduced	—	—	—	—	—	—	—	—	—	—	—	< 0.5%	< 0.5%	—	—	—	< 0.5%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.58	0.18	1.56	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	14.9	548	563	1.53	0.03	0.49	611
Mit.	0.58	0.18	1.56	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	14.9	548	563	1.53	0.03	0.49	611
% Reduced	—	—	—	—	—	—	—	—	—	—	—	< 0.5%	< 0.5%	< 0.5%	< 0.5%	—	< 0.5%
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	137	137	548	137	—	—	82.0	—	—	65.0	—	—	—	—	—	—	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Threshol	137	137	548	137	—	—	82.0	—	—	65.0	—	—	—	—	—	—	—
Unmit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.78	0.85	7.92	0.02	0.01	1.50	1.52	0.01	0.38	0.39	—	1,841	1,841	0.06	0.08	6.89	1,872
Area	2.82	0.03	4.11	< 0.005	0.01	—	0.01	0.01	—	0.01	—	16.9	16.9	< 0.005	< 0.005	—	17.0
Energy	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	1,404	1,404	0.09	0.01	—	1,409
Water	—	—	—	—	—	—	—	—	—	—	41.9	184	226	4.31	0.10	—	365
Waste	—	—	—	—	—	—	—	—	—	—	47.9	0.00	47.9	4.78	0.00	—	167
Total	3.59	0.89	12.0	0.02	0.02	1.50	1.52	0.02	0.38	0.40	89.7	3,446	3,535	9.24	0.19	6.89	3,830
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.68	0.92	6.01	0.02	0.01	1.50	1.52	0.01	0.38	0.39	—	1,678	1,678	0.06	0.08	0.18	1,703
Area	2.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	1,404	1,404	0.09	0.01	—	1,409
Water	—	—	—	—	—	—	—	—	—	—	41.9	184	226	4.31	0.10	—	365
Waste	—	—	—	—	—	—	—	—	—	—	47.9	0.00	47.9	4.78	0.00	—	167
Total	2.83	0.92	6.01	0.02	0.01	1.50	1.52	0.01	0.38	0.39	89.7	3,266	3,356	9.24	0.19	0.18	3,644
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.69	0.95	6.53	0.02	0.01	1.49	1.50	0.01	0.38	0.39	—	1,715	1,715	0.06	0.08	2.97	1,743
Area	2.47	0.02	2.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.33	8.33	< 0.005	< 0.005	—	8.36
Energy	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	1,404	1,404	0.09	0.01	—	1,409

Water	—	—	—	—	—	—	—	—	—	—	41.9	184	226	4.31	0.10	—	365
Waste	—	—	—	—	—	—	—	—	—	—	47.9	0.00	47.9	4.78	0.00	—	167
Total	3.17	0.96	8.56	0.02	0.02	1.49	1.51	0.02	0.38	0.39	89.7	3,311	3,401	9.24	0.19	2.97	3,693
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.13	0.17	1.19	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	284	284	0.01	0.01	0.49	289
Area	0.45	< 0.005	0.37	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.38	1.38	< 0.005	< 0.005	—	1.38
Energy	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	232	232	0.01	< 0.005	—	233
Water	—	—	—	—	—	—	—	—	—	—	6.93	30.5	37.5	0.71	0.02	—	60.4
Waste	—	—	—	—	—	—	—	—	—	—	7.93	0.00	7.93	0.79	0.00	—	27.7
Total	0.58	0.18	1.56	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	14.9	548	563	1.53	0.03	0.49	611

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.78	0.85	7.92	0.02	0.01	1.50	1.52	0.01	0.38	0.39	—	1,841	1,841	0.06	0.08	6.89	1,872
Area	2.82	0.03	4.11	< 0.005	0.01	—	0.01	0.01	—	0.01	—	16.9	16.9	< 0.005	< 0.005	—	17.0
Energy	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	1,404	1,404	0.09	0.01	—	1,409
Water	—	—	—	—	—	—	—	—	—	—	41.9	184	226	4.31	0.10	—	364
Waste	—	—	—	—	—	—	—	—	—	—	47.9	0.00	47.9	4.78	0.00	—	167
Total	3.59	0.89	12.0	0.02	0.02	1.50	1.52	0.02	0.38	0.40	89.7	3,445	3,535	9.24	0.19	6.89	3,829
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.68	0.92	6.01	0.02	0.01	1.50	1.52	0.01	0.38	0.39	—	1,678	1,678	0.06	0.08	0.18	1,703
Area	2.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	1,404	1,404	0.09	0.01	—	1,409

Water	—	—	—	—	—	—	—	—	—	—	41.9	184	226	4.31	0.10	—	364
Waste	—	—	—	—	—	—	—	—	—	—	47.9	0.00	47.9	4.78	0.00	—	167
Total	2.83	0.92	6.01	0.02	0.01	1.50	1.52	0.01	0.38	0.39	89.7	3,265	3,355	9.24	0.19	0.18	3,643
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.69	0.95	6.53	0.02	0.01	1.49	1.50	0.01	0.38	0.39	—	1,715	1,715	0.06	0.08	2.97	1,743
Area	2.47	0.02	2.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.33	8.33	< 0.005	< 0.005	—	8.36
Energy	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	1,404	1,404	0.09	0.01	—	1,409
Water	—	—	—	—	—	—	—	—	—	—	41.9	184	226	4.31	0.10	—	364
Waste	—	—	—	—	—	—	—	—	—	—	47.9	0.00	47.9	4.78	0.00	—	167
Total	3.17	0.96	8.56	0.02	0.02	1.49	1.51	0.02	0.38	0.39	89.7	3,311	3,400	9.24	0.19	2.97	3,692
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.13	0.17	1.19	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	284	284	0.01	0.01	0.49	289
Area	0.45	< 0.005	0.37	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.38	1.38	< 0.005	< 0.005	—	1.38
Energy	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	232	232	0.01	< 0.005	—	233
Water	—	—	—	—	—	—	—	—	—	—	6.93	30.4	37.4	0.71	0.02	—	60.3
Waste	—	—	—	—	—	—	—	—	—	—	7.93	0.00	7.93	0.79	0.00	—	27.7
Total	0.58	0.18	1.56	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	14.9	548	563	1.53	0.03	0.49	611

3. Construction Emissions Details

3.1. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.65	36.0	32.9	0.05	1.60	—	1.60	1.47	—	1.47	—	5,296	5,296	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	5.11	5.11	—	2.63	2.63	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.49	0.45	< 0.005	0.02	—	0.02	0.02	—	0.02	—	72.5	72.5	< 0.005	< 0.005	—	72.8
Dust From Material Movement	—	—	—	—	—	0.07	0.07	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.09	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	12.0	12.0	< 0.005	< 0.005	—	12.1
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.09	0.11	1.06	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	231	231	0.01	0.01	0.03	234
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.25	3.25	< 0.005	< 0.005	0.01	3.30
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.54	0.54	< 0.005	< 0.005	< 0.005	0.55
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.2. Site Preparation (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.65	36.0	32.9	0.05	1.60	—	1.60	1.47	—	1.47	—	5,296	5,296	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	5.11	5.11	—	2.63	2.63	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.49	0.45	< 0.005	0.02	—	0.02	0.02	—	0.02	—	72.5	72.5	< 0.005	< 0.005	—	72.8
Dust From Material Movement	—	—	—	—	—	0.07	0.07	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.09	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	12.0	12.0	< 0.005	< 0.005	—	12.1
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.11	1.06	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	231	231	0.01	0.01	0.03	234
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.25	3.25	< 0.005	< 0.005	0.01	3.30
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.54	0.54	< 0.005	< 0.005	< 0.005	0.55
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.90	18.2	18.8	0.03	0.84	—	0.84	0.77	—	0.77	—	2,958	2,958	0.12	0.02	—	2,969
Dust From Material Movement	—	—	—	—	—	1.84	1.84	—	0.89	0.89	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.21	2.05	2.11	< 0.005	0.09	—	0.09	0.09	—	0.09	—	332	332	0.01	< 0.005	—	333
Dust From Material Movement	—	—	—	—	—	0.21	0.21	—	0.10	0.10	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.04	0.37	0.39	< 0.005	0.02	—	0.02	0.02	—	0.02	—	55.0	55.0	< 0.005	< 0.005	—	55.2
Dust From Material Movement	—	—	—	—	—	0.04	0.04	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.09	0.91	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	198	198	0.01	0.01	0.02	200
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	22.9	22.9	< 0.005	< 0.005	0.04	23.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.79	3.79	< 0.005	< 0.005	0.01	3.84
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Grading (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.90	18.2	18.8	0.03	0.84	—	0.84	0.77	—	0.77	—	2,958	2,958	0.12	0.02	—	2,969
Dust From Material Movement	—	—	—	—	—	1.84	1.84	—	0.89	0.89	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.21	2.05	2.11	< 0.005	0.09	—	0.09	0.09	—	0.09	—	332	332	0.01	< 0.005	—	333
Dust From Material Movement	—	—	—	—	—	0.21	0.21	—	0.10	0.10	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.37	0.39	< 0.005	0.02	—	0.02	0.02	—	0.02	—	55.0	55.0	< 0.005	< 0.005	—	55.2
Dust From Material Movement	—	—	—	—	—	0.04	0.04	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.09	0.91	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	198	198	0.01	0.01	0.02	200
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	22.9	22.9	< 0.005	< 0.005	0.04	23.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.79	3.79	< 0.005	< 0.005	0.01	3.84
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Phase 1 Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.25	2.29	2.86	0.01	0.09	—	0.09	0.09	—	0.09	—	526	526	0.02	< 0.005	—	527
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.42	0.52	< 0.005	0.02	—	0.02	0.02	—	0.02	—	87.0	87.0	< 0.005	< 0.005	—	87.3
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.22	0.19	3.30	0.00	0.00	0.52	0.52	0.00	0.12	0.12	—	579	579	0.02	0.02	2.12	588
Vendor	0.02	0.50	0.22	< 0.005	0.01	0.13	0.14	0.01	0.04	0.04	—	493	493	< 0.005	0.07	1.35	514
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.54	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	116	116	0.01	< 0.005	0.20	117
Vendor	< 0.005	0.12	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	108	108	< 0.005	0.01	0.13	113
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.10	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	19.1	19.1	< 0.005	< 0.005	0.03	19.4
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	17.9	17.9	< 0.005	< 0.005	0.02	18.6
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Phase 1 Building Construction (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.25	2.29	2.86	0.01	0.09	—	0.09	0.09	—	0.09	—	526	526	0.02	< 0.005	—	527
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.42	0.52	< 0.005	0.02	—	0.02	0.02	—	0.02	—	87.0	87.0	< 0.005	< 0.005	—	87.3
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.22	0.19	3.30	0.00	0.00	0.52	0.52	0.00	0.12	0.12	—	579	579	0.02	0.02	2.12	588
Vendor	0.02	0.50	0.22	< 0.005	0.01	0.13	0.14	0.01	0.04	0.04	—	493	493	< 0.005	0.07	1.35	514
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.54	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	116	116	0.01	< 0.005	0.20	117
Vendor	< 0.005	0.12	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	108	108	< 0.005	0.01	0.13	113
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.10	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	19.1	19.1	< 0.005	< 0.005	0.03	19.4
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	17.9	17.9	< 0.005	< 0.005	0.02	18.6
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Phase 2 Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.27	2.46	3.23	0.01	0.09	—	0.09	0.09	—	0.09	—	598	598	0.02	< 0.005	—	600

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.45	0.59	< 0.005	0.02	—	0.02	0.02	—	0.02	—	99.0	99.0	< 0.005	< 0.005	—	99.3
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.17	3.06	0.00	0.00	0.52	0.52	0.00	0.12	0.12	—	567	567	0.02	0.02	1.92	576
Vendor	0.02	0.48	0.20	< 0.005	0.01	0.13	0.14	0.01	0.04	0.04	—	484	484	< 0.005	0.07	1.22	505
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.17	0.19	2.04	0.00	0.00	0.52	0.52	0.00	0.12	0.12	—	502	502	0.01	0.02	0.05	509
Vendor	0.02	0.51	0.21	< 0.005	0.01	0.13	0.14	0.01	0.04	0.04	—	484	484	< 0.005	0.07	0.03	504
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.57	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	129	129	< 0.005	< 0.005	0.21	131
Vendor	< 0.005	0.13	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	121	121	< 0.005	0.02	0.13	126
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.10	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	21.4	21.4	< 0.005	< 0.005	0.03	21.6
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	20.0	20.0	< 0.005	< 0.005	0.02	20.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Phase 2 Building Construction (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.27	2.46	3.23	0.01	0.09	—	0.09	0.09	—	0.09	—	598	598	0.02	< 0.005	—	600
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.45	0.59	< 0.005	0.02	—	0.02	0.02	—	0.02	—	99.0	99.0	< 0.005	< 0.005	—	99.3
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.17	3.06	0.00	0.00	0.52	0.52	0.00	0.12	0.12	—	567	567	0.02	0.02	1.92	576
Vendor	0.02	0.48	0.20	< 0.005	0.01	0.13	0.14	0.01	0.04	0.04	—	484	484	< 0.005	0.07	1.22	505

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.17	0.19	2.04	0.00	0.00	0.52	0.52	0.00	0.12	0.12	—	502	502	0.01	0.02	0.05	509
Vendor	0.02	0.51	0.21	< 0.005	0.01	0.13	0.14	0.01	0.04	0.04	—	484	484	< 0.005	0.07	0.03	504
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.57	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	129	129	< 0.005	< 0.005	0.21	131
Vendor	< 0.005	0.13	0.05	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	121	121	< 0.005	0.02	0.13	126
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.10	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	21.4	21.4	< 0.005	< 0.005	0.03	21.6
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	20.0	20.0	< 0.005	< 0.005	0.02	20.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.71	6.52	8.84	0.01	0.29	—	0.29	0.26	—	0.26	—	1,351	1,351	0.05	0.01	—	1,355
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite Truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.71	6.52	8.84	0.01	0.29	—	0.29	0.26	—	0.26	—	1,351	1,351	0.05	0.01	—	1,355
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.22	1.99	2.70	< 0.005	0.09	—	0.09	0.08	—	0.08	—	412	412	0.02	< 0.005	—	414
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.36	0.49	< 0.005	0.02	—	0.02	0.01	—	0.01	—	68.3	68.3	< 0.005	< 0.005	—	68.5
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.11	0.10	1.66	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	292	292	0.01	0.01	1.07	296
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.11	1.11	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	258	258	0.01	0.01	0.03	262
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.38	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	81.2	81.2	< 0.005	< 0.005	0.14	82.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.07	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	13.4	13.4	< 0.005	< 0.005	0.02	13.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Paving (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.71	6.52	8.84	0.01	0.29	—	0.29	0.26	—	0.26	—	1,351	1,351	0.05	0.01	—	1,355
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.71	6.52	8.84	0.01	0.29	—	0.29	0.26	—	0.26	—	1,351	1,351	0.05	0.01	—	1,355
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.22	1.99	2.70	< 0.005	0.09	—	0.09	0.08	—	0.08	—	412	412	0.02	< 0.005	—	414
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.36	0.49	< 0.005	0.02	—	0.02	0.01	—	0.01	—	68.3	68.3	< 0.005	< 0.005	—	68.5
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.11	0.10	1.66	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	292	292	0.01	0.01	1.07	296
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.11	1.11	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	258	258	0.01	0.01	0.03	262
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.38	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	81.2	81.2	< 0.005	< 0.005	0.14	82.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.01	0.01	0.07	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	13.4	13.4	< 0.005	< 0.005	0.02	13.6
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.68	6.23	8.81	0.01	0.26	—	0.26	0.24	—	0.24	—	1,350	1,350	0.05	0.01	—	1,355
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	1.09	1.54	< 0.005	0.05	—	0.05	0.04	—	0.04	—	235	235	0.01	< 0.005	—	236
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.20	0.28	< 0.005	0.01	—	0.01	0.01	—	0.01	—	38.9	38.9	< 0.005	< 0.005	—	39.1
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.10	1.03	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	253	253	< 0.005	0.01	0.03	256
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.02	0.20	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	45.4	45.4	< 0.005	< 0.005	0.07	46.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.52	7.52	< 0.005	< 0.005	0.01	7.62
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Paving (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.68	6.23	8.81	0.01	0.26	—	0.26	0.24	—	0.24	—	1,350	1,350	0.05	0.01	—	1,355

Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	1.09	1.54	< 0.005	0.05	—	0.05	0.04	—	0.04	—	235	235	0.01	< 0.005	—	236
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.20	0.28	< 0.005	0.01	—	0.01	0.01	—	0.01	—	38.9	38.9	< 0.005	< 0.005	—	39.1
Paving	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.10	1.03	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	253	253	< 0.005	0.01	0.03	256
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.02	0.20	0.00	0.00	0.05	0.05	0.00	0.01	0.01	—	45.4	45.4	< 0.005	< 0.005	0.07	46.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.52	7.52	< 0.005	< 0.005	0.01	7.62
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Phase 2 Architectural Coating (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	9.52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	9.52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.11	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.8	16.8	< 0.005	< 0.005	—	16.9

Architectural Coatings	1.20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.79	2.79	< 0.005	< 0.005	—	2.80
Architectural Coatings	0.22	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	1.23	0.00	0.00	0.21	0.21	0.00	0.05	0.05	—	227	227	0.01	0.01	0.77	230
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.08	0.82	0.00	0.00	0.21	0.21	0.00	0.05	0.05	—	201	201	< 0.005	0.01	0.02	203
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.12	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	26.1	26.1	< 0.005	< 0.005	0.04	26.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.32	4.32	< 0.005	< 0.005	0.01	4.37

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Phase 2 Architectural Coating (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	9.52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	9.52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.11	0.14	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.8	16.8	< 0.005	< 0.005	—	16.9
Architectural Coatings	1.20	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.79	2.79	< 0.005	< 0.005	—	2.80
Architectural Coatings	0.22	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	1.23	0.00	0.00	0.21	0.21	0.00	0.05	0.05	—	227	227	0.01	0.01	0.77	230
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.08	0.82	0.00	0.00	0.21	0.21	0.00	0.05	0.05	—	201	201	< 0.005	0.01	0.02	203
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.12	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	26.1	26.1	< 0.005	< 0.005	0.04	26.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.32	4.32	< 0.005	< 0.005	0.01	4.37
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Phase 1&2 Trenching (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.33	2.55	3.40	< 0.005	0.12	—	0.12	0.11	—	0.11	—	498	498	0.02	< 0.005	—	500
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.6	14.6	< 0.005	< 0.005	—	14.7
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.42	2.42	< 0.005	< 0.005	—	2.43
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.30	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	65.9	65.9	< 0.005	< 0.005	0.01	66.7

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.99	1.99	< 0.005	< 0.005	< 0.005	2.02
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.33	0.33	< 0.005	< 0.005	< 0.005	0.33
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.16. Phase 1&2 Trenching (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.33	2.55	3.40	< 0.005	0.12	—	0.12	0.11	—	0.11	—	498	498	0.02	< 0.005	—	500
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.6	14.6	< 0.005	< 0.005	—	14.7
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.42	2.42	< 0.005	< 0.005	—	2.43
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.30	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	65.9	65.9	< 0.005	< 0.005	0.01	66.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.99	1.99	< 0.005	< 0.005	< 0.005	2.02
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.33	0.33	< 0.005	< 0.005	< 0.005	0.33
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.17. Phase 1&2 Trenching (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.30	2.39	3.36	< 0.005	0.10	—	0.10	0.09	—	0.09	—	498	498	0.02	< 0.005	—	500
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.30	2.39	3.36	< 0.005	0.10	—	0.10	0.09	—	0.09	—	498	498	0.02	< 0.005	—	500
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.45	0.64	< 0.005	0.02	—	0.02	0.02	—	0.02	—	94.5	94.5	< 0.005	< 0.005	—	94.8
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.08	0.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.6	15.6	< 0.005	< 0.005	—	15.7
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.42	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	72.9	72.9	< 0.005	< 0.005	0.27	74.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.02	0.03	0.28	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	64.6	64.6	< 0.005	< 0.005	0.01	65.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	12.6	12.6	< 0.005	< 0.005	0.02	12.8
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.09	2.09	< 0.005	< 0.005	< 0.005	2.12
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.18. Phase 1&2 Trenching (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.30	2.39	3.36	< 0.005	0.10	—	0.10	0.09	—	0.09	—	498	498	0.02	< 0.005	—	500
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.30	2.39	3.36	< 0.005	0.10	—	0.10	0.09	—	0.09	—	498	498	0.02	< 0.005	—	500
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.45	0.64	< 0.005	0.02	—	0.02	0.02	—	0.02	—	94.5	94.5	< 0.005	< 0.005	—	94.8
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.08	0.12	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	15.6	15.6	< 0.005	< 0.005	—	15.7
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.42	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	72.9	72.9	< 0.005	< 0.005	0.27	74.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.03	0.28	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	64.6	64.6	< 0.005	< 0.005	0.01	65.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	0.01	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	12.6	12.6	< 0.005	< 0.005	0.02	12.8
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.09	2.09	< 0.005	< 0.005	< 0.005	2.12
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.78	0.85	7.92	0.02	0.01	1.50	1.52	0.01	0.38	0.39	—	1,841	1,841	0.06	0.08	6.89	1,872
Total	0.78	0.85	7.92	0.02	0.01	1.50	1.52	0.01	0.38	0.39	—	1,841	1,841	0.06	0.08	6.89	1,872
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.68	0.92	6.01	0.02	0.01	1.50	1.52	0.01	0.38	0.39	—	1,678	1,678	0.06	0.08	0.18	1,703
Total	0.68	0.92	6.01	0.02	0.01	1.50	1.52	0.01	0.38	0.39	—	1,678	1,678	0.06	0.08	0.18	1,703
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.13	0.17	1.19	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	284	284	0.01	0.01	0.49	289
Total	0.13	0.17	1.19	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	284	284	0.01	0.01	0.49	289

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.78	0.85	7.92	0.02	0.01	1.50	1.52	0.01	0.38	0.39	—	1,841	1,841	0.06	0.08	6.89	1,872
Total	0.78	0.85	7.92	0.02	0.01	1.50	1.52	0.01	0.38	0.39	—	1,841	1,841	0.06	0.08	6.89	1,872
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.68	0.92	6.01	0.02	0.01	1.50	1.52	0.01	0.38	0.39	—	1,678	1,678	0.06	0.08	0.18	1,703
Total	0.68	0.92	6.01	0.02	0.01	1.50	1.52	0.01	0.38	0.39	—	1,678	1,678	0.06	0.08	0.18	1,703
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.13	0.17	1.19	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	284	284	0.01	0.01	0.49	289
Total	0.13	0.17	1.19	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	284	284	0.01	0.01	0.49	289

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	1,404	1,404	0.09	0.01	—	1,409
Total	—	—	—	—	—	—	—	—	—	—	—	1,404	1,404	0.09	0.01	—	1,409
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	1,404	1,404	0.09	0.01	—	1,409
Total	—	—	—	—	—	—	—	—	—	—	—	1,404	1,404	0.09	0.01	—	1,409
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	232	232	0.01	< 0.005	—	233
Total	—	—	—	—	—	—	—	—	—	—	—	232	232	0.01	< 0.005	—	233

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated	—	—	—	—	—	—	—	—	—	—	—	1,404	1,404	0.09	0.01	—	1,409
Total	—	—	—	—	—	—	—	—	—	—	—	1,404	1,404	0.09	0.01	—	1,409
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	1,404	1,404	0.09	0.01	—	1,409
Total	—	—	—	—	—	—	—	—	—	—	—	1,404	1,404	0.09	0.01	—	1,409
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	232	232	0.01	< 0.005	—	233
Total	—	—	—	—	—	—	—	—	—	—	—	232	232	0.01	< 0.005	—	233

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrige Warehouse-No Rail	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrige rated Warehou se-No Rail	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrige rated Warehou se-No Rail	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrige rated Warehou se-No Rail	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrige Warehouse-No Rail	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	2.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.12	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.67	0.03	4.11	< 0.005	0.01	—	0.01	0.01	—	0.01	—	16.9	16.9	< 0.005	< 0.005	—	17.0
Total	2.82	0.03	4.11	< 0.005	0.01	—	0.01	0.01	—	0.01	—	16.9	16.9	< 0.005	< 0.005	—	17.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	2.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.12	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	2.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Consum Products	0.37	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architect ural Coatings	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landsca pe Equipme nt	0.06	< 0.005	0.37	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.38	1.38	< 0.005	< 0.005	—	1.38
Total	0.45	< 0.005	0.37	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.38	1.38	< 0.005	< 0.005	—	1.38

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consum er Products	2.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architect ural Coatings	0.12	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landsca pe Equipme nt	0.67	0.03	4.11	< 0.005	0.01	—	0.01	0.01	—	0.01	—	16.9	16.9	< 0.005	< 0.005	—	17.0
Total	2.82	0.03	4.11	< 0.005	0.01	—	0.01	0.01	—	0.01	—	16.9	16.9	< 0.005	< 0.005	—	17.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consum Products	2.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural Coatings	0.12	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	2.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.37	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.06	< 0.005	0.37	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.38	1.38	< 0.005	< 0.005	—	1.38
Total	0.45	< 0.005	0.37	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.38	1.38	< 0.005	< 0.005	—	1.38

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	41.9	184	226	4.31	0.10	—	365
Total	—	—	—	—	—	—	—	—	—	—	41.9	184	226	4.31	0.10	—	365
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	41.9	184	226	4.31	0.10	—	365
Total	—	—	—	—	—	—	—	—	—	—	41.9	184	226	4.31	0.10	—	365
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	6.93	30.5	37.5	0.71	0.02	—	60.4
Total	—	—	—	—	—	—	—	—	—	—	6.93	30.5	37.5	0.71	0.02	—	60.4

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	41.9	184	226	4.31	0.10	—	364
Total	—	—	—	—	—	—	—	—	—	—	41.9	184	226	4.31	0.10	—	364
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	41.9	184	226	4.31	0.10	—	364
Total	—	—	—	—	—	—	—	—	—	—	41.9	184	226	4.31	0.10	—	364
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	6.93	30.4	37.4	0.71	0.02	—	60.3
Total	—	—	—	—	—	—	—	—	—	—	6.93	30.4	37.4	0.71	0.02	—	60.3

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	47.9	0.00	47.9	4.78	0.00	—	167
Total	—	—	—	—	—	—	—	—	—	—	47.9	0.00	47.9	4.78	0.00	—	167
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	47.9	0.00	47.9	4.78	0.00	—	167
Total	—	—	—	—	—	—	—	—	—	—	47.9	0.00	47.9	4.78	0.00	—	167
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	7.93	0.00	7.93	0.79	0.00	—	27.7

Total	—	—	—	—	—	—	—	—	—	—	7.93	0.00	7.93	0.79	0.00	—	27.7

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	47.9	0.00	47.9	4.78	0.00	—	167
Total	—	—	—	—	—	—	—	—	—	—	47.9	0.00	47.9	4.78	0.00	—	167
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	47.9	0.00	47.9	4.78	0.00	—	167
Total	—	—	—	—	—	—	—	—	—	—	47.9	0.00	47.9	4.78	0.00	—	167
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	7.93	0.00	7.93	0.79	0.00	—	27.7
Total	—	—	—	—	—	—	—	—	—	—	7.93	0.00	7.93	0.79	0.00	—	27.7

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	10/14/2024	10/19/2024	5.00	5.00	—
Grading	Grading	10/21/2024	12/16/2024	5.00	41.0	—
Phase 1 Building Construction	Building Construction	4/8/2025	7/28/2025	5.00	80.0	—
Phase 2 Building Construction	Building Construction	6/1/2026	10/5/2026	5.00	91.0	—
Paving	Paving	7/29/2025	3/30/2026	5.00	175	—
Phase 2 Architectural Coating	Architectural Coating	8/3/2026	10/5/2026	5.00	46.0	—
Phase 1&2 Trenching	Trenching	12/17/2024	4/7/2025	5.00	80.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Phase 1 Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Phase 1 Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Phase 1 Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Phase 1 Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Phase 1 Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Phase 2 Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Phase 2 Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Phase 2 Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Phase 2 Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Phase 2 Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45

Paving	Tractors/Loaders/Back	Diesel	Average	1.00	8.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	2.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	6.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	6.00	36.0	0.38
Phase 2 Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48
Phase 1&2 Trenching	Trenchers	Diesel	Average	1.00	8.00	40.0	0.50
Phase 1&2 Trenching	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Phase 1 Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Phase 1 Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Phase 1 Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Phase 1 Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Phase 1 Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37

Phase 2 Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Phase 2 Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Phase 2 Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Phase 2 Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Phase 2 Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	2.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	6.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	6.00	36.0	0.38
Phase 2 Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48
Phase 1&2 Trenching	Trenchers	Diesel	Average	1.00	8.00	40.0	0.50
Phase 1&2 Trenching	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT

Grading	—	—	—	—
Grading	Worker	15.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Phase 1 Building Construction	—	—	—	—
Phase 1 Building Construction	Worker	39.7	18.5	LDA,LDT1,LDT2
Phase 1 Building Construction	Vendor	15.5	10.2	HHDT,MHDT
Phase 1 Building Construction	Hauling	0.00	20.0	HHDT
Phase 1 Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	20.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Phase 2 Architectural Coating	—	—	—	—
Phase 2 Architectural Coating	Worker	15.9	18.5	LDA,LDT1,LDT2
Phase 2 Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Phase 2 Architectural Coating	Hauling	0.00	20.0	HHDT
Phase 2 Architectural Coating	Onsite truck	—	—	HHDT
Phase 2 Building Construction	—	—	—	—
Phase 2 Building Construction	Worker	39.7	18.5	LDA,LDT1,LDT2
Phase 2 Building Construction	Vendor	15.5	10.2	HHDT,MHDT
Phase 2 Building Construction	Hauling	0.00	20.0	HHDT
Phase 2 Building Construction	Onsite truck	—	—	HHDT
Phase 1&2 Trenching	—	—	—	—
Phase 1&2 Trenching	Worker	5.00	18.5	LDA,LDT1,LDT2
Phase 1&2 Trenching	Vendor	—	10.2	HHDT,MHDT

Phase 1&2 Trenching	Hauling	0.00	20.0	HHDT
Phase 1&2 Trenching	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Phase 1 Building Construction	—	—	—	—
Phase 1 Building Construction	Worker	39.7	18.5	LDA,LDT1,LDT2
Phase 1 Building Construction	Vendor	15.5	10.2	HHDT,MHDT
Phase 1 Building Construction	Hauling	0.00	20.0	HHDT
Phase 1 Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	20.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Phase 2 Architectural Coating	—	—	—	—
Phase 2 Architectural Coating	Worker	15.9	18.5	LDA,LDT1,LDT2
Phase 2 Architectural Coating	Vendor	—	10.2	HHDT,MHDT

Phase 2 Architectural Coating	Hauling	0.00	20.0	HHDT
Phase 2 Architectural Coating	Onsite truck	—	—	HHDT
Phase 2 Building Construction	—	—	—	—
Phase 2 Building Construction	Worker	39.7	18.5	LDA,LDT1,LDT2
Phase 2 Building Construction	Vendor	15.5	10.2	HHDT,MHDT
Phase 2 Building Construction	Hauling	0.00	20.0	HHDT
Phase 2 Building Construction	Onsite truck	—	—	HHDT
Phase 1&2 Trenching	—	—	—	—
Phase 1&2 Trenching	Worker	5.00	18.5	LDA,LDT1,LDT2
Phase 1&2 Trenching	Vendor	—	10.2	HHDT,MHDT
Phase 1&2 Trenching	Hauling	0.00	20.0	HHDT
Phase 1&2 Trenching	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%
Sweep paved roads once per month	9%	9%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Phase 2 Architectural Coating	0.00	0.00	141,750	47,250	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	0.00	0.00	7.50	0.00	—
Grading	0.00	0.00	15.0	0.00	—
Paving	0.00	0.00	0.00	0.00	0.23

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	3	74%	74%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Unrefrigerated Warehouse-No Rail	0.23	33%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	532	0.03	< 0.005
2025	0.00	532	0.03	< 0.005
2026	0.00	532	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year

Unrefrigerated Warehouse-No Rail	137	137	137	49,980	2,127	2,127	2,127	776,263

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Unrefrigerated Warehouse-No Rail	137	137	137	49,980	2,127	2,127	2,127	776,263

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	141,750	47,250	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00

Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Unrefrigerated Warehouse-No Rail	962,994	532	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Unrefrigerated Warehouse-No Rail	962,994	532	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Unrefrigerated Warehouse-No Rail	21,853,125	168,696

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Unrefrigerated Warehouse-No Rail	21,853,125	78,373

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Unrefrigerated Warehouse-No Rail	88.8	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Unrefrigerated Warehouse-No Rail	88.8	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

8. User Changes to Default Data

Screen	Justification
Land Use	Site is 4.34 acres, buildings take 94,500sf, parking 1,710sf, other pavement takes 75,620sf (assuming pavement is 40% of total based on site plan), retention pond 9,600sf. Leaves 7,620 for landscaping.
Construction: Construction Phases	Construction plans start in Fall 2024. Assume that architectural coatings applied during latter part of building construction phase.
Construction: Paving	Planning 7,250 sf of AC and 2,675 sf of PCC
Construction: Dust From Material Movement	Site will be balanced.
Construction: Off-Road Equipment	Added equipment for trenching operations.
Operations: Vehicle Data	The proposed project would generate 137 ADT. Trip rate = 137 ADT/ 94.5 tsf = 1.449
Operations: Energy Use	The proposed project would not include natural gas. Electricity consumption was adjusted.

APPENDIX C1

BIOLOGICAL RESOURCES EVALUATION

BIOLOGICAL RESOURCES ASSESSMENT

SUN MESA (BILLINGS) MINI STORAGE PROJECT

YUCCA VALLEY, SAN BERNARDINO COUNTY, CALIFORNIA

(APN 0597-111-67-0000)

LSA

October 2025

BIOLOGICAL RESOURCES ASSESSMENT

SUN MESA (BILLINGS) MINI STORAGE PROJECT

YUCCA VALLEY, SAN BERNARDINO COUNTY, CALIFORNIA

(APN 0597-111-67-0000)

Submitted to:

Daniel R. Patneaude
DRP Enterprises, LLC
P.O. Box 4428
Palm Springs, California 92263

Prepared by:

LSA
3210 El Camino Real, Suite 100
Irvine, California 92602
(949) 553-0666

LSA Project No. 20252490

LSA

October 2025

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LIST OF ABBREVIATIONS AND ACRONYMS

amsl	above mean sea level
APN	Assessor's Parcel Number
BMPs	Best Management Practices
BRA	Biological Resources Assessment
BUOW	Burrowing owl (*Athene cunicularia*)
CDFW	California Department of Fish and Wildlife
CDNPA	California Desert Native Plant Act
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CNDDB	CDFW's California Natural Diversity Database
CNPS	California Native Plant Society
County	San Bernardino County
CRPR	California Rare Plant Rank
CWA	Clean Water Act
DETO	Desert tortoise (*Gopherus agassizii*)
FESA	Federal Endangered Species Act
ft	foot/feet
IPaC	USFWS' Information for Planning and Consultation
ITP	Incidental Take Permit
LSA	LSA Associates, Inc.
MBTA	Migratory Bird Treaty Act
MM	Mitigation Measure

NRCS	Natural Resources Conservation Service
project	Sun Mesa (Billings) Mini Storage Project
RWQCB	Regional Water Quality Control Board
SR-247	State Route 247
SSC	Species of Special Concern
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WJTCA	Western Joshua Tree Conservation Act

EXECUTIVE SUMMARY

LSA Associates, Inc. (LSA) was retained by DRP Enterprises, LLC to conduct a general biological study of the approximately 4.34-acre Sun Mesa (Billings) Mini Storage Project (project) site located within Assessor's Parcel Number (APN) 0597-111-67-0000, located in the Town of Yucca Valley, San Bernardino County (County), California. The study was conducted to address compliance with the California Environmental Quality Act (CEQA), the California Endangered Species Act (CESA), and the Federal Endangered Species Act (FESA). Results of the general biological study are summarized below.

The project site contains potentially suitable habitat for burrowing owl (*Athene cunicularia hypugaea*), desert tortoise (*Gopherus agassizii*), and Crotch's bumble bee (*Bombus crotchii*). Pre-construction surveys for these species will be required to ensure any direct impacts to these species will be avoided.

The project site does provide suitable habitat for nesting birds protected under the California Fish and Game Code and the Migratory Bird Treaty Act (MBTA). It is recommended that vegetation removal be conducted between September 1 and January 15 (outside the general bird nesting season) to avoid impacts to nesting birds. If vegetation cannot be removed outside the bird nesting season, a pre-construction nesting bird survey by a qualified biologist is required 72 hours prior to vegetation removal.

There were no drainage features identified within the project site that are considered potential jurisdiction waters that may be subject to the regulatory authority of the United States Army Corps of Engineers (USACE), the California Department of Fish and Wildlife (CDFW), or the Regional Water Quality Control Board (RWQCB).

The project will apply for an incidental take permit (ITP) for western Joshua tree (*Yucca brevifolia)* under the Western Joshua Tree Conservation Act (WJTCA), a tree removal permit for Mojave yucca (*Yucca schidigera*) and California juniper (*Juniperus californica*) under Development Code Section 9.09.050 for the Town of Yucca Valley, and a permit for removal of other protected desert native plants under the California Desert Native Plant Act (CDNPA). The project will not conflict with any local policies or ordinances and is not within an adopted habitat conservation plan area. The project site does not contain wildlife corridors, nursery sites, or natural communities of concern. Additionally, standard Best Management Practices (BMPs) shall be implemented during construction activities to reduce impacts to wildlife resources in the project vicinity.

INTRODUCTION

DRP Enterprises, LLC, retained LSA to conduct a Biological Resources Assessment (BRA) for the Sun Mesa (Billings) Mini Storage Project (project) on Assessor's Parcel Numbers (APN) 0597-111-67-0000 in San Bernardino County, California (Figure 1; all figures are provided in Appendix A). The project proposes an approximately 89,700-square-foot (4.34-acre) mini storage facility and associated parking facilities.

The survey identified vegetation communities, the potential for the occurrence of special-status species, or habitats that could support special-status wildlife species, and recorded all plants and animals observed or detected within the project boundary. This BRA is designed to address the potential effects of the proposed project on designated critical habitats and/or special-status species. Information contained in this document is in accordance with accepted scientific and technical standards that are consistent with the requirements of the United States Fish and Wildlife Service (USFWS) and the CDFW. Additionally, the site was surveyed for any drainage features that would meet the definition of the waters of the United States, waters of the State, or CDFW jurisdiction.

SITE DESCRIPTION

The 4.34-acre project site is a currently undeveloped parcel within the Town of Yucca Valley, in San Bernardino County, California, as depicted on the United States Geological Survey (USGS) *Yucca Valley North, California* 7.5-minute series topographic quadrangle map in Section 13 of Township 1 North, Range 5 East, San Bernardino Baseline and Meridian (USGS 1989).

Specifically, the site is approximately 680 feet (ft) east of California State Route 247 (SR-247), located on the southeast corner of Newton Lane and Sun Mesa Drive; Figure 1 (all figures are provided in Appendix A) details the project location.

METHODS

LITERATURE REVIEW

A literature review and record search were conducted to identify the existence and potential for occurrence of sensitive or special-status plant and animal species in the project vicinity. Species occurrence records were reviewed for the following quadrangles containing and surrounding the project site: *Yucca Valley North*, *Bighorn Canyon, Landers, Goat Mountain, Rimrock, Yucca Valley South, Joshua Tree North*, and *Joshua Tree South, California,* USGS 7.5-minute quadrangles. These quadrangles were selected based on proximity and topographic and elevational similarity to the project site.

Federal and State lists of sensitive species were examined. Current electronic database records reviewed include the following.

- **California Natural Diversity Database information (CNDDB – RareFind 5)** (CDFW 2024a, 2025), which is administered by the CDFW, formerly known as the California Department of Fish and Game. This database covers sensitive plant and animal species, as well as sensitive natural communities that occur in California.

- **California Native Plant Society's (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants** (CNPS 2024, 2025), which uses four specific categories or "lists" of sensitive plant species to assist with the conservation of rare or endangered botanical resources. All of the plants constituting California Rare Plant Ranks 1A, 1B, 2A, and 2B are intended to meet the status definitions of "threatened" or "endangered" in CESA and the California Fish and Game Code and are considered by CNPS to be eligible for State listing. At the discretion of the CEQA Lead Agency, impacts to these species may be analyzed as such, pursuant to *State CEQA Guidelines* Sections 15125(c) and 15380. Plants in Rank 3 (limited information; review list), Rank 4 (limited distribution; watch list), or other species that are considered Locally Unusual and Significant may be analyzed under CEQA if there is sufficient information to assess potential significant impacts.

- **United States Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) Online System** (USFWS 2024a, 2025), which lists all proposed, candidate, threatened, and endangered species managed by the Endangered Species Program of the USFWS that have the potential to occur on or near a particular site. This database also lists all known critical habitats. An IPaC Resource Report was generated for the project area.

In addition to the databases listed above, historic and current aerial imagery, existing environmental reports for developments in the project vicinity, and regional habitat conservation plans and local land use policies related to biological resources were reviewed. Wetland resources including riparian corridors were determined using the USFWS Wetlands Mapper online edition (USFWS 2024b).

SOILS

Before conducting the surveys, soil maps of the project vicinity were referenced online to determine the types of soil found within the project site. During review of the United States Department of

Agriculture (USDA) Natural Resources Conservation Service WebSoil Survey (USDA 2024), it was determined that no digital soils data were available for the project site and the surrounding areas. Soils observed on the site varied from sandy loam to loamy sand.

RECONNAISSANCE FIELD SURVEY

LSA Biologists Stanley Spencer, Christina Van Oosten, and Julia Lung conducted a general reconnaissance-level, pedestrian field survey and plant survey on May 7, 2024, between 0945 and 1150 hours. All areas within the 4.34-acre project site were surveyed on foot, and binoculars were used to aid in the identification of animal species. Notes were taken on general site conditions, vegetation, and suitability of habitat for various special-status elements. Weather conditions during the survey included temperatures ranging from 70 to 77 degrees Fahrenheit, with sunny skies, no precipitation, and 0 to 3 mile-per-hour winds.

JURISDICTIONAL FEATURES

The project site was assessed for areas that may potentially be considered jurisdictional wetlands, waters of the United States, or streambeds/habitats as defined by the USACE, RWQCB, and CDFW, respectively.

VEGETATION

All plant species observed within the project site were recorded. Vegetation communities within the project site were identified and qualitatively described. Plant communities were determined in accordance with *A Manual of California Vegetation*, Second Edition (Sawyer et al. 2009). Plant nomenclature follows that of *The Jepson Manual*, Second Edition (Baldwin et al. 2012). A comprehensive list of the plant species observed during the survey is provided in Appendix B.

The Joshua tree census survey was conducted to comply with the permitting requirements of the Western Joshua Tree Conservation Act (WJTCA) and CDFW guidelines.

WILDLIFE

All wildlife and wildlife signs observed and detected, including tracks, scat, carcasses, burrows, excavations, and vocalizations, were recorded. Additional survey time was spent in those habitats most likely to be utilized by wildlife (native vegetation, wildlife trails, etc.) or in habitats with the potential to support State- and/or Federally listed or otherwise special-status species. Notes were made on the general habitat types, species observed, and the conditions of the project site. A comprehensive list of the wildlife species observed during the survey is provided in Appendix C. Representative photographs of the project site that document existing conditions are provided in Appendix D.

RESULTS

LITERATURE REVIEW RESULTS

According to the records collected from relevant literature and databases, 32 special-status species (15 plant species and 17 animal species), 9 of which are Federally or State listed as threatened, endangered, or fully protected, or are candidates for listing, have been documented or may be expected in the project vicinity.

An analysis of the likelihood of the occurrence of these species is provided in Table A. This analysis takes into account species range as well as documentation within the vicinity of the project site and includes the habitat requirements for each species and the potential for their occurrence on the site, based on required habitat elements and range relative to the current site conditions. No USFWS-designated critical habitat occurs within or adjacent to the project site. CDFW natural communities of concern are discussed below.

EXISTING SITE CONDITIONS

Topography and Soils

The elevation of the project site ranges from approximately 3,710 to 3,726 ft above mean sea level (amsl). Review of the USDA Natural Resources Conservation Service WebSoil Survey resulted in soils within the project site and the surrounding areas as not being defined. Based on the May 7, 2024, field survey, soil types were identified as sandy loam and loamy sand.

Vegetation and Land Cover

Vegetation on the site consists of disturbed Joshua tree woodland (*Yucca brevifolia* Woodland Alliance) and was classified using *A Manual of California Vegetation*, Second Edition (Sawyer et al. 2009) (Appendix A, Figure 3). Dirt roads have been present with the current configurations since at least 1989 based on historic aerial imagery (Google Earth, 1989, 1995). Dominant vegetation within Joshua tree woodland includes western Joshua tree (*Yucca brevifolia*), Mojave yucca (*Yucca schidigera*), creosote bush (*Larrea tridentata*), Mediterranean grass (*Schismus* sp.), red brome (*Bromus ruben*), Sahara mustard (*Brassica tournefortii*), shortpod mustard (*Hirschfeldia incana*), and redstem stork's bill (*Erodium cicutarium*). No other plant communities are present on the site.

Table A: Special-Status Species Occurrence Probability

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
Plants				
Astragalus bernardinus **San Bernardino milk-vetch**	US: – CA: 1B	Granitic or carbonate (limestone) substrates in Joshua tree woodland and pinyon and juniper woodland at 900 to 2,290 meters (2,950 to 7,500 feet) elevation. Occurs only in Riverside and San Bernardino Counties, in the San Bernardino, New York, and Ivanpah Mountains.	Blooms April through June (perennial herb)	**Not Expected:** No granitic or carbonate substrates were found on the site. Species not identified during May 2024 floristic survey.
Astragalus tricarinatus **Triple-ribbed milk-vetch**	US: FE CA: 1B	Metamorphic rock outcrops weathering into gravelly soil in semi-desert chaparral, or (probably as waifs) at the edges of boulder-strewn desert washes and adjacent slopes in rocky incised canyons in Joshua tree woodland and Sonoran Desert scrub; known from west edge of desert at 450 to 1,200 meters (1,500 to 3,900 feet) elevation in Riverside and extreme southern San Bernardino Counties.	Blooms February through May (perennial herb)	**Not Expected:** No metamorphic rock outcrops or other habitat features on site. Species not identified during May 2024 floristic survey.
Berberis fremontii **Fremont barberry**	US: – CA: 2B	Rocky sites in chaparral, Joshua tree, pinyon and juniper woodland at elevations of 840 to 1,850 meters (2,750 to 6,070 feet).	Blooms April through June (perennial evergreen shrub)	**Not Expected:** No rocky areas on site. Species not identified during May 2024 floristic survey.
Boechera dispar **Pinyon rock cress**	US: – CA: 2B	Granitic, gravelly slopes and mesas in Joshua tree woodland, pinyon-juniper woodland, and Mojave Desert scrub at 1,200 to 2,400 meters (4,000 to 7,900 feet) elevation. In California, known from Inyo, Mono, San Bernardino, and Tulare Counties.	Blooms March through June (perennial herb)	**Not Expected:** No granitic, gravelly slopes on site. Species not identified during May 2024 floristic survey.
Boechera shockleyi **Shockley's rock cress**	US: – CA: 2B	Limestone or quartzite on ridges, rocky outcrops, or in openings in pinyon-juniper woodland at 875 to 2,205 meters (2,900 to 7,200 feet) in elevation. In California, known only from Inyo and San Bernardino counties.	Blooms May through June (perennial herb)	**Not Expected:** No suitable habitat on ridges, rocky outcrops, or pinyon-juniper woodland on site. Species not identified during May 2024 floristic survey.
Calochortus palmeri var. *palmeri* **Palmer's mariposa-lily**	US: – CA: 1B	Mesic sites in chaparral and lower montane coniferous forest at 600 to 2,400 meters (2,000 to 7,900 feet) in elevation. Known from Riverside, San Bernardino, Santa Barbara, Los Angeles, Ventura, Kern, and San Luis Obispo counties.	Blooms April through July (perennial herb)	**Not Expected:** No mesic areas, chaparral, or coniferous forest on site. Species not identified during May 2024 floristic survey.

Cymopterus multinervatus **Purple-nerve cymopterus**	US: – CA: 2B	Sandy or gravelly slopes, rocky outcrops, along ridges in Mojavean desert scrub and pinyon and juniper woodland at 765 to 2,195 meters (2,500 to 7,200 feet) in elevation. In California, known only from Inyo, Riverside, and San Bernardino counties. Also occurs in Arizona, Nevada, New Mexico, Texas, Utah, and Mexico.	Blooms March through April (perennial herb)	**Not Expected:** Site is outside the known range of this species. Nearest location is a 1978 collection about 12 miles north of the project site at the south end of its known range. Species not identified during May 2024 floristic survey; would have been detectable as a perennial even if past flower.
Erigeron parishii **Parish's daisy**	US: FT CA: 1B	Generally found on or near carbonates (e.g. limestone); usually on steep rocky slopes, or in washes or on adjacent benches in canyons; usually in pinyon woodland, pinyon-juniper woodland, or blackbrush scrub at 800 to 2,000 meters (2,600 to 6,600 feet) in elevation (usually above 3,600 feet). Known only from San Bernardino and Riverside counties.	Blooms May through June (perennial herb)	**Not Expected:** Site is outside the known range of this species, which occurs in mountainous areas to the west. No carbonates or other suitable habitat areas on site.
Grusonia parishii **Parish's club-cholla**	US: – CA: 2B	Sandy or rocky areas in Mojavean desert scrub, Sonoran desert scrub, Joshua tree woodland at 300 to 1,524 meters (985 to 5,000 feet) in elevation. In California, known only from Riverside and San Bernardino counties. Also occurs in Arizona, Nevada, and possibly Texas.	Blooms May through June or July (perennial stem succulent)	**Not expected:** Site is outside the known range of this species. Nearest locations are 1932 collections from about 7 miles southeast of the site. Species not identified during May 2024 floristic survey; readily detected year-round.
Linanthus bernardinus **Pioneertown linanthus**	US: – CA: 1B	Joshua tree woodland and pinyon and juniper woodland at 1,120 to 1,345 meters (3,670 –4,410 feet). Known only from the Sawtooth Range in San Bernardino County.	Blooms March through May (annual herb)	**Not Expected:** Project site is outside the known range of this species (Sawtooth Mountains). Not identified during May 2024 floristic survey.
Linanthus maculatus ssp. *maculatus* (*Gilia maculata*) **Little San Bernardino Mountains linanthus**	US: – CA: 1B	Loose, well-aerated sand on wash-margin benches with few or no competing species and void of large shrubs or trees, in areas of desert dune, desert scrub, and Joshua tree woodland at 195 to 2,075 meters (600 to 6,800 feet) elevation. Loosely associated shrubs include creosote bush (Larrea tridentata), brittle bush (Encelia farinosa), burro bush (Ambrosia dumosa), cheesebush (Hymenoclea salsola) and desert catalpa (Chilopsis linearis). Not found in loose sands away from washes, nor in dense stands of weedy annuals. Known only from Riverside and San Bernardino Counties. Known only from edges of washes associated with the San Bernardino	Blooms March through May (annual herb)	**Not Expected:** No wash margin benches on site. Not identified during May 2024 floristic survey.

		Mountains (north and east sides), the Little San Bernardino Mountains, and the northern part of the Coachella Valley.		
Monardella robisonii **Robinson's monardella**	US: – CA: 1B	Rocky, granitic slopes often among boulders in pinyon-juniper woodland and Joshua tree woodland at 610 to 1,525 meters (2,000 to 5,000 feet) elevation. In California, known only from the immediate vicinity of the Little San Bernardino Mountains in Riverside and San Bernardino Counties.	Blooms in April through October (perennial herb)	**Not Expected:** No rocky, granitic slopes on site. Not identified during May 2024 floristic survey.
Penstemon clevelandii var. *mohavensis* **Mohave beardtongue**	US: – CA: 1B	Rocky, often granitic areas in Mojavean desert scrub and pinyon and juniper woodland at 925 to 1,620 meters (3035 to 5,315 feet) in elevation. Known only from Riverside and San Bernardino Counties, California.	Blooms March through May (perennial herb)	**Not expected:** No rocky areas on site. Not identified during May 2024 floristic survey.
Saltugilia latimeri **Latimer's woodland gilia**	US: – CA: 1B	Dry desert slopes of coarse sandy to rocky soils in chaparral and Mojavean desert scrub at 400 to 1,900 meters (1,300 to 6,200 feet) elevation.	Blooms March through June (annual herb)	**Not Expected:** No slopes with coarse sandy to rocky soils on site. Not identified during May 2024 floristic survey.
Yucca brevifolia **Western Joshua tree**	US: – CA: SCT/SCE	Various plant communities from Sonoran Desert scrub to yellow pine forest in desert and desert edge areas (up to about 6,600 feet elevation in California). In California, known from Kern, San Bernardino, Los Angeles, Riverside, Inyo, and Mono Counties. Also occurs in Nevada, Utah, and Arizona.	Blooms March through June (perennial evergreen tree)	**Present:** Project site contains 98 individual trees.
Insects				
Danaus plexippus plexippus pop. 1 **Monarch butterfly (California overwintering population)**	US: FPT CA: SA	Overwintering habitat is located in wind-protected tree groves (eucalyptus, Monterey pine, Monterey cypress) with nectar and water sources nearby. The majority of the overwintering habitat sites are located within 1.5 miles of the Pacific Ocean or San Francisco Bay. Sites are typically found at low elevations (200 to 300 feet) and situated on slopes oriented to the south, southwest or west, or in shallow canyons or gullies. The sites need to have dappled sunlight, high humidity, fresh water, and an absence of freezing temps or high winds. Monarchs breed only where milkweeds are found. They forage on a wide variety of flowers.	September through March at overwintering sites	**No wintering or breeding habitat present.** Monarch may move through the site during migration or occasionally forage on the site comparable to its use of desert and urban ornamental vegetation throughout the region.

Bombus crotchii **Crotch's bumble bee**	US: – CA: SCE	Inhabits open scrub (including chaparral) and grassland with high floral diversity from coastal California to the crest of Sierra-Cascade and in desert edge areas, south into Mexico. Suitable bumble bee habitat requires the continuous availability of sufficient flowers suitable for foraging to sustain the colony throughout its duration (spring through summer), as well as sites suitable for colony nesting and for overwintering of the new queens. Preferred foraging plants of this species include milkweeds (*Asclepias* spp.), phacelias (*Phacelia* spp.), sages (*Salvia* spp.), vetches (*Vicia* spp.), deerweed (*Acmispon glaber*), lupines (*Lupinus* spp.), and poppies (*Eschscholzia spp.*) (Robert Thorpe et al, 1983, *Bumble Bees and Cuckoo Bumble Bees of California*). Nests underground in abandoned rodent burrows but may also nest in other cavities such as rock piles, fallen logs, or thatched grasses (California Department of Fish and Wildlife, *Survey Considerations for California Endangered Species Act [CESA] Candidate Bumble Bee Species)*. Overwintering is poorly understood but likely includes sloping areas insulated with leaf litter under trees or large shrubs (*ibid*.).	Spring and summer	**Low.** This species occurs infrequently in the desert but habitat appears potentially suitable.
Paranomada californica **California cuckoo bee**	US: – CA: SA	Parasitic on other bees. Occurs within desert scrub, but habitat requirements are unknown. The California Natural Diversity Database (CNDDB) has only two occurrence records for this species: a 1971 record from near Pioneertown, San Bernardino County, and a 1944 record from the vicinity of Yucca Valley, San Bernardino County.	Spring and summer	**Not exptected.** There are no recent records of this species in the region and habitat on the site is unexceptional compared with the overall desert habitat in the region.
Reptiles				

Anniella stebbinsi **Southern California legless lizard**	US: – CA: SSC	Inhabits sandy or loose loamy soils with high moisture content under sparse vegetation. Found primarily in cismontane southern California from Santa Barbara County to northwestern Baja California, with a few outlying populations in the deserts of southern California.	Nearly year round, at least in southern areas	**Not expected.** No areas with moist, loose soil on site.
Crotalus ruber **Red diamond rattlesnake**	US: – CA: SSC	Desert scrub, thornscrub, open chaparral and woodland; occasional in grassland and cultivated areas. Prefers rocky areas and dense vegetation. Morongo Valley in San Bernardino and Riverside counties to the west and south into Baja California.	Primarily Mid-spring through mid-fall	**Not expected.** Site is outside the expected range of this species and lacks rocky habitat.
Gopherus agassizii **Desert tortoise**	US: FT CA: ST	Historically found throughout most of the Mojave and Sonoran Deserts into Arizona, Nevada, and Utah. Believed to have been extirpated from the western and southern portions of the Antelope Valley. Found in creosote bush scrub, saltbush scrub, thornscrub (in Mexico), and Joshua tree woodland. Found in the open desert as well as in oases, riverbanks, washes, dunes, and occasionally rocky slopes.	Spring, and again in early fall in areas of summer rains, with brief periods of activity at other times	**Low:** Suitable habitat is present within the project site. However, no suitable burrows or sign of this species occurred on site during the May 2024 field survey. Two CNDDB records occur approximately 2 miles southwest of the project site, west of SR-247.
Phrynosoma blainvillii (coronatum) **Coast horned lizard**	US: – CA: SSC	Primarily in sandy soil in open areas, especially washes and floodplains, in many plant communities. Requires open areas for sunning, bushes for cover, patches of loose soil for burial, and an abundant supply of ants or other insects. Occurs west of the deserts from northern Baja California north to Shasta County below 2,400 meters (8,000 feet) in elevation.	Primarily April through July with reduced activity August through October	**Low to Moderate:** This species was not observed during any of the site visits, but portions of the site may be suitable.
Uma scoparia **Mojave fringe-toed lizard**	US: – CA: SSC	Requires fine wind-blown sand, generally in relatively sparse creosote scrub on loose sand dunes with sand grains <0.5 mm. Not present where sand is too firm for sand swimming; and washes and desert flats are generally unsuitable. Patchily distributed in Mojave Desert areas of Los Angeles, Riverside, and San Bernardino counties. Also occurs in Arizona.	March to October (breeding April to July)	**Not expected:** Site lacks dunes or similar habitat.
Birds				
Athene cunicularia (burrow sites)	US: – CA: SSC/SCT/SCE	Open country in much of North and South America. Usually occupies ground squirrel burrows in open, dry grasslands, agricultural and range lands, railroad	Year-round	**Low:** Suitable habitat is present within the project site. Species is common in the area. However, during the time of

Burrowing owl		rights-of-way, and margins of highways, golf courses, and airports. Often utilizes man-made structures, such as earthen berms, cement culverts, cement, asphalt, rock, or wood debris piles. They avoid thick, tall vegetation, brush, and trees, but may occur in areas where brush or tree cover is less than 30 percent.		the May 2024 field survey the project site was highly vegetated with no suitable burrows or sign of this species. One CNDDB record occurs approximately 6.5 miles east of the project site.
Lanius ludovicianus (nesting) **Loggerhead shrike**	US: – CA: SSC (breeding)	Prefers open habitats with scattered small trees and with fences, utility lines, or other perches. Inhabits open country with short vegetation, pastures, old orchards, cemeteries, golf courses, riparian areas, and open woodlands. Highest density occurs in open-canopied valley foothill hardwood, valley foothill hardwood-conifer, valley foothill riparian, pinyon-juniper, juniper, desert riparian, and Joshua tree habitats. Occurs only rarely in heavily urbanized areas, but often found in open cropland. Found in open country in much of North America.	Year-round	**Present:** Adults and fledglings were observed adjacent to the project site during the May 2024 field survey.
Setophagia petechia (nesting) **Yellow warbler**	US: – CA: SSC (breeding)	Nests primarily in riparian woodland. More widespread in brushy habitats, woodland, and forest during migration and in winter. Nests across much of North America from Alaska and Northwest Territories to central Mexico. Winters primarily from Mexico to northern South America.	April through September, rare in winter.	**Not expected:** No riparian habitat on site.
Toxostoma bendirei **Bendire's thrasher**	US: BCC CA: SSC (breeding)	Inhabits Joshua tree woodland with scattered desert shrubs such as creosote bush and sweet bush. Also occurs in the eastern Mojave in areas with plentiful cholla (*Cylindropuntia* spp.) (Garret and Dunn 1981). Common summer resident in Joshua Tree National Monument (Remsen 1978).	April through September, rare in winter.	**Low:** Habitat (Joshua tree woodland) present with the project site may be suitable. Species not detected during May 2024 field survey. There are two CNDDB records of observations of this species in 1991 from approximately 12 miles north northwest of the project site.
Toxostoma lecontei	US: BCC CA: SSC	Inhabits sparsely vegetated desert flats, dunes, alluvial fans, or gently rolling hills having a high proportion of saltbush (Atriplex spp.) or cholla (Cylindropuntia spp.), often occurring along small washes or sand dunes. Prefers dense thorny shrubs (most often saltbush or cholla) for nesting. Uncommon and local resident in low desert scrub throughout most of the Mojave Desert, extending up	Year-round	**Low:** Suitable habitat (desert scrub) present with the project site may be suitable. Species not detected during May 2024 field survey. Two CNDDB records occur approximately 2 miles west and north of the project site.

		into the southwestern corner of the San Joaquin Valley. Breeding range in California extends from these areas into eastern Mojave, north into the Owens Valley and south into the lower Colorado Desert and eastern Mojave. Only the San Joaquin Valley population of this species is considered a BLM Sensitive species or California Species of Concern.		
Vireo bellii pusillus **Least Bell's vireo**	US: FE CA: SE	Riparian forests and willow thickets. The most critical structural component of Least Bell's Vireo habitat in California is a dense shrub layer 2 to 10 feet (0.6–3.0 meter) above ground. Willows usually dominant. Nests from central California to northern Baja California Sur. Winters primarily in Baja California Sur.	March through September	**Not expected:** No riparian habitat on site.
Mammals				
Lasiurus xanthinus **Western yellow bat**	US: – CA: SSC	Found mostly in desert and desert riparian areas of the southwest US, but also expanding its range with the increased usage of native and non-native ornamental palms in landscaping. Individuals typically roost amid dead fronds of palms but have also been documented roosting in cottonwood trees. Forage over many habitats.	Year-round; nocturnal	**Not expected**: No palms or other typical roosting habitat on site; may occasionally forage over site.
Ovis canadensis nelsoni (excluding peninsular Distinct Population Segment) **Desert bighorn sheep**	US: – CA: CFP (except rams when hunting is authorized) BLM: S	Occurs in open, rocky, steep areas with available water and herbaceous forage; widely distributed from the White Mountains in Mono County to the Chocolate Mountains in Imperial County.	Year-round	**Not expected**: No rocky, steep habitat areas on site.

Taxidea taxus **American badger**	US: – CA: SSC	Primary habitat requirements seem to be sufficient food and friable soils in relatively open uncultivated ground in grasslands, woodlands, and desert. Widely distributed in North America.	Year-round	**Not expected:** Marginally suitable (friable soils) habitat is present on site. However, no suitable burrows or sign for this species were detected during the May 2024 field survey. Site is small and not expected to provide enough food. One CNDDB record occurs approximately 7 miles west of the project site, west of SR-247.

Source: Compiled by LSA (2024).
US: Federal Classifications
FE Listed as Endangered.
FT Listed as Threatened.
FPE Proposed for listing as Endangered.
FPT Proposed for listing as Threatened.
FPD Proposed for delisting.
FC Candidate for listing as Threatened or Endangered.
BCC Bird of Conservation Concern
CA: State Classifications
SE State-listed as Endangered.
ST State-listed as Threatened.
SR State-listed as Rare.
SCE Candidate for State-listing as Endangered.
SCT Candidate for State-listing as Threatened.
SC Candidate for State-listing as Threatened or Endangered.
SSC Species of Special Concern. Refers to animals with vulnerable or seriously declining populations.
CFP California Fully Protected. Refers to animals protected from take under Fish and Game Code sections 3511, 4700, 5050, and 5515.
SA Special Animal. Refers to any other animal monitored by the Natural Diversity Data Base, regardless of its legal or rarity status.
1A California Rare Plant Rank 1A – presumed extinct in California.
1B California Rare Plant Rank 1B – rare, threatened or endangered in California and elsewhere.
2B California Rare Plant Rank 2B – rare, threatened or endangered in California, but more common elsewhere.
3 California Rare Plant Rank 3 – a review list of plants about which more information is needed.
4 California Rare Plant Rank 4 – a watch list of plants of limited distribution.
MSHCP: Western Riverside County MSHCP Status
C Species is covered and adequately conserved under the MSHCP.
S Species is covered and adequately conserved under the MSHCP, but surveys are required within indicated habitats and/or survey areas.
P Species is covered and will be adequately conserved when MSHCP specified requirements are met.
CNDDB = California Natural Diversity Database

A census of Joshua trees was conducted on November 1, 2023, by LSA biologists Stan Spencer, Christina Van Oosten, and Eva Newby. The census survey resulted in a total of 98 Joshua trees present within the site and buffer area (Appendix E). A total of 35 vascular plant species were identified within the project site during the May 7, 2024, field survey. Appendix F can be referenced for the findings of the spring plant survey. See Appendix B for a complete list of plant species observed on site.

Wetlands and Other Jurisdictional Waters

The USACE, under Section 404 of the Federal Clean Water Act (CWA), regulates discharges of dredged or fill material into "waters of the United States." These waters include wetlands and non-wetland bodies of water that meet specific criteria, including a connection to interstate commerce. This connection may be direct (through a tributary system linking a stream channel with traditional navigable waters used in interstate or foreign commerce) or it may be indirect (through a connection identified in USACE regulations). The USACE typically regulates as non-wetland waters of the United States any body of water displaying an "ordinary high water mark." To be considered a "jurisdictional wetland" under Section 404, an area must possess hydrophytic vegetation, hydric soils, and wetland hydrology. The CDFW, under Sections 1600 et seq. of the California Fish and Game Code, regulates alterations to lakes, rivers, and streams. A stream is defined by the presence of a bed, channel, and banks and at least an occasional flow of water. The RWQCB is responsible for the administration of Section 401 of the CWA through water quality certification of any activity that may result in a discharge to jurisdictional waters of the United States. The RWQCB may also regulate discharges to "waters of the State," including wetlands, under the California Porter-Cologne Water Quality Control Act.

No drainage features, ponded areas, wetlands, or riparian habitat subject to jurisdiction by the CDFW, USACE, and/or RWQCB were found within the project site. Neither CWA Section 404 and 401 permits nor a CDFW Streambed Alteration Agreement is necessary. The findings represent the professional opinion of LSA and are subject to verification by the regulatory agencies.

Wildlife

The abundant Joshua trees and yucca within the project site are considered potential habitat for some native wildlife species, especially birds. There are many trees on the project site that could significantly contribute to nesting, and could be directly impacted by the proposed development. A total of 9 wildlife species were observed in (or foraging over) the project parcel during the May 2024 general field survey: California quail *(Callipepla californica),* mourning dove *(zenaida macroura),* turkey vulture *(Cathartes aura),* loggerhead shrike *(Lanius ludovicianus),* common raven *(Corvus corax),* house sparrow *(Passer domesticus),* house finch *(Haemorhous mexicanus),* San Diegan tiger whiptail *(Aspidoscelis tigris stejnegeri),* desert cottontail *(Sylvilagus audubonii).* Other common desert wildlife species of the region are also expected to occur on site. One special-status species, loggerhead shrike, was observed during the field survey.

Special-Status Species

This section discusses special-status species potentially occurring within the limits of the project site. Legal protection for special-status species varies widely, from the comprehensive protection

extended to listed threatened/endangered species to no legal status at present. The CDFW, USFWS, local agencies, and special-status groups such as CNPS publish watch lists of declining species.

The special-status species analysis in Table A includes species that are listed as threatened or endangered by the State or Federal government or fully protected by the State, candidates for State and/or ederal listing, and other species considered rare, threatened, or endangered by CDFW or CNPS, including animals designated by CDFW as California Species of Special Concern and other species that are unique to a region or listed as of concern by a local jurisdiction. Inclusion of species described in the special-status species analysis is based on the following criteria:

- Direct observation of the species or its sign on the project site or immediate vicinity during previous biological studies;
- Sighting by other qualified observers;
- Records reported by the CNDDB and published by the CDFW;
- Presence or location information for specific species provided by private groups (e.g., CNPS); and
- Project site lies within known distribution of a given species and contains appropriate habitat.

Table A summarizes special-status species known to occur in the region.

Threatened and Endangered Species

Under provisions of Section 7(a)(2) of the FESA, a Federal agency that permits, licenses, funds, or otherwise authorizes a project activity must consult with the USFWS to ensure that its actions would not jeopardize the continued existence of any listed threatened or endangered species or destroy or adversely modify critical habitat. The USFWS designates as threatened or endangered species that are at risk of extinction and may also adopt recovery plans that identify specific areas that are essential to the conservation of a listed species. Critical habitat areas that may require special management considerations or protections can also be designated.

The CESA is administered by the CDFW and prohibits the "take" of plant and animal species identified as either threatened, endangered, or candidates for listing in the State of California by the Fish and Game Commission (Fish and Game Code Sections 2050 to 2097). "Take" is defined as to hunt, pursue, catch, capture, or kill. Sections 2091 and 2081 of CESA allow the CDFW to authorize exceptions to the prohibition of "take" for purposes such as public and private development. The CDFW requires formal consultation to ensure that a proposed project's actions would not jeopardize the continued existence of any listed species or destroy or adversely affect listed species' habitats.

As identified in Table A, the following Federally/State-listed species or candidates for state listing have the potential to occur on the project site based on the literature review:

- Triple-ribbed milk-vetch (*Astragalus tricarinatus*): Federally listed as endangered, California Rare Plant Rank (CRPR) 1B;

- Parish's daisy (Erigeron parishii): Federally listed as threatened, CRPR 1B;
- Western Joshua tree: State candidate for listing as threatened or endangered;
- Monarch butterfly (*Danaus plexippus plexipus*, western population): Federally proposed for listing as threatened;
- Crotch's bumble bee (Bombus crotchii): State Candidate for listing as endangered;
- Desert tortoise (*Gopherus agassizii*, [DETO]): Federally and State-listed as threatened;
- Burrowing owl (*Athene cunicularia*, [BUOW]): State Candidate for listing as threatened or endangered, California Species of Special Concern (SSC);
- Least Bell's vireo (Vireo bellii pusillus): Federally and State-listed as endangered; and
- Desert bighorn sheep (*Ovis canadensis nelsonii*): State-listed as fully protected.

The project site may provide low quality habitat for desert tortoise, Crotch's bumble bee, or burrowing owl. Monarch butterfly may move through the site for migration or occasionally forage on the site, but the site does not have wintering or breeding habitat, and potential use for foraging would not be expected to exceed that of the overall desert or urban areas in the region; therefore, no substantial impacts to this species by the project are expected. Triple-ribbed milk-vetch, Parish's daisy, least Bell's vireo, and desert bighorn sheep are not expected based on lack of suitable habitat, while western Joshua tree is known to be present.

Non-Listed Special-Status Species

The other, non-listed, special-status plant species identified and discussed in Table A are not expected to occur on the project site based on habitat quality or geographic location, and none were observed during the floristic survey on May 7, 2024.

Three wildlife species, coast horned lizard (*Phrynosoma blainvillii*), Bendire's thrasher (*Toxostoma bendirei*) and Le Conte's thrasher (*Toxostoma lecontei*), have a low to moderate potential of occurring on site. One special-status bird species, loggerhead shrike, was observed during the field survey. None of the other non-listed special-status species are expected to occur on the site. The project site has suitable vegetation that could support nesting birds.

Natural Communities of Concern

Riparian habitats, oak woodlands, and vernal pools are among some of the natural communities of interest to the CDFW. In addition, CDFW maintains a list of natural communities occurring in the State and identifies those that are sensitive as having ranks of S1–S3.

The CDFW CNDDB database search did not list any communities of concern occurring within the project site or its immediate surroundings. The western Joshua tree census survey, conducted on November 1, 2023, noted the occurrence of disturbed Joshua tree woodland within the entirety of

the project site. Joshua tree woodland has a rank of S3, Vulnerable. The habitat within the project site contains a mostly non-native understory and is dominated by western Joshua tree. Refer to Appendix E Joshua Tree Report. This habitat will be directly impacted by project activities taking place within the site. No other natural communities of concern, including those that have a State rank of S1-S3, are present within the site.

IMPACT FINDINGS

VEGETATION AND HABITAT IMPACTS

The project would result in direct impacts to native habitats and/or sensitive natural communities in the form of Joshua tree woodland. This species is discussed below.

THREATENED AND ENDANGERED SPECIES

One State-listed species, western Joshua tree, was observed during the November 1, 2023, field survey. Two Federal and/or State-listed animal species have a low potential of occurrence on the project site.-No other listed plant or animal species were observed during the site surveys.

Western Joshua Tree

Direct impacts to western Joshua tree are expected with project implementation. Western Joshua tree is known to commonly occur within the general project vicinity. The Joshua tree census conducted on November 1, 2023, resulted in 98 individual trees within the project site and the buffer area. LSA recommends the following impact avoidance measure:

- **Joshua Tree Incidental Take Permit.** An incidental take permit (ITP) application under the Western Joshua Tree Conservation Act (WJTCA) shall be submitted to and approved by the California Department of Fish and Wildlife (CDFW) for any unavoidable impacts to western Joshua tree (*Yucca brevifolia*), prior to the onset of construction activities.

Desert Tortoise

The project site is within the range of DETO. Direct impacts to desert tortoise may occur with project implementation. No DETO, their sign, or suitable burrows were observed during the November 1, 2023 or May 7, 2024 site visits; however, focused surveys for this species were not conducted. LSA recommends the following impact avoidance measure:

- **Desert Tortoise Survey.** Prior to any vegetation or ground disturbance activities, surveys shall be conducted for the species according to the United States Fish and Wildlife's (USFWS) 2019 *Preparing for Any Action That May Occur Within the Range of the Mojave Desert Tortoise* (*Gopherus agassizii*) (USFWS 2019b). Should there be positive survey results, a Federal incidental take permit under Section 10 of FESA and State incidental take permit under Section 2081 of the Fish and Game Code would be required.

Crotch's Bumble Bee

The project site is within the range of Crotch's bumble bee, although this species occurs relatively infrequently in desert areas. Direct impacts to this may occur with project implementation. LSA recommends the following impact avoidance measure:

- **Crotch's Bumble Bee Survey:** To avoid impacts to Crotch's bumble bee, prior to vegetation removal or issuance of a grading permit, a qualified biologist shall conduct a focused Crotch's

bumble bee surveys to determine the presence or absence of Crotch's bumble bee within the proposed area of disturbance. The surveys shall consist of three separate visits spaced two to four weeks apart. The pre-construction survey shall be conducted between April 1 and June 15, early in the colony active period, prior to the issuance of the grading permit and within one year prior to the initiation of project activities (including removal of vegetation). The survey shall be conducted by a qualified biologist meeting the qualifications discussed in the California Department of Fish and Wildlife (CDFW) guidance (i.e., *Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species*, dated June 6, 2023) with a memorandum of understanding for Crotch's bumble bee surveys. The survey shall consist of photographic surveys conducted in accordance with the CDFW guidance. The qualified biologist shall send all photographic vouchers to a CDFW-approved taxonomist to confirm the identifications of the bumble bees encountered during surveys. Survey results will be considered valid until the start of the next colony active period (April 1 of the following year). The results of the pre-construction survey shall be submitted to the City. Survey data shall also be submitted by the qualified biologist to the California Natural Diversity Database, as applicable, in accordance with the requirements of the biologist's memorandum of understanding and scientific collecting permit with CDFW. If pre-construction surveys identify Crotch's bumble bee individuals on-site, the qualified biologist or project proponant shall notify and consult with CDFW to determine whether project activities would result in impacts to Crotch's bumble bee, in which case, an Incidental Take Permit may be required. If an Incidental Take Permit is required, it shall be obtained prior to issuance of the grading permit.

Burrowing Owl

Direct impacts to BUOW may occur with project implementation. BUOW is known to commonly occur within the general project vicinity. No BUOW, their sign, or suitable burrows were observed during the November 1, 2023 or May 7, 2024 site visits; however, focused surveys for this species and potential burrows were not conducted. At the time of the May 2024 survey, the Joshua tree woodland had a highly vegetated understory that may deter BUOW. LSA recommends the following impact avoidance measure:

- **Pre-Construction Presence/Absence Survey:** A burrowing owl take avoidance survey shall be performed by a qualified biologist not more than 14 days prior to any site disturbance (grubbing, grading, and construction) in accordance with California Department of Fish and Wildlife (CDFW) guidelines (*Staff Report on Burrowing Owl Mitigation,* March 7, 2012). If an occupied burrow is found (as indicated by the observation of a burrowing owl or the presence of burrowing owl sign), a 250-foot buffer around the burrow will be staked and flagged and no construction activities will be allowed within the buffer area during the breeding season (February 1 through August 31). If the burrow is within the project disturbance area, CDFW will be consulted to coordinate relocation of the owl in accordance with accepted protocols. Work on the site will be stopped until CDFW issues an Incidental Take Permit, or other resolution is determined. Non-Listed Special-Status Species

One non-listed animal species, loggerhead shrike, was observed during the May 7, 2024, field survey and is considered present. Three non-listed animal species, Le Conte's thrasher, Bendire's thrasher, and coast horned lizard, have a low (for Bendire's and Le Conte's thrashers) or low to moderate (for

coast horned lizard) potential of occurring within the project site. Given that these species are not listed as threatened or endangered and are widespread, and that the project size is relatively small, the project would not result in substantial impacts to these species. No other non-listed plant or animal species were observed during the site surveys nor are they anticipated to be adversely affected by the project.

Nesting Birds

Nesting birds protected by the MBTA and California Fish and Game Code may occur on site (potentially including Bendire's thrasher, Le Conte's thrasher and loggerhead shrike) and may be directly affected without avoidance and minimization measures. With successful implementation of the measures described below, impacts to nesting birds would be avoided, and no additional avoidance or minimization measures are warranted. LSA recommends the following impact avoidance measure:

- **Pre-Construction Nesting Bird Survey.** To ensure compliance with California Fish and Game Code and the Migratory Bird Treaty Act (MBTA) and to avoid potential impacts to nesting birds, vegetation removal activities shall be conducted outside the general bird nesting season (January 15 through August 31). Any vegetation removal and/or construction activities that occur during the nesting season will require that all suitable habitats be thoroughly surveyed for the presence of nesting birds by a qualified biologist. Prior to commencement of clearing, a qualified biologist shall conduct a pre-construction survey within 3 days prior to ground-disturbing activities. Should nesting birds be found, an exclusionary buffer will be established by the qualified biologist. The buffer may be up to 500 feet in diameter, depending on the species of nesting bird found. This buffer will be clearly marked in the field by construction personnel under guidance of the qualified biologist, and construction or clearing will not be conducted within this zone until the qualified biologist determines that the young have fledged or the nest is no longer active. The buffer may be modified and/or other recommendations proposed as determined appropriate by the biologist to minimize impacts. Nesting bird habitat within the project site will be resurveyed during bird breeding season if there is a lapse in construction activities longer than 7 days.

WILDLIFE MOVEMENT

Wildlife movement includes seasonal migration along corridors and daily movements for foraging. Migration corridors may include areas of unobstructed movement of deer, riparian corridors providing cover for migrating birds, routes between breeding waters and upland habitat for amphibians, and areas between roosting and feeding areas for birds.

The project site does not contain any essential connectivity areas, natural landscape blocks, natural areas small, or potential riparian connections, as documented in the California Essential Habitat Connectivity Project report (Spencer et al. 2010).

The project site is adjacent to existing commercial development and SR-247 that already restricts wildlife movement to the west and south in the project vicinity. The majority of wildlife movement within the project site is anticipated to be limited to wildlife present on site or within an adjacent

vacant lot to the east and north. The noise, vibration, light, dust, or human disturbance within construction areas would only temporarily deter wildlife from using areas in the immediate vicinity of construction activities. These indirect effects could temporarily alter migration behaviors, territories, or foraging habitats in select areas. However, because these are temporary effects, it is likely that wildlife already living and moving close to urban development would alter their normal functions for the duration of the project construction and then re-establish these functions once all temporary construction effects have been removed. Additionally, the proposed project's activities would not place any permanent barriers within any known wildlife movement corridors or interfere with habitat connectivity. Therefore, the proposed project would not substantially limit wildlife movement, and no mitigation is warranted.

OTHER STATE AND LOCAL POLICIES AND ORDINANCES PROTECTING BIOLOGICAL RESOURCES

Western Joshua Tree Conservation Act

The WJTCA is a law passed in California in July 2023 to set forth protections and guidelines for the western Joshua tree. The law prohibits the importation, export, take, possession, purchase, or sale of any western Joshua tree in California unless authorized by CDFW. The proposed project is in the standard fee area (not the reduced fee area), as these areas are defined in Fish and Game Code Section 1927.3 (d) and (e). The project must comply with the permitting requirements of the Western Joshua Tree Conservation Act and California Department of Fish and Wildlife guidelines. As noted above, an ITP application under the WJTCA is required prior to project implementation (see Mitigation Measure [MM] BIO-1). It should be noted that the CDFW has not entered into an agreement with any county or city to delegate limited authority to permit the taking of western Joshua tree. While the western Joshua tree is regulated under the Town of Yucca Valley Development Code Section 9.09.050, the WJTCA supersedes previous ordinances or policies put in place prior to its implementation.

California Desert Native Plants Act (CDNPA)

Division 23 of the California Food and Agriculture Code consists of the California Desert Native Plants Act (CDNPA). The CDNPA was developed to protect certain species of California desert native plants from unlawful harvesting on both public and private lands. This act protects all native cacti (family Cactaceae), Joshua tree and other yuccas (*Yucca* spp.), century plants (*Agave* spp.), nolinas (*Nolina* spp.), ocotillo (*Fouquieria splendens*), mesquites (*Prosopis* spp.), palos verdes (*Cercidium* spp.), elephant trees (*Bersura* sp.) crucifixion thorn (*Castela emoryi*), panamint dudleya (*Dudleya saxosa*), bristlecone pine (*Pinus longaeva*), California fan palm (*Washingtonia filifera*), catclaw (*Senegalia greggii*), desert-holly (*Atriplex hymemelytra*), smoke tree (*Dalea spinosa*), and desert ironwood (*Olneya tesota*). It should be noted that most of the species protected by CDNPA are not considered rare or special-status species. The CDNPA only applies within the boundaries of Imperial, Inyo, Kern, Los Angeles, Mono, Riverside, San Bernardino, and San Diego Counties. Within these counties, the CDNPA prohibits the harvest, transport, sale, or possession of these desert plants unless a person has a valid permit from the county sheriff or agricultural commissioner. Six species protected by the CDNPA were observed on the Project Site (see Appendix B): silver cholla (*Cylindropuntia echinocarpa*), diamond cholla (*Cylindropuntia ramosissima*), hedgehog cactus (*Echinocereus engelmannii*), catclaw (*Senegalia gregii*), western Joshua tree (*Yucca brevifolia*), and

Mojave yucca (*Yucca schidigera*). Western Joshua trees on the site were mapped as part of the Joshua tree census conducted for this project. The remaining five species will need to be surveyed on the Project Site as required for a permit under the CDNPA.

Town of Yucca Valley Development Code Section 9.09.050

Under the Town of Yucca Valley Ordinance, western Joshua tree, Mojave yucca, Parry's nolina (*Nolina parryi*), California juniper (*Juniperus californica*), Our Lord's candle (*Yucca whipplei*), and Pinon pine (*Pinus monophylla*) require a tree removal permit. Yucca Valley Development Code Section 9.09.050 requires mapping for any regulated native plant within 40 feet of ground disturbance within the project site. A photograph must be provided for each plant or plant cluster. The diameter of each plant or plant cluster and the approximate height of each plant or cluster should be included in the photo caption or in a separate table. A determination of general plant condition and whether the plant or cluster is likely to survive transplanting must also be provided.

Through project implementation, the project may conflict with local policies or policies related to biological resources for Mojave yucca and California juniper. With implementation of MM BIO-1, MM BIO-6, and MM BIO-7 the project would not conflict with other state and local policies or policies related to biological resources. The project is not subject to any other local policies or ordinances.

MITIGATION MEASURE SUMMARY

MM BIO-1 **Joshua Tree Incidental Take Permit.** An incidental take permit (ITP) application under the Western Joshua Tree Conservation Act (WJTCA) shall be submitted to and approved by the California Department of Fish and Wildlife (CDFW) for any unavoidable impacts to western Joshua tree (*Yucca brevifolia*), prior to its removal.

MM BIO-2 **Desert Tortoise Survey.** Prior to any vegetation or ground disturbance activities, surveys shall be conducted for the species according to the United States Fish and Wildlife's (USFWS) 2019 *Preparing for Any Action That May Occur Within the Range of the Mojave Desert Tortoise* (*Gopherus agassizii*) (USFWS 2019b). Should there be positive survey results, a Federal incidental take permit under Section 10 of the Federal Endangered Species Act (FESA) and State incidental take permit under Section 2081 of the Fish and Game Code would be required.

MM BIO-3 **Crotch's Bumble Bee Survey:** To avoid impacts to Crotch's bumble bee, prior to vegetation removal or issuance of a grading permit, a qualified biologist shall conduct a focused Crotch's bumble bee surveys to determine the presence or absence of Crotch's bumble bee within the proposed area of disturbance. The surveys shall consist of three separate visits spaced two to four weeks apart. The pre-construction survey shall be conducted between April 1 and June 15, early in the colony active period, prior to the issuance of the grading permit and within one year prior to the initiation of project activities (including removal of vegetation). The survey shall be conducted by a qualified biologist meeting the qualifications discussed in the California Department of Fish and Wildlife (CDFW) guidance (i.e., *Survey Considerations for California Endangered Species Act Candidate Bumble Bee*

Species, dated June 6, 2023) with a memorandum of understanding for Crotch's bumble bee surveys. The survey shall consist of photographic surveys conducted in accordance with the CDFW guidance. The qualified biologist shall send all photographic vouchers to a CDFW-approved taxonomist to confirm the identifications of the bumble bees encountered during surveys. Survey results will be considered valid until the start of the next colony active period (April 1 of the following year). The results of the pre-construction survey shall be submitted to the City. Survey data shall also be submitted by the qualified biologist to the California Natural Diversity Database, as applicable, in accordance with the requirements of the biologist's memorandum of understanding and scientific collecting permit with CDFW. If pre-construction surveys identify Crotch's bumble bee individuals on-site, the qualified biologist or project proponant shall notify and consult with CDFW to determine whether project activities would result in impacts to Crotch's bumble bee, in which case, an Incidental Take Permit may be required. If an Incidental Take Permit is required, it shall be obtained prior to issuance of the grading permit.

MM BIO-4 **Pre-Construction Burrowing Owl Survey.** A burrowing owl take avoidance survey shall be performed by a qualified biologist not more than 14 days prior to any site disturbance (grubbing, grading, and construction) in accordance with CDFW guidelines (*Staff Report on Burrowing Owl Mitigation*, March 7, 2012). If an occupied burrow is found (as indicated by the observation of a burrowing owl or the presence of burrowing owl sign), a 250-foot buffer around the burrow will be staked and flagged and no construction activities will be allowed within the buffer area during the breeding season (February 1 through August 31). If the burrow is within the project disturbance area, CDFW will be consulted to coordinate relocation of the owl in accordance with accepted protocols. Work on the site will be stopped until CDFW issues an Incidental Take Permit, or other resolution is determined. Determination of the appropriate method of relocation, such as eviction/ passive relocation or active relocation, shall be based on the specific site conditions (e.g., distance to nearest suitable habitat and presence of burrows within that habitat) in coordination with the CDFW. Active relocation and eviction/passive relocation require the preservation and maintenance of suitable burrowing owl habitat determined through coordination with the CDFW.

MM BIO-5 **Pre-Construction Nesting Bird Survey.** To ensure compliance with the California Fish and Game Code and the Migratory Bird Treaty Act (MBTA) and to avoid potential impacts to nesting birds, vegetation removal activities shall be conducted outside the general bird nesting season (January 15 through August 31). Any vegetation removal and/or construction activities that occur during the nesting season will require that all suitable habitats be thoroughly surveyed for the presence of nesting birds by a qualified biologist. Prior to commencement of clearing, a qualified biologist shall conduct a pre-construction survey within 3 days prior to ground-disturbing activities. Should nesting birds be found, an exclusionary buffer will be established by the qualified biologist. The buffer may be up to 500 feet in diameter, depending on the species of nesting bird found. This buffer will be clearly marked in

the field by construction personnel under guidance of the qualified biologist, and construction or clearing will not be conducted within this zone until the qualified biologist determines that the young have fledged or the nest is no longer active. The buffer may be modified and/or other recommendations proposed as determined appropriate by the biologist to minimize impacts. Nesting bird habitat within the project site will be resurveyed during the bird breeding season if there is a lapse in construction activities longer than 7 days.

MM BIO-6 **Town of Yucca Valley Development Code Section 9.09.050**. A tree removal permit application under Development Code Section 9.09.050 shall be submitted to and approved by the Town of Yucca Valley for any unavoidable impacts to Mojave yucca and California juniper.

MM BIO-7 **California Desert Native Plants Act**. The Applicant shall obtain a permit from the San Bernardino County Agricultural Commissioner before disturbing or removing any CDNPA-protected plants from the Project Site.

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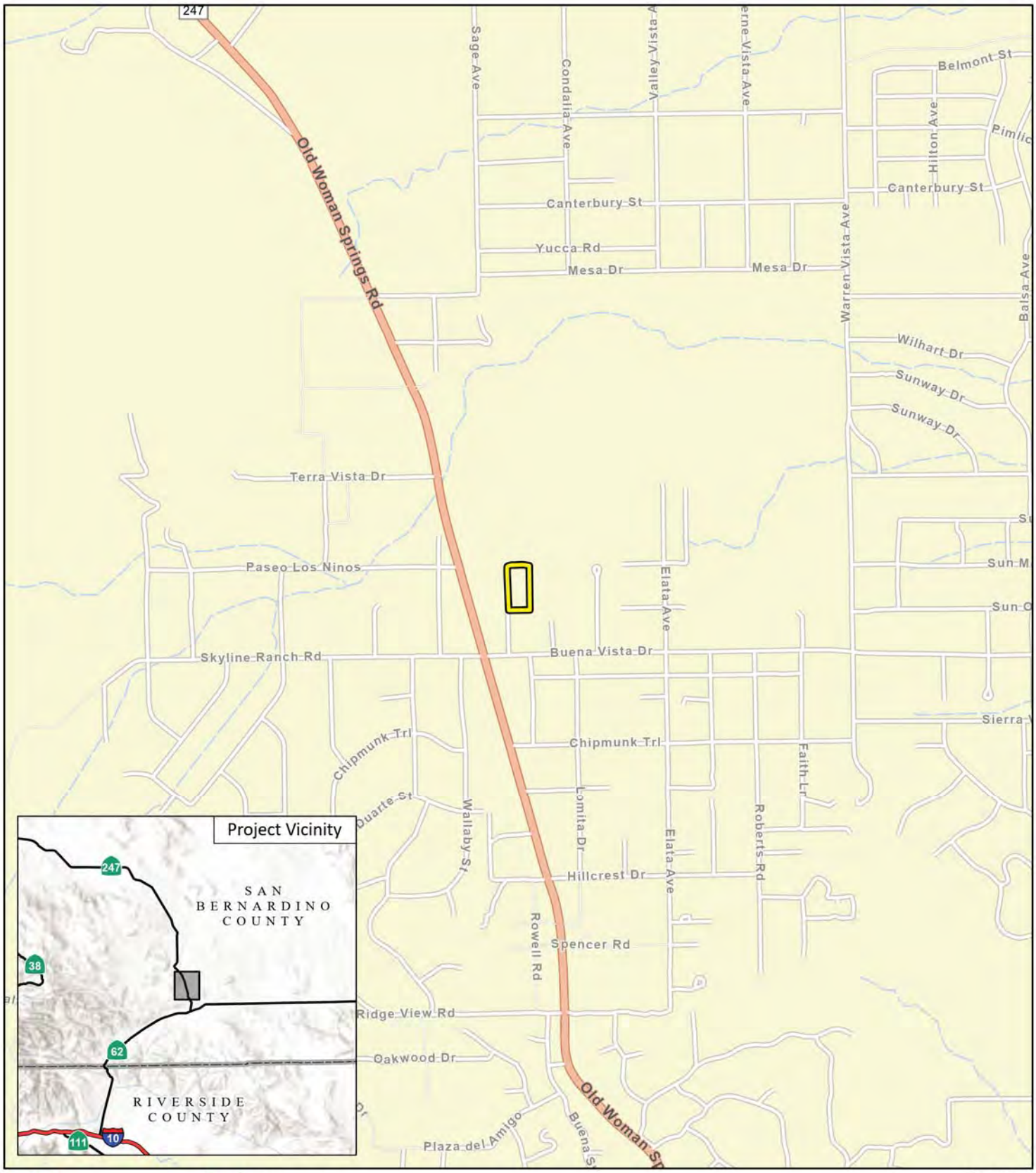
APPENDIX A

FIGURES 1–4

Figure 1: Regional and Project Location
Figure 2: Project Site Plan
Figure 3: Vegetation, Land Use, and Photo Locations
Figure 4: Joshua Tree Census



LSA

FIGURE 1

SOURCE: Esri (2024)

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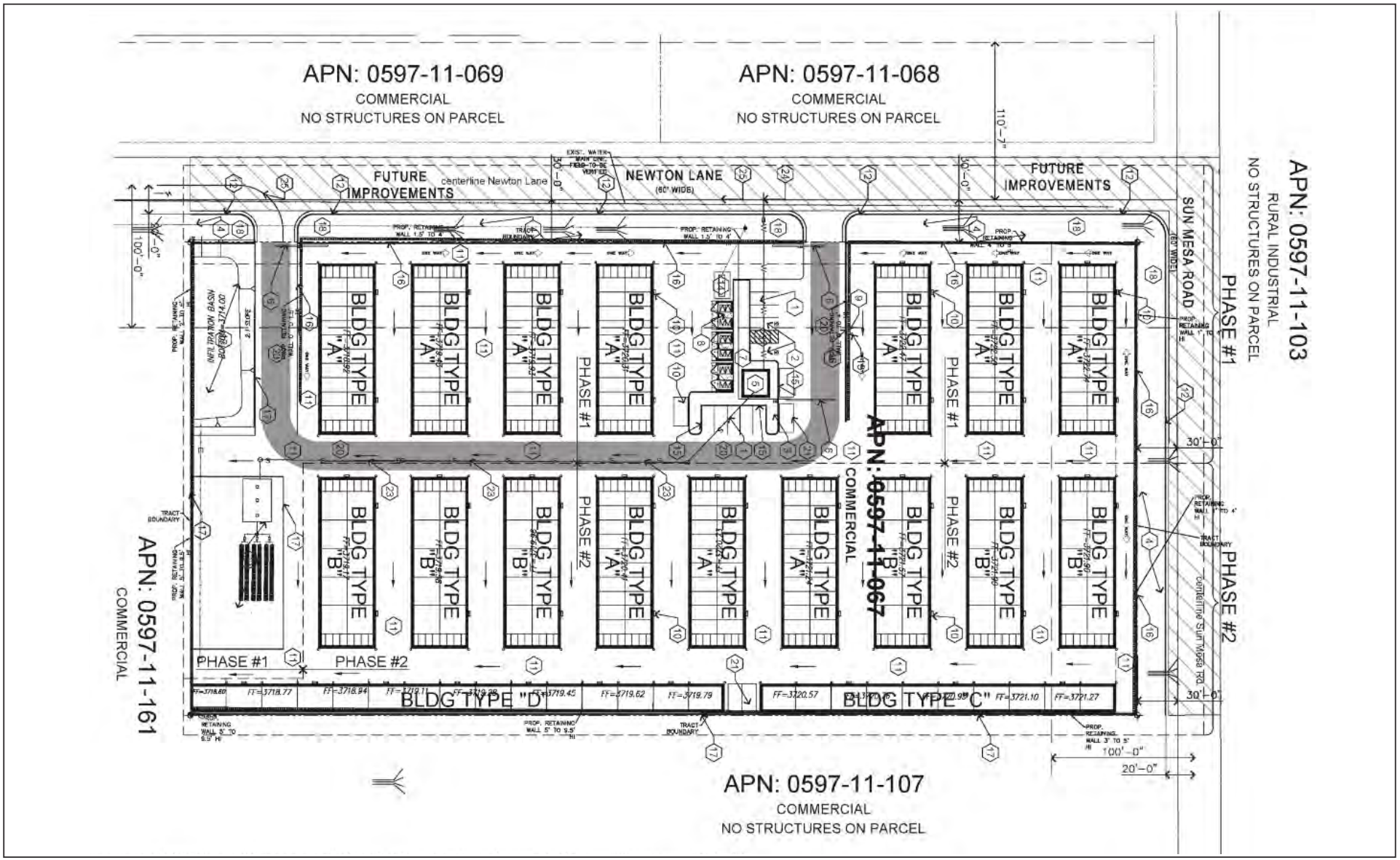
Sun Mesa (Billings) Mini Storage Project

Project Location



LSA

FIGURE 2

0 50 100
FEET

SOURCE: Ultra Systems

I:\2025\20252490\G\Site_Plan.ai (7/25/2025)

Sun Mesa (Billings) Mini Storage Project
Site Plan



LSA

Project Area

Photo Points

Land Cover

Joshua Tree Woodland - 4.92 acres

N

0 15 30

Meters

SOURCE: Nearmap Aerial Imagery (June 12, 2023)

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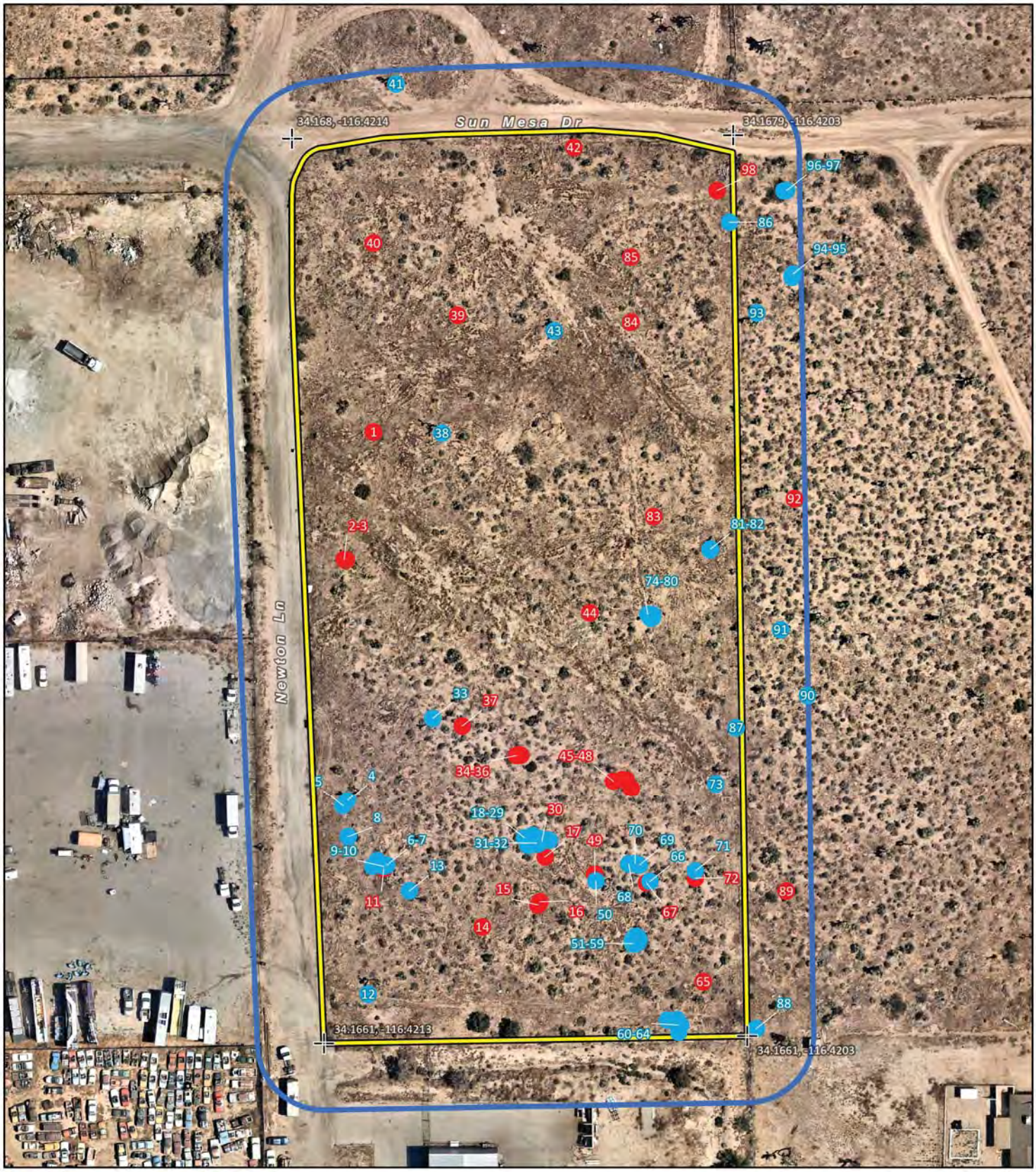
FIGURE 3

Sun Mesa (Billings) Mini Storage Project

Vegetation, Land Use, and Photo Locations



LSA

FIGURE 4

Sun Mesa (Billings) Mini Storage Project

Joshua Tree Census

SOURCE: Nearmap Aerial Imagery (June 12, 2023)

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APPENDIX B

VASCULAR PLANT SPECIES OBSERVED

The following vascular plant species were observed within the project site by LSA biologists on May 7, 2024.

* Introduced species not native to California

CONIFERS	
Cupressaceace	**Cypress family**
Juniperus californica	California juniper
GNETOPHYTES	
Ephedraceae	**Ephedra family**
Ephedra nevadensis	Nevada jointfir
EUDICOT FLOWERING PLANTS	
Asteraceae	**Sunflower family**
Acamptopappus sphaerocephalus	Rayless goldenhead
Adenophyllum cooperi	Adenophyllum
Ambrosia dumosa	White bur-sage
Ambrosia salsola	Burrobrush
Baileya multiradiata	Desert marigold
Ericameria cooperi	Cooper's goldenbush
Stephanomeria exigua	Small wreath-plant
Boraginaceae	**Borage family**
Amsinckia tessellata	Bristly fiddleneck
Brassicaceae	**Mustard family**
*Brassica tournefortii**	Sahara mustard
*Hirschfeldia incana**	Shortpod mustard
*Sisymbrium altissimum**	Tall tumblemustard
*Sisymbrium irio**	London rocket
Cactaceae	**Cactus family**
Cylindropuntia echinocarpa	Silver cholla
Cylindropuntia ramosissima	Diamond cholla
Echinocereus engelmannii	Hedgehog cactus
Chenopodiaceae	**Saltbush family**
Atriplex canescens	Fourwing saltbush
Euphorbiaceae	**Spurge family**
Euphorbia albomarginata	Rattlesnake weed

Fabaceae	**Pea family**
Senegalia greggii	Catclaw
Senna armata	Spiny senna
Geraniaceae	**Geranium family**
*Erodium cicutarium**	Redstem stork's bill
Lamiaceae	**Mint family**
Salvia columbariae	Chia
Scutellaria mexicana	Bladder sage
Malvaceae	**Mallow family**
Sphaeralcea ambigua	Desert mallow
Nyctaginaceae	**Four-o'clock family**
Mirabilis laevis	Wishbone bush
Polygonaceae	**Buckwheat family**
Eriogonum fasciculatum	California buckwheat
Eriogonum maculatum	Buckwheat
Solanaceae	**Nightshade family**
Lycium andersonii	Water jacket
Lycium cooperi	Peach thorn
Zygophyllaceace	**Caltrop family**
Larrea tridentata	Creosote bush
MONOCOTS FLOWERING PLANTS	
Agavaceae	**Agave family**
Yucca brevifolia	Western Joshua tree
Yucca schidigera	Mojave yucca
Poaceae	**Grass family**
*Bromus rubens**	Red brome
Schismus sp.*	Mediterranean grass

Taxonomy and scientific nomenclature generally conform to Baldwin, B.G., D.H. Goldman et al., eds. (2012; *The Jepson Manual: Vascular Plants of California,* 2nd edition; University of California Press, Berkeley and Los Angeles, California).

Common names for each taxa generally conform to Roberts, F.M., Jr. (2008; *The Vascular Plants of Orange County, California: An Annotated Checklist*; F.M. Roberts Publications, San Luis Rey, California) except where Abrams, L. (1923, 1944, and 1951; *Illustrated Flora of the Pacific States: Washington, Oregon, and California*, vols. I–III; Stanford University Press, Stanford, California) and Abrams, L. and Ferris, R.S. (1960; *Illustrated Flora of the Pacific States: Washington, Oregon, and California*, vol. IV; Stanford University Press, Stanford, California) were used, particularly when species-specific common names were not identified in Roberts, F.M., Jr. (2008).

APPENDIX C

ANIMAL SPECIES DETECTED

This is a list of the bony fishes, amphibians, reptiles, birds, and mammals noted in the study area by LSA biologists. Presence may be noted if a species is seen or heard, or identified by the presence of tracks, scat, or other signs. Please note that most species are listed in phylogenetic order of relation.

* Species not native to the project site

BIRDS	
Odontophoridae	**New World Quail**
Callipepla californica	California quail
Columbidae	**Pigeons and Doves**
Zenaida macroura	mourning dove
Cathartidae	**American Vultures**
Cathartes aura	turkey vulture
Laniidae	**Shrikes**
Lanius ludovicianus	loggerhead shrike
Corvidae	**Crows and Ravens**
Corvus corax	common raven
Passeridae	**Old World Sparrows**
*Passer domesticus**	house sparrow
Fringillidae	**Finches**
Haemorhous mexicanus	house finch
REPTILES	
Teiidae	**Whiptails**
Aspidoscelis	San Diego tiger whiptail
MAMMALS	
Leporidae	**Rabbits and Hares**
Sylvilagus audubonii	desert cottontail

APPENDIX D

REPRESENTATIVE SITE PHOTOGRAPHS



Photo 1: View looking south at Joshua tree woodland from the northwest corner of the project site.



Photo 2: View looking south at Joshua tree woodland from the northeast corner of the project site.



Photo 3: View looking west at Joshua tree woodland from the southeast corner of the project site.



Photo 4: View looking north at Joshua tree woodland from the southwest corner of the project site.



Photo 1: View looking south at Joshua tree woodland from the northwest corner of the project site.

APPENDIX E

JOSHUA TREE REPORT

CARLSBAD
CLOVIS
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

September 26, 2025

Daniel R. Patneaude
DRP Enterprises, LLC
P.O. Box 4428
Palm Springs, CA 92263

Subject: Western Joshua Tree Census for the Sun Mesa (Billings) Mini Storage Project in Yucca Valley, San Bernardino County, California (LSA Project No. 20252490)

Dear Mr. Patneaude:

This letter report documents the results of a census of western Joshua trees (*Yucca brevifolia var. brevifolia*) conducted at the request of DRP Enterprises, LLC, for the Sun Mesa (Billings) Mini Storage project (project) on Assessor's Parcel Numbers 0597-111-67-0000. The 4.34-acre site is on the southwest corner of Newton Lane and Sun Mesa Road, north of Buena Vista Drive in Yucca Valley, San Bernardino County, California. Figure 1 (all figures provided in Attachment A) provides project location.

The Joshua tree census survey was conducted to comply with the permitting requirements of the Western Joshua Tree Conservation Act and California Department of Fish and Wildlife guidelines. This project is in the reduced fee area, as described in Fish and Game Code section 1927.3.

METHODS

The Western Joshua tree census was conducted on November 1, 2023, from 6:30 a.m. to 3:15 p.m. by LSA arborist Stan Spencer, senior biologist Christina Van Oosten and assistant biologist Eva Newby. Weather conditions during the census were clear, with winds of 0-2 miles per hour (mph) and temperatures from 66-78 Degrees Fahrenheit (°F).

The study area for the census includes the 4.34-acre project site plus a 15-meter (49-foot) buffer area around the site (Figure 2). They surveyed the study area on foot by walking 30-foot transects. The transect spacing provided for complete visual coverage of Joshua trees of all size classes on the site. As access was not provided to the buffer area, Joshua trees were surveyed from the edge of the project site (Assessor's Parcel Numbers 0597-111-67-0000). Each living or dead Joshua tree in the study area was assigned a unique identification number, tagged, photographed, and mapped using Global Positioning System (GPS) technology (datum WGS 84). Each Joshua tree stem or trunk arising from the ground was considered an individual tree. For each Joshua tree, the arborist recorded size class, maturity, and flowering/fruiting status. The collected information for each Joshua tree is provided in Table A (Attachment B). Figure 2 shows Joshua tree locations. Photographs of the Joshua trees are provided in Figure 3.

STAFF BACKGROUND

Dr. Spencer has a Ph.D. in botany from Claremont Graduate University (1997) and is an International Society of Arboriculture Certified Arborist (WE-9358A). He has conducted arborist studies throughout Southern California since 2003, including Joshua tree inventories in Los Angeles and San

Bernardino counties as well as Joshua tree relocation monitoring. Dr. Spencer is knowledgeable of Joshua tree ecology and identification and experienced in inventorying and assessing Joshua trees for general health and suitability for transplanting. Dr. Spencer can be contacted at 951-232-4124 or stan.spencer@lsa.net. Ms. Van Oosten has a B.S. in Zoology from California State Polytechnic University, Pomona (2008) and is a desert ecologist with more than 10 years' experience in the Southwest. She is knowledgeable of Joshua tree ecology and identification and experienced in inventorying and assessing Joshua trees for general health. Ms. Van Oosten is under the tutelage of Dr. Spencer to become an arborist herself and has conducted Joshua tree inventories in Kern and San Bernardino counties.

RESULTS

As shown in Table A, Joshua Tree Census Data, 98 Joshua trees were found in the study area: 87 on the project site and 11 in the buffer area. Fifty-eight of the 87 within the project site are alive, with 4 greater than 5 meters (16.4 feet), 27 are between 1 meter (3.8 feet) to less than 5 meters (16.4 feet), and the remaining 27 are less than 1 meter (3.8 feet) in height.

The 11 Joshua trees in the buffer area are spread through the eastern side of the project. Eight of the 11 are alive, with 1 greater than 5 meters (16.4 feet), 5 are between 1 meter (3.8 feet) to less than 5 meters (16.4 feet), and 2 are less than 1 meter (3.8 feet) in height. No Joshua tree seedlings were found in the study area or the buffer. No flowering or fruiting was observed for the current year.

If you have any questions about this Joshua tree census, please contact me at (626) 215-0329 or christina.vanoosten@lsa.net.

Sincerely,

LSA Associates, Inc.



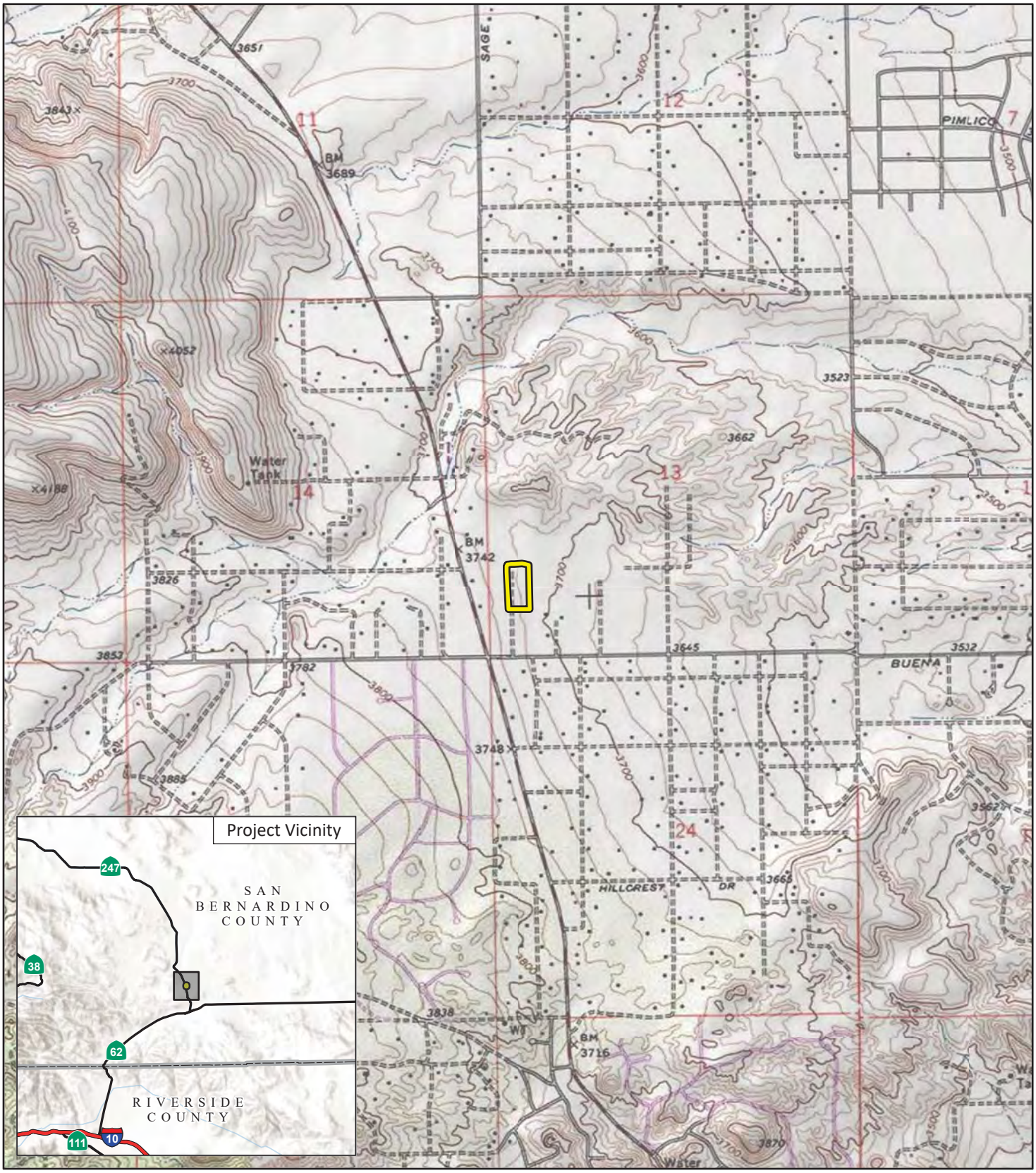
Christina Van Oosten
Senior Biologist

Attachments: A: Figure 1—Project Location
Figure 2—Joshua Tree Census
Figure 3—Representative Tree Photographs
B: Table A

ATTACHMENT A

FIGURES

Figure 1: Project Location
Figure 2: Joshua Tree Census
Figure 3: Joshua Tree Photographs



LSA

FIGURE 1

Sun Mesa (Billings) Mini Storage Project

Project Location

SOURCE: USGS 7.5' Quad - *Yucca Valley North (1989)*, CA

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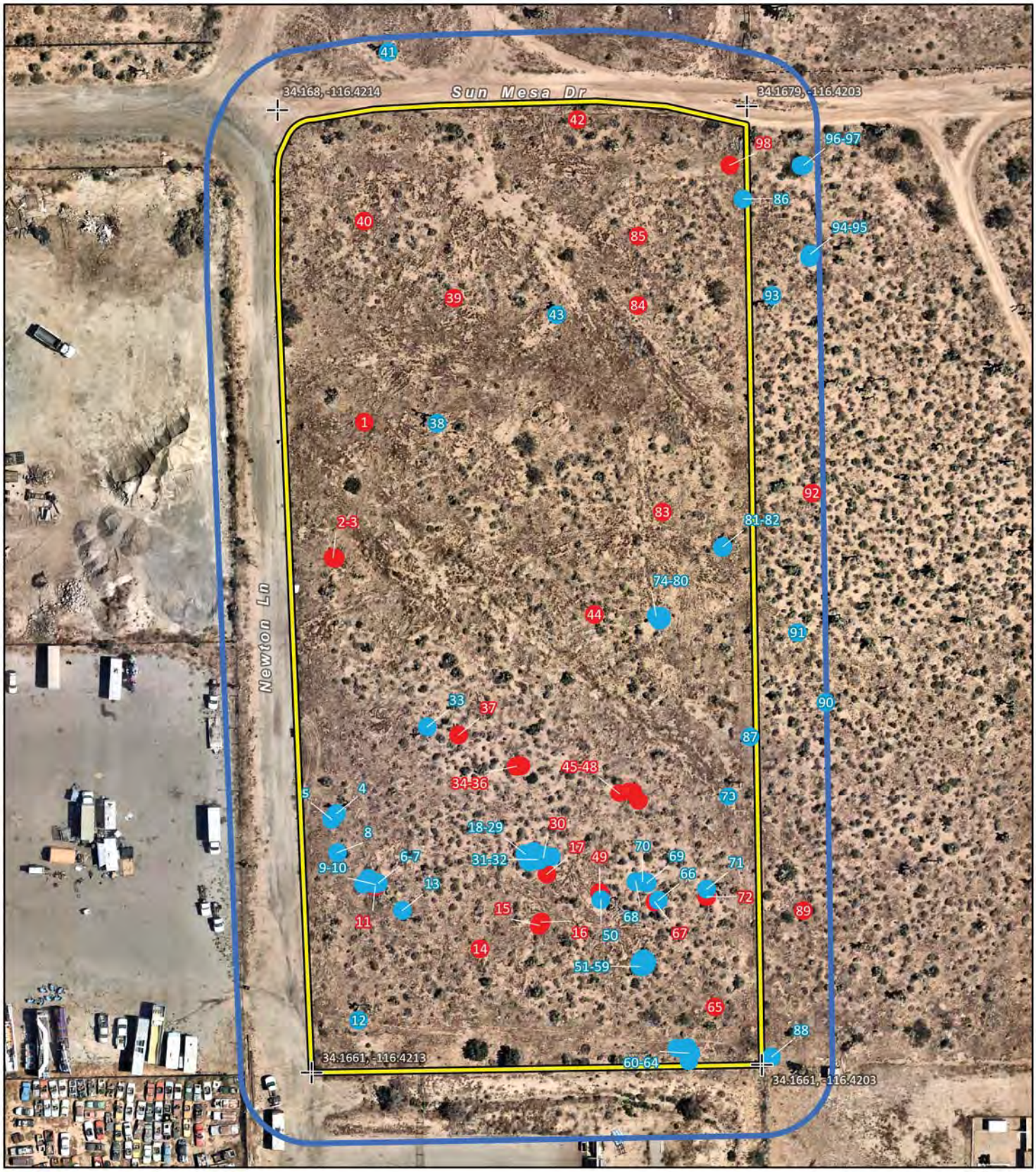

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Project Area

Study Area

Joshua Trees

Alive

Dead

FIGURE 2

0 14 28

Meters

SOURCE: Nearmap Aerial Imagery (June 12, 2023)

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Sun Mesa (Billings) Mini Storage Project

Joshua Tree Census



Photo 1: Tree 1



Photo 2: Tree 2



Photo 3: Tree 3



Photo 4: Tree 4



Photo 5: Tree 5



Photo 6: Tree 6



Photo 7: Tree 7



Photo 8: Tree 8



Photo 9: Tree 9



Photo 10: Tree 10



Photo 11: Tree 11



Photo 12: Tree 12

LSA

FIGURE 3
Page 1 of 9

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 13: Tree 13



Photo 14: Tree 14



Photo 15: Tree 15



Photo 16: Tree 16



Photo 17: Tree 17



Photo 18: Tree 18



Photo 19: Tree 19



Photo 20: Tree 20



Photo 21: Tree 21



Photo 22: Tree 22



Photo 23: Tree 23



Photo 24: Tree 24

LSA

FIGURE 3
Page 2 of 9

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 25: Tree 25



Photo 26: Tree 26



Photo 27: Tree 27



Photo 28: Tree 28



Photo 29: Tree 29



Photo 30: Tree 30



Photo 31: Tree 31



Photo 32: Tree 32



Photo 33: Tree 33



Photo 34: Tree 34



Photo 35: Tree 35



Photo 36: Tree 36

LSA

FIGURE 3
Page 3 of 9

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 37: Tree 37



Photo 38: Tree 38



Photo 39: Tree 29



Photo 40: Tree 40



Photo 41: Tree 41



Photo 42: Tree 42



Photo 43: Tree 43



Photo 44: Tree 44



Photo 45: Tree 45



Photo 46: Tree 46



Photo 47: Tree 47



Photo 48: Tree 48

LSA

FIGURE 3
Page 4 of 9

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 49: Tree 49



Photo 50: Tree 50



Photo 51: Tree 51



Photo 52: Tree 52



Photo 53: Tree 53



Photo 54: Tree 54



Photo 55: Tree 55



Photo 56: Tree 56



Photo 57: Tree 57



Photo 58: Tree 58



Photo 59: Tree 59

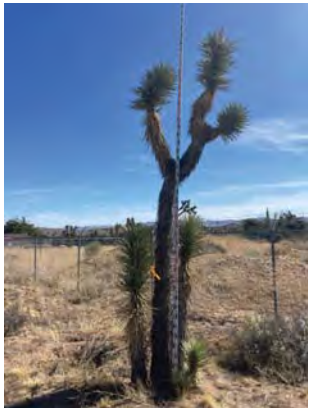


Photo 60: Tree 60

LSA

FIGURE 3
Page 5 of 9

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 61: Tree 61



Photo 62: Tree 62



Photo 63: Tree 63



Photo 64: Tree 64



Photo 65: Tree 65



Photo 66: Tree 66



Photo 67: Tree 67



Photo 68: Tree 68



Photo 69: Tree 69



Photo 70: Tree 70



Photo 71: Tree 71



Photo 72: Tree 72

LSA

FIGURE 3
Page 6 of 9

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 73: Tree 73



Photo 74: Tree 74



Photo 75: Tree 75



Photo 76: Tree 76



Photo 77: Tree 77



Photo 78: Tree 78



Photo 79: Tree 79



Photo 80: Tree 80



Photo 81: Tree 81



Photo 82: Tree 82



Photo 83: Tree 83



Photo 84: Tree 84

LSA

FIGURE 3
Page 7 of 9

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 85: Tree 85



Photo 86: Tree 86



Photo 87: Tree 87



Photo 88: Tree 88 in buffer. No property access.



Photo 89: Tree 89 in buffer. No property access.



Photo 90: Tree 90 in buffer. No property access.



Photo 91: Tree 91 in buffer. No property access.



Photo 92: Tree 92 in buffer. No property access.



Photo 69: Tree 69 in buffer. No property access.



Photo 70: Tree 70 in buffer. No property access.



Photo 71: Tree 71 in buffer. No property access.



Photo 96: Tree 96 in buffer. No property access.

LSA

FIGURE 3

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 97: Tree 97 in buffer. No property access.



Photo 98: Tree 98 in buffer. No property access.

LSA

FIGURE 3
Page 9 of 9

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)

ATTACHMENT B

TABLE A

Table A: Joshua Tree Census Data

Tree Number	Latitude (WGS 84)	Longitude (WGS 84)	Size Class[1]	Live or Dead?	Mature (Branched)?	Flowering or Fruiting Stage?	Project Impact to Tree (Removal, Trim, Relocation, Other, or None)	Project Activity Within 15 Meters?
1	34.167359	-116.421207	B	Dead	Yes	None	Removal	Yes
2	34.167102	-116.421284	B	Dead	Unknown	None	Removal	Yes
3	34.167101	-116.421278	B	Dead	Yes	None	Removal	Yes
4	34.166611	-116.421285	C	Live	Yes	None	Removal	Yes
5	34.1666	-116.421296	B	Live	Yes	None	Removal	Yes
6	34.166477	-116.421191	B	Live	Yes	None	Removal	Yes
7	34.166487	-116.421214	B	Live	Yes	None	Removal	Yes
8	34.166536	-116.421284	A	Live	No	None	Removal	Yes
9	34.166475	-116.421199	A	Live	No	None	Removal	Yes
10	34.166476	-116.421226	A	Live	No	None	Removal	Yes
11	34.16647	-116.421199	B	Dead	Yes	None	Removal	Yes
12	34.166216	-116.421242	C	Live	Yes	None	Removal	Yes
13	34.166424	-116.421137	B	Live	Yes	None	Removal	Yes
14	34.166349	-116.42096	B	Dead	Yes	None	Removal	Yes
15	34.166392	-116.420823	B	Dead	Yes	None	Removal	Yes
16	34.166398	-116.420819	B	Dead	Unknown	None	Removal	Yes
17	34.166489	-116.420804	B	Dead	No	None	Removal	Yes
18	34.166528	-116.420854	B	Live	Yes	None	Removal	Yes
19	34.166525	-116.420811	B	Live	No	None	Removal	Yes
20	34.166529	-116.420833	B	Live	Unknown	None	Removal	Yes
21	34.166514	-116.420846	B	Live	No	None	Removal	Yes
22	34.166523	-116.42084	B	Live	No	None	Removal	Yes
23	34.166526	-116.420819	B	Live	No	None	Removal	Yes
24	34.166522	-116.420793	A	Live	No	None	Removal	Yes
25	34.166523	-116.420825	A	Live	No	None	Removal	Yes
26	34.166513	-116.420845	A	Live	No	None	Removal	Yes
27	34.166517	-116.420837	A	Live	No	None	Removal	Yes
28	34.166533	-116.420834	A	Live	Unknown	None	Removal	Yes
29	34.166518	-116.420816	A	Live	Yes	None	Removal	Yes
30	34.16652	-116.420812	A	Dead	No	None	Removal	Yes

Table A: Joshua Tree Census Data

Tree Number	Latitude (WGS 84)	Longitude (WGS 84)	Size Class[1]	Live or Dead?	Mature (Branched)?	Flowering or Fruiting Stage?	Project Impact to Tree (Removal, Trim, Relocation, Other, or None)	Project Activity Within 15 Meters?
31	34.166517	-116.420825	A	Live	No	None	Removal	Yes
32	34.166515	-116.420821	A	Live	No	None	Removal	Yes
33	34.166776	-116.421073	B	Live	Yes	None	Removal	Yes
34	34.166698	-116.42087	B	Dead	Yes	None	Removal	Yes
35	34.166699	-116.42086	B	Dead	Yes	None	Removal	Yes
36	34.1667	-116.420864	B	Dead	No	None	Removal	Yes
37	Yes	-116.421002	B	Dead	Unknown	None	Removal	Yes
38	Yes	-116.42104	C	Live	Yes	None	Removal	Yes
39	Yes	-116.420997	B	Dead	Yes	None	Removal	Yes
40	Yes	-116.42120	B	Dead	Yes	None	Removal	Yes
41	Yes	-116.421139	C	Live	Yes	None	Other (in buffer)	Yes
42	Yes	-116.420707	B	Dead	Yes	None	Removal	Yes
43	Yes	-116.420761	B	Live	Yes	None	Removal	Yes
44	Yes	-116.420685	B	Dead	Yes	None	Removal	Yes
45	Yes	-116.420634	B	Dead	Yes	None	Removal	Yes
46	Yes	-116.420603	B	Dead	Unknown	None	Removal	Yes
47	Yes	-116.420612	B	Dead	No	None	Removal	Yes
48	Yes	-116.420591	B	Dead	Unknown	None	Removal	Yes
49	Yes	-116.420684	B	Dead	Yes	None	Removal	Yes
50	Yes	-116.420681	C	Live	Yes	None	Removal	Yes
51	Yes	-116.420594	B	Live	Yes	None	Removal	Yes
52	Yes	-116.420586	B	Live	Yes	None	Removal	Yes
53	Yes	-116.420578	A	Live	Unknown	None	Removal	Yes
54	Yes	-116.420588	A	Live	No	None	Removal	Yes
55	Yes	-116.42058	A	Live	Unknown	None	Removal	Yes
56	Yes	-116.420594	A	Live	No	None	Removal	Yes
57	Yes	-116.420591	A	Live	Unknown	None	Removal	Yes
58	Yes	-116.42058	A	Live	No	None	Removal	Yes
59	Yes	-116.420587	A	Live	Unknown	None	Removal	Yes
60	Yes	-116.420486	B	Live	Yes	None	Removal	Yes

Table A: Joshua Tree Census Data

Tree Number	Latitude (WGS 84)	Longitude (WGS 84)	Size Class[1]	Live or Dead?	Mature (Branched)?	Flowering or Fruiting Stage?	Project Impact to Tree (Removal, Trim, Relocation, Other, or None)	Project Activity Within 15 Meters?
61	Yes	-116.420512	A	Live	No	None	Removal	Yes
62	Yes	-116.420485	A	Live	Unknown	None	Removal	Yes
63	Yes	-116.42048	B	Live	Yes	None	Removal	Yes
64	Yes	-116.420488	A	Live	No	None	Removal	Yes
65	Yes	-116.420423	B	Dead	Unknown	None	Removal	Yes
66	Yes	-116.420549	B	Live	Yes	None	Removal	Yes
67	Yes	-116.420558	B	Dead	Unknown	None	Removal	Yes
68	Yes	-116.42060	B	Live	Yes	None	Removal	Yes
69	Yes	-116.420574	B	Live	Unknown	None	Removal	Yes
70	Yes	-116.420585	A	Live	No	None	Removal	Yes
71	Yes	-116.420438	B	Live	Yes	None	Removal	Yes
72	Yes	-116.420438	B	Dead	No	None	Removal	Yes
73	Yes	-116.420384	B	Live	Yes	None	Removal	Yes
74	Yes	-116.420544	B	Live	Yes	None	Removal	Yes
75	Yes	-116.420537	B	Live	No	None	Removal	Yes
76	Yes	-116.420532	A	Live	Unknown	None	Removal	Yes
77	Yes	-116.420532	A	Live	No	None	Removal	Yes
78	Yes	-116.420536	A	Live	No	None	Removal	Yes
79	Yes	-116.420538	A	Live	Unknown	None	Removal	Yes
80	Yes	-116.420535	A	Live	Unknown	None	Removal	Yes
81	Yes	-116.420388	B	Live	Yes	None	Removal	Yes
82	Yes	-116.420389	B	Live	Unknown	None	Removal	Yes
83	Yes	-116.420526	B	Dead	Unknown	None	Removal	Yes
84	Yes	-116.420574	B	Dead	Unknown	None	Removal	Yes
85	Yes	-116.420571	B	Dead	Yes	None	Removal	Yes
86	Yes	-116.420329	B	Live	Yes	None	Removal	Yes
87	Yes	-116.420332	B	Live	Yes	None	Removal	Yes
88	Yes	-116.420295	B	Live	Unknown	None	Other (in buffer)	Yes
89	Yes	-116.420216	B	Dead	Unknown	None	Other (in buffer)	Yes
90	Yes	-116.420157	B	Live	Yes	None	Other (in buffer)	Yes

Table A: Joshua Tree Census Data

Tree Number	Latitude (WGS 84)	Longitude (WGS 84)	Size Class[1]	Live or Dead?	Mature (Branched)?	Flowering or Fruiting Stage?	Project Impact to Tree (Removal, Trim, Relocation, Other, or None)	Project Activity Within 15 Meters?
91	Yes	-116.42022	B	Live	Yes	None	Other (in buffer)	Yes
92	Yes	-116.420181	B	Dead	Yes	None	Other (in buffer)	Yes
93	Yes	-116.420266	B	Live	Yes	None	Other (in buffer)	Yes
94	Yes	-116.420176	B	Live	Yes	None	Other (in buffer)	Yes
95	Yes	-116.420179	A	Live	No	None	Other (in buffer)	Yes
96	Yes	-116.420189	A	Live	No	None	Other (in buffer)	Yes
97	Yes	-116.420195	B	Live	Yes	None	Other (in buffer)	Yes
98	Yes	-116.420359	B	Dead	Yes	None	Removal	Yes

Source: Compiled by LSA (2023)

[1] A = Height less than 1 meter (3.8 feet) ; B = Height 1 m (3.8 feet) to less than 5 m (16.4 feet); C = Height 5 m (16.4 feet) or more.

APPENDIX F

PLANT REPORT

CARLSBAD
CLOVIS
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

September 26, 2025

Daniel R. Patneaude
DRP Enterprises, LLC
P.O. Box 4428
Palm Springs, CA 92263

Subject: Plant Survey for the Sun Mesa (Billings) Mini Storage Project in Yucca Valley, San Bernardino County, California (LSA Project No. 20252490)

Dear Mr. Patneaude:

This letter report documents the findings of a spring plant survey conducted at the request of DRP Enterprises, LLC, for the Sun Mesa (Billings) Mini Storage Project (project) on Assessor's Parcel Number 0597-111-67-0000. The 4.34-acre site is on the southwest corner of Newton Lane and Sun Mesa Road, north of Buena Vista Drive in Yucca Valley, San Bernardino County, California. The elevation of the project site ranges from approximately 3,710 to 3,726 ft above mean sea level (amsl). Figure 1 (provided in Attachment B) shows the project location.

The survey was conducted to document the presence of any special-status species detectable during the time of the survey. Yucca Valley's annual rainfall varies significantly year-to-year but generally receives around 3-6 inches of rain annually. The rainy season occurs from approximately late November to late March. The 2023-2024 season rainfall to date at the time of the survey, based on records at the Yucca Valley Airport, was 7.9 inches.[1] A survey had previously been conducted for Western Joshua tree (*Yucca brevifolia*), a State candidate species.

METHODS

The plant survey was conducted by LSA botanist Stan Spencer, PhD, and LSA biologists Christina Van Oosten and Julia Lung on May 7, 2024, from 9:45 and 11:50 a.m., for a total of 6 person hours of survey effort. The survey was conducted in a manner consistent with California Native Plant Society (CNPS) 2001 guidelines.[2] The entire project site and adjacent right-of-way areas were surveyed by systematically walking along 15-meter (50-foot) wide, parallel line transects. Adjacent habitat in private properties to the south and east of the project site were visually surveyed from the property boundary, as no access was provided to those properties. The survey was floristic in nature, and all species observed on the site, including annual species that were past flower or dessicated, were identified to the degree required to determine rarity status.

[1] Weather Underground. Past weather for Station L22 Airport - KCAYUCCA49, https://www.wunderground.com/dashboard/pws/KCAYUCCA49, accessed 15 September 2025.
[2] California Native Plant Society. *CNPS Botanical Survey Guidelines*. June 2, 2001.

RESULTS AND DISCUSSION

No special-status plant species were observed during the survey except Western Joshua tree. A list of plant species observed in the study area is provided in Table A (Attachment A).

Please contact me at (951) 690-6309 or Christina Van Oosten at (626) 215-0329 if you have any questions regarding the results of this study.

Sincerely,

LSA Associates, Inc.



Stan Spencer
Associate/Botanist

Attachments: A: Table A – Vascular Plant Species Observed
B: Figure 1

ATTACHMENT A

TABLE A: VASCULAR PLANT SPECIES OBSERVED

Table A: Vascular Plant Species Observed

Scientific Name	Common Name
CONIFERS	
Cupressaceace	**Cypress family**
Juniperus californica	California juniper
GNETOPHYTES	
Ephedraceae	**Ephedra family**
Ephedra nevadensis	Nevada jointfir
EUDICOT FLOWERING PLANTS	
Asteraceae	**Sunflower family**
Acamptopappus sphaerocephalus	Rayless goldenhead
Adenophyllum cooperi	Adenophyllum
Ambrosia dumosa	White bur-sage
Ambrosia salsola	Burrobrush
Baileya multiradiata	Desert marigold
Ericameria cooperi	Cooper's goldenbush
Stephanomeria exigua	Small wreath-plant
Boraginaceae	**Borage family**
Amsinckia tessellata	Bristly fiddleneck
Brassicaceae	**Mustard family**
*Brassica tournefortii**	Sahara mustard
*Hirschfeldia incana**	Shortpod mustard
*Sisymbrium altissimum**	Tall tumblemustard
*Sisymbrium irio**	London rocket
Cactaceae	**Cactus family**
Cylindropuntia echinocarpa	Silver cholla
Cylindropuntia ramosissima	Diamond cholla
Echinocereus engelmannii	Hedgehog cactus
Chenopodiaceae	**Saltbush family**
Atriplex canescens	Fourwing saltbush
Euphorbiaceae	**Spurge family**
Euphorbia albomarginata	Rattlesnake weed
Fabaceae	**Pea family**
Senegalia greggii	Catclaw
Senna armata	Spiny senna
Geraniaceae	**Geranium family**
*Erodium cicutarium**	Redstem stork's bill
Lamiaceae	**Mint family**
Salvia columbariae	Chia
Scutellaria mexicana	Bladder sage
Malvaceae	**Mallow family**
Sphaeralcea ambigua	Desert mallow
Nyctaginaceae	**Four-o'clock family**
Mirabilis laevis	Wishbone bush
Polygonaceae	**Buckwheat family**
Eriogonum fasciculatum	California buckwheat
Eriogonum maculatum	Buckwheat
Solanaceae	**Nightshade family**
Lycium andersonii	Water jacket

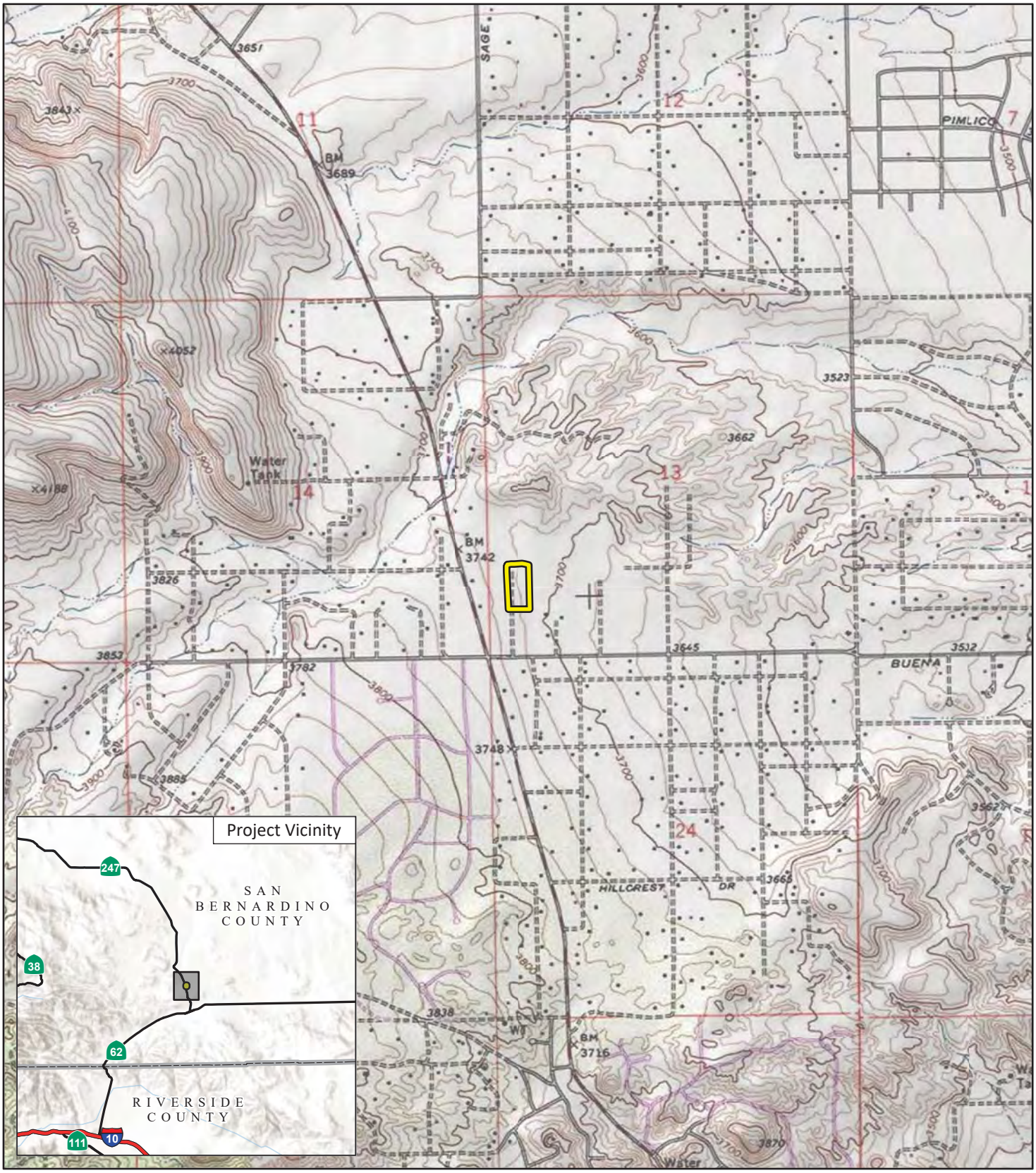
Table A: Vascular Plant Species Observed

Scientific Name	Common Name
Lycium cooperi	Peach thorn
Zygophyllaceae	**Caltrop family**
Larrea tridentata	Creosote bush
MONOCOTS FLOWERING PLANTS	
Agavaceae	**Agave family**
Yucca brevifolia	Joshua tree
Yucca schidigera	Mojave yucca

* non-native species

ATTACHMENT B

FIGURE 1



LSA

FIGURE 1

Sun Mesa (Billings) Mini Storage Project

Project Location

SOURCE: USGS 7.5' Quad - *Yucca Valley North (1989)*, CA

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APPENDIX C2

WESTERN JOSHUA TREE CENSUS REPORT

CARLSBAD
CLOVIS
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

September 26, 2025

Daniel R. Patneaude
DRP Enterprises, LLC
P.O. Box 4428
Palm Springs, CA 92263

Subject: Western Joshua Tree Census for the Sun Mesa (Billings) Mini Storage Project in Yucca Valley, San Bernardino County, California (LSA Project No. 20252490)

Dear Mr. Patneaude:

This letter report documents the results of a census of western Joshua trees (*Yucca brevifolia var. brevifolia*) conducted at the request of DRP Enterprises, LLC, for the Sun Mesa (Billings) Mini Storage project (project) on Assessor's Parcel Numbers 0597-111-67-0000. The 4.34-acre site is on the southwest corner of Newton Lane and Sun Mesa Road, north of Buena Vista Drive in Yucca Valley, San Bernardino County, California. Figure 1 (all figures provided in Attachment A) provides project location.

The Joshua tree census survey was conducted to comply with the permitting requirements of the Western Joshua Tree Conservation Act and California Department of Fish and Wildlife guidelines. This project is in the reduced fee area, as described in Fish and Game Code section 1927.3.

METHODS

The Western Joshua tree census was conducted on November 1, 2023, from 6:30 a.m. to 3:15 p.m. by LSA arborist Stan Spencer, senior biologist Christina Van Oosten and assistant biologist Eva Newby. Weather conditions during the census were clear, with winds of 0-2 miles per hour (mph) and temperatures from 66-78 Degrees Fahrenheit (°F).

The study area for the census includes the 4.34-acre project site plus a 15-meter (49-foot) buffer area around the site (Figure 2). They surveyed the study area on foot by walking 30-foot transects. The transect spacing provided for complete visual coverage of Joshua trees of all size classes on the site. As access was not provided to the buffer area, Joshua trees were surveyed from the edge of the project site (Assessor's Parcel Numbers 0597-111-67-0000). Each living or dead Joshua tree in the study area was assigned a unique identification number, tagged, photographed, and mapped using Global Positioning System (GPS) technology (datum WGS 84). Each Joshua tree stem or trunk arising from the ground was considered an individual tree. For each Joshua tree, the arborist recorded size class, maturity, and flowering/fruiting status. The collected information for each Joshua tree is provided in Table A (Attachment B). Figure 2 shows Joshua tree locations. Photographs of the Joshua trees are provided in Figure 3.

STAFF BACKGROUND

Dr. Spencer has a Ph.D. in botany from Claremont Graduate University (1997) and is an International Society of Arboriculture Certified Arborist (WE-9358A). He has conducted arborist studies throughout Southern California since 2003, including Joshua tree inventories in Los Angeles and San

Bernardino counties as well as Joshua tree relocation monitoring. Dr. Spencer is knowledgeable of Joshua tree ecology and identification and experienced in inventorying and assessing Joshua trees for general health and suitability for transplanting. Dr. Spencer can be contacted at 951-232-4124 or stan.spencer@lsa.net. Ms. Van Oosten has a B.S. in Zoology from California State Polytechnic University, Pomona (2008) and is a desert ecologist with more than 10 years' experience in the Southwest. She is knowledgeable of Joshua tree ecology and identification and experienced in inventorying and assessing Joshua trees for general health. Ms. Van Oosten is under the tutelage of Dr. Spencer to become an arborist herself and has conducted Joshua tree inventories in Kern and San Bernardino counties.

RESULTS

As shown in Table A, Joshua Tree Census Data, 98 Joshua trees were found in the study area: 87 on the project site and 11 in the buffer area. Fifty-eight of the 87 within the project site are alive, with 4 greater than 5 meters (16.4 feet), 27 are between 1 meter (3.8 feet) to less than 5 meters (16.4 feet), and the remaining 27 are less than 1 meter (3.8 feet) in height.

The 11 Joshua trees in the buffer area are spread through the eastern side of the project. Eight of the 11 are alive, with 1 greater than 5 meters (16.4 feet), 5 are between 1 meter (3.8 feet) to less than 5 meters (16.4 feet), and 2 are less than 1 meter (3.8 feet) in height. No Joshua tree seedlings were found in the study area or the buffer. No flowering or fruiting was observed for the current year.

If you have any questions about this Joshua tree census, please contact me at (626) 215-0329 or christina.vanoosten@lsa.net.

Sincerely,

LSA Associates, Inc.



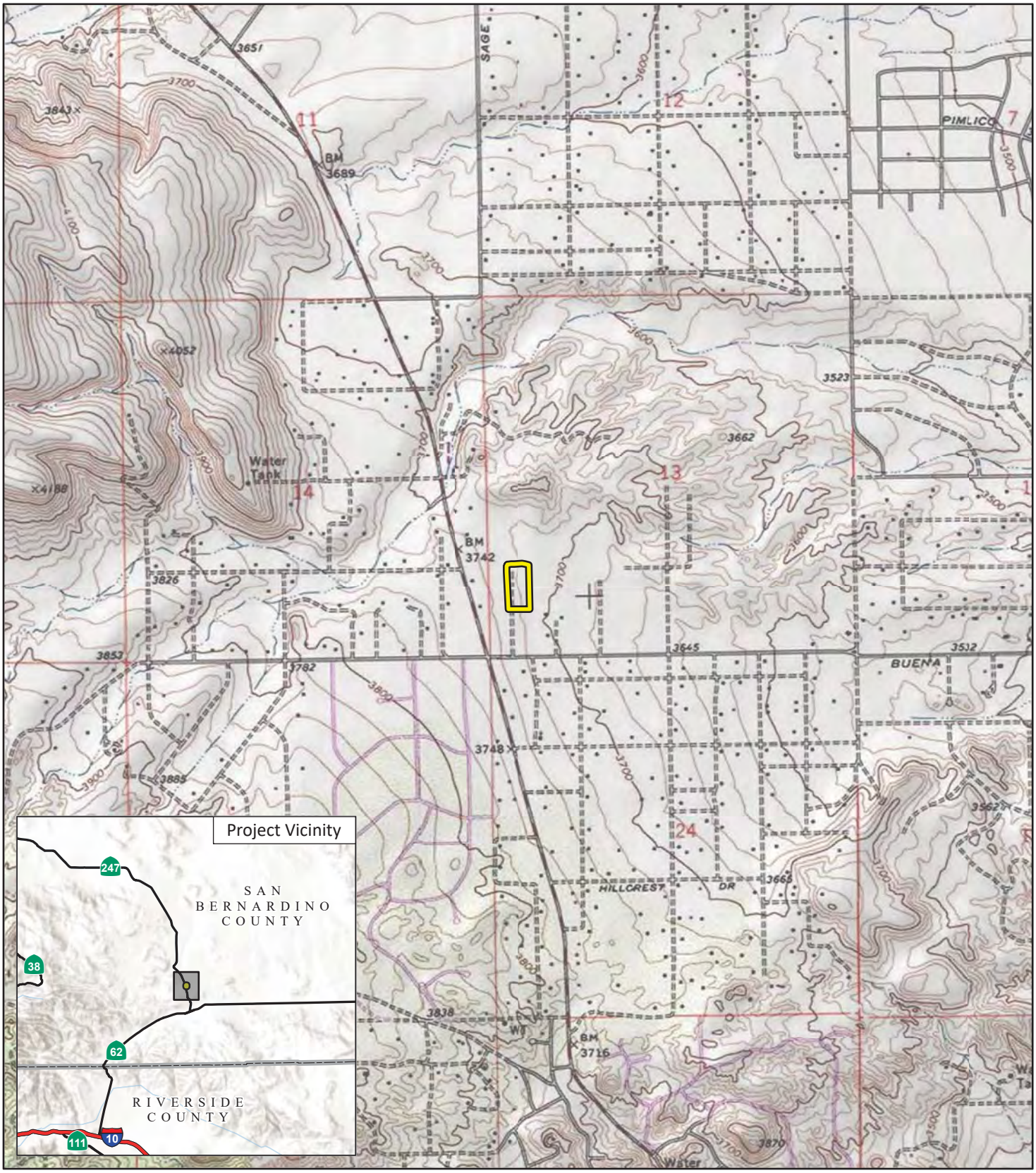
Christina Van Oosten
Senior Biologist

Attachments: A: Figure 1—Project Location
Figure 2—Joshua Tree Census
Figure 3—Representative Tree Photographs
B: Table A

ATTACHMENT A

FIGURES

Figure 1: Project Location
Figure 2: Joshua Tree Census
Figure 3: Joshua Tree Photographs



LSA

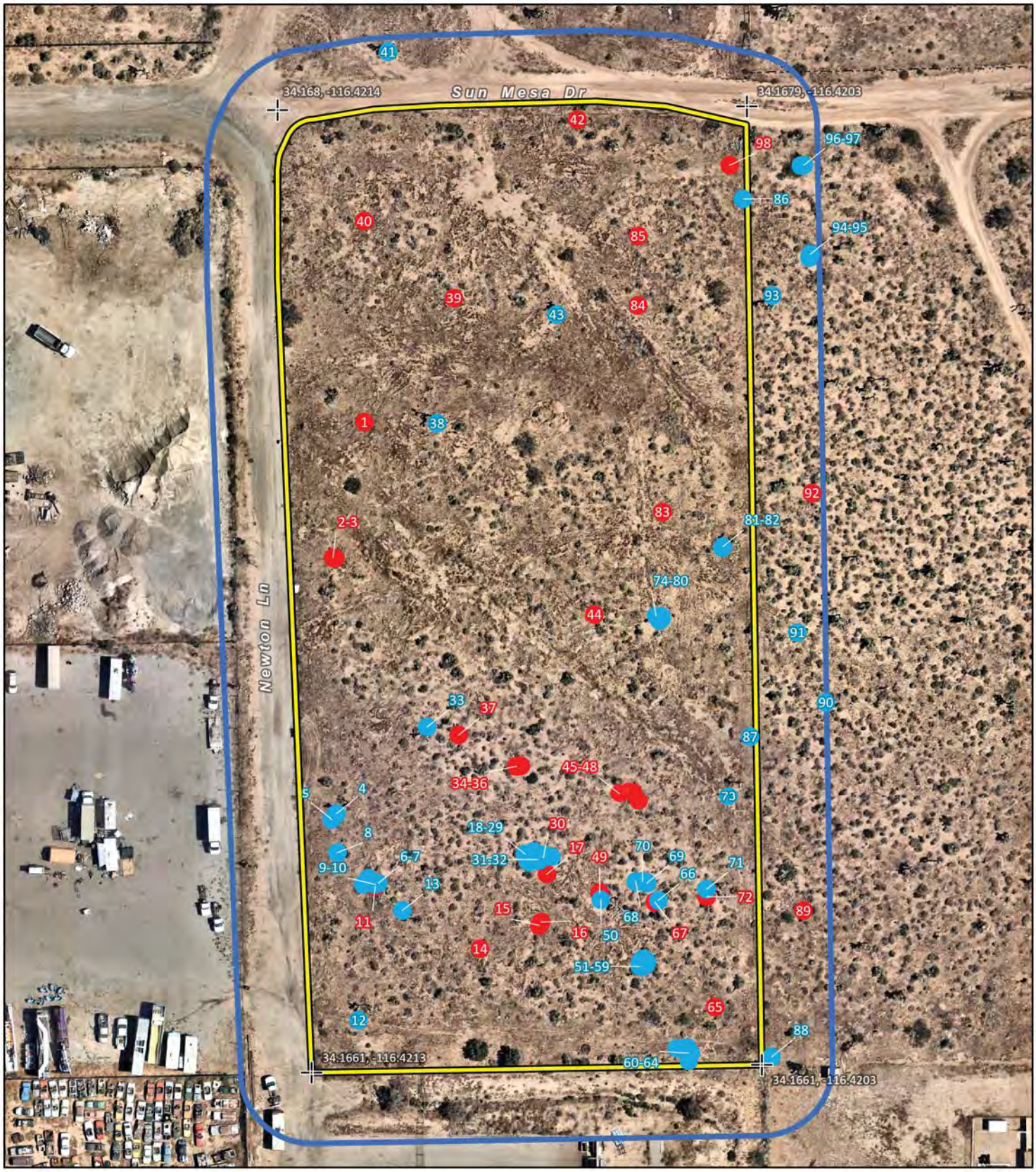
FIGURE 1

Sun Mesa (Billings) Mini Storage Project

Project Location

SOURCE: USGS 7.5' Quad - *Yucca Valley North (1989)*, CA

J:\20231230\GIS\Pro\Sun Mesa Mini Storage Project\Sun Mesa Mini Storage Project.aprx (11/16/2023)



LSA

Project Area

Study Area

Joshua Trees

Alive

Dead

0 14 28

Meters

FIGURE 2

Sun Mesa (Billings) Mini Storage Project

Joshua Tree Census

SOURCE: Nearmap Aerial Imagery (June 12, 2023)

J:\20231230\GIS\Pro\Sun Mesa Mini Storage Project\Sun Mesa Mini Storage Project.aprx (11/14/2023)



Photo 1: Tree 1



Photo 2: Tree 2



Photo 3: Tree 3



Photo 4: Tree 4



Photo 5: Tree 5



Photo 6: Tree 6



Photo 7: Tree 7



Photo 8: Tree 8



Photo 9: Tree 9



Photo 10: Tree 10



Photo 11: Tree 11



Photo 12: Tree 12

LSA

FIGURE 3
Page 1 of 9

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 13: Tree 13



Photo 14: Tree 14



Photo 15: Tree 15



Photo 16: Tree 16



Photo 17: Tree 17



Photo 18: Tree 18



Photo 19: Tree 19



Photo 20: Tree 20



Photo 21: Tree 21



Photo 22: Tree 22



Photo 23: Tree 23



Photo 24: Tree 24

LSA

FIGURE 3
Page 2 of 9

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 25: Tree 25



Photo 26: Tree 26



Photo 27: Tree 27



Photo 28: Tree 28



Photo 29: Tree 29



Photo 30: Tree 30



Photo 31: Tree 31



Photo 32: Tree 32



Photo 33: Tree 33



Photo 34: Tree 34



Photo 35: Tree 35



Photo 36: Tree 36

LSA

FIGURE 3
Page 3 of 9

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 37: Tree 37



Photo 38: Tree 38



Photo 39: Tree 29



Photo 40: Tree 40



Photo 41: Tree 41



Photo 42: Tree 42



Photo 43: Tree 43



Photo 44: Tree 44



Photo 45: Tree 45



Photo 46: Tree 46



Photo 47: Tree 47



Photo 48: Tree 48

LSA

FIGURE 3
Page 4 of 9

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 49: Tree 49



Photo 50: Tree 50



Photo 51: Tree 51



Photo 52: Tree 52



Photo 53: Tree 53



Photo 54: Tree 54



Photo 55: Tree 55



Photo 56: Tree 56



Photo 57: Tree 57



Photo 58: Tree 58



Photo 59: Tree 59



Photo 60: Tree 60

LSA

FIGURE 3

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 61: Tree 61



Photo 62: Tree 62



Photo 63: Tree 63



Photo 64: Tree 64



Photo 65: Tree 65



Photo 66: Tree 66



Photo 67: Tree 67



Photo 68: Tree 68



Photo 69: Tree 69



Photo 70: Tree 70



Photo 71: Tree 71



Photo 72: Tree 72

LSA

FIGURE 3
Page 6 of 9

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 73: Tree 73



Photo 74: Tree 74



Photo 75: Tree 75



Photo 76: Tree 76



Photo 77: Tree 77



Photo 78: Tree 78



Photo 79: Tree 79



Photo 80: Tree 80



Photo 81: Tree 81



Photo 82: Tree 82



Photo 83: Tree 83



Photo 84: Tree 84

LSA

FIGURE 3
Page 7 of 9

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 85: Tree 85



Photo 86: Tree 86



Photo 87: Tree 87



Photo 88: Tree 88 in buffer. No property access.



Photo 89: Tree 89 in buffer. No property access.



Photo 90: Tree 90 in buffer. No property access.



Photo 91: Tree 91 in buffer. No property access.



Photo 92: Tree 92 in buffer. No property access.



Photo 69: Tree 69 in buffer. No property access.



Photo 70: Tree 70 in buffer. No property access.



Photo 71: Tree 71 in buffer. No property access.



Photo 96: Tree 96 in buffer. No property access.

LSA

FIGURE 3

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)



Photo 97: Tree 97 in buffer. No property access.



Photo 98: Tree 98 in buffer. No property access.

LSA

FIGURE 3

Sun Mesa (Billings) Mini Storage
Representative Tree Photographs

I:\20231230\G\Tree_Photos.cdr (11/14/2023)

ATTACHMENT B

TABLE A

Table A: Joshua Tree Census Data

Tree Number	Latitude (WGS 84)	Longitude (WGS 84)	Size Class[1]	Live or Dead?	Mature (Branched)?	Flowering or Fruiting Stage?	Project Impact to Tree (Removal, Trim, Relocation, Other, or None)	Project Activity Within 15 Meters?
1	34.167359	-116.421207	B	Dead	Yes	None	Removal	Yes
2	34.167102	-116.421284	B	Dead	Unknown	None	Removal	Yes
3	34.167101	-116.421278	B	Dead	Yes	None	Removal	Yes
4	34.166611	-116.421285	C	Live	Yes	None	Removal	Yes
5	34.1666	-116.421296	B	Live	Yes	None	Removal	Yes
6	34.166477	-116.421191	B	Live	Yes	None	Removal	Yes
7	34.166487	-116.421214	B	Live	Yes	None	Removal	Yes
8	34.166536	-116.421284	A	Live	No	None	Removal	Yes
9	34.166475	-116.421199	A	Live	No	None	Removal	Yes
10	34.166476	-116.421226	A	Live	No	None	Removal	Yes
11	34.16647	-116.421199	B	Dead	Yes	None	Removal	Yes
12	34.166216	-116.421242	C	Live	Yes	None	Removal	Yes
13	34.166424	-116.421137	B	Live	Yes	None	Removal	Yes
14	34.166349	-116.42096	B	Dead	Yes	None	Removal	Yes
15	34.166392	-116.420823	B	Dead	Yes	None	Removal	Yes
16	34.166398	-116.420819	B	Dead	Unknown	None	Removal	Yes
17	34.166489	-116.420804	B	Dead	No	None	Removal	Yes
18	34.166528	-116.420854	B	Live	Yes	None	Removal	Yes
19	34.166525	-116.420811	B	Live	No	None	Removal	Yes
20	34.166529	-116.420833	B	Live	Unknown	None	Removal	Yes
21	34.166514	-116.420846	B	Live	No	None	Removal	Yes
22	34.166523	-116.42084	B	Live	No	None	Removal	Yes
23	34.166526	-116.420819	B	Live	No	None	Removal	Yes
24	34.166522	-116.420793	A	Live	No	None	Removal	Yes
25	34.166523	-116.420825	A	Live	No	None	Removal	Yes
26	34.166513	-116.420845	A	Live	No	None	Removal	Yes
27	34.166517	-116.420837	A	Live	No	None	Removal	Yes
28	34.166533	-116.420834	A	Live	Unknown	None	Removal	Yes
29	34.166518	-116.420816	A	Live	Yes	None	Removal	Yes
30	34.16652	-116.420812	A	Dead	No	None	Removal	Yes

Table A: Joshua Tree Census Data

Tree Number	Latitude (WGS 84)	Longitude (WGS 84)	Size Class[1]	Live or Dead?	Mature (Branched)?	Flowering or Fruiting Stage?	Project Impact to Tree (Removal, Trim, Relocation, Other, or None)	Project Activity Within 15 Meters?
31	34.166517	-116.420825	A	Live	No	None	Removal	Yes
32	34.166515	-116.420821	A	Live	No	None	Removal	Yes
33	34.166776	-116.421073	B	Live	Yes	None	Removal	Yes
34	34.166698	-116.42087	B	Dead	Yes	None	Removal	Yes
35	34.166699	-116.42086	B	Dead	Yes	None	Removal	Yes
36	34.1667	-116.420864	B	Dead	No	None	Removal	Yes
37	Yes	-116.421002	B	Dead	Unknown	None	Removal	Yes
38	Yes	-116.42104	C	Live	Yes	None	Removal	Yes
39	Yes	-116.420997	B	Dead	Yes	None	Removal	Yes
40	Yes	-116.42120	B	Dead	Yes	None	Removal	Yes
41	Yes	-116.421139	C	Live	Yes	None	Other (in buffer)	Yes
42	Yes	-116.420707	B	Dead	Yes	None	Removal	Yes
43	Yes	-116.420761	B	Live	Yes	None	Removal	Yes
44	Yes	-116.420685	B	Dead	Yes	None	Removal	Yes
45	Yes	-116.420634	B	Dead	Yes	None	Removal	Yes
46	Yes	-116.420603	B	Dead	Unknown	None	Removal	Yes
47	Yes	-116.420612	B	Dead	No	None	Removal	Yes
48	Yes	-116.420591	B	Dead	Unknown	None	Removal	Yes
49	Yes	-116.420684	B	Dead	Yes	None	Removal	Yes
50	Yes	-116.420681	C	Live	Yes	None	Removal	Yes
51	Yes	-116.420594	B	Live	Yes	None	Removal	Yes
52	Yes	-116.420586	B	Live	Yes	None	Removal	Yes
53	Yes	-116.420578	A	Live	Unknown	None	Removal	Yes
54	Yes	-116.420588	A	Live	No	None	Removal	Yes
55	Yes	-116.42058	A	Live	Unknown	None	Removal	Yes
56	Yes	-116.420594	A	Live	No	None	Removal	Yes
57	Yes	-116.420591	A	Live	Unknown	None	Removal	Yes
58	Yes	-116.42058	A	Live	No	None	Removal	Yes
59	Yes	-116.420587	A	Live	Unknown	None	Removal	Yes
60	Yes	-116.420486	B	Live	Yes	None	Removal	Yes

Table A: Joshua Tree Census Data

Tree Number	Latitude (WGS 84)	Longitude (WGS 84)	Size Class[1]	Live or Dead?	Mature (Branched)?	Flowering or Fruiting Stage?	Project Impact to Tree (Removal, Trim, Relocation, Other, or None)	Project Activity Within 15 Meters?
61	Yes	-116.420512	A	Live	No	None	Removal	Yes
62	Yes	-116.420485	A	Live	Unknown	None	Removal	Yes
63	Yes	-116.42048	B	Live	Yes	None	Removal	Yes
64	Yes	-116.420488	A	Live	No	None	Removal	Yes
65	Yes	-116.420423	B	Dead	Unknown	None	Removal	Yes
66	Yes	-116.420549	B	Live	Yes	None	Removal	Yes
67	Yes	-116.420558	B	Dead	Unknown	None	Removal	Yes
68	Yes	-116.42060	B	Live	Yes	None	Removal	Yes
69	Yes	-116.420574	B	Live	Unknown	None	Removal	Yes
70	Yes	-116.420585	A	Live	No	None	Removal	Yes
71	Yes	-116.420438	B	Live	Yes	None	Removal	Yes
72	Yes	-116.420438	B	Dead	No	None	Removal	Yes
73	Yes	-116.420384	B	Live	Yes	None	Removal	Yes
74	Yes	-116.420544	B	Live	Yes	None	Removal	Yes
75	Yes	-116.420537	B	Live	No	None	Removal	Yes
76	Yes	-116.420532	A	Live	Unknown	None	Removal	Yes
77	Yes	-116.420532	A	Live	No	None	Removal	Yes
78	Yes	-116.420536	A	Live	No	None	Removal	Yes
79	Yes	-116.420538	A	Live	Unknown	None	Removal	Yes
80	Yes	-116.420535	A	Live	Unknown	None	Removal	Yes
81	Yes	-116.420388	B	Live	Yes	None	Removal	Yes
82	Yes	-116.420389	B	Live	Unknown	None	Removal	Yes
83	Yes	-116.420526	B	Dead	Unknown	None	Removal	Yes
84	Yes	-116.420574	B	Dead	Unknown	None	Removal	Yes
85	Yes	-116.420571	B	Dead	Yes	None	Removal	Yes
86	Yes	-116.420329	B	Live	Yes	None	Removal	Yes
87	Yes	-116.420332	B	Live	Yes	None	Removal	Yes
88	Yes	-116.420295	B	Live	Unknown	None	Other (in buffer)	Yes
89	Yes	-116.420216	B	Dead	Unknown	None	Other (in buffer)	Yes
90	Yes	-116.420157	B	Live	Yes	None	Other (in buffer)	Yes

Table A: Joshua Tree Census Data

Tree Number	Latitude (WGS 84)	Longitude (WGS 84)	Size Class[1]	Live or Dead?	Mature (Branched)?	Flowering or Fruiting Stage?	Project Impact to Tree (Removal, Trim, Relocation, Other, or None)	Project Activity Within 15 Meters?
91	Yes	-116.42022	B	Live	Yes	None	Other (in buffer)	Yes
92	Yes	-116.420181	B	Dead	Yes	None	Other (in buffer)	Yes
93	Yes	-116.420266	B	Live	Yes	None	Other (in buffer)	Yes
94	Yes	-116.420176	B	Live	Yes	None	Other (in buffer)	Yes
95	Yes	-116.420179	A	Live	No	None	Other (in buffer)	Yes
96	Yes	-116.420189	A	Live	No	None	Other (in buffer)	Yes
97	Yes	-116.420195	B	Live	Yes	None	Other (in buffer)	Yes
98	Yes	-116.420359	B	Dead	Yes	None	Removal	Yes

Source: Compiled by LSA (2023)

[1] A = Height less than 1 meter (3.8 feet) ; B = Height 1 m (3.8 feet) to less than 5 m (16.4 feet); C = Height 5 m (16.4 feet) or more.

APPENDIX C3

PLANT SURVEY REPORT

CARLSBAD
CLOVIS
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

September 26, 2025

Daniel R. Patneaude
DRP Enterprises, LLC
P.O. Box 4428
Palm Springs, CA 92263

Subject: Plant Survey for the Sun Mesa (Billings) Mini Storage Project in Yucca Valley, San Bernardino County, California (LSA Project No. 20252490)

Dear Mr. Patneaude:

This letter report documents the findings of a spring plant survey conducted at the request of DRP Enterprises, LLC, for the Sun Mesa (Billings) Mini Storage Project (project) on Assessor's Parcel Number 0597-111-67-0000. The 4.34-acre site is on the southwest corner of Newton Lane and Sun Mesa Road, north of Buena Vista Drive in Yucca Valley, San Bernardino County, California. The elevation of the project site ranges from approximately 3,710 to 3,726 ft above mean sea level (amsl). Figure 1 (provided in Attachment B) shows the project location.

The survey was conducted to document the presence of any special-status species detectable during the time of the survey. Yucca Valley's annual rainfall varies significantly year-to-year but generally receives around 3-6 inches of rain annually. The rainy season occurs from approximately late November to late March. The 2023-2024 season rainfall to date at the time of the survey, based on records at the Yucca Valley Airport, was 7.9 inches.[1] A survey had previously been conducted for Western Joshua tree (*Yucca brevifolia*), a State candidate species.

METHODS

The plant survey was conducted by LSA botanist Stan Spencer, PhD, and LSA biologists Christina Van Oosten and Julia Lung on May 7, 2024, from 9:45 and 11:50 a.m., for a total of 6 person hours of survey effort. The survey was conducted in a manner consistent with California Native Plant Society (CNPS) 2001 guidelines.[2] The entire project site and adjacent right-of-way areas were surveyed by systematically walking along 15-meter (50-foot) wide, parallel line transects. Adjacent habitat in private properties to the south and east of the project site were visually surveyed from the property boundary, as no access was provided to those properties. The survey was floristic in nature, and all species observed on the site, including annual species that were past flower or dessicated, were identified to the degree required to determine rarity status.

[1] Weather Underground. Past weather for Station L22 Airport - KCAYUCCA49, https://www.wunderground.com/dashboard/pws/KCAYUCCA49, accessed 15 September 2025.
[2] California Native Plant Society. *CNPS Botanical Survey Guidelines*. June 2, 2001.

RESULTS AND DISCUSSION

No special-status plant species were observed during the survey except Western Joshua tree. A list of plant species observed in the study area is provided in Table A (Attachment A).

Please contact me at (951) 690-6309 or Christina Van Oosten at (626) 215-0329 if you have any questions regarding the results of this study.

Sincerely,

LSA Associates, Inc.



Stan Spencer
Associate/Botanist

Attachments: A: Table A – Vascular Plant Species Observed
B: Figure 1

ATTACHMENT A

TABLE A: VASCULAR PLANT SPECIES OBSERVED

Table A: Vascular Plant Species Observed

Scientific Name	Common Name
CONIFERS	
Cupressaceace	**Cypress family**
Juniperus californica	California juniper
GNETOPHYTES	
Ephedraceae	**Ephedra family**
Ephedra nevadensis	Nevada jointfir
EUDICOT FLOWERING PLANTS	
Asteraceae	**Sunflower family**
Acamptopappus sphaerocephalus	Rayless goldenhead
Adenophyllum cooperi	Adenophyllum
Ambrosia dumosa	White bur-sage
Ambrosia salsola	Burrobrush
Baileya multiradiata	Desert marigold
Ericameria cooperi	Cooper's goldenbush
Stephanomeria exigua	Small wreath-plant
Boraginaceae	**Borage family**
Amsinckia tessellata	Bristly fiddleneck
Brassicaceae	**Mustard family**
*Brassica tournefortii**	Sahara mustard
*Hirschfeldia incana**	Shortpod mustard
*Sisymbrium altissimum**	Tall tumblemustard
*Sisymbrium irio**	London rocket
Cactaceae	**Cactus family**
Cylindropuntia echinocarpa	Silver cholla
Cylindropuntia ramosissima	Diamond cholla
Echinocereus engelmannii	Hedgehog cactus
Chenopodiaceae	**Saltbush family**
Atriplex canescens	Fourwing saltbush
Euphorbiaceae	**Spurge family**
Euphorbia albomarginata	Rattlesnake weed
Fabaceae	**Pea family**
Senegalia greggii	Catclaw
Senna armata	Spiny senna
Geraniaceae	**Geranium family**
*Erodium cicutarium**	Redstem stork’s bill
Lamiaceae	**Mint family**
Salvia columbariae	Chia
Scutellaria mexicana	Bladder sage
Malvaceae	**Mallow family**
Sphaeralcea ambigua	Desert mallow
Nyctaginaceae	**Four-o’clock family**
Mirabilis laevis	Wishbone bush
Polygonaceae	**Buckwheat family**
Eriogonum fasciculatum	California buckwheat
Eriogonum maculatum	Buckwheat
Solanaceae	**Nightshade family**
Lycium andersonii	Water jacket

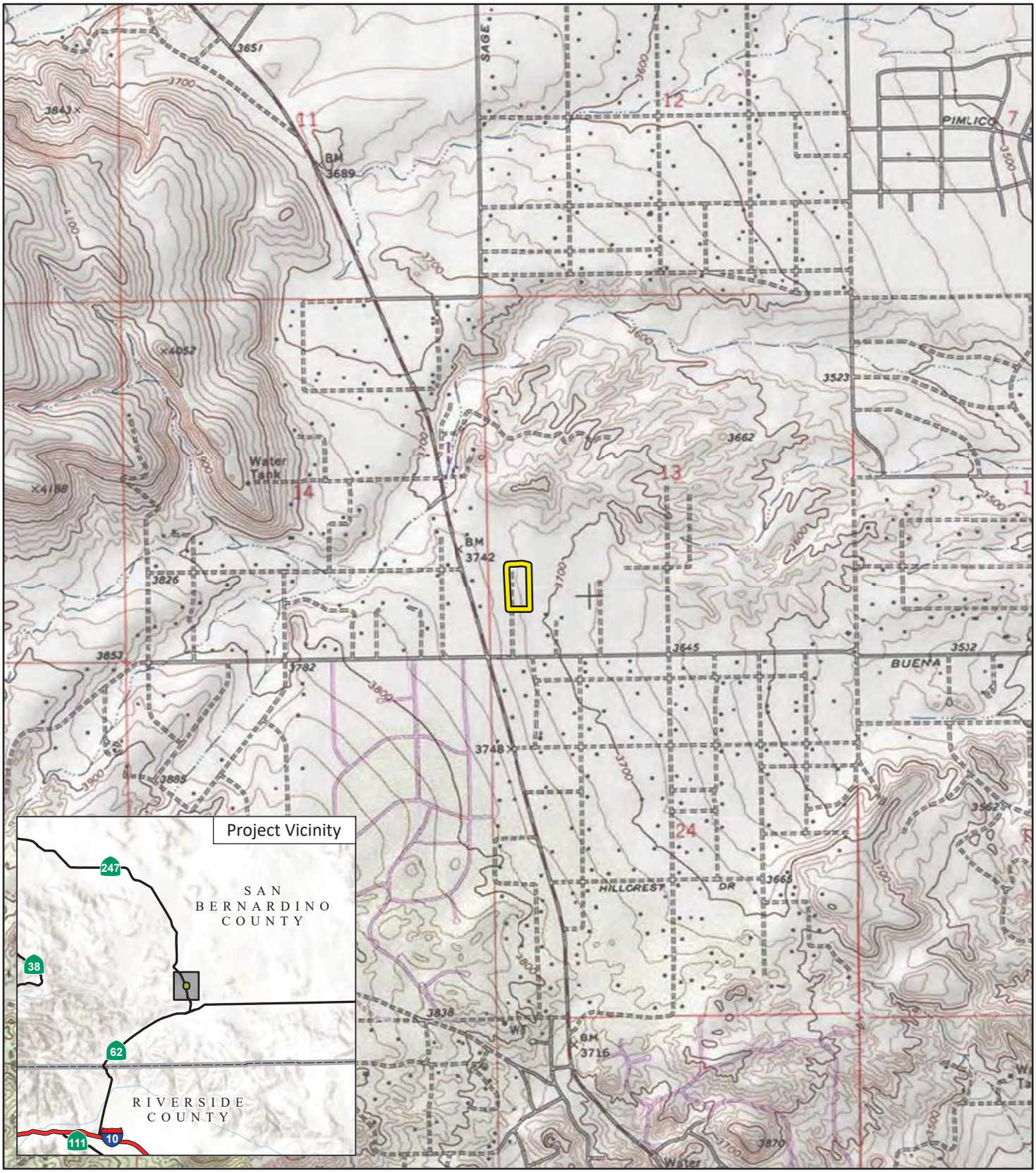
Table A: Vascular Plant Species Observed

Scientific Name	Common Name
Lycium cooperi	Peach thorn
Zygophyllaceae	**Caltrop family**
Larrea tridentata	Creosote bush
MONOCOTS FLOWERING PLANTS	
Agavaceae	**Agave family**
Yucca brevifolia	Joshua tree
Yucca schidigera	Mojave yucca

* non-native species

ATTACHMENT B

FIGURE 1



LSA

FIGURE 1

Sun Mesa (Billings) Mini Storage Project

Project Location

SOURCE: USGS 7.5' Quad - *Yucca Valley North (1989)*, CA

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APPENDIX D

CULTURAL RESOURCES ASSESSMENT

CULTURAL RESOURCES ASSESSMENT

SUN MESA MINI STORAGE PROJECT

TOWN OF YUCCA VALLEY

SAN BERNARDINO COUNTY, CALIFORNIA

LSA

August 2025

CULTURAL RESOURCES ASSESSMENT

SUN MESA MINI STORAGE PROJECT

TOWN OF YUCCA VALLEY

SAN BERNARDINO COUNTY, CALIFORNIA

Prepared for:

Daniel R. Patneaude
DRP Enterprises LLC
P.O. Box 4428
Palm Springs, California 92263

Prepared by:

Riordan Goodwin, RA, and Cassidy Sharp, RPA
LSA
1500 Iowa Avenue, Suite 200
Riverside, California 92507
(951) 781-9310

LSA Project No. 20252490

National Archaeological Data Base Information:

Type of Study: Records Search, Archaeological Survey
USGS Quadrangle: *Yucca Valley North, California*
Acreage: 4.34

LSA

August 2025

MANAGEMENT SUMMARY

LSA conducted a cultural resources assessment for the Sun Valley Mini Storage Project located in the Town of Yucca Valley, San Bernardino County, California. The assessment included a records search, archival research, field surveys, and this report. The subject property is approximately 5 acres. As the Lead Agency for the project, the Town of Yucca Valley (Town) required this study as part of the environmental review process to comply with the California Environmental Quality Act (CEQA).

The purpose of the study is to provide the County with the necessary information and analysis to determine, as mandated by CEQA, whether the proposed project would cause substantial adverse changes to any historical/archaeological resources that may exist in or around the project area. In order to identify and evaluate such resources, LSA conducted a historical/archaeological resources records search, pursued historical background research, and carried out pedestrian field surveys.

Through the various avenues of research, this study did not identify cultural resources within or adjacent to the project area. However, a prehistoric resource was documented less than 0.33 mile away, and approximately half of the project area surface was not visible. Therefore, the project parcel retains some potential for in situ subsurface cultural resources, and archaeological monitoring may be considered.

If buried cultural materials are encountered during earthmoving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.

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APPENDIX

A: PERSONNEL QUALIFICATIONS

B: RECORDS SEARCH BIBLIOGRAPHY

INTRODUCTION

At the request of Mr. Daniel R. Patneaude, LSA performed a cultural resources study on 4.34 acres of land in the Town of Yucca Valley, San Bernardino County, California (see Figure 1). The subject property of the study, Assessor's Parcel Number (APN) 0597-111-67, is located at 4815 Newton Lane in Township 1 North, Range 5 East, Section 13, San Bernardino Baseline and Meridian, as depicted on the United States Geological Survey (USGS) *Yucca Valley North, California* 7.5-minute topographic quadrangle map. The study is part of the environmental review process for residential development. The County of San Bernardino (County), as Lead Agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] § 21000, et seq.).

LSA performed the present study to provide the County with the necessary information and analysis to determine, as mandated by CEQA, whether the proposed project would cause substantial adverse changes to any historical/archaeological resources that may exist in or around the project area. In order to identify and evaluate such resources, LSA conducted a historical/archaeological resources records search, pursued historical background research, and carried out pedestrian field surveys. This report is a complete account of the methods, results, and final conclusion of the study.

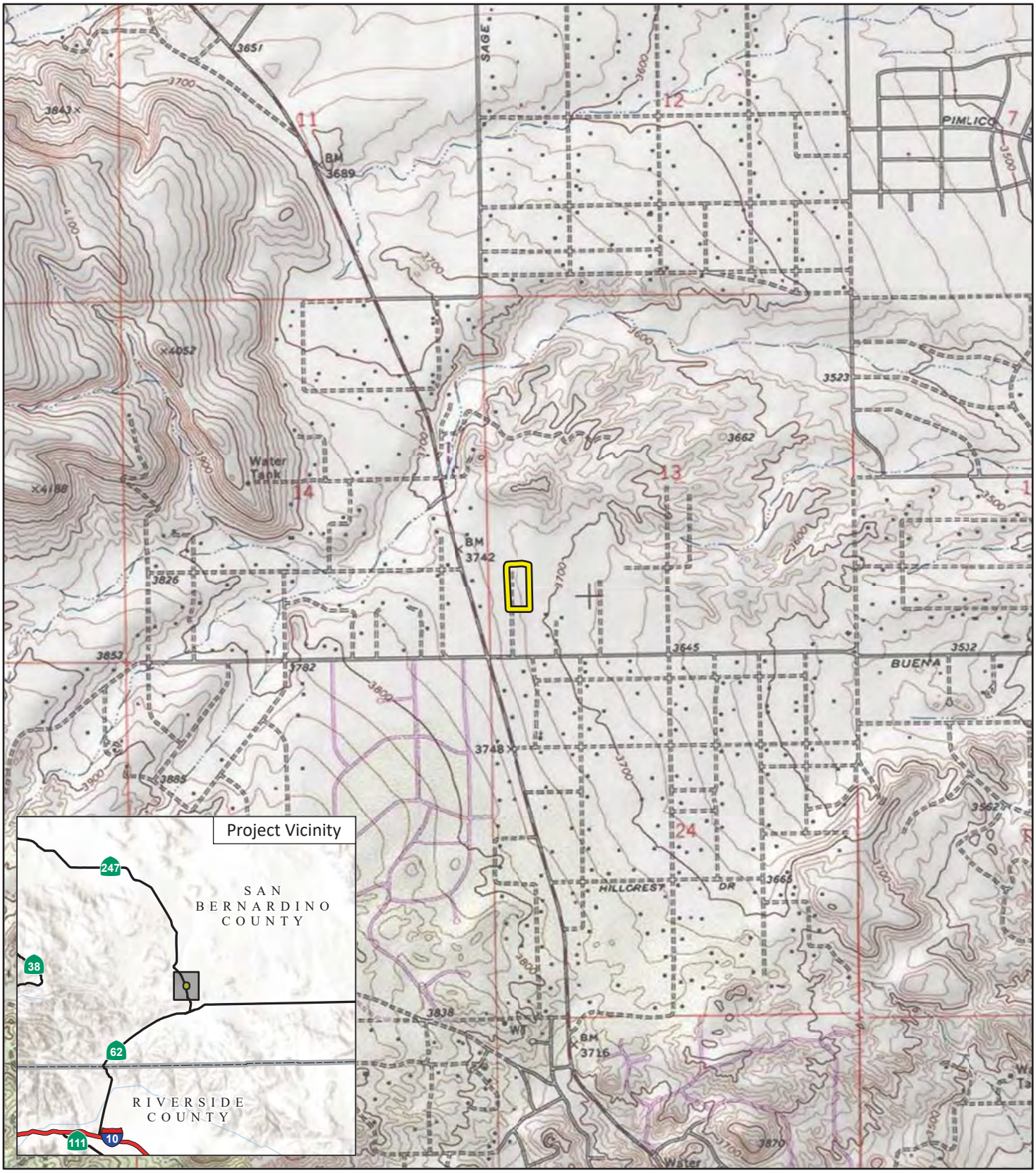
PROJECT LOCATION

The proposed Sun Mesa (Billings) Mini Storage development project site is located on Assessor's Parcel Number 0597-11-067, which is east of State Route 247 (SR-247) and north of Buena Vista Drive in the Town of Yucca Valley in San Bernardino County, California. The 4.34-acre project site is currently undeveloped. Access to the project site is provided by Buena Vista Drive, Sun Mesa Drive, and Newton Lane. Figure 1 (all figures provided in Attachment B) shows the project location.

PROJECT DESCRIPTION

The proposed project would involve the development of a 19-building, 89,700 total square foot (sf) mini storage facility. The site would be bounded by a maximum 10-foot (ft) high security fence and would consist of 18 storage buildings ranging from 4,800 to 7,500 sf in size evenly distributed around the site and one 400 sf manager's unit building. Two gated access driveways would be located along Newton Lane on the west side of the site. The manager's unit would be located at the northern entry gate. Additionally, outdoor parking stalls would be located on the north and east sides of the proposed manager's unit building. These parking areas would accommodate approximately 10 vehicles. A 5,911 sf retention basin would be located on the southwest corner of the project site. The proposed project would include associated site improvements including new internal roadways and utility improvements. Hours of operation of the proposed project would be between the hours of 6:00 a.m. and 10:00 p.m. 7 days per week.

The maximum depth of excavation for construction would be approximately 7 ft below the ground surface. Connections to utilities may require additional excavation up to 15 ft below the ground surface at limited locations on site. Construction is anticipated to begin later than the fall of 2024 and is anticipated to be completed within 12 months.



LSA

FIGURE 1

Sun Mesa (Billings) Mini Storage Project

Project Location

SOURCE: USGS 7.5' Quad - *Yucca Valley North (1989)*, CA

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SETTING

CURRENT NATURAL SETTING

Climate and Watershed

The project region is characterized by an arid climate, with dry, hot summers and moderate winters. Rainfall averages from 4.57 inches annually. Precipitation usually occurs in the form of winter rain, with warm monsoonal showers in summer. The project area is bracketed by two ephemeral drainages, which drain to the east.

Flora and Fauna

At an elevation of approximately 3,720 feet, the project is just within the Upper Sonoran Life Zone of California (Schoenherr 1992), which ranges from below sea level to 3,500 to 7,000 feet. Creosote, cholla, Joshua tree, and other native species were noted on the property. Extensive fauna are known locally, including many endemic species of reptiles, birds, and insects.

Geology

The project is located in the Mojave Desert Geomorphic Province, which forms an elevated alluvial plain with large expanses of desert punctuated by isolated mountain ranges (California Geological Survey 2002; Norris and Webb 1976). This province is located on a wedge-shaped fault block bounded by the San Andreas Fault Zone and Transverse Ranges to the southwest and the Garlock Fault Zone and Tehachapi Mountains to the north (California Geological Survey 2002; Norris and Webb 1976). Because the province extends into Nevada, the state line forms the eastern boundary for California (California Geological Survey 2002; Norris and Webb 1976). Precambrian through Mesozoic igneous, metamorphic, and sedimentary rocks comprise the basement and many of the mountains ranges throughout the province, while Cenozoic sedimentary and igneous rocks fill the basins, line the flanks of the mountain ranges, and form subordinate features (Norris and Webb 1976; Sharp 1976). The province has an enclosed drainage with many playas, or dry lakes, that currently only fill with water for a short period of time during storm events (California Geological Survey 2002; Sharp 1976). During the Pleistocene, however, these dry lakes may have been filled with water year-round (Norris and Webb 1976).

CULTURAL SETTING

Prehistory

Chronologies of prehistoric cultural change in Southern California area have been attempted numerous times, and several are reviewed in Moratto (2004). No single description is universally accepted as the various chronologies are based primarily on material developments identified by researchers familiar with sites in a particular region and variation exists essentially due to the differences in those items found at the sites. Small differences occur over time and space, which combine to form patterns that are variously interpreted.

Currently, two primary regional culture chronology syntheses are commonly referenced in the archaeological literature. The first chronology, developed by Wallace in 1955, describes four cultural

horizons or time periods: Horizon I – Early Man (9000–6000 BC), Horizon II – Milling Stone Assemblages (6000–3000 BC), Horizon III – Intermediate Cultures (3000 BC–AD 500), and Horizon IV – Late Prehistoric Cultures (AD 500–historic contact). This chronology was refined by Wallace in 1978 using absolute chronological dates obtained after 1955.

The second cultural chronology, developed by Warren in 1968, is based broadly on Southern California prehistoric cultures and was also later revised (Warren 1984; Warren and Crabtree 1986). Warren's revised chronology includes five periods in prehistory: Lake Mojave (7000–5000 BC), Pinto (5000–2000 BC), Gypsum (2000 BC–AD 500), Saratoga Springs (AD 500–1200), and Protohistoric (AD 1200–historic contact). Changes in settlement pattern and subsistence focus are viewed as cultural adaptations to a changing environment. These environmental changes began with gradual warming in the late Pleistocene, continued with the desiccation of the desert lakes followed by a brief return to pluvial conditions, and concluded with a general warming and drying trend, with periodic reversals that continue to the present (Warren and Crabtree 1986).

Ethnography

The project area is within the traditional cultural territory of the Serrano (Bean and Smith 1978). Like other Native American groups in Southern California, the Serrano were seminomadic hunter-gatherers who subsisted by exploitation of seasonably available plant and animal resources. They were first encountered by the Spanish missionaries in the late 18th century. The first written accounts of the Serrano are attributed to the mission fathers; later documentation was by Benedict (1924), Kroeber (1925), Strong (1929), and others.

Ethnohistorically, the Serrano Indians occupied portions of the central and western Mojave Desert, including the length of the Mojave River and much of present-day San Bernardino County and northeastern Los Angeles County (Sutton and Earle 2017). The term Serrano is Spanish for "mountaineer, highlander" (Bean and Smith 1978) and is derived from sierra, meaning "mountain range" (Bean and Smith 1978). This term was given to people who inhabited the areas of the San Bernardino Mountains that had no associated mission. The Serrano culture group actually incorporates distinct cultures of people that have similar linguistic patterns. These people are the Desert Serrano and the Mountain Serrano (Sutton and Earle 2017).

The Serrano were hunter-gatherers who relied on the women to do much of the collecting while the men captured various animals. The primary flora that they exploited depended on the exact area they inhabited but, generally speaking, they collected acorns, pinion nuts, honey, mesquite, yucca, and cactus fruits, in addition to various seeds, bulbs, and roots. The men hunted hare, rabbits, and rodents as the basis of their animal protein along with pronghorn, desert bighorn, and deer (Sutton and Earle 2017).

The most common hunting implements were the bow and arrow, throwing stick, traps, snares, and deadfalls. The bow and arrow were used for hunting large game, while the other items were used for smaller game and birds (Bean and Smith 1978). Meat was prepared in earth ovens, by boiling in watertight baskets, or by parching. Plants were consumed both raw and cooked. Food processing involved the use of manos, metates, mortars, and pestles. Flint knives, stone and bone scrapers,

ceramic trays and bowls, baskets, and horn and bone spoons and stirrers were also used (Bean and Smith 1978).

Most Serrano lived in small villages near water, primarily the Mojave River (Sutton and Earle 2017), and also perennial seeps, streams, and small lakes. The availability of water largely determined the nature, duration, and distribution of Serrano settlements (Benedict 1924 in Bean and Smith 1978). Family dwellings were circular, domed, willow-frame structures covered with tule thatching (Bean and Smith 1978). Dwellings contained a central fire pit and were used primarily for sleeping and storage.

The Late Prehistoric natives of the Serrano area practiced cremation of the dead. Most of a deceased individual's personal possessions were burned with the body. One month after death, other possessions were burned. A seven-day mourning ceremony was held annually. At this time, gifts and shell money were distributed (Strong 1929 in Bean and Smith 1978).

With the Spanish intrusion came a drastic change in lifestyle for the natives of Southern California. Incorporation of the indigenous populations into the mission system led to the disruption of native cultures and changes in subsistence and land use practices. Mission San Gabriel, established in 1771, probably had a limited effect on the Serrano population until the asistencia was established near Redlands, perhaps as early as 1819 (Harley 1988). Cattle ranches/farms were established on or near Indian villages, primarily in the major drainages conducive to horticulture and animal husbandry. Within a short time, the missions controlled many ranchos where Indians lived and worked.

After 1820, most of the Serrano in the San Bernardino Valley were moved to Mission San Gabriel. Land near ancestral villages was cleared for farming and water was diverted for irrigation and stock. The mission's expansion drastically affected native plants and animals, and human populations were decimated by European introduced diseases, conflicts, and forced labor. Further declines in local population occurred as the Native Americans retreated to isolated sanctuaries in the mountains (Bean and Smith 1978).

History

In California, the historic era is generally divided into three periods: the Spanish Period (1769–1821), the Mexican Period (1821–1848), and the American Period (1848–present). As there were no resources within the project area, the historic context will focus on the County and local community during the American Period.

San Bernardino County was created from parts of Los Angeles and San Diego Counties in 1853. In 1854, the City of San Bernardino was incorporated as the County Seat. Produce ultimately assumed prominence as the County's economic base, with tens of thousands of acres under cultivation by the beginning of World War I (McGroarty 1914).

Yucca Valley

The remote region of the Mojave Desert that includes the area that would become the community of Yucca Valley was initially explored for watering holes and transportation routes by individuals such as Paulino Weaver, who pioneered a route for cattle in the early 1850s. The "Morongo Pass

and Route" ran through Morongo and Yucca Valleys to the Oasis of Mara (Twentynine Palms) and ultimately to the Colorado River. State Route 62 follows much of this original route (Warren and Roske 1981). Cattle were driven from Arizona and New Mexico into Yucca Valley for spring pasturage for a few years during the 1870s (Brock and Elliot 1987). By the early 1910s, the first local homesteads were established on 160-acre tracts under the provisions of the Homestead Act of 1862 (O'Neal 1980; Garrett 1992). Homesteading continued in the area, primarily for the purposes of cattle ranching, until the end of the Depression era (Wilson and Grubb 1984).

From the early 1920s, the community that would become Yucca Valley was initially known as Lone Star, for Walter Harrell's Lone Star Ranch that introduced the first gas pump to the Valley (Wilson and Grubb 1984, Hernandez 2005). By the end of World War II, the local population had increased to the point of warranting their own post office, which was established in 1945 (Wilson and Grubb 1984). Three thousand acres were purchased that same year by the Yucca Village Company, subdivided the following year, water service was acquired and the area was tentatively named Yucca Village in 1947 (Wilson and Grubb 1984, Hernandez 2005). The community grew in the ensuing decades but the name was ultimately unsatisfactory, and the community was incorporated as Yucca Valley in 1991 (Hernandez 2005).

METHODS

Records Search

On July 11, 2024, a cultural resources records search was conducted for the current project area at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. The SCCIC houses the pertinent archaeological site and survey information necessary to determine whether cultural resources are recorded within the study area boundaries and which specific areas have been previously surveyed. The research included a review of all recorded historic and prehistoric archaeological sites within one mile of the project, as well as a review of known cultural resource survey and excavation reports.

Additional Research

In July 2024, Mr. Goodwin reviewed online historic period aerial photographs (NETR Online 2024) and USGS (United States Geological Survey) topographic maps (*Yucca Valley North,* Calif. 7.5 minute quadrangle, 1989, 1975, 1965, 1958, and 1957).

Archaeological Field Survey

On July 20, 2024, LSA Archaeologist Cassidy Sharp surveyed the project area for any cultural residues (prehistoric or historic artifacts, deposits, or features). Linear transects at 10-meter intervals were utilized to systematically examine the surface. Particular attention given to all areas of potentially native (undisturbed) soils, exposed rocks, and rodent back dirt.

RESULTS

RECORDS SEARCH

Data from the SCCIC indicate there have been 16 previous cultural resources studies conducted within the 1-mile study radius, none of which included portions of the project area (see Appendix A). Although no cultural resources have been recorded within or near the project area, three are documented within 1 mile: one prehistoric resource (36-002379, an artifact scatter), and two historic period resources (36-027695, a 1950s residence at 4451 Old Woman Springs Road and 36-010716, a segment of Old Woman Springs Road, a route dating to the 19th century). The historic period road (36-010716) is the nearest historic resource to the project site, approximately 160 meters/530 feet to the west, and the nearest prehistoric resource (36-002379) is approximately 0.29 mile southwest of the project site.

Additional Research

No buildings or structures were present within the project area in historic period aerial photos or indicated on maps (NETR Online 2024).

ARCHAEOLOGICAL FIELD SURVEY

The field survey revealed that there was light disturbance in the area from foot and bicycle traffic. Overall visibility was poor, at approximately 50 percent with the surface substantially obscured by vegetation. Access was not inhibited by vegetation. Soils are sandy alluvial silt. Trace historic period isolated rusted cans were noted. Concrete debris were noted, along with modern refuse throughout the project area. No cultural resources were identified.

RECOMMENDATIONS

Through the various avenues of research, this study did not identify cultural resources within or adjacent to the project. However, a prehistoric resource was documented less than 0.33 mile away, and approximately half of the project area surface was not visible. Therefore, the project parcel retains some potential for in situ subsurface cultural resources, and archaeological monitoring may be considered.

If archaeological materials are encountered during construction, all construction work should be halted and a qualified archaeologist consulted to determine the appropriate treatment of the discovery (California Code of Regulations, Title 14, Chapter 3, Section 15064.5(f)).

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.

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APPENDIX A

PERSONNEL QUALIFICATIONS

RIORDAN GOODWIN, RA
ASSOCIATE / ARCHAEOLOGIST



EXPERTISE

- Historical and Military Archaeology
- Historical Research
- Phase I Surveys
- Phase II Test Excavation Programs
- Cultural Resources Monitoring
- Native American Consultation

EDUCATION

Anthropology Graduate Program, San Diego State University, 1993

B.A. in Anthropology, San Diego State University, 1987

Undergraduate Studies, Palomar Community College, San Marcos, California, 1984-1986

PROFESSIONAL EXPERIENCE

Archaeologist, Laboratory Manager, Field Supervisor Project Manager, Paleontological Technician, LSA, Riverside, California, 2001–Present

Senior Archaeologist, Earth Tech, Colton, California, 2000

Staff Archaeologist/Historian, Archaeological Resource Management, San Jose, California, 1998–2000

Field Archaeologist, Archaeor, Mission San Jose, California, 1998

PROFESSIONAL RESPONSIBILITIES

Mr. Goodwin has extensive experience as Principal Investigator, Co-principal Investigator, and contributing specialist on cultural resource assessments, historic architectural evaluations, constraints analyses, Phase II testing, and Phase III data recovery programs. He has written, co-written, contributed to and peer-reviewed CEQA and National Historic Preservation Act (NHPA) Section 106-level California Office of Historic Preservation (OHP) and Caltrans-format cultural resource assessments, archaeological testing and monitoring reports, historic building inventories and evaluations, management plans, Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) documentation, and Department of Parks and Recreation (DPR) forms. His 33 years of experience includes both California Register of Historical Resources (California Register) and National Register of Historic Places (National Register)-level work in Riverside and San Bernardino counties involving survey, testing, data recovery, monitoring programs, and Native American consultation.

PROJECT EXPERIENCE

Mr. Goodwin has performed hundreds of Phase I cultural resources assessments, which included resource documentation, and many Phase II archaeological testing programs for projects ranging in size from a fraction of an acre to more than 1,000 acres. Selected projects include the following.

AIRPORTS

CITY OF PALM SPRINGS, PALM SPRINGS INTERNATIONAL AIRPORT

Palm Springs, Riverside County, California

Mr. Goodwin conducted the Phase I field survey of World War II-era U.S. Army airfield features, documented historic period airfield features, updated resource documentation, assisted with architectural survey, prepared the report, and responded to comments from the Federal Aviation Administration.

City of Camarillo, Camarillo Airport
Camarillo, Ventura County, California

Mr. Goodwin conducted historical research and contributed to the evaluation of Cold War-era built environment associated with Tactical Air Command activities at the airport.

ALTERNATIVE ENERGY

SUNPEAK SOLAR, LLC, CHUCKWALLA VALLEY SOLAR

Desert Center, Riverside County, California

Mr. Goodwin led the Phase I survey of more than 700 acres of former World War II-era U.S. Army training areas, documented prehistoric and historic-period resources, prepared draft district records, and coordinated with the Bureau of Land Management.

Staff Archaeologist, Holman & Associates, San Francisco, California, 1997

Staff Archaeologist/Historical Researcher, Computer Sciences Corporation, Edwards Air Force Base, California, 1994–1996

Staff Archaeologist, BFSA, Poway, California, 1989–1992

PROFESSIONAL CERTIFICATIONS/ REGISTRATIONS

Registered Archaeologist (RA)

SPECIALIZED TRAINING

BNSF Railway Safety Training

County of Riverside Cultural Sensitivity Training

HAZMAT 40 Hour

Unexploded Ordnance Awareness 8 hour

Desert Tortoise Awareness Training

PROFESSIONAL AFFILIATIONS

Register of Professional Archaeologists, Society for California Archaeology

COMMERCIAL DEVELOPMENT

OSI PARTNERSHIP I, LLC BANNING BUSINESS PARK PROJECT

Banning, Riverside County, California

Mr. Goodwin conducted the Phase II testing program, documented and evaluated historic period resources, managed the laboratory, contributed to the report, and arranged for disposition of the artifact collection for this project.

City of Murrieta, CarMax Murrieta Project
Murrieta, Riverside County, California

Mr. Goodwin conducted the record search and Phase I field survey, updated resource documentation, and prepared the report for this project.

City of Murrieta, CVS Pharmacy Project
Murrieta, Riverside County, California

Mr. Goodwin conducted the records search and Phase I field survey, documented and evaluated resources, and prepared the report for this project.

City of Murrieta, Murrieta Hot Springs
Murrieta, Riverside County, California

Mr. Goodwin conducted the record search, Phase I survey, site record update, Phase II archaeological testing, and laboratory analysis, and prepared the report for this project.

County of Riverside, Alessandro Commerce Center
Riverside County, California

Mr. Goodwin assisted with the Phase I survey, conducted the Phase II testing program, supervised the monitoring program, coordinated with Native American tribes, updated resource recordation, and prepared the report.

County of Riverside, Gateway Center Specific Plan
Riverside County, California

Mr. Goodwin led the Phase I field survey, updated prehistoric resource documentation, conducted Phase II testing, evaluated resources, conducted Native American consultation on behalf of the County, and prepared the report for this project.

EDUCATION/INSTITUTIONAL

CITY OF PERRIS, CLEARWATER ELEMENTARY SCHOOL PROJECT

Perris, Riverside County, California

Mr. Goodwin conducted the records search and Phase I field survey and prepared the report for this project.

Perris Union High School District, Perris Union High School No. 4
Riverside County, California

Mr. Goodwin conducted the Phase I field survey, site record update, Phase II testing, laboratory analysis of prehistoric artifacts, protracted Native American consultation on behalf of Perris Union High School District, and prepared the report for this project. He also supervised the Phase IV monitoring program, prepared the monitoring report, and arranged for curation of the artifact collection with Pechanga Band of Luiseño Indians.

INDUSTRIAL

CITY OF RIALTO, WILLOW AVENUE WAREHOUSE PROJECT

Rialto, San Bernardino County, California

Mr. Goodwin conducted the record search and Phase I field survey and prepared the report for this project.

City of Riverside, Cottonwood Warehouse Project
Riverside, Riverside County, California

Mr. Goodwin conducted the record search and Phase I field survey and prepared the report for this project.

MISCELLANEOUS

BRENT ENGINEERING, RIVERSIDE PROJECT

Riverside County, California

Mr. Goodwin coordinated the Phase I field survey, documented resources, conducted research and documentation, and prepared the report and follow-up revised report for this project.

MIXED-USE

CITY OF INDIO, INDIO VARNER ROAD MIXED-USE PROJECTS

Indio, Riverside County, California

Mr. Goodwin conducted the record search and Phase I field survey, and prepared the report for this project.

NATIVE AMERICAN TRIBES

DESERT CAHUILLA AGRICULTURAL CORPORATION/TORRES-MARTINEZ DESERT CAHUILLA INDIANS, SMTC PROJECT

Riverside County, California

Mr. Goodwin conducted the Phase I survey and research, coordinated with the president of the Torres-Martinez Desert Cahuilla Indians' Desert Cahuilla Agricultural Corporation, and prepared the report for this project.

County of Riverside, SunCal, McSweeny Farms Residential Development
Riverside County, California

Mr. Goodwin participated in Phase II testing of prehistoric sites and coordinated disposition of the artifact collection with designated Most Likely Descendant, Soboba Band of Luiseño Indians.

Perris Union High School District, Perris Union High School No. 4
Riverside County, California

Mr. Goodwin conducted the Phase I field survey, site record update, Phase II testing, laboratory analysis of prehistoric artifacts, protracted Native American consultation on behalf of Perris Union High School District, and prepared the report for this project. He also supervised the Phase IV monitoring program, prepared the monitoring report, and arranged for curation of the artifact collection with Pechanga Band of Luiseño Indians.

Caltrans, State Route 210 Project
San Bernardino, San Bernardino County, California

Mr. Goodwin conducted the archaeological monitoring program, recovered prehistoric human remains, coordinated closely with Native American tribes and the County Coroner, and prepared a monitoring report in accordance with Caltrans Standard Environmental Reference guidelines, Section 106, and CEQA for District 8. Caltrans approved the report.

United States Army Corps of Engineers, Monteolivo Project
Corona, Riverside County, California

Mr. Goodwin conducted the Phase I survey, research, and assisted with Section 106 Native American consultation on behalf of the United States Army Corps of Engineers. He documented historic period resources and prepared the report for this project.

City of Hemet, Exchange Club Park
Hemet, Riverside County, California

Mr. Goodwin supervised and led the archaeological monitoring program, coordinated with Native American tribes and the County Inspector, and prepared the monitoring report.

Caltrans and County of Riverside, Cajalco Road and Alexander Road Project
Riverside County, California

Mr. Goodwin supervised and led the archaeological monitoring program, conducted research, coordinated with Native American tribes, Caltrans, and the County Inspector, and prepared the monitoring report.

County of Riverside, 42500 Washington Street Project
Bermuda Dunes, California

Mr. Goodwin conducted Native American scoping, cultural resources research, a record search and Phase I field survey, coordinated with the County of Riverside and other consultants, and prepared the report.

County of Riverside, Briggs Road Improvements at Warm Springs
Riverside County, California

Mr. Goodwin supervised and led the archaeological monitoring program, coordinated with Native American tribes and the County Inspector, and prepared the monitoring report.

County of Riverside, Gateway Center Specific Plan
Riverside County, California

Mr. Goodwin led the Phase I field survey, updated prehistoric resource documentation, conducted Phase II testing, evaluated resources, conducted Native American consultation on behalf of the County of Riverside, and prepared the report.

County of Riverside, Santa Ana River Trail Project
Riverside County, California

Mr. Goodwin conducted the Phase I survey, research, assisted the County of Riverside with Native American consultation, documented and evaluated historic period resources, and prepared the report.

PUBLIC AGENCIES

CITY OF MENIFEE, CHIC-FIL-A MENIFEE PROJECT

Riverside County, California

Mr. Goodwin supervised and conducted the Phase IV cultural resources monitoring program, compiled the administrative record, provided logistical support, prepared the monitoring report.

City of Menifee, Newport Towne Square II Project
Riverside County, California

Mr. Goodwin conducted the Phase I survey, research, prepared an assessment report, supervised and conducted the Phase IV cultural resources monitoring program, compiled the administrative record, and prepared the monitoring report.

City of Menifee, Menifee Boulders Project
Riverside County, California

Mr. Goodwin conducted the Phase I survey, documented prehistoric resources, Native American consultation on behalf of Caltrans District 8, and prepared the Historic Property Survey Report (HPSR) and the Archaeological

Resources Report (ASR) in accordance with Caltrans Standard Environmental Reference guidelines, Section 106, and CEQA. Caltrans approved the HPSR and ASR.

City of Menifee, Caliber Collision Body Shop Project
Riverside County, California

Mr. Goodwin conducted the Phase I field survey, prepared the report, coordinated with the City and responded to tribal comments for a revised report.

City of Menifee, Boulders Mixed-Use Project
Riverside County, California

Mr. Goodwin conducted the Phase I survey, research, obtained Sacred Lands File search results from the NAHC and coordinated with tribes on behalf of the City, documented prehistoric resources and prepared the assessment report.

City of Menifee, Menifee Valley Specific Plan Project
Riverside County, California

Mr. Goodwin peer-reviewed a Phase I assessment and conducted follow-up on response to comments.

County of Sonoma, Adobe Road and Main Street Intersection Improvements Project
Sonoma County, California

Mr. Goodwin directed the Phase I survey, research, and coordinated Native American consultation on behalf of the County of Sonoma. He noted historic period resources and prepared the report.

Riverside County Flood Control and Water Conservation District, Banning MDP Line H Stage 1 Storm Drain Project
Banning, Riverside County, California

Mr. Goodwin supervised and conducted the Phase IV cultural resources monitoring program, documented and evaluated historic period resources, compiled the administrative record, provided logistical support, prepared the monitoring report, and coordinated closely with the Riverside County Flood Control and Water Conservation District, including curation of the artifact collection at the District office.

Caltrans, Potrero Road/State Route 60 Project
Beaumont, Riverside County, California

Mr. Goodwin conducted the Phase I survey, Native American consultation on behalf of Caltrans District 8, and prepared the Historic Property Survey Report (HPSR) and the Archaeological Resources Report (ASR) in accordance with Caltrans Standard Environmental Reference guidelines, Section 106, and CEQA. Caltrans approved the HPSR and ASR.

Caltrans and City of Colton, Colton Crossing Grade Separation
Colton, San Bernardino County, California

Mr. Goodwin conducted the Phase I survey and Extended Phase I (XPI) archaeological testing of a segment of BNSF Railway; designed and supervised the ground-penetrating radar program; documented and evaluated historic-period resources; coordinated research; supervised laboratory analysis; conducted Native American consultation on behalf of Caltrans; prepared a Caltrans-format Historic Property Survey Report, Archaeological Resources Report, and XPI Report; and contributed to the Historic Resources Evaluation Report in accordance with Caltrans Standard Environmental Reference guidelines, Section 106, and CEQA. He also arranged for disposition of the artifact collection.

City of Corona, Corona 720 Project
Corona, Riverside County, California

Mr. Goodwin conducted the Phase I field survey, documented resources, updated resource documentation, prepared the report, and conducted follow-up for a revised report.

United States Army Corps of Engineers, Monteolivo Project
Corona, Riverside County, California

Mr. Goodwin conducted the Phase I survey, research, and Native American consultation on behalf of the United States Army Corps of Engineers. He documented historic period resources and prepared the report.

Caltrans, I-15/I-215 Interchange
Devore, San Bernardino County, California

Mr. Goodwin conducted the Phase I survey, assisted with Extended Phase I (XPI) survey/mapping; documented and evaluated historic-period resources; conducted research with the San Bernardino County Archaeologist; conducted additional research on equestrian trails; coordinated and collated multiple record searches; supervised and participated in an archaeological monitoring program; conducted Native American consultation on behalf of Caltrans; prepared Caltrans-format Historic Property Survey Report (HPSR), Archaeological Resources Report (ASR), and monitoring report; and contributed to the Historic Resources Evaluation Report (HRER) in accordance with Caltrans Standard Environmental Reference (SER) guidelines, Section 106, and CEQA. The project received State Historic Preservation Office concurrence on the HPSR/HRER/ASR.

City of Fontana, Sierra Crest II Project
Fontana, San Bernardino County, California

Mr. Goodwin supervised and led the archaeological monitoring program, updated resource documentation, evaluated resources, and prepared the monitoring report.

City of Hemet, Exchange Club Park
Hemet, Riverside County, California

Mr. Goodwin supervised and led the archaeological monitoring program, coordinated with Native American tribes and the County of Riverside Inspector, and prepared the monitoring report.

Caltrans, Avenue 44 Bridge over the Coachella Valley Storm Water Channel
Indio, Riverside County, California

Mr. Goodwin conducted the Phase I survey, research, and Native American consultation on behalf of Caltrans, and prepared a Historic Property Survey Report and Archaeological Resources Report in accordance with Caltrans Standard Environmental Reference guidelines, Section 106, and CEQA.

City of Indio, Avenue 50 Improvements Project
Indio, Riverside County, California

Mr. Goodwin conducted the record search and Phase I field survey and co-authored the report.

City of Indio, Indio Varner Road Mixed-Use Projects
Indio, Riverside County, California

Mr. Goodwin conducted the record search and Phase I field survey and prepared the report.

City of Lake Elsinore, The Village Estates
Lake Elsinore, Riverside County, California

Mr. Goodwin conducted the Phase I field survey, site recordation, Phase II testing, and laboratory analysis of historic period artifacts. He also assisted with architectural evaluation and co-authored the report.

Caltrans, State Route 710 Extension
Los Angeles County, California

Mr. Goodwin participated in the historic architectural survey of several alternative routes for the transportation corridor from East Los Angeles to Pasadena. He assisted with preparation of the Historic Resources Evaluation Report.

City of Morgan Hill, Borello Ranch Project
Morgan Hill, Santa Clara County, California

Mr. Goodwin participated in Phase III salvage/data recovery of multiple inhumations at a prehistoric Ohlone mortuary complex including documentation of subsurface features, recovery of artifacts, laboratory analysis, monitoring, and logistical support. He contributed the historic context to the report.

City of Murrieta, CarMax Murrieta Project
Murrieta, Riverside County, California

Mr. Goodwin conducted the records search and Phase I field survey, updated resource documentation, and prepared the report.

City of Murrieta, CVS Pharmacy Project
Murrieta, Riverside County, California

Mr. Goodwin conducted the record search and Phase I field survey, documented and evaluated resources, and prepared the report.

City of Murrieta, Murrieta Hot Springs
Murrieta, Riverside County, California

Mr. Goodwin conducted the record search, Phase I survey, site record update, Phase II archaeological testing and laboratory analysis, and prepared the report.

Caltrans, Mid-Valley Bike Path
Palm Desert, Riverside County, California

Mr. Goodwin conducted the Phase I survey, research, Native American consultation on behalf of Caltrans, documented historic period resources, and prepared a Historic Property Survey Report and Archaeological Resources Report in accordance with Caltrans Standard Environmental Reference guidelines, Section 106, and CEQA.

Caltrans, Gene Autry Trail
Palm Springs, Riverside County, California

Mr. Goodwin conducted the Phase I survey, research, and Native American consultation on behalf of Caltrans, and prepared a Historic Property Survey Report (HPSR) and Archaeological Resources Report (ASR) in accordance with Caltrans Standard Environmental Reference guidelines, Section 106, and CEQA. The project received State Historic Preservation Office concurrence on the HPSR/ASR.

City of Palm Springs, Boulders Development Project
Palm Springs, Riverside County, California

Mr. Goodwin conducted the record search and Phase I field survey, updated resource documentation, and prepared the report.

City of Palm Springs, Palm Springs International Airport
Palm Springs, Riverside County, California

Mr. Goodwin conducted the Phase I field survey of World War II-era U.S. Army airfield features, documented historic period airfield features, updated resource documentation, assisted with architectural survey, prepared the report, and responded to comments from the Federal Aviation Administration.

City of Perris, Clearwater Elementary School Project
Perris, Riverside County, California

Mr. Goodwin conducted the records search and Phase I field survey, and prepared the report.

City of Perris, Mercado Park Project
Perris, Riverside County, California

Mr. Goodwin conducted the archaeological monitoring program, coordinated with the City Inspector, and prepared the monitoring report.

City of Perris, Perris Circle Project
Perris, Riverside County, California

Mr. Goodwin supervised and led the archaeological monitoring program, coordinated with the City Inspector, and prepared the monitoring report.

City of Perris, Stratford Ranch Residential
Perris, Riverside County, California

Mr. Goodwin conducted the Phase I field survey, site record update, Phase II testing, and laboratory analysis, and prepared the report. He arranged for curation of artifact collection.

City of Rialto, Willow Avenue Warehouse Project
Rialto, San Bernardino County, California

Mr. Goodwin conducted the records search and Phase I field survey, and prepared the report.

Caltrans, Mission Boulevard Bridge Replacement
Riverside, Riverside County, California

Mr. Goodwin supervised the Phase I survey, assisted with mapping, conducted research, coordinated and collated records searches, supervised archaeological survey, conducted Native American consultation on behalf of Caltrans, prepared a Historic Property Survey Report (HPSR), Archaeological Resources Report (ASR), and monitoring report, and assisted with the Historic Resources Evaluation Report (HRER) in accordance with Caltrans Standard Environmental Reference (SER) guidelines, Section 106, and CEQA. The project received State Historic Preservation Office (SHPO) concurrence on the HPSR/HRER/ASR.

City of Riverside, Cottonwood Warehouse Project
Riverside, Riverside County, California

Mr. Goodwin conducted the records search and Phase I field survey, and prepared the report.

Caltrans, Community Environmental Transportation Acceptability Process (CETAP) Project
Riverside County, California

Mr. Goodwin conducted an expansive historic architectural survey, compiled a built environment inventory, participated in Phase II testing, and edited the Historic Property Survey Report (HPSR).

Caltrans and County of Riverside, Cajalco Road and Alexander Road Project
Riverside County, California

Mr. Goodwin supervised and led the archaeological monitoring program, conducted research, coordinated with Native American tribes, Caltrans, and the County Inspector, and prepared the monitoring report.

County of Riverside, Alessandro Commerce Center
Riverside County, California

Mr. Goodwin assisted with the Phase I survey, conducted the Phase II testing program, supervised the monitoring program, coordinated with Native American Tribes, updated resource recordation, and prepared the report.

County of Riverside, Briggs Road Improvements at Warm Springs
Riverside County, California

Mr. Goodwin supervised and led the archaeological monitoring program, coordinated with Native American Tribes and the County Inspector, and prepared the monitoring report.

County of Riverside, Gateway Center Specific Plan
Riverside County, California

Mr. Goodwin led the Phase I field survey, updated prehistoric resource documentation, conducted Phase II testing, evaluated resources, conducted Native American consultation on behalf of the County, and prepared the report.

County of Riverside, Santa Ana River Trail Project
Riverside County, California

Mr. Goodwin conducted the Phase I survey, research, and Native American consultation on behalf of the County of Riverside. He documented and evaluated historic period resources and prepared the report.

County of Riverside, South Coast Winery Resort and Spa
Riverside County, California

Mr. Goodwin supervised monitoring, acted as lead monitor, and prepared the report. No cultural resources were identified.

Riverside County Transportation Commission, Mid County Parkway
Riverside County, California

Mr. Goodwin participated in the Phase I survey and Phase II testing of prehistoric sites, and assisted with report for the Riverside County Transportation Commission.

Caltrans, State Street Extension Project
San Bernardino, San Bernardino County, California

Mr. Goodwin conducted the Phase I survey, research, and Native American consultation on behalf of Caltrans, and prepared a Historic Property Survey Report (HPSR) and Archaeological Resources Report (ASR) in accordance with Caltrans Standard Environmental Reference (SER) guidelines, Section 106, and CEQA. The project received State Historic Preservation Office (SHPO) concurrence on the HPSR/ASR.

City of San Diego, BAE Systems Pier 4
San Diego, San Diego County, California

Mr. Goodwin conducted research, assisted with the architectural survey, and contributed to the report.

City of San Diego, Otay II Pipeline Project
San Diego, San Diego County, California

Mr. Goodwin conducted the archaeological monitoring program, recovered, documented, and evaluated historic period refuse, coordinated with City Inspector, and prepared monitoring the report.

City of San Jacinto, Ramona Expressway Widening Project
San Jacinto, Riverside County, California

Mr. Goodwin conducted the Phase I survey and research, documented historic period resources, and prepared the report.

City of Victorville, Space Center Project
Victorville, San Bernardino County, California

Mr. Goodwin conducted the records search, coordinated the Phase I field survey, and prepared the report.

RECREATIONAL

CALTRANS, MID-VALLEY BIKE PATH

Palm Desert, Riverside County, California

Mr. Goodwin conducted the Phase I survey, research, Native American consultation on behalf of Caltrans, documented historic period resources, and prepared a Historic Property Survey Report (HPSR) and

Archaeological Resources Report (ASR) in accordance with Caltrans Standard Environmental Reference (SER) guidelines, Section 106, and CEQA.

City of Hemet, Hemet Valley Bikeway
Hemet, Riverside County, California

Mr. Goodwin conducted the Phase I survey, research, Native American consultation on behalf of Caltrans, documented historic period resources, and prepared a Historic Property Survey Report (HPSR) and Archaeological Resources Report (ASR) in accordance with Caltrans Standard Environmental Reference (SER) guidelines, Section 106, and CEQA.

City of Fontana, Bird Farm Dog Park Project
Fontana, San Bernardino County, California

Mr. Goodwin conducted the Phase I survey, research, Native American notification on behalf of the City, and prepared the report.

City of Moreno Valley, Rancho Verde Park Project
Moreno Valley, Riverside County, California

Mr. Goodwin conducted the Phase I survey, research, Native American notification on behalf of the City, and prepared the report.

County of Riverside, Santa Ana River Trail Project
Riverside County, California

Mr. Goodwin conducted the Phase I survey, research, and Native American consultation on behalf of the County of Riverside. He documented and evaluated historic period resources and prepared the report.

County of Riverside, South Coast Winery Resort and Spa
Riverside County, California

Mr. Goodwin supervised monitoring, acted as lead monitor, and prepared the report. No cultural resources were identified.

City of Perris, Mercado Park Project
Perris, Riverside County, California

Mr. Goodwin conducted monitoring and prepared the report. No cultural resources were identified.

RESIDENTIAL DEVELOPMENT

CITY OF PERRIS, STRATFORD RANCH RESIDENTIAL

Perris, Riverside County, California

Mr. Goodwin conducted the Phase I field survey, site record update, Phase II testing, and laboratory analysis, and prepared the report. He arranged for curation of artifact collection.

County of Riverside, SunCal, McSweeny Farms Residential Development
Riverside County, California

Mr. Goodwin participated in Phase II testing of prehistoric sites and coordinated disposition of the artifact collection with designated Most Likely Descendant, Soboba Band of Luiseño Indians.

Pulte Homes, Tract 18917
Riverside County, California

Mr. Goodwin conducted the records search and Phase I field survey, and prepared the report.

TRANSPORTATION

CALTRANS, POTRERO ROAD/STATE ROUTE 60 PROJECT

Beaumont, Riverside County, California

Mr. Goodwin conducted the Phase I survey, Native American consultation on behalf of Caltrans, and prepared the Historic Property Survey Report (HPSR) and Archaeological Resources Report (ASR) in accordance with Caltrans Standard Environmental Reference (SER) guidelines, Section 106, and CEQA for District 8. The HPSR and ASR were approved by Caltrans.

Caltrans and City of Colton, Colton Crossing Grade Separation
Colton, San Bernardino County, California

Mr. Goodwin conducted the Phase I survey and Extended Phase I (XPI) archaeological testing of a segment of BNSF Railroad, designed and supervised the ground-penetrating radar (GPR) program, documented and evaluated historic-period resources, coordinated research, supervised laboratory analysis, conducted Native American consultation on behalf of Caltrans, prepared Caltrans-format Historic Property Survey Report (HPSR), Archaeological Resources Report (ASR), and XPI Report, and contributed to the Historic Resources Evaluation Report (HRER) in accordance with Caltrans Standard Environmental Reference (SER) guidelines, Section 106, and CEQA. He also arranged for disposition of the artifact collection.

Caltrans, I-15/I-215 Interchange
Devore, San Bernardino County, California

Mr. Goodwin conducted the Phase I survey, assisted with XPI survey/mapping, documented and evaluated historic-period resources, conducted research with the San Bernardino County Archaeologist, conducted additional research on equestrian trails, coordinated and collated multiple records searches, supervised and participated in an archaeological monitoring program, conducted Native American consultation on behalf of Caltrans, prepared Caltrans-format Historic Property Survey Report (HPSR), Archaeological Resources Report (ASR), and monitoring report, and contributed to the Historic Resources Evaluation Report (HRER) in accordance with Caltrans Standard Environmental Reference (SER) guidelines, Section 106, and CEQA. The project received State Historic Preservation Office (SHPO) concurrence on the HPSR/HRER/ASR.

Caltrans, Avenue 44 Bridge over the Coachella Valley Storm Water Channel
Indio, Riverside County, California

Mr. Goodwin conducted the Phase I survey, research, and Native American consultation on behalf of Caltrans, and prepared a Historic Property Survey Report (HPSR) and Archaeological Resources Report (ASR) in accordance with Caltrans Standard Environmental Reference (SER) guidelines, Section 106, and CEQA.

City of Indio, Avenue 50 Improvements Project
Indio, Riverside County, California

Mr. Goodwin conducted the records search and Phase I field survey, and co-authored the report.

Caltrans, State Route 710 Extension
Los Angeles County, California

Mr. Goodwin participated in the historic architectural survey of several alternative routes for the transportation corridor from East Los Angeles to Pasadena. He assisted with preparation of the Historic Resources Evaluation Report (HRER).

Caltrans, Gene Autry Trail
Palm Springs, Riverside County, California

Mr. Goodwin conducted the Phase I survey, research, and Native American consultation on behalf of Caltrans, and prepared a Historic Property Survey Report (HPSR) and Archaeological Resources Report (ASR) in accordance with Caltrans Standard Environmental Reference (SER) guidelines, Section 106, and CEQA. The project received State Historic Preservation Office (SHPO) concurrence on the HPSR/ASR.

Caltrans, Mission Boulevard Bridge Replacement
Riverside, Riverside County, California

Mr. Goodwin supervised the Phase I survey, assisted with mapping, conducted research, coordinated and collated records searches, supervised archaeological survey, conducted Native American consultation on behalf of Caltrans, prepared a Historic Property Survey Report (HPSR), Archaeological Resources Report (ASR), and monitoring report, and assisted with the Historic Resources Evaluation Report (HRER) in accordance with Caltrans Standard Environmental Reference (SER) guidelines, Section 106, and CEQA. The project received State Historic Preservation Office (SHPO) concurrence on the HPSR/HRER/ASR.

Caltrans, Community Environmental Transportation Acceptability Process (CETAP) Project
Riverside County, California

Mr. Goodwin conducted an expansive historic architectural survey, compiled a built environment inventory, participated in Phase II testing, and edited the Historic Property Survey Report (HPSR).

Caltrans and County of Riverside, Cajalco Road and Alexander Road Project
Riverside County, California

Mr. Goodwin supervised and led the archaeological monitoring program, conducted research, coordinated with Native American Tribes, Caltrans, and the County Inspector, and prepared the monitoring report.

County of Riverside, Briggs Road Improvements at Warm Springs
Riverside County, California

Mr. Goodwin supervised and led the archaeological monitoring program, coordinated with Native American Tribes and the County Inspector, and prepared the monitoring report.

Riverside County Transportation Commission, Mid County Parkway
Riverside County, California

Mr. Goodwin participated in the Phase I survey and Phase II testing of prehistoric sites, and assisted with report for the Riverside County Transportation Commission.

Caltrans, State Route 210 Project
San Bernardino, San Bernardino County, California

Mr. Goodwin conducted the archaeological monitoring program, recovered prehistoric human remains, coordinated with the County Coroner and Native American Tribes, and prepared a monitoring report in accordance with Caltrans Standard Environmental Reference (SER) guidelines, Section 106, and CEQA for District 8. The report was approved by Caltrans.

Caltrans, State Street Extension Project
San Bernardino, San Bernardino County, California

Mr. Goodwin conducted the Phase I survey, research, and Native American consultation on behalf of Caltrans, and prepared a Historic Property Survey Report (HPSR) and Archaeological Resources Report (ASR) in accordance with Caltrans Standard Environmental Reference (SER) guidelines, Section 106, and CEQA. The project received State Historic Preservation Office (SHPO) concurrence on the HPSR/ASR.

City of San Jacinto, Ramona Expressway Widening Project
San Jacinto, Riverside County, California

Mr. Goodwin conducted the Phase I survey and research, documented historic period resources, and prepared the report.

UTILITIES

SOUTHERN CALIFORNIA EDISON, SUPERSTITION SOLAR PROJECT

El Centro, California

Mr. Goodwin participated in the Phase I survey, documented cultural resources, and contributed to the report.

Southern California Edison, On-Call Biological, Cultural, and Water Quality Support
Inyo, Kern, Los Angeles, Mono, Orange, Riverside, San Bernardino, San Diego, Santa Barbara, Tulare, and Ventura Counties, California

Mr. Goodwin conducted multiple surveys, documented historic-period resources and prepared letter reports and memos.

Southern California Edison, West Of Devers Project
Riverside County, California

Mr. Goodwin conducted the Phase I survey and research, documented historic period resources, and contributed to the report.

City of San Diego, Otay II Pipeline Project
San Diego, San Diego County, California

Mr. Goodwin conducted the archaeological monitoring program, recovered, documented, and evaluated historic period refuse, coordinated with City Inspector, and prepared monitoring the report.

Southern California Edison, El Casco Substation Project
San Timoteo Canyon, Riverside County, California

Mr. Goodwin conducted the cultural resources monitoring program, documented historic period resources, managed the laboratory and provided logistical support to the paleontological monitoring/fossil specimen recovery program.

SELECTED REPORTS

Archaeological Monitoring Program, Briggs Road Improvements at Warm Springs Creek, Riverside County Transportation Department, Riverside County, California 2016.

Archaeological Monitoring Program, Perris Circle Industrial Park Project, Riverside County, California 2015.

Cultural Resources Assessment and Archaeological Testing, Gateway Center Specific Plan, Riverside County, California 2015.

Cultural Resources Assessment, Brent Engineering Riverside Project, Riverside County, California 2017.

Cultural Resources Assessment, CVS Pharmacy, City of Murrieta, Riverside County, California 2016.

Cultural Resources Assessment, Rancho Diamonte Project, City of Hemet, Riverside County, California 2016.

Historic Property Survey Report, Colton Crossing Grade Separation Project, City of Colton, San Bernardino County, California 2011.

Phase II Archaeological Testing, Perris Union High School No. 4, Riverside County, California, 2016.

PRESENTATIONS

“Evidence for Luiseño and Diegueño Cultural Continuity in the Late California; Mission Period: Ceremonial Art.” Presented at the 1992 California Mission Studies Association annual conference.

“Allensworth: Prelude to the Dream.” Presented at the Society for Historical Archaeology Annual Meeting in 2007.

“The Archaeology of Patton’s Desert Training Center in the Chuckwalla Valley at Desert Center, California.” Poster presented at the Society for California Archaeology 2010 Annual Meeting.

“The Perris Crescent.” Presented at the Society for California Archaeology 2016 Annual Meeting.

REFERENCE

Gary Jones
District 8 Native American Coordinator
Caltrans
(909) 383-7505

CASSIDY SHARP, RPA

ARCHAEOLOGIST



EXPERTISE

- Historical Archaeology
- Historical Research
- Phase I Surveys
- Phase II Test Excavation
- Paleontological Resource Monitoring
- Cultural Resource Monitoring
- Fossil Collection, Salvage, Identification, and Curation
- Cultural Resource Collection, Salvage, Identification, and Curation

EDUCATION

Claremont Graduate University, Fullerton, PhD., History, In Progress.

Claremont Graduate University, Fullerton, MA, History and Archival Studies, In Progress.

University of California Los Angeles Extension, Environmental Studies Certificate, 2019.

Durham University, UK, MSc, Archaeological Science, 2017.

Azusa Pacific University, BA., History, Minor Art 2010.

PROFESSIONAL EXPERIENCE

Archaeologist, LSA, Irvine, California, July 2024–Present.

Lab Manager and Archaeology/Paleontology Supervisor II, Cogstone Resource Management, Orange, California, November 2017–June 2024.

Archaeology/Paleontology Technician, Paleosolutions Inc, Monrovia, California, December 2016– November 2017.

Collection Assistant, La Brea Tar Pits and Museum, January 2017–June 2017.

VOLUNTEER/INTERN EXPERIENCE

Foothill College, Ecuador Program, Archaeology, 2023.

Arizona Western College, El Golfo Badlands, Paleontology, 2019.

La Brea Tar Pits and Museum, Collection Management, Paleontology, 2016-2017.

Natural History Museum, Los Angeles, Haaga Expedition, Paleontology, 2017.

Natural History Museum, Los Angeles, Augustyn Expedition, Paleontology, 2017.

Durham University, United Kingdom, Binchester Project, Archaeology, 2015-2016.

Sheffield University, Zooarchaeology Shortcourse, 2016.

Durham University, Badgendon Project, Archaeology, 2015.

Fowler Museum at UCLA, Archaeological and Ethnographic Objects Conservation, 2014-2015.

Natural History Museum, Los Angeles, Vertebrate Paleontology and Dinosaur Institute, 2013-2015.

PROFESSIONAL AFFILIATIONS

Register of Professional Archaeologists (RPA)

AWARDS/HONORS

Departmental Scholarships, Claremont Graduate University, 2019–Present

Blaisdell Fellowship, Claremont Graduate University, 2019–Present

PROFESSIONAL RESPONSIBILITIES

Ms. Sharp is an archaeologist at LSA. She is a Registered Professional Archaeologist (RPA) and cross-trained paleontologist with more than 10 years of experience in cultural and paleontological resources monitoring, survey, excavation, preparation of fossils and artifacts for curation, and screening and sorting sediments for artifacts and fossils. Ms. Sharp has managed archaeology and paleontology labs in addition to serving as a supervisor for projects and personnel. She has worked on a variety of projects in the water, transportation, energy, development, public, and private sectors. For these projects, Ms. Sharp has served as a primary point of contact for the client, created and managed schedules, conducted crew sensitivity trainings, and authored relevant reports. Her field and laboratory experience include a range of projects throughout California, Utah, New Mexico, Mexico, Ecuador, and England.

PROJECT EXPERIENCE

Purple Line Extension (Westside Subway) Sections 1 and 2 Construction Management, Los Angeles County Metropolitan Transportation Authority, Los Angeles County, California.

Ms. Sharp supervised paleontological monitoring, fossil recovery, and fossil preparation in the lab. She contributed to monthly reporting during construction of seven stations from the existing Purple Line at Wilshire/Western Avenue along Wilshire Boulevard to the Veterans Administration Hospital in Westwood for 8.6 miles and managed paleontological services for Sections 1 and 2 of the subway project including budgets, Workers Environmental Awareness Program (WEAP) training, monitoring, fossil recovery, fossil preparation, identification, cataloguing, curation with the Natural History Museum of Los Angeles County, and reporting.

The Cooper Laboratory
Santa Ana, Orange County, California

Ms. Sharp provided archaeological and paleontological supervision including preparation and curation services for Orange County's John D. Cooper Archaeological and Paleontological Center. Archaeological and paleontological tasks included preparation and stabilization of vertebrate fossils from field jackets; screen washing matrix from jackets; molding and casting selected fossils for the creation of exhibits; building metal armatures to safely hold select fossils for exhibits; repairing and stabilizing previously prepared specimens that have degraded over time; processing bulk soil samples for the recovery of plants, charcoal, shells, and other finds; processing unsorted midden; and faunal identification. Fossil Preparation and archaeological collections supervision 2021-2024.

Los Angeles World Airports Ongoing Technical Support for Environmental, Mitigation Reporting, and Sustainability Issues Associated with Los Angeles World Airports Construction Projects
Los Angeles International Airport, Los Angeles County, California

Ms. Sharp served as paleontology supervisor and helped prepare and present a paleontological Workers Environmental Awareness Program training and conducted and supervised paleontological resources monitoring during construction activities for six task orders. Upon completion of monitoring for each project, Paleontological Resources Monitoring Compliance Reports were prepared. The City of Los Angeles functioned as lead agency for the project.

Los Angeles World Airports Los Angeles International Airport North Airfield Taxiway
Los Angeles, Los Angeles County, California

Ms. Sharp provided cultural and paleontological resources monitoring during construction. Ground-disturbing activities consisted of the construction of four new high-speed exit taxiways, the reconstruction of approximately 5,400 linear feet of the keel section along an existing runway, and the reconstruction of existing taxiway pavement. Several 18- to 48-inch-in-diameter reinforced concrete pipe storm drains in the infield areas surrounding the proposed taxiways were also constructed, including drain improvements and construct

aircraft related inlet structures and manholes to facilitate the proposed storm drains. Drainage swales in the infield areas surrounding the proposed taxiways were also completed. The project was completed in compliance with Los Angeles World Airports' (LAWA) Archaeological Treatment Plan and Paleontological Management Treatment Plan as well as all Mitigation Measures for Los Angeles International Airport. LAWA is the lead agency under the CEQA.

Southern California Edison Environmental Clearance On-Call Program
Statewide, California
Ms. Sharp provided on-call cultural resource monitoring services for various Southern California Edison projects throughout California for more than 100 task orders.

Pacific Gas and Electric Environmental Clearance On-Call Program
Statewide, California
Ms. Sharp provided on-call cultural resource monitoring services for various Pacific Gas & Electric Co. projects throughout California.

Los Angeles County Museum of Art Building for the Permanent Collection Project
Los Angeles, Los Angeles County, California
Ms. Sharp conducted paleontological resources monitoring, supervision, and fossil recovery during construction of a 347,500-gross-square-foot museum building, which will replace four buildings (Ahmanson Building, Hammer Building, the Art of Americas Building, and the Bing Center) within Los Angels County Museum of Art East. The new building and the outdoor experience provide enhanced outdoor landscaped plazas, public programming and educational spaces, sculpture gardens, and native and drought-tolerant plants, integrated with the museum building and within Hancock Park.

Palo Verde
La Quinta, Riverside County, California
Ms. Sharp provided archaeological and paleontological resources monitoring during excavations for the construction of single-family residences.

Preserve School
City of Chino, San Bernadino County, California
Ms. Sharp provided archaeological monitoring for the Chino Valley Unified School District's development of a 12-acre lot for the operation of a K-8 school campus with a total footprint of approximately 82,000 square feet to house up to 1,200 students on a four-track, year-round schedule.

Bureau of Land Management El Centro Recreation Project
Imperial, Imperial County, California
The Bureau of Land Management's (BLM) El Centro Field Office requested Class III Cultural Resources Inventory Surveys and archaeological site assessments to prevent potential adverse effects to cultural resources within BLM managed lands identified for temporary or permanent disturbance due to implementation of recreation program projects on 47 acres in the Superstition and Plaster City Open Areas. Ms. Sharp completed this work to satisfy BLM's responsibilities for compliance under Section 106 of the NHPA. Ms. Sharp provided an intensive pedestrian survey. Although the record search did not identify any previously recorded cultural resources in the proposed APE, 41 previously recorded cultural resources were identified within a 1-mile radius, some of which may have subsurface potential. Cultural resources monitoring was recommended due to the sensitivity for buried cultural resources. The BLM is the lead federal agency under NEPA.

West Lincoln Ave. Mixed Use
Anaheim, Orange County, California

Ms. Sharp provided archaeological and paleontological monitoring for the construction of a new four-story mixed-use development project consisting of 315 residential apartment units with 653 parking spaces and 3,413 square feet of retail space on 5.25 acres within Assessor Parcel Numbers 250-091-09, -10, and -11 at 1600 West Lincoln Avenue in Anaheim, Orange County.

Mirador Project
Altadena, Los Angeles County, California

This project included the construction of residential apartments featuring 71 affordable and supportive housing units geared towards low-income senior citizens. Ms. Sharp provided archaeological and paleontological monitoring for this project.

Cold Canyon Landfill Expansion Module 11B
Arroyo Grande, San Luis Obispo County, California

Ms. Sharp conducted archaeological and paleontological resources monitoring for the expansion of an existing landfill. In addition, Worker Environmental Awareness Program training was provided for all construction personnel. Upon completion of monitoring, preparation of a Paleontological Resources Monitoring Compliance Report was completed at the conclusion of ground disturbance.

Duarte Station Specific Plan
Duarte, Los Angeles County, California

Ms. Sharp provided archaeological monitoring for the development of a new mixed-use space including a two-building residential development with 619 dwelling units, parking structures, and 157,195 feet of open space in addition to a ground floor commercial use and up to 80 units of rent-restricted affordable housing.

North Outfall Sewer Rehabilitation Project
Los Angeles, Los Angeles County, California

Ms. Sharp provided archaeological monitoring for the rehabilitation of the North Outfall Sewer in Los Angeles. The North Outfall Sewer was constructed in the 1920s and needed rehabilitation due to its poor condition. To rehabilitate the sewer, eight access pits were excavated to slip-line a new pipe in the existing sewer. The excavation depths varied from 25 feet to 42 feet.

Rancho Los Cerritos Stormwater Retention Project
City of Long Beach, Los Angeles County, California

Ms. Sharp provided cultural resources monitoring during ground-disturbing construction activities for the Rancho Los Cerritos Stormwater Retention Project. The project consists of constructing a stormwater retention system to allow the site to capture and reuse 95 percent of rainwater. Construction consists of permeable pavers, pervious concrete, an underground cistern, bioswales, detention pond, and an eco-parking lot. Rancho Los Cerritos is the lead agency under the CEQA and Section 106 of the NHPA. Rancho Los Cerritos was listed in the National Register of Historic Places (NRHP Number 978) on April 15, 1970, and this project must conform to (1) the United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and (2) the Standards of Rehabilitation measures adopted by the Rancho Los Cerritos Master Plan (City of Long Beach 2002), and the other mitigation measures for the project. The project's Area of Potential Effects (APE) measures 4.77 acres and was established as the area where the project could directly or indirectly affect historic properties.

William R. Mason Regional Park Entry Driveway and Road Improvements Project
Irvine, Orange County, California

Ms. Sharp provided archaeological monitoring for OC Parks, in collaboration with OC Public Works, at William Mason Park. This project enhances the park visitor experience by improving the entryway, providing an accessible path of travel into the park and fixing drainage issues. Work consisted of removing existing deteriorated asphalt pavement and replacing it with a combination of regular and permeable asphalt to alleviate drainage issues while improving the quality of stormwater runoff; removing and replacing the damaged curb and gutter and adding of Americans with Disabilities Act-compliant curb ramps, removing and replacing landscape and irrigation within the roundabout and medians to include drought-tolerant and low-water-consumption plants, adding lighting to the roundabout, adding a raised crosswalk and wayfinding signs, and striping pavement to enhance the bike trail crossing and assist vehicular traffic more efficiently and safely navigate the entrance.

Morro Bay Water Facility Project Phases I and II
Morro Bay, San Luis Obispo County, California

Ms. Sharp provided archaeological and paleontological resources monitoring during ground-disturbing activities during the City of Morro Bay's Water Reclamation Facility Lift Stations and Offsite Pipelines Construction Project. Excavation in a portion of the project required a permit from the United States Fish and Wildlife Service. The project was being completed in compliance with mitigation measures contained within the EIR for the project. A Cultural and Paleontological Resources Monitoring Compliance Report was completed upon the conclusion of ground disturbance for the project. The City of Morro Bay is the lead agency under the CEQA.

Rose Hill Courts Redevelopment Project
Los Angeles, Los Angeles County, California

Ms. Sharp provided archaeological supervision for the project. Archaeological and paleontological resources monitoring was conducted during the proposed demolition of 15 buildings with 100 existing public housing units and the construction of 185 new multifamily units contained within 9 buildings, a 6,366 square-foot office/community building, and 174 parking spaces. Ms. Sharp prepared a Paleontological Resource Monitoring Compliance Report following the completion of ground disturbance for the project. Archaeology Supervisor.

Hilltop and Euclid Mixed-Use Project
San Diego, San Diego County, California

Ms. Sharp provided paleontological resources monitoring during excavations for the proposed construction of 20 single-family residences, 27 two-story townhome residences, 113 affordable apartment units, a parking garage, and approximately 8,300 square feet of commercial space. A Paleontological Resources Monitoring Compliance Report was completed at the conclusion of ground disturbance for the project.

Fort Bidwell Northern Paiute Indian Reservation
Fort Bidwell Reservation, Modoc County, California

Ms. Sharp conducted archaeological monitoring of a waterline construction project to ensure compliance of all cultural laws and regulations and coordinated with a tribal liaison/monitor to protect cultural values and collect artifacts for curation in the tribal museum at Fort Bidwell.

Ganahl Lumber Project
City of San Juan Capistrano, Orange County, CA

Ms. Sharp provided archaeological and paleontological resources monitoring during the geotechnical boring of 20 auger holes for the Ganahl Lumber Project in San Juan Capistrano, Orange County, California. A total of 20 geotechnical boring holes were drilled using an auger to depths that varied from 5 to 60 feet deep. This project was conducted in compliance with the City of San Juan Capistrano Council Policy 601.

Deep Soil Mixing Pilot Project
Pacific Palisades, Los Angeles County, California
Ms. Sharp provided archaeological and paleontological monitoring as part of an on-call contract with the Los Angeles Bureau of Engineering, resources monitoring, and managed Native American monitoring during ground-disturbing activities. The City of Los Angeles was the lead agency under the CEQA. Monitoring for the project was conducted in compliance with the Contingency Plan conditions form the Coastal Development Permit from the California Coastal Commission.

Spalding—A Cell
City of Beverly Hills, Los Angeles County, California
Ms. Sharp conducted a record search review and site visit for the candidate site in anticipation of changes to equipment in use at the existing facility. This study was conducted in accordance with Section 106 of the National Historic Preservation Act of 1966. The Spalding – A cell facility is at 9735 Wilshire Boulevard, Beverly Hills, California 90212 on top of the Beverly-Linden Medical Office Building.

State Route 132 West Freeway/Expressway- Phase 1, Caltrans District 10
Modesto, Stanislaus County, California
Ms. Sharp provided paleontology monitoring for the construction of approximately 4 miles of a four-lane freeway/expressway connecting SR-132 with Modesto on a new alignment south of Kansas Avenue from Dakota Avenue to east of Needham Street.

Windsor Pointe Project
Carlsbad, San Diego County, California
Ms. Sharp conducted cultural resources monitoring for the Windsor Pointe Project. The project involves the construction of 50 affordable multifamily housing units on two sites, which are aimed at providing housing for homeless and lower-income veterans and their families as well as for homeless people with severe mental illnesses. In total, the project would include two three-story buildings with a unit mix of 24 studio units, 17 one-bedroom units, seven two-bedroom units, and two three-bedroom units. To support the project, Ms. Sharp provided archaeological monitoring, meeting the qualifications required by the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.

Indian Health Clinic Project
Torres Martinez Desert Cahuilla Indian Reservation, Riverside and San Bernadino Counties, California
Ms. Sharp conducted cultural resources monitoring during ground-disturbing activities for the construction of a new Indian Health Clinic within the Torres Martinez Desert Cahuilla Reservation. Cultural resources monitoring followed the Final Cultural Resources Monitoring Plan and Native American Graves Protection and Repatriation Act Plan of Action for the project in compliance with Section 106 of the NHPA.

Jack Ranch Tract
San Luis Obispo County, California
Ms. Sharp provided archaeological and paleontological monitoring during construction for residential development of a 299-acre parcel just south of San Luis Obispo. The County of San Luis Obispo is the lead agency for this project under CEQA.

Ladera Park Regional Stormwater Improvements Project
Los Angeles, Los Angeles County, California
Ms. Sharp conducted cultural and paleontological resources monitoring during improvements to Ladera Park that will allow the capture and storage of stormwater runoff. Monitoring complied with program mitigation

measures and as defined by the County of Los Angeles, Department of Public Works (LACDPW), Project Management Division II. LACDPW was the project proponent and functioned as the lead agency under CEQA.

LAX United Airlines East Aircraft Maintenance and Ground Support Equipment Project
City of Los Angeles, Los Angeles County, California

Ms. Sharp provided archaeological and paleontological monitoring for the project, which consolidates and modernizes existing United Airlines aircraft maintenance and Ground Support equipment (GSE) facilities at LAX, allowing for more efficient and effective maintenance of existing aircraft and GSE. The project redeveloped a 37-acre site in the eastern portion of the airport with a new 411,000 sf. facility. The consolidation alters on and off-airport vehicular movements and movements on the airfield.

Los Angeles World Airports Terminal 4 and Terminal 5 Modernization Project
Los Angeles, Los Angeles County, California

Ms. Sharp provided archaeological and paleontological monitoring for a part of the project, which modernizes existing Terminal 4 and Terminal 5 including American Airlines, JetBlue and Spirit Airlines through a $1.6 billion modernization slated to end in 2027 that will create a centralized location for ticketing, screening and baggage claim with enhanced amenities for guests and will provide direct connection to the Automated People Mover train system**.** Archaeology and Paleontology Monitoring 2020.

San Juan Capistrano Memory Care Development Project
San Juan Capistrano, Orange County, California

Ms. Sharp conducted cultural and paleontological resources monitoring and coordinated Native American monitoring during construction of an adult memory care facility with associated parking and exterior lighting.

Florence Mills Apartments Project
Los Angeles, Los Angeles County, California

Ms. Sharp provided prehistoric and historic archaeological monitoring for the development of affordable and subsidized multifamily apartment buildings along the Historic Central Avenue Corridor in Southeast Los Angeles.

Gates Canyon Park
Calabasas, Los Angeles County, California

Ms. Sharp conducted cultural and paleontological resources monitoring during improvements to Gates Canyon Park to allow the capture and storage of stormwater runoff from an adjacent 105-acre residential area. Monitoring complied with program mitigation measures and as defined by the County of Los Angeles,

Department of Public Works (LACDPW), Project Management Division II. LACDPW was the project proponent and functioned as the lead agency under CEQA.

Los Angeles World Airports Police Facility Project
Los Angeles, Los Angeles County, California

Ms. Sharp conducted cultural and paleontological resources monitoring during construction of two L-shaped structures including a 64,000 sf, two-story police headquarters and a 108,000 sf, four-story parking garage. A 60,000 sf quad area will be located between the two structures. Both structures included partially subterranean levels. Monitoring was conducted during the grading phase of the project, prior to construction of the headquarters and parking garage structures. All work was completed in compliance with LAX Northside Plan Update Project Design Features, Commitments, and the Mitigation Monitoring and Reporting Program.

Dodd's Circle Survey
East Los Angeles, Los Angeles County, California

Ms. Sharp provided an archaeological survey for Sprint's proposed cell tower installation. The project proposed to install one new wooden pole and to install six new antennas, nine new Remote Radio Heads, and one new Microwave dish onto the proposed pole.

Corona Affordable Housing Project
City of Corona, Riverside County, California

Ms. Sharp conducted cultural and paleontological resources monitoring during grading for the development of affordable multifamily apartment buildings.

Archaeological and Paleontological Resources Training for the Los Angeles World Airports Utilities and LAMP Enabling Projects
City of Los Angeles, Los Angeles County, California

Ms. Sharp provided in-person archaeological and paleontological resources WEAP training to all construction personnel for the R23 A Street Project as part of the LAWA Utilities and Land Access Modernization Program Enabling Projects.

SR-46 Union Road Realignment, Caltrans District 5
Paso Robles, San Luis Obispo County, California

Ms. Sharp conducted an intensive pedestrian survey of accessible areas containing late Pleistocene alluvium and the Paso Robles Formation.

Hope Steet Bridge Housing Project
Los Angeles, Los Angeles County, California

Ms. Sharp conducted an intensive pedestrian survey for this project. The purpose of the study was to determine the potential effects to paleontological resources for the proposed temporary emergency homeless shelter. This project was a task order from an on-call contract with the Los Angeles Bureau of Engineering.

Woolsey Fire Emergency Monitoring
Malibu, Los Angeles County, California

As cultural resources monitor, Ms. Sharp conducted an emergency environmental survey and assessments of fire damaged pole locations for archaeological and historical resources prior replacement and also monitored ground-disturbance activities during the pole replacement.

Roosevelt Park Regional Stormwater Capture Project
Los Angeles, Los Angeles Couty, California

Ms. Sharp provided paleontological and archaeological monitoring for a project involving the construction of three diversion structures and pipelines, during all ground-disturbing activities in native sediments.

SELECTED PUBLICATIONS

Hrafnhildur Helga Halldórsdóttir, Bryony Rogers, Frank Direnno, Gundula Müldner, Darren R. Gröcke, Ellen Barnicle, Blessing Chidimuro, Malcolm Evans, Ruth Morley, Monica Neff, Cassidy Sharp, Ashleigh Simpson, Andy Boucher, Janet Montgomery.

2019 Continuity and individuality in Medieval Hereford, England: A stable isotope approach to bulk bone and incremental dentine. *Journal of Archaeological Science: Reports*, 23(800-809). https://doi.org/10.1016/j.jasrep.2018.12.006.

Sharp, Cassidy

2016 The Palaeopathology of Zed (*M. columbi*): Analysing Health to Discern Hunting in Pleistocene Mammoths. M.Sc. Dissertation. Durham University. 85 pp.

APPENDIX B

RECORD SEARCH BIBLIOGRAPHY

Report List

LSA2411

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SB-00108	NADB-R - 1060108; Voided - 71-9.1	1971	King, Thomas F.	M-YUC: An Archaeological Survey of the Proposed Rihgt-Of-Way Of the Morongo-Yucca-Upper Coachella Valley Pipeline	Univeristy of California at Riverside, Department of Anthropology	36-000349, 36-000555, 36-000556, 36-000557, 36-000558, 36-000559, 36-000560, 36-000561
SB-00152	NADB-R - 1060152; Voided - 73-4.3	1973	DECKER, DEAN A.	THE ARCHAEOLOGICAL IMPACT OF A RESIDENTIAL DEVELOPMENT NORTH OF YUCCA VALLEY, CALIFORNIA		36-002379, 36-002380
SB-00899	NADB-R - 1060899; Voided - 80-1.3	1980	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	CULTURAL RESOURCES ASSESSMENT OF PROPERTY LOCATED IN SEC. 13, T1N R5E, YUCCA VALLEY	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	
SB-01273	NADB-R - 1061273; Voided - 82-5.5	1982	SUTTON, MARK	CULTURAL ASSESSMENT FOR HIGH DESERT WATER DISTRICT WATER TANK, YUCCA VALLEY		
SB-02158	NADB-R - 1062158; Voided - 74-6.1	1974	MORTLAND, CAROL A.	ARCHAEOLOGICAL IMPACT EVALUATION: SOUTHERN CALIFORNIA EDISON PROPOSED GENERATING STATION IN UPPER JOHNSON VALLEY AND ASSOCIATED TRANSMISSION, GAS AND FUEL ROUTES	ARCHAEOLOGICAL RESEARCH UNIT, UCR	36-000181, 36-001922, 36-002208, 36-002592, 36-003433, 36-003434, 36-003435, 36-003697, 36-003698, 36-003780, 36-003781, 36-003782, 36-003783, 36-003784, 36-003785, 36-003843, 36-003844, 36-003845, 36-003849, 36-003850, 36-003851, 36-006190
SB-02518	NADB-R - 1062518; Voided - 91-0.9	1991	SUTTON, MARK Q.	A FORWARD TO THE BAKER SITE REPORT		36-000541
SB-03908	NADB-R - 1063908	2002	BONNER, WAYNE	PHASE I ARCHAEOLOGICAL FIELD SURVEY FOR CINGULAR WIRELESS SITE CM 457-02 LOCATED AT 4451 OLD WOMAN SPRINGS ROAD, YUCCA VALLEY, SAN BERNARDINO COUNTY, CA. 11PP	BONNER ASSOCIATES	
SB-04654	NADB-R - 1064654	2005	TEJADA, BARBARA	ARCHAEOLOGICAL SURVEY REPORT FOR THE STATE ROUT 247 AT BUENA VISTA DRIVE, YUCCA VALLEY, SAN BERNARDINO COUNTY, CALIFORNIA		
SB-06284	NADB-R - 1066284	2009	ENCARNACION, DEIRDRE, BALLESTER, DANIEL, and LAURA H. SHAKER	HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT: YUCCA VALLEY WATER SYSTEM INFRASTRUCTURE IMPROVEMENTS, TOWN OF YUCCA VALLEY, SAN BERNARDINO COUNTY, CALIFORNIA		
SB-06927	NADB-R - 1066927	2011	Encarnacion, Deirdre, Daniel Ballester, and Laura H. Shaker	Identification and Evaluation of Historic Properties: Yucca Valley Wastewater System Infrastructure Improvements, Town of Yucca Valley, San Bernardino County, California.	CRM Tech	36-010525

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LSA2411

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SB-07278	NADB-R - 1067278; Other - SCE	2009	Jones, Gary A.	Archaeological Survey Report for Southern California Edison's Deteriorated Pole Project on the Campanula 25 kV, Chollita 12 kV, Meloday 20 kV, Mockingburd 12 kV, and Pioneertown 12 kV Transmission Lines in San Bernardino County, California.	AECOM	
SB-07722	NADB-R - 1067722	2012	Tang, Bai “Tom”	Addendum to Historical/Archaeological Resources Survey Report: Yucca Valley Wastewater System Infrastructure Improvement Project, Town of Yucca Valley, San Bernardino County, California.		
SB-07723	NADB-R - 1067723	2013	Tang, Bai “Tom”, Daniel Ballester, and Laura Shaker	Identification and Evaluation of Historic Properties: Yucca Valley Wastewater System Infrastructure Improvements, Town of Yucca Valley, San Bernardino County, California.		
SB-07725	NADB-R - 1067725	2012	Horne, Melinda	Paleontological and Cultural Resources Assessment for the Town of Yucca Valley General Plan Update, San Bernardino County, California.		
SB-07792	NADB-R - 1067792	2014	Bonner, Wayne H., Sarah A. Williams, and Kathleen A. Crawford	Cultural Resource Record Search and Site Visit Results for T-Mobile West, LLC Candidate IE04457A (CM457 4451 Old Woman Spring) 4451 Old Woman Springs Road, Yucca Valley, San Bernardino County, California.	EAS	
SB-07793	NADB-R - 1067793	2014	Crawford, Kathleen A.	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate IE04454A (CM457 Old Woman Spring), 4451 Old Woman Springs Road, Yucca Valley, San Bernardino County, California.	EAS	

APPENDIX E

GEOTECHNICAL REPORT

Sladden Engineering

GEOTECHNICAL INVESTIGATION
PROPOSED SELF-STORAGE FACILITY
APN 0597-111-67
SEC SUN MESA DRIVE & NEWTON LANE
TOWN OF YUCCA VALLEY, CALIFORNIA

-Prepared By-

Sladden Engineering

45090 Golf Center Parkway, Suite F
Indio, California 92201
(760) 863-0713

Sladden Engineering

45090 Golf Center Parkway, Suite F, Indio, California 92201 (760) 863-0713 Fax (760) 863-0847
6782 Stanton Avenue, Suite C, Buena Park, CA 90621 (714) 523-0952 Fax (714) 523-1369
450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863
www.sladdenengineering.com

January 2, 2025

Project No. 544-24365
25-01-003

Mr. Rob Billings
5024 Wallaby Street
Yucca Valley, California 92284

Subject: Geotechnical Investigation

Project: Proposed Self-Storage Facility
APN 0597-111-67
SEC Sun Mesa Drive & Newton Lane
Yucca Valley, California

Sladden Engineering is pleased to present the results of the geotechnical investigation performed for the storage facility proposed for the property located at the southeast corner of Sun Mesa Drive and Newton Lane in the Town of Yucca Valley, California. Our services were completed in accordance with our proposal for geotechnical engineering services dated November 15, 2024 and your authorization to proceed with the work. The purpose of our investigation was to explore the subsurface conditions at the site to provide recommendations for foundation design and the design of the various site improvements. Evaluation of environmental issues and hazardous wastes was not included within the scope of services provided.

The opinions, recommendations and design criteria presented in this report are based on our field exploration program, laboratory testing and engineering analyses. Based on the results of our investigation, it is our professional opinion that the proposed project should be feasible from a geotechnical perspective provided that the recommendations presented in this report are implemented in design and carried out through construction.

We appreciate the opportunity to provide service to you on this project. If you have any questions regarding this report, please contact the undersigned.

Respectfully submitted,
SLADDEN ENGINEERING

Carolin Patino-Aguirre
Staff Geologist

Brett L. Anderson
Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
BRETT L. ANDERSON
No. C45389
CIVIL ENGINEERING
STATE OF CALIFORNIA

SER/cpa

Copies: PDF/Addressee

GEOTECHNICAL INVESTIGATION
PROPOSED STORAGE FACILITY
APN 0597-111-67
SEC SUN MESA DRIVE & NEWTON LANE
TOWN OF YUCCA VALLEY, CALIFORNIA

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INTRODUCTION

This report presents the results of the geotechnical investigation performed by Sladden Engineering (Sladden) for the storage facility proposed for the property located at the southeast corner of Sun Mesa Drive and Newton Lane in the Town of Yucca Valley, California. The site is located at approximately 34.1669 degrees north latitude and 116.4207 degrees west longitude. The approximate location of the site is indicated on the Site Location Map (Figure 1).



Figure 1 (USGS, 2021)

Our investigation was conducted to evaluate the engineering properties of the subsurface materials, to evaluate their *in-situ* characteristics, and to provide engineering recommendations and design criteria for site preparation, foundation design and the design of various site improvements. This study also includes a review of published and unpublished geotechnical and geological literature regarding seismicity at and near the subject site.

PROJECT DESCRIPTION

Based on the provided Site Plan (DRP Enterprises, 2022), it is our understanding that the proposed project will consist of constructing a mini/self-storage facility and a 400-square-foot office on the subject property. Concrete flat work, landscape areas and various other associated site improvements. For our analyses, we expect that the proposed buildings will consist of reinforced masonry, concrete tilt-up, lightweight wood-frame or steel-frame structures supported on conventional shallow spread footings and concrete slabs-on-grade.

Based on the provided preliminary grading plans (DRP Enterprises, undated) grading will be limited to minor cuts of 4,970 cubic yards and 4,485 cubic yards of fill to accomplish the desired elevations and to provide adequate gradients for site drainage. This does not include the removal and re-compaction of the loose surface soil and primary foundation-bearing soil within the proposed foundation areas. Upon completion of precise grading plans, Sladden should be retained to verify that the recommendations presented within in this report are properly incorporated into the design of the proposed project.

Structural foundation loads were not available at the time of this report. Based on our experience with relatively lightweight structures, we expect that isolated column loads will be less than 50 kips and continuous wall loads will be less than 3.0 kips per linear foot. If these assumed loads vary significantly from the actual loads, we should be consulted to verify the applicability of the recommendations provided.

SCOPE OF SERVICES

The purpose of our investigation was to determine specific engineering characteristics of the surface and near-surface soil to develop foundation design criteria and recommendations for site preparation. Specifically, our site characterization consisted of the following tasks:

- Site reconnaissance to assess the existing surface conditions on and adjacent to the site.
- Drilling two (2) exploratory boreholes and four (4) percolation test holes to depths between approximately 5 and 21.5 feet bgs to characterize the subsurface soil conditions. Representative samples of the soil were classified in the field and retained for laboratory testing and engineering analyses.
- Performing laboratory testing on selected samples to evaluate their engineering characteristics.
- Reviewing geologic literature and discussing geologic hazards.
- Performing site-specific ground motion procedures for the subject property.
- Performing engineering analyses to develop recommendations for foundation design and site preparation.
- The preparation of this report summarizing our work at the site.

SITE CONDITIONS

The subject property is located at the Southeast corner of Sun Mesa Drive and Newton Lane in the Town of Yucca Valley, California. The property is formally identified by the County of San Bernardino as APN 0597-111-67 and occupies a total area of approximately 4.34 acres. At the time of our investigation, the site was undeveloped and covered in scattered native low-growth desert vegetation. The site is near the elevation of the adjacent properties and roadways and is bounded by Sun Mesa Drive to the north, undeveloped property to the east, commercial property to the south, and Newton Lane to the west.

Based on our review of the Yucca Valley North 7.5-Minute Quadrangle Map (USGS, 2021), the site is situated at an approximate elevation of 3,719 feet above mean sea level (MSL).

No natural ponding of water or surface seeps were observed at or near the sites during our investigation conducted on December 3, 2024 Site drainage appears to be controlled via sheet flow and surface infiltration. A blue line stream is located approximately 0.40 km northwest of the project site.

GEOLOGIC SETTING

The site is located within the Transverse Ranges Geomorphic province. The Transverse Ranges are characterized by roughly east-west trending, convergent (north-south compressional) deformational structural features. The convergent deformational features of the Transverse Ranges are a result of north-south crustal shorting due to plate tectonics, locally folding and uplifting of the mountains and lowering of the intervening valleys, along with propagation of thrust faults (including blind thrusts) and in filling of the valley basins with sediments. The Transverse Ranges are considered to be one of the most rapidly rising orogenic regions on earth (CGS, 2002). The site has been mapped by Dibblee (1967) to be immediately underlain by Quaternary-age older alluvium (Qoa) and Quaternary-age older gravel. The regional geologic setting for the site vicinity is presented on the Regional Geologic Map (Figure 2).

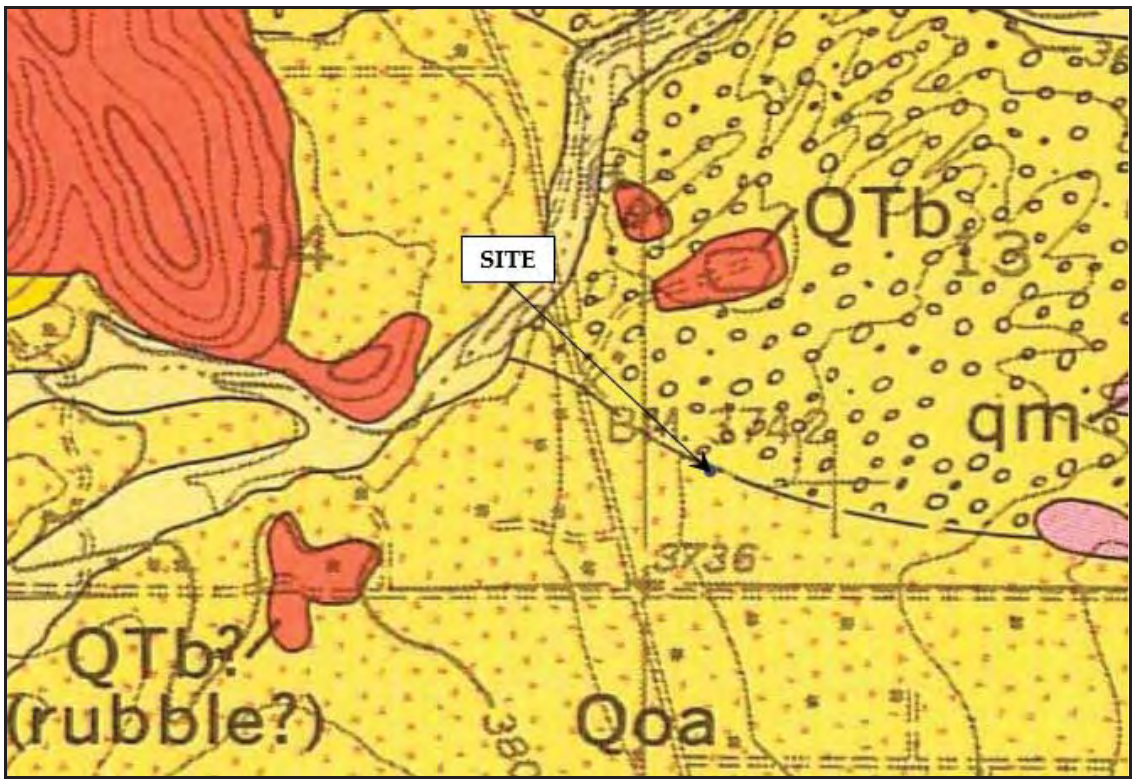

Figure 2 (Dibblee, 1997)

SUBSURFACE CONDITIONS

The subsurface conditions at the site were investigated by drilling two (2) exploratory boreholes and four (4) percolation test holes on the property depths between approximately 5 and 21.5 feet bgs. The approximate locations of the boreholes are illustrated on the Exploration Location Photograph (Figure 3). The boreholes were advanced using a truck-mounted Mobile B-61 drill-rig equipped with 8-inch outside diameter hollow stem augers. A representative of Sladden was on-site to log the materials encountered and retrieve samples for laboratory testing and engineering analysis.

During our field investigation, native alluvium was encountered to the maximum explored depth of 21.5 feet bgs. Generally, the native earth materials consist of granular soil was found to be dry, medium dense, and grayish brown in in-situ color.

The final logs represent our interpretation of the contents of the field logs, and the results of the laboratory observations and tests of the field samples. The final logs are included in Appendix A of this report. The stratification lines represent the approximate boundaries between soil types although the transitions may be gradual and variable across the site.



Figure 3

GROUNDWATER CONDITIONS

Groundwater was not encountered to the maximum deplored depth of approximately 21.5 feet bgs during our field investigation. Based on the depth to groundwater in the immediate project vicinity (CDWR, 2024), it is our opinion that groundwater should not be a factor in the design or construction of the proposed project. The following table provides a summary of the historic high groundwater depths in the project vicinity.

TABLE 1
GROUNDWATER DEPTHS

STATE WELL	LAT/LONG	DISTANCE (KM)	DATE	DEPTH (FT)
01N05E14J001S	34.1697/-116.4255	0.52	01/23/1958	167
01N05E14Q001S	34.1661/-116.43	0.86	02/12/1958	100
01N05E14P001S	34.1661/-116.4344	1.26	01/01/1958	82
01N05E24B001S	34.1625/-116.4122	0.95	02/12/1958	131.54

SEISMICITY AND FAULTING

The southwestern United States is a tectonically active and structurally complex region, dominated by northwest-trending dextral faults. The faults of the region are often part of complex fault systems, composed of numerous subparallel faults that splay or step from main fault traces. Strong seismic shaking could be produced by any of these faults during the design life of the proposed project.

We consider the most significant geologic hazard to the project to be the potential for moderate to strong seismic shaking that is likely to occur during the design life of the project. The proposed project is located in the highly seismic Southern California region within the influence of several fault systems that are considered to be active or potentially active. A Holocene-active fault is defined by the State of California as a "sufficiently active and well-defined fault" that has exhibited surface displacement within the Holocene epoch (about the last 11,000 years). A pre-Holocene fault is defined by the State as a fault with a history of movement within Pleistocene time (between 11,000 and 1.6 million years ago).

As previously stated, the site has been subjected to strong seismic shaking related to active faults that traverse through the region. Some of the more significant seismic events near the subject site within recent times include: M6.0 North Palm Springs (1986), M6.1 Joshua Tree (1992), M7.3 Landers (1992), M6.2 Big Bear (1992), M7.1 Hector Mine (1999), and M7.1 Ridgecrest (2019).

Table 2 lists the closest known potentially active faults that was generated in part using fault parameters from The Revised 2002 California Probabilistic Seismic Hazard Maps (Cao et al, 2003), 2008 National Seismic Hazard Maps – Source Parameters (USGS, 2008) and the Fault and Fold Database of the United States (USGS, 2024a). This table does not identify the probability of reactivation or the on-site effects from earthquakes occurring on any faults in the region.

TABLE 2 CLOSEST KNOWN ACTIVE FAULTS		
Fault Name	Distance (Km)	Maximum Event
Landers*	0	7.3
Pinto Mountain	4.0	7.2
Burnt Mountain	5.0	7.3
Eureka Peak	5.4	6.5
So Emerson-Copper Mnt	15.7	7.0
Johnson Valley No	16.6	6.7
North Frontal (East)	18.6	6.4
Calico-Hidlago	22.2	7.3
Lenwood-Lockhart-Old Woman Springs	28.8	7.0
Pisgah-Bullion Mtn-Mesquite Lk	30.6	7.3

* On-Site

BACKGROUND INFORMATION RELATIVE TO THE ALQUIST-PRIOLO ACT

The objective of the Alquist-Priolo Act (Act) is to regulate development near active faults so as to mitigate the hazard of surface fault rupture (Hart and Bryant, 1997). Current law prohibits the construction of habitable structures across active fault traces. Therefore, the evaluation of the potential ground rupture hazard to establish building setbacks is required by reviewing agencies. In addition, the Act mandates that structures intended for human occupancy of over 2,000 person-hours per year not be built over known active faults. A Holocene-active fault is defined by the California Geological Survey as a fault that has experienced surface displacement within the Holocene Epoch (approximately the last 11,700 years). A pre-Holocene fault is defined by the State of California whose recency of past movement is older than 11,700 years. In areas of known or suspected Holocene-active or potentially active faults, and prior to site development, the actual location of an active fault(s) needs to be ascertained, such that appropriate setbacks from the fault(s) can be determined and Restricted Use Zones (RUZs) or no building areas established. Not only is it important to identify the fault location, but it is also equally important to verify areas where no faults exist.

To evaluate on-site fault hazards, subsurface exploration by excavation of trenches is performed to expose the soil and rock profiles and to allow for the direct observation of existing shallow/near-surface faults. Trenches are oriented generally perpendicular to the regional fault trends and are logged in detail by Geologists experienced in fault rupture hazard studies. Trench depths are controlled by the age of the surficial sediments or rocks exposed within the trench. In general, it is desirable to have exposed soil profiles spanning at least the last 11,000 years, or Holocene Epoch. Soil profiles with Holocene and older profiles can then allow for the determination of the relative age of the encountered fault. If the fault disrupts Holocene sediments, then the fault is determined active and building setbacks are established accordingly. Conversely, if the fault is buried by pre-Holocene sediments or rock, then the fault can be deemed inactive or potentially active, with construction of non-critical structures allowed over or immediately adjacent to the fault. In many cases, the sediments exposed may only cover a portion of the Holocene epoch, such that judgment and risk assessments are professed relative to the age of the faults and suitability of the site for development. The success of the risk assessments is dependent upon the quality of the data collected, local agency requirements, and the experience of the Professional Geologists performing the work.

Building setback distances from the fault, generally mandated by the Act to be approximately 50 feet, are dependent upon the confidence or degree of accuracy of the fault location across the site: the higher the degree of confidence, the lesser the setback requirements. The size of the property, number of faults, number of exploration trenches defining the fault location(s), survey quality, and local regulatory agency requirements, affect the setback distance requirements.

The Act also allows for jurisdictions to establish policies and criteria that are more restrictive than the Act.

SITE-SPECIFIC GROUND MOTION PARAMETERS

Sladden has reviewed the 2022 California Building Code (CBC) and ASCE7-16 and developed site-specific ground motion parameters for the subject site. The project Seismic Design Maps and site-specific ground motion parameters are summarized in the following table and included within Appendix C. The project Structural Engineer should verify that all design parameters provided are applicable for the subject project.

TABLE 3
GROUND MOTION PARAMETERS

Latitude / Longitude	34.1669/-116.4207
Risk Category	II
Site Class	D
Code Reference Documents	ASCE 7-16; Chapter 11 & 21

Description	Type	Map Based	Site-Specific
MCE_R Ground Motion (0.2 second period)	S_S	2.162	---
MCE_R Ground Motion (1.0 second period)	S_1	0.766	---
Site-Modified Spectral Acceleration Value	S_{MS}	2.162	**2.466**
Site-Modified Spectral Acceleration Value	S_{M1}	Null	**1.902**
Numeric Seismic Design Value at 0.2 second SA	S_{DS}	1.441	**1.644**
Numeric Seismic Design Value at 1.0 second SA	S_{D1}	Null	**1.268**
Site Amplification Factor at 0.2 second	F_a	1.0	**1.0**
Site Amplification Factor at 1.0 second	F_v	Null	**2.5**
Site Peak Ground Acceleration	PGA_M	1.013	**0.938**

GEOLOGIC HAZARDS

The subject site is located in an active seismic zone and will likely experience strong seismic shaking during the design life of the proposed project. In general, the intensity of ground shaking will depend on several factors including; the distance to the earthquake focus, the earthquake magnitude, the response characteristics of the underlying materials, and the quality and type of construction. Geologic hazards and their relationship to the site are discussed below.

I. Surface Rupture. Surface rupture is expected to occur along preexisting, known active fault traces. However, surface rupture could potentially splay or step from known active faults or rupture along unidentified traces. Based on our review of CGS (2024) and CDMG (1993), the site is located within the Landers fault zone (Figure 4). ***In accordance with current State of California guidelines, subsurface fault studies should be performed to identify the active surface rupture potential. Habitable structures are not permitted to be constructed across active fault splays. Local planning agencies are responsible for regulating and enforcing the applicable laws and ordinances regarding building and construction in accordance with state and local requirements. This includes oversight regarding the construction of structures not intended for human occupancy on parcels delineated to be within the fault zone. Based on the nature of the project, it is our understanding the proposed self-storage units and office are not intended for human occupancy or to exceed 2,000 person-hours per year.***

II. Ground Shaking. The site has been subjected to past ground shaking by faults that traverse through the region. Strong seismic shaking from nearby active faults is expected to produce strong seismic shaking during the design life of the proposed project. Based on site-specific ground motion parameters developed for the property (Appendix C), the site-modified peak ground acceleration (PGAm) is estimated to be 0.938g.

III. Liquefaction. Liquefaction is the process in which loose, saturated granular soil loses strength as a result of cyclic loading. The strength loss is a result of a decrease in granular sand volume and a positive increase in pore pressures. Generally, liquefaction can occur if all of the following conditions apply; liquefaction-susceptible soil, groundwater within a depth of 50 feet or less, and strong seismic shaking. Based on the depth of groundwater greater than 50 feet, risks associated with liquefaction should be considered "low".

IV. Tsunamis and Seiches. Because the site is situated at an inland location and is not immediately adjacent to any impounded bodies of water, risks associated with tsunamis and seiches are considered "negligible".

V. Slope Failure, Landsliding, Rock Falls. Slope instability in the form of landslides and rock falls were not observed at or near the subject site. The site is situated on relatively flat ground and is not located immediately adjacent to any slopes. As such, risks associated with slope instability (landslides, mass wasting, and rock falls) are considered "negligible".

VI. Expansive Soil. Generally, the site soil consists of silty sand (SM)). Based on the results of our laboratory testing (EI=1), the materials underlying the site are considered non-expansive.

VII. Static Settlement. Static settlement resulting from the anticipated foundation loads should be tolerable provided that the recommendations included in this report are considered in foundation design and construction. The ultimate static settlement is expected to be less than 1 inch when using the recommended allowable bearing pressures. As a practical matter, differential static settlement between footings can be assumed as one-half of the total static settlement.

VIII. Subsidence. Land subsidence can occur in valleys where aquifer systems have been subjected to extensive groundwater pumping, such that groundwater pumping exceeds groundwater recharge. Generally, pore water reduction can result in a rearrangement of skeletal grains and could result in elastic (recoverable) or inelastic (unrecoverable) deformation of an aquifer system. Locally, no fissures or other surficial evidence of subsidence were observed at or near the subject site.

IX. Debris Flows. Debris flows are viscous flows consisting of poorly sorted mixtures of sediment and water and are generally initiated on slopes steeper than approximately six horizontal to one vertical (6H:1V) (Boggs, 2001). Based on the flat nature of the site and the composition of the surface soil, we judge that risks associated with debris flows should be considered "negligible".

X. Flooding and Erosion. No signs of flooding or erosion were observed during our field investigation. Risks associated with flooding and erosion should be evaluated and mitigated by the project design Civil Engineer.

CONCLUSIONS

Based on the results of our investigation, it is our professional opinion that the project should be feasible from a geotechnical perspective provided that the recommendations included in this report are incorporated into design and carried out through construction. The main geotechnical concerns are the presence of loose and potentially compressible near-surface native soil throughout the project site, and the potentially active fault splay located on the property.

We recommend that remedial work within the proposed new building areas include over-excavation and re-compaction of the primary foundation-bearing soil to provide uniform foundation support and to help mitigate potential differential settlements. Specific recommendations for foundation area preparation are presented in the Earthwork and Grading section of this report.

As previously stated, the subject parcel is located within a State of California delineated fault zone (Figure 4). In accordance with current State of California guidelines, habitable structures are not permitted to be constructed within the fault zone unless the absence of active faulting can be demonstrated. Based on the nature of the proposed project, it is our understanding the proposed self-storage units and office are not intended for human occupancy or to exceed 2,000 person-hours per year. If the proposed project is expected to exceed 2,000 persons-hours or vary significantly, Sladden should be contacted to re-evaluate the necessity for a subsurface fault study.

Caving did occur to varying degrees within each of our exploratory bores and the surface soil may be susceptible to caving within deeper excavations. All excavations should be constructed in accordance with the normal CalOSHA excavation criteria. Based on our observations of the materials encountered, we anticipate that the subsoil will conform to that described by CalOSHA as Type C. Soil conditions should be verified in the field by a "Competent person" employed by the Contractor. The following recommendations present more detailed design criteria that have been developed based on our field and laboratory investigation.

EARTHWORK AND GRADING

All earthwork including excavation, backfill, and preparation of the primary foundation and/or slab bearing soil should be performed in accordance with the geotechnical recommendations presented in this report and portions of the local regulatory requirements, as applicable. All earthwork should be performed under the observation and testing of a qualified soil engineer. The following geotechnical engineering recommendations for the proposed project are based on observations from the field investigation program, laboratory testing, and geotechnical engineering analyses.

a. Site Clearing: Areas to be graded should be cleared of vegetation, associated root systems, underground utilities, and debris. All areas scheduled to receive fill should be cleared of old fills and any irreducible matter. The strippings should be removed off-site, or stockpiled for later use in landscape areas. Voids left by obstructions should be properly backfilled in accordance with the compaction recommendations of this report.

b. Preparation of the Building Foundation Areas. To provide firm and uniform foundation-bearing conditions, we recommend over-excavation and re-compaction throughout the proposed building and foundation areas. All artificial fill soil and native low density near surface native soil should be removed to a depth of at least 2 feet below existing grade or 2 feet below the bottom of the footings, whichever is deeper. Remedial grading should extend laterally, a minimum of five feet beyond the building limits where possible. The native soil exposed by over-excavation should be scarified, moisture conditioned to near optimum moisture content, and compacted to at least 90 percent relative compaction prior to fill placement. The previously removed soil may then be replaced as compacted engineered soil in accordance with the recommendations below.

c. Compaction: Soil to be used as engineered fill should be free of organic material, debris, and other deleterious substances. All fill material should be placed in thin lifts, not exceeding six inches in a loose condition. If import fill is required, the material should be of a low to non-expansive nature and should meet the following criteria:

Plastic Index	Less than 12
Liquid Limit	Less than 35
Percent Soil Passing #200 Sieve	Between 15% and 35%
Maximum Aggregate Size	3 inches

The subgrade and all fill should be compacted with acceptable compaction equipment, to at least 90 percent relative compaction. The bottom of the exposed subgrade should be observed by a representative of Sladden Engineering prior to fill placement. Compaction testing should be performed on all lifts to ensure proper placement of the fill materials. Table 4 provides a summary of the excavation and compaction recommendations.

TABLE 4 SUMMARY OF RECOMMENDATIONS	
*Remedial Grading	Over-excavation and re-compaction within the building envelope and extending laterally for 5 feet beyond the building limits where possible and to a minimum of 2 feet below existing grade or 2 feet below the bottom of the footings, whichever is deeper.
Native / Import Engineered Fill	Place in thin lifts not exceeding 6 inches in a loose condition, at near optimum moisture content and compact to a minimum of 90 percent relative compaction.
Asphalt Concrete Sections	Compact the top 12 inches to at least 95 percent compaction at near optimum moisture content.

*Actual depth may vary and should be determined by a representative of Sladden Engineering in the field during construction.

d. Shrinkage and Subsidence**:** Volumetric shrinkage of the material that is excavated and replaced as controlled compacted fill should be anticipated. We estimate that this shrinkage should be between 10 and 20 percent. Subsidence of the surfaces that are scarified and compacted should be between 1 tenth and 2 tenths of a foot. This will vary depending upon the type of equipment used, the moisture content of the soil at the time of grading and the actual degree of compaction attained.

CONVENTIONAL SHALLOW SPREAD FOOTINGS

Conventional shallow spread footings are expected to provide adequate support for the proposed structures. All footings should be founded upon properly compacted engineered fill soil and should have a minimum embedment depth of 12 inches measured from the lowest adjacent finished grade. Continuous footings and isolated pad footings should have minimum widths of 12 inches and 24 inches, respectively. Continuous footings and isolated pad footings supported upon properly compacted engineered fill soil may be designed using allowable (net) bearing pressures of 1800 and 2000 pounds per square foot (psf), respectively. Allowable increases of 200 psf for each additional 1 foot of width and 250 psf for each additional 6 inches of depth may be used if desired. The maximum allowable bearing pressure should be 2500 psf. The allowable bearing pressures are intended for combined dead and sustained live loads. The allowable bearing pressures may be increased by one-third when considering transient live loads, including seismic and wind forces.

Based on the recommended allowable bearing pressures, the total static settlement of the shallow footings is anticipated to be less than one inch provided foundation preparations conform to the recommendations described in this report. Static differential settlement is anticipated to be approximately one-half of the total settlement for similarly loaded footings spaced up to approximately 40 feet apart.

Lateral load resistance for the spread footings will be developed by passive pressure against the sides of the footings below grade and by friction acting at the base of the footings. An allowable passive pressure of 250 psf per foot of depth may be used for design purposes. An allowable coefficient of friction 0.45 may be used for dead and sustained live loads to compute the frictional resistance of the footing placed directly on compacted fill. Under seismic and wind loading conditions, the passive pressure and frictional resistance may be increased by one-third.

All footing excavations should be observed by a representative of the project geotechnical consultant to verify adequate embedment depths prior to placement of forms, steel reinforcement, or concrete. The excavations should be trimmed neat, level and square. All loose, disturbed, sloughed, or moisture-softened soils and/or any construction debris should be removed prior to concrete placement. All footings should be reinforced in accordance with the project Structural Engineer's recommendations.

SLABS-ON-GRADE

To provide uniform and adequate support, concrete slabs-on-grade must be placed on properly compacted engineered fill soil as outlined in the previous sections of this report. The slab subgrade should remain near optimum moisture content and should not be permitted to dry prior to concrete placement. Slab subgrade should be firm and unyielding. Disturbed soil should be removed and replaced with engineered fill soil compacted to a minimum of 90 percent relative compaction.

Slab thickness and reinforcement should be determined by the Structural Engineer. We recommend a minimum slab thickness of 4.0 inches and minimum reinforcement of #3 bars at 18 inches on center in both directions. All slab reinforcement should be supported on concrete chairs to ensure that reinforcement is placed at slab mid-height. Final floor slab design and reinforcement should be determined by the Structural Engineer.

Slabs with moisture-sensitive surfaces should be underlain with a moisture vapor retarder consisting of a polyvinyl chloride membrane such as 10-mil visqueen, or equivalent. All laps within the membrane should be sealed and at least 2 inches of clean sand should be placed over the membrane to promote uniform curing of the concrete. To reduce the potential for punctures, the membrane should be placed on a pad surface that has been graded smooth without any sharp protrusions. If a smooth surface can not be achieved by grading, consideration should be given to placing a thin leveling course of sand across the pad surface prior to placement of the membrane.

RETAINING WALLS

Minor retaining walls may be necessary to complete the proposed construction. Cantilever retaining walls may be designed using "active" pressures. Active pressures may be estimated using an equivalent fluid weight of 35 pcf for level native backfill soil acting in a triangular pressure distribution with drained backfill conditions. "At Rest" pressures should be utilized for restrained walls. At rest pressures may be estimated using an equivalent fluid weight of 55 pcf for native backfill soil with level drained backfill conditions.

We recommend that a back drain system be provided behind all retaining walls or that the walls be designed for full hydrostatic pressures. The back drains should consist of a heavy walled, four-inch diameter, perforated pipe sloped to drain to outlets by gravity, and of clean, free-draining, three-quarter to one-and-a-half-inch crushed rock or gravel. The crushed rock or gravel should extend to within one foot of the surface. The upper one foot should be backfilled with compacted, fine-grained soil to exclude surface water. A Mirafi 140N (or equivalent) filter cloth should be placed between the on-site native material and the drain rock.

We recommend that the ground surface behind retaining walls be sloped to drain. Under no circumstances should the surface water be diverted into back drains. Where migration of moisture through walls would be detrimental, the walls should be waterproofed.

CORROSION SERIES

The soluble sulfate concentrations of the surface soil were determined to be 20 parts per million (ppm). The soil falls within the "negligible-S0" sulfate exposure category. The use of Type V cement and special sulfate-resistant concrete mixes may not be necessary. The soluble sulfate content of the surface soil should be reevaluated after grading and appropriate concrete mix designs should be established based upon post-grading test results.

The pH level of the surface soil was determined to be 7.7. Based on soluble chloride concentration testing (80 ppm) the falls within the "C1" chloride exposure category. The minimum resistivity of the surface soil was found to be 6,700 that suggests the site soil is considered to have a "low" corrosion potential with respect to ferrous metal installations. A corrosion expert should be consulted regarding appropriate corrosion protection measures for corrosion-sensitive installations.

UTILITY TRENCH BACKFILL

All utility trench backfill should be compacted to a minimum of 90 percent relative compaction. Trench backfill materials should be placed in lifts no greater than six inches in a loose condition, moisture conditioned (or air-dried) as necessary to achieve near optimum moisture content, and mechanically compacted to a minimum of 90 percent relative compaction. A representative of the project soil engineer should test the backfill to verify adequate compaction.

EXTERIOR CONCRETE FLATWORK

To provide uniform support and minimize settlement related cracking of concrete flatwork, the subgrade soil within concrete flatwork areas should be compacted to a minimum of 90 percent relative compaction. A representative of the project geotechnical consultant should observe and verify the density and moisture content of the soil prior to concrete placement.

DRAINAGE

All final grades should be provided with positive gradients away from foundations to provide rapid removal of surface water runoff to an adequate discharge point. No water should be allowed to be pond on or immediately adjacent to foundation elements. To reduce water infiltration into the subgrade soil, surface water should be directed away from building foundations to an adequate discharge point. Subgrade drainage should be evaluated upon completion of the precise grading plans and in the field during grading.

LIMITATIONS

The findings and recommendations presented in this report are based upon an interpolation of the soil conditions between the exploratory locations and extrapolation of these conditions throughout the proposed building areas. Should conditions encountered during grading appear different than those indicated in this report, this office should be notified.

The use of this report by other parties or for other projects is not authorized. The recommendations of this report are contingent upon monitoring of the grading operation by a representative of Sladden Engineering. All recommendations are considered to be tentative pending our review of the grading operation and additional testing, if indicated. If others are employed to perform any soil testing, this office should be notified prior to such testing to coordinate any required site visits by our representative and to assure indemnification of Sladden Engineering.

We recommend that a pre-job conference be held on the site prior to the initiation of site grading. The purpose of this meeting will be to assure a complete understanding of the recommendations presented in this report as they apply to the actual grading performed.

ADDITIONAL SERVICES

Once completed, final project plans and specifications should be reviewed by use prior to construction to confirm that the full intent of the recommendations presented herein have been applied to design and construction. Following review of plans and specifications, observation should be performed by the Soil Engineer during construction to document that foundation elements are founded on/or extend into the properly compacted soil, and that suitable backfill soil is placed upon competent materials and properly compacted at the recommended moisture content.

Tests and observations should be performed during grading by the Soil Engineer or his representative in order to verify that the grading is being performed in accordance with the project specifications. Field density testing shall be performed in accordance with acceptable ASTM test methods. The minimum acceptable degree of compaction should be 90 percent for engineered fill soil and 95 percent for Class II aggregate base as obtained by ASTM Test Method D1557. Where testing indicates insufficient density, additional compactive effort shall be applied until retesting indicates satisfactory compaction.

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REFERENCES (continued)

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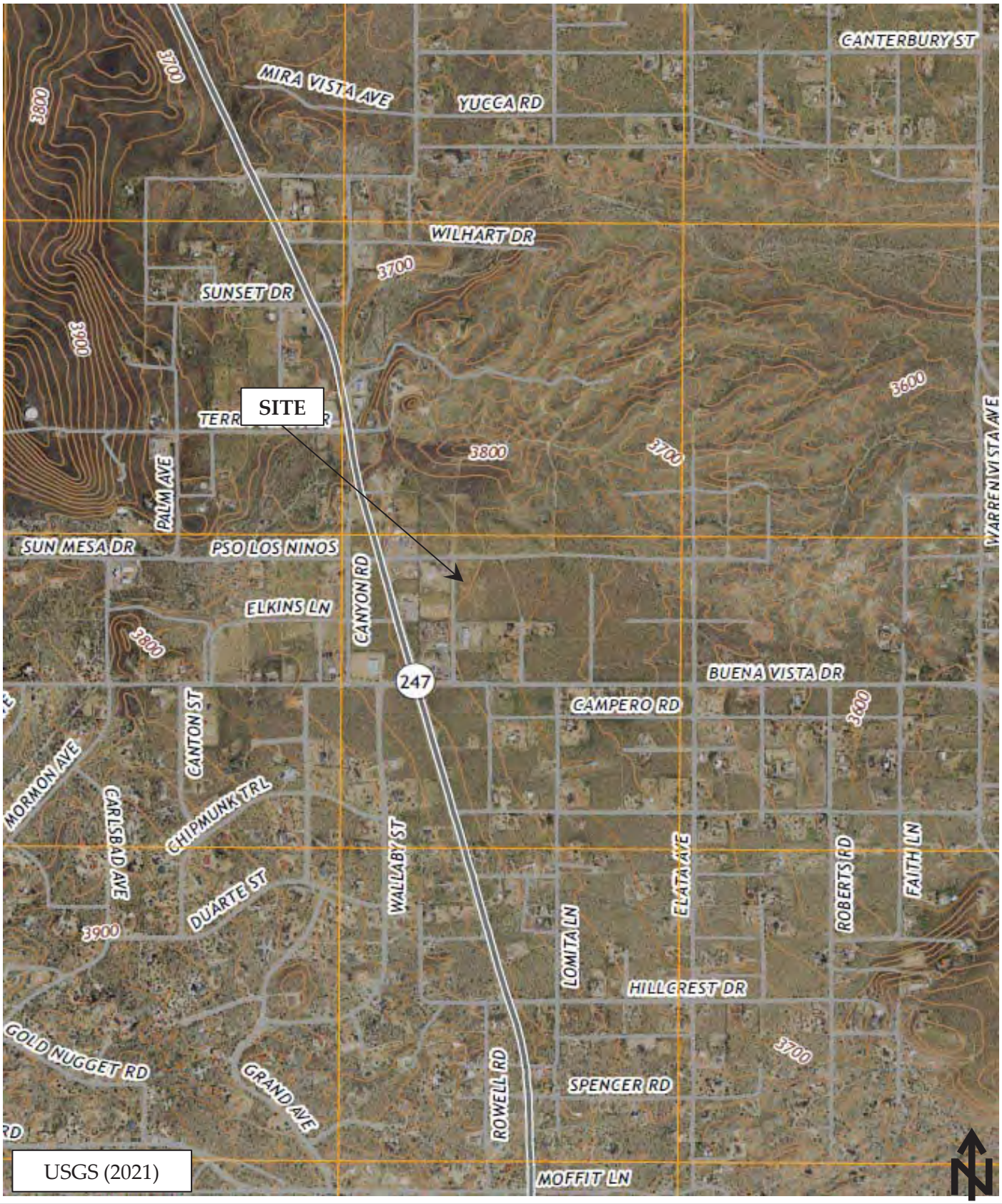
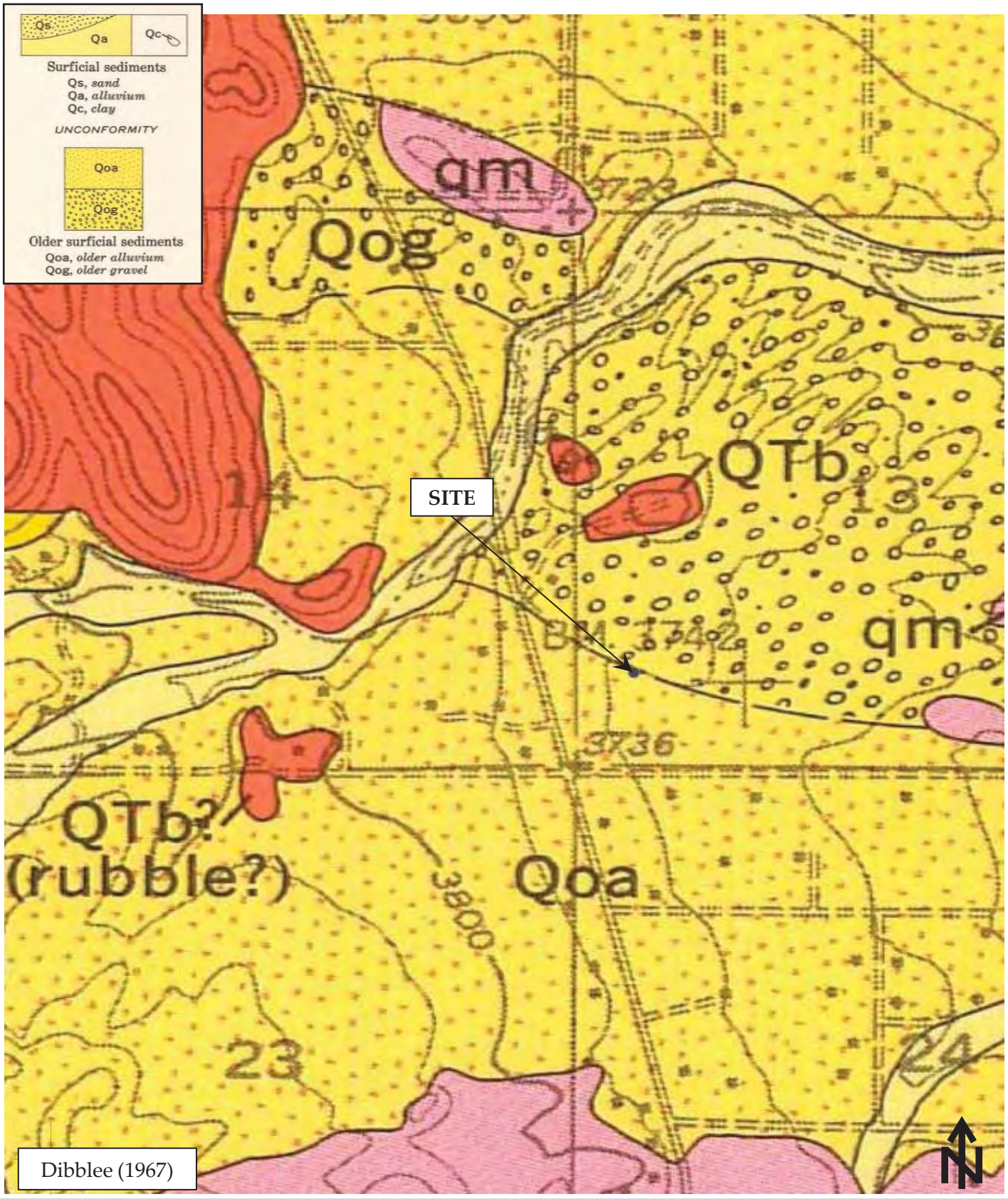
PLATES

SITE LOCATION MAP
REGIONAL GEOLOGIC MAP
EXPLORATION LOCATION PHOTOGRAPH
AP FAULT ZONE MAP



USGS (2021)

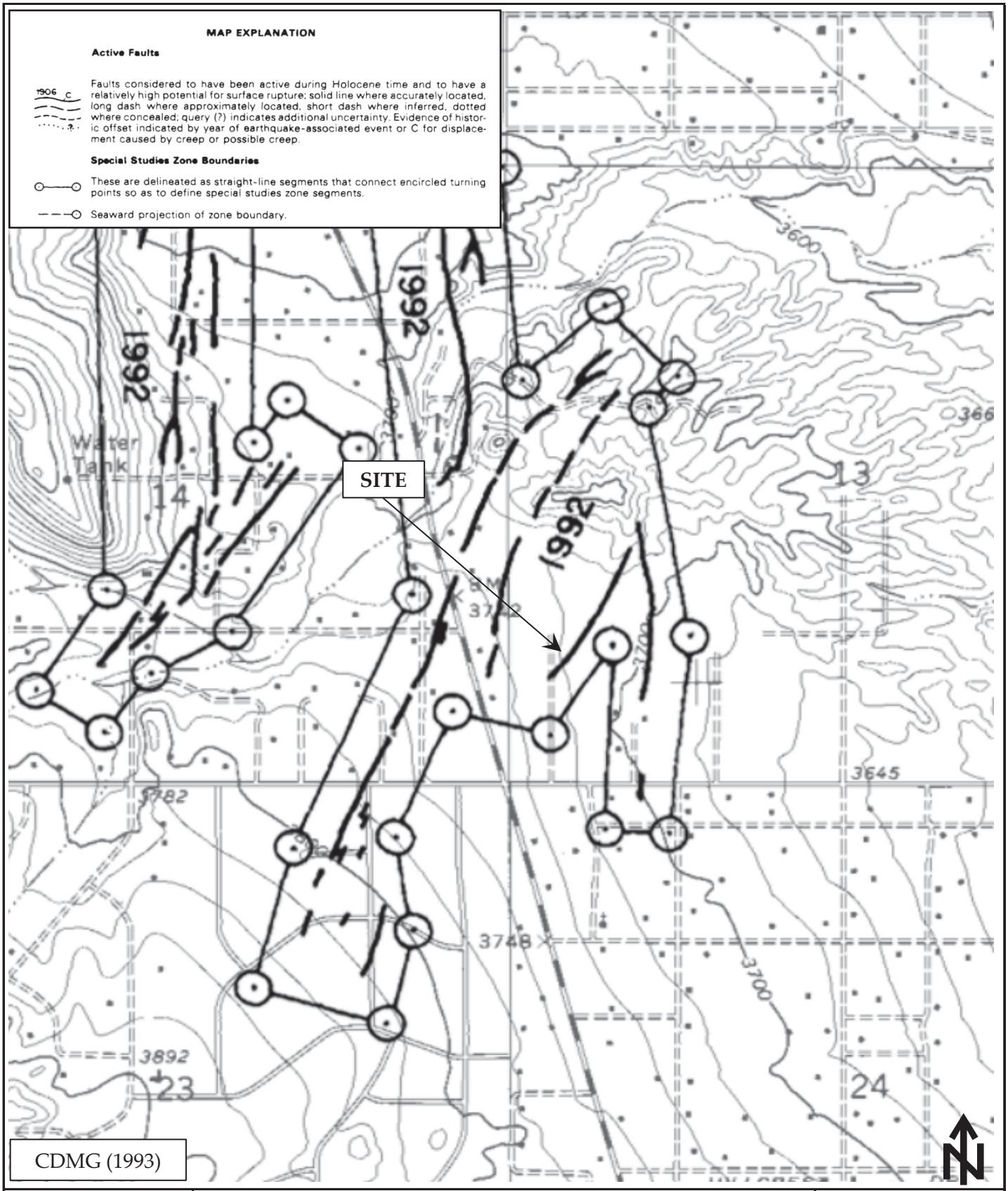
Sladden Engineering	SITE LOCATION MAP	PLATE 1
	Project Number: 544-24365	
	Report Number: 25-01-003	
	Date: January 2, 2024	



Sladden Engineering	REGIONAL GEOLOGIC MAP	PLATE 2
	Project Number: 544-24365	
	Report Number: 25-01-003	
	Date: January 2, 2024	



Sladden Engineering	EXPLORATION LOCATION PHOTOGRPAH	PLATE 3
	Project Number: 544-24365	
	Report Number: 25-01-003	
	Date: January 2, 2024	



Sladden Engineering	AP FAULT ZONE MAP		PLATE 4
	Project Number:	544-24365	
	Report Number:	25-01-003	
	Date:	January 2, 2024	

APPENDIX A

FIELD EXPLORATION

APPENDIX A

FIELD EXPLORATION

For our field investigation two (2) exploratory bores and four (4) percolation test holes were excavated on the subject site. Continuous logs of the materials encountered were made by a representative of Sladden Engineering. Materials encountered in the bores were classified in accordance with the Unified Soil Classification System.

Representative undisturbed samples were obtained within our borings by driving a thin-walled steel penetration sampler (California split spoon sampler) or a Standard Penetration Test (SPT) sampler with a 140 pound automatic-trip hammer dropping approximately 30 inches (ASTM D1586). The number of blows required to drive the samplers 18 inches was recorded in 6-inch increments and blowcounts are indicated on the boring logs.

The California samplers are 3.0 inches in diameter, carrying brass sample rings having inner diameters of 2.5 inches. The standard penetration samplers are 2.0 inches in diameter with an inner diameter of 1.5 inches. Undisturbed samples were removed from the sampler and placed in moisture sealed containers in order to preserve the natural soil moisture content. Bulk samples were obtained from the excavation spoils and samples were then transported to our laboratory for further observations and testing.

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BORE LOG

Equipment:	MOBILE B-61	Date Drilled:	12/3/2024
Elevation:	3,719 FT MSL	Boring No:	BH-1

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
■	14 14 17	1	1		2.7	117.8	2		Silty Sand (SM); stong brown, dry, medium dense, fine to coarse-grained, with calcium carbonate (Qoa).
■	13 16 11				2.7	111.4	6		Silty Sand (SM); stong brown, dry, medium dense, fine to coarse-grained, with calcium carbonate and rootlets (Qoa).
■	5 7 8				2.8		10		Sand (SW)-Silty Sand (SM); strong brown, dry, medium dense, fine to coarse-grained, with gravel (Qoa).
■	12 14 16				1.6	104.4	16		Silty Sand (SM); light brown, dry, medium dense, fine to coarse-grained, with calcium carbonate (Qoa).
■	10 13 13				2.2		20		Silty Sand (SM); light brown, dry, medium dense, fine to coarse-grained, with calcium carbonate (Qoa).
							22		Terminated at ~ 21.5 ft bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.

Completion Notes:

PROPOSED SELF-STORAGE FACILITY
SEC SUN MESA DRIVE & NEWTON LANE, YUCCA VALLEY

Project No:	544-24365	Page	1
Report No:	25-01-003		

Sladden Engineering

BORE LOG

Equipment:	MOBILE B-61	Date Drilled:	12/3/2024
Elevation:	3,719 FT MSL	Boring No:	BH-2

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
							2		
							4		
	15 16 13				3.3		6		Silty Sand (SM); stong brown, dry, medium dense, fine to coarse-grained, with calcium carbonate (Qoa).
							8		
	11 16 20				1.7	113.6	10		Sand (SW)-Silty Sand (SM); strong brown, dry, medium dense, fine to coarse-grained, with gravel (Qoa).
							12		
							14		
	7 9 11				1.4		16		Silty Sand (SM); light brown, dry, medium dense, fine to coarse-grained, with calcium carbonate (Qoa).
							18		Terminated at ~ 15 ft bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered. Cased to Facilitate Percolation Testing.
							20		
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED SELF-STORAGE FACILITY
SEC SUN MESA DRIVE & NEWTON LANE, YUCCA VALLEY

Project No:	544-24365	Page	2
Report No:	25-01-003		

Sladden Engineering

BORE LOG

Equipment:	MOBILE B-61	Date Drilled:	12/3/2024
Elevation:	3,719 FT MSL	Boring No:	P-1

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
							2		Silty Sand (SM); streong brown, dry, fine to coarse-grained, with calcium carbonate (Qoa).
							4		
							6		Terminated at ~ 5 ft bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered. Cased to Facilitate Percolation Testing.
							8		
							10		
							12		
							14		
							16		
							18		
							20		
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED SELF-STORAGE FACILITY
SEC SUN MESA DRIVE & NEWTON LANE, YUCCA VALLEY

Project No: 544-24365
Report No: 25-01-003

Sladden Engineering

BORE LOG

Equipment:	MOBILE B-61	Date Drilled:	12/3/2024
Elevation:	3,719 FT MSL	Boring No:	P-2

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
							2		Silty Sand (SM); streong brown, dry, fine to coarse-grained, with calcium carbonate (Qoa).
							4		
							6		Terminated at ~ 5 ft bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered. Cased to Facilitate Percolation Testing.
							8		
							10		
							12		
							14		
							16		
							18		
							20		
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED SELF-STORAGE FACILITY
SEC SUN MESA DRIVE & NEWTON LANE, YUCCA VALLEY

Project No: 544-24365
Report No: 25-01-003

Sladden Engineering

BORE LOG

Equipment:	MOBILE B-61	Date Drilled:	12/3/2024
Elevation:	3,719 FT MSL	Boring No:	P-3

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
							2		Silty Sand (SM); streong brown, dry, fine to coarse-grained, with calcium carbonate (Qoa).
							4		
							6		Terminated at ~ 5 ft bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered. Cased to Facilitate Percolation Testing.
							8		
							10		
							12		
							14		
							16		
							18		
							20		
							22		
							24		
							26		
							28		
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							38		
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							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED SELF-STORAGE FACILITY
SEC SUN MESA DRIVE & NEWTON LANE, YUCCA VALLEY

Project No: 544-24365
Report No: 25-01-003

Sladden Engineering

BORE LOG

Equipment:	MOBILE B-61	Date Drilled:	12/3/2024
Elevation:	3,719 FT MSL	Boring No:	P-4

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
							2		Silty Sand (SM); streong brown, dry, fine to coarse-grained, with calcium carbonate (Qoa).
							6		Terminated at ~ 5 ft bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered. Cased to Facilitate Percolation Testing.

Completion Notes:

PROPOSED SELF-STORAGE FACILITY
SEC SUN MESA DRIVE & NEWTON LANE, YUCCA VALLEY

Project No: 544-24365
Report No: 25-01-003

APPENDIX B

LABORATORY TESTING

APPENDIX B

LABORATORY TESTING

Representative bulk soil samples were obtained in the field and returned to our laboratory for additional observations and testing. Laboratory testing was generally performed in two phases. The first phase consisted of testing in order to determine the compaction of the existing natural soil and the general engineering classifications of the soils underlying the site. This testing was performed in order to estimate the engineering characteristics of the soil and to serve as a basis for selecting samples for the second phase of testing. The second phase consisted of soil mechanics testing. This testing including consolidation, shear strength and expansion testing was performed in order to provide a means of developing specific design recommendations based on the mechanical properties of the soil.

CLASSIFICATION AND COMPACTION TESTING

Maximum Density-Optimum Moisture Determinations: Representative soil types were selected for maximum density determinations. This testing was performed in accordance with the ASTM Standard D1557, Test Method A. Graphic representations of the results of this testing are presented in this appendix. The maximum densities are compared to the field densities of the soil in order to determine the existing relative compaction to the soil.

Classification Testing: Soil samples were selected for classification testing. This testing consists of mechanical grain size analyses. This provides information for developing classifications for the soil in accordance with the Unified Soil Classification System which is presented in the preceding appendix. This classification system categorizes the soil into groups having similar engineering characteristics. The results of this testing is very useful in detecting variations in the soil and in selecting samples for further testing.

SOIL MECHANIC'S TESTING

Expansion Testing: One (1) bulk sample was selected for Expansion testing. Expansion testing was performed in accordance with the UBC Standard 18-2. This testing consists of remolding 4-inch diameter by 1-inch thick test specimens to a moisture content and dry density corresponding to approximately 50 percent saturation. The samples are subjected to a surcharge of 144 pounds per square foot and allowed to reach equilibrium. At that point the specimens are inundated with distilled water. The linear expansion is then measured until complete.

Direct Shear Testing: One (1) bulk sample was selected for Direct Shear testing. This test measures the shear strength of the soil under various normal pressures and is used to develop parameters for foundation design and lateral design. Tests were performed using a recompacted test specimen that was saturated prior to tests. Tests were performed using a strain controlled test apparatus with normal pressures ranging from 800 to 2300 pounds per square foot.

Corrosion Series Testing: The soluble sulfate concentrations of the surface soil were determined in accordance with California Test Method Number (CA) 417. The pH and Minimum Resistivity were determined in accordance with CA 643. The soluble chloride concentrations were determined in accordance with CA 422.

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6782 Stanton Ave., Suite C, Buena Park, CA 90621 (714) 523-0952 Fax (714) 523-1369
45090 Golf Center Pkwy, Suite F, Indio, CA 92201 (760) 863-0713 Fax (760) 863-0847
450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

Date: January 17, 2025

Account No.: 544-24365

Customer: Rob Billings

Location: APN 0597-111-67, Self-Storage Facility, Sun Mesa Drive, Yucca Valley

Analytical Report

Corrosion Series

	pH per CA 643	Soluble Sulfates per CA 417 ppm	Soluble Chloride per CA 422 ppm	Min. Resistivity per CA 643 ohm-cm
BH-1 @ 0-5’	7.7	20	80	6,700

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Maximum Density/Optimum Moisture

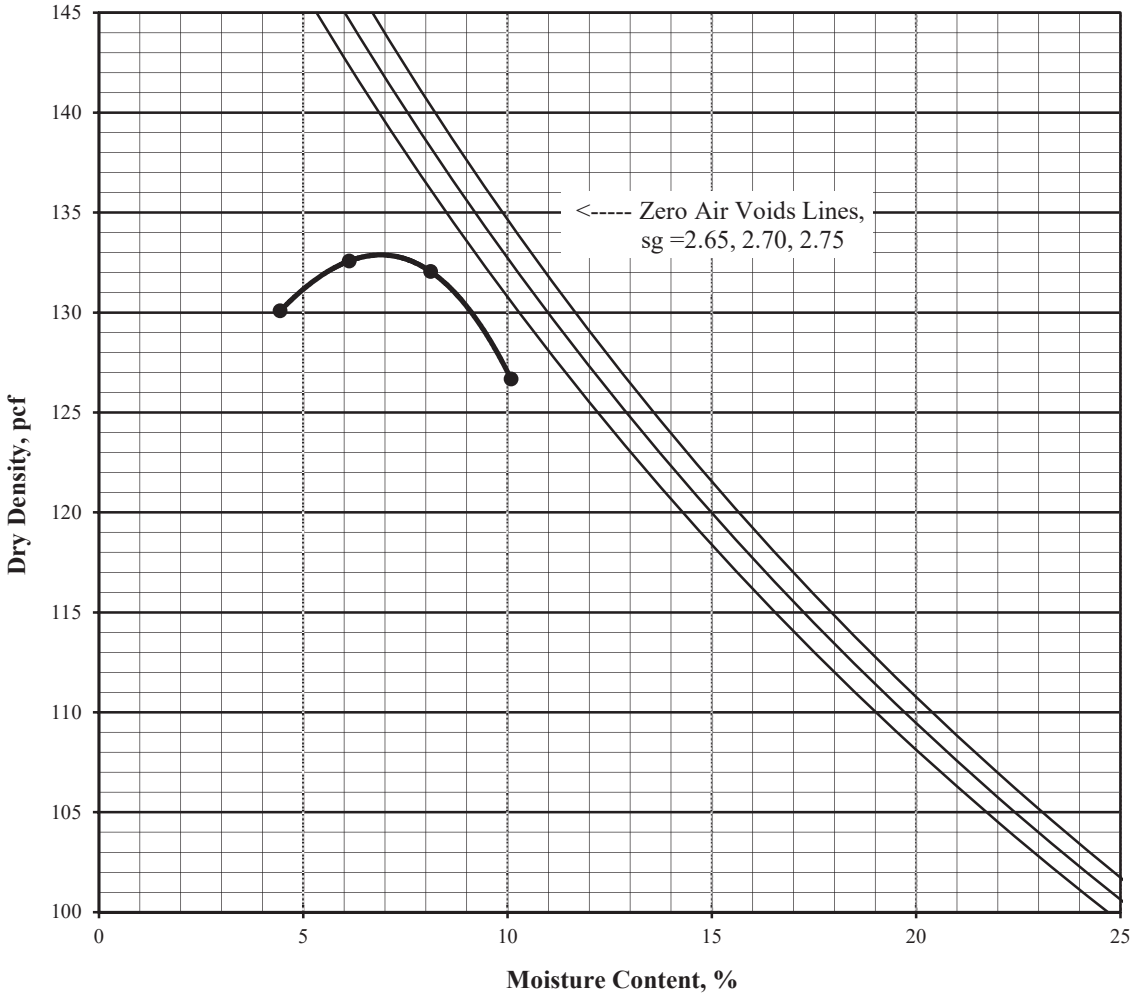
ASTM D698/D1557

Project Number: 544-24365
Project Name: Sun Mesa Drive
Lab ID Number: LN6-24549
Sample Location: BH-1 Bulk 1 @ 0-5'
Description: Brown Silty Sand (SM)

ASTM D-1557 A
Rammer Type: Machine

Maximum Density: 134 pcf
Optimum Moisture: 7%

Sieve Size	% Retained
3/4"	
3/8"	
#4	1.4



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Expansion Index

ASTM D 4829

Job Number: 544-24365

Job Name: Sun Mesa Drive

Lab ID Number: LN6-24549

Sample ID: BH-1 Bulk 1 @ 0-5'

Soil Description: Brown Silty Sand (SM)

January 17, 2025

Wt of Soil + Ring:	610.4
Weight of Ring:	194.6
Wt of Wet Soil:	415.8
Percent Moisture:	6.5%
Sample Height, in	0.95
Wet Density, pcf:	133.1
Dry Denstiy, pcf:	124.9

% Saturation:	50.3

Expansion **Rack # 2**

Date/Time	1/14/2025	2:30pm
Initial Reading	0.0000	
Final Reading	0.0008	

Expansion Index **1**

(Final - Initial) x 1000

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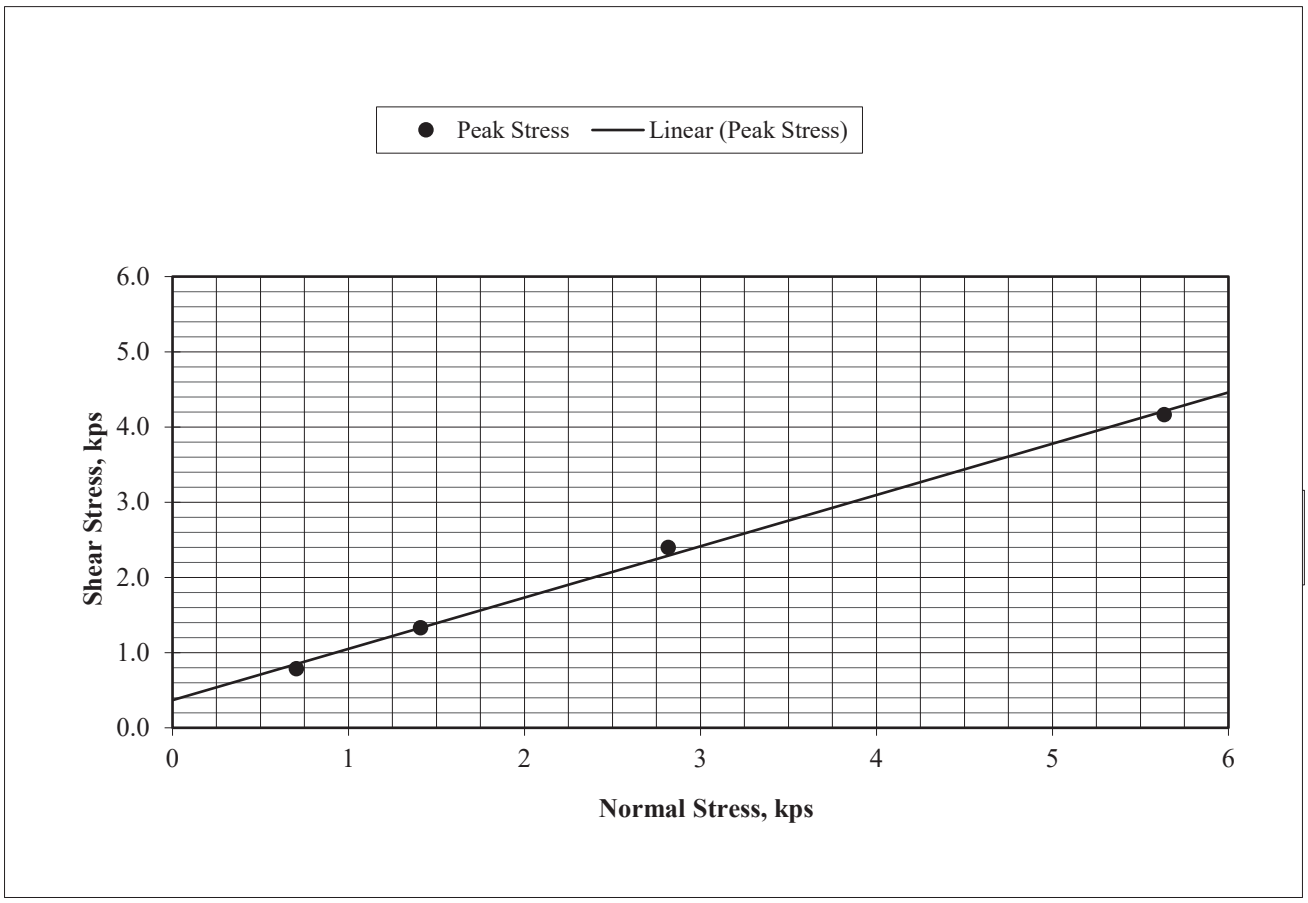
Direct Shear ASTM D 3080-04
(modified for unconsolidated condition)

Job Number:	544-24365		January 17, 2025
Job Name	Sun Mesa Drive	Initial Dry Density:	121.1 pcf
Lab ID No.	LN6-24549	Initial Mosture Content:	6.9 %
Sample ID	BH-1 Bulk @ 0-5'	Peak Friction Angle (Ø):	34°
Classification	Brown Silty Sand (SM)	Cohesion (c):	370 psf
Sample Type	Remolded @ 90% of Maximum Density		

Test Results	1	2	3	4	Average
Moisture Content, %	11.1	11.1	11.1	11.1	11.1
Saturation, %	76.6	76.6	76.6	76.6	76.6
Normal Stress, kps	0.704	1.409	2.817	5.635	
Peak Stress, kps	0.785	1.330	2.398	4.164	



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Gradation

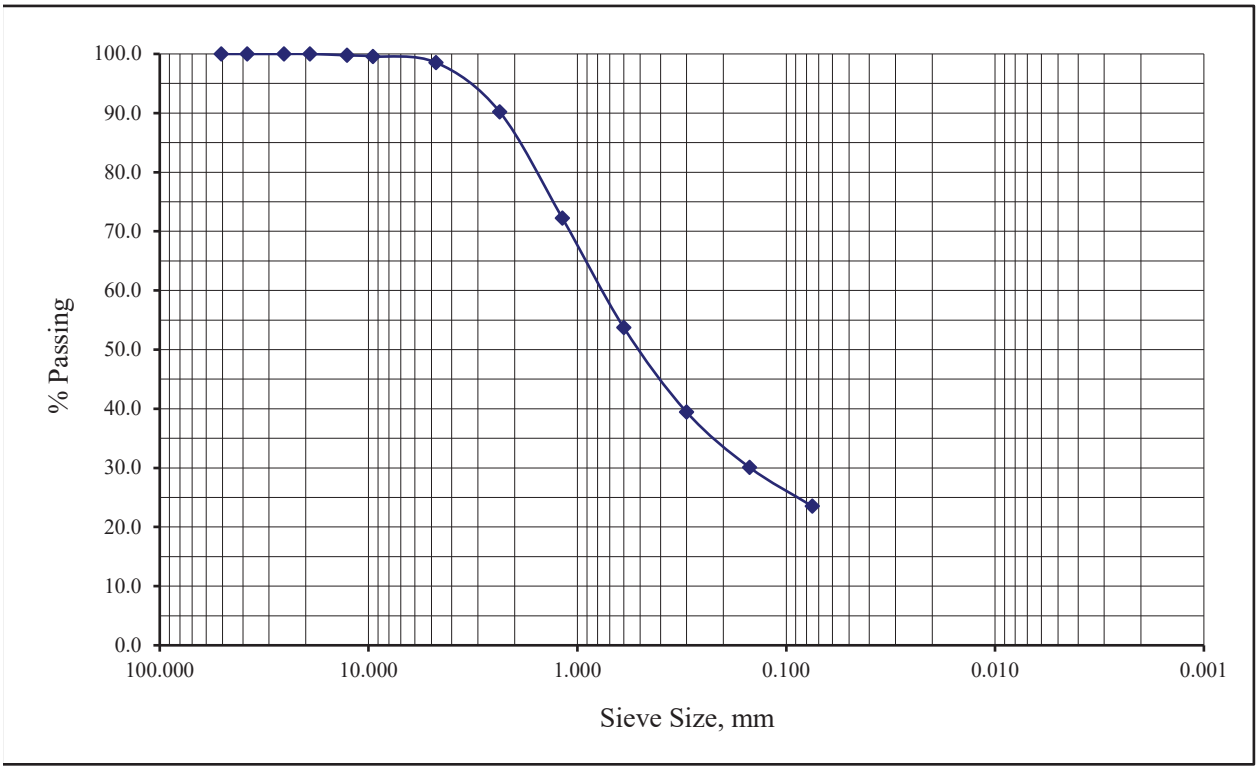
ASTM C117 & C136

Project Number: 544-24365
Project Name: Sun Mesa Drive
Lab ID Number: LN6-24549
Sample ID: BH-1 Bulk 1 @ 0-5'

January 17, 2025

Soil Classification: SM

Sieve Size, in	Sieve Size, mm	Percent Passing
2"	50.8	100.0
1 1/2"	38.1	100.0
1"	25.4	100.0
3/4"	19.1	100.0
1/2"	12.7	99.8
3/8"	9.53	99.6
#4	4.75	98.5
#8	2.36	90.2
#16	1.18	72.2
#30	0.60	53.7
#50	0.30	39.4
#100	0.15	30.1
#200	0.075	23.5



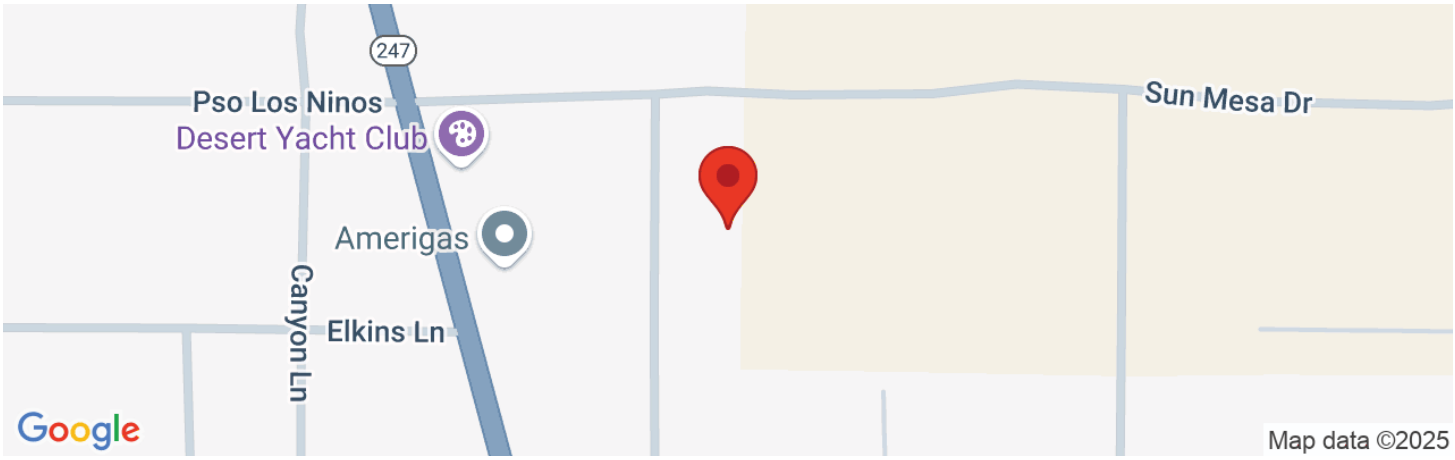
APPENDIX C

SEISMIC DESIGN MAP AND REPORT
SITE-SPECIFIC GROUND MOTION PARAMETERS

USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.

544-24365

Latitude, Longitude: 34.1669, -116.4207



Date	1/7/2025, 10:49:39 AM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	D - Stiff Soil

Type	Value	Description
S_S	2.162	MCE_R ground motion. (for 0.2 second period)
S_1	0.766	MCE_R ground motion. (for 1.0s period)
S_{MS}	2.162	Site-modified spectral acceleration value
S_{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S_{DS}	1.441	Numeric seismic design value at 0.2 second SA
S_{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F_a	1	Site amplification factor at 0.2 second
F_v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.921	MCE_G peak ground acceleration
F_{PGA}	1.1	Site amplification factor at PGA
PGA_M	1.013	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	2.162	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	2.377	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	2.269	Factored deterministic acceleration value. (0.2 second)
S1RT	0.766	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.854	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.805	Factored deterministic acceleration value. (1.0 second)
PGAd	0.938	Factored deterministic acceleration value. (Peak Ground Acceleration)

Type	Value	Description
PGA_{UH}	0.921	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C_{RS}	0.91	Mapped value of the risk coefficient at short periods
C_{R1}	0.897	Mapped value of the risk coefficient at a period of 1 s
C_V	1.5	Vertical coefficient

DISCLAIMER

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SITE-SPECIFIC GROUND MOTION ANALYSIS
(ASCE 7-16)

Project: PROPOSED SELF-STORAGE FACILITY
Project Number: 544-24365
Client: MR. ROB BILLINGS
Site Lat/Long: 34.1669/-116.4207
Controlling Seismic Source: Landers

REFERENCE	NOTATION	VALUE
Site Class	C, D, D default, or E	D measured
Site Class D - Table 11.4-1	F_a	1.0
Site Class D - 21.3(ii)	F_v	2.5
$0.2*(S_{D1}/S_{DS})$	T_0	0.177
S_{D1}/S_{DS}	T_S	0.886
Fundamental Period (12.8.2)	T	Period
Seismic Design Maps or Fig 22-14	T_L	8
Equation 11.4-4 - $2/3*S_{M1}$	S_{D1}	1.2767
Equation 11.4-2 - F_V*S_1 [1]	S_{M1}	1.9150

[1] - F_V as determined by Section 21.3

REFERENCE	NOTATION	VALUE
Fv (Table 11.4-2)[Used for General Spectrum]	F_v	1.7
Design Maps	S_s	2.162
Design Maps	S_1	0.766
Equation 11.4-1 - F_A*S_S	S_{MS}	2.162*
Equation 11.4-3 - $2/3*S_{MS}$	S_{DS}	1.441*
Design Maps	PGA	0.92
Table 11.8-1	F_{PGA}	1.1
Equation 11.8-1 - $F_{PGA}*PGA$	PGA_M	1.012*
Section 21.5.3	80% of PGA_M	0.810
Design Maps	C_{RS}	0.910
Design Maps	C_{R1}	0.897

REFERENCE	NOTATION	VALUE
$0.2*(S_{D1}/S_{DS})$	T_0	0.12*
S_{D1}/S_{DS}	T_S	0.602*
Equation 11.4-4 - $2/3*S_{M1}$	S_{D1}	0.8681*
Equation 11.4-2 - F_V*S_1	S_{M1}	1.3022*

RISK COEFFICIENT

Cr - At Perods <=0.2, Cr=C_{RS}	C_{RS}	0.910
Cr - At Periods >=1.0, Cr=C_{R1}	C_{R1}	0.897

Cr - At Periods between 0.2 and 1.0 use trendline formula to complete

Period	Cr
0.200	0.910
0.300	0.908
0.400	0.907
0.500	0.905
0.600	0.904
0.680	0.902
1.000	0.897

* **Code based design value**. See accompanying data for Site Specific Design values.

Mapped values from https://hazards.atcouncil.org/
https://www.seismicmaps.org/

Sladden Engineering

PROBABILISTIC SPECTRA[1]
2% in 50 year Exceedence

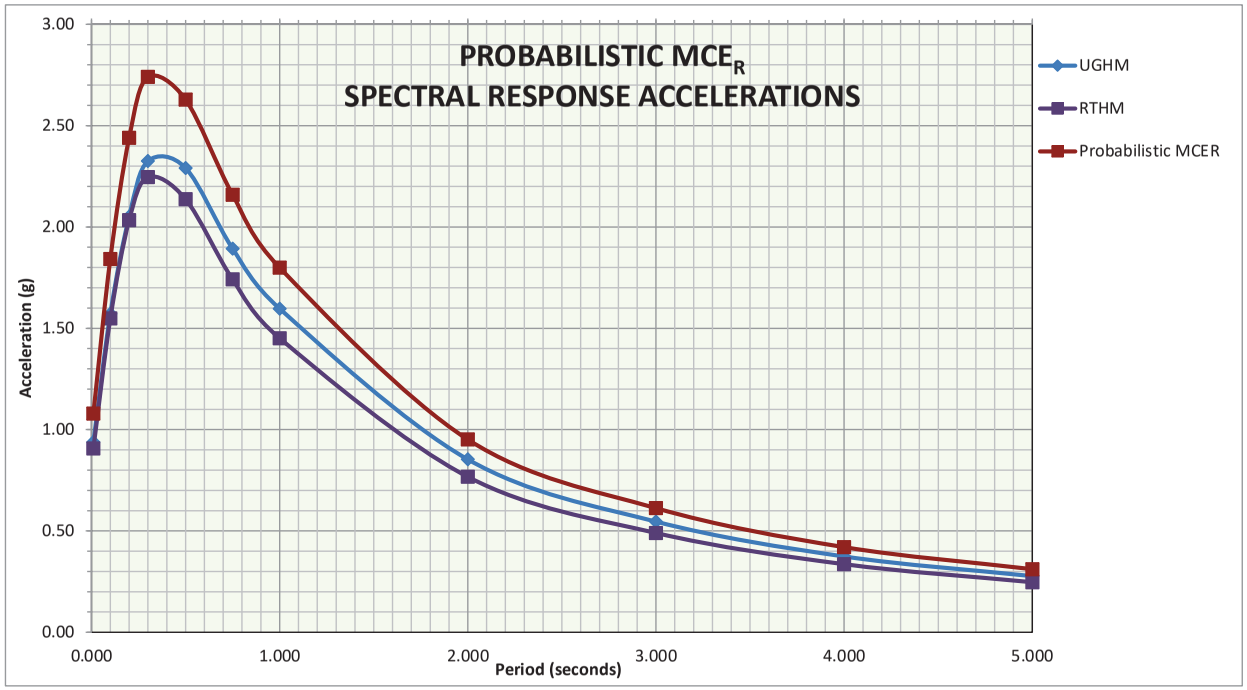
Project No: 544-24365

Period	UGHM	RTGM	Max Directional Scale Factor[2]	Probabilistic MCE
0.010	0.938	0.907	1.19	1.079
0.100	1.571	1.548	1.19	1.842
0.200	2.051	2.033	1.20	2.440
0.300	2.325	2.246	1.22	2.740
0.500	2.291	2.137	1.23	2.629
0.750	1.893	1.741	1.24	2.159
1.000	1.597	1.451	1.24	1.799
2.000	0.853	0.767	1.24	0.951
3.000	0.546	0.490	1.25	0.613
4.000	0.374	0.336	1.25	0.420
5.000	0.277	0.247	1.26	0.311

Probabilistic PGA: 0.938
Is Probabilistic $Sa_{(max)}$<1.2F_a? NO

[1] Data Sources:
https://earthquake.usgs.gov/hazards/interactive/
https://earthquake.usgs.gov/designmaps/rtgm/

[2] Shahi-Baker RotD100/RotD50 Factors (2014)



Sladden Engineering

DETERMINISTIC SPECTRUM

Largest Amplitudes of Ground Motions Considering All Sources Calculated using Weighted Mean of Attenuation Equations[1]

Controlling Source: Landers

Is Probabilistic $Sa_{(max)}$<1.2Fa? NO

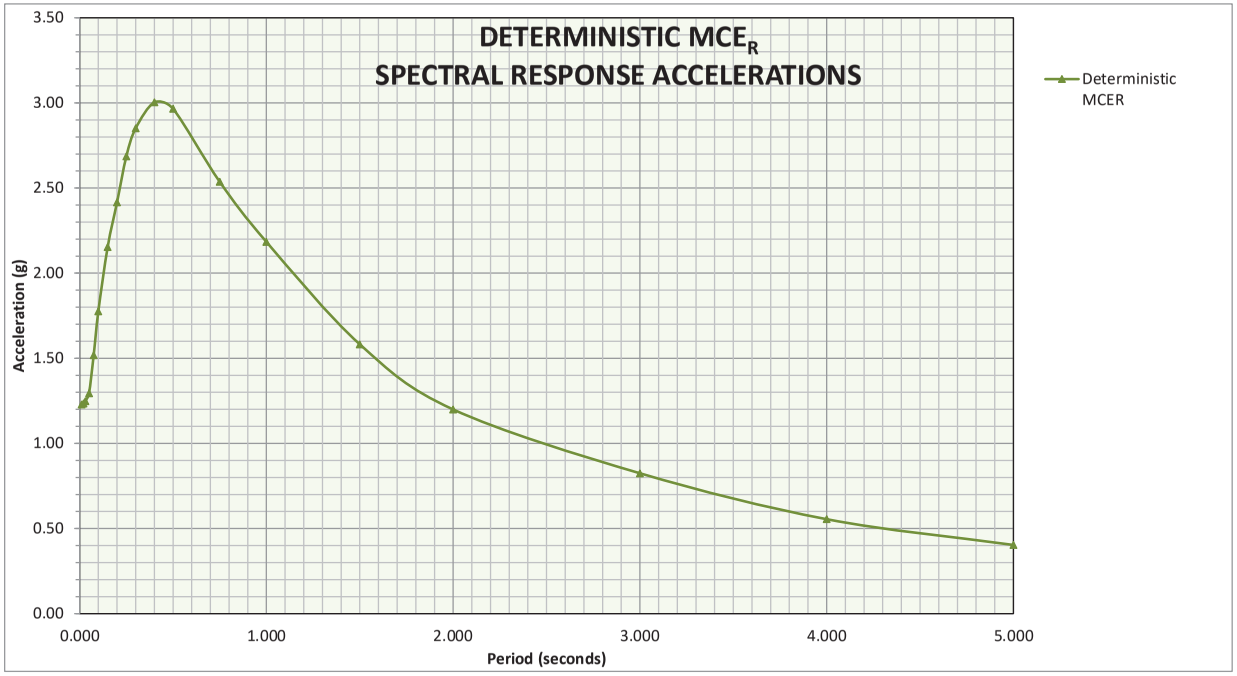
Period	Deterministic PSa Median + 1.σ for 5% Damping	Max Directional Scale Factor[2]	Deterministic MCE	Section 21.2.2 Scaling Factor Applied
0.010	1.032	1.19	1.228	1.228
0.020	1.037	1.19	1.234	1.234
0.030	1.049	1.19	1.248	1.248
0.050	1.088	1.19	1.295	1.295
0.075	1.276	1.19	1.518	1.518
0.100	1.493	1.19	1.776	1.776
0.150	1.795	1.20	2.154	2.154
0.200	2.013	1.20	2.416	2.416
0.250	2.220	1.21	2.686	2.686
0.300	2.337	1.22	2.851	2.851
0.400	2.442	1.23	3.003	3.003
0.500	2.411	1.23	2.965	2.965
0.750	2.046	1.24	2.537	2.537
1.000	1.761	1.24	2.184	2.184
1.500	1.276	1.24	1.582	1.582
2.000	0.967	1.24	1.199	1.199
3.000	0.660	1.25	0.825	0.825
4.000	0.444	1.25	0.555	0.555
5.000	0.320	1.26	0.403	0.403

Project No: 544-24365

Is Determinstic $Sa_{(max)}$<1.5*Fa?	NO
Section 21.2.2 Scaling Factor:	N/A
Deterministic PGA:	1.032
Is Deterministic PGA >=F_{PGA}*0.5?	YES

[1] NGAWest 2 GMPE worksheet and Uniform California Earthquake Rupture Forecast, Version 3 (UCERF3) - Time Dependent Model

[2] Shahi-Baker RotD100/RotD50 Factors (2014)



Sladden Engineering

SITE SPECIFIC SPECTRA

Period	Probabilistic MCE	Deterministic MCE	Site-Specific MCE	Design Response Spectrum (Sa)
0.010	1.079	1.228	1.079	0.720
0.100	1.842	1.776	1.776	1.184
0.200	2.440	2.416	2.416	1.610
0.300	2.740	2.851	2.740	1.827
0.500	2.629	2.965	2.629	1.752
0.750	2.159	2.537	2.159	1.439
1.000	1.799	2.184	1.799	1.199
2.000	0.951	1.199	0.951	0.634
3.000	0.613	0.825	0.613	0.408
4.000	0.420	0.555	0.420	0.280
5.000	0.311	0.403	0.311	0.207

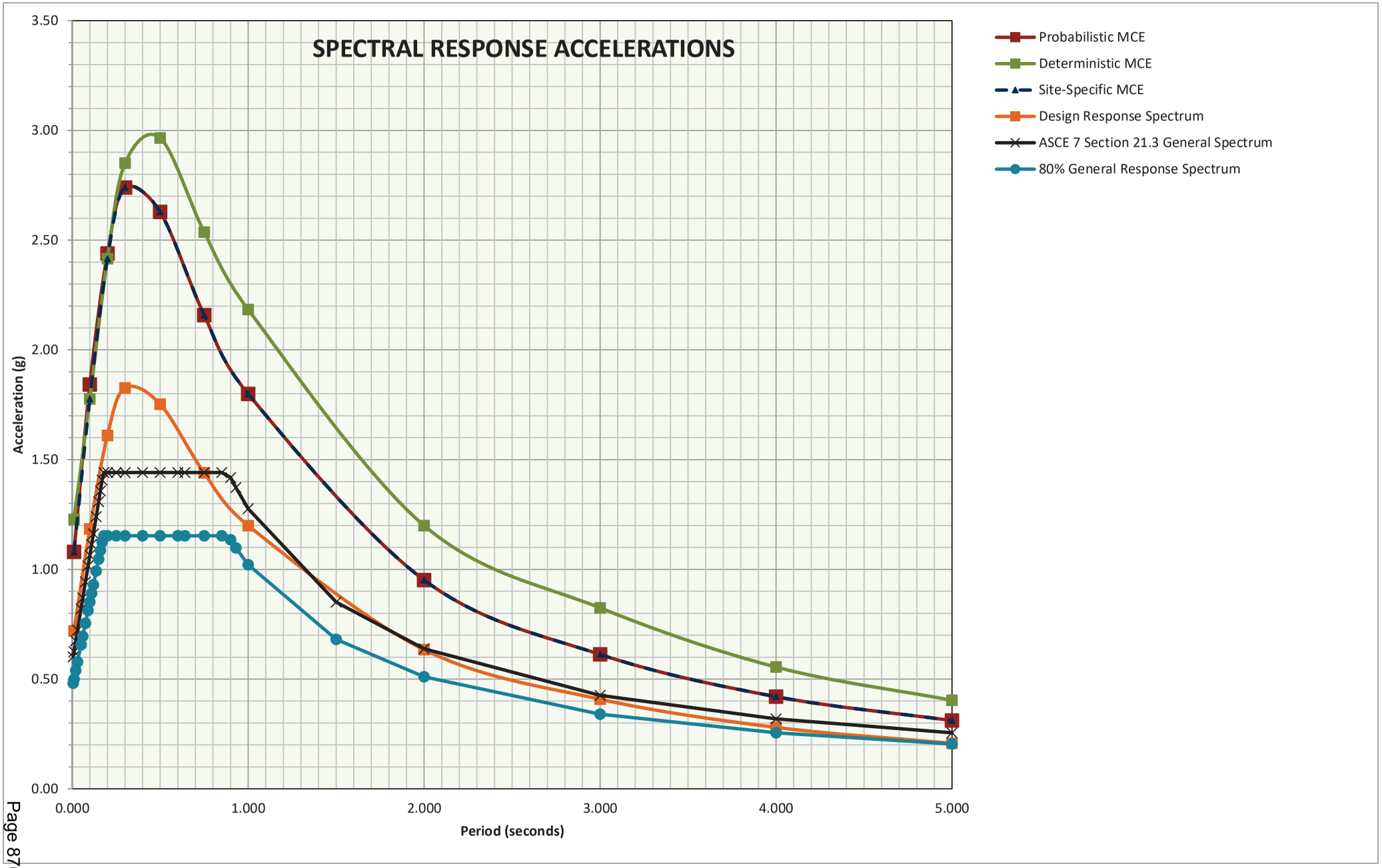
ASCE 7-16: Section 21.4
Site Specific

	Calculated Value	Design Value
SDS:	1.644	1.644
SD1:	1.268	1.268
SMS:	2.466	2.466
SM1:	1.902	1.902
Site Specific PGAm:	0.938	0.938
Site Class:	D measured	

Seismic Design Category - Short* E
Seismic Design Category - 1s* E
* Risk Categories I, II, or III

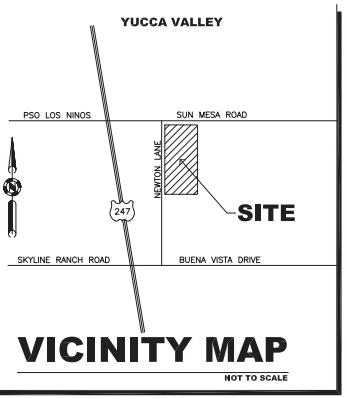
Period	ASCE 7 SECTION 21.3 General Spectrum	80% General Response Spectrum
0.005	0.601	0.481
0.010	0.625	0.500
0.020	0.674	0.539
0.030	0.723	0.578
0.050	0.821	0.656
0.060	0.869	0.696
0.075	0.943	0.754
0.090	1.016	0.813
0.100	1.065	0.852
0.110	1.114	0.891
0.120	1.162	0.930
0.136	1.240	0.992
0.150	1.309	1.047
0.160	1.358	1.086
0.170	1.406	1.125
0.180	1.441	1.153
0.200	1.441	1.153
0.250	1.441	1.153
0.300	1.441	1.153
0.400	1.441	1.153
0.500	1.441	1.153
0.600	1.441	1.153
0.640	1.441	1.153
0.750	1.441	1.153
0.850	1.441	1.153
0.900	1.419	1.135
0.930	1.373	1.098
1.000	1.277	1.021
1.500	0.851	0.681
2.000	0.638	0.511
3.000	0.426	0.340
4.000	0.319	0.255
5.000	0.255	0.204

Project No: 544-24365


SPECTRAL RESPONSE ACCELERATIONS
Acceleration (g)
3.50
3.00
2.50
2.00
1.50
1.00
0.50
0.00
0.000
1.000
2.000
3.000
4.000
5.000
Period (seconds)
Probabilistic MCE
Deterministic MCE
Site-Specific MCE
Design Response Spectrum
ASCE 7 Section 21.3 General Spectrum
80% General Response Spectrum

APPENDIX D

SITE PLAN



LEGEND:

1. STANDARD 9 FT X 19 FT. PARKING STALL W/ 6" WIDE x 48" LONG WHEEL STOP
2. ACCESSIBLE PARKING STALL 2% MAX. SLOPE
3. ACCESS AISLE, 2% SLOPE AND CROSS SLOPE
4. DECOMPOSED GRANITE
5. 400 S.F. MANAGERS UNIT/LIVING QUARTERS
6. ROLLING SECURITY GATES
7. ACCESSIBLE ROUTE, MIN 4' WIDE NOT TO EXCEED 5% SLOPE, 2% CROSS SLOPE
8. TRASH ENCLOSURE PER CITY STANDARDS
9. LIGHT STANDARD, TYP. AS SHOWN - PER CITY STANDARDS
10. WALL PACK, TYP. AS SHOWN
11. 8 FT MAX. HT. CMU WALL
12. CONC. CURB AND GUTTER - PER CITY STANDARDS
13. 6" DIA. CONC. FILLED BOLLARDS AS SHOWN, EMBEDDED MIN. 36" INTO GROUND
14. CONC. PAD AT NEW ELECTRICAL SERVICE LOCATION TBD
15. CONC. CURB
16. W.I. FENCE (TBD), 8 FT. MAX. HT.
17. W.I. FENCE (TBD), 10 FT. MAX. HT.
18. DECORATIVE ROCK LANDSCAPING: LARGE RIVERROCK W/ RANDOM BOULDERS
19. RETENTION BASIN
20. 20 FT WIDE FIRE LANE
21. 10FT X 20 FT LOADING ZONE, TYP. AS SHOWN
22. LEACH FIELD, SEE CIVIL DRAWINGS

9.14.060: MINI-/SELF-STORAGE FACILITIES:

A. General: The only commercial activities permitted on the site of a self-service storage facility shall be rental of storage bays and pick up and deposit of goods and/or property in dead storage. Storage bays shall not be used to: manufacture, fabricate or process goods; service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; or conduct any other commercial or industrial activity on the site.

B. Security Quarters Permitted: Residential quarters for security purposes may be established on the site.

C. Bays Have No Legal Address: Individual storage bays or private postal boxes within a self-service storage facility shall not be considered a premises for the purpose of assigning a legal address in order to obtain an occupational license or other governmental permit or license to do business.

D. Outside Storage:

1. Except as provided in this section, all property stored on site shall be entirely within enclosed buildings.
2. Open storage of private recreational vehicles and dry storage of recreational boats for personal use shall be permitted within a self-service storage facility provided that the following is met:
   a. Such storage shall take place only within a designated area. The area so designated shall be clearly delineated upon the site plan accompanying the application;
   b. The open storage area shall not exceed twenty five percent (25%) of the buildable area of the site;
   c. The open storage area shall be entirely screened from view from adjacent residential areas and all street rights of way by a solid building wall or a masonry wall with a minimum height of eight feet (8');
   d. Vehicles shall not be stored within the area set aside for minimum building setbacks; and
   e. No vehicle maintenance, washing or repair shall be permitted on site. Recreational boats stored on the site shall be placed and maintained upon wheeled trailers. No dry stacking of boats shall be permitted on site.

E. Minimum Lot Size: Notwithstanding any other provision of this code the minimum lot size for a self-storage facility shall be one acre.

F. Separation Between Storage Buildings: If separate buildings are constructed, there shall be a minimum ten foot (10') setback between individual buildings within the facility.

G. Maximum Bay Size: The maximum size of a storage bay shall be five hundred (500) square feet.

H. Maximum Building Height: With the exception of a structure used as a security quarters, the maximum height of a self-service storage facility shall be one story. The height of the building shall not exceed twenty feet (20'), except for any architectural features located along the street entrance to the facility. In addition, a parapet wall shall be constructed to screen roof mounted air conditioning and other equipment, if any. The combined height of the building and the parapet wall shall not exceed twenty five feet (25').

I. Parking Requirements: See , "Parking And Loading Regulations", of this title for ministorage parking requirements.

J. Miscellaneous Requirements:

1. Outdoor Lighting: All outdoor lighting shall meet the requirements of title 8,, "Outdoor Lighting", of this code.
2. Loudspeakers: Exterior loudspeakers or paging equipment shall not be permitted on the site.
3. Bay Doors: Storage bay doors shall not face any abutting property which is residentially zoned, nor shall they be visible from any adjacent residential property or any street right of way.
4. Barbed Wire: Barbed or similar wire may be used for security purposes, but it shall not be visible from any adjacent residential property or any street right of way.
5. Architectural Treatment: The exterior facades of all structures shall receive uniform architectural treatment, including stucco and painting of surfaces. All structures adjacent to properties designated with a residential land use shall have a pitched roof or other treatment comparable to the adjacent residential development. (Ord. 253, 12-16-2014)

DEVELOPMENT STATISTICS
FOR:
BILLINGS MINI STORAGE
S.E.C. NEWTON LANE AND SUN MESA
YUCCA VALLEY, CA

LEGAL DESCRIPTION:	TR 8749, MB 120/50-64 SEC. 13 T1N, R5E., S,B,B,&M.
APN	0597-111-67-0000
TOTAL SITE AREA:	189,050 SQ. FT. 4.34 ACRES
ADDRESS:	S.E.C. NEWTON AND SUN MESA YUCCA VALLEY CA
ZONING: GPLU	INDUSTRIAL INDUSTRIAL
PROPOSED LAND USE	MINISTORAGE

SCOPE OF WORK: PROPOSED MINISTORAGE FACILITY WITH ONE CARETAKERS UNIT. ALL STORAGE TO BE ENCLOSED. NO OPEN STORAGE IS PROPOSED.

PER MUNICODE SEC. 9.10 INDUSTRIAL DISTRICTS

SETBACKS:		MAX. FENCE HT
FRONT:	15'-0"	8'-0" MAX.
REAR:	0'	10'-0" MAX.
SIDE:	0'	10'-0" MAX.
STREET SIDE:	15'-0"	10'-0" MAX.

PER MUNICODE SEC. 9.14.060 MINI/SELF-STORAGE FACILITIES

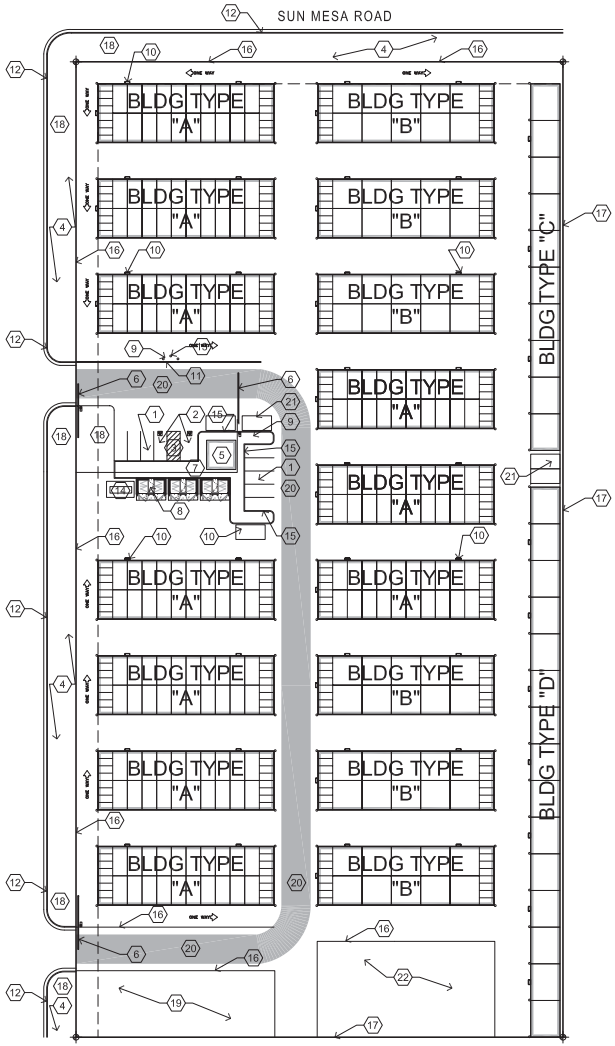
ALLOWABLE BUILDING HEIGHT:	20'-0" ONE STORY
AREAS:	400 S.F ONE STORY OFFICE/MANAGER UNIT 89,700 S.F STORAGE UNIT TOTAL
FAR: 70% MAX.	89,700 s.f. /220,786 s.f. = 0.406 40.6 % < 70% .: FAR o.k.

TYPES:	UNIT COUNT:						
	5X10 50 S.F.	10x20 200 S.F.	20x20 400 S.F.	25x20 500 S.F.	TOTAL S.F. PER BLDG.	NO. BLDG. TYPES	TOTAL S.F. PER BLDG. TYPE
TYPE "A"	16	20	-	-	4,800 S.F.	10	48,000 S.F.
TYPE "B"	16	-	10	-	4,800 S.F.	6	28,800 S.F.
TYPE "C"	-	-	-	10	5,000 S.F.	1	5,000 S.F.
TYPE "D"	-	-	-	15	7,500 S.F.	1	7,500 S.F.
TYPE "E"	-	-	1	-	400 S.F.	1	400 S.F.
TOTAL UNITS	256	200	60 MGR.UNIT NOT INCL.	25		TOTAL S.F.	89,700 S.F.

PARKING REQUIREMENTS:

PER MUNICODE SEC. 9.33.040-C, TABLE 3-7 MINI/SELF-STORAGE FACILITIES::	**REQUIRED:**	**PROVIDED:**
STANDARD 9X19 PARKING STALLS:		
6 SPACES + 2 CARETAKERS	8	8
ACCESSIBLE STALLS:	1 reqd	
STANDARD:	1	1
VAN:	1	1
		10
LOADING SPACES: ONE PER PER 20,000 S.F. 10 FT X 20 FT:	5	5
TOTAL PARKING ON SITE:	8 REQUIRED	10 PROVIDED

NOTE: ALL PARKING STALLS SHALL BE 9'-0" x 19'-0" MIN., BACKUP=1 WAY ISLES SHALL BE MIN. 12'-0" WIDE, PER CITY STANDARDS. BACKUP=2 WAY ISLES SHALL BE MIN. 25'-0" WIDE, PER CITY STANDARDS.



OVERALL SITE PLAN
SCALE: 1" = 40'-0"

NORTH

IF THESE DRAWINGS ARE SMALLER THAN 36" x 24" THEY HAVE BEEN REDUCED.
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No.	Revision / Issue	Drawn by	Checked by	Date
	PREL/ENG		DRP/JS	08-03-22

DRP Enterprises

Engineer

Project Owner
ROB BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA

Project
PROPOSED MINI STORAGE
S.E. CORNER
NEWTON LANE AND SUN MESA ROAD

SCALE
1" = 40'-0"

Project Number & Sheet Number
T-1.0

APPENDIX F

PHASE I ESA

Phase I Environmental Site Assessment

Yucca Valley Property

Southeast Corner of Sun Mesa Drive and Newton Lane
Yucca Valley, California
APN: 0597-111-67-0000

DRP Enterprises, LLC
P.O. Box 4428 | Palm Springs, California

October 31, 2024 | Project No. 109798002



Geotechnical | Environmental | Construction Inspection & Testing | Forensic Engineering & Expert Witness

Geophysics | Engineering Geology | Laboratory Testing | Industrial Hygiene | Occupational Safety | Air Quality | GIS

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

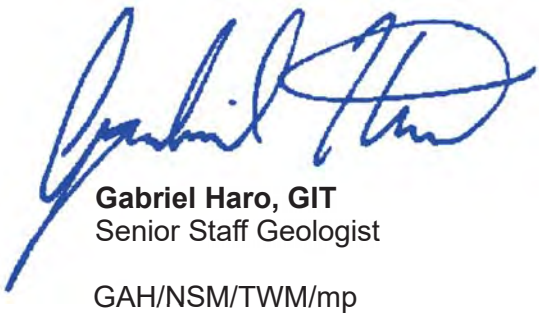
Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

35+ YEARS

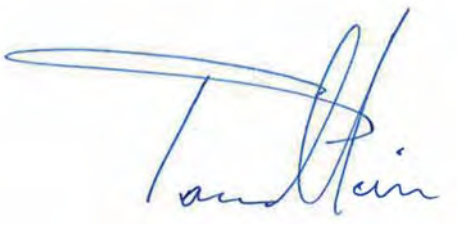
Phase I Environmental Site Assessment
Yucca Valley Property
Southeast Corner of Sun Mesa Drive and Newton Lane
Yucca Valley, California 92284
APN: 0597-111-67-0000

Mr. Daniel Patneaude
DRP Enterprises, LLC
P.O. Box 4428 | Palm Springs, California 92263

October 31, 2024 | Project No. 109798002



Gabriel Haro, GIT
Senior Staff Geologist



Travis W. Meier
Principal Environmental Scientist

GAH/NSM/TWM/mp

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1 INTRODUCTION

Ninyo & Moore was retained by DRP Enterprises, LLC (herein referred to as the client) to perform a Phase I Environmental Site Assessment (ESA) of the property located at the southeast corner of Sun Mesa Drive and Newton Lane in Yucca Valley, California and identified by the County of San Bernardino Accessor's Parcel Number (APN) 0597-111-67-0000 (hereinafter referred to as the site). The following sections discuss the purpose, the involved parties, the scope of services, and the limitations and exceptions associated with this Phase I ESA.

1.1 Purpose

The objective of this ESA is to identify, to the extent feasible pursuant to the process described in ASTM International (ASTM) Standard Practice E1527, recognized environmental conditions (RECs), which are defined by ASTM as "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment." Ninyo & Moore performed this ESA in conformance with the scope and limitations of ASTM E1527-21.

Identification of RECs fall into the following three categories: existing RECs (as defined above); Historical RECs (HRECs); or Controlled RECs (CRECs). HRECs and CRECs are defined as follows:

- **HREC** – An HREC is defined as "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). An example of an HREC may be a former gas station where a release of gasoline had occurred, but the site was cleaned up to an unrestricted land use standard.

- **CREC** – A CREC is defined as a "recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). An example of a CREC could be a former gas station where a release of gasoline has been cleaned up to a commercial use standard, but does not meet unrestricted residential cleanup criteria.

A *de minimis* condition is defined by ASTM as "a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

A condition determined to be a de minimis condition is not a recognized environmental condition nor a controlled recognized environmental condition."

1.2 Scope of Services

Ninyo & Moore's scope of services for this Phase I ESA included the activities listed below.

- Reviewed physical setting and background information.
- Performed a site reconnaissance.
- Reviewed federal, state, tribal, and local regulatory agency databases for the site and for properties located within a specified radius of the site.
- Reviewed reasonably ascertainable local regulatory agency files for the site, as applicable.
- Reviewed historical information for the site, such as historical aerial photographs, historical topographic maps, reverse street directories, Sanborn fire insurance maps, and building records, as available.
- Reviewed user-provided information, as available.
- Interviewed the property owner representative and tenant regarding the environmental status of the site.
- Performed a preliminary vapor encroachment screen to evaluate the potential for vapor encroachment conditions.
- Prepared this Phase I ESA report, summarizing findings and providing opinions and conclusions regarding RECs at the site.

1.3 Significant Assumptions

Ninyo & Moore assumes that the information provided by the third-party environmental database vendor, regulatory agencies, and interviewees and that was utilized for this report provided adequate and accurate information. No other significant assumptions were made during the preparation of this report.

1.4 Limitations and Exceptions

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard of care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore

should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

The findings, opinions, and conclusions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a site could change with time as a result of natural processes or human activities at the subject site or nearby properties. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control. Ninyo & Moore cannot warrant or guarantee that not finding indicators of any particular hazardous substance means that this particular hazardous substance or any other hazardous substances do not exist on the site. Additional research, including invasive testing, can reduce the uncertainty, but no techniques now commonly employed can eliminate the uncertainty altogether.

1.5 Special Terms and Conditions

This study did not include an evaluation of geotechnical conditions or potential geologic hazards. In addition, unless otherwise indicated in this report, this Phase I ESA does not include analysis of the following, which is not intended to be all-inclusive: asbestos-containing materials (unrelated to releases into the environment), biological agents, cultural and historic resources, ecological resources, emerging contaminants, endangered species, health and safety, high voltage power lines, indoor air quality (unrelated to releases of hazardous substances or petroleum products into the environment), industrial hygiene, lead-based paint (unrelated to releases into the environment), lead in drinking water, methane gas, mold, polychlorinated biphenyl (PCB)-containing building materials, radon, regulatory compliance, or wetlands.

1.6 User Reliance

This report may be relied upon by, and is intended exclusively for, the client and its assigns. Any use or reuse of the findings, opinions, and/or conclusions of this report by parties other than the above-referenced client is undertaken at said parties' sole risk.

1.7 Involved Parties

Mr. Gabriel Haro, Senior Staff Geologist, performed regulatory and historical research and conducted the site reconnaissance on October 14, 2024. Mr. Travis Meier, Principal Environmental Scientist, performed project oversight and quality review.

2 SITE DESCRIPTION

The following table provides a general description of the site. Photographs taken during the site reconnaissance are provided in Appendix A.

Table 1 – General Site Setting

General Site Setting	Description
Location	The site is located at the southeast corner of Sun Mesa Drive and Newton Lane in Yucca Valley, California (Figure 1).
Assessor Parcel No. (APN)	0597-111-67-0000 (County of San Bernardino)
Property Owner	Robert Billings (as reported by Environmental Data Resources)
Size (approximate)	4.5 acres
Structures / Site Use / Occupants	The site is undeveloped.
Roads	Roads are not present on the site. The site is accessible from Sun Mesa Drive to the north and Newton Lane to the west.
Heating and Cooling Systems	Heating and cooling systems are not present at the site.
Electricity Provider	Southern California Edison (vicinity)
Natural Gas Provider	Southern California Gas (vicinity)
Potable Water and Sewer Disposal Provider	Hi Desert Water District (vicinity)
Site Vicinity Description	The site vicinity is primarily comprised of undeveloped land, commercial properties, and industrial properties.

3 USER-PROVIDED INFORMATION

Mr. Daniel Patneaude, Civil Engineer and owner of DRP Enterprises LLC, completed the User Questionnaire on October 16, 2024. The following table summarizes information provided by Mr. Patneaude. A copy of the questionnaire is provided in Appendix B.

Table 2 – Summary of User-Provided Information

User's Responsibilities	User's Responses
Title Records	Title records were not provided by the User.
Environmental Liens or Activity and Use Limitations (AULs)	None reported
Specialized Knowledge	None reported
Commonly Known or Reasonably Ascertainable Information	Mr. Patneaude stated that the site has remained undeveloped (i.e., a vacant lot).
Valuation Reduction for Environmental Issues	None
Reason for Performing Phase I ESA	Mr. Patneaude stated that the Phase I ESA is required by the Town of Yucca Valley to obtain a new development permit.

Mr. Patneaude also provided a conditional use permit application, a biological resources assessment, proposed site plans and drawings, a preliminary grading plan, and a topographic survey for the site. Environmental concerns were not identified in the provided documents, which have not been appended to this report.

4 RECORDS REVIEW

The following sections summarize records reviewed for the site.

4.1 Standard Environmental Record Source - Environmental Databases

A computerized, environmental information database search was performed by Environmental Data Resources, Inc. (EDR) on September 24, 2024. The search included federal, state, tribal, and local databases. A summary of the environmental databases searched, their corresponding search radii, and number of noted properties of potential environmental concern, is presented in the EDR report (Appendix C). The review was conducted to evaluate whether the site or properties within the site vicinity have been documented as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects.

4.1.1 Geocoded (Mapped) Listings

The site was not listed within the environmental database report. Off-site properties within 1 mile of the site appeared on various regulatory agency databases. The following table lists ASTM standard environmental databases that were searched.

Table 3 – ASTM Standard Environmental Databases

Database Name	Search Radius (mile)	Number of Listings
Federal Databases		
NPL (National Priority List)	1	0
Proposed NPL	1	0
NPL LIENS (Federal Superfund Liens)	site	0
Delisted NPL	1	0
FEDERAL FACILITY (Federal Facility Site Information listing)	1	0
SEMS (Superfund Enterprise Management System; formerly Comprehensive Environmental Response Compensation and Liability Information System)	0.5	0
SEMS-ARCHIVE (Superfund Enterprise Management System Archive)	0.5	0
CORRACTS (facilities subject to Corrective action under RCRA)	1	0
RCRA-TSDF (hazardous waste treatment, storage, or disposal facilities)	0.5	0
RCRA-LQG (large quantity generator)	0.25	0
RCRA-SQG (small quantity generator)	0.25	2
RCRA-VSQG (very small quantity generator)	0.25	0
US ENGINEERING CONTROL (EC)	0.5	0
US INSTITUTIONAL CONTROL (IC)	0.5	0
ERNS (Emergency Notification System)	site	0
State/Tribal Databases		
RESPONSE (State Response Sites, State- and Tribal- equivalent NPL)	1	0
ENVIROSTOR (The DTSC's Site Mitigation and Brownfields Reuse Program; CERCLIS-equivalent)	1	0
SWF/LF (Solid Waste Information System)	0.5	0
San Diego County Site Assessment and Mitigation (SAM)	0.5	0
LUST (GeoTracker's Leaking Underground Fuel Tank Report)	0.5	0

Table 3 – ASTM Standard Environmental Databases		
Database Name	**Search Radius (mile)**	**Number of Listings**
SLIC (Spills, Leaks, Investigation and Cleanup database by the California Regional Water Quality Control Board [RWQCB])	0.5	0
UST (registered underground storage tanks [USTs])	0.25	0
AST (registered aboveground storage tanks [ASTs])	0.25	2
FEMA UST (Underground Storage Tank Listing)	0.25	0
VCP (Voluntary Cleanup Program Properties)	0.5	0

Off-site properties/facilities listed in the database report were evaluated as to their potential to impact soil and/or groundwater at the site. To supplement the information in the EDR report, regulatory agency files and environmental databases were reviewed, as appropriate. Information from the EDR database report and supplemental sources is included in the facilities of potential concern summaries below. Supporting documentation is provided in Appendix D. The following properties/facilities were interpreted to represent a potential environmental concern to the site, based on their proximity to the site, the nature of the database on which they are listed, and/or the assumed direction of groundwater flow in the site vicinity (east).

Table 4 – Off-Site Facilities of Potential Concern			
Facility Name / Address	**Distance/ Direction from Site**	**Database**	**Summary**
Full-Circle Swivels, Inc. 4831 Newton Lane	Adjoining south, cross-gradient	CERS CERS HAZ-WASTE CHIMRS E MANIFEST HAZNET HWTS RCRA-NONGEN SAN BERN CUPA	The property is listed in the SAN BERN CUPA database as an active small quantity generator of hazardous waste and as a handler of hazardous materials with the San Bernardino County Fire Protection District (SBCFPD). According to records provided by SBCFPD, the facility has maintained permits to handle hazardous materials and generate hazardous waste since 2004. In 2011, two anonymous complaints were received by the SBCFPD alleging that the facility had released machine coolant fluids onto the ground; however, the SBCFPD confirmed with the owner that it was actually rinse water generated from cleaning mop buckets. The SBCFPD recommended contacting the stormwater regulatory agency to discuss applicable stormwater compliance requirements. The investigation prompted by the anonymous complaint was closed thereafter. According to the CERS database, inspection violations were issued during select years from 2011 to 2021 for an incomplete business plan, improper inspection frequency, improper materials labelling, and improper materials storage. In each instance the violation was corrected and the facility returned to compliance. Based on the absence of a significant release, ongoing regulatory oversight, and location relative to the site, this listing is not considered a REC.

Table 4 – Off-Site Facilities of Potential Concern			
Facility Name / Address	**Distance/ Direction from Site**	**Database**	**Summary**
Vista Auto Truck / Craftsman's RV Truck & Auto Repair / Mesa Garage 4828 Newton Lane	Adjoining, southwest, cross-gradient	HAZNET NWTS	The property is listed in the HWTS database as a general automotive repair facility. According to the HAZNET database, organic liquid mixtures, aqueous solutions, and oil-containing waste were disposed from 1991 to 2002. Based on the absence of a reported release, this listing is not considered a REC.
AmeriGas Propane 4785 Old Woman Springs Road	548 feet west, upgradient	AST CERS EMI HAZNET HWTS SAN BERN CUPA	The property is listed in the SAN BERN CUPA database as an active handler of hazardous materials with the SBCFPD. According to the CERS database, routine compliance inspections were completed from 2013 to 2022. Violations were issued during select years for failure to complete/submit a business plan and maintain an active handlers permit with the SBCFPD. In each instance, the violation was corrected and the facility returned to compliance. The property is also listed in the AST database; however, tank capacities and contents were not provided in the listing. Based on the absence of a significant release and ongoing regulatory oversight, this listing is not considered a REC.
Burrtec Yucca Valley / Hi Desert Disposal 4878 Newton Lane	587 feet south-southwest, cross-gradient	AST CERS CERS HAZ-WASTE CIWQS E MANIFEST ECHO FINDS HAZNET HWTS PFAS ECHO NPDES RCRA-NONGEN RCRA-SQG SAN BERN CUPA	The property is listed in the RCRA-SQG database as a small quantity generator of hazardous waste. According to the HAZNET database, wastes disposed during 1995 to 2021 included various quantities of tank bottom waste aqueous/alkaline solutions, solvent solutions, organic liquids/solids, waste oil, and oil/water separation sludge. The property is also listed in the AST database associated with a 2,240-gallon AST; however, tank contents were not provided in the listing. The property is also listed in the NPDES and CIWQS databases associated with industrial stormwater construction permits previously issued to the property owner. Based on the absence of a significant release and ongoing regulatory oversight, this listing is not considered a REC. The property name (not associated with an address) is listed on the PFAS ECHO database. Additional information was not available but may be related to the past use as a waste-related site. Based on the absence of a significant release and estimated depth to groundwater, this listing is not considered a REC.
Bill's Diesel Truck & Equipment 4695 Old Woman Springs Road	596 feet northwest, cross-gradient	CERS CERS HAZ-WASTE HWTS RCRA-SQG SAN BERN CUPA	The property is listed in SAN BERN CUPA database as an active small quantity generator of hazardous waste and as a handle of hazardous materials with the SBCFPD. According to the CERS database, routine compliance inspections were completed from 2014 to 2024. Violations were issued during select years for failure to annually certify the business plan, improperly labeled hazardous waste, and incomplete hazardous material inventory. In each instance, the violation was corrected and the facility returned to compliance. Based on the absence of a significant release and ongoing regulatory oversight, this listing is not considered a REC.

Notes:
- Distances and direction provided by EDR
- A complete description of each database is provided in the EDR Report (Appendix C).

It is our opinion that there is a low likelihood that the remaining listings for off-site properties appearing in the database report represent a REC to the site at the current time. This opinion is based on one or more of the following factors:

- The nature of the database(s) on which the property appears, and/or because the property did not appear on a database that reports unauthorized releases of hazardous substances;
- Reported regulatory agency status (e.g., case closed);
- Reported nature of the case (e.g., soil contamination only);
- Reported distance of the property from the site; and/or
- Location of the property in relation to the site with respect to topography or expected groundwater flow direction (east).

4.1.2 Orphan (Unmapped) Listings

This portion of the regulatory database report includes properties for which regulatory agencies did not report sufficient address information to be plotted by EDR. Orphan listings were not reported by EDR.

4.2 Additional Environmental Record Sources

According to the ASTM Standard, “if the property or any of the adjoining properties is identified on one or more of the standard environmental record sources, pertinent regulatory files and/or records associated with the listing should be reviewed.” Regulatory agency files for properties of potential concern in the immediate site vicinity were reviewed and summarized in Table 4. The review of regulatory agency records for the site is discussed in the following sections. Regulatory records for the site are provided in Appendix D.

4.2.1 San Bernardino County Fire Protection District

According to Ms. Christina Rivera of the SBCFD on October 9, 2024 via email, no records were found for the site.

4.2.2 South Coast Air Quality Management District

According to the South Coast Air Quality Management District (SCAQMD), a records search was unable to be completed because there is not a physical address associated with the site. The SCAQMD reported that they are unable to search for records by APN.

4.2.3 San Bernardino County Environmental Health Services

According to Ms. Jessica Carlson of San Bernardino County Environmental Health Services (EHS) on October 9, 2024 via Next Request, no records were found for the site.

4.2.4 Regional Water Quality Control Board, Colorado River Basin Region

According to Ms. Helen Gout of the RWQCB on October 21, 2024 via email, no records were found for the site.

4.2.5 Online Regulatory Databases

Online regulatory databases were reviewed by Ninyo & Moore to supplement the environmental database search conducted by EDR. The following is a summary of pertinent information.

Table 5 – Online Regulatory Databases

Online Database/Website	Findings
DTSC EnviroStor	Neither the site nor properties within 1,000 feet are listed.
SWRCB GeoTracker	Neither the site nor properties within 1,000 feet are listed.
California Department of Resources Recycling and Recovery (CalRecycle) Solid Waste Information System	Neither the site nor properties within 1,000 feet are listed.
United States Pipeline and Hazardous Materials Safety Administration, National Pipeline Mapping System Map Viewer	Pipelines are not depicted on or adjoining the site.
US Army Corps of Engineers, Formerly Used Defense Sites (FUDS), Geographic Information System	FUDS listings are not located within 1,000 feet of the site.

4.3 Physical Setting

The following table summarizes topographic, geologic, and hydrogeologic conditions in the vicinity of the site, based upon the referenced documents review and/or our visual reconnaissance of the site.

Table 6 – Physical Setting

Physical Settings	Reference	Summary
Topography	A	The elevation at the site approximately ranges from 3,015 to 3,030 feet above mean sea level (MSL). The topography at the site slopes to the southeast while topography in the vicinity generally slopes to the east.
Site Geology	B	The site is underlain by older alluvium and gravel surficial sediments (Pleistocene). The older alluvium deposits consist of poorly bedded to non-bedded, granitic cobble-pebble gravel and sand. The older gravel deposits consist of poorly bedded granitic cobble-gravel and coarse sand.
Surface Water	D, E	Surface water was not observed during the site reconnaissance. Permanent surface waters are not located within one mile of the site. Intermittent creeks are located within one mile of the site to the east and west.

Table 6 – Physical Setting		
Physical Settings	**Reference**	**Summary**
Groundwater	C	The site is located in the Joshua Tree Hydrological Unit (HU) within the Lucerne Valley Planning Area. Groundwater within the Joshua Tree HU has existing beneficial uses for municipal and industrial supply. The depth to groundwater, gradient and flow direction at the site currently are not known, but based on our experience in the area, the depth to groundwater is estimated to be greater than 200 feet below ground surface (bgs). Groundwater flow is expected to follow topography and flow to the east. The groundwater flow direction may vary due to hydrogeologic properties, such as soil porosity and permeability, groundwater extraction, recharge by irrigation and rainfall, and other factors.

References:
A = United States Geological Survey (USGS), Yucca Valley North, California, 7.5-minute quadrangle map (USGS, 2021)
B = Geologic Map of the Joshua Tree & Twentynine Palms 15 Minute Quadrangles (Dibblee & Minch, 2008)
C = RWQCB Water Quality Control Plan for the Colorado River Basin (RWQCB, 2019)
D = U.S. Fish and Wildlife Service Wetlands Mapper (USFWS, 2024)
E = Site Reconnaissance

4.4 Site Historical Use Information

Ninyo & Moore conducted a historical record search for the site. This included a review of city directories, historical fire insurance maps, historical aerial photographs, topographic maps, and building records, as available. The following sections summarize information obtained from the historical sources utilized for this assessment.

4.4.1 City Directories

Available historical reverse street directories from 1976 through 2017 were provided by EDR. The site is not associated with a physical address and was therefore not listed. The addresses in the surrounding area appear to be associated with commercial and industrial properties (discussed in Section 4.1.1), as well as potentially several residential properties. The EDR City Directory Report is provided in Appendix E.

4.4.2 Sanborn® Fire Insurance Maps

Sanborn® fire insurance maps were requested from EDR; however, according to EDR's Certified Sanborn Map Report, there is no map coverage in the site vicinity. EDR's Certified Map Report is provided in Appendix E.

4.4.3 Historical Aerial Photographs and Topographic Maps

Historical aerial photographs and topographic maps were provided by EDR for select years from 1953 through 2021. Additionally, recent aerial photographs were reviewed online using Google Earth. A listing of the sources reviewed and summary of notable observations from

the photograph review are provided in the table below. EDR-provided photographs and maps are included in Appendix E.

Table 7 – Aerial Photographs and Topographic Map Summary

Date	Source	Summary
1953 1955	A, B	The site, adjoining properties, and vicinity are undeveloped. Old Woman Springs Road and Buena Vista Drive are depicted to the west and south of the site, respectively, as dirt roads. A structure is present to the northwest of the site.
1970 1972 1975 1979 1983	A, B	The site appears similar to the previous photograph and map. The southeast-adjoining property is developed with a residential property and the remaining adjoining properties appear undeveloped. West-adjoining Newton Lane is depicted as a dirt road. Residential properties are depicted in the general site vicinity. By 1983, commercial/industrial properties are also depicted within the general site vicinity.
1989	A, B	The site appears similar to the previous photographs and maps. The southwest-adjoining property appears to be under development and the north-adjoining properties appear to be cleared of vegetation. Although difficult to discern, the northwest- and northeast-adjoining properties appear to be used for vehicle or material storage and the north-adjoining property is undeveloped. The northern west-adjoining property is vacant and the remaining adjoining properties are undeveloped.
1995 2005	A	The site appears similar to the previous photographs. The south- and southwest-adjoining properties are developed with commercial/industrial properties. The northeast-adjoining property is undeveloped and the remaining adjoining properties appear similar to the previous photograph. By 2005, the northwest-adjoining property is undeveloped and rows of stored vehicles are visible on the southwest-adjoining property.
2009 2012 2015 2016 2018 2020 2021 2023	A, B, C	The site appears similar to the previous photographs and maps. The northern west-adjoining property appears to be used for equipment and material storage with stockpiles of soil and other materials visible from 2009 to 2023. The remaining adjoining properties appear similar to the previous photograph. By 2023, the southern west-adjoining property appears to be used for trailer/equipment storage but was observed to be vacant during the site reconnaissance (see Section 5). The site, adjoining properties, and site vicinity are developed similar to today.
Sources: A = EDR Aerial Photographs B = EDR Topographic Maps C = Google Earth		

4.4.4 Town of Yucca Valley Building and Safety Department

According to Ms. Sandy Heller of the Town of Yucca Valley on October 16, 2024 via Next Request, no records were found for the site.

4.5 Previous Reports

Ninyo & Moore was not provided copies of prior reports completed for the site.

4.6 Adjoining Property History

The adjoining properties appeared to remain undeveloped until approximately 1970. A residential property was developed southeast of the site around 1970. From the 1980s to 1990s, commercial/industrial properties were developed south and southwest of the site. From the 1980s

to present, the north- and west-adjoining properties were intermittently used for materials/vehicle storage but were otherwise vacant. The east-adjoining property has remained undeveloped.

5 SITE RECONNAISSANCE

The objective of the site reconnaissance was to obtain information indicating the potential for RECs in connection with the site. Mr. Gabriel Haro conducted the reconnaissance on October 15, 2024. A site plan is provided as Figure 2 and photographic documentation is provided in Appendix A.

5.1 Methodology and Limiting Conditions

The site reconnaissance consisted of walking the site and along its perimeter (for viewing of adjoining/nearby properties). Limiting conditions were generally not encountered during the site reconnaissance.

5.2 General Site Setting

At the time of the site reconnaissance, the site was undeveloped. The site was primarily vegetated with dry brush and Joshua Trees. Minor surface debris was observed at the site. Waste onsite included six bags of green waste along the western site boundary and miscellaneous metal, wood, paper, and plastic debris across the site. These materials would be considered a *de minimis* condition.

Several shallow excavations (approximately 1-2 feet deep) were observed near the central portion of the site. These appear to be the locations where Joshua Trees had been relocated/replanted.

Topography at the site slopes generally to the southeast. Surface drainage was expected to either percolate into the soil or flow southeast and offsite.

5.3 Adjoining Property Observations

Adjoining properties were observed from the site and from accessible vantage points along the site boundary during the site reconnaissance. The properties adjoining the site are as follows and as depicted on Figure 2:

- **North**: Sun Mesa Drive followed by undeveloped land.
- **East**: Undeveloped land.
- **South**: From east to west, residential property (4816 Terry Lane), Full Circle Swivels (4831 Newton Lane), and an auto repair facility (4828 Newton Lane, formerly Mesa Garage).

- **West**: Newton Lane followed by, from north to south, a materials and debris storage lot (4812 Newton Lane) and a vacant gravel lot.

5.4 Site Observations

Ninyo & Moore evaluated the site for evidence of the following potential environmental concerns:

Table 8 – On-Site Observations

Conditions	Observed or Noted	Comments
Hazardous Substances/Petroleum Products		Not observed
Waste Generation/Storage/Disposal	X	Minor surficial debris was observed at the site. Waste onsite included six bags of green waste along the western site boundary and miscellaneous aluminum, wood, paper, and plastic debris across the site. These materials would be considered a *de minimis* condition. Ninyo & Moore does not consider this a REC.
ASTs		Not observed
Suspected Evidence of USTs		Not observed
PCB-Containing Equipment		Not observed
Chemical/Petroleum Odors		Not observed
Concrete Patches/Pads		Not observed
Sewage Discharge Pipes		Not observed
Floor Drains/Sumps		Not observed
Elevator		Not observed
Wells		Not observed
Drums		Not observed
Unidentified Substance Containers		Not observed
Stained Soil or Pavement		Not observed
Stressed Vegetation		Not observed
Pits, Ponds, or Lagoons		Not observed
Wastewater Discharges Disposal Systems		Not observed
Septic Systems/Cesspools		Not observed
Municipal Solid Waste Disposal Areas		Not observed

6 VAPOR ENCROACHMENT/INTRUSION

The purpose of the preliminary vapor encroachment screen is to identify a vapor encroachment condition (VEC), which is the presence or likely presence of potential contaminants of concern (COC) vapors in subsurface soils at the site caused by the release of vapors from contaminated soil or groundwater either on or near the site. The potential for VECs beneath the site was evaluated using a Vapor Encroachment Screening Matrix (VESM) in accordance with ASTM E 2600-15/-22 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. The VESM included performing a Search Distance Test to identify if there are any known or suspect contaminated properties surrounding or upgradient of the site within specific search radii, a COC Test (for those known or suspect contaminated sites identified within the Search Distance Test) to evaluate whether or not COCs are likely to be present, and a Critical Distance Test to evaluate whether or not COCs in a contaminated plume may be within

the critical distance of the site (100 feet for non-petroleum hydrocarbon contaminants and 30 feet for petroleum hydrocarbon contaminants).

Based on the completion of the VESM, a VEC was not found and no further investigation is recommended at this time. A copy of the VESM is included in Appendix F.

7 INTERVIEWS

Interviews were conducted by Ninyo & Moore with the objective of obtaining information regarding potential RECs in connection with the site. Interviews with present owners, operators, and/or occupants of the site, as well as other knowledgeable parties as appropriate, is mandated by ASTM E 1527-21. A summary of the interviews conducted is provided in the table below.

Table 9 – Interviews

Representative	Summary
Property Owner	Mr. Daniel Patneaude, property owner representative, completed the property background questionnaire on October 15, 2024. A copy of the questionnaire is provided in Appendix B. According to Mr. Patneaude, the site is currently vacant and has historically remained undeveloped. He stated that USTs have not been installed at the site and is unaware of any issues concerning environmental contamination. Mr. Patneaude indicated a septic system will be installed at the site. Mr. Patneaude stated that both an auto repair facility and junkyard may have been or may be located to the west of the site (discussed in Section 4.1.1). He was not aware of environmental issues impacting the adjoining or nearby properties.
Occupant	The site is currently unoccupied.
Past Owners	Past ownership entities were not made available to Ninyo & Moore during the preparation of this ESA. Therefore, interviews with past site owners were not conducted.

8 FINDINGS

Based upon the results of this Phase I ESA, the following findings are provided.

- The site is comprised of an approximately 4.5-acre parcel and is located at the southeast corner of Sun Mesa Drive and Newton Lane in Yucca Valley, California.
- The site was not listed within the environmental database report.
- At the time of the site reconnaissance, the site was undeveloped. The site was primarily vegetated with dry brush and Joshua Trees. Minor surface debris onsite included six bags of green waste along the western site boundary and miscellaneous metal, wood, paper, and plastic debris across the site (*de minimis* condition). Several shallow excavations (approximately 1-2 feet deep) were observed near the central portion of the site. These appear to be the locations where Joshua Trees had been relocated/replanted.
- Topography at the site and vicinity slopes generally to the southeast. Surface drainage was expected to either percolate into the soil or flow southeast and offsite.

- Based on a review of historical resources, the site vicinity was developed with scattered residential properties by 1970. From the 1980s to present, scattered commercial/industrial properties were developed in the site vicinity.
- Regulatory agency records were requested from the SBCFPD, SCAQMD, EHS, RWQCB, and Town of Yucca Valley; however, no records were found for the site.
- Based on the completion of the VESM, a VEC was not found.

9 OPINIONS

The rationale for concluding whether the conditions listed in Section 8, above, represent RECs, HRECs, or CRECs (i.e., the presence or likely presence of hazardous substances or petroleum products on a property under conditions indicative of releases, past releases, or a material threat of a release of hazardous substances, pollutants, contaminants, and/or petroleum/petroleum products at the site) is provided below.

9.1 RECs

RECs were not identified during the preparation of this report.

9.2 CRECs

CRECs were not identified during the preparation of this report.

9.3 HRECs

HRECs were not identified during the preparation of this report.

9.4 *De Minimis* Conditions

The following *de minimis* conditions were identified in the preparation of this report:

- It is our opinion that surficial debris at the site is considered a *de minimis* condition that, if brought to the attention of an appropriate regulatory agency, would not result in an enforcement action.

9.5 Data Gaps

A data gap is a "lack of or inability to obtain data required by this practice despite good faith efforts to gather such data." Significant data gaps were not identified during the preparation of this report.

9.6 Additional Appropriate Investigation

It is our opinion that additional appropriate investigation to evaluate RECs at the site as part of the Phase I ESA is not required.

10 CONCLUSIONS

We have performed a Phase I ESA, in conformance with the scope and limitations of the ASTM Practice E 1527-21, of the property located at the southeast corner of Sun Mesa Drive and Newton Lane in Yucca Valley, California and identified by APN 0597-111-67-0000. Any exceptions to, or deletions from, this practice are described in Section 1.4 and in the body of this report. This assessment has revealed no evidence of RECs in connection with the property.

11 REFERENCES

ASTM International, 2021, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E-1527-21.

California Department of Toxic Substances Control, 2024, EnviroStor Website: http://www.envirostor.dtsc.ca.gov/public/: accessed in October.

California Integrated Waste Management Board, 2024, Solid Waste Information System database, https://calrecycle.ca.gov/SWFacilities/: accessed in October.

Environmental Data Resources Inc., 2024, Certified Sanborn Map Report, Yucca Valley Property, Newton Lane, Yucca Valley, California 92284: dated September 24.

Environmental Data Resources Inc., 2024, The EDR Aerial Photograph Decade Package, Yucca Valley Property, Newton Lane, Yucca Valley, California 92284: dated September 25.

Environmental Data Resources Inc., 2024, The EDR City Directory Image Report, Yucca Valley Property, Newton Lane, Yucca Valley, California 92284: dated September 26.

Environmental Data Resources Inc., 2024, The EDR Historical Topo Map Report, Yucca Valley Property, Newton Lane, Yucca Valley, California 92284: dated September 24.

Environmental Data Resources Inc., 2024, The EDR Radius Map Report with GeoCheck, Yucca Valley Property, Newton Lane, Yucca Valley, California 92284: dated September 24.

Dibblee, T.W. and Minch, J.A., 2008, Geologic Map of the Joshua Tree & Twentynine Palms 15 Minute Quadrangles, Riverside & San Bernardino Counties, California: Dibblee Geological Foundation.

State Water Resources Control Board, 2024, GeoTracker Online Database: http://geotracker.swrcb.ca.gov: accessed in October.

United States Army Corps of Engineers, 2024, Formerly Used Defense Sites Geographic Information System website, https://rsgis.crrel.usace.army.mil/publicfuds: accessed in October.

United Stated Fish and Wildlife Service, 2024, Wetland Mapper website, https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper: accessed in October.

United States Geological Survey, 2021, Yucca Valley North, California: 7.5-minute series (topographic), Scale 1:24,000.

12 PROFESSIONAL STATEMENT

As required by 40 CFR §312.21(d) and Section 12.13 of ASTM 1527-21, the following statement is included:

> *I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.*

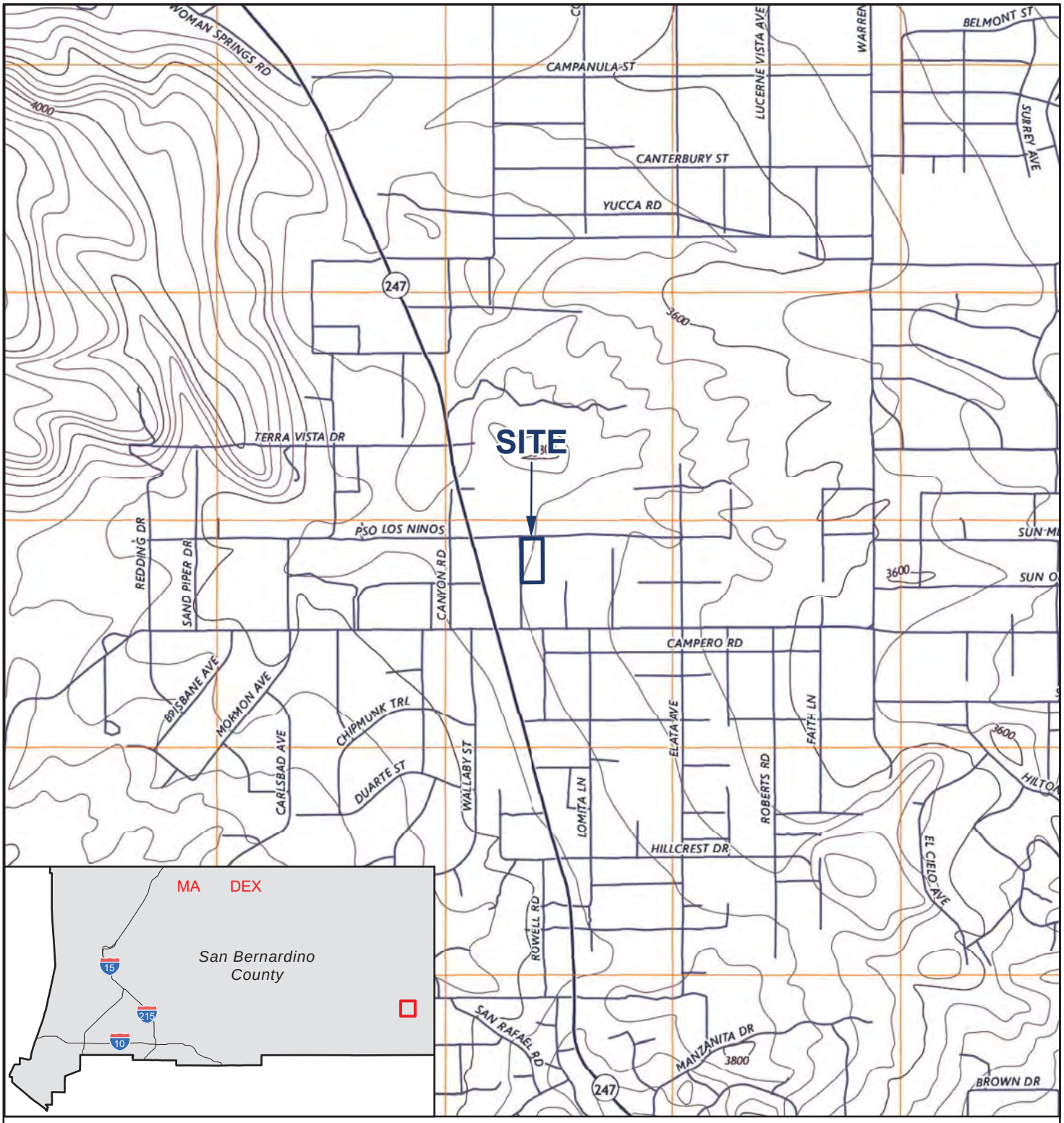


Travis W. Meier
Principal Environmental Scientist

13 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Resumes, which document the professional qualifications, pursuant to 40 CFR §312.10(b)(2), of the persons that prepared and reviewed this report are provided as Appendix G.

FIGURES



E: D REC S D ME S SA D L CA SARE A R X MA E. S RCE: SGS 2024

N

FEE

0 1 500 3 000

109 9 002 r 10 1 2024 DL

FIGURE 1

SITE LOCATION

S EAS C R ER F S MESA DR E A D EW LA E
CCA ALLE CAL F R A

CCA ALLE R ER

109 9 002 10 24

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants



LEGE D

S E B DAR
A : 059 11 16

N

FEE

0 200 400

E: D REC S D ME S S A D L CA S ARE A R X MA E. S RCES: ARCELS C F R ERS DE RC 2024 G GLE EAR 2024

109 9 002. r 10 1 2024 DL

FIGURE 2

SITE AND VICINITY

CCA ALLE R ER A : 059 11 16
S EAS C R ER F S MESA DR E A D EW LA E
CCA ALLE CAL F R A

109 9 002 10 24

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

APPENDIX A

Photographs



Photograph 1: **View of the property identified by Accessor's Parcel Number (APN) 0597-111-67-0000 in Yucca Valley, California (site) from the south-west site boundary.**



Photograph 2: **View from the central portion of the site, facing north.**

FIGURE A-1

PHOTOGRAPHS

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

YUCCA VALLEY PROPERTY (APN: 0597-111-67-0000)
SOUTHEAST CORNER OF SUN MESA DRIVE AND NETWON ROAD
YUCCA VALLEY, CALFORNIA

109798002 | 10/24



Photograph 3: View from the central portion of the site, facing east.



Photograph 4: View from the central portion of the site, facing south.



Photograph 5: View from the central portion of the site, facing west.



Photograph 6: View of discarded green waste along the west-central site boundary.



Photograph 7: View of shallow excavation and replanted Joshua Tree located near the central portion of the site.



Photograph 8: View of scattered municipal solid waste located on the southwest portion of the site.

FIGURE A-4

PHOTOGRAPHS

YUCCA VALLEY PROPERTY (APN: 0597-111-67-0000)
SOUTHEAST CORNER OF SUN MESA DRIVE AND NETWON ROAD
YUCCA VALLEY, CALFORNIA

109798002 | 10/24

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants



Photograph 9: View along Sun Mesa Drive located north of the site, facing east.



Photograph 10: View along Sun Mesa Drive located north of the site, facing west.



Photograph 11: **View of vacant land located north of the site.**



Photograph 12: **View of undeveloped land located east of the site.**

FIGURE A-6

PHOTOGRAPHS

YUCCA VALLEY PROPERTY (APN: 0597-111-67-0000)
SOUTHEAST CORNER OF SUN MESA DRIVE AND NETWON ROAD
YUCCA VALLEY, CALFORNIA

109798002 | 10/24

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants



Photograph 13: **View of residential property (4816 Terry Lane) located southeast of the site.**



Photograph 14: **View of Full Circle Swivels (4831 Newton Lane) located south of the site.**



Photograph 15: View of the auto repair facility (4828 Newton Lane) located south-west of the site.



Photograph 16: View along Newton Lane located west of the site, facing north.

FIGURE A-8

PHOTOGRAPHS

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

YUCCA VALLEY PROPERTY (APN: 0597-111-67-0000)
SOUTHEAST CORNER OF SUN MESA DRIVE AND NETWON ROAD
YUCCA VALLEY, CALFORNIA

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Photograph 17: **View of vacant gravel lot located west of the site.**



Photograph 18: **View of construction materials/debris storage lot located west of the site.**

APPENDIX B

User and Property Owner Provided Information

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

USER QUESTIONNAIRE

Property Address:

Yucca Valley Property
Southeast Corner of Sun Mesa Drive and Newton Lane
Yucca Valley, California 92284
San Bernardino County APN: 0597-111-67-0000

Please respond to all of the following questions to the best of your knowledge. The purpose of this questionnaire is to assist the user (the client or party seeking to use the Phase I ESA) and the environmental professional in gathering information from the user that may be material to documenting Recognized Environmental Conditions (RECs) at the site. Please note that the user of the Phase I ESA (the client), if seeking protection from CERCLA liability, must adhere to a set of user responsibilities as defined by the ASTM International (ASTM) Standard Practice E1527-21 and the United States Environmental Protection Agency (EPA) 40 Code of Federal Regulations Part 312 titled "Standards and Practices for all Appropriate Inquiries (AAI)". Failure to provide this information could result in a determination that AAI is not complete.

Per Section 6 of ASTM Standard E1527-21 and 40 CFR Part 312 of the AAI rule, the user's responsibilities include, but are not limited to, the following:

- review reasonably ascertainable land title records, lien records, and/or judicial records to search for environmental cleanup liens or activity and use limitations (AULs) against the site filed or recorded under federal, tribal, state, or local law, or engage a title company to review such records. Evidence of environmental liens and/or activity and use limitations on the site, if discovered, must be provided to the environmental consultant;
- report to the environmental professional specialized knowledge or experience material to RECs in connection with the property;
- report to the environmental professional knowledge of environmental liens or AULs encumbering or in connection with the property;
- consider the relationship of the purchase price of the property to its fair market value and whether a lower purchase price is related to potential contamination;
- report to the environmental professional commonly known or reasonably ascertainable information material to RECs; and
- report to the environmental professional the reason for conducting the Phase I ESA.

User responsibilities, CERCLA liability relief, and AAI components are discussed in the AAI rule and in the ASTM E1527-21 standard.

1) Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).

Did a search of recorded land title records (or judicial records where appropriate) identify environmental liens filed or recorded against the property under federal, tribal, state or local law?

☐ Yes ☒ No

2) **Activity and use limitations (AULs) that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and (vi).**

Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls, that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

☐Yes ☒No

3) **Specialized knowledge or experience of the person seeking to qualify for the liability protections (40 CFR 312.28).**

As the user of this Phase I ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐Yes ☒No If yes, please describe:

4) **Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).**

a) Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

☒Yes ☐No ☐Not applicable (No Property Purchase Involved)

b) If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

☐Yes ☐No ☐Not applicable

c) If there is a price difference, please describe:

5) **Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).**

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as the user,

a) Do you know the past uses of the property?

☒Yes ☐No If yes, please describe: VACANT LOT

b) Do you know of specific chemicals that are present or once were present at the property?

☐Yes ☒No If yes, please describe:

c) Do you know of spills or other chemical releases that have taken place at the property?

☐Yes ☒No If yes, please describe:

d) Do you know of any environmental cleanups that have taken place at the property?

☐Yes ☒No If yes, please describe:

6) **The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**
As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?
☐Yes ☒No If yes, please describe:

7) **What is the reason for having the Phase I ESA performed (ASTM 1527-21, Section 6.8)?**
REQUIREMENTS OF THE TOWN OF YUCCA VALLEY WITH OUR NEW DEVELOPMENT PERMIT

8) **Are you aware of any previously prepared documentation for the site, such as:**

- previous Phase I ESA or Phase II ESA reports
- environmental sampling, compliance audit, or assessment reports
- environmental permits
- registrations for aboveground or underground storage tanks
- registrations for underground injections systems
- safety data sheets (SDS)
- community right-to-know plans,
- safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans
- geotechnical or hydrogeologic reports
- storm water documents
- risk assessments
- hazardous waste generator notices

☐Yes ☒No If yes, please describe: ALL NEW REPORT HAVE BEEN DONE BY DRP LSA THAT ARE FOR NEW PROJECT ONLY - NOTHING PRIOR TO THIS.

Completed By:

D Patneaude 10-16-2024
Signature Date

Dan Patneaude Civil Engineer, Owner DRP
Printed Name Title

Ninyo & Moore

PROPERTY BACKGROUND QUESTIONNAIRE

Property Address: Yucca Valley Property
Southeast Corner of Sun Mesa Drive and Newton Lane
Yucca Valley, California 92284
San Bernardino County APN: 0597-111-67-0000

*Please answer *in good faith and to the best of your ability* and elaborate as much as possible on any question answered "yes."

General Information

1) Describe the current uses of the site. How long has the site been used for these purposes?
Site Vacant -

2) Describe the structures previously present at the site and their usage/occupants and age.
N/A

3) When were the structures constructed, if known?
N/A

4) What is the historical land use of the site? Describe the past uses, owners, and operators of the site. (Be as detailed as possible and note approximate time periods, if known.)
None Vacant -

5) Are there currently, or were there previously any underground storage tanks (USTs) at the site? If so, please describe their capacities and contents.
No

6) Have all USTs been removed from the site? If so, when?
NA

7) Was associated underground piping associated with the USTs removed?
NA

8) Was soil and/or groundwater sampling conducted at the time of UST removal? If so, please describe.
NA

9) Are you aware of any environmental issues associated with the site or of potential soil and/or groundwater contamination?
[ ] Yes [X] No

10) Have fill soils been brought to the property?

[ ] Yes [ ] (No) [ ] Unknown

11) Has there been storage of hazardous materials or wastes on the property?

[ ] Yes [ ] (No) [ ] Unknown

12) Have any of the following items been stored on the site in containers greater than 5 gallons?

Paint [ ] Yes [ ] (No) [ ] Unknown
Chemicals [ ] Yes [ ] (No) [ ] Unknown
Pesticides/Herbicides [ ] Yes [ ] (No) [ ] Unknown
Automotive-Related Oils/Fuels [ ] Yes [ ] (No) [ ] Unknown

13) Have there been any spills or releases of chemicals, hazardous substances, or wastes on the property?

[ ] Yes [ ] (No) [ ] Unknown

14) Have any hazardous substances, petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or other waste materials been dumped aboveground, buried, or burned on the site?

[ ] Yes [(No)] Unknown

15) Is the site hooked up to a municipal sanitary sewer system or is there a septic tank/system?

[ ] Sanitary Sewer [(Septic) - Future.

16) Are/were there any subsurface wastewater features, such as sumps, clarifiers, discharge systems, at the site?

[ ] Yes [ ] (No) [ ] Unknown

17) Does the site discharge wastewater, other than domestic wastewater or storm water, into the sewer or onto another property?

[ ] Yes [ ] (No) [ ] Unknown

18) Other than permission for domestic hookup, have any city, county, or other permits for wastewater discharge been issued to the site?

[ ] Yes [ ] (No) [ ] Unknown

19) Is there a transformer, capacitor, or other equipment that may contain PCBs on the site?

[ ] Yes [ ] (No) [ ] Unknown

20) Other than small quantities of legal pesticides used for landscape maintenance (e.g., Roundup), have pesticides, herbicides, or insecticides been applied on the site?

[ ] Yes [ ] (No) [ ] Unknown

21) Are/were there any wells on the site (e.g., water supply wells, groundwater monitoring wells, etc.)

[ ] Yes [ ] (No) [ ] Unknown

22) Are there currently, or were there previously, any pits, ponds, or lagoons on the site?

[ ] Yes [ ] (No) [ ] Unknown

23) Are there currently, or were there previously, areas on the site with stained soil?

[ ] Yes [ ] (No) [ ] Unknown

24) To your knowledge, have adjoining properties been used for industrial activities, such the following? (Please note that an adjoining property is a property that is contiguous with, or directly across the street from the site.)

Gasoline Station [ ] Yes [ ] (No) [ ] Unknown
Printing Facility [ ] Yes [ ] (No) [ ] Unknown
Metal Plating/Manufacturing [ ] Yes [ ] (No) [ ] Unknown
Landfill [ ] Yes [ ] (No) [ ] Unknown
Auto Repair Facility [ ] (Yes) [ ] No [ ] Unknown — possible yard
Dry Cleaners [ ] Yes [ ] (No) [ ] Unknown
Junkyard [ ] (Yes) [ ] No [ ] Unknown
Waste or Wastewater Treatment [ ] Yes [ ] (No) [ ] Unknown
Storage, Disposal, or Recycling Facility [ ] Yes [ ] (No) [ ] Unknown

25) Are there any known issues related to spills/contamination with adjoining or nearby properties?

[ ] Yes [ ] (No) [ ] Unknown

26) Are you aware of any previously prepared documentation for the site, such as:

- environmental sampling, compliance audit, or assessment reports
- environmental permits
- registrations for aboveground or underground storage tanks
- safety data sheets (SDS)
- community right-to-know plans
- safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans
- geotechnical or hydrogeologic reports
- storm water documents
- risk assessments

(If so, are they available for review?) NONE

Legal/Activity and Use Limitations

27) Are you aware of any environmental cleanup liens or activity and use limitations such as engineering controls, land use or deed restrictions or institutional controls associated with the site that are filed or recorded under federal, tribal, state, or local law?

[ ] Yes [X] No

28) Are you aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?

[ ] Yes [X] No

29) Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

[ ] Yes [X] No

Dan P. — NAME (IN PRINT)

10.15.24 — DATE

SIGNATURE

[ ] Owner [ ] Occupant [X] Owner Representative [ ] Other:

***When complete, return questionnaire via email and/or mail to the following:**

Mr. Gabriel Haro
Senior Staff Geologist
Ninyo and Moore
5710 Ruffin Road
San Diego, California 92123
gharo@ninyoandmoore.com
(858) 576-1000 (ext. 11271) Office
(858) 576-9600 Fax

APPENDIX C

Environmental Database Report

Yucca Valley Property
Newton Lane
Yucca Valley, CA 92284

Inquiry Number: 7773517.2s
September 24, 2024

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

FORM-LBC-ASH

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

NEWTON LANE
YUCCA VALLEY, CA 92284

COORDINATES

Latitude (North):	34.1669820 - 34˚ 10' 1.13''
Longitude (West):	116.4208050 - 116˚ 25' 14.89''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	553384.1
UTM Y (Meters):	3780627.5
Elevation:	3721 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50004086 YUCCA VALLEY NORTH, CA
Version Date:	2021

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20200416
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
NEWTON LANE
YUCCA VALLEY, CA 92284

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	BURRTEC YUCCA VALLEY		PFAS ECHO	Higher	29, 0.005, NW
A2	FULL-CIRCLE, INC.	4831 NEWTON RD	CERS HAZ WASTE, CHMIRS, San Bern. Co. Permit, CERS	Higher	166, 0.031, SSW
A3	FULL CIRCLE	4831 NEWTON RD	RCRA NonGen / NLR, E MANIFEST	Higher	166, 0.031, SSW
A4	FULL CIRCLE	4831 NEWTON RD	HWTS, HAZNET	Higher	166, 0.031, SSW
A5	VISTA AUTO TRUCK	4828 NEWTON	HWTS, HAZNET	Higher	187, 0.035, SSW
A6	CRAFTSMANS RV TRUCK	4828 NEWTON LANE	HWTS, HAZNET	Higher	187, 0.035, SSW
A7	CS BEAMAN INC DBA ME	4828 NEWTON ST	HWTS	Higher	195, 0.037, SSW
8	AMERIGAS PROPANE	4785 OLD WOMAN SPRIN	AST, EMI, HWTS, HAZNET, San Bern. Co. Permit, CERS	Higher	548, 0.104, West
B9	BURRTEC YUCCA VALLEY	4878 NEWTON RD	AST	Higher	587, 0.111, SSW
B10	BURRTEC YUCCA VALLEY	4878 NEWTON RD	NPDES, San Bern. Co. Permit, CIWQS, CERS	Higher	587, 0.111, SSW
B11	HI DESERT DISPOSAL	4878 NEWTON LN	RCRA-SQG, FINDS, ECHO	Higher	587, 0.111, SSW
B12	BURRTEC	4878 NEWTON ST	HWTS, HAZNET	Higher	587, 0.111, SSW
B13	BURRTEC WASTE	4878 NEWTON ROAD	RCRA NonGen / NLR, E MANIFEST	Higher	587, 0.111, SSW
B14	WASTE MANAGEMENT OF	4878 NEWTON ST	HWTS, HAZNET	Higher	587, 0.111, SSW
C15	BILL'S DIESEL TRUCK	4695 S OLD WOMAN SPR	CERS HAZ WASTE, San Bern. Co. Permit, CERS	Higher	596, 0.113, NW
C16	BILLS DIESEL	4695 OLD WOMAN SPRIN	HWTS	Higher	596, 0.113, NW
C17	BILLS DIESEL RPR	4695 OLD WOMAN SPRIN	RCRA-SQG	Higher	596, 0.113, NW
C18	BILL'S DIESEL	4695 OLD WOMAN SPRIN	HWTS	Higher	596, 0.113, NW
B19	HI DESERT TRUCK & EN	56920 BUENA VISTA	HWTS	Higher	630, 0.119, SSW
20	FICARA PAVING CO INC	4712 CANYON ST	HWTS	Higher	1058, 0.200, West

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---------- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---------- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List

US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE..... State Response Sites

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR..... EnviroStor Database

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF..... Solid Waste Information System

Lists of state and tribal leaking storage tanks

LUST..... Geotracker's Leaking Underground Fuel Tank Report
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
CPS-SLIC..... Statewide SLIC Cases

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
UST..... Active UST Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Program Properties

Lists of state and tribal brownfield sites

BROWNFIELDS..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT..... Waste Management Unit Database
SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS..... Open Dumps on Indian Land

EXECUTIVE SUMMARY

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---- Delisted National Clandestine Laboratory Register
HIST Cal-Sites ---- Historical Calsites Database
SCH ---- School Property Evaluation Program
CDL ---- Clandestine Drug Labs
Toxic Pits ---- Toxic Pits Cleanup Act Sites
US CDL ---- National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

SWEEPS UST ---- SWEEPS UST Listing
HIST UST ---- Hazardous Substance Storage Container Database
CERS TANKS ---- California Environmental Reporting System (CERS) Tanks
CA FID UST ---- Facility Inventory Database

Local Land Records

LIENS ---- Environmental Liens Listing
LIENS 2 ---- CERCLA Lien Information
DEED ---- Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ---- Hazardous Materials Information Reporting System
CHMIRS ---- California Hazardous Material Incident Report System
LDS ---- Land Disposal Sites Listing
MCS ---- Military Cleanup Sites Listing
SPILLS 90 ---- SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS ---- Formerly Used Defense Sites
DOD ---- Department of Defense Sites
SCRD DRYCLEANERS ---- State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ---- Financial Assurance Information
EPA WATCH LIST ---- EPA WATCH LIST
2020 COR ACTION ---- 2020 Corrective Action Program List
TSCA ---- Toxic Substances Control Act
TRIS ---- Toxic Chemical Release Inventory System
SSTS ---- Section 7 Tracking Systems
ROD ---- Records Of Decision
RMP ---- Risk Management Plans
RAATS ---- RCRA Administrative Action Tracking System
PRP ---- Potentially Responsible Parties
PADS ---- PCB Activity Database System
ICIS ---- Integrated Compliance Information System
FTTS ---- FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ---- Material Licensing Tracking System
COAL ASH DOE ---- Steam-Electric Plant Operation Data
COAL ASH EPA ---- Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ---- PCB Transformer Registration Database
RADINFO ---- Radiation Information Database

HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
MINES MRDS	Mineral Resources Data System
FINDS	Facility Index System/Facility Registry System
UXO	Unexploded Ordnance Sites
ECHO	Enforcement & Compliance History Information
DOCKET HWC	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS TRIS	List of PFAS Added to the TRI
PFAS TSCA	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR	PFAS Contamination Site Location Listing
PFAS WQP	Ambient Environmental Sampling for PFAS
PFAS NPDES	Clean Water Act Discharge Monitoring Information
PFAS PROJECT	NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS ECHO FIRE TRAIN	Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing
BIOSOLIDS	ICIS-NPDES Biosolids Facility Data
UST FINDER	UST Finder Database
UST FINDER RELEASE	UST Finder Releases Database
PFAS	PFAS Investigation Site Location Listing
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
CHROME PLATING	Chrome Plating Facilities Listing
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	Inspection, Compliance and Enforcement
HIST CORTESE	Hazardous Waste & Substance Site List
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
HAZNET	Facility and Manifest Data
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
HAZMAT	Hazardous Material Facilities
UIC	UIC Listing
UIC GEO	UIC GEO (GEOTRACKER)

WASTEWATER PITS Oil Wastewater Pits Listing
WDS Waste Discharge System
WIP Well Investigation Program Case List
MILITARY PRIV SITES MILITARY PRIV SITES (GEOTRACKER)
PROJECT PROJECT (GEOTRACKER)
WDR Waste Discharge Requirements Listing
CIWQS California Integrated Water Quality System
CERS CERS
NON-CASE INFO NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ Well Stimulation Project (GEOTRACKER)

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP EDR Proprietary Manufactured Gas Plants
EDR Hist Auto EDR Exclusive Historical Auto Stations
EDR Hist Cleaner EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF Recovered Government Archive Solid Waste Facilities List
RGA LUST Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal RCRA generators

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/03/2024 has revealed that there are 2

RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HI DESERT DISPOSAL EPA ID:: CAD983619560	***4878 NEWTON LN***	***SSW 0 - 1/8 (0.111 mi.)***	***B11***	***87***
BILLS DIESEL RPR EPA ID:: CAR000085654	4695 OLD WOMAN SPRIN	NW 0 - 1/8 (0.113 mi.)	C17	165

Lists of state and tribal registered storage tanks

AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the AST list, as provided by EDR, has revealed that there are 2 AST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AMERIGAS PROPANE Database: AST, Date of Government Version: 07/06/2016	***4785 OLD WOMAN SPRIN***	***W 0 - 1/8 (0.104 mi.)***	***8***	***73***
BURRTEC YUCCA VALLEY Database: AST, Date of Government Version: 07/06/2016	4878 NEWTON RD	SSW 0 - 1/8 (0.111 mi.)	B9	80

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 07/10/2024 has revealed that there are 2 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FULL-CIRCLE, INC.	***4831 NEWTON RD***	***SSW 0 - 1/8 (0.031 mi.)***	***A2***	***10***
BILL'S DIESEL TRUCK	***4695 S OLD WOMAN SPR***	***NW 0 - 1/8 (0.113 mi.)***	***C15***	***159***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/03/2024 has revealed that

there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FULL CIRCLE EPA ID:: CAL000212349	***4831 NEWTON RD***	***SSW 0 - 1/8 (0.031 mi.)***	***A3***	***19***
BURRTEC WASTE EPA ID:: CAL000305622	***4878 NEWTON ROAD***	***SSW 0 - 1/8 (0.111 mi.)***	***B13***	***121***

PFAS ECHO: Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

A review of the PFAS ECHO list, as provided by EDR, and dated 07/01/2024 has revealed that there is 1 PFAS ECHO site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BURRTEC YUCCA VALLEY		NW 0 - 1/8 (0.005 mi.)	1	9

E MANIFEST: EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

A review of the E MANIFEST list, as provided by EDR, and dated 07/24/2023 has revealed that there are 2 E MANIFEST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FULL CIRCLE	***4831 NEWTON RD***	***SSW 0 - 1/8 (0.031 mi.)***	***A3***	***19***
BURRTEC WASTE	***4878 NEWTON ROAD***	***SSW 0 - 1/8 (0.111 mi.)***	***B13***	***121***

HWTS: DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

A review of the HWTS list, as provided by EDR, and dated 07/19/2024 has revealed that there are 11 HWTS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FULL CIRCLE	***4831 NEWTON RD***	***SSW 0 - 1/8 (0.031 mi.)***	***A4***	***30***
VISTA AUTO TRUCK	***4828 NEWTON***	***SSW 0 - 1/8 (0.035 mi.)***	***A5***	***69***
CRAFTSMANS RV TRUCK	***4828 NEWTON LANE***	***SSW 0 - 1/8 (0.035 mi.)***	***A6***	***70***
CS BEAMAN INC DBA ME	4828 NEWTON ST	SSW 0 - 1/8 (0.037 mi.)	A7	72
AMERIGAS PROPANE	***4785 OLD WOMAN SPRIN***	***W 0 - 1/8 (0.104 mi.)***	***8***	***73***
BURRTEC	***4878 NEWTON ST***	***SSW 0 - 1/8 (0.111 mi.)***	***B12***	***89***
WASTE MANAGEMENT OF	***4878 NEWTON ST***	***SSW 0 - 1/8 (0.111 mi.)***	***B14***	***132***
BILLS DIESEL	4695 OLD WOMAN SPRIN	NW 0 - 1/8 (0.113 mi.)	C16	164
BILL'S DIESEL	4695 OLD WOMAN SPRIN	NW 0 - 1/8 (0.113 mi.)	C18	167
HI DESERT TRUCK & EN	56920 BUENA VISTA	SSW 0 - 1/8 (0.119 mi.)	B19	168
FICARA PAVING CO INC	4712 CANYON ST	W 1/8 - 1/4 (0.200 mi.)	20	168

EXECUTIVE SUMMARY

San Bern. Co. Permit: San Bernardino County Fire Department Hazardous Materials Division.

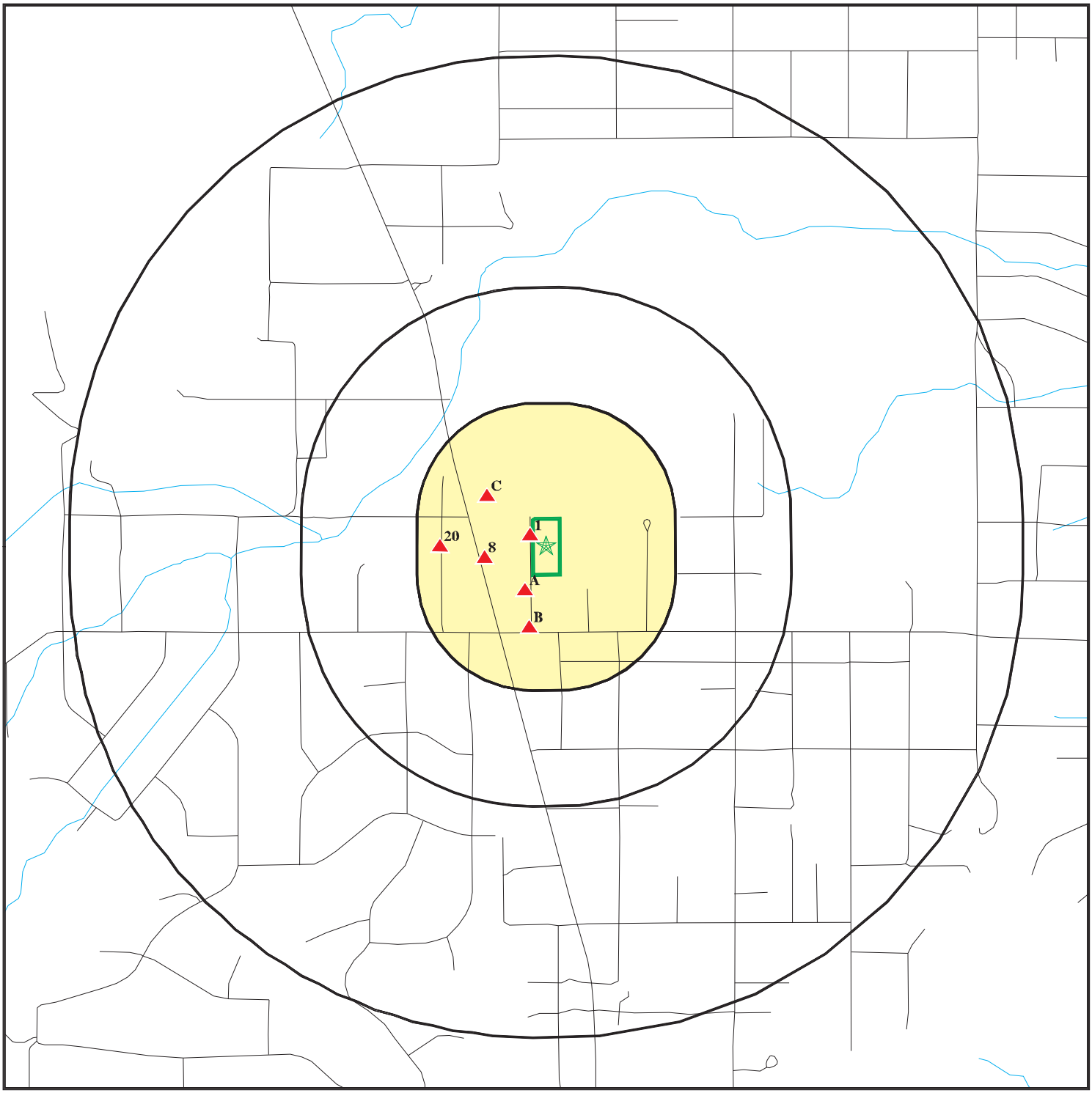
A review of the San Bern. Co. Permit list, as provided by EDR, and dated 08/13/2024 has revealed that there are 4 San Bern. Co. Permit sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FULL-CIRCLE, INC. Facility Status: ACTIVE Facility Id: FA0009441	***4831 NEWTON RD***	***SSW 0 - 1/8 (0.031 mi.)***	***A2***	***10***
AMERIGAS PROPANE Facility Status: ACTIVE Facility Status: INACTIVE Facility Id: FA0009443	***4785 OLD WOMAN SPRIN***	***W 0 - 1/8 (0.104 mi.)***	***8***	***73***
BURRTEC YUCCA VALLEY Facility Status: INACTIVE Facility Id: FA0007226	***4878 NEWTON RD***	***SSW 0 - 1/8 (0.111 mi.)***	***B10***	***82***
BILL'S DIESEL TRUCK Facility Status: ACTIVE Facility Id: FA0001483	***4695 S OLD WOMAN SPR***	***NW 0 - 1/8 (0.113 mi.)***	***C15***	***159***

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 7773517.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Yucca Valley Property	CLIENT:	Ninyo & Moore
ADDRESS:	Newton Lane Yucca Valley CA 92284	CONTACT:	Gabriel Haro
		INQUIRY #:	7773517.2s
LAT/LONG:	34.166982 / 116.420805	DATE:	September 24, 2024 5:50 pm

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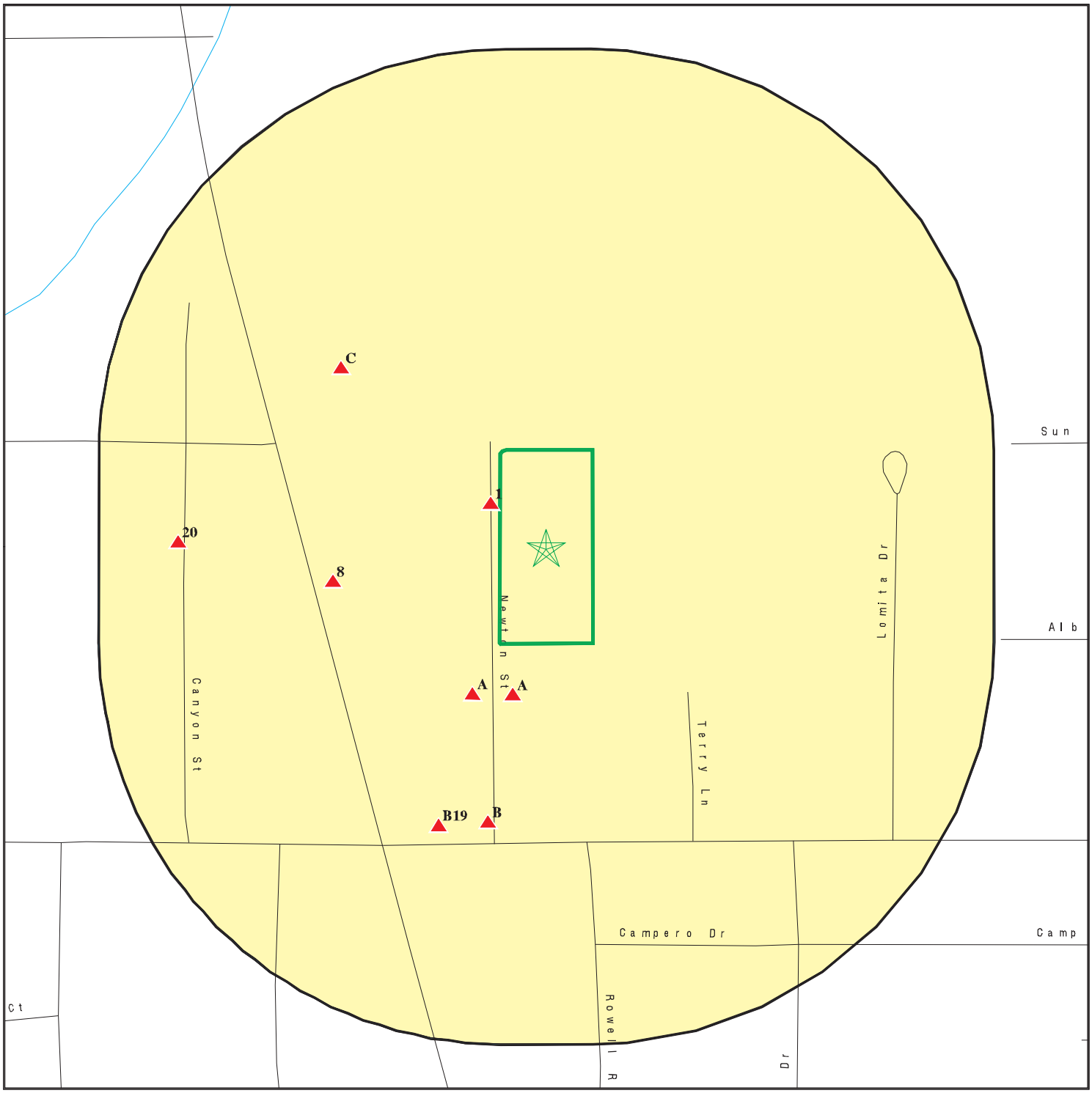
DETAIL MAP - 7773517.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Yucca Valley Property	CLIENT: Ninyo & Moore
ADDRESS: Newton Lane Yucca Valley CA 92284	CONTACT: Gabriel Haro
LAT/LONG: 34.166982 / 116.420805	INQUIRY #: 7773517.2s DATE: September 24, 2024 5:51 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		2	0	NR	NR	NR	2
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal (Superfund) equivalent sites								
RESPONSE	1.000		0	0	0	0	NR	0
Lists of state- and tribal hazardous waste facilities								
ENVIROSTOR	1.000		0	0	0	0	NR	0
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		2	0	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		2	0	NR	NR	NR	2
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		2	0	NR	NR	NR	2
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		1	0	NR	NR	NR	1
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
UST FINDER	0.250		0	0	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	0	0	NR	NR	0
E MANIFEST	0.250		2	0	NR	NR	NR	2
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
CHROME PLATING	0.500		0	0	0	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWTS	0.250		10	1	NR	NR	NR	11
HAZNET	TP		NR	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
San Bern. Co. Permit	0.250		4	0	NR	NR	NR	4
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
HAZMAT	0.250		0	0	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
WDR	TP		NR	NR	NR	NR	NR	0
CIWQS	TP		NR	NR	NR	NR	NR	0
CERS	TP		NR	NR	NR	NR	NR	0
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	25	1	0	0	0	26

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
NW
< 1/8
0.005 mi.
29 ft.

BURRTEC YUCCA VALLEY YARD
YUCCA VALLEY, CA

PFAS ECHO **1027335870** **N/A**

Relative:
Higher

Actual:
3727 ft.

PFAS ECHO:

Name:	BURRTEC YUCCA VALLEY YARD
Address:	Not reported
City,State,Zip:	YUCCA VALLEY, CA
Latitude:	34.16738
Longitude:	-116.42141
Count:	1
County:	SAN BERNARDINO COUNTY
Status:	Inactive
Region:	09
Industry:	Waste Management
ECHO Facility Report:	https://echo.epa.gov/detailed-facility-report?fid=110070090144
Facility Percent Minority:	22.164
Facility Derived Tribes:	Twenty-Nine Palms Band of Mission Indians of California - 22 mile(s), Morongo Band of Mission Indians, California - 22 mile(s), Agua Caliente Band of Cahuilla Indians of the Agua Caliente Indian Reservation, California - 22 mile(s)
Facility Population:	214.37
EPA Programs:	CWA
Federal Facility:	No
Federal Agency:	-
Facility FIPS Code:	06071
Facility Indian Country Flag:	N
Facility Collection Method:	-
Facility Derived HUC:	18100100
Facility Derived WBD:	181001001603
Facility Derived CD113:	08
Facility Derived CB2010:	060710104101132
Facility Major Flag:	-
Facility Active Flag:	Y
Facility Inspection Count:	0
Facility Date Last Inspection:	-
Facility Days Last Inspection:	-
Facility Informal Count:	0
Facility Date Last Informal Action:	-
Facility Formal Action Count:	0
Facility Date Last Formal Action:	-
Facility Total Penalties:	0
Facility Penalty Count:	-
Facility Date Last Penalty:	-
Facility Last Penalty AMT:	-
Facility QTRS With NC:	0
Facility Programs With SNC:	0
Facility Compliance Status:	No Violation Identified
Facility SNC Flag:	N
AIR Flag:	N
NPDES Flag:	Y
SDWIS Flag:	N
RCRA Flag:	N
TRI Flag:	N
GHG Flag:	N
AIR IDS:	-
CAA Permit Types:	-

BURRTEC YUCCA VALLEY YARD (Continued) **1027335870**

CAA NAICS:	-
CAA SICS:	-
NPDES IDS:	CAZ303932
CWA Permit Types:	Non-M
CWA NAICS:	-
CWA SICS:	4953
RCRA IDS:	-
RCRA Permit Types:	-
RCRA NAICS:	-
SDWA IDS:	-
SDWA System Types:	-
SDWA Compliance Status:	-
SDWA SNC Flag:	N
TRI IDS:	-
TRI Releases Transfers:	-
TRI On Site Releases:	-
TRI Off Site Transfers:	-
TRI Reporter:	-
Facility IMP Water Flag:	-
EJSCREEN Flag US:	Y

EJSCREEN Report:

A2 **FULL-CIRCLE, INC.** **CERS HAZ WASTE** **S105092618**
SSW **4831 NEWTON RD** **CHMIRS** **N/A**
< 1/8 **YUCCA VALLEY, CA 92284** **San Bern. Co. Permit**
0.031 mi. **CERS**
166 ft. **Site 1 of 6 in cluster A**

Relative:
Higher

Actual:
3729 ft.

CERS HAZ WASTE:

Name:	FULL-CIRCLE, INC.
Address:	4831 NEWTON RD
City,State,Zip:	YUCCA VALLEY, CA 92284
Site ID:	393584
CERS ID:	10049953
CERS Description:	Hazardous Waste Generator

CHMIRS:

Name:	Not reported
Address:	4831 NEWTON RD
City,State,Zip:	YUCCA VALLEY, CA
OES Incident Number:	1-4756
OES notification:	08/10/2011
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported

FULL-CIRCLE, INC. (Continued) **S105092618**

Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Industrial Plant
Cleanup By:	Unknown
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Unknown
Other:	Not reported
Date/Time:	800
Year:	2011
Agency:	NRC
Incident Date:	8/9/2011
Admin Agency:	San Bernardino County Health Department
Amount:	Not reported
Contained:	Unknown
Site Type:	Not reported
E Date:	Not reported
Substance:	Machine Coolant
Quantity Released:	Unknown
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	Per NRC report, caller stated that there was a release of an unknown amount of machine coolant from several machines that had been cleaned out onto land.

San Bern. Co. Permit:

Name:	FULL-CIRCLE, INC.
Address:	4831 NEWTON RD

FULL-CIRCLE, INC. (Continued) **S105092618**

City,State,Zip: YUCCA VALLEY, CA 92284
Region: SAN BERNARDINO
Facility ID: FA0009441
Owner: SMITH, WALTER
Permit Number: PT0016131
Permit Category: SMALL QUANTITY GENERATOR
Facility Status: ACTIVE
Expiration Date: 01/31/2025

Name: FULL-CIRCLE, INC.
Address: 4831 NEWTON RD
City,State,Zip: YUCCA VALLEY, CA 92284
Region: SAN BERNARDINO
Facility ID: FA0009441
Owner: SMITH, WALTER
Permit Number: PT0016132
Permit Category: HAZARDOUS MATERIALS 4-10 CHEMICALS
Facility Status: ACTIVE
Expiration Date: 01/31/2025

CERS:
Name: FULL-CIRCLE, INC.
Address: 4831 NEWTON RD
City,State,Zip: YUCCA VALLEY, CA 92284
Site ID: 393584
CERS ID: 10049953
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 393584
Site Name: FULL-CIRCLE, INC.
Violation Date: 07-07-2021
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes: Returned to compliance on 07/15/2021. OBSERVATION: At the time of the inspection, the last business plan certification by this facility was 3/30/2020 for the facility information and 3/8/2019 for the inventory and emergency response information. CORRECTIVE ACTION: Certify the business plan via CERS. The CERS ID# 10049953.
Violation Division: San Bernardino County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 393584
Site Name: FULL-CIRCLE, INC.
Violation Date: 12-19-2014
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 01/20/2015. Failure to inspect Hazardous Waste container storage areas weekly (CCR 66265.174) Hazardous waste storage areas and containers must be inspected weekly for leaking containers, proper labeling, debris, spillage, closed containers, compatible containers, and adequate aisle space. Hazardous waste

FULL-CIRCLE, INC. (Continued) **S105092618**

storage area weekly inspections are not conducted. Corrective Text: Conduct Hazardous Waste Weekly Inspections. Submit three consecutive weeks of completed Weekly Hazardous Waste Storage Area Inspection Checklists.
Violation Division: San Bernardino County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 393584
Site Name: FULL-CIRCLE, INC.
Violation Date: 12-19-2014
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 12/26/2014. Failure to note accumulation start date on labels (CCR 66262.34(f)(2)) Observed (3) 55 gallon drums of oily water waste, and (1) 55 gallon drum of used oil with missing accumulation start dates. Per operator the accumulation start date of the used oil is 10/01/2014, and 12/01/2014 for the oily water waste. The violation was corrected at the time of the inspection: operator added new hazardous waste labels with all the required information and the accumulation start date to all the hazardous waste drums at the time of the inspection.
Violation Division: San Bernardino County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 393584
Site Name: FULL-CIRCLE, INC.
Violation Date: 12-19-2014
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: Returned to compliance on 01/20/2015. The business plan elements were last submitted via CERS on 08/06/2013.
Violation Division: San Bernardino County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 393584
Site Name: FULL-CIRCLE, INC.
Violation Date: 01-31-2018
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description: Hazardous Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 01/31/2018. Failure to note accumulation start date on labels (CCR 66262.34(f)(2)) Observed hazardous waste containers with missing accumulation start date. Start date was marked at the time of inspection.
Violation Division: San Bernardino County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 393584
Site Name: FULL-CIRCLE, INC.
Violation Date: 01-31-2018

FULL-CIRCLE, INC. (Continued) **S105092618**

Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description:	Hazardous Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 01/31/2018. Failure to label hazardous waste containers (CCR 66262.34(f)(3)) Observed hazardous waste containers without proper labeling. Hazardous waste labeling was corrected at the time of inspection.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,
Site ID:	393584
Site Name:	FULL-CIRCLE, INC.
Violation Date:	12-19-2014
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 12/19/2014. Failure to label hazardous waste containers (CCR 66262.34(f)(3)) All containers and tanks used to store a hazardous waste must be labeled or marked with the words hazardous waste; Containers accumulating used oil must be labeled with the words Used Oil, and include the following information: generator name and address, hazardous properties of the waste, composition and physical state of the waste, and the accumulation start date. Observed (3) 55 gallon drums of oily water waste with missing hazardous waste labels. The violation was corrected at the time of the inspection: operator added new hazardous waste labels with all the required information to all the hazardous waste drums at the time of the inspection.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,
Site ID:	393584
Site Name:	FULL-CIRCLE, INC.
Violation Date:	12-19-2014
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 12/19/2014. Failure to manage contaminated containers lawfully (CCR 66261.7) Containers, or inner liners removed from a container, that previously held a hazardous material or a hazardous waste are considered contaminated containers and shall be managed properly. Empty contaminated containers larger than 5 gallons must be marked with the word Empty , the date that the container became empty and must be removed from the site within one year of that date. Observed (10) empty 55 gallon drums that previously held hazardous materials or hazardous waste. Per operator the oldest empty drum has been on site for less than 11 months. The violation was corrected at the time of inspection: operator marked all the drums with the word "Empty", and the dates that the drums became empty.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,
Site ID:	393584
Site Name:	FULL-CIRCLE, INC.
Violation Date:	12-19-2014

FULL-CIRCLE, INC. (Continued) **S105092618**

Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 12/19/2014. Failure to keep hazardous waste containers closed when not in active use (CCR 66265.173(a)) Facilities shall be maintained and operated to minimize the possibility of a fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water, which could threaten human health or the environment. Any container holding hazardous waste shall be sound and kept closed during storage and transfer unless adding or removing waste. Observed (2) 55 gallon drums of oily water waste with no lids. The violation was corrected at the time of inspection: operator transferred the oily water waste to a sound and closed drum at the time of the inspection.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,
Site ID:	393584
Site Name:	FULL-CIRCLE, INC.
Violation Date:	12-19-2014
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 12/19/2014. Failure to operate and maintain facility to prevent a fire, spill or release (CCR 66265.31) Facilities shall be maintained and operated to minimize the possibility of a fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water, which could threaten human health or the environment. Any container holding hazardous waste shall be sound and kept closed during storage and transfer unless adding or removing waste. Observed (2) 55 gallon drums of oily water waste with no lids. The violation was corrected at the time of inspection: operator transferred the oily water waste to a sound and closed drum at the time of the inspection.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,
Site ID:	393584
Site Name:	FULL-CIRCLE, INC.
Violation Date:	07-07-2021
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 07/07/2021. OBSERVATION: At the time of the inspection, observed (1) 55 gallon drum of used oil without a hazardous waste label. CORRECTED ON SITE: Operator corrected the violation by adding a hazardous waste label during the inspection.
Violation Division:	San Bernardino County Fire Department
Violation Program:	HW
Violation Source:	CERS,

FULL-CIRCLE, INC. (Continued) **S105092618**

Site ID: 393584
Site Name: FULL-CIRCLE, INC.
Violation Date: 12-19-2014
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 12/19/2014. Failure to complete hazardous waste labels (CCR 66262.34(f)(3)) All containers and tanks used to store a hazardous waste must be labeled or marked with the words hazardous waste; Containers accumulating used oil must be labeled with the words Used Oil, and include the following information: generator name and address, hazardous properties of the waste, composition and physical state of the waste, and the accumulation start date. Observed (1) 55 gallon drum of used oil with damaged and faded hazardous waste labels. The violation was corrected at the time of the inspection: operator added new hazardous waste labels with all the required information to all the hazardous waste drums at the time of the inspection.
Violation Division: San Bernardino County Fire Department
Violation Program: HW
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-07-2021
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-19-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: ROUTINE INSPECTION
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-31-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-31-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HW

FULL-CIRCLE, INC. (Continued) **S105092618**

Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-07-2021
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-19-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: ROUTINE INSPECTION
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Enforcement Action:
Site ID: 393584
Site Name: FULL-CIRCLE, INC.
Site Address: 4831 NEWTON RD
Site City: YUCCA VALLEY
Site Zip: 92284
Enf Action Date: 12-19-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: San Bernardino County Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS,

Site ID: 393584
Site Name: FULL-CIRCLE, INC.
Site Address: 4831 NEWTON RD
Site City: YUCCA VALLEY
Site Zip: 92284
Enf Action Date: 12-19-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: San Bernardino County Fire Department
Enf Action Program: HW
Enf Action Source: CERS,

Coordinates:
Site ID: 393584
Facility Name: FULL-CIRCLE, INC.
Env Int Type Code: HMBP
Program ID: 10049953
Coord Name: Not reported
Ref Point Type Desc: Unknown,
Latitude: 34.165653
Longitude: -116.420792

FULL-CIRCLE, INC. (Continued) **S105092618**

Affiliation:

Affiliation Type Desc:	Environmental Contact
Entity Name:	RUSSELL SMITH
Entity Title:	Not reported
Affiliation Address:	PO BOX 276
Affiliation City:	NEWBURY PARK
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91319
Affiliation Phone:	,

Affiliation Type Desc:	Operator
Entity Name:	Nathan Heinrich
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(760) 369-1234,

Affiliation Type Desc:	Parent Corporation
Entity Name:	SMITH PRECISION PRODUCTS COMPANY
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	CUPA District
Entity Name:	San Bernardino County Fire
Entity Title:	Not reported
Affiliation Address:	620 South E Street
Affiliation City:	San Bernardino
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92415-0153
Affiliation Phone:	(909) 386-8401,

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	PO BOX 276
Affiliation City:	NEWBURY PARK
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	91319
Affiliation Phone:	,

Affiliation Type Desc:	Legal Owner
Entity Name:	SMITH, WALTER
Entity Title:	Not reported
Affiliation Address:	PO BOX 276
Affiliation City:	NEWBURY PARK
Affiliation State:	CA

FULL-CIRCLE, INC. (Continued) **S105092618**

Affiliation Country:	United States
Affiliation Zip:	91319
Affiliation Phone:	(805) 498-2589,

A3 **FULL CIRCLE** **RCRA NonGen / NLR** **1024799574**
SSW **4831 NEWTON RD** **E MANIFEST** **CAL000212349**
< 1/8 **YUCCA VALLEY, CA 92286**
0.031 mi.
166 ft. **Site 2 of 6 in cluster A**

Relative: **Higher**
Actual: **3729 ft.**

RCRA Listings:

Date Form Received by Agency:	20000316
Handler Name:	Full Circle
Handler Address:	4831 Newton Rd
Handler City,State,Zip:	YUCCA VALLEY, CA 92286-0000
EPA ID:	CAL000212349
Contact Name:	KAREN BOLYARD
Contact Address:	1299 LAWRENCE DRIVE
Contact City,State,Zip:	NEWBURY PARK, CA 91319
Contact Telephone:	805-498-2589
Contact Fax:	805-499-2867
Contact Email:	SMITHCONTROLLER@AOL.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	PO BOX 276
Mailing City,State,Zip:	NEWBURY PARK, CA 91319-0000
Owner Name:	Smith Connectors Inc
Owner Type:	Other
Operator Name:	Karen Bolyard
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline

FULL CIRCLE (Continued) **1024799574**

202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180905
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: SMITH CONNECTORS INC	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 276
Owner/Operator City,State,Zip:	NEWBURY PARK, CA 91319-0276
Owner/Operator Telephone:	805-498-2589
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: KAREN BOLYARD	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1299 LAWRENCE DRIVE
Owner/Operator City,State,Zip:	NEWBURY PARK, CA 91319
Owner/Operator Telephone:	805-498-2589
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20000316
Handler Name: FULL CIRCLE	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No

FULL CIRCLE (Continued) **1024799574**

Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 333911
NAICS Description: PUMP AND PUMPING EQUIPMENT MANUFACTURING

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E MANIFEST:
Manifest Tracking Number: 015318172FLE
Last Updated Date: 20210216
Shipped Date: 20201216
Received Date: 20201218
Manifest Status: Signed
Submission Type: DataImage5Copy
Origin Type: Web
Generator EPA ID: CAL000212349
Generator Name: Full Circle
Generator Mail Street Number: Not reported
Generator Mail Street 1: 4831 NEWTON RD
Generator Mail Street 2: Not reported
Generator Mail City: YUCCA VALLEY
Generator Mail State: CA
Generator Mail Zip: 92286-0000
Generator Location Street Number: Not reported
Generator Location Street 1: PO BOX 276
Generator Location Street 2: Not reported
Generator Location City: NEWBURY PARK
Generator Location Zip: 91319-0000
Generator Location State: CA
Generator Contact Company Name: Not reported
Designated Facility EPA ID: AZR000520304
Designated Facility Name: Aa Sydcol Llc
Designated Facility Mail Street Number: Not reported
Designated Facility Mail Street 1: Not reported
Designated Facility Mail Street 2: 3155 GOLDEN WILLOW CT
Designated Facility Mail City: YORBA LINDA
Designated Facility Mail Zip: 92886-1303
Designated Facility Mail State: CA
Designated Facility Location Street Number: Not reported
Designated Facility Location Street 1: 2264 E 13TH ST
Designated Facility Location Street 2: Not reported
Designated Facility Location City: YUMA
Designated Facility Location Zip: 85365-1858
Designated Facility Location State: AZ
Designated Facility Contact Company Name: Not reported

FULL CIRCLE (Continued) **1024799574**

Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	007095874SKS
Last Updated Date:	20190905
Shipped Date:	20190802
Received Date:	20190808
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000212349
Generator Name:	Full Circle
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4831 NEWTON ST
Generator Mail Street 2:	Attn Norm Baysinger
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284
Generator Location Street Number:	Not reported
Generator Location Street 1:	PO Box 276
Generator Location Street 2:	Not reported
Generator Location City:	Newbury Park
Generator Location Zip:	91319
Generator Location State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT000613976
Designated Facility Name:	Not reported
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	2120 South Yale Street
Designated Facility Mail City:	Santa Ana
Designated Facility Mail Zip:	92704
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	2120 South Yale Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Santa Ana
Designated Facility Location Zip:	92704
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Safety-Kleen Systems, Inc.
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	007994441SKS
Last Updated Date:	20210709
Shipped Date:	20210609
Received Date:	20210618
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000212349
Generator Name:	Full Circle
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4831 NEWTON ST
Generator Mail Street 2:	Attn Norm Baysinger
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA

FULL CIRCLE (Continued) **1024799574**

Generator Mail Zip:	92284
Generator Location Street Number:	Not reported
Generator Location Street 1:	PO Box 276
Generator Location Street 2:	Not reported
Generator Location City:	Newbury Park
Generator Location Zip:	91319
Generator Location State:	CA
Generator Contact Company Name:	Full Circle
Designated Facility EPA ID:	CAT000613976
Designated Facility Name:	Safety-Kleen Systems, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	2120 South Yale Street
Designated Facility Mail City:	Santa Ana
Designated Facility Mail Zip:	92704
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	2120 South Yale Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Santa Ana
Designated Facility Location Zip:	92704
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	007063832SKS
Last Updated Date:	20190828
Shipped Date:	20190513
Received Date:	20190520
Manifest Status:	Corrected
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000212349
Generator Name:	Full Circle
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4831 NEWTON ST
Generator Mail Street 2:	Attn Norm Baysinger
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284
Generator Location Street Number:	Not reported
Generator Location Street 1:	PO Box 276
Generator Location Street 2:	Not reported
Generator Location City:	Newbury Park
Generator Location Zip:	91319
Generator Location State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT000613976
Designated Facility Name:	Not reported
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	2120 South Yale Street
Designated Facility Mail City:	Santa Ana
Designated Facility Mail Zip:	92704
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported

FULL CIRCLE (Continued) **1024799574**

Designated Facility Location Street 1:	2120 South Yale Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Santa Ana
Designated Facility Location Zip:	92704
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Safety-Kleen Systems, Inc.
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	016034127FLE
Last Updated Date:	20211227
Shipped Date:	20211029
Received Date:	20211112
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Web
Generator EPA ID:	CAL000212349
Generator Name:	Full Circle
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4831 NEWTON RD
Generator Mail Street 2:	Not reported
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92286-0000
Generator Location Street Number:	Not reported
Generator Location Street 1:	PO BOX 276
Generator Location Street 2:	Not reported
Generator Location City:	NEWBURY PARK
Generator Location Zip:	91319-0000
Generator Location State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	AZR000520304
Designated Facility Name:	Aa Sydcol Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	3155 GOLDEN WILLOW CT
Designated Facility Mail City:	YORBA LINDA
Designated Facility Mail Zip:	92886-1303
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	2264 E 13TH ST
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	YUMA
Designated Facility Location Zip:	85365-1858
Designated Facility Location State:	AZ
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	007348668SKS
Last Updated Date:	20191122
Shipped Date:	20191028
Received Date:	20191101
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000212349

FULL CIRCLE (Continued) **1024799574**

Generator Name:	Full Circle
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4831 NEWTON ST
Generator Mail Street 2:	Attn Norm Baysinger
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284
Generator Location Street Number:	Not reported
Generator Location Street 1:	PO Box 276
Generator Location Street 2:	Not reported
Generator Location City:	Newbury Park
Generator Location Zip:	91319
Generator Location State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAT000613976
Designated Facility Name:	Safety-Kleen Systems, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	2120 South Yale Street
Designated Facility Mail City:	Santa Ana
Designated Facility Mail Zip:	92704
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	2120 South Yale Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Santa Ana
Designated Facility Location Zip:	92704
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	007855740SKS
Last Updated Date:	20210413
Shipped Date:	20210319
Received Date:	20210324
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000212349
Generator Name:	Full Circle
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4831 NEWTON ST
Generator Mail Street 2:	Attn Norm Baysinger
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284
Generator Location Street Number:	Not reported
Generator Location Street 1:	PO Box 276
Generator Location Street 2:	Not reported
Generator Location City:	Newbury Park
Generator Location Zip:	91319
Generator Location State:	CA
Generator Contact Company Name:	Full Circle
Designated Facility EPA ID:	CAT000613976
Designated Facility Name:	Safety-Kleen Systems, Inc.
Designated Facility Mail Street Number:	Not reported

FULL CIRCLE (Continued) **1024799574**

Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	2120 South Yale Street
Designated Facility Mail City:	Santa Ana
Designated Facility Mail Zip:	92704
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	2120 South Yale Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Santa Ana
Designated Facility Location Zip:	92704
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	017469626FLE
Last Updated Date:	20220525
Shipped Date:	20220414
Received Date:	20220423
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Web
Generator EPA ID:	CAL000212349
Generator Name:	Full Circle
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4831 NEWTON RD
Generator Mail Street 2:	Not reported
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92286-0000
Generator Location Street Number:	Not reported
Generator Location Street 1:	PO BOX 276
Generator Location Street 2:	Not reported
Generator Location City:	NEWBURY PARK
Generator Location Zip:	91319-0000
Generator Location State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	AZR000520304
Designated Facility Name:	Aa Sydcol Llc
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	3155 GOLDEN WILLOW CT
Designated Facility Mail City:	YORBA LINDA
Designated Facility Mail Zip:	92886-1303
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	2264 E 13TH ST
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	YUMA
Designated Facility Location Zip:	85365-1858
Designated Facility Location State:	AZ
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	008136061SKS
Last Updated Date:	20220719

FULL CIRCLE (Continued) **1024799574**

Shipped Date:	20220606
Received Date:	20220616
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000212349
Generator Name:	Full Circle
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4831 NEWTON ST
Generator Mail Street 2:	Attn Norm Baysinger
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284
Generator Location Street Number:	Not reported
Generator Location Street 1:	PO Box 276
Generator Location Street 2:	Not reported
Generator Location City:	Newbury Park
Generator Location Zip:	91319
Generator Location State:	CA
Generator Contact Company Name:	Full Circle
Designated Facility EPA ID:	CAT000613976
Designated Facility Name:	Safety-Kleen Systems, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	2120 South Yale Street
Designated Facility Mail City:	Santa Ana
Designated Facility Mail Zip:	92704
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	2120 South Yale Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Santa Ana
Designated Facility Location Zip:	92704
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	008161936SKS
Last Updated Date:	20211028
Shipped Date:	20210921
Received Date:	20210927
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000212349
Generator Name:	Full Circle
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4831 NEWTON ST
Generator Mail Street 2:	Attn Norm Baysinger
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284
Generator Location Street Number:	Not reported
Generator Location Street 1:	PO Box 276
Generator Location Street 2:	Not reported
Generator Location City:	Newbury Park

FULL CIRCLE (Continued) **1024799574**

Generator Location Zip:	91319
Generator Location State:	CA
Generator Contact Company Name:	Full Circle
Designated Facility EPA ID:	CAT000613976
Designated Facility Name:	Safety-Kleen Systems, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	2120 South Yale Street
Designated Facility Mail City:	Santa Ana
Designated Facility Mail Zip:	92704
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	2120 South Yale Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Santa Ana
Designated Facility Location Zip:	92704
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	008326891SKS
Last Updated Date:	20220512
Shipped Date:	20220310
Received Date:	20220315
Manifest Status:	Corrected
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000212349
Generator Name:	Full Circle
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4831 NEWTON ST
Generator Mail Street 2:	Attn Norm Baysinger
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284
Generator Location Street Number:	Not reported
Generator Location Street 1:	PO Box 276
Generator Location Street 2:	Not reported
Generator Location City:	Newbury Park
Generator Location Zip:	91319
Generator Location State:	CA
Generator Contact Company Name:	Full Circle
Designated Facility EPA ID:	CAT000613976
Designated Facility Name:	Safety-Kleen Systems, Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	2120 South Yale Street
Designated Facility Mail City:	Santa Ana
Designated Facility Mail Zip:	92704
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	2120 South Yale Street
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	Santa Ana
Designated Facility Location Zip:	92704
Designated Facility Location State:	CA

FULL CIRCLE (Continued) **1024799574**

Designated Facility Contact Company Name: Not reported
Manifest Residue Indicator: N
Rejection Indicator: N

Federal Waste:
Manifest Tracking Number: 006821871SKS
Waste Line Number: 1
Federal Waste Code: D039
Federal Waste: TETRACHLOROETHYLENE

State Waste:
Manifest Tracking Number: 006821871SKS
Waste Line Number: 1
State Waste Code Owner: CA
State Waste Code: 213
State Waste: Hydrocarbon solvents (benzene, hexane, Stoddard, etc.

Transporter:
Manifest Tracking Number: 006821871SKS
Transporter Line Number: 1
Transporter EPA ID: TXR000081205
Transporter Name: Safety-Kleen Systems, Inc.

Manifest Tracking Number: 006821871SKS
Transporter Line Number: 2
Transporter EPA ID: MAD039322250
Transporter Name: Clean Harbors Environmental Services, Inc.

Waste Line:
Manifest Tracking Number: 006821871SKS
Waste Line Number: 1
U.S. DOT Hazardous Indicator: Y
U.S. DOT ID Number: NA1993
U.S. DOT Description: Na1993, Waste Na1993 Waste Combustible Liquid, N.O.S. (Petroleum Naphtha) Pgiii Dot-Sp11606 (D039)(Erg#128), Combustible Liquid, Pg Iii
Non-Hazardous Waste Description: Not reported
Number of Containers: 1
Container Type Code: DM
Container Type Description: Metal drums, barrels, kegs
Waste Quantity: 15
Quantity Unit of Measure Code: G
Quantity Unit of Measure Description: Gallons
Waste Quantity, in Tons: 0.062552124
Acute Waste Quantity, in Tons: 0
Non-Acute Waste Quantity, in Tons: 0.062552124
Waste Quantity, in Kilograms: 56.736656
Acute Waste Quantity, in Kilograms: 0
Non-Acute Waste Quantity, in Kilorgrams: 56.736656
Management Method Code: H141
Management Method Description: STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator: N
Quantity Discrepancy Indicator: N
Waste Type Discrepancy Indicator: N
Waste Density: Not reported
Waste Density Unit of Measure Code: Not reported

FULL CIRCLE (Continued) **1024799574**

Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y

Click this hyperlink while viewing on your computer to access
11 additional US EManifest: record(s) in the EDR Site Report.

A4 **FULL CIRCLE** **HWTS S113107449**
SSW **4831 NEWTON RD** **HAZNET N/A**
< 1/8 **YUCCA VALLEY, CA 92286**
0.031 mi.
166 ft. **Site 3 of 6 in cluster A**

Relative: Higher

Actual: 3729 ft.

HWTS:

Name:	FULL CIRCLE
Address:	4831 NEWTON RD
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92286
EPA ID:	CAL000212349
Inactive Date:	Not reported
Create Date:	03/16/2000
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 276
Mailing Address 2:	Not reported
Mailing City,State,Zip:	NEWBURY PARK, CA 913190276
Owner Name:	SMITH CONNECTORS INC
Owner Address:	PO BOX 276
Owner Address 2:	Not reported
Owner City,State,Zip:	NEWBURY PARK, CA 913190276
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	BETH LEAVITT
Contact Address:	1299 LAWRENCE DRIVE
Contact Address 2:	Not reported
City,State,Zip:	NEWBURY PARK, CA 91319
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Active
Facility Type:	PERMANENT
Category:	STATE
Latitude:	34.16773
Longitude:	-116.421383

NAICS:

EPA ID:	CAL000212349
Create Date:	2002-03-14 16:36:29.000
NAICS Code:	333911
NAICS Description:	Pump and Pumping Equipment Manufacturing
Issued EPA ID Date:	2000-03-16 00:00:00
Inactive Date:	Not reported
Facility Name:	FULL CIRCLE

FULL CIRCLE (Continued) **S113107449**

Facility Address: 4831 NEWTON RD
Facility Address 2: Not reported
Facility City: YUCCA VALLEY
Facility County: Not reported
Facility State: CA
Facility Zip: 922860000

HAZNET:
Name: FULL CIRCLE
Address: 4831 NEWTON RD
Address 2: Not reported
City,State,Zip: YUCCA VALLEY, CA 922860000
Contact: BETH LEAVITT
Telephone: 8054986616
Mailing Name: Not reported
Mailing Address: PO BOX 276

Year: 2021
Gepaid: CAL000212349
TSD EPA ID: CAT000613976
CA Waste Code: 213 - Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.13761

Year: 2021
Gepaid: CAL000212349
TSD EPA ID: AZR000520304
CA Waste Code: 135 - Unspecified aqueous solution
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.91743

Year: 2020
Gepaid: CAL000212349
TSD EPA ID: AZR000520304
CA Waste Code: 135 - Unspecified aqueous solution
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 1.155

Year: 2020
Gepaid: CAL000212349
TSD EPA ID: CAT000613976
CA Waste Code: 213 - Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.1251

Year: 2019
Gepaid: CAL000212349
TSD EPA ID: CAT000613976
CA Waste Code: 213 - Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.18765

FULL CIRCLE (Continued) **S113107449**

Year:	2018
Gepaid:	CAL000212349
TSD EPA ID:	MXC130619001
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.12510
Year:	2018
Gepaid:	CAL000212349
TSD EPA ID:	CAT000613976
CA Waste Code:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.25020
Year:	2018
Gepaid:	CAL000212349
TSD EPA ID:	MXC130619001
CA Waste Code:	135 - Unspecified aqueous solution
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.69300
Year:	2017
Gepaid:	CAL000212349
TSD EPA ID:	CAT000613976
CA Waste Code:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.11676
Year:	2017
Gepaid:	CAL000212349
TSD EPA ID:	MXC130619001
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.9174

Click this hyperlink while viewing on your computer to access
29 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Information:

Year:	2021
EM Manifest ID:	Not reported
Shipment Date:	7/15/2020
Shipment Date:	7/15/2020
Receipt Date:	7/22/2020
Manifest Number:	007542267SKS
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	4831 NEWTON ST
Address 2:	Attn Norm Baysinger
City,State,Zip:	YUCCA VALLEY, CA 92284
Telephone:	Not reported

FULL CIRCLE (Continued) **S113107449**

Contact:	Main Contact
Contact Telephone:	760-369-1234
Contact Email:	Not reported
Transporter 1 EPA ID:	TXR000081205
Transporter Name:	Safety-Kleen Systems, Inc.
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	MAD039322250
Transporter Name 2:	Clean Harbors Environmental Services, Inc.
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT000613976
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Address 1:	2120 South Yale Street
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Santa Ana, CA 92704
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	213 - Not reported
RCRA Code:	D039
Meth Code:	H141 - Not reported
Quantity Tons:	0.0417
Waste Quantity:	10
Quantity Unit:	G

Year:	2021
EM Manifest ID:	Not reported
Shipment Date:	6/23/2020
Shipment Date:	6/23/2020
Receipt Date:	7/9/2020
Manifest Number:	014871931FLE
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	4831 NEWTON RD
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92286-0000
Telephone:	Not reported
Contact:	KAREN BOLYARD
Contact Telephone:	805-498-2589
Contact Email:	SMITHCONTROLLER@AOL.COM
Transporter 1 EPA ID:	CAR000287300
Transporter Name:	HCI ENVIRONMENTAL & ENGINEERING SERVICE
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAD980585293
Transporter Name 2:	INDUSTRIAL WASTE UTILIZATION
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	AZR000520304
TSDF Name:	AA SYDCOL LLC
TSDF Address 1:	2264 E 13TH ST
TSDF Address 2:	Not reported
TSDF City,State,Zip:	YUMA, AZ 85365-1858
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	135 - Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Not reported
Quantity Tons:	0.462
Waste Quantity:	110
Quantity Unit:	G

FULL CIRCLE (Continued) **S113107449**

Year:	2021
EM Manifest ID:	Not reported
Shipment Date:	12/23/2020
Shipment Date:	12/23/2020
Receipt Date:	1/4/2021
Manifest Number:	007847185SKS
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	4831 NEWTON ST
Address 2:	Attn Norm Baysinger
City,State,Zip:	YUCCA VALLEY, CA 92284
Telephone:	Not reported
Contact:	Main Contact
Contact Telephone:	760-369-1234
Contact Email:	Not reported
Transporter 1 EPA ID:	TXR000081205
Transporter Name:	Safety-Kleen Systems, Inc.
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	MAD039322250
Transporter Name 2:	Clean Harbors Environmental Services, Inc.
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT000613976
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Address 1:	2120 South Yale Street
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Santa Ana, CA 92704
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	213 - Not reported
RCRA Code:	D039
Meth Code:	H141 - Not reported
Quantity Tons:	0.0417
Waste Quantity:	10
Quantity Unit:	G

Year:	2021
EM Manifest ID:	Not reported
Shipment Date:	12/16/2020
Shipment Date:	12/16/2020
Receipt Date:	12/18/2020
Manifest Number:	015318172FLE
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	4831 NEWTON RD
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92286-0000
Telephone:	Not reported
Contact:	KAREN BOLYARD
Contact Telephone:	805-498-2589
Contact Email:	SMITHCONTROLLER@AOL.COM
Transporter 1 EPA ID:	CAR000287300
Transporter Name:	HCI ENVIRONMENTAL & ENGINEERING SERVICE
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAD980585293
Transporter Name 2:	INDUSTRIAL WASTE UTILIZATION
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	AZR000520304

FULL CIRCLE (Continued) **S113107449**

TSDF Name:	AA SYDCOL LLC
TSDF Address 1:	2264 E 13TH ST
TSDF Address 2:	Not reported
TSDF City,State,Zip:	YUMA, AZ 85365-1858
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	135 - Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Not reported
Quantity Tons:	0.693
Waste Quantity:	165
Quantity Unit:	G
Year:	2021
EM Manifest ID:	Not reported
Shipment Date:	10/5/2020
Shipment Date:	10/5/2020
Receipt Date:	10/9/2020
Manifest Number:	007785750SKS
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	4831 NEWTON ST
Address 2:	Attn Norm Baysinger
City,State,Zip:	YUCCA VALLEY, CA 92284
Telephone:	Not reported
Contact:	Main Contact
Contact Telephone:	760-369-1234
Contact Email:	Not reported
Transporter 1 EPA ID:	TXR000081205
Transporter Name:	Safety-Kleen Systems, Inc.
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	MAD039322250
Transporter Name 2:	Clean Harbors Environmental Services, Inc.
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT000613976
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Address 1:	2120 South Yale Street
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Santa Ana, CA 92704
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	213 - Not reported
RCRA Code:	D039
Meth Code:	H141 - Not reported
Quantity Tons:	0.0417
Waste Quantity:	10
Quantity Unit:	G

Additional Information:

Year:	2020
EM Manifest ID:	Not reported
Shipment Date:	7/15/2020
Shipment Date:	7/15/2020
Receipt Date:	7/22/2020
Manifest Number:	007542267SKS
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE

FULL CIRCLE (Continued) **S113107449**

Address:	4831 NEWTON ST
Address 2:	Attn Norm Baysinger
City,State,Zip:	YUCCA VALLEY, CA 92284
Telephone:	Not reported
Contact:	Main Contact
Contact Telephone:	760-369-1234
Contact Email:	Not reported
Transporter 1 EPA ID:	TXR000081205
Transporter Name:	Safety-Kleen Systems, Inc.
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	MAD039322250
Transporter Name 2:	Clean Harbors Environmental Services, Inc.
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT000613976
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Address 1:	2120 South Yale Street
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Santa Ana, CA 92704
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	213 - Not reported
RCRA Code:	D039
Meth Code:	H141 - Not reported
Quantity Tons:	0.0417
Waste Quantity:	10
Quantity Unit:	G

Year:	2020
EM Manifest ID:	Not reported
Shipment Date:	6/23/2020
Shipment Date:	6/23/2020
Receipt Date:	7/9/2020
Manifest Number:	014871931FLE
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	4831 NEWTON RD
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92286-0000
Telephone:	Not reported
Contact:	KAREN BOLYARD
Contact Telephone:	805-498-2589
Contact Email:	SMITHCONTROLLER@AOL.COM
Transporter 1 EPA ID:	CAR000287300
Transporter Name:	HCI ENVIRONMENTAL & ENGINEERING SERVICE
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAD980585293
Transporter Name 2:	INDUSTRIAL WASTE UTILIZATION
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	AZR000520304
TSDF Name:	AA SYDCOL LLC
TSDF Address 1:	2264 E 13TH ST
TSDF Address 2:	Not reported
TSDF City,State,Zip:	YUMA, AZ 85365-1858
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	135 - Not reported
RCRA Code:	Not reported

FULL CIRCLE (Continued) **S113107449**

Meth Code:	H141 - Not reported
Quantity Tons:	0.462
Waste Quantity:	110
Quantity Unit:	G
Year:	2020
EM Manifest ID:	Not reported
Shipment Date:	12/23/2020
Shipment Date:	12/23/2020
Receipt Date:	1/4/2021
Manifest Number:	007847185SKS
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	4831 NEWTON ST
Address 2:	Attn Norm Baysinger
City,State,Zip:	YUCCA VALLEY, CA 92284
Telephone:	Not reported
Contact:	Main Contact
Contact Telephone:	760-369-1234
Contact Email:	Not reported
Transporter 1 EPA ID:	TXR000081205
Transporter Name:	Safety-Kleen Systems, Inc.
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	MAD039322250
Transporter Name 2:	Clean Harbors Environmental Services, Inc.
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT000613976
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Address 1:	2120 South Yale Street
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Santa Ana, CA 92704
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	213 - Not reported
RCRA Code:	D039
Meth Code:	H141 - Not reported
Quantity Tons:	0.0417
Waste Quantity:	10
Quantity Unit:	G
Year:	2020
EM Manifest ID:	Not reported
Shipment Date:	12/16/2020
Shipment Date:	12/16/2020
Receipt Date:	12/18/2020
Manifest Number:	015318172FLE
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	4831 NEWTON RD
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92286-0000
Telephone:	Not reported
Contact:	KAREN BOLYARD
Contact Telephone:	805-498-2589
Contact Email:	SMITHCONTROLLER@AOL.COM
Transporter 1 EPA ID:	CAR000287300
Transporter Name:	HCI ENVIRONMENTAL & ENGINEERING SERVICE

FULL CIRCLE (Continued) **S113107449**

Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAD980585293
Transporter Name 2:	INDUSTRIAL WASTE UTILIZATION
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	AZR000520304
TSDF Name:	AA SYDCOL LLC
TSDF Address 1:	2264 E 13TH ST
TSDF Address 2:	Not reported
TSDF City,State,Zip:	YUMA, AZ 85365-1858
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	135 - Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Not reported
Quantity Tons:	0.693
Waste Quantity:	165
Quantity Unit:	G

Year:	2020
EM Manifest ID:	Not reported
Shipment Date:	10/5/2020
Shipment Date:	10/5/2020
Receipt Date:	10/9/2020
Manifest Number:	007785750SKS
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	4831 NEWTON ST
Address 2:	Attn Norm Baysinger
City,State,Zip:	YUCCA VALLEY, CA 92284
Telephone:	Not reported
Contact:	Main Contact
Contact Telephone:	760-369-1234
Contact Email:	Not reported
Transporter 1 EPA ID:	TXR000081205
Transporter Name:	Safety-Kleen Systems, Inc.
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	MAD039322250
Transporter Name 2:	Clean Harbors Environmental Services, Inc.
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT000613976
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Address 1:	2120 South Yale Street
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Santa Ana, CA 92704
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	213 - Not reported
RCRA Code:	D039
Meth Code:	H141 - Not reported
Quantity Tons:	0.0417
Waste Quantity:	10
Quantity Unit:	G

Additional Information:

Year:	2019
EM Manifest ID:	532920
Shipment Date:	8/2/2019

FULL CIRCLE (Continued) **S113107449**

Shipment Date:	8/2/2019
Receipt Date:	8/8/2019
Manifest Number:	007095874SKS
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	4831 NEWTON ST
Address 2:	Attn Norm Baysinger
City,State,Zip:	YUCCA VALLEY 92284
Telephone:	800-483-3718
Contact:	Main Contact
Contact Telephone:	760-369-1234
Contact Email:	Not reported
Transporter 1 EPA ID:	TXR000081205
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	MAD039322250
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT000613976
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Address 1:	2120 South Yale Street
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Santa Ana 92704
TSDF Telephone:	800-483-3718
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2019
EM Manifest ID:	532920
Generator EPA ID:	CAL000212349
Shipment Date:	2019-08-02
Manifest Number:	007095874SKS
Line Number:	1
Method Code:	H141
Quantity Tons:	0.06255
Quantity Waste:	15.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Gallons
Federal Code:	D039

State:

Year:	2019
EM Manifest ID:	532920
Generator EPA ID:	CAL000212349
Shipment Date:	2019-08-02
Manifest Number:	007095874SKS
Line Number:	1
Method Code:	H141
Quantity Tons:	0.06255

FULL CIRCLE (Continued) **S113107449**

Quantity Waste:	15.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Gallons
State Code:	213

Year:	2019
EM Manifest ID:	c1884d9a-b5a6-4357-a2ad-4bbb1ca653f6
Shipment Date:	5/13/2019
Shipment Date:	5/13/2019
Receipt Date:	5/20/2019
Manifest Number:	007063832SKS
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	4831 NEWTON ST
Address 2:	Attn Norm Baysinger
City,State,Zip:	YUCCA VALLEY 92284
Telephone:	800-483-3718
Contact:	Main Contact
Contact Telephone:	760-369-1234
Contact Email:	Not reported
Transporter 1 EPA ID:	TXR000081205
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	MAD039322250
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT000613976
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Address 1:	2120 South Yale Street
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Santa Ana 92704
TSDF Telephone:	800-483-3718
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2019
EM Manifest ID:	c1884d9a-b5a6-4357-a2ad-4bbb1ca653f6
Generator EPA ID:	CAL000212349
Shipment Date:	2019-05-13
Manifest Number:	007063832SKS
Line Number:	1
Method Code:	H141
Quantity Tons:	0.06255
Quantity Waste:	15.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Gallons
Federal Code:	D039

FULL CIRCLE (Continued) **S113107449**

State:

Year:	2019
EM Manifest ID:	c1884d9a-b5a6-4357-a2ad-4bbb1ca653f6
Generator EPA ID:	CAL000212349
Shipment Date:	2019-05-13
Manifest Number:	007063832SKS
Line Number:	1
Method Code:	H141
Quantity Tons:	0.06255
Quantity Waste:	15.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Gallons
State Code:	213

Year:	2019
EM Manifest ID:	b012c24f-6cfd-4563-af5e-6ef253b65408
Shipment Date:	3/4/2019
Shipment Date:	3/4/2019
Receipt Date:	3/11/2019
Manifest Number:	006850995SKS
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	4831 NEWTON ST
Address 2:	Attn Norm Baysinger
City,State,Zip:	YUCCA VALLEY 92284
Telephone:	800-483-3718
Contact:	Main Contact
Contact Telephone:	760-369-1234
Contact Email:	Not reported
Transporter 1 EPA ID:	TXR000081205
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	MAD039322250
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT000613976
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Address 1:	2120 South Yale Street
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Santa Ana 92704
TSDF Telephone:	800-483-3718
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2019
EM Manifest ID:	b012c24f-6cfd-4563-af5e-6ef253b65408
Generator EPA ID:	CAL000212349
Shipment Date:	2019-03-04

FULL CIRCLE (Continued) **S113107449**

Manifest Number:	006850995SKS
Line Number:	1
Method Code:	H141
Quantity Tons:	0.06255
Quantity Waste:	15.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Gallons
Federal Code:	D039

State:

Year:	2019
EM Manifest ID:	b012c24f-6cfd-4563-af5e-6ef253b65408
Generator EPA ID:	CAL000212349
Shipment Date:	2019-03-04
Manifest Number:	006850995SKS
Line Number:	1
Method Code:	H141
Quantity Tons:	0.06255
Quantity Waste:	15.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Gallons
State Code:	213

Year:	2019
EM Manifest ID:	261813
Shipment Date:	12/12/2018
Shipment Date:	12/12/2018
Receipt Date:	12/17/2018
Manifest Number:	006821871SKS
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	4831 NEWTON ST
Address 2:	Attn Norm Baysinger
City,State,Zip:	YUCCA VALLEY 92284
Telephone:	800-483-3718
Contact:	Main Contact
Contact Telephone:	760-369-1234
Contact Email:	Not reported
Transporter 1 EPA ID:	TXR000081205
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	MAD039322250
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT000613976
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Address 1:	2120 South Yale Street
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Santa Ana 92704
TSDF Telephone:	800-483-3718
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported

FULL CIRCLE (Continued) **S113107449**

RCRA Code: Not reported
Meth Code: - Not reported
Quantity Tons: Not reported
Waste Quantity: Not reported
Quantity Unit: Not reported

Federal:
Year: 2019
EM Manifest ID: 261813
Generator EPA ID: CAL000212349
Shipment Date: 2018-12-12
Manifest Number: 006821871SKS
Line Number: 1
Method Code: H141
Quantity Tons: 0.06255
Quantity Waste: 15.000000
Quantity Unit: G
Number of Containers: 1
Type of Container: Metal drums, barrels, kegs
Quantity Type: Gallons
Federal Code: D039

State:
Year: 2019
EM Manifest ID: 261813
Generator EPA ID: CAL000212349
Shipment Date: 2018-12-12
Manifest Number: 006821871SKS
Line Number: 1
Method Code: H141
Quantity Tons: 0.06255
Quantity Waste: 15.000000
Quantity Unit: G
Number of Containers: 1
Type of Container: Metal drums, barrels, kegs
Quantity Type: Gallons
State Code: 213

Year: 2019
EM Manifest ID: 702577
Shipment Date: 10/28/2019
Shipment Date: 10/28/2019
Receipt Date: 11/1/2019
Manifest Number: 007348668SKS
Generator EPA ID: CAL000212349
Name: FULL CIRCLE
Address: 4831 NEWTON ST
Address 2: Attn Norm Baysinger
City,State,Zip: YUCCA VALLEY 92284
Telephone: 800-483-3718
Contact: Main Contact
Contact Telephone: 760-369-1234
Contact Email: Not reported
Transporter 1 EPA ID: TXR000081205
Transporter Name: Not reported
Transporter 1 Emergency Number: Not reported

FULL CIRCLE (Continued) **S113107449**

Transporter 2 EPA ID:	MAD039322250
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT000613976
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Address 1:	2120 South Yale Street
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Santa Ana 92704
TSDF Telephone:	800-483-3718
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2019
EM Manifest ID:	702577
Generator EPA ID:	CAL000212349
Shipment Date:	2019-10-28
Manifest Number:	007348668SKS
Line Number:	1
Method Code:	H141
Quantity Tons:	0.06255
Quantity Waste:	15.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Gallons
Federal Code:	D039

State:

Year:	2019
EM Manifest ID:	702577
Generator EPA ID:	CAL000212349
Shipment Date:	2019-10-28
Manifest Number:	007348668SKS
Line Number:	1
Method Code:	H141
Quantity Tons:	0.06255
Quantity Waste:	15.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Gallons
State Code:	213

Additional Information:

Year:	2018
EM Manifest ID:	006050090SKS20170728_D_1
Shipment Date:	7/28/2017
Shipment Date:	7/28/2017
Receipt Date:	8/4/2017
Manifest Number:	006050090SKS

FULL CIRCLE (Continued) **S113107449**

Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	TXR000081205
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	MAD039322250
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT000613976
TSDF Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2018
EM Manifest ID:	006050090SKS20170728_D_1
Generator EPA ID:	CAL000212349
Shipment Date:	2017-07-28
Manifest Number:	006050090SKS
Line Number:	1
Method Code:	H141
Quantity Tons:	0.02085
Quantity Waste:	5.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D039

State:

Year:	2018
EM Manifest ID:	006050090SKS20170728_D_1
Generator EPA ID:	CAL000212349
Shipment Date:	2017-07-28
Manifest Number:	006050090SKS
Line Number:	1
Method Code:	H141
Quantity Tons:	0.02085
Quantity Waste:	5.000000
Quantity Unit:	G
Number of Containers:	1

FULL CIRCLE (Continued) **S113107449**

Type of Container: NULL
Quantity Type: NULL
State Code: 213

Year: 2018
EM Manifest ID: 006098567SKS20180628_D_1
Shipment Date: 6/28/2018
Shipment Date: 6/28/2018
Receipt Date: 6/7/2018
Manifest Number: 006098567SKS
Generator EPA ID: CAL000212349
Name: FULL CIRCLE
Address: Not reported
Address 2: Not reported
City,State,Zip: Not reported
Telephone: Not reported
Contact: Not reported
Contact Telephone: Not reported
Contact Email: Not reported
Transporter 1 EPA ID: TXR000081205
Transporter Name: Not reported
Transporter 1 Emergency Number: Not reported
Transporter 2 EPA ID: MAD039322250
Transporter Name 2: Not reported
Transporter 2 Emergency Number: Not reported
TSDF EPA ID: CAT000613976
TSDF Name: SAFETY-KLEEN SYSTEMS INC
TSDF Address 1: Not reported
TSDF Address 2: Not reported
TSDF City,State,Zip: Not reported
TSDF Telephone: Not reported
TSDFA EPA ID: Not reported
Waste Code Description: - Not reported
RCRA Code: Not reported
Meth Code: - Not reported
Quantity Tons: Not reported
Waste Quantity: Not reported
Quantity Unit: Not reported

Federal:
Year: 2018
EM Manifest ID: 006098567SKS20180628_D_1
Generator EPA ID: CAL000212349
Shipment Date: 2018-06-28
Manifest Number: 006098567SKS
Line Number: 1
Method Code: H141
Quantity Tons: 0.06255
Quantity Waste: 15.000000
Quantity Unit: G
Number of Containers: 1
Type of Container: NULL
Quantity Type: NULL
Federal Code: D039

State:

FULL CIRCLE (Continued) **S113107449**

Year:	2018
EM Manifest ID:	006098567SKS20180628_D_1
Generator EPA ID:	CAL000212349
Shipment Date:	2018-06-28
Manifest Number:	006098567SKS
Line Number:	1
Method Code:	H141
Quantity Tons:	0.06255
Quantity Waste:	15.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	213

Year:	2018
EM Manifest ID:	009786492FLE20170515_D_1
Shipment Date:	5/15/2017
Shipment Date:	5/15/2017
Receipt Date:	5/25/2017
Manifest Number:	009786492FLE
Generator EPA ID:	CAL000212349
Name:	FULL CIROLE
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000176826
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000163824
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

State:

Year:	2018
EM Manifest ID:	009786492FLE20170515_D_1
Generator EPA ID:	CAL000212349
Shipment Date:	2017-05-15
Manifest Number:	009786492FLE
Line Number:	1

FULL CIRCLE (Continued) **S113107449**

Method Code:	H039
Quantity Tons:	0.91740
Quantity Waste:	220.000000
Quantity Unit:	G
Number of Containers:	4
Type of Container:	NULL
Quantity Type:	NULL
State Code:	223

Year:	2018
EM Manifest ID:	006371655SKS20180404_D_1
Shipment Date:	4/4/2018
Shipment Date:	4/4/2018
Receipt Date:	4/10/2018
Manifest Number:	006371655SKS
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	TXR000081205
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	MAD039322250
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT000613976
TSDF Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2018
EM Manifest ID:	006371655SKS20180404_D_1
Generator EPA ID:	CAL000212349
Shipment Date:	2018-04-04
Manifest Number:	006371655SKS
Line Number:	1
Method Code:	H141
Quantity Tons:	0.06255
Quantity Waste:	15.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	NULL

FULL CIRCLE (Continued) **S113107449**

Quantity Type: NULL
Federal Code: D039

State:
Year: 2018
EM Manifest ID: 006371655SKS20180404_D_1
Generator EPA ID: CAL000212349
Shipment Date: 2018-04-04
Manifest Number: 006371655SKS
Line Number: 1
Method Code: H141
Quantity Tons: 0.06255
Quantity Waste: 15.000000
Quantity Unit: G
Number of Containers: 1
Type of Container: NULL
Quantity Type: NULL
State Code: 213

Year: 2018
EM Manifest ID: 011128856FLE20180430_D_1
Shipment Date: 4/30/2018
Shipment Date: 4/30/2018
Receipt Date: 5/10/2018
Manifest Number: 011128856FLE
Generator EPA ID: CAL000212349
Name: FULL CIRCLE
Address: Not reported
Address 2: Not reported
City,State,Zip: Not reported
Telephone: Not reported
Contact: Not reported
Contact Telephone: Not reported
Contact Email: Not reported
Transporter 1 EPA ID: CAR000176826
Transporter Name: Not reported
Transporter 1 Emergency Number: Not reported
Transporter 2 EPA ID: CAR000194217
Transporter Name 2: Not reported
Transporter 2 Emergency Number: Not reported
TSDF EPA ID: MXC130619001
TSDF Name: RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Address 1: Not reported
TSDF Address 2: Not reported
TSDF City,State,Zip: Not reported
TSDF Telephone: Not reported
TSDFA EPA ID: Not reported
Waste Code Description: - Not reported
RCRA Code: Not reported
Meth Code: - Not reported
Quantity Tons: Not reported
Waste Quantity: Not reported
Quantity Unit: Not reported

State:
Year: 2018

FULL CIRCLE (Continued) **S113107449**

EM Manifest ID:	011128856FLE20180430_D_1
Generator EPA ID:	CAL000212349
Shipment Date:	2018-04-30
Manifest Number:	011128856FLE
Line Number:	1
Method Code:	H039
Quantity Tons:	0.12510
Quantity Waste:	30.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	223

Year:	2018
EM Manifest ID:	011128856FLE20180430_D_1
Generator EPA ID:	CAL000212349
Shipment Date:	2018-04-30
Manifest Number:	011128856FLE
Line Number:	2
Method Code:	H039
Quantity Tons:	0.69300
Quantity Waste:	165.000000
Quantity Unit:	G
Number of Containers:	3
Type of Container:	NULL
Quantity Type:	NULL
State Code:	135

Year:	2018
EM Manifest ID:	005767840SKS20170208_D_1
Shipment Date:	2/8/2017
Shipment Date:	2/8/2017
Receipt Date:	2/14/2017
Manifest Number:	005767840SKS
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	TXR000081205
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	MAD039322250
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT000613976
TSDF Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported

FULL CIRCLE (Continued) **S113107449**

TSDFA EPA ID: Not reported
Waste Code Description: - Not reported
RCRA Code: Not reported
Meth Code: - Not reported
Quantity Tons: Not reported
Waste Quantity: Not reported
Quantity Unit: Not reported

Federal:
Year: 2018
EM Manifest ID: 005767840SKS20170208_D_1
Generator EPA ID: CAL000212349
Shipment Date: 2017-02-08
Manifest Number: 005767840SKS
Line Number: 1
Method Code: H141
Quantity Tons: 0.03336
Quantity Waste: 8.000000
Quantity Unit: G
Number of Containers: 1
Type of Container: NULL
Quantity Type: NULL
Federal Code: D039

State:
Year: 2018
EM Manifest ID: 005767840SKS20170208_D_1
Generator EPA ID: CAL000212349
Shipment Date: 2017-02-08
Manifest Number: 005767840SKS
Line Number: 1
Method Code: H141
Quantity Tons: 0.03336
Quantity Waste: 8.000000
Quantity Unit: G
Number of Containers: 1
Type of Container: NULL
Quantity Type: NULL
State Code: 213

Year: 2018
EM Manifest ID: 010966940FLE20171108_D_1
Shipment Date: 11/8/2017
Shipment Date: 11/8/2017
Receipt Date: 12/7/2017
Manifest Number: 010966940FLE
Generator EPA ID: CAL000212349
Name: FULL CIRCLE
Address: Not reported
Address 2: Not reported
City,State,Zip: Not reported
Telephone: Not reported
Contact: Not reported
Contact Telephone: Not reported
Contact Email: Not reported
Transporter 1 EPA ID: CAR000176826

FULL CIRCLE (Continued) **S113107449**

Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000194217
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	MXC130619001
TSDF Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

State:

Year:	2018
EM Manifest ID:	010966940FLE20171108_D_1
Generator EPA ID:	CAL000212349
Shipment Date:	2017-11-08
Manifest Number:	010966940FLE
Line Number:	1
Method Code:	H039
Quantity Tons:	1.14675
Quantity Waste:	275.000000
Quantity Unit:	G
Number of Containers:	5
Type of Container:	NULL
Quantity Type:	NULL
State Code:	223

Year:	2018
EM Manifest ID:	006347774SKS20171019_D_1
Shipment Date:	10/19/2017
Shipment Date:	10/19/2017
Receipt Date:	10/31/2017
Manifest Number:	006347774SKS
Generator EPA ID:	CAL000212349
Name:	FULL CIRCLE
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	TXR000081205
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	MAD039322250
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT000613976

FULL CIRCLE (Continued) **S113107449**

TSDF Name: SAFETY-KLEEN SYSTEMS INC
TSDF Address 1: Not reported
TSDF Address 2: Not reported
TSDF City,State,Zip: Not reported
TSDF Telephone: Not reported
TSDFA EPA ID: Not reported
Waste Code Description: - Not reported
RCRA Code: Not reported
Meth Code: - Not reported
Quantity Tons: Not reported
Waste Quantity: Not reported
Quantity Unit: Not reported

Federal:
Year: 2018
EM Manifest ID: 006347774SKS20171019_D_1
Generator EPA ID: CAL000212349
Shipment Date: 2017-10-19
Manifest Number: 006347774SKS
Line Number: 1
Method Code: H141
Quantity Tons: 0.06255
Quantity Waste: 15.000000
Quantity Unit: G
Number of Containers: 1
Type of Container: NULL
Quantity Type: NULL
Federal Code: D039

State:
Year: 2018
EM Manifest ID: 006347774SKS20171019_D_1
Generator EPA ID: CAL000212349
Shipment Date: 2017-10-19
Manifest Number: 006347774SKS
Line Number: 1
Method Code: H141
Quantity Tons: 0.06255
Quantity Waste: 15.000000
Quantity Unit: G
Number of Containers: 1
Type of Container: NULL
Quantity Type: NULL
State Code: 213

Year: 2018
EM Manifest ID: 006528176SKS20180111_D_1
Shipment Date: 1/11/2018
Shipment Date: 1/11/2018
Receipt Date: 1/17/2018
Manifest Number: 006528176SKS
Generator EPA ID: CAL000212349
Name: FULL CIRCLE
Address: Not reported
Address 2: Not reported
City,State,Zip: Not reported

FULL CIRCLE (Continued) **S113107449**

Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	TXR000081205
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	MAD039322250
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAT000613976
TSDF Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

Federal:

Year:	2018
EM Manifest ID:	006528176SKS20180111_D_1
Generator EPA ID:	CAL000212349
Shipment Date:	2018-01-11
Manifest Number:	006528176SKS
Line Number:	1
Method Code:	H141
Quantity Tons:	0.06255
Quantity Waste:	15.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
Federal Code:	D039

State:

Year:	2018
EM Manifest ID:	006528176SKS20180111_D_1
Generator EPA ID:	CAL000212349
Shipment Date:	2018-01-11
Manifest Number:	006528176SKS
Line Number:	1
Method Code:	H141
Quantity Tons:	0.06255
Quantity Waste:	15.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	213

FULL CIRCLE (Continued) **S113107449**

Additional Information:

Year:	2017
Gen EPA ID:	CAL000212349
Shipment Date:	20171108
Creation Date:	10/30/2018 18:30:15
Receipt Date:	20171207
Manifest ID:	010966940FLE
Trans EPA ID:	CAR000176826
Trans Name:	HCI ENVIRONMENTAL & ENGINEERING SERVICE
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	1.14675
Waste Quantity:	275
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171019
Creation Date:	7/10/2018 18:30:24
Receipt Date:	20171031
Manifest ID:	006347774SKS
Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.06255
Waste Quantity:	15
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170728
Creation Date:	7/16/2018 18:31:15
Receipt Date:	20170804

FULL CIRCLE (Continued) **S113107449**

Manifest ID:	006050090SKS
Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBOR
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.02085
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170515
Creation Date:	7/20/2018 18:30:15
Receipt Date:	20170525
Manifest ID:	009786492FLE
Trans EPA ID:	CAR000176826
Trans Name:	HCI ENVIRONMENTAL & ENGINEERING SERVICE
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.9174
Waste Quantity:	220
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170208
Creation Date:	5/9/2018 18:32:07
Receipt Date:	20170214
Manifest ID:	005767840SKS
Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC

FULL CIRCLE (Continued) **S113107449**

TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code: D039
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.03336
Waste Quantity: 8
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Information:
Year: 2016
Gen EPA ID: CAL000212349

Shipment Date: 20150910
Creation Date: 2/26/2016 22:15:47
Receipt Date: 20150915
Manifest ID: 005038363SKS
Trans EPA ID: TXR000081205
Trans Name: SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAT000613976
Trans Name: SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code: D039
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.03336
Waste Quantity: 8
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20150826
Creation Date: 2/9/2016 22:16:04
Receipt Date: 20150909
Manifest ID: 000197951MWI
Trans EPA ID: CAR000176826
Trans Name: HCI ENVIRONMENTAL & ENGINEERING SERVICE
Trans 2 EPA ID: CAR000194217
Trans 2 Name: TEMARRY RECYCLING INC
TSDF EPA ID: MXC130619001
Trans Name: RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 223 - Unspecified oil-containing waste

FULL CIRCLE (Continued) **S113107449**

RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	1.0425
Waste Quantity:	250
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150627
Creation Date:	1/19/2016 22:15:36
Receipt Date:	20150630
Manifest ID:	004942047SKS
Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150423
Creation Date:	11/17/2015 22:15:32
Receipt Date:	20150512
Manifest ID:	000119456MWI
Trans EPA ID:	CAR000176826
Trans Name:	HCI ENVIRONMENTAL & ENGINEERING SERVICE
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.9174
Waste Quantity:	220
Quantity Unit:	G
Additional Code 1:	Not reported

FULL CIRCLE (Continued) **S113107449**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150408
Creation Date:	9/11/2015 22:15:47
Receipt Date:	20150415
Manifest ID:	004901897SKS
Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150113
Creation Date:	7/9/2015 22:15:09
Receipt Date:	20150123
Manifest ID:	004618266SKS
Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2015

FULL CIRCLE (Continued) **S113107449**

Gen EPA ID:	CAL000212349
Shipment Date:	20150910
Creation Date:	2/26/2016 22:15:47
Receipt Date:	20150915
Manifest ID:	005038363SKS
Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150826
Creation Date:	2/9/2016 22:16:04
Receipt Date:	20150909
Manifest ID:	000197951MWI
Trans EPA ID:	CAR000176826
Trans Name:	HCI ENVIRONMENTAL & ENGINEERING SERVICE
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	1.0425
Waste Quantity:	250
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150627
Creation Date:	1/19/2016 22:15:36
Receipt Date:	20150630
Manifest ID:	004942047SKS
Trans EPA ID:	TXR000081205

FULL CIRCLE (Continued) **S113107449**

Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150423
Creation Date:	11/17/2015 22:15:32
Receipt Date:	20150512
Manifest ID:	000119456MWI
Trans EPA ID:	CAR000176826
Trans Name:	HCI ENVIRONMENTAL & ENGINEERING SERVICE
Trans 2 EPA ID:	CAR000194217
Trans 2 Name:	TEMARRY RECYCLING INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.9174
Waste Quantity:	220
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150408
Creation Date:	9/11/2015 22:15:47
Receipt Date:	20150415
Manifest ID:	004901897SKS
Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported

FULL CIRCLE (Continued) **S113107449**

Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150113
Creation Date:	7/9/2015 22:15:09
Receipt Date:	20150123
Manifest ID:	004618266SKS
Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613976
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2014
Gen EPA ID:	CAL000212349
Shipment Date:	20140904
Creation Date:	6/24/2015 22:15:33
Receipt Date:	20140918
Manifest ID:	007682571FLE
Trans EPA ID:	CAR000176826
Trans Name:	HCI ENVIRONMENTAL & ENGINEERING SERVICE
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H020 - Solvents Recovery

FULL CIRCLE (Continued) **S113107449**

Quantity Tons:	0.834
Waste Quantity:	200
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140716
Creation Date:	9/13/2014 22:15:14
Receipt Date:	20140731
Manifest ID:	004307692SKS
Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140528
Creation Date:	11/2/2014 22:15:05
Receipt Date:	20140610
Manifest ID:	000197837MWI
Trans EPA ID:	CAR000176826
Trans Name:	HCI ENVIRONMENTAL & ENGINEERING SERVICE
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.68805
Waste Quantity:	165
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

FULL CIRCLE (Continued) **S113107449**

Shipment Date:	20140121
Creation Date:	4/5/2014 22:15:21
Receipt Date:	20140202
Manifest ID:	004072430SKS
Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2013
Gen EPA ID:	CAL000212349
Shipment Date:	20131209
Creation Date:	5/14/2014 22:14:54
Receipt Date:	20131216
Manifest ID:	000196828MWI
Trans EPA ID:	CAR000176826
Trans Name:	HCI ENVIRONMENTAL & ENGINEERING SERVICE
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	MXC130619001
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.4587
Waste Quantity:	110
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131014
Creation Date:	2/24/2014 22:15:07
Receipt Date:	20131016
Manifest ID:	003745287SKS

FULL CIRCLE (Continued) **S113107449**

Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.06255
Waste Quantity:	15
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130725
Creation Date:	11/20/2013 22:15:20
Receipt Date:	20130729
Manifest ID:	003693583SKS
Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130605
Creation Date:	10/30/2013 22:15:21
Receipt Date:	20130620
Manifest ID:	000165950MWI
Trans EPA ID:	CAR000176826
Trans Name:	HCI ENVIRONMENTAL & ENGINEERING SERVICE
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported

FULL CIRCLE (Continued) **S113107449**

TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.22935
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130501
Creation Date:	9/28/2013 22:15:06
Receipt Date:	20130506
Manifest ID:	003379051SKS
Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130206
Creation Date:	7/9/2013 22:15:05
Receipt Date:	20130212
Manifest ID:	003680272SKS
Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G

FULL CIRCLE (Continued) **S113107449**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2012
Gen EPA ID:	CAL000212349
Shipment Date:	20121018
Creation Date:	3/21/2013 22:15:13
Receipt Date:	20121024
Manifest ID:	003429487SKS
Trans EPA ID:	TXR000081205
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120920
Creation Date:	8/17/2013 22:15:07
Receipt Date:	20120926
Manifest ID:	000119893MWI
Trans EPA ID:	CAR000176826
Trans Name:	HCI ENVIRONMENTAL & ENGINEERING SERVICE
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO SA DE CV
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.417
Waste Quantity:	100
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

FULL CIRCLE (Continued) **S113107449**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120725
Creation Date:	12/29/2012 22:15:14
Receipt Date:	20120801
Manifest ID:	003057991SKS
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0417
Waste Quantity:	10
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120501
Creation Date:	5/24/2013 22:15:07
Receipt Date:	20120508
Manifest ID:	003346050SKS
Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120210
Creation Date:	7/16/2012 20:30:09
Receipt Date:	20120216
Manifest ID:	003037194SKS

FULL CIRCLE (Continued) **S113107449**

Trans EPA ID:	TXR000050930
Trans Name:	SAFETY-KLEEN SYSTEMS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT000613893
Trans Name:	SAFETY-KLEEN SYSTEMS INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	213 - Hydrocarbon solvents (benzene, hexane, Stoddard, etc.
RCRA Code:	D039
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

A5 **VISTA AUTO TRUCK** **HWTS** **S123766098**
SSW **4828 NEWTON** **HAZNET** **N/A**
< 1/8 **YUCCA VALLEY, CA 92284**
0.035 mi.
187 ft. **Site 4 of 6 in cluster A**

Relative:
Higher

Actual:
3735 ft.

HWTS:

Name:	VISTA AUTO TRUCK
Address:	4828 NEWTON
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92284
EPA ID:	CAL000036349
Inactive Date:	06/30/1998
Create Date:	07/05/1990
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	7361 AVALON AVE
Mailing Address 2:	Not reported
Mailing City,State,Zip:	YUCCA VALLEY, CA 922846076
Owner Name:	DETHERAGE RON
Owner Address:	Not reported
Owner Address 2:	Not reported
Owner City,State,Zip:	Not reported
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	Not reported
Contact Address:	INACT PER 98VQ FINAL NOTICE
Contact Address 2:	Not reported
City,State,Zip:	Not reported
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	34.167742
Longitude:	-116.421383

VISTA AUTO TRUCK (Continued) **S123766098**

HAZNET:

Name:	VISTA AUTO TRUCK
Address:	4828 NEWTON
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 922840000
Contact:	--
Telephone:	--
Mailing Name:	Not reported
Mailing Address:	7361 AVALON AVE
Year:	1991
Gepaid:	CAL000036349
TSD EPA ID:	CAD088838222
CA Waste Code:	343 - Unspecified organic liquid mixture
Disposal Method:	R01 - Recycler
Tons:	0.271

A6 **CRAFTSMANS RV TRUCK & AUTO RPR** **HWTS** **S113164131**
SSW **4828 NEWTON LANE** **HAZNET** **N/A**
< 1/8 **YUCCA VALLEY, CA 92284**
0.035 mi.
187 ft. **Site 5 of 6 in cluster A**

Relative:
Higher

Actual:
3735 ft.

HWTS:

Name:	CRAFTSMANS RV TRUCK & AUTO RPR
Address:	4828 NEWTON LANE
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92284
EPA ID:	CAL913243298
Inactive Date:	06/30/2002
Create Date:	11/20/1991
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 189
Mailing Address 2:	Not reported
Mailing City,State,Zip:	YUCCA VALLEY, CA 922860189
Owner Name:	JILYN CRAWFORD
Owner Address:	PO BOX 189
Owner Address 2:	Not reported
Owner City,State,Zip:	YUCCA VALLEY, CA 922860189
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	JILYN CRAWFORD
Contact Address:	PO BOX 189
Contact Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 922860000
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	34.167764
Longitude:	-116.421416

NAICS:

EPA ID:	CAL913243298
Create Date:	2002-03-14 16:36:30.000

CRAFTSMANS RV TRUCK & AUTO RPR (Continued) **S113164131**

NAICS Code:	811111
NAICS Description:	General Automotive Repair
Issued EPA ID Date:	1991-11-20 00:00:00
Inactive Date:	2002-06-30 00:00:00
Facility Name:	CRAFTSMANS RV TRUCK & AUTO RPR
Facility Address:	4828 NEWTON LANE
Facility Address 2:	Not reported
Facility City:	YUCCA VALLEY
Facility County:	Not reported
Facility State:	CA
Facility Zip:	922840000

HAZNET:

Name:	CRAFTSMANS RV TRUCK & AUTO RPR
Address:	4828 NEWTON LANE
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 922840000
Contact:	JILYN CRAWFORD
Telephone:	7602204543
Mailing Name:	Not reported
Mailing Address:	PO BOX 189
Year:	2002
Gepaid:	CAL913243298
TSD EPA ID:	CAT080013352
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	R01 - Recycler
Tons:	0.834
Year:	2002
Gepaid:	CAL913243298
TSD EPA ID:	CAT080013352
CA Waste Code:	135 - Unspecified aqueous solution
Disposal Method:	R01 - Recycler
Tons:	0.21

Additional Information:

Year:	2002
Gen EPA ID:	CAL913243298
Shipment Date:	20020325
Creation Date:	7/9/2002 18:31:13
Receipt Date:	20020403
Manifest ID:	21362389
Trans EPA ID:	CAD028277036
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	D001

CRAFTSMANS RV TRUCK & AUTO RPR (Continued) **S113164131**

Meth Code:	R01 - Recycler
Quantity Tons:	0.21
Waste Quantity:	50
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20020325
Creation Date:	7/9/2002 18:31:13
Receipt Date:	20020403
Manifest ID:	21362389
Trans EPA ID:	CAD028277036
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.834
Waste Quantity:	200
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

A7 **CS BEAMAN INC DBA MESA GARAGE** **HWTS** **S124890230**
SSW **4828 NEWTON ST** **N/A**
< 1/8 **YUCCA VALLEY, CA 92284**
0.037 mi.
195 ft. **Site 6 of 6 in cluster A**

Relative: **Higher**

Actual: **3734 ft.**

HWTS:

Name:	CS BEAMAN INC DBA MESA GARAGE
Address:	4828 NEWTON ST
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92284
EPA ID:	CAL000373050
Inactive Date:	06/30/2013
Create Date:	03/26/2012
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	3632 RUIDOSA AVE
Mailing Address 2:	Not reported
Mailing City,State,Zip:	YUCCA VALLEY, CA 922840000
Owner Name:	CS BEAMAN INC
Owner Address:	3632 RUIDOSA AVE
Owner Address 2:	Not reported
Owner City,State,Zip:	YUCCA VALLEY, CA 922840000
Owner Phone:	Not reported

CS BEAMAN INC DBA MESA GARAGE (Continued) **S124890230**

Owner Fax:	Not reported
Contact Name:	SHAWN MCEACHERN
Contact Address:	4828 NEWTON ST
Contact Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 922840000
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	34.16691707
Longitude:	-116.4214911

NAICS:

EPA ID:	CAL000373050
Create Date:	2012-03-26 14:14:33.937
NAICS Code:	811111
NAICS Description:	General Automotive Repair
Issued EPA ID Date:	2012-03-26 14:14:33.92300
Inactive Date:	2013-06-30 00:00:00
Facility Name:	CS BEAMAN INC DBA MESA GARAGE
Facility Address:	4828 NEWTON ST
Facility Address 2:	Not reported
Facility City:	YUCCA VALLEY
Facility County:	Not reported
Facility State:	CA
Facility Zip:	92284

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8 **AMERIGAS PROPANE** **AST** **S106718532**
West **4785 OLD WOMAN SPRINGS RD** **EMI** **N/A**
< 1/8 **YUCCA VALLEY, CA 92284** **HWTS**
0.104 mi. **HAZNET**
548 ft. **San Bern. Co. Permit**
CERS

Relative:
Higher

Actual:
3748 ft.

AST:

Name:	AMERIGAS PROPANE
Address:	4785 OLD WOMAN SPRINGS RD
City/Zip:	YUCCA VALLEY,92284
Certified Unified Program Agencies:	Not reported
Owner:	AMERIGAS PROPANE, L.P.
Total Gallons:	Not reported
CERSID:	10049956
Facility ID:	FA0009443
Business Name:	AMERIGAS
Phone:	(760) 228-1888
Fax:	(760) 228-1880
Mailing Address:	55596 Yucca Trail
Mailing Address City:	YUCCA VALLEY
Mailing Address State:	CA
Mailing Address Zip Code:	92284
Operator Name:	Ron Taylor
Operator Phone:	(760) 228-1888
Owner Phone:	(610) 337-7000
Owner Mail Address:	P.O. BOX 965
Owner State:	PA
Owner Zip Code:	19482

AMERIGAS PROPANE (Continued) **S106718532**

Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	Not reported

EMI:

Name:	G AND K PROPANE 1121 - OLD WOMAN SPRINGS
Address:	4785 OLD WOMAN SPRINGS ROAD
City,State,Zip:	YUCCA VALLEY, CA 92284
Year:	2020
County Code:	36
Air Basin:	MD
Facility ID:	3699
Air District Name:	MOJ
SIC Code:	5984
Air District Name:	MOJAVE DESERT AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	7.3426573427e-006
Reactive Organic Gases Tons/Yr:	5.25e-006
Carbon Monoxide Emissions Tons/Yr:	Not reported
NOX - Oxides of Nitrogen Tons/Yr:	Not reported
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	Not reported
Part. Matter 10 Micrometers and Smllr Tons/Yr:	Not reported

Name:	G AND K PROPANE 1121 - OLD WOMAN SPRINGS
Address:	4785 OLD WOMAN SPRINGS ROAD
City,State,Zip:	YUCCA VALLEY, CA 92284
Year:	2021
County Code:	36
Air Basin:	MD
Facility ID:	3699
Air District Name:	MOJ
SIC Code:	5984
Air District Name:	MOJAVE DESERT AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	7.3426573427e-006
Reactive Organic Gases Tons/Yr:	5.25e-006
Carbon Monoxide Emissions Tons/Yr:	Not reported
NOX - Oxides of Nitrogen Tons/Yr:	Not reported
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	Not reported
Part. Matter 10 Micrometers and Smllr Tons/Yr:	Not reported

Name:	G AND K PROPANE 1121 - OLD WOMAN SPRINGS
Address:	4785 OLD WOMAN SPRINGS ROAD
City,State,Zip:	YUCCA VALLEY, CA 92284
Year:	2022
County Code:	36
Air Basin:	MD

AMERIGAS PROPANE (Continued) **S106718532**

Facility ID:	3699
Air District Name:	MOJ
SIC Code:	5984
Air District Name:	MOJAVE DESERT AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.00000734265734265734265 7
Reactive Organic Gases Tons/Yr:	5.25e-006
Carbon Monoxide Emissions Tons/Yr:	Not reported
NOX - Oxides of Nitrogen Tons/Yr:	Not reported
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	Not reported
Part. Matter 10 Micrometers and Smllr Tons/Yr:	Not reported

HWTS:

Name:	AMERIGAS PROPANE
Address:	4785 OLD WOMAN SPRINGS RD
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92284
EPA ID:	CAC002740661
Inactive Date:	11/14/2013
Create Date:	08/15/2013
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	55596 YUCCA TRL
Mailing Address 2:	Not reported
Mailing City,State,Zip:	YUCCA VALLEY, CA 922847811
Owner Name:	AMERIGAS PROPANE
Owner Address:	460 N GULPH RD
Owner Address 2:	Not reported
Owner City,State,Zip:	KING OF PRUSSIA, PA 194062815
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	BOB CASSIDY
Contact Address:	55596 YUCCA TRL
Contact Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 922847811
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	TEMPORARY
Category:	STATE
Latitude:	34.16674
Longitude:	-116.42284

NAICS:

EPA ID:	CAC002740661
Create Date:	2013-08-15 15:54:53.220
NAICS Code:	454312
NAICS Description:	Liquefied Petroleum Gas (Bottled Gas) Dealers
Issued EPA ID Date:	2013-08-15 15:54:53.23000
Inactive Date:	2013-11-14 15:54:53.22000
Facility Name:	AMERIGAS PROPANE
Facility Address:	4785 OLD WOMAN SPRINGS RD
Facility Address 2:	Not reported
Facility City:	YUCCA VALLEY
Facility County:	Not reported

AMERIGAS PROPANE (Continued) **S106718532**

Facility State: CA
Facility Zip: 922842025

HAZNET:
Name: AMERIGAS PROPANE
Address: 4785 OLD WOMAN SPRINGS RD
Address 2: Not reported
City,State,Zip: YUCCA VALLEY, CA 922842025
Contact: BOB CASSIDY
Telephone: 7602281888
Mailing Name: Not reported
Mailing Address: 55596 YUCCA TRL

Year: 2013
Gepaid: CAC002740661
TSD EPA ID: CAD028409019
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0495

Additional Information:
Year: 2013
Gen EPA ID: CAC002740661

Shipment Date: 20130819
Creation Date: 10/16/2013 22:15:14
Receipt Date: 20130823
Manifest ID: 011294238JJK
Trans EPA ID: CAT080012800
Trans Name: HAZ MAT TRANS INC
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD028409019
Trans Name: CROSBY & OVERTON
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 331 - Off-specification, aged, or surplus organics
RCRA Code: D018
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.0495
Waste Quantity: 15
Quantity Unit: G
Additional Code 1: D001
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

San Bern. Co. Permit:
Name: AMERIGAS PROPANE
Address: 4785 OLD WOMAN SPRINGS RD
City,State,Zip: YUCCA VALLEY, CA 92284

AMERIGAS PROPANE (Continued) **S106718532**

Region: SAN BERNARDINO
Facility ID: FA0009443
Owner: AMERIGAS PROPANE
Permit Number: PT0016137
Permit Category: HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL
Facility Status: ACTIVE
Expiration Date: 01/31/2024

Name: AMERIGAS PROPANE
Address: 4785 OLD WOMAN SPRINGS RD
City,State,Zip: YUCCA VALLEY, CA 92284
Region: SAN BERNARDINO
Facility ID: FA0009443
Owner: AMERIGAS PROPANE
Permit Number: PT0016138
Permit Category: EPCRA FACILITY
Facility Status: INACTIVE
Expiration Date: 01/31/2014

CERS:
Name: AMERIGAS PROPANE
Address: 4785 OLD WOMAN SPRINGS RD
City,State,Zip: YUCCA VALLEY, CA 92284
Site ID: 385087
CERS ID: 10049956
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 385087
Site Name: AMERIGAS PROPANE
Violation Date: 07-23-2013
Citation: HSC 6.95 25505(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)
Violation Description: Owner/Operator failed to complete and/or submit a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.
Violation Notes: Returned to compliance on 08/22/2013.
Violation Division: San Bernardino County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 385087
Site Name: AMERIGAS PROPANE
Violation Date: 03-25-2022
Citation: Un-Specified
Violation Description: Business Plan Program - Administration/Documentation - General Local Ordinance
Violation Notes: Returned to compliance on 03/25/2022. OBSERVATION: This facility stores hazardous materials in reportable threshold quantities. At the time of the inspection, this facility did not have a valid CUPA Hazardous Materials Handlers permit. Permit expired 01/31/2022. During today's inspection, Christine Rodgers renewed the facility's permit through the county's online payment portal.
Violation Division: San Bernardino County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

AMERIGAS PROPANE (Continued) **S106718532**

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-23-2013
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Routine inspection
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-23-2018
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-01-2016
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	ROUTINE HANDLER INSPECTION FOR AMERIGAS IN YUCCA VALLEY
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	03-25-2022
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	San Bernardino County Fire Department
Eval Program:	HMRRP
Eval Source:	CERS,

Enforcement Action:

Site ID:	385087
Site Name:	AMERIGAS PROPANE
Site Address:	4785 OLD WOMAN SPRINGS RD
Site City:	YUCCA VALLEY
Site Zip:	92284
Enf Action Date:	07-23-2013
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	San Bernardino County Fire Department
Enf Action Program:	HMRRP
Enf Action Source:	CERS,

Coordinates:

Site ID:	385087
Facility Name:	AMERIGAS PROPANE
Env Int Type Code:	HMBP
Program ID:	10049956

AMERIGAS PROPANE (Continued) **S106718532**

Coord Name: Not reported
Ref Point Type Desc: Unknown,
Latitude: 34.166744
Longitude: -116.422844

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Christine Rodgers
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: AMERIGAS PROPANE, L.P.
Entity Title: Not reported
Affiliation Address: 460 N Gulph Rd
Affiliation City: King Of Prussia
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 19406
Affiliation Phone: (610) 337-7000,

Affiliation Type Desc: CUPA District
Entity Name: San Bernardino County Fire
Entity Title: Not reported
Affiliation Address: 620 South E Street
Affiliation City: San Bernardino
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92415-0153
Affiliation Phone: (909) 386-8401,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 45080 Golf Center Pkwy Ste A
Affiliation City: Indio
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92201
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: Christine Rodgers
Entity Title: Assistant Territory Manager
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Parent Corporation

AMERIGAS PROPANE (Continued) **S106718532**

Entity Name:	amerigas
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Property Owner
Entity Name:	AmeriGas Propane
Entity Title:	Not reported
Affiliation Address:	460 N Gulph RD
Affiliation City:	King Of Prussia
Affiliation State:	PA
Affiliation Country:	United States
Affiliation Zip:	19406
Affiliation Phone:	(610) 337-7000,
Affiliation Type Desc:	Environmental Contact
Entity Name:	Chrisrtine Rodgers
Entity Title:	Not reported
Affiliation Address:	45900 Commerce St Ste 1
Affiliation City:	Indio
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92201
Affiliation Phone:	,
Affiliation Type Desc:	Operator
Entity Name:	Christine Rodgers
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(951) 428-9935,

B9 **BURRTEC YUCCA VALLEY** **AST** **S104772220**
SSW **4878 NEWTON RD** **N/A**
< 1/8 **YUCCA VALLEY, CA 92284**
0.111 mi.
587 ft. **Site 1 of 7 in cluster B**

Relative: Higher

Actual: 3735 ft.

AST:

Name:	BURRTEC YUCCA VALLEY
Address:	4878 NEWTON RD.
City/Zip:	YUCCA VALLEY,
Certified Unified Program Agencies:	San Bernardino
Owner:	BURRTEC WASTE AND RECYCLING
Total Gallons:	2,240
CERSID:	Not reported
Facility ID:	Not reported
Business Name:	Not reported
Phone:	Not reported
Fax:	Not reported

BURRTEC YUCCA VALLEY (Continued) **S104772220**

Mailing Address:	Not reported
Mailing Address City:	Not reported
Mailing Address State:	Not reported
Mailing Address Zip Code:	Not reported
Operator Name:	Not reported
Operator Phone:	Not reported
Owner Phone:	Not reported
Owner Mail Address:	Not reported
Owner State:	Not reported
Owner Zip Code:	Not reported
Owner Country:	Not reported
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	Not reported

Name:	BURRTEC YUCCA VALLEY
Address:	4878 NEWTON RD
City/Zip:	YUCCA VALLEY,92284
Certified Unified Program Agencies:	Not reported
Owner:	BURRTEC WASTE AND RECYCLING
Total Gallons:	Not reported
CERSID:	10046575
Facility ID:	FA0007226
Business Name:	Burrtec Waste Industries, Inc.
Phone:	(760) 365-4152
Fax:	(760) 365-0160
Mailing Address:	4878 NEWTON RD
Mailing Address City:	YUCCA VALLEY
Mailing Address State:	CA
Mailing Address Zip Code:	92284
Operator Name:	Burrtec Waste & Recycling Services
Operator Phone:	(760) 365-4152
Owner Phone:	(760) 340-2113
Owner Mail Address:	41575 ECLECTIC ST
Owner State:	CA
Owner Zip Code:	92260
Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	CAL000305622

B10
SSW
< 1/8
0.111 mi.
587 ft.

BURRTEC YUCCA VALLEY YARD
4878 NEWTON RD
YUCCA VALLEY, CA 92284

Site 2 of 7 in cluster B

NPDES **S113018308**
San Bern. Co. Permit **N/A**
CIWQS
CERS

Relative:
Higher

Actual:
3735 ft.

NPDES:

Name:	BURRTEC YUCCA VALLEY YARD
Address:	4878 NEWTON RD
City,State,Zip:	YUCCA VALLEY, CA 92284
Facility Status:	Terminated
NPDES Number:	CAS000001
Region:	7
Agency Number:	0
Regulatory Measure ID:	303932
Place ID:	Not reported
Order Number:	97-03-DWQ
WDID:	7 36I020267
Regulatory Measure Type:	Enrollee
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	06/05/2006
Termination Date Of Regulatory Measure:	07/13/2023
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	41575 Eclectic St
Discharge Name:	Burrtec Waste Recycling Services
Discharge City:	Palm Desert
Discharge State:	California
Discharge Zip:	92260
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported

NPDES as of 03/2018:

NPDES Number:	CAS000001
Status:	Active
Agency Number:	0
Region:	7
Regulatory Measure ID:	303932
Order Number:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	7 36I020267
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	06/05/2006
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Burrtec Waste Recycling Services
Discharge Address:	41575 Eclectic St
Discharge City:	Palm Desert
Discharge State:	California
Discharge Zip:	92260
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported

BURRTEC YUCCA VALLEY YARD (Continued) **S113018308**

Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported

BURRTEC YUCCA VALLEY YARD (Continued) **S113018308**

Region:	7
Regulatory Measure ID:	303932
Order Number:	Not reported
Regulatory Measure Type:	Industrial
Place ID:	Not reported
WDID:	7 36I020267
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	05/09/2008
Processed Date:	06/05/2006
Status:	Active
Status Date:	06/05/2006
Place Size:	1
Place Size Unit:	Acres
Contact:	Frank Orlett
Contact Title:	District manager
Contact Phone:	760-578-5981
Contact Phone Ext:	Not reported
Contact Email:	Forlett@burrtecdesert.com
Operator Name:	Burrtec Waste Recycling Services
Operator Address:	41575 Eclectic St
Operator City:	Palm Desert
Operator State:	California
Operator Zip:	92260
Operator Contact:	Gary Koontz
Operator Contact Title:	Facility Project Manager
Operator Contact Phone:	909-429-4200
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	gkoontz@burrtec.com
Operator Type:	Private Business
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	California
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported

BURRTEC YUCCA VALLEY YARD (Continued) **S113018308**

Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Whitewater River
Certifier:	Gary Koontz
Certifier Title:	Facility Project Manager
Certification Date:	04-MAR-15
Primary Sic:	4953-Refuse Systems
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

San Bern. Co. Permit:

Name:	BURRTEC WASTE & RECYCLING SERVICES - YUCCA VALLEY
Address:	4878 NEWTON RD
City,State,Zip:	YUCCA VALLEY, CA 92284
Region:	SAN BERNARDINO
Facility ID:	FA0007226
Owner:	BURRTEC WASTE AND RECYCLING SERVICES, LLC
Permit Number:	PT0013031
Permit Category:	APSA 1,320-10,000 GAL FAC CAPACITY
Facility Status:	INACTIVE
Expiration Date:	04/30/2024

Name:	BURRTEC WASTE & RECYCLING SERVICES - YUCCA VALLEY
Address:	4878 NEWTON RD
City,State,Zip:	YUCCA VALLEY, CA 92284
Region:	SAN BERNARDINO
Facility ID:	FA0007226
Owner:	BURRTEC WASTE AND RECYCLING SERVICES, LLC
Permit Number:	PT0006717
Permit Category:	SMALL QUANTITY GENERATOR
Facility Status:	INACTIVE
Expiration Date:	04/30/2024

Name:	BURRTEC WASTE & RECYCLING SERVICES - YUCCA VALLEY
Address:	4878 NEWTON RD
City,State,Zip:	YUCCA VALLEY, CA 92284
Region:	SAN BERNARDINO
Facility ID:	FA0007226
Owner:	BURRTEC WASTE AND RECYCLING SERVICES, LLC
Permit Number:	PT0025072
Permit Category:	UW HANDLER WITH ANOTHER CUPA PERMIT
Facility Status:	INACTIVE
Expiration Date:	04/30/2024

Name:	BURRTEC WASTE & RECYCLING SERVICES - YUCCA VALLEY
Address:	4878 NEWTON RD
City,State,Zip:	YUCCA VALLEY, CA 92284
Region:	SAN BERNARDINO
Facility ID:	FA0007226
Owner:	BURRTEC WASTE AND RECYCLING SERVICES, LLC

BURRTEC YUCCA VALLEY YARD (Continued) **S113018308**

Permit Number: PT0006716
Permit Category: HAZARDOUS MATERIALS 11-30 CHEMICALS
Facility Status: INACTIVE
Expiration Date: 04/30/2024

Name: BURRTEC WASTE & RECYCLING SERVICES - YUCCA VALLEY
Address: 4878 NEWTON RD
City,State,Zip: YUCCA VALLEY, CA 92284
Region: SAN BERNARDINO
Facility ID: FA0007226
Owner: BURRTEC WASTE AND RECYCLING SERVICES, LLC
Permit Number: PT0025071
Permit Category: EPCRA FACILITY
Facility Status: INACTIVE
Expiration Date: 04/30/2014

CIWQS:

Name:	BURRTEC YUCCA VALLEY YARD
Address:	4878 NEWTON RD
City,State,Zip:	YUCCA VALLEY, CA 92284
Agency:	Burrtec Waste Recycling Services
Agency Address:	41575 Eclectic St, Palm Desert, CA 92260
Place/Project Type:	Industrial - Refuse Systems
SIC/NAICS:	4953
Region:	7
Program:	INDSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water industrial
Order Number:	2014-0057-DWQ
WDID:	7 36I020267
NPDES Number:	CAS000001
Adoption Date:	Not reported
Effective Date:	06/05/2006
Termination Date:	07/13/2023
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	34.16738
Longitude:	-116.42141

CERS:

Name:	BURRTEC YUCCA VALLEY YARD
Address:	4878 NEWTON RD
City,State,Zip:	YUCCA VALLEY, CA 92284
Site ID:	528078
CERS ID:	633858
CERS Description:	Industrial Facility Storm Water

Affiliation:

Affiliation Type Desc:	Owner/Operator
Entity Name:	Burrtec Waste Recycling Services
Entity Title:	Operator
Affiliation Address:	41575 Eclectic St

BURRTEC YUCCA VALLEY YARD (Continued) **S113018308**

Affiliation City:	Palm Desert
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92260
Affiliation Phone:	,

B11 **HI DESERT DISPOSAL** **RCRA-SQG 1000597921**
SSW **4878 NEWTON LN** **FINDS CAD983619560**
< 1/8 **YUCCA VALLEY, CA 92284** **ECHO**
0.111 mi.
587 ft. **Site 3 of 7 in cluster B**

Relative: **Higher**

Actual: **3735 ft.**

RCRA Listings:

Date Form Received by Agency:	19920214
Handler Name:	Hi Desert Disposal
Handler Address:	Newton Ln
Handler City,State,Zip:	YUCCA VALLEY, CA 92284
EPA ID:	CAD983619560
Contact Name:	DALE ARNEY
Contact Address:	4878 NEWTON LN
Contact City,State,Zip:	YUCCA VALLEY, CA 92284
Contact Telephone:	619-365-2015
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	NEWTON LN
Mailing City,State,Zip:	YUCCA VALLEY, CA 92284
Owner Name:	Waste Management
Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported

HI DESERT DISPOSAL (Continued) **1000597921**

2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20000915
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: WASTE MANAGEMENT	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	P O BOX 3876
Owner/Operator City,State,Zip:	PALM DESERT, CA 92261
Owner/Operator Telephone:	619-365-2015
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19920214
Handler Name: HI DESERT DISPOSAL	
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found

HI DESERT DISPOSAL (Continued) **1000597921**

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

FINDS:
Registry ID: 110002869441

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.
California's Hazardous Waste Tracking System Data Mart (HWTS-DATAMART) provides information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000597921
Registry ID:	110002869441
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110002869441
Name:	HI DESERT DISPOSAL
Address:	4878 NEWTON LN
City,State,Zip:	YUCCA VALLEY, CA 92284

B12 **BURRTEC** **HWTS** **S113141955**
SSW **4878 NEWTON ST** **HAZNET** **N/A**
< 1/8 **YUCCA VALLEY, CA 92284**
0.111 mi.
587 ft. **Site 4 of 7 in cluster B**

Relative:
Higher

Actual:
3735 ft.

HWTS:

Name:	BURRTEC
Address:	4878 NEWTON ST
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92284
EPA ID:	CAL000305622
Inactive Date:	Not reported
Create Date:	04/17/2006
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	41575 ECLECTIC ST
Mailing Address 2:	Not reported
Mailing City,State,Zip:	PALM DESERT, CA 922601968
Owner Name:	BURRTEC WASTE & RECYCLING SVCS
Owner Address:	41575 ECLECTIC STREET
Owner Address 2:	Not reported
Owner City,State,Zip:	PALM DESERT, CA 922600000

BURRTEC (Continued) **S113141955**

Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	JOSEPH KAYE
Contact Address:	41575 ECLECTIC STREET
Contact Address 2:	Not reported
City,State,Zip:	PALM DESERT, CA 92260
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Active
Facility Type:	PERMANENT
Category:	STATE
Latitude:	34.167459
Longitude:	-116.421413

NAICS:

EPA ID:	CAL000305622
Create Date:	2006-04-17 13:01:51.317
NAICS Code:	56292
NAICS Description:	Materials Recovery Facilities
Issued EPA ID Date:	2006-04-17 13:01:51.30000
Inactive Date:	Not reported
Facility Name:	BURRTEC
Facility Address:	4878 NEWTON ST
Facility Address 2:	Not reported
Facility City:	YUCCA VALLEY
Facility County:	Not reported
Facility State:	CA
Facility Zip:	922847125

HAZNET:

Name:	BURRTEC
Address:	4878 NEWTON ST
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 922847125
Contact:	JOSEPH KAYE
Telephone:	7692729289
Mailing Name:	Not reported
Mailing Address:	41575 ECLECTIC ST
Year:	2021
Gepaid:	CAL000305622
TSD EPA ID:	CAD097030993
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	1.275
Year:	2020
Gepaid:	CAL000305622
TSD EPA ID:	AZR000521146
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0625
Year:	2020

BURRTEC (Continued) **S113141955**

Gepaid:	CAL000305622
TSD EPA ID:	CAD097030993
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.85
Year:	2019
Gepaid:	CAL000305622
TSD EPA ID:	AZR000521146
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.42500
Year:	2018
Gepaid:	CAL000305622
TSD EPA ID:	AZR000515924
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.10000
Year:	2018
Gepaid:	CAL000305622
TSD EPA ID:	AZR000515924
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.20000
Year:	2018
Gepaid:	CAL000305622
TSD EPA ID:	AZR000515924
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.10000
Year:	2017
Gepaid:	CAL000305622
TSD EPA ID:	AZR000515924
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.45
Year:	2017
Gepaid:	CAL000305622
TSD EPA ID:	AZR000515924
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.45
Year:	2016
Gepaid:	CAL000305622

BURRTEC (Continued) **S113141955**

TSD EPA ID: CAD028409019
CA Waste Code: 221 - Waste oil and mixed oil
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.171

Click this hyperlink while viewing on your computer to access
13 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Information:
Year: 2021
EM Manifest ID: Not reported
Shipment Date: 6/30/2020
Shipment Date: 6/30/2020
Receipt Date: 7/9/2020
Manifest Number: 021112680JJK
Generator EPA ID: CAL000305622
Name: BURRTEC
Address: 4878 NEWTON ST
Address 2: Not reported
City,State,Zip: YUCCA VALLEY, CA 92284-7125
Telephone: Not reported
Contact: Not reported
Contact Telephone: 909-889-5607
Contact Email: KSTEVENS@BURRTECDESERT.COM
Transporter 1 EPA ID: CAR000163097
Transporter Name: KVAC ENVIRONMENTAL SERVICES INC
Transporter 1 Emergency Number: Not reported
Transporter 2 EPA ID: Not reported
Transporter Name 2: Not reported
Transporter 2 Emergency Number: Not reported
TSDF EPA ID: CAD097030993
TSDF Name: US ECOLOGY VERNON INC
TSDF Address 1: SOUTH BOYLE AVENUE
TSDF Address 2: Not reported
TSDF City,State,Zip: LOS ANGELES, CA 90058-0000
TSDF Telephone: Not reported
TSDFA EPA ID: Not reported
Waste Code Description: 352 - Not reported
RCRA Code: Not reported
Meth Code: H141 - Not reported
Quantity Tons: 0.4
Waste Quantity: 800
Quantity Unit: P

Year: 2021
EM Manifest ID: Not reported
Shipment Date: 12/4/2020
Shipment Date: 12/4/2020
Receipt Date: 12/10/2020
Manifest Number: 021112967JJK
Generator EPA ID: CAL000305622
Name: BURRTEC
Address: 4878 NEWTON ST
Address 2: Not reported
City,State,Zip: YUCCA VALLEY, CA 92284-7125

BURRTEC (Continued) **S113141955**

Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	909-889-5607
Contact Email:	KSTEVENS@BURRTECDESERT.COM
Transporter 1 EPA ID:	CAR000163097
Transporter Name:	KVAC ENVIRONMENTAL SERVICES INC
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	Not reported
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAD097030993
TSDF Name:	US ECOLOGY VERNON INC
TSDF Address 1:	SOUTH BOYLE AVENUE
TSDF Address 2:	Not reported
TSDF City,State,Zip:	LOS ANGELES, CA 90058-0000
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	352 - Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Not reported
Quantity Tons:	0.45
Waste Quantity:	900
Quantity Unit:	P

Year:	2021
EM Manifest ID:	Not reported
Shipment Date:	1/13/2020
Shipment Date:	1/13/2020
Receipt Date:	1/17/2020
Manifest Number:	019581457JJK
Generator EPA ID:	CAL000305622
Name:	BURRTEC WASTE
Address:	4878 NEWTON ROAD
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92284
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	909-822-2396
Contact Email:	Not reported
Transporter 1 EPA ID:	CAT080012800
Transporter Name:	HAZ MAT TRANS INC
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000175422
Transporter Name 2:	WORLDWIDE RECOVERY SYSTEM INC
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	AZR000521146
TSDF Name:	YUMA YES 2 WASTE TRANSFER STATION
TSDF Address 1:	6500 S US HIGHWAY 95
TSDF Address 2:	Not reported
TSDF City,State,Zip:	YUMA, AZ 85365
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	352 - Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Not reported
Quantity Tons:	0.0625
Waste Quantity:	125

BURRTEC (Continued) **S113141955**

Quantity Unit:	P
Additional Information:	
Year:	2020
EM Manifest ID:	Not reported
Shipment Date:	6/30/2020
Shipment Date:	6/30/2020
Receipt Date:	7/9/2020
Manifest Number:	021112680JJK
Generator EPA ID:	CAL000305622
Name:	BURRTEC
Address:	4878 NEWTON ST
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92284-7125
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	909-889-5607
Contact Email:	KSTEVENS@BURRTECDESERT.COM
Transporter 1 EPA ID:	CAR000163097
Transporter Name:	KVAC ENVIRONMENTAL SERVICES INC
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	Not reported
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAD097030993
TSDF Name:	US ECOLOGY VERNON INC
TSDF Address 1:	SOUTH BOYLE AVENUE
TSDF Address 2:	Not reported
TSDF City,State,Zip:	LOS ANGELES, CA 90058-0000
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	352 - Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Not reported
Quantity Tons:	0.4
Waste Quantity:	800
Quantity Unit:	P
Year:	2020
EM Manifest ID:	Not reported
Shipment Date:	12/4/2020
Shipment Date:	12/4/2020
Receipt Date:	12/10/2020
Manifest Number:	021112967JJK
Generator EPA ID:	CAL000305622
Name:	BURRTEC
Address:	4878 NEWTON ST
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92284-7125
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	909-889-5607
Contact Email:	KSTEVENS@BURRTECDESERT.COM
Transporter 1 EPA ID:	CAR000163097
Transporter Name:	KVAC ENVIRONMENTAL SERVICES INC
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	Not reported

BURRTEC (Continued) **S113141955**

Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAD097030993
TSDF Name:	US ECOLOGY VERNON INC
TSDF Address 1:	SOUTH BOYLE AVENUE
TSDF Address 2:	Not reported
TSDF City,State,Zip:	LOS ANGELES, CA 90058-0000
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	352 - Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Not reported
Quantity Tons:	0.45
Waste Quantity:	900
Quantity Unit:	P

Year:	2020
EM Manifest ID:	Not reported
Shipment Date:	1/13/2020
Shipment Date:	1/13/2020
Receipt Date:	1/17/2020
Manifest Number:	019581457JJK
Generator EPA ID:	CAL000305622
Name:	BURRTEC WASTE
Address:	4878 NEWTON ROAD
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92284
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	909-822-2396
Contact Email:	Not reported
Transporter 1 EPA ID:	CAT080012800
Transporter Name:	HAZ MAT TRANS INC
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000175422
Transporter Name 2:	WORLDWIDE RECOVERY SYSTEM INC
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	AZR000521146
TSDF Name:	YUMA YES 2 WASTE TRANSFER STATION
TSDF Address 1:	6500 S US HIGHWAY 95
TSDF Address 2:	Not reported
TSDF City,State,Zip:	YUMA, AZ 85365
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	352 - Not reported
RCRA Code:	Not reported
Meth Code:	H141 - Not reported
Quantity Tons:	0.0625
Waste Quantity:	125
Quantity Unit:	P

Additional Information:

Year:	2019
EM Manifest ID:	539076
Shipment Date:	8/1/2019
Shipment Date:	8/1/2019
Receipt Date:	8/12/2019

BURRTEC (Continued) **S113141955**

Manifest Number:	019581206JJK
Generator EPA ID:	CAL000305622
Name:	BURRTEC WASTE
Address:	4878 NEWTON ROAD
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY 92284
Telephone:	909-889-5607
Contact:	Not reported
Contact Telephone:	909-822-2396
Contact Email:	Not reported
Transporter 1 EPA ID:	CAT080012800
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000175422
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	AZR000521146
TSDF Name:	YUMA YES 2 WASTE TRANSFER STATION
TSDF Address 1:	6500 S US HIGHWAY 95
TSDF Address 2:	Not reported
TSDF City,State,Zip:	YUMA 85365
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

State:

Year:	2019
EM Manifest ID:	539076
Generator EPA ID:	CAL000305622
Shipment Date:	2019-08-01
Manifest Number:	019581206JJK
Line Number:	1
Method Code:	H141
Quantity Tons:	0.12500
Quantity Waste:	250.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Pounds
State Code:	352

Year:	2019
EM Manifest ID:	426279
Shipment Date:	5/7/2019
Shipment Date:	5/7/2019
Receipt Date:	5/20/2019
Manifest Number:	018898475JJK
Generator EPA ID:	CAL000305622
Name:	BURRTEC
Address:	4878 NEWTON ST
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY 92284-7125

BURRTEC (Continued) **S113141955**

Telephone:	909-889-5607
Contact:	Not reported
Contact Telephone:	909-822-2396
Contact Email:	Not reported
Transporter 1 EPA ID:	CAT080012800
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000175422
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	AZR000521146
TSDF Name:	YUMA YES 2 WASTE TRANSFER STATION
TSDF Address 1:	6500 S US HIGHWAY 95
TSDF Address 2:	Not reported
TSDF City,State,Zip:	YUMA 85365
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

State:

Year:	2019
EM Manifest ID:	426279
Generator EPA ID:	CAL000305622
Shipment Date:	2019-05-07
Manifest Number:	018898475JJK
Line Number:	1
Method Code:	H141
Quantity Tons:	0.17500
Quantity Waste:	350.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Pounds
State Code:	352

Year:	2019
EM Manifest ID:	828444
Shipment Date:	11/13/2019
Shipment Date:	11/13/2019
Receipt Date:	11/20/2019
Manifest Number:	019581375JJK
Generator EPA ID:	CAL000305622
Name:	BURRTEC
Address:	4878 NEWTON ST
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY 92284-7125
Telephone:	909-889-5607
Contact:	Not reported
Contact Telephone:	760-674-1040
Contact Email:	Not reported
Transporter 1 EPA ID:	CAT080012800
Transporter Name:	Not reported

BURRTEC (Continued) **S113141955**

Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000175422
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	AZR000521146
TSDF Name:	YUMA YES 2 WASTE TRANSFER STATION
TSDF Address 1:	6500 S US HIGHWAY 95
TSDF Address 2:	Not reported
TSDF City,State,Zip:	YUMA 85365
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

State:

Year:	2019
EM Manifest ID:	828444
Generator EPA ID:	CAL000305622
Shipment Date:	2019-11-13
Manifest Number:	019581375JJK
Line Number:	1
Method Code:	H141
Quantity Tons:	0.12500
Quantity Waste:	250.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Pounds
State Code:	352

Additional Information:

Year:	2018
EM Manifest ID:	017037866JJK20170919_D_1
Shipment Date:	9/19/2017
Shipment Date:	9/19/2017
Receipt Date:	10/7/2017
Manifest Number:	017037866JJK
Generator EPA ID:	CAL000305622
Name:	BURRTEC WASTE
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	CAR000049064
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000175422
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported

BURRTEC (Continued) **S113141955**

TSDF EPA ID:	AZR000515924
TSDF Name:	YUMA ENVIRONMENTAL SERVICES
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

State:

Year:	2018
EM Manifest ID:	017037866JJK20170919_D_1
Generator EPA ID:	CAL000305622
Shipment Date:	2017-09-19
Manifest Number:	017037866JJK
Line Number:	1
Method Code:	H039
Quantity Tons:	0.12500
Quantity Waste:	250.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	223

Year:	2018
EM Manifest ID:	017037866JJK20170919_D_1
Generator EPA ID:	CAL000305622
Shipment Date:	2017-09-19
Manifest Number:	017037866JJK
Line Number:	2
Method Code:	H141
Quantity Tons:	0.12500
Quantity Waste:	250.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	352

Year:	2018
EM Manifest ID:	017037719JJK20170712_D_1
Shipment Date:	7/12/2017
Shipment Date:	7/12/2017
Receipt Date:	7/22/2017
Manifest Number:	017037719JJK
Generator EPA ID:	CAL000305622
Name:	BURRTEC WASTE
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported

BURRTEC (Continued) **S113141955**

Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	CAT080012800
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000175422
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	AZR000515924
TSDF Name:	YUMA ENVIRONMENTAL SERVICES
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

State:

Year:	2018
EM Manifest ID:	017037719JJK20170712_D_1
Generator EPA ID:	CAL000305622
Shipment Date:	2017-07-12
Manifest Number:	017037719JJK
Line Number:	1
Method Code:	H039
Quantity Tons:	0.12500
Quantity Waste:	250.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	223

Year:	2018
EM Manifest ID:	017037719JJK20170712_D_1
Generator EPA ID:	CAL000305622
Shipment Date:	2017-07-12
Manifest Number:	017037719JJK
Line Number:	2
Method Code:	H141
Quantity Tons:	0.10000
Quantity Waste:	200.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	352

Year:	2018
EM Manifest ID:	018003350JJK20180509_D_1
Shipment Date:	5/9/2018

BURRTEC (Continued) **S113141955**

Shipment Date:	5/9/2018
Receipt Date:	5/29/2018
Manifest Number:	018003350JJK
Generator EPA ID:	CAL000305622
Name:	BURRTEC WASTE
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	CAT080012800
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000175422
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	AZR000515924
TSDF Name:	YUMA ENVIRONMENTAL SERVICES
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

State:

Year:	2018
EM Manifest ID:	018003350JJK20180509_D_1
Generator EPA ID:	CAL000305622
Shipment Date:	2018-05-09
Manifest Number:	018003350JJK
Line Number:	1
Method Code:	H141
Quantity Tons:	0.10000
Quantity Waste:	200.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	223

Year:	2018
EM Manifest ID:	018003350JJK20180509_D_1
Generator EPA ID:	CAL000305622
Shipment Date:	2018-05-09
Manifest Number:	018003350JJK
Line Number:	2
Method Code:	H141
Quantity Tons:	0.07500
Quantity Waste:	150.000000
Quantity Unit:	P

BURRTEC (Continued) **S113141955**

Number of Containers: 1
Type of Container: NULL
Quantity Type: NULL
State Code: 352

Year: 2018
EM Manifest ID: 017037583JJK20170427_D_1
Shipment Date: 4/27/2017
Shipment Date: 4/27/2017
Receipt Date: 5/5/2017
Manifest Number: 017037583JJK
Generator EPA ID: CAL000305622
Name: BURRTEC WASTE
Address: Not reported
Address 2: Not reported
City,State,Zip: Not reported
Telephone: Not reported
Contact: Not reported
Contact Telephone: Not reported
Contact Email: Not reported
Transporter 1 EPA ID: CAT080012800
Transporter Name: Not reported
Transporter 1 Emergency Number: Not reported
Transporter 2 EPA ID: CAR000175422
Transporter Name 2: Not reported
Transporter 2 Emergency Number: Not reported
TSDF EPA ID: AZR000515924
TSDF Name: YUMA ENVIRONMENTAL SERVICES
TSDF Address 1: Not reported
TSDF Address 2: Not reported
TSDF City,State,Zip: Not reported
TSDF Telephone: Not reported
TSDFA EPA ID: Not reported
Waste Code Description: - Not reported
RCRA Code: Not reported
Meth Code: - Not reported
Quantity Tons: Not reported
Waste Quantity: Not reported
Quantity Unit: Not reported

State:
Year: 2018
EM Manifest ID: 017037583JJK20170427_D_1
Generator EPA ID: CAL000305622
Shipment Date: 2017-04-27
Manifest Number: 017037583JJK
Line Number: 1
Method Code: H039
Quantity Tons: 0.12500
Quantity Waste: 250.000000
Quantity Unit: P
Number of Containers: 1
Type of Container: NULL
Quantity Type: NULL
State Code: 223

Year: 2018

BURRTEC (Continued) **S113141955**

EM Manifest ID:	017037583JJK20170427_D_1
Generator EPA ID:	CAL000305622
Shipment Date:	2017-04-27
Manifest Number:	017037583JJK
Line Number:	2
Method Code:	H141
Quantity Tons:	0.15000
Quantity Waste:	300.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	352

Year:	2018
EM Manifest ID:	018003089JJK20180308_D_1
Shipment Date:	3/8/2018
Shipment Date:	3/8/2018
Receipt Date:	3/16/2018
Manifest Number:	018003089JJK
Generator EPA ID:	CAL000305622
Name:	BURRTEC WASTE
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	CAT080012800
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000175422
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	AZR000515924
TSDF Name:	YUMA ENVIRONMENTAL SERVICES
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

State:

Year:	2018
EM Manifest ID:	018003089JJK20180308_D_1
Generator EPA ID:	CAL000305622
Shipment Date:	2018-03-08
Manifest Number:	018003089JJK
Line Number:	1
Method Code:	H039

BURRTEC (Continued) **S113141955**

Quantity Tons:	0.10000
Quantity Waste:	200.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	223
Year:	2018
EM Manifest ID:	018003089JJK20180308_D_1
Generator EPA ID:	CAL000305622
Shipment Date:	2018-03-08
Manifest Number:	018003089JJK
Line Number:	2
Method Code:	H141
Quantity Tons:	0.12500
Quantity Waste:	250.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	352
Year:	2018
EM Manifest ID:	017037971JJK20171121_D_1
Shipment Date:	11/21/2017
Shipment Date:	11/21/2017
Receipt Date:	12/1/2017
Manifest Number:	017037971JJK
Generator EPA ID:	CAL000305622
Name:	BURRTEC WASTE
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	Not reported
Telephone:	Not reported
Contact:	Not reported
Contact Telephone:	Not reported
Contact Email:	Not reported
Transporter 1 EPA ID:	CAT080012800
Transporter Name:	Not reported
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000175422
Transporter Name 2:	Not reported
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	AZR000515924
TSDF Name:	YUMA ENVIRONMENTAL SERVICES
TSDF Address 1:	Not reported
TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported

BURRTEC (Continued) **S113141955**

Quantity Unit: Not reported

State:

Year: 2018
EM Manifest ID: 017037971JJK20171121_D_1
Generator EPA ID: CAL000305622
Shipment Date: 2017-11-21
Manifest Number: 017037971JJK
Line Number: 1
Method Code: H039
Quantity Tons: 0.10000
Quantity Waste: 200.000000
Quantity Unit: P
Number of Containers: 1
Type of Container: NULL
Quantity Type: NULL
State Code: 223

Year: 2018
EM Manifest ID: 017037971JJK20171121_D_1
Generator EPA ID: CAL000305622
Shipment Date: 2017-11-21
Manifest Number: 017037971JJK
Line Number: 2
Method Code: H141
Quantity Tons: 0.12500
Quantity Waste: 250.000000
Quantity Unit: P
Number of Containers: 1
Type of Container: NULL
Quantity Type: NULL
State Code: 352

Year: 2018
EM Manifest ID: 015378402JJK20170130_D_1
Shipment Date: 1/30/2017
Shipment Date: 1/30/2017
Receipt Date: 2/2/2017
Manifest Number: 015378402JJK
Generator EPA ID: CAL000305622
Name: BURRTEC WASTE
Address: Not reported
Address 2: Not reported
City,State,Zip: Not reported
Telephone: Not reported
Contact: Not reported
Contact Telephone: Not reported
Contact Email: Not reported
Transporter 1 EPA ID: CAT080012800
Transporter Name: Not reported
Transporter 1 Emergency Number: Not reported
Transporter 2 EPA ID: CAR000175422
Transporter Name 2: Not reported
Transporter 2 Emergency Number: Not reported
TSDF EPA ID: AZR000515924
TSDF Name: YUMA ENVIRONMENTAL SERVICES
TSDF Address 1: Not reported

BURRTEC (Continued) **S113141955**

TSDF Address 2:	Not reported
TSDF City,State,Zip:	Not reported
TSDF Telephone:	Not reported
TSDFA EPA ID:	Not reported
Waste Code Description:	- Not reported
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	Not reported
Waste Quantity:	Not reported
Quantity Unit:	Not reported

State:

Year:	2018
EM Manifest ID:	015378402JJK20170130_D_1
Generator EPA ID:	CAL000305622
Shipment Date:	2017-01-30
Manifest Number:	015378402JJK
Line Number:	1
Method Code:	H039
Quantity Tons:	0.10000
Quantity Waste:	200.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	223

Year:	2018
EM Manifest ID:	015378402JJK20170130_D_1
Generator EPA ID:	CAL000305622
Shipment Date:	2017-01-30
Manifest Number:	015378402JJK
Line Number:	2
Method Code:	H141
Quantity Tons:	0.07500
Quantity Waste:	150.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	NULL
Quantity Type:	NULL
State Code:	352

Additional Information:

Year:	2017
Gen EPA ID:	CAL000305622

Shipment Date:	20171121
Creation Date:	8/2/2018 18:30:23
Receipt Date:	20171201
Manifest ID:	017037971JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAR000175422
Trans 2 Name:	WORLDWIDE RECOVERY SYSTEMS
TSDF EPA ID:	AZR000515924
Trans Name:	YUMA ENVIRONMENTAL SERVICES

BURRTEC (Continued) **S113141955**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.125
Waste Quantity:	250
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171121
Creation Date:	8/2/2018 18:30:23
Receipt Date:	20171201
Manifest ID:	017037971JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAR000175422
Trans 2 Name:	WORLDWIDE RECOVERY SYSTEMS
TSDF EPA ID:	AZR000515924
Trans Name:	YUMA ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170919
Creation Date:	9/29/2018 18:30:10
Receipt Date:	20171007
Manifest ID:	017037866JJK
Trans EPA ID:	CAR000049064
Trans Name:	ECTI
Trans 2 EPA ID:	CAR000175422
Trans 2 Name:	WORLDWIDE RECOVERY SYSTEMS INC
TSDF EPA ID:	AZR000515924
Trans Name:	YUMA ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.125

BURRTEC (Continued) **S113141955**

Waste Quantity:	250
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170919
Creation Date:	9/29/2018 18:30:10
Receipt Date:	20171007
Manifest ID:	017037866JJK
Trans EPA ID:	CAR000049064
Trans Name:	ECTI
Trans 2 EPA ID:	CAR000175422
Trans 2 Name:	WORLDWIDE RECOVERY SYSTEMS INC
TSDF EPA ID:	AZR000515924
Trans Name:	YUMA ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.125
Waste Quantity:	250
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170712
Creation Date:	8/1/2018 18:31:11
Receipt Date:	20170722
Manifest ID:	017037719JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAR000175422
Trans 2 Name:	WORLDWIDE RECOVERY SYSTEMS
TSDF EPA ID:	AZR000515924
Trans Name:	YUMA ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

BURRTEC (Continued) **S113141955**

Shipment Date:	20170712
Creation Date:	8/1/2018 18:31:11
Receipt Date:	20170722
Manifest ID:	017037719JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAR000175422
Trans 2 Name:	WORLDWIDE RECOVERY SYSTEMS
TSDF EPA ID:	AZR000515924
Trans Name:	YUMA ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.125
Waste Quantity:	250
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20170427
Creation Date:	5/12/2018 18:32:44
Receipt Date:	20170505
Manifest ID:	017037583JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAR000175422
Trans 2 Name:	WORLDWIDE RECOVERY SYSTEMS
TSDF EPA ID:	AZR000515924
Trans Name:	YUMA ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.15
Waste Quantity:	300
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20170427
Creation Date:	5/12/2018 18:32:44
Receipt Date:	20170505
Manifest ID:	017037583JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAR000175422

BURRTEC (Continued) **S113141955**

Trans 2 Name:	WORLDWIDE RECOVERY SYSTEMS
TSDF EPA ID:	AZR000515924
Trans Name:	YUMA ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.125
Waste Quantity:	250
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170130
Creation Date:	5/9/2018 18:31:21
Receipt Date:	20170202
Manifest ID:	015378402JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAR000175422
Trans 2 Name:	WORLDWIDE RECOVERY SYSTEMS
TSDF EPA ID:	AZR000515924
Trans Name:	YUMA ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.075
Waste Quantity:	150
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170130
Creation Date:	5/9/2018 18:31:21
Receipt Date:	20170202
Manifest ID:	015378402JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAR000175422
Trans 2 Name:	WORLDWIDE RECOVERY SYSTEMS
TSDF EPA ID:	AZR000515924
Trans Name:	YUMA ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported

BURRTEC (Continued) **S113141955**

Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2016
Gen EPA ID:	CAL000305622
Shipment Date:	20151109
Creation Date:	6/30/2016 18:31:00
Receipt Date:	20151117
Manifest ID:	014918530JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAD981412356
Trans 2 Name:	PACIFIC TRANS
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.3
Waste Quantity:	600
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150819
Creation Date:	2/5/2016 22:15:23
Receipt Date:	20150828
Manifest ID:	013086953JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAD981141235
Trans 2 Name:	PACIFIC TRANS
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.3

BURRTEC (Continued) **S113141955**

Waste Quantity:	600
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150528
Creation Date:	1/20/2016 22:15:43
Receipt Date:	20150612
Manifest ID:	013086726JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAD981412356
Trans 2 Name:	PACIFIC TRANS
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.2
Waste Quantity:	400
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150528
Creation Date:	9/8/2015 22:15:08
Receipt Date:	20150529
Manifest ID:	013086727JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.114
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

BURRTEC (Continued) **S113141955**

Shipment Date:	20150204
Creation Date:	11/9/2015 22:15:17
Receipt Date:	20150206
Manifest ID:	013085976JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAD981412356
Trans 2 Name:	PACIFIC TRANS
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.4
Waste Quantity:	800
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2015
Gen EPA ID:	CAL000305622
Shipment Date:	20151109
Creation Date:	6/30/2016 18:31:00
Receipt Date:	20151117
Manifest ID:	014918530JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAD981412356
Trans 2 Name:	PACIFIC TRANS
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.3
Waste Quantity:	600
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150819
Creation Date:	2/5/2016 22:15:23
Receipt Date:	20150828

BURRTEC (Continued) **S113141955**

Manifest ID:	013086953JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAD981141235
Trans 2 Name:	PACIFIC TRANS
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.3
Waste Quantity:	600
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150528
Creation Date:	1/20/2016 22:15:43
Receipt Date:	20150612
Manifest ID:	013086726JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAD981412356
Trans 2 Name:	PACIFIC TRANS
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.2
Waste Quantity:	400
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150528
Creation Date:	9/8/2015 22:15:08
Receipt Date:	20150529
Manifest ID:	013086727JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON

BURRTEC (Continued) **S113141955**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.114
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150204
Creation Date:	11/9/2015 22:15:17
Receipt Date:	20150206
Manifest ID:	013085976JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAD981412356
Trans 2 Name:	PACIFIC TRANS
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.4
Waste Quantity:	800
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2014
Gen EPA ID:	CAL000305622
Shipment Date:	20141105
Creation Date:	6/26/2015 22:15:35
Receipt Date:	20141114
Manifest ID:	013085539JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAD981412356
Trans 2 Name:	PACIFIC TRANS ENV SERV
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids

BURRTEC (Continued) **S113141955**

RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140403
Creation Date:	9/9/2014 22:15:12
Receipt Date:	20140418
Manifest ID:	012383837JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAD981412356
Trans 2 Name:	PACIFIC TRANS
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140122
Creation Date:	6/13/2014 22:15:06
Receipt Date:	20140130
Manifest ID:	012383682JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAD981412356
Trans 2 Name:	PACIFIC TRANS ENV SERVICES
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported

BURRTEC (Continued) **S113141955**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140122
Creation Date:	3/8/2014 22:15:07
Receipt Date:	20140124
Manifest ID:	012383683JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.076
Waste Quantity:	20
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2013
Gen EPA ID:	CAL000305622
Shipment Date:	20131016
Creation Date:	3/6/2014 22:15:09
Receipt Date:	20131025
Manifest ID:	011294432JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	CAD981412356
Trans 2 Name:	PACIFIC TRANS ENV SERV
TSDF EPA ID:	NVT330010000
Trans Name:	US ECOLOGY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H132 - Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Quantity Tons:	0.25
Waste Quantity:	500
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

BURRTEC (Continued) **S113141955**

Additional Code 5:	Not reported
Shipment Date:	20130719
Creation Date:	9/16/2013 22:15:07
Receipt Date:	20130726
Manifest ID:	011294155JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.114
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130719
Creation Date:	9/16/2013 22:15:07
Receipt Date:	20130726
Manifest ID:	011294155JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.25
Waste Quantity:	500
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130312
Creation Date:	5/3/2013 22:15:44
Receipt Date:	20130315
Manifest ID:	009760310JJK
Trans EPA ID:	CAT080012800

BURRTEC (Continued) **S113141955**

Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.125
Waste Quantity:	250
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2012
Gen EPA ID:	CAL000305622
Shipment Date:	20121025
Creation Date:	1/5/2013 22:15:31
Receipt Date:	20121026
Manifest ID:	007696715JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.2
Waste Quantity:	400
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20121025
Creation Date:	1/5/2013 22:15:31
Receipt Date:	20121026
Manifest ID:	007696715JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported

BURRTEC (Continued) **S113141955**

TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.304
Waste Quantity:	80
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120717
Creation Date:	10/15/2012 22:15:38
Receipt Date:	20120718
Manifest ID:	007696867JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120113
Creation Date:	3/27/2012 20:30:27
Receipt Date:	20120120
Manifest ID:	007695374JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No

BURRTEC (Continued) **S113141955**

	Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.3
Waste Quantity:	600
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

B13 **BURRTEC WASTE** **RCRA NonGen / NLR 1024813768**
SSW **4878 NEWTON ROAD** **E MANIFEST CAL000305622**
< 1/8 **YUCCA VALLEY, CA 92284**
0.111 mi.
587 ft. **Site 5 of 7 in cluster B**

Relative: **Higher**

Actual: **3735 ft.**

RCRA Listings:

Date Form Received by Agency:	20060417
Handler Name:	Burrtec
Handler Address:	4878 Newton St
Handler City,State,Zip:	YUCCA VALLEY, CA 92284-7125
EPA ID:	CAL000305622
Contact Name:	KENN STEVENS
Contact Address:	41575 ECLECTIC STREET
Contact City,State,Zip:	PALM DESERT, CA 92260
Contact Telephone:	760-674-1040
Contact Fax:	760-340-0417
Contact Email:	KSTEVENS@BURRTECDESERT.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	41575 ECLECTIC ST
Mailing City,State,Zip:	PALM DESERT, CA 92260-1968
Owner Name:	Burrtec Waste & Recycling Svcs
Owner Type:	Other
Operator Name:	Kenn Stevens
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site State-Reg Handler:	---

BURRTEC WASTE (Continued) **1024813768**

Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180905
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	BURRTEC WASTE & RECYCLING SVCS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	41575 ECLECTIC STREET
Owner/Operator City,State,Zip:	PALM DESERT, CA 92260-0000
Owner/Operator Telephone:	760-674-1040
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	KENN STEVENS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	41575 ECLECTIC STREET
Owner/Operator City,State,Zip:	PALM DESERT, CA 92260
Owner/Operator Telephone:	760-674-1040
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20060417
Handler Name:	BURRTEC

BURRTEC WASTE (Continued) **1024813768**

Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	56292
NAICS Description:	MATERIALS RECOVERY FACILITIES

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

E MANIFEST:

Manifest Tracking Number:	018898475JJK
Last Updated Date:	20190626
Shipped Date:	20190507
Received Date:	20190520
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000305622
Generator Name:	Burrtec
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4878 NEWTON ST
Generator Mail Street 2:	Not reported
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284-7125
Generator Location Street Number:	Not reported
Generator Location Street 1:	9890 CHERRY AVE
Generator Location Street 2:	Not reported
Generator Location City:	FONTANA
Generator Location Zip:	92335
Generator Location State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	AZR000521146
Designated Facility Name:	Yuma Yes 2 Waste Transfer Station
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	STE 105
Designated Facility Mail Street 2:	2621 GREEN RIVER RD
Designated Facility Mail City:	CORONA
Designated Facility Mail Zip:	92882
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	6500 S US HIGHWAY 95

BURRTEC WASTE (Continued) **1024813768**

Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	YUMA
Designated Facility Location Zip:	85365
Designated Facility Location State:	AZ
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	017488606FLE
Last Updated Date:	20221002
Shipped Date:	20220912
Received Date:	20220915
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000305622
Generator Name:	Burrtec
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4878 NEWTON ST.
Generator Mail Street 2:	Not reported
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284
Generator Location Street Number:	Not reported
Generator Location Street 1:	4878 NEWTON ST.
Generator Location Street 2:	Not reported
Generator Location City:	YUCCA VALLEY
Generator Location Zip:	92284
Generator Location State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD097030993
Designated Facility Name:	Us Ecology Vernon Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	5375 S BOYLE AVE
Designated Facility Mail City:	LOS ANGELES
Designated Facility Mail Zip:	90058
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	5375 S BOYLE AVE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	LOS ANGELES
Designated Facility Location Zip:	90058
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	017488673FLE
Last Updated Date:	20221123
Shipped Date:	20221108
Received Date:	20221110
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000305622
Generator Name:	Burrtec

BURRTEC WASTE (Continued) **1024813768**

Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4878 NEWTON ST.
Generator Mail Street 2:	Not reported
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284
Generator Location Street Number:	Not reported
Generator Location Street 1:	4878 NEWTON ST.
Generator Location Street 2:	Not reported
Generator Location City:	YUCCA VALLEY
Generator Location Zip:	92284
Generator Location State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD097030993
Designated Facility Name:	Us Ecology Vernon Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	5375 S BOYLE AVE
Designated Facility Mail City:	LOS ANGELES
Designated Facility Mail Zip:	90058
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	5375 S BOYLE AVE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	LOS ANGELES
Designated Facility Location Zip:	90058
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	017488728FLE
Last Updated Date:	20230128
Shipped Date:	20230106
Received Date:	20230119
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000305622
Generator Name:	Burrtec
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4878 NEWTON ST.
Generator Mail Street 2:	Not reported
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284
Generator Location Street Number:	Not reported
Generator Location Street 1:	4878 NEWTON ST.
Generator Location Street 2:	Not reported
Generator Location City:	YUCCA VALLEY
Generator Location Zip:	92284
Generator Location State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD097030993
Designated Facility Name:	Us Ecology Vernon Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported

BURRTEC WASTE (Continued) **1024813768**

Designated Facility Mail Street 2:	5375 S BOYLE AVE
Designated Facility Mail City:	LOS ANGELES
Designated Facility Mail Zip:	90058
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	5375 S BOYLE AVE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	LOS ANGELES
Designated Facility Location Zip:	90058
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	017488748FLE
Last Updated Date:	20221230
Shipped Date:	20221213
Received Date:	20221222
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000305622
Generator Name:	Burrtec
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4878 NEWTON ST.
Generator Mail Street 2:	Not reported
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284
Generator Location Street Number:	Not reported
Generator Location Street 1:	4878 NEWTON ST.
Generator Location Street 2:	Not reported
Generator Location City:	YUCCA VALLEY
Generator Location Zip:	92284
Generator Location State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD097030993
Designated Facility Name:	Us Ecology Vernon Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	5375 S BOYLE AVE
Designated Facility Mail City:	LOS ANGELES
Designated Facility Mail Zip:	90058
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	5375 S BOYLE AVE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	LOS ANGELES
Designated Facility Location Zip:	90058
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	021112680JJK
Last Updated Date:	20200717
Shipped Date:	20200630

BURRTEC WASTE (Continued) **1024813768**

Received Date:	20200709
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000305622
Generator Name:	Burrtec
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4878 NEWTON ST
Generator Mail Street 2:	Not reported
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284-7125
Generator Location Street Number:	Not reported
Generator Location Street 1:	41575 ECLECTIC ST
Generator Location Street 2:	Not reported
Generator Location City:	PALM DESERT
Generator Location Zip:	92260-1968
Generator Location State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD097030993
Designated Facility Name:	Us Ecology Vernon Inc
Designated Facility Mail Street Number:	5375
Designated Facility Mail Street 1:	CA90058 CA037US 5375
Designated Facility Mail Street 2:	SOUTH BOYLE AVENUE
Designated Facility Mail City:	VERNON
Designated Facility Mail Zip:	90058
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	5375
Designated Facility Location Street 1:	SOUTH BOYLE AVENUE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	LOS ANGELES
Designated Facility Location Zip:	90058-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	021112967JJK
Last Updated Date:	20201219
Shipped Date:	20201204
Received Date:	20201210
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000305622
Generator Name:	Burrtec
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4878 NEWTON ST
Generator Mail Street 2:	Not reported
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284-7125
Generator Location Street Number:	Not reported
Generator Location Street 1:	41575 ECLECTIC ST
Generator Location Street 2:	Not reported
Generator Location City:	PALM DESERT
Generator Location Zip:	92260-1968

BURRTEC WASTE (Continued) **1024813768**

Generator Location State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD097030993
Designated Facility Name:	Us Ecology Vernon Inc
Designated Facility Mail Street Number:	5375
Designated Facility Mail Street 1:	CA90058 CA037US 5375
Designated Facility Mail Street 2:	SOUTH BOYLE AVENUE
Designated Facility Mail City:	VERNON
Designated Facility Mail Zip:	90058
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	5375
Designated Facility Location Street 1:	SOUTH BOYLE AVENUE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	LOS ANGELES
Designated Facility Location Zip:	90058-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	012342281FLE
Last Updated Date:	20211021
Shipped Date:	20211008
Received Date:	20211014
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000305622
Generator Name:	Burrtec
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4878 NEWTON ST.
Generator Mail Street 2:	Not reported
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284
Generator Location Street Number:	Not reported
Generator Location Street 1:	4878 NEWTON ST.
Generator Location Street 2:	Not reported
Generator Location City:	YUCCA VALLEY
Generator Location Zip:	92284
Generator Location State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD097030993
Designated Facility Name:	Us Ecology Vernon Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	5375 S BOYLE AVE
Designated Facility Mail City:	LOS ANGELES
Designated Facility Mail Zip:	90058
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	5375 S BOYLE AVE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	LOS ANGELES
Designated Facility Location Zip:	90058
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported

BURRTEC WASTE (Continued) **1024813768**

Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	012342310FLE
Last Updated Date:	20211219
Shipped Date:	20211206
Received Date:	20211209
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000305622
Generator Name:	Burrtec
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4878 NEWTON ST.
Generator Mail Street 2:	Not reported
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284
Generator Location Street Number:	Not reported
Generator Location Street 1:	4878 NEWTON ST.
Generator Location Street 2:	Not reported
Generator Location City:	YUCCA VALLEY
Generator Location Zip:	92284
Generator Location State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD097030993
Designated Facility Name:	Us Ecology Vernon Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	5375 S BOYLE AVE
Designated Facility Mail City:	LOS ANGELES
Designated Facility Mail Zip:	90058
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	5375 S BOYLE AVE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	LOS ANGELES
Designated Facility Location Zip:	90058
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N
Manifest Tracking Number:	016602703FLE
Last Updated Date:	20220506
Shipped Date:	20220419
Received Date:	20220428
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000305622
Generator Name:	Burrtec
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4878 NEWTON ST.
Generator Mail Street 2:	Not reported
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA

BURRTEC WASTE (Continued) **1024813768**

Generator Mail Zip:	92284
Generator Location Street Number:	Not reported
Generator Location Street 1:	4878 NEWTON ST.
Generator Location Street 2:	Not reported
Generator Location City:	YUCCA VALLEY
Generator Location Zip:	92284
Generator Location State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD097030993
Designated Facility Name:	Us Ecology Vernon Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	5375 S BOYLE AVE
Designated Facility Mail City:	LOS ANGELES
Designated Facility Mail Zip:	90058
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	5375 S BOYLE AVE
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	LOS ANGELES
Designated Facility Location Zip:	90058
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Manifest Tracking Number:	022624486JJK
Last Updated Date:	20220819
Shipped Date:	20220803
Received Date:	20220804
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Service
Generator EPA ID:	CAL000305622
Generator Name:	Burrtec
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4878 NEWTON ST.
Generator Mail Street 2:	Not reported
Generator Mail City:	YUCCA VALLEY
Generator Mail State:	CA
Generator Mail Zip:	92284
Generator Location Street Number:	Not reported
Generator Location Street 1:	4878 NEWTON ST.
Generator Location Street 2:	Not reported
Generator Location City:	YUCCA VALLEY
Generator Location Zip:	92284
Generator Location State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD097030993
Designated Facility Name:	Us Ecology Vernon Inc.
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	5375 S BOYLE AVE
Designated Facility Mail City:	LOS ANGELES
Designated Facility Mail Zip:	90058
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	Not reported

BURRTEC WASTE (Continued) **1024813768**

Designated Facility Location Street 1: 5375 S BOYLE AVE
Designated Facility Location Street 2: Not reported
Designated Facility Location City: LOS ANGELES
Designated Facility Location Zip: 90058
Designated Facility Location State: CA
Designated Facility Contact Company Name: Not reported
Manifest Residue Indicator: N
Rejection Indicator: N

State Waste:
Manifest Tracking Number: 019581206JJK
Waste Line Number: 1
State Waste Code Owner: CA
State Waste Code: 352
State Waste: Other organic solids

Transporter:
Manifest Tracking Number: 019581206JJK
Transporter Line Number: 1
Transporter EPA ID: CAT080012800
Transporter Name: Haz Mat Trans Inc

Manifest Tracking Number: 019581206JJK
Transporter Line Number: 2
Transporter EPA ID: CAR000175422
Transporter Name: Worldwide Recovery System Inc

Waste Line:
Manifest Tracking Number: 019581206JJK
Waste Line Number: 1
U.S. DOT Hazardous Indicator: N
U.S. DOT ID Number: Not reported
U.S. DOT Description: Not reported
Non-Hazardous Waste Description: NON-RCRA HAZARDOUS WASTE SOLID (OILY DEBRIS)
Number of Containers: 1
Container Type Code: DM
Container Type Description: Metal drums, barrels, kegs
Waste Quantity: 250
Quantity Unit of Measure Code: P
Quantity Unit of Measure Description: Pounds
Waste Quantity, in Tons: 0.125
Acute Waste Quantity, in Tons: 0
Non-Acute Waste Quantity, in Tons: 0.125
Waste Quantity, in Kilograms: 113.37875
Acute Waste Quantity, in Kilograms: 0
Non-Acute Waste Quantity, in Kilorgrams: 113.37875
Management Method Code: H141
Management Method Description: STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator: N
Quantity Discrepancy Indicator: N
Waste Type Discrepancy Indicator: N
Waste Density: Not reported
Waste Density Unit of Measure Code: Not reported
Waste Density Unit of Measure Description: Not reported
Form Code: Not reported
Form Code Description: Not reported

BURRTEC WASTE (Continued) **1024813768**

Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	N

Click this hyperlink while viewing on your computer to access
4 additional US EManifest: record(s) in the EDR Site Report.

B14 **WASTE MANAGEMENT OF HI-DESERT** **HWTS** **S123614993**
SSW **4878 NEWTON ST** **HAZNET** **N/A**
< 1/8 **YUCCA VALLEY, CA 92284**
0.111 mi.
587 ft. **Site 6 of 7 in cluster B**

Relative:
Higher

Actual:
3735 ft.

HWTS:

Name:	WASTE MANAGEMENT OF HI-DESERT
Address:	4878 NEWTON ST
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92284
EPA ID:	CAD983619560
Inactive Date:	06/30/2006
Create Date:	02/14/1992
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	41-575 ECCLECTIC ST
Mailing Address 2:	Not reported
Mailing City,State,Zip:	PALM DESERT, CA 922600000
Owner Name:	WASTE MANAGEMENT
Owner Address:	155 N REDWOOD DR #250
Owner Address 2:	Not reported
Owner City,State,Zip:	SAN JOSE, CA 922600000
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	KENN STEVENS, ROUTE MANAGER
Contact Address:	41-575 ECLECTIC ST
Contact Address 2:	Not reported
City,State,Zip:	PALM DESERT, CA 922600000
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	FEDERAL
Latitude:	34.167459
Longitude:	-116.421413

NAICS:

EPA ID:	CAD983619560
Create Date:	2004-10-20 10:23:57.043
NAICS Code:	48421
NAICS Description:	Used Household and Office Goods Moving
Issued EPA ID Date:	1992-02-14 00:00:00
Inactive Date:	2006-06-30 00:00:00
Facility Name:	WASTE MANAGEMENT OF HI-DESERT
Facility Address:	4878 NEWTON ST
Facility Address 2:	Not reported
Facility City:	YUCCA VALLEY

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Facility County: Not reported
Facility State: CA
Facility Zip: 922847125

HAZNET:
Name: WASTE MANAGEMENT OF HI-DESERT
Address: 4878 NEWTON ST
Address 2: Not reported
City,State,Zip: YUCCA VALLEY, CA 922847125
Contact: KENN STEVENS, ROUTE MANAGER
Telephone: 7603405901
Mailing Name: Not reported
Mailing Address: 41-575 ECCLECTIC ST

Year: 2008
Gepaid: CAD983619560
TSD EPA ID: CAD099452708
CA Waste Code: 221 - Waste oil and mixed oil
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 1.178

Year: 2007
Gepaid: CAD983619560
TSD EPA ID: CAD099452708
CA Waste Code: 221 - Waste oil and mixed oil
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 3.61

Year: 2007
Gepaid: CAD983619560
TSD EPA ID: CAD099452708
CA Waste Code: 135 - Unspecified aqueous solution
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 1.05

Year: 2006
Gepaid: CAD983619560
TSD EPA ID: CAD097030993
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.075

Year: 2006
Gepaid: CAD983619560
TSD EPA ID: CAD097030993
CA Waste Code: 352 - Other organic solids
Disposal Method: D80 - Disposal, Land Fill
Tons: 0.2

Year: 2006
Gepaid: CAD983619560
TSD EPA ID: CAD099452708

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

CA Waste Code: 221 - Waste oil and mixed oil
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 2.508

Year: 2006
Gepaid: CAD983619560
TSD EPA ID: CAD099452708
CA Waste Code: 221 - Waste oil and mixed oil
Disposal Method: R01 - Recycler
Tons: 2.394

Year: 2005
Gepaid: CAD983619560
TSD EPA ID: CAT080013352
CA Waste Code: 221 - Waste oil and mixed oil
Disposal Method: -
Tons: 0.76

Year: 2005
Gepaid: CAD983619560
TSD EPA ID: CAD099452708
CA Waste Code: 221 - Waste oil and mixed oil
Disposal Method: R01 - Recycler
Tons: 0.988

Year: 2005
Gepaid: CAD983619560
TSD EPA ID: CAT080013352
CA Waste Code: 221 - Waste oil and mixed oil
Disposal Method: R01 - Recycler
Tons: 3.477

Click this hyperlink while viewing on your computer to access
26 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Information:
Year: 2008
Gen EPA ID: CAD983619560

Shipment Date: 20080512
Creation Date: 8/4/2008 18:30:16
Receipt Date: 20080512
Manifest ID: 001849567JJK
Trans EPA ID: CAR000141143
Trans Name: TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD099452708
Trans Name: INDUSTRIAL SERVICE OIL
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 221 - Waste oil and mixed oil
RCRA Code: Not reported
Meth Code: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Quantity Tons:	0.342
Waste Quantity:	90
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20080325
Creation Date:	5/16/2008 18:30:16
Receipt Date:	20080325
Manifest ID:	001849599JJK
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD099452708
Trans Name:	INDUSTRIAL SERVICE OIL
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.38
Waste Quantity:	100
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20080208
Creation Date:	8/7/2008 18:30:28
Receipt Date:	20080211
Manifest ID:	001849543JJK
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD099452708
Trans Name:	INDUSTRIAL SERVICE OIL
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.456
Waste Quantity:	120
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Additional Code 5: Not reported

Additional Information:
Year: 2007
Gen EPA ID: CAD983619560

Shipment Date: 20070621
Creation Date: 10/22/2007 18:30:08
Receipt Date: 20070621
Manifest ID: 001850784JJK
Trans EPA ID: CAR000141143
Trans Name: TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD099452708
Trans Name: Not reported
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 221 - Waste oil and mixed oil
RCRA Code: Not reported
Meth Code: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons: 1.14
Waste Quantity: 300
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20070621
Creation Date: 10/22/2007 18:30:08
Receipt Date: 20070621
Manifest ID: 001850784JJK
Trans EPA ID: CAR000141143
Trans Name: TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD099452708
Trans Name: Not reported
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 135 - Unspecified aqueous solution
RCRA Code: Not reported
Meth Code: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons: 1.05
Waste Quantity: 250
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20070424

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Creation Date:	8/29/2007 18:30:14
Receipt Date:	20070424
Manifest ID:	001850739JJK
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD099452708
Trans Name:	INDUSTRIAL SERVICE OIL
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	1.14
Waste Quantity:	300
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20070119
Creation Date:	8/9/2007 18:30:06
Receipt Date:	20070119
Manifest ID:	001850638JJK
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD099452708
Trans Name:	INDUSTRIAL SERVICE OIL
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	1.33
Waste Quantity:	350
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2006
Gen EPA ID:	CAD983619560

Shipment Date:	20061130
Creation Date:	3/30/2007 13:34:15
Receipt Date:	20061201
Manifest ID:	001850601JJK

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD099452708
Trans Name:	INDUSTRIAL SERVICE OIL
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.76
Waste Quantity:	200
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20061120
Creation Date:	3/30/2007 13:33:18
Receipt Date:	20061201
Manifest ID:	001850576JJK
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD097030993
Trans Name:	SIEMENS WATER TECHNOLOGIES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.075
Waste Quantity:	150
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20061116
Creation Date:	3/30/2007 13:32:41
Receipt Date:	20061117
Manifest ID:	001850575JJK
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD099452708
Trans Name:	INDUSTRIAL SERVICE OIL
TSDF Alt EPA ID:	Not reported

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.152
Waste Quantity:	40
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20061109
Creation Date:	3/30/2007 13:32:41
Receipt Date:	20061117
Manifest ID:	001850560JJK
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD099452708
Trans Name:	INDUSTRIAL SERVICE OIL
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.76
Waste Quantity:	200
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20060918
Creation Date:	3/30/2007 13:31:11
Receipt Date:	20060922
Manifest ID:	001850522JJK
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD099452708
Trans Name:	INDUSTRIAL SERVICE OIL
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.836
Waste Quantity:	220

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20060526
Creation Date:	8/24/2006 18:32:58
Receipt Date:	20060527
Manifest ID:	22713007
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD099452708
Trans Name:	INDUSTRIAL SERVICE OIL
TSDF Alt EPA ID:	CAD099452708
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.76
Waste Quantity:	200
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20060412
Creation Date:	7/27/2006 18:36:48
Receipt Date:	20060414
Manifest ID:	22712972
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	CAD983615501
Trans 2 Name:	PACIFIC OIL COMPANY
TSDF EPA ID:	CAD099452708
Trans Name:	INDUSTRIAL SERVICE OIL
TSDF Alt EPA ID:	CAD099452708
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.38
Waste Quantity:	100
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20060411
Creation Date:	12/20/2006 18:30:44

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Receipt Date:	20060421
Manifest ID:	22712966
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD097030993
Trans Name:	US FILTER RECOVERY SERVICE INC
TSDF Alt EPA ID:	CAD097030993
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20060411
Creation Date:	12/20/2006 18:30:44
Receipt Date:	20060421
Manifest ID:	22712966
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD097030993
Trans Name:	US FILTER RECOVERY SERVICE INC
TSDF Alt EPA ID:	CAD097030993
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20060322
Creation Date:	7/27/2006 18:30:34
Receipt Date:	20060323
Manifest ID:	22712953
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD099452708
Trans Name:	INDUSTRIAL SERVICE OIL
TSDF Alt EPA ID:	CAD099452708

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.57
Waste Quantity:	150
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2005
Gen EPA ID:	CAD983619560
Shipment Date:	20051215
Creation Date:	3/16/2006 18:30:37
Receipt Date:	20051219
Manifest ID:	22712870
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD099452708
Trans Name:	INDUSTRIAL SERVICE OIL
TSDF Alt EPA ID:	CAD099452708
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.38
Waste Quantity:	100
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20051115
Creation Date:	1/2/2007 18:30:08
Receipt Date:	20051116
Manifest ID:	22712826
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD099452708
Trans Name:	INDUSTRIAL SERVICE OIL
TSDF Alt EPA ID:	CAD099452708
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.836

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Waste Quantity:	220
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20051013
Creation Date:	6/22/2006 18:31:22
Receipt Date:	20051013
Manifest ID:	22716397
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD099452708
Trans Name:	INDUSTRIAL SERVICE OIL
TSDF Alt EPA ID:	CAD099452708
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.608
Waste Quantity:	160
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20050915
Creation Date:	3/10/2006 10:49:15
Receipt Date:	20050920
Manifest ID:	22716372
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.836
Waste Quantity:	220
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20050712

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Creation Date:	10/11/2005 18:32:36
Receipt Date:	20050712
Manifest ID:	22716285
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.38
Waste Quantity:	100
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20050531
Creation Date:	8/17/2005 18:33:44
Receipt Date:	20050531
Manifest ID:	22716264
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.456
Waste Quantity:	120
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20050519
Creation Date:	8/17/2005 18:32:04
Receipt Date:	20050519
Manifest ID:	22716234
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080033681
Trans Name:	D/K ENVIRONMENTAL

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

TSDF Alt EPA ID:	CAT080033681
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	NONE
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20050411
Creation Date:	7/21/2005 18:32:26
Receipt Date:	20050412
Manifest ID:	22716219
Trans EPA ID:	CAC002583134
Trans Name:	TITAN CONSOLIDATED INDUSTRIES IN
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	NONE
Meth Code:	R01 - Recycler
Quantity Tons:	1.52
Waste Quantity:	400
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20050218
Creation Date:	5/29/2005 18:30:53
Receipt Date:	20050221
Manifest ID:	22716179
Trans EPA ID:	CAC002583134
Trans Name:	TITAN CONSOLIDATED INDUSTRIES IN
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	NONE
Meth Code:	R01 - Recycler
Quantity Tons:	0.285
Waste Quantity:	75
Quantity Unit:	G
Additional Code 1:	Not reported

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20050209
Creation Date:	5/29/2005 18:30:53
Receipt Date:	20050211
Manifest ID:	22716173
Trans EPA ID:	CAC002583134
Trans Name:	TITAN CONSOLIDATED INDUSTRIES IN
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080033681
Trans Name:	D/K ENVIRONMENTAL
TSDF Alt EPA ID:	CAT080033681
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	NONE
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	1.2
Waste Quantity:	2400
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2004
Gen EPA ID:	CAD983619560
Shipment Date:	20041228
Creation Date:	3/17/2005 18:34:39
Receipt Date:	20041230
Manifest ID:	22716132
Trans EPA ID:	CAC002583134
Trans Name:	TITAN CONSOLIDATED INDUSTRIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080033681
Trans Name:	D/K ENVIRONMENTAL
TSDF Alt EPA ID:	CAT080033681
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	NONE
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	Not reported
Waste Quantity:	1200
Quantity Unit:	Not reported
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Shipment Date:	20041201
Creation Date:	3/13/2007 18:30:28
Receipt Date:	20041202
Manifest ID:	23873747
Trans EPA ID:	CAL000027718
Trans Name:	JIM KNIGHT DRAIN OIL CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD981696420
Trans Name:	EVERGREEN ENVIRONMENTAL SERV
TSDF Alt EPA ID:	CAD981696420
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	NA
Meth Code:	R01 - Recycler
Quantity Tons:	0.722
Waste Quantity:	190
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20041015
Creation Date:	1/14/2005 10:18:48
Receipt Date:	20041018
Manifest ID:	24045836
Trans EPA ID:	CAR000047613
Trans Name:	CAL WEST ENVIRONMENTAL SVCS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080033681
Trans Name:	D/K ENVIRONMENTAL
TSDF Alt EPA ID:	CAT080033681
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.075
Waste Quantity:	150
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20040804
Creation Date:	1/4/2005 18:33:27
Receipt Date:	20040804
Manifest ID:	22496476
Trans EPA ID:	CAD009661844
Trans Name:	HAZARDOUS TECHNOLOGIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	NONE
Meth Code:	- Not reported
Quantity Tons:	0.76
Waste Quantity:	200
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20040802
Creation Date:	1/6/2005 18:30:52
Receipt Date:	20040813
Manifest ID:	22716111
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES IN
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080033681
Trans Name:	D/K ENVIRONMENTAL
TSDF Alt EPA ID:	CAT080033681
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	NONE
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	0.1125
Waste Quantity:	225
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20040601
Creation Date:	11/1/2004 9:00:46
Receipt Date:	20040602
Manifest ID:	22716090
Trans EPA ID:	CAD009661844
Trans Name:	HAZARDOUS TECHNOLOGIES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO/KERDOON
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	NONE
Meth Code:	- Not reported
Quantity Tons:	0.836
Waste Quantity:	220
Quantity Unit:	G

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20040601
Creation Date:	11/1/2004 9:00:46
Receipt Date:	20040611
Manifest ID:	22716091
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES IN
Trans 2 EPA ID:	CAR000047613
Trans 2 Name:	CAL WEST ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAT080033681
Trans Name:	D/K ENVIRONMENTAL
TSDF Alt EPA ID:	CAT080033681
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	NONE
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	0.15
Waste Quantity:	300
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20040508
Creation Date:	10/15/2004 15:16:06
Receipt Date:	20040520
Manifest ID:	22716048
Trans EPA ID:	CAR000141143
Trans Name:	TITAN CONSOLIDATED INDUSTRIES IN
Trans 2 EPA ID:	CAD009661844
Trans 2 Name:	HAZARDOUS TECHNOLOGIES
TSDF EPA ID:	CAT080033681
Trans Name:	D/K ENVIRONMENTAL
TSDF Alt EPA ID:	CAT080033681
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	0.45
Waste Quantity:	900
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20040126
Creation Date:	8/20/2004 9:31:41
Receipt Date:	20040129

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Manifest ID:	22752457
Trans EPA ID:	CAD982440364
Trans Name:	PFR ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080033681
Trans Name:	D/K ENVIRONMENTAL
TSDF Alt EPA ID:	CAT080033681
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	0.2
Waste Quantity:	400
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20040126
Creation Date:	8/20/2004 9:31:41
Receipt Date:	20040129
Manifest ID:	22752457
Trans EPA ID:	CAD982440364
Trans Name:	PFR ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080033681
Trans Name:	D/K ENVIRONMENTAL
TSDF Alt EPA ID:	CAT080033681
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	0.6
Waste Quantity:	1200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2003
Gen EPA ID:	CAD983619560

Shipment Date:	20030710
Creation Date:	7/23/2004 9:16:48
Receipt Date:	20030711
Manifest ID:	22552802
Trans EPA ID:	CAD982413262
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

TSDF EPA ID:	CAD028409019
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD028409019
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.15
Waste Quantity:	300
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20030320
Creation Date:	1/5/2007 18:30:36
Receipt Date:	20030320
Manifest ID:	22271666
Trans EPA ID:	CAL000113451
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAL000113451
Trans Name:	Not reported
TSDF Alt EPA ID:	CAL000113451
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.017
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20030318
Creation Date:	7/12/2003 18:31:23
Receipt Date:	20030319
Manifest ID:	22329734
Trans EPA ID:	TXR000050930
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	Not reported
TSDF Alt EPA ID:	CAT080013352
TSDF Alt Name:	Not reported
Waste Code Description:	222 - Oil/water separation sludge
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	4.17
Waste Quantity:	1000

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20030106
Creation Date:	4/30/2003 10:21:38
Receipt Date:	Not reported
Manifest ID:	22176206
Trans EPA ID:	TXR000050930
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	222 - Oil/water separation sludge
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	1.0425
Waste Quantity:	250
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2002
Gen EPA ID:	CAD983619560
Shipment Date:	20021230
Creation Date:	3/30/2003 18:31:13
Receipt Date:	20030103
Manifest ID:	20110598
Trans EPA ID:	CAD982413262
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.2
Waste Quantity:	400
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Additional Code 5:	Not reported
Shipment Date:	20021212
Creation Date:	3/27/2003 18:31:27
Receipt Date:	20021212
Manifest ID:	21436242
Trans EPA ID:	CAL000113451
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAL000113451
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.238
Waste Quantity:	70
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20020730
Creation Date:	4/10/2003 10:20:47
Receipt Date:	20020807
Manifest ID:	21088318
Trans EPA ID:	CAD982413262
Trans Name:	Not reported
Trans 2 EPA ID:	CAD980585293
Trans 2 Name:	Not reported
TSDF EPA ID:	AZD980892731
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	0.125
Waste Quantity:	250
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20020415
Creation Date:	7/29/2002 18:38:23
Receipt Date:	20020415
Manifest ID:	21435266
Trans EPA ID:	CAL000113451
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Trans 2 Name:	Not reported
TSDF EPA ID:	CAL000113451
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.119
Waste Quantity:	35
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20020111
Creation Date:	2/20/2002 0:00:00
Receipt Date:	Not reported
Manifest ID:	21083488
Trans EPA ID:	CAD982413262
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	AZD980892731
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	- Not reported
Quantity Tons:	0.15
Waste Quantity:	300
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2001
Gen EPA ID:	CAD983619560

Shipment Date:	20010814
Creation Date:	10/3/2001 0:00:00
Receipt Date:	20010814
Manifest ID:	20514270
Trans EPA ID:	CAL000113451
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAL000113451
Trans Name:	Not reported
TSDF Alt EPA ID:	CAL000113451
TSDF Alt Name:	Not reported

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.102
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20010501
Creation Date:	6/20/2001 0:00:00
Receipt Date:	20010501
Manifest ID:	20515155
Trans EPA ID:	CAL000113451
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAL000113451
Trans Name:	Not reported
TSDF Alt EPA ID:	CAL000113451
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.085
Waste Quantity:	25
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20010406
Creation Date:	6/27/2001 0:00:00
Receipt Date:	20010416
Manifest ID:	20117641
Trans EPA ID:	CAD982413262
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD028409019
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0125
Waste Quantity:	25
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20010406
Creation Date:	6/27/2001 0:00:00
Receipt Date:	20010416
Manifest ID:	20117641
Trans EPA ID:	CAD982413262
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD028409019
TSDF Alt Name:	Not reported
Waste Code Description:	513 - Empty containers less than 30 gallons
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.0075
Waste Quantity:	15
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20010406
Creation Date:	6/27/2001 0:00:00
Receipt Date:	20010416
Manifest ID:	20117641
Trans EPA ID:	CAD982413262
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD028409019
TSDF Alt Name:	Not reported
Waste Code Description:	123 - Unspecified alkaline solution
RCRA Code:	D002
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.002
Waste Quantity:	4
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20010406
Creation Date:	6/27/2001 0:00:00
Receipt Date:	20010416
Manifest ID:	20117641
Trans EPA ID:	CAD982413262
Trans Name:	Not reported

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD028409019
TSDF Alt Name:	Not reported
Waste Code Description:	214 - Unspecified solvent mixture
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	2000
Gen EPA ID:	CAD983619560
Shipment Date:	20001228
Creation Date:	4/9/2001 0:00:00
Receipt Date:	20010117
Manifest ID:	99446853
Trans EPA ID:	CAL000113451
Trans Name:	Not reported
Trans 2 EPA ID:	CAD981446156
Trans 2 Name:	Not reported
TSDF EPA ID:	AZD009015389
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	512 - Other empty containers 30 gallons or more
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.0125
Waste Quantity:	25
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20000913
Creation Date:	10/30/2000 0:00:00
Receipt Date:	20000913
Manifest ID:	20514828
Trans EPA ID:	CAL000113451
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAL000113451
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.102
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20000525
Creation Date:	8/1/2000 0:00:00
Receipt Date:	20000525
Manifest ID:	99446863
Trans EPA ID:	CAL000113451
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAL000113451
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.17
Waste Quantity:	50
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Information:

Year:	1998
Gen EPA ID:	CAD983619560
Shipment Date:	19981026
Creation Date:	12/10/1998 0:00:00
Receipt Date:	19981027
Manifest ID:	98423686
Trans EPA ID:	CAD982413262
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD981696420
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.231

WASTE MANAGEMENT OF HI-DESERT (Continued) **S123614993**

Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	19980305
Creation Date:	5/26/1998 0:00:00
Receipt Date:	19980317
Manifest ID:	96718631
Trans EPA ID:	CAD982413262
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD981696420
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD981696420
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.189
Waste Quantity:	45
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

C15 **BILL'S DIESEL TRUCK & EQUIP** **CERS HAZ WASTE** **S104764303**
NW **4695 S OLD WOMAN SPRINGS RD** **San Bern. Co. Permit** **N/A**
< 1/8 **YUCCA VALLEY, CA 92284** **CERS**
0.113 mi.
596 ft. **Site 1 of 4 in cluster C**

Relative: Higher
Actual: 3743 ft.

CERS HAZ WASTE:

Name:	BILL'S DIESEL TRUCK & EQUIP
Address:	4695 S OLD WOMAN SPRINGS RD
City,State,Zip:	YUCCA VALLEY, CA 92284
Site ID:	12383
CERS ID:	10036354
CERS Description:	Hazardous Waste Generator

San Bern. Co. Permit:

Name:	BILL'S DIESEL TRUCK & EQUIP
Address:	4695 S OLD WOMAN SPRINGS RD
City,State,Zip:	YUCCA VALLEY, CA 92284
Region:	SAN BERNARDINO
Facility ID:	FA0001483
Owner:	JONES, BILL
Permit Number:	PT0004645
Permit Category:	SMALL QUANTITY GENERATOR
Facility Status:	ACTIVE
Expiration Date:	08/31/2024

BILL'S DIESEL TRUCK & EQUIP (Continued) **S104764303**

Name: BILL'S DIESEL TRUCK & EQUIP
Address: 4695 S OLD WOMAN SPRINGS RD
City,State,Zip: YUCCA VALLEY, CA 92284
Region: SAN BERNARDINO
Facility ID: FA0001483
Owner: JONES, BILL
Permit Number: PT0004644
Permit Category: HAZARDOUS MATERIALS 1-3 CHEMICALS
Facility Status: ACTIVE
Expiration Date: 08/31/2024

CERS:
Name: BILL'S DIESEL TRUCK & EQUIP
Address: 4695 S OLD WOMAN SPRINGS RD
City,State,Zip: YUCCA VALLEY, CA 92284
Site ID: 12383
CERS ID: 10036354
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 12383
Site Name: BILL'S DIESEL TRUCK & EQUIP
Violation Date: 12-15-2020
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes: Returned to compliance on 12/15/2020. Last HMBP submitted via CERS occurred on 02/25/2018. Violation corrected on site.
Violation Division: San Bernardino County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 12383
Site Name: BILL'S DIESEL TRUCK & EQUIP
Violation Date: 12-15-2020
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 12/15/2020. Observed (1) 55 gallon drum of waste antifreeze to not have complete hazardous waste labeling. Violation corrected on site.
Violation Division: San Bernardino County Fire Department
Violation Program: HW
Violation Source: CERS,

Site ID: 12383
Site Name: BILL'S DIESEL TRUCK & EQUIP
Violation Date: 12-15-2020
Citation: HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)
Violation Description: Failure to complete and electronically submit hazardous material

BILL'S DIESEL TRUCK & EQUIP (Continued) **S104764303**

inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 12/15/2020. Update the inventory to include: -(1) 55 gallon drum of solvent -(1) 251 cubic foot cylinder of oxygen Violation corrected on site.
Violation Division: San Bernardino County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 12383
Site Name: BILL'S DIESEL TRUCK & EQUIP
Violation Date: 11-04-2014
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: Returned to compliance on 11/05/2014. NO BUSINESS PLAN IN CERS. LAST BP SUBMITTED 2/13/12.
Violation Division: San Bernardino County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 12383
Site Name: BILL'S DIESEL TRUCK & EQUIP
Violation Date: 12-01-2017
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description: Hazardous Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 01/07/2021. Failure to note accumulation start date on labels (CCR 66262.34(f)(2)) Failure to note accumulation start date on Hazardous Waste containers.
Violation Division: San Bernardino County Fire Department
Violation Program: HW
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-05-2024
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-05-2024
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-01-2017
Violations Found: No

BILL'S DIESEL TRUCK & EQUIP (Continued) **S104764303**

Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-01-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-04-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: INSPECTION - HW
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-04-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: INSPECTION - BP
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-15-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-15-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Enforcement Action:
Site ID: 12383
Site Name: BILL'S DIESEL TRUCK & EQUIP
Site Address: 4695 S OLD WOMAN SPRINGS RD
Site City: YUCCA VALLEY
Site Zip: 92284

BILL'S DIESEL TRUCK & EQUIP (Continued) **S104764303**

Enf Action Date: 11-04-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: San Bernardino County Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS,

Affiliation:
Affiliation Type Desc: Property Owner
Entity Name: William Jones
Entity Title: Not reported
Affiliation Address: 4695 Old Woman Springs RD
Affiliation City: Yucca Valley
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92284
Affiliation Phone: (760) 365-7764,

Affiliation Type Desc: Operator
Entity Name: William Jones
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (760) 285-8445,

Affiliation Type Desc: Parent Corporation
Entity Name: BILL'S DIESEL TRUCK & EQUIP
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: San Bernardino County Fire
Entity Title: Not reported
Affiliation Address: 620 South E Street
Affiliation City: San Bernardino
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92415-0153
Affiliation Phone: (909) 386-8401,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 4695 S OLD WOMAN SPRINGS RD
Affiliation City: YUCCA VALLEY
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92284

BILL'S DIESEL TRUCK & EQUIP (Continued) **S104764303**

Affiliation Phone:	,
Affiliation Type Desc:	Identification Signer
Entity Name:	Deanna Leon-Jones
Entity Title:	Office
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	JONES, WILLIAM
Entity Title:	Not reported
Affiliation Address:	4695 Old Woman Springs Rd
Affiliation City:	YUCCA VALLEY
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92284
Affiliation Phone:	(760) 365-7764,
Affiliation Type Desc:	Environmental Contact
Entity Name:	WILLIAM W JONES
Entity Title:	Not reported
Affiliation Address:	4695 Old Woman Springs RD
Affiliation City:	YUCCA VALLEY
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92284
Affiliation Phone:	,

C16 **BILLS DIESEL** **HWTS** **S124787822**
NW **4695 OLD WOMAN SPRINGS RD** **N/A**
< 1/8 **YUCCA VALLEY, CA 92284**
0.113 mi.
596 ft. **Site 2 of 4 in cluster C**

Relative: **Higher**

Actual: **3743 ft.**

HWTS:

Name:	BILLS DIESEL
Address:	4695 OLD WOMAN SPRINGS RD
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92284
EPA ID:	CAL000073199
Inactive Date:	06/30/2012
Create Date:	07/21/1993
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	4695 OLD WOMAN SPRINGS RD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	YUCCA VALLEY, CA 922842020
Owner Name:	WILLIAM JONES
Owner Address:	55818 PIPES CANYON RD
Owner Address 2:	Not reported
Owner City,State,Zip:	YUCCA VALLEY, CA 922844506
Owner Phone:	Not reported
Owner Fax:	Not reported

BILLS DIESEL (Continued) **S124787822**

Contact Name:	WILLIAM JONES
Contact Address:	55818 PIPES CANYON RD
Contact Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 922844506
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	34.16861
Longitude:	-116.42304

C17 **BILLS DIESEL RPR** **RCRA-SQG** **1004676466**
NW **4695 OLD WOMAN SPRINGS RD** **CAR000085654**
< 1/8 **YUCCA VALLEY, CA 92284**
0.113 mi.
596 ft. **Site 3 of 4 in cluster C**

Relative: **Higher**

Actual: **3743 ft.**

RCRA Listings:

Date Form Received by Agency:	20001031
Handler Name:	Bills Diesel Rpr
Handler Address:	4695 Old Woman Springs Rd
Handler City,State,Zip:	YUCCA VALLEY, CA 92284
EPA ID:	CAR000085654
Contact Name:	BILL JONES
Contact Address:	4695 OLD WOMAN SPRINGS RD
Contact City,State,Zip:	YUCCA VALLEY, CA 92284
Contact Telephone:	909-471-8396
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	4695 OLD WOMAN SPRINGS RD
Mailing City,State,Zip:	YUCCA VALLEY, CA 92284
Owner Name:	Bill Jones
Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No

BILLS DIESEL RPR (Continued) **1004676466**

Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20021007
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D000
Waste Description:	Not Defined
Waste Code:	D039
Waste Description:	Tetrachloroethylene

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: BILL JONES	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	4695 OLD WOMAN SPRINGS RD
Owner/Operator City,State,Zip:	YUCCA VALLEY, CA 92284
Owner/Operator Telephone:	909-471-8396
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20001031
Handler Name: BILLS DIESEL RPR	
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No

BILLS DIESEL RPR (Continued) **1004676466**

Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:
NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

C18 **BILL'S DIESEL** **HWTS** **S124944907**
NW **4695 OLD WOMAN SPRINGS RD** **N/A**
< 1/8 **YUCCA VALLEY, CA 92284**
0.113 mi.
596 ft. **Site 4 of 4 in cluster C**

Relative:
Higher

Actual:
3743 ft.

HWTS:

Name:	BILL'S DIESEL
Address:	4695 OLD WOMAN SPRINGS RD
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92284
EPA ID:	CAR000085654
Inactive Date:	Not reported
Create Date:	04/03/2001
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	4695 OLD WOMAN SPRINGS RD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	YUCCA VALLEY, CA 922840000
Owner Name:	BILL'S DIESEL
Owner Address:	4695 OLD WOMAN SPRINGS RD
Owner Address 2:	Not reported
Owner City,State,Zip:	YUCCA VALLEY, CA 922842020
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	BILL JONES
Contact Address:	4695 OLD WOMAN SPRINGS RD
Contact Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92284
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Active
Facility Type:	PERMANENT
Category:	FEDERAL
Latitude:	34.16861
Longitude:	-116.42304

B19
SSW
< 1/8
0.119 mi.
630 ft.

HI DESERT TRUCK & ENGINE RPR
56920 BUENA VISTA
YUCCA VALLEY, CA 92284

Site 7 of 7 in cluster B

HWTS **S124750194**
N/A

Relative:
Higher

Actual:
3742 ft.

HWTS:

Name:	HI DESERT TRUCK & ENGINE RPR
Address:	56920 BUENA VISTA
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92284
EPA ID:	CAD982327421
Inactive Date:	06/30/1996
Create Date:	06/17/1988
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	56920 BUENA VISTA
Mailing Address 2:	Not reported
Mailing City,State,Zip:	YUCCA VALLEY, CA 922840000
Owner Name:	Not reported
Owner Address:	Not reported
Owner Address 2:	Not reported
Owner City,State,Zip:	Not reported
Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	DEACT PER VQ96-RK
Contact Address:	Not reported
Contact Address 2:	Not reported
City,State,Zip:	Not reported
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	33.759855
Longitude:	-117.907777

20
West
1/8-1/4
0.200 mi.
1058 ft.

FICARA PAVING CO INC
4712 CANYON ST
YUCCA VALLEY, CA 92284

HWTS **S124867063**
N/A

Relative:
Higher

Actual:
3756 ft.

HWTS:

Name:	FICARA PAVING CO INC
Address:	4712 CANYON ST
Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 92284
EPA ID:	CAL000321907
Inactive Date:	06/30/2009
Create Date:	07/06/2007
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 370
Mailing Address 2:	Not reported
Mailing City,State,Zip:	YUCCA VALLEY, CA 922860370
Owner Name:	FICARA PAVING CO INC
Owner Address:	7255 JOSHUA LANE SUITE D
Owner Address 2:	Not reported
Owner City,State,Zip:	YUCCA VALLEY, CA 922840000

FICARA PAVING CO INC (Continued) **S124867063**

Owner Phone:	Not reported
Owner Fax:	Not reported
Contact Name:	PAOLO FICARA
Contact Address:	PO BOX 370/7255 JOSHUA LANE STE D
Contact Address 2:	Not reported
City,State,Zip:	YUCCA VALLEY, CA 922862454
Contact Phone:	Not reported
Contact Fax:	Not reported
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	34.168096
Longitude:	-116.424773

NAICS:

EPA ID:	CAL000321907
Create Date:	2007-07-06 11:40:32.713
NAICS Code:	23411
NAICS Description:	Highway and Street Construction
Issued EPA ID Date:	2007-07-06 11:40:32.68000
Inactive Date:	2009-06-30 00:00:00
Facility Name:	FICARA PAVING CO INC
Facility Address:	4712 CANYON ST
Facility Address 2:	Not reported
Facility City:	YUCCA VALLEY
Facility County:	Not reported
Facility State:	CA
Facility Zip:	922842003

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 08/27/2024
Date Data Arrived at EDR: 09/03/2024
Date Made Active in Reports: 09/19/2024
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 09/03/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 08/27/2024
Date Data Arrived at EDR: 09/03/2024
Date Made Active in Reports: 09/19/2024
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 09/03/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 08/27/2024
Date Data Arrived at EDR: 09/03/2024
Date Made Active in Reports: 09/19/2024
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 09/03/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 06/07/2024
Date Data Arrived at EDR: 06/25/2024
Date Made Active in Reports: 09/19/2024
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 06/25/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/24/2024
Date Data Arrived at EDR: 08/01/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/03/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/24/2024
Date Data Arrived at EDR: 08/01/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/03/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/07/2024
Date Made Active in Reports: 06/20/2024
Number of Days to Update: 13

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/17/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/07/2024
Date Made Active in Reports: 06/20/2024
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/17/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/07/2024
Date Made Active in Reports: 06/20/2024
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/17/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/07/2024
Date Made Active in Reports: 06/20/2024
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/17/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/07/2024
Date Made Active in Reports: 06/20/2024
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/17/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/14/2024
Date Data Arrived at EDR: 02/16/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 48

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 07/31/2024
Next Scheduled EDR Contact: 11/18/2024
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 07/24/2024
Date Data Arrived at EDR: 08/08/2024
Date Made Active in Reports: 08/15/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/08/2024
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 07/24/2024
Date Data Arrived at EDR: 08/08/2024
Date Made Active in Reports: 08/15/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/08/2024
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/11/2024
Date Data Arrived at EDR: 06/17/2024
Date Made Active in Reports: 09/04/2024
Number of Days to Update: 79

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/17/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 04/22/2024
Date Data Arrived at EDR: 04/23/2024
Date Made Active in Reports: 07/17/2024
Number of Days to Update: 85

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/22/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 04/22/2024
Date Data Arrived at EDR: 04/23/2024
Date Made Active in Reports: 07/17/2024
Number of Days to Update: 85

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/22/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/06/2024
Date Data Arrived at EDR: 05/07/2024
Date Made Active in Reports: 07/30/2024
Number of Days to Update: 84

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 08/06/2024
Next Scheduled EDR Contact: 11/18/2024
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 08/30/2024
Number of Days to Update: 2
Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Quarterly

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30
Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27
Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14
Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22
Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/11/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/07/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 08/29/2024
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 03/15/2024
Date Data Arrived at EDR: 03/19/2024
Date Made Active in Reports: 06/17/2024
Number of Days to Update: 90

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 08/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 02/13/2024
Date Data Arrived at EDR: 03/05/2024
Date Made Active in Reports: 06/03/2024
Number of Days to Update: 90

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 09/04/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 08/29/2024
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 08/30/2024
Number of Days to Update: 2

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 09/05/2024
Next Scheduled EDR Contact: 12/23/2024
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/11/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 05/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 90

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 04/22/2024
Date Data Arrived at EDR: 04/23/2024
Date Made Active in Reports: 07/17/2024
Number of Days to Update: 85
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/22/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/10/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/17/2024
Date Data Arrived at EDR: 06/17/2024
Date Made Active in Reports: 09/10/2024
Number of Days to Update: 85
Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 09/17/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/10/2024
Date Data Arrived at EDR: 06/11/2024
Date Made Active in Reports: 09/04/2024
Number of Days to Update: 85
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/11/2024
Next Scheduled EDR Contact: 12/23/2024
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 07/17/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 08/29/2024
Number of Days to Update: 1

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 04/04/2024
Date Data Arrived at EDR: 04/05/2024
Date Made Active in Reports: 04/15/2024
Number of Days to Update: 10

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 07/31/2024
Next Scheduled EDR Contact: 11/18/2024
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/22/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Varies

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 07/18/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/20/2024
Date Data Arrived at EDR: 05/21/2024
Date Made Active in Reports: 08/08/2024
Number of Days to Update: 79

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/19/2024
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 04/22/2024
Date Data Arrived at EDR: 04/23/2024
Date Made Active in Reports: 07/17/2024
Number of Days to Update: 85

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/22/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 03/21/2024
Date Made Active in Reports: 06/12/2024
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 08/07/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: California Environmental Reporting System Hazardous Waste

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 07/10/2024
Date Data Arrived at EDR: 07/10/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 2

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/20/2024
Date Data Arrived at EDR: 05/21/2024
Date Made Active in Reports: 08/08/2024
Number of Days to Update: 79

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/19/2024
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 04/29/2024
Date Data Arrived at EDR: 04/30/2024
Date Made Active in Reports: 07/23/2024
Number of Days to Update: 84

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 07/24/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 07/10/2024
Date Data Arrived at EDR: 07/10/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 2
Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 05/31/2024
Date Data Arrived at EDR: 06/21/2024
Date Made Active in Reports: 09/11/2024
Number of Days to Update: 82
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/18/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 08/27/2024
Date Data Arrived at EDR: 09/03/2024
Date Made Active in Reports: 09/19/2024
Number of Days to Update: 16
Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 09/03/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing
Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 05/28/2024
Date Data Arrived at EDR: 05/29/2024
Date Made Active in Reports: 08/20/2024
Number of Days to Update: 83
Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 08/22/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/14/2024
Date Data Arrived at EDR: 06/17/2024
Date Made Active in Reports: 06/24/2024
Number of Days to Update: 7
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/17/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 02/01/2024
Date Data Arrived at EDR: 04/16/2024
Date Made Active in Reports: 07/11/2024
Number of Days to Update: 86

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 07/18/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 08/30/2024
Number of Days to Update: 2

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 08/30/2024
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/07/2024
Date Made Active in Reports: 06/20/2024
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/17/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 05/13/2024
Date Data Arrived at EDR: 05/14/2024
Date Made Active in Reports: 08/08/2024
Number of Days to Update: 86

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/12/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/11/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/02/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/05/2024
Next Scheduled EDR Contact: 11/18/2024
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/10/2024
Date Data Arrived at EDR: 06/17/2024
Date Made Active in Reports: 09/04/2024
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/17/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 07/25/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/01/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/12/2024
Next Scheduled EDR Contact: 12/23/2024
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 11/13/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 86

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/15/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/11/2024
Date Data Arrived at EDR: 07/11/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 1

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/11/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 08/27/2024
Date Data Arrived at EDR: 09/03/2024
Date Made Active in Reports: 09/19/2024
Number of Days to Update: 16

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 09/03/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/01/2024
Date Data Arrived at EDR: 04/17/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/11/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 09/03/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/20/2023
Date Data Arrived at EDR: 04/04/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 66

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/02/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 06/26/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/06/2024
Date Data Arrived at EDR: 06/07/2024
Date Made Active in Reports: 09/04/2024
Number of Days to Update: 89
Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 07/11/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 11/27/2023
Date Made Active in Reports: 02/22/2024
Number of Days to Update: 87
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 08/27/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/22/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/01/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/18/2024
Next Scheduled EDR Contact: 01/06/2025
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 07/23/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/31/2024
Date Data Arrived at EDR: 04/19/2024
Date Made Active in Reports: 06/26/2024
Number of Days to Update: 68

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 06/26/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/17/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/02/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 07/24/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 05/08/2024
Date Data Arrived at EDR: 08/14/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 14

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/08/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 08/27/2024
Date Data Arrived at EDR: 09/03/2024
Date Made Active in Reports: 09/19/2024
Number of Days to Update: 16

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 09/03/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 04/01/2024
Date Data Arrived at EDR: 04/04/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 99

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 07/02/2024
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Quarterly

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/06/2024
Date Data Arrived at EDR: 08/14/2024
Date Made Active in Reports: 08/15/2024
Number of Days to Update: 1

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/14/2024
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 04/15/2024
Date Data Arrived at EDR: 05/22/2024
Date Made Active in Reports: 08/15/2024
Number of Days to Update: 85

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/20/2024
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/22/2024
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines
An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/13/2024
Date Data Arrived at EDR: 06/14/2024
Date Made Active in Reports: 09/04/2024
Number of Days to Update: 82

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/10/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Quarterly

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 08/23/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 98

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 08/22/2024
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System
Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 08/13/2024
Date Data Arrived at EDR: 08/20/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 8

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 08/20/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites
A listing of unexploded ordnance site locations

Date of Government Version: 09/06/2023
Date Data Arrived at EDR: 09/13/2023
Date Made Active in Reports: 12/11/2023
Number of Days to Update: 89

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 07/08/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information
ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/23/2024
Date Data Arrived at EDR: 06/28/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 06/28/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing
A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/13/2024
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 05/13/2024
Date Data Arrived at EDR: 05/14/2024
Date Made Active in Reports: 08/08/2024
Number of Days to Update: 86

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/13/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 07/18/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 05/19/2023
Date Data Arrived at EDR: 04/05/2024
Date Made Active in Reports: 06/06/2024
Number of Days to Update: 62

Source: Social Science Environmental Health Research Institute
Telephone: N/A
Last EDR Contact: 09/05/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 06/27/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 06/27/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 04/14/2024
Date Data Arrived at EDR: 04/16/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 07/16/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database

US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79

Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 08/08/2024
Next Scheduled EDR Contact: 11/18/2024
Data Release Frequency: Semi-Annually

UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106

Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 08/08/2024
Next Scheduled EDR Contact: 11/18/2024
Data Release Frequency: Varies

E MANIFEST: Hazardous Waste Electronic Manifest System

EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 07/24/2023
Date Data Arrived at EDR: 04/18/2024
Date Made Active in Reports: 06/06/2024
Number of Days to Update: 49

Source: Environmental Protection Agency
Telephone: 833-501-6826
Last EDR Contact: 09/17/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS sites included in the Envirostor and GeoTracker databases. Locations of potential sources of per - and polyfluoroalkyl substances (PFAS). This does not mean that PFAS has been produced, used, or discharged at these sites.

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 09/03/2024
Number of Days to Update: 6

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/04/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Varies

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CHROME PLATING: Chrome Plating Facilities Listing

This listing represents chrome plating facilities the California State Water Resources Control Board staff identified as possibly being a source of Per- and polyfluoroalkyl substance (PFAS) contamination. Sites and locations were identified by staff with the Division of Water Quality in the California State Water Board. Data was collected from the CA Air Resources Board 2013 and 2018 - Cr VI emission survey, CA Emission Inventory, CA HAZ Waste discharge database and by reviewing storm water permits. Former chrome plating sites are also included that are open site investigation or remediation cases with the Regional Water Quality Control Boards and the Department of Toxic Substances Control.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/04/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Varies

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 06/17/2024
Date Data Arrived at EDR: 06/17/2024
Date Made Active in Reports: 09/10/2024
Number of Days to Update: 85

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/17/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Quarterly

CUPA LIV-PLE: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 02/14/2024
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 05/08/2024
Number of Days to Update: 77

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 08/08/2024
Next Scheduled EDR Contact: 11/18/2024
Data Release Frequency: Varies

DRYCLEAN SACRAMENTO: Sacramento Metropolitan Air Quality Management DistrictDrycleaner Facility Listing
A listing of drycleaner facility locations, for the Sacramento Metropolitan Air Quality Management District.

Date of Government Version: 01/03/2024
Date Data Arrived at EDR: 01/10/2024
Date Made Active in Reports: 03/27/2024
Number of Days to Update: 77
Source: Sacramento Metropolitan Air Quality Management District
Telephone: 916-874-3958
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN YOLO-SOLANO: Yolo-Solano Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Yolo-Solano Air Quality Management District.

Date of Government Version: 01/04/2024
Date Data Arrived at EDR: 01/05/2024
Date Made Active in Reports: 03/20/2024
Number of Days to Update: 75
Source: Yolo-Solano Air Quality Management District
Telephone: 530-757-3650
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN IMPERIAL: Imperial County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Imperial County Air Pollution Control District

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 04/26/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 79
Source: Imperial County Air Pollution Control District
Telephone: 442-265-1800
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN EAST KERN: Eastern Kern Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Eastern Kern Air Pollution Control District.

Date of Government Version: 01/12/2023
Date Data Arrived at EDR: 04/26/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 79
Source: Eastern Kern Air Pollution Control District
Telephone: 661-862-9684
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MENDOCINO: Mendocino County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mendocino County Air Quality Management District.

Date of Government Version: 02/26/2024
Date Data Arrived at EDR: 02/28/2024
Date Made Active in Reports: 05/15/2024
Number of Days to Update: 77
Source: Mendocino County Air Quality Management District
Telephone: 707-463-4354
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 02/26/2024
Date Data Arrived at EDR: 02/27/2024
Date Made Active in Reports: 05/15/2024
Number of Days to Update: 78
Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 09/05/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: Varies

DRYCLEAN LAKE: Lake County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Lake County Air Quality Management District,

Date of Government Version: 02/15/2024
Date Data Arrived at EDR: 02/16/2024
Date Made Active in Reports: 05/02/2024
Number of Days to Update: 76
Source: Lake County Air Quality Management District
Telephone: 707-263-7000
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN GRANT: Grant Recipients List

Assembly Bill 998 (AB 998) established the Non-Toxic Dry Cleaning Incentive Program to provide financial assistance to the dry cleaning industry to switch from systems using perchloroethylene (Perc), an identified toxic air contaminant and potential human carcinogen, to non-toxic and non-smog forming alternatives.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 01/26/2024
Date Made Active in Reports: 04/16/2024
Number of Days to Update: 81

Source: California Air Resources Board
Telephone: 916-323-0006
Last EDR Contact: 07/25/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 04/02/2024
Date Data Arrived at EDR: 04/05/2024
Date Made Active in Reports: 04/15/2024
Number of Days to Update: 10

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 08/20/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: Annually

DRYCLEAN SAN DIEGO: San Diego County Air Pollution Control District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the San Diego County Air Pollution Control District.

Date of Government Version: 03/19/2024
Date Data Arrived at EDR: 03/21/2024
Date Made Active in Reports: 04/12/2024
Number of Days to Update: 22

Source: San Diego County Air Pollution Control District
Telephone: 858-586-2616
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN FEATHER RVR: Feather River Air Quality Management District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the Feather River Air Quality Management District.

Date of Government Version: 03/08/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 06/05/2023
Number of Days to Update: 88

Source: Feather River Air Quality Management District
Telephone: 530-634-7659
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN BUTTE: Butte County Air Quality Management DistrictDrycleaner Facility Listing

Butte County Air Quality Management DistrictDrycleaner Facility Listing.

Date of Government Version: 04/25/2023
Date Data Arrived at EDR: 10/18/2023
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 90

Source: Butte County Air Quality Management District
Telephone: 530-332-9400
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MOJAVE: Mojave Desert Air Quality Management District Drycleaner Facility Listing

A listing of drycleaner facility locations, for the Mojave Desert Air Quality Management District.

Date of Government Version: 04/15/2024
Date Data Arrived at EDR: 04/17/2024
Date Made Active in Reports: 04/24/2024
Number of Days to Update: 7

Source: Mojave Desert Air Quality Management District
Telephone: 760-245-1661
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MONTERY BAY: Monterey Bay Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Monterey Bay Air Quality Management District.

Date of Government Version: 01/03/2024
Date Data Arrived at EDR: 01/05/2024
Date Made Active in Reports: 03/20/2024
Number of Days to Update: 75
Source: Monterey Bay Air Quality Management District
Telephone: 831-647-9411
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN LUIS OB: San Luis Obispo County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Luis Obispo County Air Pollution Control District.

Date of Government Version: 01/03/2024
Date Data Arrived at EDR: 01/04/2024
Date Made Active in Reports: 03/20/2024
Number of Days to Update: 76
Source: San Luis Obispo County Air Pollution Control District
Telephone: 805-781-5756
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SHASTA: Shasta County Air Quality Management District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Shasta County Air Quality Management District.

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/14/2023
Number of Days to Update: 78
Source: Shasta County Air Quality Management District
Telephone: 530-225-5674
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN N SONOMA: Norther Sonoma County County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Northern Sonoma County Air Pollution Control District.,

Date of Government Version: 01/05/2024
Date Data Arrived at EDR: 01/10/2024
Date Made Active in Reports: 03/27/2024
Number of Days to Update: 77
Source: Santa Barbara County Air Pollution Control District
Telephone: 707-433-5911
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN GLENN: Glenn County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Glenn County Air Pollution Control District.

Date of Government Version: 01/08/2024
Date Data Arrived at EDR: 01/10/2024
Date Made Active in Reports: 03/27/2024
Number of Days to Update: 77
Source: Glenn County Air Pollution Control District
Telephone: 530-934-6500
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN TEHAMA: Tehama County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Tehama County Air Pollution Control District.

Date of Government Version: 04/24/2019
Date Data Arrived at EDR: 04/24/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1468
Source: Tehama County Air Pollution Control District
Telephone: 530-527-3717
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN VENTURA: Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Ventura County Air Pollution Control District.

Date of Government Version: 01/04/2024
Date Data Arrived at EDR: 01/16/2024
Date Made Active in Reports: 02/08/2024
Number of Days to Update: 23
Source: Ventura County Air Pollution Control District
Telephone: 805-645-1421
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SANTA BARB: Santa Barbara County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Santa Barbara County Air Pollution Control District.

Date of Government Version: 02/19/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475
Source: Santa Barbara County Air Pollution Control District
Telephone: 805-961-8867
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN N SIERRA: Northern Sierra Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Northern Sierra Air Quality Management District,

Date of Government Version: 05/07/2019
Date Data Arrived at EDR: 05/07/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1455
Source: Northern Sierra Air Quality Management District
Telephone: 530-274-9350
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 05/21/2024
Date Data Arrived at EDR: 05/23/2024
Date Made Active in Reports: 08/19/2024
Number of Days to Update: 88
Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 08/13/2024
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Varies

DRYCLEAN AMADOR: Amador Air District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Amador Air Quality Management District

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77
Source: Amador Air Quality Management District
Telephone: 209-257-0112
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN N COAST: North Coast Unified Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the North Coast Unified Air Quality Management District.

Date of Government Version: 11/30/2016
Date Data Arrived at EDR: 04/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1473
Source: North Coast Unified Air Quality Management District
Telephone: 707-443-3093
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN CALAVERAS: Calaveras County Environmental Management Agency Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Calaveras County Environmental Management Agency.

Date of Government Version: 06/17/2019
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1412
Source: Calaveras County Environmental Management Agency
Telephone: 209-754-6399
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN BAY AREA: Bay Area Air Quality Management District Drycleaner Facility Listing
Bay Area Air Quality Management District Drycleaner Facility Listing.

Date of Government Version: 02/20/2019
Date Data Arrived at EDR: 05/30/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1432
Source: Bay Area Air Quality Management District
Telephone: 415-516-1916
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN JOAQUIN: San Joaquin Valley Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Joaquin Valley Air Pollution Control District.

Date of Government Version: 01/04/2024
Date Data Arrived at EDR: 01/04/2024
Date Made Active in Reports: 03/21/2024
Number of Days to Update: 77

Source: San Joaquin Valley Air Pollution Control District
Telephone: 559-230-6001
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN PLACER: Placer County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Placer County Air Quality Management District.

Date of Government Version: 05/15/2023
Date Data Arrived at EDR: 05/17/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 89

Source: Placer County Air Quality Management District
Telephone: 530-745-2335
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 06/11/2024
Date Made Active in Reports: 09/03/2024
Number of Days to Update: 84

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/11/2024
Next Scheduled EDR Contact: 12/23/2024
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 04/15/2024
Date Data Arrived at EDR: 04/16/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 87

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 07/16/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

FIN ASSURANCE 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 04/12/2024
Date Data Arrived at EDR: 04/12/2024
Date Made Active in Reports: 07/09/2024
Number of Days to Update: 88

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

FIN ASSURANCE 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 08/07/2024
Date Data Arrived at EDR: 08/14/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 14

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 07/31/2024
Next Scheduled EDR Contact: 11/18/2024
Data Release Frequency: Varies

ICE: Inspection, Compliance and Enforcement
Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 05/13/2024
Date Data Arrived at EDR: 05/14/2024
Date Made Active in Reports: 08/07/2024
Number of Days to Update: 85

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 08/12/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 05/13/2024
Date Data Arrived at EDR: 05/14/2024
Date Made Active in Reports: 08/07/2024
Number of Days to Update: 85

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/12/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 04/02/2024
Date Data Arrived at EDR: 04/04/2024
Date Made Active in Reports: 06/26/2024
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 07/02/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Quarterly

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 07/19/2024
Date Data Arrived at EDR: 07/30/2024
Date Made Active in Reports: 08/28/2024
Number of Days to Update: 29

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 08/22/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 04/04/2024
Date Made Active in Reports: 06/26/2024
Number of Days to Update: 83

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 07/02/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Annually

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/04/2024
Date Made Active in Reports: 08/29/2024
Number of Days to Update: 86
Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 09/04/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 05/22/2024
Date Data Arrived at EDR: 05/29/2024
Date Made Active in Reports: 08/20/2024
Number of Days to Update: 83
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 08/22/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 05/06/2024
Date Data Arrived at EDR: 05/07/2024
Date Made Active in Reports: 07/31/2024
Number of Days to Update: 85
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/06/2024
Next Scheduled EDR Contact: 11/18/2024
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 05/28/2024
Date Data Arrived at EDR: 05/29/2024
Date Made Active in Reports: 08/20/2024
Number of Days to Update: 83
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 08/22/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 08/30/2024
Number of Days to Update: 2
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 06/06/2024
Date Data Arrived at EDR: 06/07/2024
Date Made Active in Reports: 09/03/2024
Number of Days to Update: 88
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 09/05/2024
Next Scheduled EDR Contact: 12/23/2024
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82
Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 07/23/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Annually

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 09/02/2024
Date Data Arrived at EDR: 09/04/2024
Date Made Active in Reports: 09/05/2024
Number of Days to Update: 1
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 09/04/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 08/29/2024
Number of Days to Update: 1
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 90
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 07/03/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9
Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 08/07/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 09/10/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 08/29/2024
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 08/29/2024
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing
In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/04/2024
Date Made Active in Reports: 08/30/2024
Number of Days to Update: 87

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 09/04/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System
The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 08/20/2024
Date Data Arrived at EDR: 08/20/2024
Date Made Active in Reports: 08/22/2024
Number of Days to Update: 2

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 08/20/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data
The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 07/10/2024
Date Data Arrived at EDR: 07/10/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 2

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)
Non-Case Information sites

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 08/29/2024
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)
Other Oil & Gas Projects sites

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 08/29/2024
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 08/29/2024
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 08/29/2024
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 08/28/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 08/29/2024
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/26/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 12/26/2023
Date Made Active in Reports: 03/19/2024
Number of Days to Update: 84

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/26/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 04/27/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 07/23/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 06/26/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 03/01/2024
Date Data Arrived at EDR: 03/19/2024
Date Made Active in Reports: 06/11/2024
Number of Days to Update: 84

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/10/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 07/23/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 04/11/2024
Date Data Arrived at EDR: 04/23/2024
Date Made Active in Reports: 07/17/2024
Number of Days to Update: 85

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 07/18/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 02/05/2024
Date Data Arrived at EDR: 02/08/2024
Date Made Active in Reports: 04/26/2024
Number of Days to Update: 78

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 07/18/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/09/2022
Date Made Active in Reports: 09/01/2022
Number of Days to Update: 23

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 07/17/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 06/27/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 08/07/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/15/2024
Date Data Arrived at EDR: 04/17/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 86

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 08/07/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 05/23/2024
Date Data Arrived at EDR: 06/11/2024
Date Made Active in Reports: 06/17/2024
Number of Days to Update: 6

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 07/24/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 04/25/2024
Date Data Arrived at EDR: 05/01/2024
Date Made Active in Reports: 05/08/2024
Number of Days to Update: 7

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 07/24/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 08/07/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 07/26/2024
Date Data Arrived at EDR: 07/29/2024
Date Made Active in Reports: 08/08/2024
Number of Days to Update: 10

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/08/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 09/05/2024
Next Scheduled EDR Contact: 12/23/2024
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 07/02/2024
Date Data Arrived at EDR: 07/08/2024
Date Made Active in Reports: 07/10/2024
Number of Days to Update: 2

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 06/26/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/08/2024
Date Data Arrived at EDR: 04/09/2024
Date Made Active in Reports: 07/08/2024
Number of Days to Update: 90

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/09/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 01/12/2023
Date Made Active in Reports: 03/29/2023
Number of Days to Update: 76

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/03/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/10/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 04/13/2023
Date Data Arrived at EDR: 07/13/2023
Date Made Active in Reports: 09/27/2023
Number of Days to Update: 76

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 07/09/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory
A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2024
Date Data Arrived at EDR: 06/17/2024
Date Made Active in Reports: 09/10/2024
Number of Days to Update: 85

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/17/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory
A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 06/01/2024
Date Data Arrived at EDR: 06/17/2024
Date Made Active in Reports: 09/10/2024
Number of Days to Update: 85

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/17/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation LA County List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 07/11/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 07/16/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 07/03/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 04/16/2024
Date Data Arrived at EDR: 04/17/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 86

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 07/12/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 08/07/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 09/18/2024
Next Scheduled EDR Contact: 01/06/2025
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 11/22/2021
Number of Days to Update: 4

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 08/13/2024
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/15/2023
Date Data Arrived at EDR: 11/20/2023
Date Made Active in Reports: 02/15/2024
Number of Days to Update: 87

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 07/17/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 08/13/2024
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/04/2021
Date Data Arrived at EDR: 10/06/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 84

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 09/18/2024
Next Scheduled EDR Contact: 01/06/2025
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/13/2024
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/13/2024
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 04/23/2024
Date Data Arrived at EDR: 04/25/2024
Date Made Active in Reports: 06/26/2024
Number of Days to Update: 62

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 07/18/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups Orange County
Petroleum and non-petroleum spills.

Date of Government Version: 02/02/2024
Date Data Arrived at EDR: 03/13/2024
Date Made Active in Reports: 06/04/2024
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 07/30/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 02/22/2024
Date Data Arrived at EDR: 03/13/2024
Date Made Active in Reports: 06/04/2024
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 07/30/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 02/22/2024
Date Data Arrived at EDR: 03/13/2024
Date Made Active in Reports: 06/04/2024
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 07/30/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 05/22/2024
Date Data Arrived at EDR: 05/23/2024
Date Made Active in Reports: 08/19/2024
Number of Days to Update: 88

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 08/20/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 06/11/2024
Date Data Arrived at EDR: 06/12/2024
Date Made Active in Reports: 06/27/2024
Number of Days to Update: 15

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/05/2024
Next Scheduled EDR Contact: 12/23/2024
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 06/11/2024
Date Data Arrived at EDR: 06/12/2024
Date Made Active in Reports: 06/27/2024
Number of Days to Update: 15

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/05/2024
Next Scheduled EDR Contact: 12/23/2024
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 12/21/2022
Date Made Active in Reports: 03/16/2023
Number of Days to Update: 85

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 09/23/2024
Next Scheduled EDR Contact: 01/06/2025
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 12/09/2022
Date Made Active in Reports: 03/01/2023
Number of Days to Update: 82

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 09/23/2024
Next Scheduled EDR Contact: 01/06/2025
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2024
Date Data Arrived at EDR: 08/01/2024
Date Made Active in Reports: 08/07/2024
Number of Days to Update: 6

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 07/24/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 08/13/2024
Date Data Arrived at EDR: 08/14/2024
Date Made Active in Reports: 08/20/2024
Number of Days to Update: 6

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 07/24/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 05/16/2024
Date Data Arrived at EDR: 05/22/2024
Date Made Active in Reports: 05/24/2024
Number of Days to Update: 2

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 08/22/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2023
Date Data Arrived at EDR: 01/31/2024
Date Made Active in Reports: 04/17/2024
Number of Days to Update: 77

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 08/20/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 04/29/2024
Date Data Arrived at EDR: 04/30/2024
Date Made Active in Reports: 07/23/2024
Number of Days to Update: 84

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 07/24/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 07/23/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 04/29/2024
Date Data Arrived at EDR: 04/30/2024
Date Made Active in Reports: 07/23/2024
Number of Days to Update: 84

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 07/24/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Quarterly

SAN FRANCISO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing
a listing of properties that fall within a Maher Ordinance, for all of San Francisco

Date of Government Version: 04/15/2024
Date Data Arrived at EDR: 04/16/2024
Date Made Active in Reports: 07/15/2024
Number of Days to Update: 90

Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 07/16/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/05/2024
Next Scheduled EDR Contact: 12/23/2024
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 05/13/2024
Date Data Arrived at EDR: 05/14/2024
Date Made Active in Reports: 08/08/2024
Number of Days to Update: 86

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 08/07/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/05/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 08/27/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28
Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 08/07/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 05/16/2024
Date Data Arrived at EDR: 05/16/2024
Date Made Active in Reports: 08/07/2024
Number of Days to Update: 83
Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 08/07/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22
Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13
Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 08/13/2024
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: No Update Planned

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 08/07/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Varies

SITE MIT SANTA CRUZ: Site Mitigation Santa Cruz County List
Sites may become contaminated with toxic chemicals through illegal dumping or disposal, from leaking underground storage tanks, or through industrial or commercial activities.The goal of the site mitigation program is to protect the public health and the environment while facilitating completion of contaminated site clean-up projects in a timely manner.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 06/23/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 20

Source: Santa Cruz Environmental Health Services
Telephone: 831-454-2761
Last EDR Contact: 08/07/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 08/07/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/20/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/20/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/10/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/10/2024
Next Scheduled EDR Contact: 12/30/2024
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/08/2022
Date Data Arrived at EDR: 02/10/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 83

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 07/03/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 04/12/2024
Date Data Arrived at EDR: 06/05/2024
Date Made Active in Reports: 08/30/2024
Number of Days to Update: 86

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 08/20/2024
Next Scheduled EDR Contact: 12/09/2024
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 12/05/2023
Date Data Arrived at EDR: 02/01/2024
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 27

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 08/20/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 04/15/2024
Date Data Arrived at EDR: 04/17/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 86

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 10/07/2022
Date Data Arrived at EDR: 10/07/2022
Date Made Active in Reports: 12/21/2022
Number of Days to Update: 75

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 07/24/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 07/02/2024
Date Data Arrived at EDR: 07/17/2024
Date Made Active in Reports: 07/23/2024
Number of Days to Update: 6

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 07/15/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/18/2024
Next Scheduled EDR Contact: 01/06/2025
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 07/31/2024
Next Scheduled EDR Contact: 11/18/2024
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 07/02/2024
Date Data Arrived at EDR: 07/18/2024
Date Made Active in Reports: 07/23/2024
Number of Days to Update: 5

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 07/15/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 05/28/2024
Date Data Arrived at EDR: 06/04/2024
Date Made Active in Reports: 08/30/2024
Number of Days to Update: 87

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/04/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 03/22/2024
Date Data Arrived at EDR: 04/04/2024
Date Made Active in Reports: 06/27/2024
Number of Days to Update: 84

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 09/18/2024
Next Scheduled EDR Contact: 01/06/2025
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 04/19/2024
Date Data Arrived at EDR: 04/23/2024
Date Made Active in Reports: 07/15/2024
Number of Days to Update: 83

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 07/18/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 05/05/2024
Date Data Arrived at EDR: 05/07/2024
Date Made Active in Reports: 08/01/2024
Number of Days to Update: 86

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/06/2024
Next Scheduled EDR Contact: 11/18/2024
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/26/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 07/25/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/03/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/08/2024
Next Scheduled EDR Contact: 11/26/2024
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 08/28/2024
Next Scheduled EDR Contact: 12/16/2024
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.
Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.
Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

YUCCA VALLEY PROPERTY
NEWTON LANE
YUCCA VALLEY, CA 92284

TARGET PROPERTY COORDINATES

Latitude (North):	34.166982 - 34° 10' 1.14''
Longitude (West):	116.420805 - 116° 25' 14.90''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	553384.1
UTM Y (Meters):	3780627.5
Elevation:	3721 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50004086 YUCCA VALLEY NORTH, CA
Version Date:	2021

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

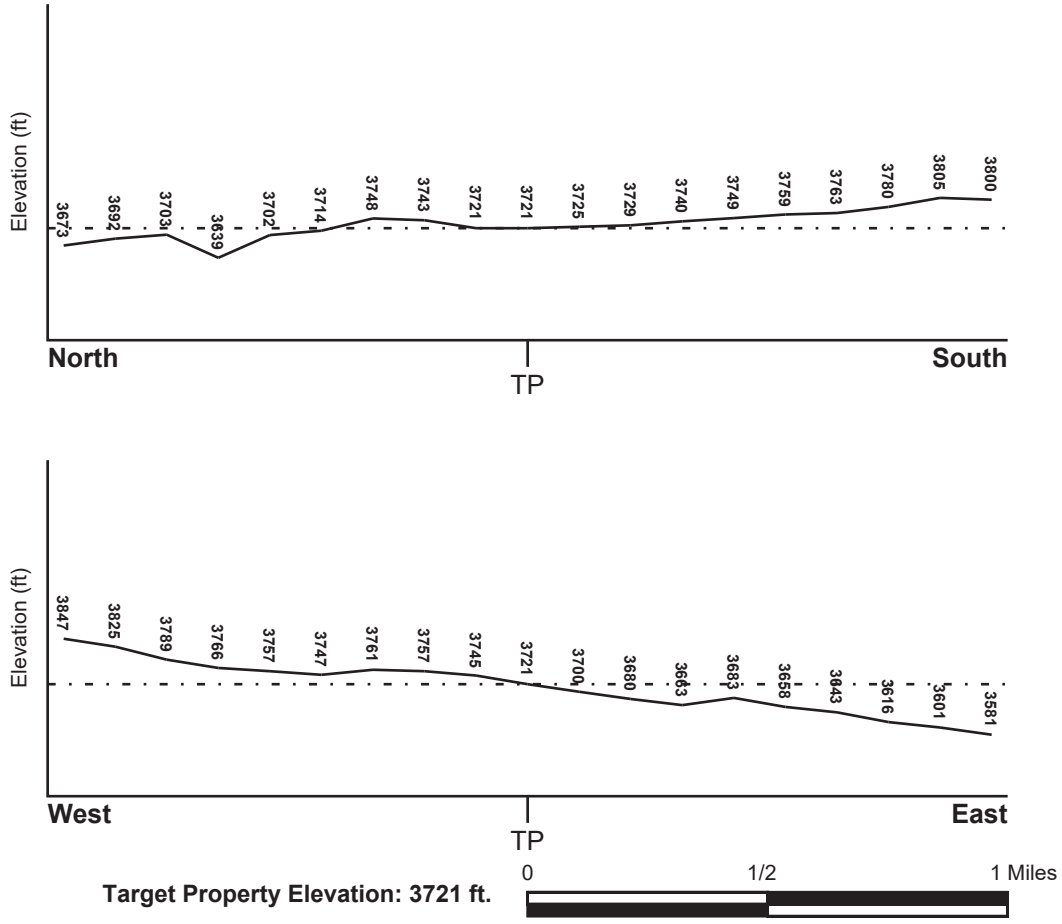
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06071C8120H	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06071C8115H	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
YUCCA VALLEY NORTH	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Precambrian
System:	Precambrian
Series:	Orthogneiss and paragneiss
Code:	Xm *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Metamorphic Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	HANFORD
Soil Surface Texture:	coarse sandy loam
Hydrologic Group:	Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class:	Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel:	MODERATE
Depth to Bedrock Min:	> 60 inches
Depth to Bedrock Max:	> 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	12 inches	coarse sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 2.00	Max: 7.80 Min: 5.60
2	12 inches	50 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 2.00	Max: 7.80 Min: 5.60
3	50 inches	60 inches	gravelly - fine sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 2.00	Max: 7.80 Min: 5.60

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: sandy loam
gravelly - sandy loam
loamy sand
stony - loam
cobbly - loamy sand

Surficial Soil Types: sandy loam
gravelly - sandy loam
loamy sand
stony - loam
cobbly - loamy sand

Shallow Soil Types: gravelly - loam
very cobbly - loam

Deeper Soil Types: stratified
gravelly - sandy loam
weathered bedrock

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	USGS40000142318	1/4 - 1/2 Mile NW
B3	USGS40000142295	1/4 - 1/2 Mile West
4	USGS40000142342	1/4 - 1/2 Mile NNW
C8	USGS40000142260	1/2 - 1 Mile ESE
D9	USGS40000142222	1/2 - 1 Mile SSE
E10	USGS40000142359	1/2 - 1 Mile NNW
F12	USGS40000142296	1/2 - 1 Mile West
G15	USGS40000142187	1/2 - 1 Mile SE
H16	USGS40000142297	1/2 - 1 Mile West
H17	USGS40000142291	1/2 - 1 Mile West

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

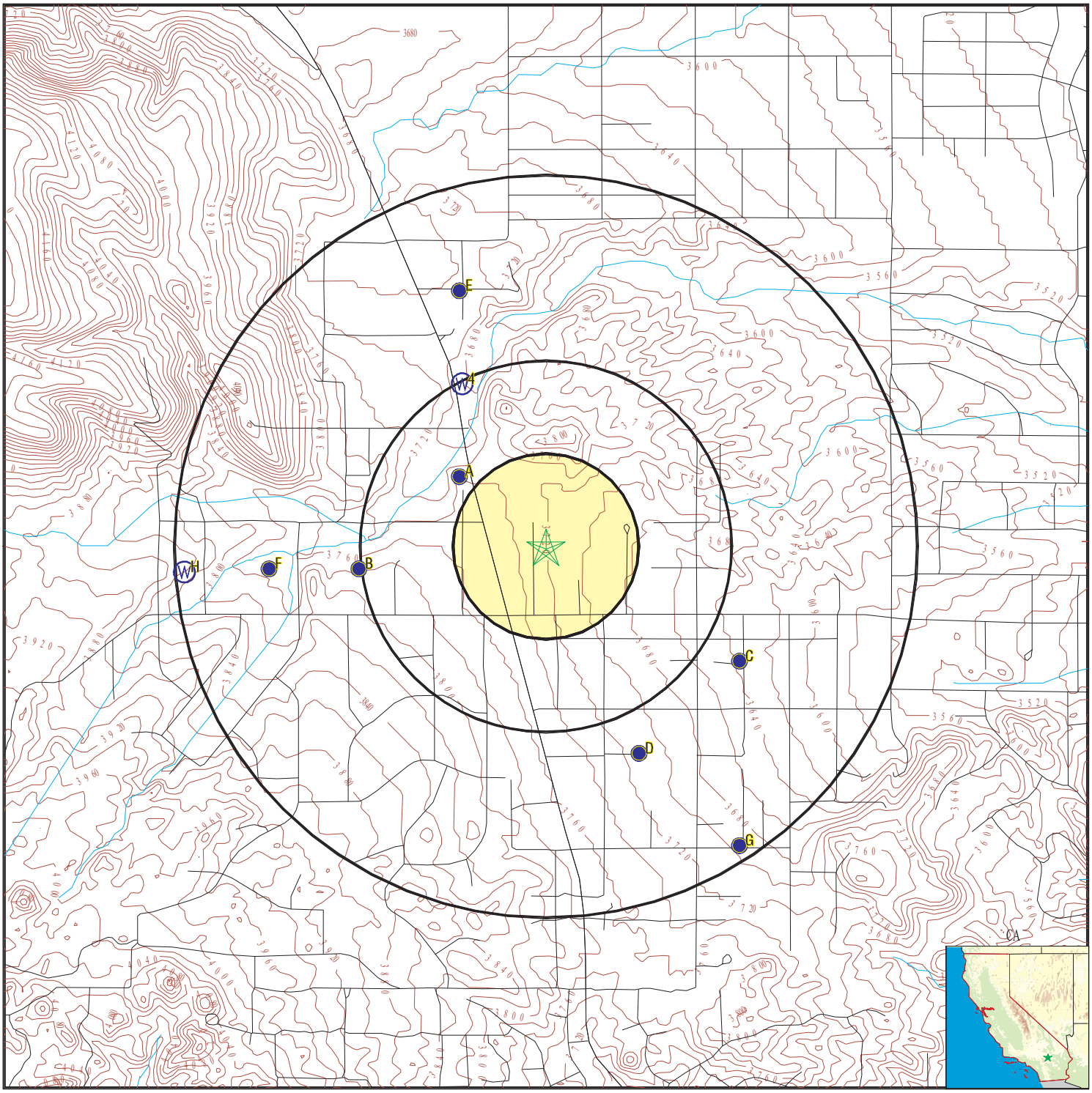
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A2	CADWR9000007437	1/4 - 1/2 Mile NW
B5	CADWR9000007411	1/2 - 1 Mile West
C6	CADWR9000007382	1/2 - 1 Mile ESE
D7	CADWR9000007342	1/2 - 1 Mile SSE
E11	CADWR9000007472	1/2 - 1 Mile NNW
F13	CADWR9000007412	1/2 - 1 Mile West
G14	CADWR9000007315	1/2 - 1 Mile SSE

PHYSICAL SETTING SOURCE MAP - 7773517.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Yucca Valley Property	CLIENT:	Ninyo & Moore
ADDRESS:	Newton Lane Yucca Valley CA 92284	CONTACT:	Gabriel Haro
LAT/LONG:	34.166982 / 116.420805	INQUIRY #:	7773517.2s
		DATE:	September 24, 2024 5:51 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
NW
1/4 - 1/2 Mile
Higher | **FED USGS** | **USGS40000142318**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	001N005E14J001S	Type:	Well
Description:	COMPUTER GENERATED LAT/LONG. +/- 500FT		
HUC:	18100100	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Basin and Range basin-fill aquifers
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	168
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	2	Level reading date:	1969-03-19
Feet below surface:	Not Reported	Feet to sea level:	Not Reported
Note:	The site was dry (no water level recorded).		

Level reading date:	1958-01-23	Feet below surface:	167
Feet to sea level:	Not Reported	Note:	Not Reported

A2
NW
1/4 - 1/2 Mile
Higher | **CA WELLS** | **CADWR9000007437**

State Well #:	01N05E14J001S	Station ID:	27009
Well Name:	Not Reported	Basin Name:	Copper Mountain Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

B3
West
1/4 - 1/2 Mile
Higher | **FED USGS** | **USGS40000142295**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	001N005E14Q001S	Type:	Well
Description:	GENERATD LAT/LONG. +/- 500FT		
HUC:	18100100	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Basin and Range basin-fill aquifers
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	120
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	2	Level reading date:	1969-03-19
Feet below surface:	Not Reported	Feet to sea level:	Not Reported
Note:	The site was dry (no water level recorded).		

Level reading date:	1958-02-12	Feet below surface:	100
Feet to sea level:	Not Reported	Note:	Not Reported

4
NNW
1/4 - 1/2 Mile
Lower

FED USGS **USGS40000142342**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	001N005E14H001S	Type:	Well
Description:	COMPUTER GENERATED LAT/LONG. +/- 500FT		
HUC:	18100100	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Basin and Range basin-fill aquifers
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	195806	Well Depth:	204
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

B5
West
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000007411**

State Well #:	01N05E14Q001S	Station ID:	27011
Well Name:	Not Reported	Basin Name:	Copper Mountain Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

C6
ESE
1/2 - 1 Mile
Lower

CA WELLS **CADWR9000007382**

State Well #:	01N05E24B001S	Station ID:	26612
Well Name:	Not Reported	Basin Name:	Copper Mountain Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

D7
SSE
1/2 - 1 Mile
Lower

CA WELLS **CADWR9000007342**

State Well #:	01N05E24F001S	Station ID:	3088
Well Name:	Not Reported	Basin Name:	Copper Mountain Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C8
ESE
1/2 - 1 Mile
Lower

FED USGS **USGS40000142260**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	001N005E24B001S	Type:	Well
Description:	COMPUTER GENERATED LAT/LONG. +/- 500FT		
HUC:	18100100	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Basin and Range basin-fill aquifers
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19570501	Well Depth:	192
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	2	Level reading date:	1969-06-19
Feet below surface:	160.73	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1958-02-12	Feet below surface:	131.54
Feet to sea level:	Not Reported	Note:	Not Reported

D9
SSE
1/2 - 1 Mile
Lower

FED USGS **USGS40000142222**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	001N005E24F001S	Type:	Well
Description:	COMPUTER GENERATED LAT/LONG. +/- 500FT		
HUC:	18100100	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Other aquifers
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	195708	Well Depth:	108
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	2	Level reading date:	1969-03-19
Feet below surface:	Not Reported	Feet to sea level:	Not Reported
Note:	The site was dry (no water level recorded).		
Level reading date:	1958-02-12	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was dry (no water level recorded).		

E10
NNW
1/2 - 1 Mile
Lower

FED USGS **USGS40000142359**

Organization ID:	USGS-CA
Organization Name:	USGS California Water Science Center

Monitor Location:	001N005E14A001S	Type:	Well
Description:	COMPUTER GENERATED LAT/LONG +/- 500FT		
HUC:	18100100	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Basin and Range basin-fill aquifers
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	1957	Well Depth:	442
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	2	Level reading date:	1958-01-23
Feet below surface:	Not Reported	Feet to sea level:	Not Reported
Note:	The site was dry (no water level recorded).		

Level reading date:	1957-10	Feet below surface:	Not Reported
Feet to sea level:	Not Reported		
Note:	The site was dry (no water level recorded).		

E11
NNW
1/2 - 1 Mile
Lower

CA WELLS **CADWR9000007472**

State Well #:	01N05E14A001S	Station ID:	39771
Well Name:	Not Reported	Basin Name:	Copper Mountain Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

F12
West
1/2 - 1 Mile
Higher

FED USGS **USGS40000142296**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	001N005E14P001S	Type:	Well
Description:	COMPUTER GENERATED LAT/LONG +/- 500FT		
HUC:	18100100	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Basin and Range basin-fill aquifers
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	172
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1958
Feet below surface:	82	Feet to sea level:	Not Reported
Note:	Not Reported		

F13
West
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000007412**

State Well #:	01N05E14P001S	Station ID:	2541
Well Name:	Not Reported	Basin Name:	Copper Mountain Valley

Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

G14
SSE
1/2 - 1 Mile
Lower

CA WELLS **CADWR9000007315**

State Well #:	01N05E24K001S	Station ID:	26613
Well Name:	Not Reported	Basin Name:	Copper Mountain Valley
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

G15
SE
1/2 - 1 Mile
Lower

FED USGS **USGS40000142187**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	001N005E24K001S	Type:	Well
Description:	COMPUTER GENERATED LAT/LONG. +/- 500FT		
HUC:	18100100	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Other aquifers
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	1952	Well Depth:	215.2
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1958-01-24
Feet below surface:	Not Reported	Feet to sea level:	Not Reported
Note:	The site was dry (no water level recorded).		

H16
West
1/2 - 1 Mile
Higher

FED USGS **USGS40000142297**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	001N005E14N001S	Type:	Well
Description:	COMPUTER GENERATED LAT/LONG. +/- 500FT		
HUC:	18100100	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Basin and Range basin-fill aquifers
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	85
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	2	Level reading date:	1969-06
Feet below surface:	66.0	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1958-01-23	Feet below surface:	60
Feet to sea level:	Not Reported	Note:	Not Reported

H17
West
1/2 - 1 Mile
Higher

FED USGS **USGS40000142291**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	001N005E14N003S	Type:	Well
Description:	COMPUTER GENERATED LAT/LONG. +/- 500FT		
HUC:	18100100	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Basin and Range basin-fill aquifers
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19580215	Well Depth:	325
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	2	Level reading date:	1969-05-20
Feet below surface:	292.17	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1958-02-24	Feet below surface:	181.72
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92284	17	0

Federal EPA Radon Zone for SAN BERNARDINO County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 92284

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.500 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

Geothermal Wells Listing
Department of Conservation
Telephone: 916-445-9686
Geothermal well means a well constructed to extract or return water to the ground after it has been used for heating or cooling purposes. Geothermal wells in California (except for wells on federal leases which are administered by the Bureau of Land Management) are permitted, drilled, operated, and permanently sealed and closed (plugged and abandoned) under requirements and procedures administered by the Geothermal Section of the Department of Conservations Geologic Energy Management Division (CalGEM, formerly DOGGR).

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX D

Regulatory Documentation

SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT

598 S. Tippecanoe Ave. ● San Bernardino, CA 92415-0153 ● (909) 386-8401 ● Fax (909) 386-8460

Office of the Fire Marshal
Hazardous Materials Section
sbcfire.org

Daniel R. Munsey
Fire Chief/Fire Warden

Monica S. Ronchetti
Fire Marshal

October 9, 2024

24100803 Yucca Valley RAL Ninyo

NINYO & MOORE
5710 RUFFIN ROAD
SAN DIEGO, CA 92123

ATTENTION: GABRIEL HARO

SUBJECT: CERTIFIED RECORD SEARCH FINDINGS
APN #S: 0597-111-67-0000 AND 0597-111-61-0000
(4815 AND 4831 NEWTON LANE/ROAD, YUCCA VALLEY, CALIFORNIA)

This is to confirm that the San Bernardino County Hazardous Materials Section has identified records that may pertain to the subject site, as described in your request for records search.

ACTIVE PERMIT FACILITIES: (Regulatory files for facilities with annual operating permits to maintain underground storage tanks, handle hazardous materials, and/or generate hazardous waste. Files include permits, inspections, reports, test results, correspondence, and related materials. Files will also include any underground tank removal/construction activity records and site remediation/contamination records for facilities still in operation).

Full-Circle, Inc. 4831 Newton Rd Yucca Valley	FA0009441 ~ CERS ID: 10049953 Small Quantity Generator Permit Hazardous Materials 4-10 Chemicals Handler Permit (Last CERS Submission: 8/22/2024)

INACTIVE PERMIT AND/OR NON-PERMIT FACILITIES: (Inactive regulatory files for formerly permitted facilities that maintained underground storage tanks, stored hazardous materials, and/or generated hazardous waste and/or facilities with underground storage tanks removed and/or materials and waste removed. Files will also include any underground tank removal/construction activity records and site remediation/contamination records for facilities no longer operating underground tanks).

No record of inactive permit and/or non-permit facilities identified in this search.

PERMITS TO REMOVE/INSTALL/MODIFY UNDERGROUND STORAGE TANKS:

No record of permits to remove/install/modify underground storage tanks identified in this search.

HAZARDOUS MATERIAL INCIDENT AND/OR COMPLAINT RESPONSE ACTIVITY: (other records of spill notifications and/or complaints not listed below may also exist in facility permit files).

Full-Circle, Inc. 4831 Newton Rd Yucca Valley	CO0028764 8/10/2011 Complaint stating an unknown amount of machine coolant released from several machines.

BOARD OF DIRECTORS

Col. Paul Cook (Ret.), Vice Chairman, First District
Jesse Armendarez, Second District
Dawn Rowe, Chair, Third District
Curt Hagman, Fourth District
Joe Baca, Jr., Fifth District
Luther Snoke, Chief Executive Officer

Full-Circle, Inc. 4831 Newton Rd Yucca Valley	CO0028683 8/10/2011 Complaint stating an unknown amount of machine coolant released from several machines.

SITE REMEDIATION: (Underground Storage Tank Clean-Up under Local Oversight Program or Voluntary Hazardous Waste Clean-Up activity under Local Jurisdiction) (documents may be included in regular active or inactive permit files listed above).

No record of site remediation identified in this search.

Records searched include permit database systems for facilities with permits as hazardous waste generators, hazardous materials handlers, and/or underground storage tanks, including inactive and/or out of business records; logs of permits issued for the removal and/or installation of underground storage tanks; records and databases pertaining to illicit dumping and releases; records of non-permitted facilities; sites undergoing remediation for contaminated soil and/or groundwater; and incidents responded to by the hazardous materials emergency response team. Records searched date back to the mid-1980's.

Records consist of 1 PDF file(s). You may contact us at hazmatrecords@sbcfire.org to request and schedule a file review appointment to view any site plans, maps, and/or blueprints that may have been redacted.

Christina Rivera

Christina Rivera
Office Specialist
Office of the Fire Marshal
Hazardous Materials Section

From: Gout, Helen@Waterboards on behalf of WB-DIT-info7
To: Gabriel Haro
Subject: Re: Public Records Request
Date: Monday, October 21, 2024 12:52:14 PM
Attachments: image001.png
image008.png
image009.png
image010.png
Outlook-dcwa1osl.png

NINYO AND MOORE

Warning: Sender Helen.Gout@Waterboards.ca.gov is not yet trusted by your organization. Please be careful before replying or clicking on the URLs.

Report Phishing This is Safe

powered by Graphus®

Good morning, Gabriel,

The Colorado River Basin Regional Water Quality Control Board received your request for records pertaining to the property located in Yucca Valley, APN: 0597-111-67-0000.

Our PRA request process has not changed and requests can be sent to our PRA Email address, WB-R7-PRA@waterboards.ca.gov. The PRA Coordinator was out of the office, which delayed the response date of October 18, 2024. We apologize for the inconvenience.

staff have reviewed the databases available using APN 0597-111-67-0000; it was determined we do not have responsive records for this site.

As this property is currently an empty lot, providing a physical address or previous company name that may have occupied the lot will assist in a more complete search for records.

This completes the Colorado River Basin Water Board's research of records for this request.
If you have any questions, please contact me using the information below, referring to public records request, PRA241005.

Thank you,

CALIFORNIA WATER BOARDS Colorado River Basin - R7

Helen Gout
Office Technician
Colorado River Basin
Regional Water Quality Control Board
Public Records Act Coordinator
760-773-5850
helen.gout@waterboards.ca.gov
PRA Requests Email:
WB-R7_PRA@waterboards.ca.gov

CONFIDENTIALITY STATEMENT This email message, including attachments, is intended for the sole use of the person(s) to whom it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended addressee, you are hereby notified that you may not use, copy, disclose or

distribute this email or information contained in the email. If you have received this email in error, please immediately advise the sender by reply mail, delete this message and destroy all copies of the original message. Thank you.

From: Gabriel Haro <gharo@ninyoandmoore.com>
Sent: Monday, October 21, 2024 11:04 AM
To: WB-DIT-info7 <info7@waterboards.ca.gov>
Subject: Public Records Request

> **Caution:** External Email. Use caution when clicking links or opening attachments. When in doubt, contact DIT or use the Phish Alert Button.

Hello,

I wanted to find out if public records requests are now being handled differently in your office, I submitted the attached request on October 8, 2024 and have yet to hear back. Thanks in advance for your help.

Regards,

Gabriel Haro, GIT
Senior Staff Geologist
Ninyo & Moore | Geotechnical & Environmental Sciences Consultants
5710 Ruffin Road | San Diego, CA 92123
858.576.1000 (**x11271**) | 858.752.4729 (Cell)

35+ Years of Quality Service | ninyoandmoore.com

From: San Bernardino County Public Records
To: Gabriel Haro
Subject: Your San Bernardino County public records request #24-19101 has been closed.
Date: Wednesday, October 9, 2024 7:38:22 AM

-- Attach a non-image file and/or reply ABOVE THIS LINE with a message, and it will be sent to staff on this request. --

San Bernardino County Public Records

Record request #24-19101 has been closed. The closure reason supplied was:

Hello,

Environmental Health Services does not have the type of record (s) you have requested. Please submit your request to the San Bernardino County Fire Protection District. Go to their website at https://sbcfire.org/publicrecords/ for more information.

Thank you,

Jessica Carlson
OA III

View Request 24-19101

https://sanbernardinocounty.nextrequest.com/requests/24-19101



Questions about your request? Reply to this email or sign in to contact staff at San Bernardino County.
Technical support: See our help page

Town of Yucca Valley, CA

Request 24-296 Closed

Dates

Received

October 8, 2024 via web

Staff assigned

Departments

Building and Safety

Point of contact

Sandy Heller

Request

I would like all available building permits and records pertaining to USTs/ASTs for the following property:

- APN 0597-111-67-0000 located on the southeast corner of Sun Mesa Drive and Newton Lane in Yucca Valley, CA.

Timeline | Documents

Request published

Public

October 16, 2024, 7:53am by Staff

Request closed

Public

The Town files have no records on the requested property (vacant lot). If you have not already done so, you might submit a public records request with San Bernardino County at https://sanbernardinocounty.nextrequest.com/. The County may have records that pre-date the Town's incorporation in 1991.

Regards.

October 16, 2024, 7:53am by Staff

Department assignment

Public

Building and Safety

October 8, 2024, 11:13am by the requester

Request opened Public

Request received via web

October 8, 2024, 11:13am by the requester

SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT

598 S. Tippecanoe Ave. ● San Bernardino, CA 92415-0153 ● (909) 386-8401 ● Fax (909) 386-8460

Office of the Fire Marshal
Hazardous Materials Section
sbcfire.org

Daniel R. Munsey
Fire Chief/Fire Warden

Monica S. Ronchetti
Fire Marshal

October 9, 2024

24100803 Yucca Valley RAL Ninyo

NINYO & MOORE
5710 RUFFIN ROAD
SAN DIEGO, CA 92123

ATTENTION: GABRIEL HARO

SUBJECT: CERTIFIED RECORD SEARCH FINDINGS
APN #S: 0597-111-67-0000 AND 0597-111-61-0000
(4815 AND 4831 NEWTON LANE/ROAD, YUCCA VALLEY, CALIFORNIA)

This is to confirm that the San Bernardino County Hazardous Materials Section has identified records that may pertain to the subject site, as described in your request for records search.

ACTIVE PERMIT FACILITIES: (Regulatory files for facilities with annual operating permits to maintain underground storage tanks, handle hazardous materials, and/or generate hazardous waste. Files include permits, inspections, reports, test results, correspondence, and related materials. Files will also include any underground tank removal/construction activity records and site remediation/contamination records for facilities still in operation).

Full-Circle, Inc. 4831 Newton Rd Yucca Valley	FA0009441 ~ CERS ID: 10049953 Small Quantity Generator Permit Hazardous Materials 4-10 Chemicals Handler Permit (Last CERS Submission: 8/22/2024)

INACTIVE PERMIT AND/OR NON-PERMIT FACILITIES: (Inactive regulatory files for formerly permitted facilities that maintained underground storage tanks, stored hazardous materials, and/or generated hazardous waste and/or facilities with underground storage tanks removed and/or materials and waste removed. Files will also include any underground tank removal/construction activity records and site remediation/contamination records for facilities no longer operating underground tanks).

No record of inactive permit and/or non-permit facilities identified in this search.

PERMITS TO REMOVE/INSTALL/MODIFY UNDERGROUND STORAGE TANKS:

No record of permits to remove/install/modify underground storage tanks identified in this search.

HAZARDOUS MATERIAL INCIDENT AND/OR COMPLAINT RESPONSE ACTIVITY: (other records of spill notifications and/or complaints not listed below may also exist in facility permit files).

Full-Circle, Inc. 4831 Newton Rd Yucca Valley	CO0028764 8/10/2011 Complaint stating an unknown amount of machine coolant released from several machines.

BOARD OF DIRECTORS
Col. Paul Cook (Ret.), Vice Chairman, First District
Jesse Armendarez, Second District
Dawn Rowe, Chair, Third District
Curt Hagman, Fourth District
Joe Baca, Jr., Fifth District
Luther Snoke, Chief Executive Officer

Full-Circle, Inc. 4831 Newton Rd Yucca Valley	CO0028683 8/10/2011 Complaint stating an unknown amount of machine coolant released from several machines.

SITE REMEDIATION: (Underground Storage Tank Clean-Up under Local Oversight Program or Voluntary Hazardous Waste Clean-Up activity under Local Jurisdiction) (documents may be included in regular active or inactive permit files listed above).

No record of site remediation identified in this search.

Records searched include permit database systems for facilities with permits as hazardous waste generators, hazardous materials handlers, and/or underground storage tanks, including inactive and/or out of business records; logs of permits issued for the removal and/or installation of underground storage tanks; records and databases pertaining to illicit dumping and releases; records of non-permitted facilities; sites undergoing remediation for contaminated soil and/or groundwater; and incidents responded to by the hazardous materials emergency response team. Records searched date back to the mid-1980's.

Records consist of 1 PDF file(s). You may contact us at hazmatrecords@sbcfire.org to request and schedule a file review appointment to view any site plans, maps, and/or blueprints that may have been redacted.

Christina Rivera

Christina Rivera
Office Specialist
Office of the Fire Marshal
Hazardous Materials Section

FULL-CIRCLE, INC. (CERSID: 10049953)

Facility Information **Accepted Sep 12, 2024**

Submitted on 8/22/2024 5:05:04 PM by *Russell Smith* of SMITH PRECISION PRODUCTS COMPANY (NEWBURY PARK, CA)
Submittal was ***Accepted*** on 9/12/2024 8:37:46 AM by Antoinette Saunchez
Comments by regulator: Verified by site inspection. If you have any questions, please contact Antoinette Saunchez at asaunchez@sbcfire.org or (909) 386-8401.

- Business Activities
- Business Owner/Operator Identification

Hazardous Materials Inventory **Accepted Sep 12, 2024**

Submitted on 8/22/2024 5:05:04 PM by *Russell Smith* of SMITH PRECISION PRODUCTS COMPANY (NEWBURY PARK, CA)
Submittal was ***Accepted*** on 9/12/2024 8:37:54 AM by Antoinette Saunchez
Comments by regulator: Verified by site inspection. If you have any questions, please contact Antoinette Saunchez at asaunchez@sbcfire.org or (909) 386-8401.

- Hazardous Material Inventory (14)
- Site Map (Official Use Only)
  - *Annotated Site Map (Official Use Only)* (Adobe PDF, 517KB)
  - *Annotated Site Map (Official Use Only)* (Adobe PDF, 42KB)

Site Identification

FULL-CIRCLE, INC.
4831 NEWTON RD
YUCCA VALLEY, CA 92284
County
San Bernardino

CERS ID
10049953
EPA ID Number
CAL000212349

Submittal Status

Submitted on 8/22/2024 by *Russell Smith* of SMITH PRECISION PRODUCTS COMPANY (NEWBURY PARK, CA)
Submittal was ***Accepted***; Processed on 9/12/2024 by *Antoinette Saunchez* for San Bernardino County Fire Department
Comments by regulator: Verified by site inspection. If you have any questions, please contact Antoinette Saunchez at asaunchez@sbcfire.org or (909) 386-8401.

Hazardous Materials

Does your facility have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or is regulated under more restrictive inventory local reporting requirements (shown below if present); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	**Yes**

Underground Storage Tank(s) (UST)

Does your facility own or operate underground storage tanks?	**No**

Hazardous Waste

Is your facility a Hazardous Waste Generator?	**Yes**
Does your facility treat hazardous waste on-site?	**No**
Is your facility's treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	**No**
Does your facility consolidate hazardous waste generated at a remote site?	**No**
Does your facility need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	**No**
Does your facility generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month greater than 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	**No**
Is your facility a Household Hazardous Waste (HHW) Collection site?	**No**

Excluded and/or Exempted Materials

Does your facility recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	**No**

Aboveground Petroleum Storage

Does your facility own or operate aboveground petroleum storage tanks or containers AND: * have a total aboveground petroleum storage capacity of 1,320 gallons or more, OR * have one or more petroleum tanks in an underground area?	**No**

Regulated Substances

Does your facility have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	**No**

Additional Information

No additional comments provided.

Facility/Site

FULL-CIRCLE, INC.
4831 NEWTON RD
YUCCA VALLEY, CA 92284

CERS ID
10049953

Submittal Status

Submitted on 8/22/2024 by *Russell Smith* of SMITH PRECISION PRODUCTS COMPANY (NEWBURY PARK, CA)
Submittal was ***Accepted***; Processed on 9/12/2024 by *Antoinette Saunchez* for San Bernardino County Fire Department
Comments by regulator: Verified by site inspection. If you have any questions, please contact Antoinette Saunchez at asaunchez@sbcfire.org or (909) 386-8401.

Identification

Nathan Heinrich

Operator Phone	Business Phone	Business Fax	Beginning Date	Ending Date
(760) 369-1234	(760) 369-1234	(805) 499-2867		

Dun & Bradstreet	SIC Code	Primary NAICS

Facility/Site Mailing Address

PO BOX 276
NEWBURY PARK, CA 91319

Primary Emergency Contact

Russell Smith
Title
Quality Manager

Business Phone	24-Hour Phone	Pager Number
(805) 498-2589	(800) 470-1000	

Owner

SMITH, WALTER
(805) 498-2589
PO BOX 276
NEWBURY PARK, CA 91319

Secondary Emergency Contact

CJ Smith
Title
Vice President

Business Phone	24-Hour Phone	Pager Number
(805) 498-2589	(800) 470-1000	

Billing Contact

Beth Leavitt
(805) 498-2589 beth@fullcircleswivels.com
PO BOX 276
NEWBURY PARK, CA 91319

Environmental Contact

RUSSELL SMITH
(805) 498-6616 RUSSELL@SMITHPUMPS.COM
PO BOX 276
NEWBURY PARK, CA 91319

Name of Signer	Signer Title	Document Preparer

Additional Information

Locally-collected Fields

Some or all of the following fields may be required by your local regulator(s).

Property Owner

Phone

Mailing Address

,

Assessor Parcel Number (APN)

Number of Employees
8

Facility ID
FA0009441

Printed on 10/9/2024 8:26 AM

Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. **SMITH PRECISION PRODUCTS COMPANY**
Facility Name **FULL-CIRCLE, INC.**
4831 NEWTON RD, YUCCA VALLEY 92284

Chemical Location **East side of building (outside) and North side of building (inside)**

CERS ID **10049953**
Facility ID **FA0009441**
Status **Submitted** on 8/22/2024 5:05 PM

DOT Code/Fire Haz. Class	Common Name	Unit	Quantities: Max. Daily	Quantities: Largest Cont.	Quantities: Avg. Daily	Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only): Component Name	% Wt	EHS	CAS No.
	Industrial Cleaner and Degreaser CAS No	**Gallons** State: Liquid Type: Mixture Storage Container: Steel Drum Days on Site: 365	**110**	**55**	55 Pressue: Ambient Temperature: Ambient	Waste Code	- Health Serious Eye Damage Eye Irritation	water ethoxylated alchohol sodium citrate tetrasodium N,N-bis (carboxymethyl)-L-glutamate sodium carbonate	87% 5% 5% 1% 1%		7732-18-5 68439-46-3 68-04-2 51981-21-6 497-19-8
DOT: 3 - Flammable and Combustible Liquids	**Oil base lapping vehicle** CAS No	**Gallons** State: Liquid Type: Mixture Storage Container: Steel Drum Days on Site: 365	**110**	**55**	55 Pressue: Ambient Temperature: Ambient	Waste Code	- Physical Flammable - Health Acute Toxicity - Health Skin Corrosion Irritation - Health Aspiration Hazard	Distillate (petroleum), hydrotreated light Distillate (petroleum), solvent-dewaxed heavy paraffinic	80% 20%		64742-47-8 64742-65-0
	Base Oil and additives (DTE 24) CAS No	**Gallons** State: Liquid Type: Mixture Storage Container: Steel Drum Days on Site: 365	**110**	**55**	55 Pressue: Ambient Temperature: Ambient	Waste Code	- Physical Flammable - Health Acute Toxicity - Health Skin Corrosion Irritation	severely hydrotreated heavy paraffinic distillate benzenamine, n-phenyl-, reaction products with 2,4,4-trimethylpentene	90% 0%		64742-54-7 68411-46-1
	Odorless Mineral Spirits CAS No 64741-65-7	**Gallons** State: Liquid Type: Pure Storage Container: Steel Drum Days on Site: 365	**110**	**55**	55 Pressue: Ambient Temperature: Ambient	Waste Code	- Physical Flammable - Health Carcinogenicity - Health Acute Toxicity - Health Aspiration Hazard - Health Germ Cell Mutagenicity	Odorless Mineral Spirits	100%		64741-65-7
	Base Oil and additives (Vactra #2) CAS No	**Gallons** State: Liquid Type: Mixture Storage Container: Steel Drum Days on Site: 365	**110**	**55**	55 Pressue: Ambient Temperature: Ambient	Waste Code	- Health Acute Toxicity - Health Skin Corrosion Irritation	solvent dewaxed heavy paraffinic distillate phosphoric acid esters, amine salt	90%		64742-65-0 Proprietary
	BLASER B-COOL MC 600 (COOLANT CONCENTRATE) CAS No	**Gallons** State: Liquid Type: Mixture Storage Container: Steel Drum Days on Site: 365	**110**	**55**	55 Pressue: Ambient Temperature: Ambient	Waste Code	- Health Acute Toxicity - Health Skin Corrosion Irritation - Health Serious Eye Damage Eye Irritation	Carboxylic acids, neutralized with alkanolamines* Mineral oil, severely hydrotreated, naphthenic Triethanolamine Phosphoric acid, isoalkyl ester* 2-octyl-2H-isothiazol-3-one	15% 30% 5% 5% 0%		 64742-52-5 102-71-6 26530-20-1

Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. **SMITH PRECISION PRODUCTS COMPANY**
Facility Name **FULL-CIRCLE, INC.**
4831 NEWTON RD, YUCCA VALLEY 92284

Chemical Location **East side of building (outside) and North side of building (inside)**

CERS ID **10049953**
Facility ID **FA0009441**
Status **Submitted** on 8/22/2024 5:05 PM

DOT Code/Fire Haz. Class	Common Name	Unit	Quantities: Max. Daily	Quantities: Largest Cont.	Quantities: Avg. Daily	Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only): Component Name	% Wt	EHS	CAS No.
	TRIM SOL (COOLANT CONCENTRATE)	**Gallons**	**110**	**55**	55		- Health Acute Toxicity	SEVERELY HYDROTREATED PETROLEUM OIL	40%		64742-52-5
	CAS No	State: Liquid	Storage Container: Steel Drum		Pressue: Ambient	Waste Code	- Health Serious Eye Damage Eye Irritation	TRADE SECRET	20%		Proprietary
		Type: Mixture			Temperature: Ambient			TRADE SECRET	3%		Proprietary

Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. **SMITH PRECISION PRODUCTS COMPANY**
Facility Name **FULL-CIRCLE, INC.**
4831 NEWTON RD, YUCCA VALLEY 92284

Chemical Location **INSIDE BUILDING IN VARIOUS CNC MACHINES**

CERS ID **10049953**
Facility ID **FA0009441**
Status **Submitted** on 8/22/2024 5:05 PM

DOT Code/Fire Haz. Class	Common Name	Unit	Quantities: Max. Daily	Quantities: Largest Cont.	Quantities: Avg. Daily	Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only): Component Name	% Wt	EHS	CAS No.
	BLASER B-COOL MC 600 (MIXTURE, CONCENTRATE AND WATER) CAS No	**Gallons** State: Liquid Type: Mixture	**265** Storage Container: Other Days on Site: 365	**110**	265 Pressue: Ambient Temperature: Ambient	Waste Code	- Health Acute Toxicity - Health Skin Corrosion Irritation - Health Serious Eye Damage Eye Irritation	Water BLASER B-COOL MC 600 (Concentrate)	92% 8%		
	TRIM SOL (MIXTURE, CONCENTRATE AND WATER) CAS No	**Gallons** State: Liquid Type: Mixture	**215** Storage Container: Other	**65**	215 Pressue: Temperature:	Waste Code	- Health Acute Toxicity - Health Serious Eye Damage Eye Irritation	Water TRIM SOL (CONCENTRATE)	92% 8%		

Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. **SMITH PRECISION PRODUCTS COMPANY**
Facility Name **FULL-CIRCLE, INC.**
4831 NEWTON RD, YUCCA VALLEY 92284

Chemical Location **North East corner of property**

CERS ID **10049953**
Facility ID **FA0009441**
Status **Submitted** on 8/22/2024 5:05 PM

DOT Code/Fire Haz. Class	Common Name	Unit	Quantities: Max. Daily	Quantities: Largest Cont.	Quantities: Avg. Daily	Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only): Component Name	% Wt	EHS	CAS No.
DOT: 3 - Flammable and Combustible Liquids Combustible Liquid, Class III-B	**Waste Motor Oil** CAS No	**Gallons** State: Liquid Type: Waste	**110** Storage Container: Steel Drum Days on Site: 365	**55**	55 Pressue: Ambient Temperature: Ambient	165 Waste Code: 221	- Physical Flammable - Health Acute Toxicity - Health Skin Corrosion Irritation - Health Serious Eye Damage Eye Irritation	VARIOUS LUBRICATING BASE OILS ADDITIVE PACKAGE, INCLUDING ZINC ALKYLDITHIOPHOSPHATE	85% 15% 2%		6474X-XX-X MIXTURE 68649-42-3
	NON-RCRA Hazardous Waste, liquids, (Coolant) CAS No	**Gallons** State: Liquid Type: Waste	**480** Storage Container: Aboveground Tank Days on Site: 365	**480**	240 Pressue: Ambient Temperature: Ambient	480 Waste Code: 134	- Health Serious Eye Damage Eye Irritation				

Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. **SMITH PRECISION PRODUCTS COMPANY**
Facility Name **FULL-CIRCLE, INC.**
4831 NEWTON RD, YUCCA VALLEY 92284

Chemical Location
North side of building (inside)

CERS ID **10049953**
Facility ID **FA0009441**
Status **Submitted** on 8/22/2024 5:05 PM

DOT Code/Fire Haz. Class	Common Name	Unit	Quantities: Max. Daily	Quantities: Largest Cont.	Quantities: Avg. Daily	Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only): Component Name	% Wt	EHS	CAS No.
DOT: 2.2 - Nonflammable Gases	**Carbon Dioxide** CAS No 124-38-9	**Cu. Feet** State Gas Type Pure	**500** Storage Container Cylinder Days on Site: 365	**200**	400 Pressue > Ambient Temperature Ambient	Waste Code	- Physical Gas Under Pressure - Health Simple Asphyxiant	carbon dioxide	100%		124-38-9

Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. **SMITH PRECISION PRODUCTS COMPANY**
Facility Name **FULL-CIRCLE, INC.**
4831 NEWTON RD, YUCCA VALLEY 92284

Chemical Location
Parts Washer, Inside building, S.E Bay Door

CERS ID **10049953**
Facility ID **FA0009441**
Status **Submitted** on 8/22/2024 5:05 PM

DOT Code/Fire Haz. Class	Common Name	Unit	Quantities Max. Daily	Largest Cont.	Avg. Daily	Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only) Component Name	% Wt	EHS	CAS No.
DOT: 3 - Flammable and Combustible Liquids Combustible Liquid, Class III-B	**Hydrotreated light distillates (petroleum)** CAS No 64742-47-8	**Gallons** State Liquid Type Pure	**16** Storage Container Other Days on Site: 365	**16**	16 Pressue Temperature	 Waste Code 213	- Physical Flammable - Health Aspiration Hazard				

Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. **SMITH PRECISION PRODUCTS COMPANY**
Facility Name **FULL-CIRCLE, INC.**
4831 NEWTON RD, YUCCA VALLEY 92284

Chemical Location **south side of building (outside)**

CERS ID **10049953**
Facility ID **FA0009441**
Status **Submitted** on 8/22/2024 5:05 PM

DOT Code/Fire Haz. Class	Common Name	Unit	Quantities: Max. Daily	Quantities: Largest Cont.	Quantities: Avg. Daily	Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only): Component Name	% Wt	EHS	CAS No.
DOT: 2.1 - Flammable Gases Flammable Gas	**Liquefied Petroleum Gas (lpg)** CAS No 74-98-6	**Gallons** State Gas Type Mixture	**500** Storage Container Aboveground Tank Days on Site: 365	**500**	500 Pressue Temperature	Waste Code	- Physical Flammable - Physical Gas Under Pressure - Physical Explosive - Health Skin Corrosion Irritation - Health Serious Eye Damage Eye Irritation - Health Simple Asphyxiant	Propane Ethane Isobutane Propylene Ethyl Meraptain	90% 6% 3% 5% 0%		74-98-6 74-84-0 75-28-5 115-07-1 75-08-1

CUPA
San Bernardino County Fire Protection District • Hazardous Materials Section
598 S. Tippecanoe Ave. San Bernardino, CA 92415-0153 • (909) 386-8401 FAX (909) 386-8460 • www.sbcfire.org

CUPA COMPLIANCE INSPECTION REPORT

NAME: **FULL-CIRCLE, INC.** FACILITY ID: **FA0009441**

ADDRESS: **4831 NEWTON RD** CERS ID: **10049953**

CITY: **YUCCA VALLEY** STATE: **CA** ZIP CODE: **92284** INSPECTION DATE: **8/13/2024**

Consent granted by:

[X] **Photograph** [X] **Inspect** **Name:** MANAGER **Title:** NATHAN HEINRICH

An inspection was conducted on 08/13/2024 to determine compliance with applicable hazardous materials and hazardous waste laws and regulations. Nathan Heinrich, Manager, was the escort during this inspection.

Full-Circle, Inc. manufactures hose-end fittings attached to the filler valve on propane delivery trucks that transfers liquid propane gas. This facility generates hazardous waste from equipment maintenance. Examples of hazardous waste being generated by this facility include used oil and waste coolant. No hazardous waste was observed on site at the time of inspection.

Inventory:
The hazardous materials inventory observed during the inspection was consistent with the inventory submitted in the California Environmental Reporting System (CERS) on 02/22/2024 except for the following:
- (4) 55-gallon drums of coolant

Document Review:
- CUPA Program permits are current; expiration date of 01/31/2025.
- EPA ID # CAL000212349 was active at the time of the inspection.
- The Hazardous Materials Business Plan was last updated via CERS on 02/22/2024. CERS ID # 10049953.
- HCI Environmental & Engineering Services is the hazardous waste hauler. Hazardous waste manifests were available for review at the time of inspection.
- This facility generates between 27 and 270 gallons of hazardous waste per month.
- Scrap Metal is recycled by SA Recycling.
- Uniforms and rags are serviced by Prudential Overall Supply.
- Hazardous materials employee training records were available for review at the time of inspection.

Complete and submit the Certificate of Compliance (CofC) provided along with all requested documentation, to this Hazardous Materials Section within 30 days of inspection.

Please contact Antoinette Saunchez at (909) 386–8401 or by e-mail at asaunchez@sbcfire.org with any questions regarding this report.

If you have any questions regarding CERS, please call the CERS Help Desk at (909) 386–8432.

Refer to Title 19 and Title 22 of the California Code of Regulations (CCR), Chapters 6.5, 6.67 and 6.95 of the California Health Safety Code (CHSC), and Division 3 of Title 2 of the San Bernardino County Code (SBCC). The following lines marked in the V column are violations that must be corrected.

VIOLATION CODE	DESCRIPTION	SECTION		V
42	**HMRRP (HAZARDOUS MATERIALS HANDLER)**			
H201	Hazardous Material Handler Permit Current	SBCC	23.0602(a)	
H202	Hazardous Materials Business Plan Established and Implemented	CHSC	25507	
H203	Hazardous Materials Business Plan Submittal	CHSC	25505, 25508(a)(1)	
H204	Immediately Report Any Release or Threatened Release of a Hazardous Material		MULTIPLE	
H205	Facility Access for Inspection Granted	CHSC	25511	
H206	Business Plan Annual Review/Certification	CHSC	25508.2	

H209	**Business Plan Update Within 30 days of Change**	CHSC	25508.1(a)-(f)	X
Violation:	Failure to electronically update business plan within 30 days of any one of the following events: 1) A 100 percent or more increase in the quantity of a previously disclosed material. 2) Any handling of a previously undisclosed hazardous materials at or above reportable quantities. 3) A change of business address, business ownership, or business name. 4) A substantial change in the handler's operations that requires modification to any portion of the business plan.			
MINOR	OBSERVATION: At the time of the inspection, observed (4) 55-gallon drums of coolant which was a 100% or more increase in quantity than reported on CERS. CORRECTIVE ACTION: Update the required business plan information via CERS. CERS ID# 10049953.			
H210	Business Activities Page and/or Business Owner/Operator Identification Page		MULTIPLE	
H211	Hazardous Materials Inventory	CHSC	Multiple	
H212	Site Map	CHSC	Multiple	
H213	Emergency Response Plan and Procedures		MULTIPLE	
H214	Training Program Not Included or Not Adequate		MULTIPLE	
H215	Training Not Provided and/or Documented		MULTIPLE	
H216	Hazardous Materials Business Plan Readily Available	CHSC	25505(c)	
H220	Property Owner Notification	CHSC	25505.1	
H221	Property Owner Business Plan	CHSC	25505.1	
H222	Agricultural Handler Emergency Response Plan		MULTIPLE	
H223	Agricultural Handler Training Program		MULTIPLE	
H224	Remote Unstaffed Facility	CHSC	25505,25506,25507.2,255	
H225	Agricultural Handlers Warning Signs-Signs Posted		MULTIPLE	
H230	Hazardous Materials Consumer Product Handling	CHSC	Multiple	
H231	Hazardous Materials Consumer Product Retail Establishment	CHSC	Multiple	
H232	Hazardous Materials Supplier Records	CHSC	25507.5	
H233	Hazardous Materials Transfer Disclosure	CHSC	25508.3	

VIOLATION CODE	DESCRIPTION	SECTION		V
44	**HAZARDOUS WASTE GENERATOR**			
W101	HWG: Hazardous Waste Generator CUPA Permit	SBCC	23.0602	
W102	Facility Access for Inspection	CHSC	25185	
W103	HWG: Hazardous Waste Determination	CCR	66262.11	
W104	HWG: Identification Number	CCR	66262.12	
W108	HWG: Recyclable Materials	CHSC	25143.2, 25143.9	
W110	HWG: Hazardous Waste Labeling Standards	CCR	66262.34(f)	
W111	HWG: Hazardous Waste Tank Label	CCR	66262.34(f)	
W117	HWG: Empty Containers >5 Gallons	CCR	66261.7	
W121	HWG: Quarantine Order	CHSC	25187.6	
W122	HWG: Reusable Soiled Textile Materials	CHSC	25144.6(b)	
W124	HWG: Remote Consolidation Notification	CHSC	25110.10(d)	
W125	HWG: Preparation of the Hazardous Waste Manifest	CCR	66262.20	
W126	HWG: Hazardous Waste Manifest Completeness	CCR	66262.23(a)	
W127	HWG: Hazardous Waste Manifest Not Sent to DTSC		MULTIPLE	
W128	HWG: Hazardous Waste Disposal Documentation	CCR	66262.40(a)	
W130	HWG: Maintaining Records of Test Result for Three Years	CCR	66262.40(c)	
W134	HWG: Used Oil Certification Form	CHSC	Multiple	
W136	HWG: Contamination of Used Oil	CHSC	25250.7(a)	
W137	HWG: Consolidated Manifest	CHSC	25160.2	
W138	HWG: Used Oil Filter and Fuel Filter Handling Requirements	CCR	Multiple	
W139	HWG: Lead Battery Disposal Documentation	CCR	66266.81(a)(4)(B)	
W140	HWG: Management of Spent Vehicle Lead-Acid Batteries	CCR	66266.81(a)(1)	
W141	HWG: Management of 11 or More Spent Vehicle Lead-Acid Batteries	CCR	66266.81(a)(3)	
W142	HWG: Damaged Lead Battery Handling	CCR	66266.81(b)	
W145	HWG: Improper Disposal of Hazardous Waste	CHSC	25189.5(a)	
W148	HWG: Hazardous Waste Not Transported by Registered Hauler	CHSC	25163(a)	
W152	HWG: Excluded Recyclable Materials Report	CHSC	25143.10	
W155	HWG: Satellite Accumulation	CCR	66262.34(e)	
W156	HWG: Laboratory Accumulation Areas	CHSC	25200.3.1(b)	
W157	HWG: Laboratory Waste Treatment	CHSC	25200.3.1 (c)	
W158	HWG: Program Data Electronic Report		MULTIPLE	

W159	**HWG: Facility Information Reporting**	SBCC	23.0602,23.0712	X
Violation:	Failure to provide facility information to CUPA including, but not limited to, the following: 1. Names, addresses and phone numbers of the business and owner. 2. Name and twenty-four (24) hour phone number of the emergency contact person. 3. Site address where hazardous waste is generated or produced, if different from the facility address. 4. List of each type of hazardous waste generated. 5. The permittee shall prepare a Contingency Plan as defined in Section 66260.10 and Section 66265.50 et seq. of Title 22 of the California Code of Regulations.			
MINOR	OBSERVATION: (1) ~20-gallon parts washer was observed on site at the time of inspection, but not reported in CERS. CORRECTIVE ACTION: Update the required business plan information via CERS. CERS ID# 10049953.			
W190	HWG: Land Disposal Restriction	CCR	Multiple	
W191	HWG: Unauthroized Treatment	CHSC	25201(a)	
W206	SQG: Facility Maintained to Prevent Fire/Explosion/Release	CCR	66262.34(d)(2)	
W207	SQG: Emergency Plan	CCR	66262.34(d)(2)	
W213	SQG: Time Exceeded for Hazardous Waste Conditional Accumulation (180 Days)		MULTIPLE	
W214	SQG: Container in Poor Condition or Damaged	CCR	66262.34(d)(2)	
W216	SQG: Open Hazardous Waste Containers	CCR	66262.34(d)(2)	
W218	Generator of < 100 kg/mth: Accumulation Time Exceeded (180/270, or 90 Days for Acutely/Extremely)		MULTIPLE	
W227	SQG: Hazardous Waste Manifest Exception Reporting		MULTIPLE	
W231	SQG: Employee Training	CCR	66262.34(d)(2)	
W238	SQG: Weekly Hazardous Waste Storage Area Inspection	CCR	66262.34(d)(2)	
W245	SQG: Hazardous Waste Container Incompatible with Material Stored	CCR	66262.34(d)(2)	
W249	SQG: Aisle Space	CCR	66262.34(d)(2)	
W268	SQG: Incompatible Waste Storage	CCR	66262.34(d)(2)	
W269	SQG: Hazardous Waste Tank Spill Control/Overfill	CCR	66262.34(d)(2)	
W270	SQG: Daily Tank, Monitoring, and Discharge Inspection	CCR	66262.34(d)(2)	
W271	SQG: Weekly Hazardous Waste Tank Construction and System Fixture Inspection	CCR	66262.34(d)(2)	
W272	SQG: Hazardous Waste Facility Closure	CCR	66262.34(d)(2)	
W273	SQG: Tank 2ft Freeboard	CCR	66262.34(d)(2)	
W280	SQG: Emergency Coordinator	CCR	66262.34(d)(2)	
W281	SQG: Facility Emergency Equipment	CCR	66262.34(d)(2)	
W282	SQG: Emergency Equipment Maintenance	CCR	66262.34(d)(2)	
W306	LQG: Facility Maintained To Prevent Fire/Explosion/Release	CCR	66262.34(a)(4), 66265.31	
W307	LQG: Contingency Plan	CCR	66262.34(a)(4), 66265.51	
W308	LQG: Contingency Plan Copies	CCR	66262.34(a)(4), 66265.53	
W309	LQG: Contingency Plan Emergency Action Plan	CCR	66262.34(a)(4), 66265.52	
W313	LQG: Hazardous Waste Accumulation Time Exceeded		MULTIPLE	
W314	LQG: Container in Poor Condition or Damaged	CCR	66262.34(a)(1), 66265.17	
W316	LQG: Open Hazardous Waste Container	CCR	66262.34(a)(1), 66265.17	
W318	LQG: Weekly Hazardous Waste Storage Areas Inspection	CCR	66262.34(a)(1), 66265.17	
W320	LQG: Hazardous Waste Tank Inspections	CCR	66262.34(a)(1), 66265.19	
W321	LQG: Hazardous Waste Tank Cathodic Inspection	CCR	66262.34(a)(1), 66265.19	
W324	LQG: Hazardous Waste Tank Equipment Replacement	CCR	66265.192(m)	
W325	LQG: Hazardous Waste Tank Release	CCR	66265.196	
W326	LQG: Tank Closure Requirements and Documentation	CCR	Multiple	
W331	LQG: Employee Hazardous Waste Training	CCR	66262.34(a)(4), 66265.16	
W332	LQG: Source Reduction Evaluation Review and Plan	CCR	67100.7, 67100.8	
W333	LQG: Summary Progress Report	CCR	67100.9	
W334	LQG: Source Reduction Implementation	CCR	67100.5	
W345	LQG: Hazardous Waste Container Incompatible with Material Stored	CCR	66262.34(a)(1), 66265.17	
W349	LQG: Aisle Space	CCR	66262.34(a)(4), 66265.35	
W350	LQG: New Hazardous Waste Tank System P.E. Certification	CCR	Multiple	
W351	LQG: Reassessment for Hazardous Waste Tank System P.E. Certification	CCR	66265.192(h)	
W352	LQG: New Tank Assessment Standards	CCR	66265.192(k)	
W353	LQG: Hazardous Waste Tank Standards	CCR	66262.34(a)(1), 66265.19	
W354	LQG: Secondary Containment	CCR	66262.34(a)(1), 66265.19	
W368	LQG: Incompatible Waste Storage	CCR	Multiple	
W369	LQG: Air Emissions for Waste in Containers	CCR	Multiple	
W371	LQG: Air Emissions for Wastes in Tanks	CCR	66262.34(a)(1), 66265.20	
W378	LQG: Hazardous Waste Manifest Exception Reporting		MULTIPLE	
W380	LQG: Emergency Coordinator	CCR	66262.34(a)(4), 66265.55	

W381	LQG: Facility Emergency Equipment	CCR	66262.34(a)(4), 66265.32	
W382	LQG: Emergency Equipment Maintenance	CCR	66262.34(a)(4), 66265.33	
W402	Administration/Documentation - General		MULTIPLE	
W501	Certified Appliance Recycler: Certification	CHSC	25211.4	
W502	Certified Appliance Recycler: Certification	CHSC	25211.2, 25211.3	
W503	Certified Appliance Recycler: Materials that Require Special Handling (MRSH) properly managed	CHSC	25212	
W504	Certified Appliance Recycler: Proper Removal of Materials that Require Special Handling (MRSH)	CHSC	25211.3, 25212(a)	
W901	Universal Waste Handler: Permit	SBCC	23.0602	
W902	Universal Waste Handler: Labeling Requirements	CCR	66273.34	
W903	Universal Waste Handler: Accumulation Time	CCR	66273.35	
W904	Universal Waste Handler: Employee Training	CCR	66273.36	
W907	Universal Waste: Accumulation of Aerosol Cans	CHSC	25201.16(f)	
W908	Universal Waste: Handling of Aerosol Cans	CHSC	25201.16(e)	
W911	Universal Waste Handler: Department Notification	CCR	66273.32(c),(e)	
W912	Universal Waste Handler: Annual Report	CCR	66273.32(d),(f)	
W913	Universal Waste Handler: Release	CCR	66273.33.5; 66273.33.6	
W914	Universal Waste Handler: USEPA Notification	CCR	66273.32(a)	
W915	Universal Waste Handler: Exporting Notification	CCR	66273.40(a)(2)- (4)	
W920	Universal Waste Handler: Illegal Disposal	CCR	66273.31(a)	
W923	Large Quantity Universal Waste Handler DTSC ID Number	CCR	66273.32(b)	

INSPECTED BY:

ANTOINETTE SAUNCHEZ

INSPECTOR NAME

RECEIVED BY:

NATHAN HEINRICH

NAME

INSPECTION DATE: 08/13/2024

Signature Date Time: 8/13/24 12:33:07PM

LTR:8/13/2024 12:31:49PM

MANAGER

TITLE

REPORT DATE: 8/13/24 12:34 pm

[X] **This report shall serve as a notice to comply for minor violations and a notice of violation for all other violations. THE VIOLATIONS NOTED IN THIS REPORT MUST BE CORRECTED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. FAILURE TO COMPLY MAY RESULT IN LEGAL ACTION. THE CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED WITHIN THE TIME PERIOD NOTED ABOVE.**

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CERTIFICATE OF COMPLIANCE

Return certification to inspector ANTOINETTE SAUNCHEZ within 30 days of inspection unless otherwise specified.

RESPONDENT: LAUREN DOUCETTE

VIOLATION(S) CITED ON: 8/13/2024

FACILITY NAME: **FULL-CIRCLE, INC.** FACILITY ID: **FA0009441**

SITE ADDRESS: **4831 NEWTON RD** CERS ID: **10049953**

CITY: **YUCCA VALLEY** STATE: **CA** ZIP CODE: **92284**

Summary of Violations:

IMPORTANT- Attach all requested documentation when returning this certification.

H209 CORRECTIVE ACTION: Update the required business plan information via CERS. CERS ID# 10049953.

W159 CORRECTIVE ACTION: Update the required business plan information via CERS. CERS ID# 10049953.

I certify under penalty of law that:

- Respondent has corrected violations specified in the above-entitled action.
- I have personally examined any documentation attached to this certification to establish that the violations have been corrected.
- Based on my examination of the attached documentation and inquiry of the individuals, who prepared or obtained them, I believe the information to be true, accurate and complete.
- I am authorized to file this certification on behalf of the Respondent.
- I am aware there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.

SIGNATURE DATE

PRINT NAME TITLE

PHOTO NARRATIVE

Facility Name: Full-Circle, Inc. **Facility ID#:** FA0009441
Address: 4831 Newton Rd. Yucca Valley, CA 92284

Photo 1



1) Description: Front of the facility.

Photo 2



2) Description: (1) ~20-gallon parts washer that was not disclosed on the hazardous material inventory submitted via CERS on 03/21/2024. CERS ID# 10049953.

Date Taken: 08/13/2024
Taken By: Antoinette Saunchez **Signature:** A. Saunchez

PHOTO NARRATIVE

Facility Name: Full-Circle, Inc. **Facility ID#:** FA0009441
Address: 4831 Newton Rd. Yucca Valley, CA 92284

Photo 3



3) Description: (1) 55-gallon drum of coolant. Facility has more than a 100% increase in quantity of new coolant than reported on the hazardous material inventory submitted via CERS on 03/21/2024. CERS ID# 10049953.

Photo 4

NO PHOTO

4) Description: No photo.

Date Taken: 08/13/2024
Taken By: Antoinette Saunchez **Signature:** A Saunchez

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CERTIFICATE OF COMPLIANCE

Return certification to inspector ANTOINETTE SAUNCHEZ within 30 days of inspection unless otherwise specified.

RESPONDENT: LAUREN DOUCETTE

VIOLATION(S) CITED ON: 8/13/2024

FACILITY NAME: **FULL-CIRCLE, INC.** FACILITY ID: **FA0009441**

SITE ADDRESS: **4831 NEWTON RD** CERS ID: **10049953**

CITY: **YUCCA VALLEY** STATE: **CA** ZIP CODE: **92284**

Summary of Violations:

IMPORTANT- Attach all requested documentation when returning this certification.

H209 CORRECTIVE ACTION: Update the required business plan information via CERS. CERS ID# 10049953.

W159 CORRECTIVE ACTION: Update the required business plan information via CERS. CERS ID# 10049953.

I certify under penalty of law that:

- Respondent has corrected violations specified in the above-entitled action.
- I have personally examined any documentation attached to this certification to establish that the violations have been corrected.
- Based on my examination of the attached documentation and inquiry of the individuals, who prepared or obtained them, I believe the information to be true, accurate and complete.
- I am authorized to file this certification on behalf of the Respondent.
- I am aware there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.

SIGNATURE — DATE: 8/13/2024

Russell Smith — PRINT NAME

Quality Manager — TITLE

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CUPA COMPLIANCE INSPECTION REPORT

NAME: **FULL-CIRCLE, INC.** FACILITY ID: **FA0009441**

ADDRESS: **4831 NEWTON RD** CERS ID: **10049953**

CITY: **YUCCA VALLEY** STATE: **CA** ZIP CODE: **92284** INSPECTION DATE: **7/7/2021**

Consent granted by:

☒ **Photograph** ☒ **Inspect** **Name:** Nathan Hienrich **Title:** Lead

An inspection was conducted on 7/7/2021 to determine compliance with applicable hazardous materials and hazardous waste laws and regulations. Nathan Hienrich, Lead, was the escort during the inspection.

Full Circle Inc created machine fittings for propane trucks. Coolant, odorless mineral spirits, acetylene, and oxygen are used in the fitting process. Used oil is generated from the machines creating the fittings.

Inventory:

-Hazardous materials observed on site were consistent with the inventory submitted via the California Environmental Reporting System (CERS) from 3/8/2019.

Document Review

- CUPA permits were current; expiration date of 1/31/2022.
- EPA ID # CAL000212349 was active during the time of the inspection.
- The Hazardous Materials Business Plan was last updated via CERS on 3/30/2020 for the facility information and 3/8/2019 for the inventory and emergency response information.
- HCI Environmental & Engineering Services hauls the hazardous waste and manifests were available for review.
- Facility generates between 27 and 270 gallons of hazardous waste per month.
- Hazardous materials employee training records were available for review at the time of the inspection.

Complete and submit the Certificate of Compliance (CofC) provided along with all requested documentation, to the attention of Ana Villanueva within 30 days of inspection.

Please contact Ana Villanueva at (909)386-8401 or by email at avillanueva@sbcfire.org with any questions regarding this report.

If you have any questions regarding CERS, please call the CERS Help Desk at (909) 386-8432.

Refer to Title 19 and Title 22 of the California Code of Regulations (CCR), Chapters 6.5, 6.67 and 6.95 of the California Health Safety Code (CHSC), and Division 3 of Title 2 of the San Bernardino County Code (SBCC). The following lines marked in the V column are violations that must be corrected.

VIOLATION CODE	DESCRIPTION	SECTION		V
42	**HMRRP (HAZARDOUS MATERIALS HANDLER)**			
H201	Hazardous Material Handler Permit Current	SBCC	23.0602(a)	
H202	Hazardous Materials Business Plan Established and Implemented	CHSC	25507	
H203	Hazardous Materials Business Plan Submittal	CHSC	25505, 25508(a)(1)	
H204	Immediately Report Any Release or Threatened Release of a Hazardous Material		Multiple	
H205	Facility Access for Inspection Granted	CHSC	25511	
H206	**Business Plan Annual Review/Certification**	CHSC	25508.2	X
Violation	Failure to annually review and electronically certify that the business plan is complete and accurate on or before the required due date.			
MINOR	OBSERVATION: At the time of the inspection, the last business plan certification by this facility was 3/30/2020 for the facility information and 3/8/2019 for the inventory and emergency response information.			
	CORRECTIVE ACTION: Certify the business plan via CERS. The CERS ID# 10049953.			
H209	Business Plan Update Within 30 days of Change	CHSC	25508.1(a)-(f)	
H210	Business Activities Page and/or Business Owner/Operator Identification Page		Multiple	
H211	Hazardous Materials Inventory	CHSC	Multiple	
H212	Site Map	CHSC	Multiple	
H213	Emergency Response Plan		Multiple	

H214	Training Program not Included and/or Not Adequate		Multiple	
H215	Training Documentation	CHSC	25505(a)(4)	
H216	Business Plan Readily Available	CHSC	25505(c)	
H220	Property Owner Notification	CHSC	25505.1	
H221	Property Owner Business Plan	CHSC	25505.1	
H222	Agricultural Handler Emergency Response Plan	CHSC	25508(a)(1), 25507.1	
H223	Agricultural Handler Training Program	CHSC	25508(a)(1), 25507.1	
H224	Remote Unstaffed Facility	CHSC	25505,25506,25507.2,255	
H225	Agricultural Handlers Warning Signs-Signs Posted		Multiple	

VIOLATION CODE	DESCRIPTION	SECTION		V
44	**HAZARDOUS WASTE GENERATOR**			
W101	Hazardous Waste Generator CUPA Permit	SBCC	23.0602	
W102	Facility Access for Inspection	CHSC	25185	
W103	HWG: Hazardous Waste Determination	CCR	66262.11	
W104	HWG: Identification Number	CCR	66262.12	
W108	HWG: Excluded Recyclable Materials	CHSC	25143.2, 25143.9	
W110	**HWG: Hazardous Waste Labeling Standards**	CCR	66262.34(f)	X
Violation:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.			
MINOR	OBSERVATION: At the time of the inspection, observed (1) 55 gallon drum of used oil without a hazardous waste label.			
	CORRECTED ON SITE: Operator corrected the violation by adding a hazardous waste label during the inspection. Complied on: **7/7/2021**			
W111	HWG: Hazardous Waste Tank Label	CCR	66262.34(f)	
W117	HWG: Empty Containers >5 Gallons	CCR	66261.7	
W121	HWG: Quarantine Order	CHSC	25187.6	
W122	HWG: Reusable Soiled Textile Materials	CHSC	25144.6 (b)	
W124	HWG: Remote Consolidation Notification	CHSC	25110.10(d)	
W125	HWG: Preparation of the Hazardous Waste Manifest	CCR	66262.20	
W126	HWG: Hazardous Waste Manifest Completeness	CCR	66262.23(a)	
W127	HWG: Hazardous Waste Manifest Not Sent to DTSC	CCR	66262.23(a)(4)	
W128	HWG: Hazardous Waste Disposal Documentation	CCR	66262.40(a)	
W130	HWG: Maintaining Records of Test Result for Three Years	CCR	66262.40(c)	
W134	HWG: Used Oil Certification Form	CHSC	Multiple	
W136	HWG: Contamination of Used Oil	CHSC	25250.7	
W137	HWG: Consolidated Manifest	CHSC	25160.2	
W138	HWG: Used Oil Filter and Fuel Filter Handling Requirements	CCR	Multiple	
W139	HWG: Lead Battery Disposal Documentation	CCR	66266.81(a)(4)(B)	
W140	HWG: Management of Spent Vehicle Lead-Acid Batteries	CCR	66266.81(a)(1)	
W141	HWG: Management of 11 or More Spent Vehicle Lead-Acid Batteries	CCR	66266.81(a)(3)	
W142	HWG: Damaged Lead Battery Handling	CCR	66266.81(b)	
W145	HWG: Improper Disposal of Hazardous Waste	CHSC	25189.5(a), 25201(a)	
W148	HWG: Hazardous Waste Not Transported by Registered Hauler		Multiple	
W152	HWG: Excluded Recyclable Materials Report	CHSC	25143.10	
W155	HWG: Satellite Accumulation	CCR	66262.34(e)	
W156	HWG: Laboratory Waste	CHSC	25200.3.1(b)	
W157	HWG: Laboratory Waste Treatment	CHSC	25200.3.1 (c)	
W158	HWG: Program Data Electronic Report	CHSC	25404(e)(4)	
W159	HWG: Facility Information Reporting	SBCC	23.0602,23.0712	
W190	HWG: Land Disposal Restriction	CCR	Multiple	
W206	SQG: Facility Maintained to Prevent Fire/Explosion/Release	CCR	66262.34(d)(2)	
W207	SQG: Emergency Plan	CCR	66262.34(d)(2)	
W213	SQG: Time Exceeded for Hazardous Waste Conditional Accumulation (180 Days)		Multiple	
W214	SQG: Container in Poor Condition or Damaged	CCR	66262.34(d)(2)	
W216	SQG: Open Hazardous Waste Containers	CCR	66262.34(d)(2)	
W218	Generator of < 100 kg/mth: Accumulation Time Exceeded (180/270, or 90 Days for Acutely/Extremely)		Multiple	
W227	SQG: Hazardous Waste Manifest Exception Reporting		Multiple	
W231	SQG: Employee Training	CCR	66262.34(d)(2)	
W238	SQG: Weekly Hazardous Waste Storage Area Inspection	CCR	66262.34(d)(2)	
W245	SQG: Hazardous Waste Container Incompatible with Material Stored	CCR	66262.34(d)(2)	
W249	SQG: Aisle Space	CCR	66262.34(d)(2)	

W268	SQG: Incompatible Waste Storage	CCR	66262.34(d)(2)	
W269	SQG: Hazardous Waste Tank Spill Control/Overfill	CCR	66262.34(d)(2)	
W270	SQG: Daily Tank, Monitoring, and Discharge Inspection	CCR	66262.34(d)(2)	
W271	SQG: Weekly Hazardous Waste Tank Construction and System Fixture Inspection	CCR	66262.34(d)(2)	
W272	SQG: Hazardous Waste Facility Closure	CCR	66262.34(d)(2)	
W273	SQG: Tank 2ft Freeboard	CCR	66262.34(d)(2)	
W278	SQG: Hazardous Waste Minimization Certification	CCR	66262.27(b)	
W280	SQG: Emergency Coordinator	CCR	66262.34(d)(2)	
W281	SQG: Facility Emergency Equipment	CCR	66262.34(d)(2)	
W282	SQG: Emergency Equipment Maintenance	CCR	66262.34(d)(2)	
W306	LQG: Facility Maintained To Prevent Fire/Explosion/Release	CCR	66262.34(a)(4), 66265.31	
W307	LQG: Contingency Plan	CCR	66262.34(a)(4), 66265.51	
W308	LQG: Contingency Plan Copies	CCR	66262.34(a)(4), 66265.53	
W309	LQG: Contingency Plan Emergency Action Plan	CCR	66262.34(a)(4), 66265.52	
W313	LQG: Hazardous Waste Accumulation Time Exceeded		Multiple	
W314	LQG: Container in Poor Condition or Damaged	CCR	66262.34(a)(1), 66265.17	
W316	LQG: Open Hazardous Waste Container	CCR	66262.34(a)(1), 66265.17	
W318	LQG: Weekly Hazardous Waste Storage Areas Inspection	CCR	66262.34(a)(1), 66265.17	
W320	LQG: Hazardous Waste Tank Inspections	CCR	66262.34(a)(1), 66265.19	
W321	LQG: Hazardous Waste Tank Cathodic Inspection	CCR	66262.34(a)(1), 66265.19	
W324	LQG: Hazardous Waste Tank Equipment Replacement	CCR	66265.192(m)	
W325	LQG: Hazardous Waste Tank Release	CCR	66265.196	
W326	LQG: Tank Closure Requirements and Documentation	CCR	Multiple	
W331	LQG: Employee Hazardous Waste Training	CCR	66262.34(a)(4), 66265.16	
W332	LQG: Source Reduction Evaluation Review and Plan	CCR	67100.7, 67100.8	
W333	LQG: Summary Progress Report	CCR	67100.9	
W334	LQG: Source Reduction Implementation	CCR	67100.5	
W340	LQG: Hazardous Waste Minimization Certification	CCR	66262.27(a)	
W345	LQG: Hazardous Waste Container Incompatible with Material Stored	CCR	66262.34(a)(1), 66265.17	
W349	LQG: Aisle Space	CCR	66262.34(a)(4), 66265.35	
W350	LQG: New Hazardous Waste Tank System P.E. Certification	CCR	Multiple	
W351	LQG: Reassessment for Hazardous Waste Tank System P.E. Certification	CCR	66265.192(h)	
W352	LQG: New Tank Assessment Standards	CCR	66265.192(k)	
W353	LQG: Hazardous Waste Tank Standards	CCR	66262.34(a)(1), 66265.19	
W354	LQG: Secondary Containment	CCR	66262.34(a)(1), 66265.19	
W360	LQG: Incompatible Waste Storage	CCR	Multiple	
W369	LQG: Air Emissions for Waste in Containers	CCR	Multiple	
W371	LQG: Air Emissions for Wastes in Tanks	CCR	66262.34(a)(1), 66265.20	
W378	LQG: Hazardous Waste Manifest Exception Reporting	CCR	66262.42(a), (b), (d)	
W380	LQG: Emergency Coordinator	CCR	66262.34(a)(4), 66265.55	
W381	LQG: Facility Emergency Equipment	CCR	66262.34(a)(4), 66265.32	
W382	LQG: Emergency Equipment Maintenance	CCR	66262.34(a)(4), 66265.33	
W501	Certified Appliance Recycler: Certification	CHSC	25211.4	
W502	Certified Appliance Recycler: Certification	CHSC	25211.2, 25211.3	
W503	Certified Appliance Recycler: Materials that Require Special Handling (MRSH) properly managed	CHSC	25211.3, 25212, 25212(c)	
W504	Certified Appliance Recycler: Proper Removal of Materials that Require Special Handling (MRSH)	CHSC	25211.3, 25212(a)	
W901	Universal Waste Handler: Permit	SBCC	23.0602	
W902	Universal Waste Handler: Labeling Requirements	CCR	66273.34	
W903	Universal Waste Handler: Accumulation Time	CCR	66273.35	
W904	Universal Waste Handler: Employee Training	CCR	66273.36	
W907	Universal Waste: Accumulation of Aerosol Cans	CHSC	25201.16(f)	
W908	Universal Waste: Handling of Aerosol Cans	CHSC	25201.16(e)	
W911	Universal Waste Handler: Department Notification	CCR	66273.32(c)	
W912	Universal Waste Handler: Annual Report	CCR	66273.32(d)	
W913	Universal Waste Handler: Release	CCR	66273.33.5	
W914	Universal Waste Handler: USEPA Notification	CCR	66273.32(a)	
W915	Universal Waste Handler: Exporting Notification	CCR	66273.40(a)(3) and (4)	
W920	Universal Waste Handler: Illegal Disposal	CCR	66273.31(a)	
W923	Large Quantity Universal Waste Handler DTSC ID Number	CCR	66273.32(b)	

INSPECTED BY:	RECEIVED BY:	Signature Date Time: 7/7/21 12:06:23PM
Type text here		LTR:7/7/2021 12:05:06PM
ANA VILLANUEVA	NATHAN HIENRICH	LEAD
INSPECTOR NAME	NAME	TITLE
	INSPECTION DATE: 07/07/2021	REPORT DATE: 7/7/21 12:14 pm

[X] **This report shall serve as a notice to comply for minor violations and a notice of violation for all other violations. THE VIOLATIONS NOTED IN THIS REPORT MUST BE CORRECTED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. FAILURE TO COMPLY MAY RESULT IN LEGAL ACTION. THE CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED WITHIN THE TIME PERIOD NOTED ABOVE.**

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CERTIFICATE OF COMPLIANCE

Return certification to inspector ANA VILLANUEVA within 30 days of inspection unless otherwise specified.

RESPONDENT: Nathan Hienrich

VIOLATION(S) CITED ON: 7/7/2021

FACILITY NAME: **FULL-CIRCLE, INC.** FACILITY ID: **FA0009441**

SITE ADDRESS: **4831 NEWTON RD** CERS ID: **10049953**

CITY: **YUCCA VALLEY** STATE: **CA** ZIP CODE: **92284**

Summary of Violations:

IMPORTANT- Attach all requested documentation when returning this certification.

H206 CORRECTIVE ACTION: Certify the business plan via CERS. The CERS ID# 10049953.

I certify under penalty of law that:

- Respondent has corrected violations specified in the above-entitled action.
- I have personally examined any documentation attached to this certification to establish that the violations have been corrected.
- Based on my examination of the attached documentation and inquiry of the individuals, who prepared or obtained them, I believe the information to be true, accurate and complete.
- I am authorized to file this certification on behalf of the Respondent.
- I am aware there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.

SIGNATURE _____ DATE _____

PRINT NAME _____ TITLE _____

PHOTO NARRATIVE

PHOTO 1



PHOTO 2



Facility/ Case Name: Full-Circle, Inc.	Facility ID #: FA0009441
Address: 4831 Newton Rd Yucca Valley, CA 92284	
1) Description: Front of the facility.	
2) Description: (1) empty 5 gallon container, (1) ~8 gallon spill kit container, and (1) 55 gallon drum of used oil, missing a hazardous waste label during the inspection.	

Date Taken: 7/7/2021

Taken By: Ana Villanueva

Signature: _____

Rev 06/29/2018

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CUPA COMPLIANCE INSPECTION REPORT

NAME: **FULL-CIRCLE, INC.** FACILITY ID: **FA0009441**

ADDRESS: **4831 NEWTON RD** CERS ID:**10049953**

CITY: **YUCCA VALLEY** STATE: **CA** ZIP CODE: **92284** INSPECTION DATE: **1/31/2018**

Consent granted by:

☒ **photograph** ☒ **inspect** **Name:** Nathan Heinrich **Title:** Assistant Lead

An inspection was conducted on January 31, 2018 to determine compliance with hazardous materials and hazardous waste laws and regulations. Nathan Heinrich, was the facility escort.

The facility is a machine shop and manufacturer of metal swivel connectors. The facility stores hazardous materials and generate hazardous waste as a result of routine operations.

INVENTORY:

The hazardous materials stored onsite were consistent with hazardous materials inventory submitted via CERS on 2/24/2017

DOCUMENTATION REVIEW:

- Hazardous materials handler permit was obtained and expires January 31, 2019.
- Hazardous waste generator permit is current and expires January 31, 2019.
- Business Plan was established and last updated February 24, 2017. CERS ID: 10049953.
- EPA ID Number was obtained. CAL000212349 was active.
- Hazardous waste disposal records and manifests were available for review.
- Hazardous waste was removed by HCI Environmental.
- Parts cleaner was serviced by Safety Kleen
- Weekly inspections of hazardous waste accumulation and storage areas were conducted.
- Employee training was provided.

Contact Jerry Nguyen at 909-386-8401 or JNguyen@sbcfire.org with questions regarding this inspection report.

Refer to the California Health Safety Code (CHSC), California Code of Regulations (CCR) and San Bernardino County Code (SBCC). The following lines marked in the V column are violations that must be corrected.

VIOLATION CODE	DESCRIPTION	SECTION		V	
42	**HMRRP (HAZARDOUS MATERIALS HANDLER)**				
H201	Hazardous Material Handler Permit Current	SBCC	23.0602(a)		
H202	Hazardous Materials Business Plan Established and Implemented	CHSC	25507		
H203	Hazardous Materials Business Plan Submittal	CHSC	25505, 25508(a)(1)		
H204	Immediately report any release or threatened release of a hazardous material	CHSC	25510(a)		
H205	Facility access for inspection granted	CHSC	25511		
H206	Business Plan Annual Review/Certification	CHSC	25508(a)(1), 25508.2		
H209	Business plan update within 30 days of change	CHSC	25508.1(a)-(f)		
H210	Business Activities Page and/or Business Owner/Operator Identification Page	CHSC	25508(a)(1)		
H211	Hazardous materials inventory	CHSC	25505, 25506, 25508		
H212	Site map	CHSC	25505(a)(2), 25508(a)(1)		
H213	Emergency response plan	CHSC	25505(a)(3), 25508(a)(1)		
H214	Training Program not included and/or is not adequate	CHSC	25505(a)(4), 25508(a)(1)		
H215	Training Documentation	CHSC	25505(a)(4)		
H216	Business plan readily available	CHSC	25505,		
H220	Property owner notification	CHSC	25505.1		
H221	Property owner business plan	CHSC	25505.1		
H222	Agricultural handler emergency response plan	CHSC	25508(a)(1), 25507.1		
H223	Agricultural handler training program	CHSC	25508(a)(1), 25507.1		
H224	Remote unstaffed facility	CHSC	25505,25506,25507.2,255		

VIOLATION CODE	DESCRIPTION	SECTION	V	
44	**HAZARDOUS WASTE GENERATOR**			

0101	CUPA Hazardous Waste generator permit current	SBCC	23.0602(b)(1)		
0102	Facility access for inspection	CHSC	25185		
0103	Hazardous Waste determination	CCR	66262.11		
0104	EPA ID Number	CCR	66262.12(a)		
0105	Hazardous Waste treatment/storage authorization	CHSC	25201(a)		
0106	Facility Operated/Maintained to Prevent Release/Fire	CCR	66265.31		
0107	Contingency Plan established	CCR	66265.51(a)		
0108	Recyclable Materials managed lawfully	CHSC	25143.2		
0110	Hazardous Waste container(s) labeled	CCR	66262.34(f)(3)	X	
Violation: M	Failure to properly label Hazardous Waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste and starting accumulation date.				
Observation:	Observed hazardous waste containers without proper labeling. Hazardous waste labeling was corrected at the time of inspection.				
Compliance requirement:	Submit a signed statement or photograph indicating that the hazardous waste containers have been properly labeled. Complied on: **1/31/2018**				
0111	Hazardous Waste label(s) complete	CCR	66262.34(f)(3)		
0112	Accumulation start date	CCR	66262.34(f)(2)	X	
Violation: M	Failure to note accumulation start date on Hazardous Waste containers.				
Observation:	Observed hazardous waste containers with missing accumulation start date. Start date was marked at the time of inspection.				
Compliance requirement:	Submit a signed statement or photograph indicating that the hazardous waste containers have been properly labeled with an accumulation start date. Complied on: **1/31/2018**				
0113	Hazardous waste accumulation time exceeded	CCR	66262.34(a)		
0114	Hazardous Waste stored in sound containers	CCR	66265.171		
0115	Hazardous Waste containers leaking	CCR	66265.173(b)		
0116	Hazardous Waste containers closed	CCR	66265.173(a)		
0117	Contaminated containers managed lawfully	CCR	66261.7		
0118	Weekly inspection of Hazardous Waste container storage area	CCR	66265.174		
0119	Hazardous Waste managed lawfully	CHSC	25154		
0120	Daily inspection of Hazardous Waste tank storage area	CCR	66262.34, 66265.195		
0125	Hazardous Waste transported with a manifest	CCR	66262.20		
0126	Hazardous Waste Manifest complete	CCR	66262.23		
0127	Hazardous Waste manifest sent to DTSC	CCR	66262.23(a)(4)		
0128	Hazardous Waste uniform manifest retention	CCR	66262.40(a)		
0129	Biennial Report	CCR	66262.41		
0130	Hazardous Waste analyses retention	CCR	66262.40(c)		
0131	Hazardous Waste management training	CCR	66265.16		
0132	Source Reduction Evaluation Review and Plan (SB 14)	CHSC	25244.19(a)		
0135	Used Oil manage lawfully	CHSC	25250.4		
0136	Contamination of used oil	CHSC	25250.7		
0137	Consolidated manifest retention	CHSC	25250.8(b)(3)		
0138	Used Oil filters managed lawfully	CCR	66266.130		
0139	Spent lead-acid batteries managed lawfully	CCR	66266.81		
0145	Illegal disposal or abandonment of Hazardous Waste	CHSC	25189.5(a)		
0146	Unlawful disposal of used oil	CHSC	25250.5(a)		
0147	Transportation of Hazardous Waste without registration	CHSC	25163(a)		
0148	Hazardous Waste not hauled by registered transporter	CCR	66262.10		
0149	Transportation of hazardous waste to an unauthorized facility	CHSC	25189.5(c)		
0152	Excluded Recyclable Materials Report	CHSC	25143.10		
1240	Unlawful consolidation of hazardous waste generated at remote sites	CHSC	25110.10		
1241	Failure to maintain remote consolidation documents for a minimum of 3 years	CHSC	25110.10(b)(7)		
1244	Ignitable or reactive wastes stored within 50' of a property line	CCR	66264.176		
1245	Failure to store hazardous waste in compatible containers	CCR	66265.172		
1247	Failure to test and maintain safety, fire/release control and response equipment	CCR	66265.33		
1248	Failure to provide immediate access to alarm and emergency communications	CCR	66265.34(a)		
1249	Failure to maintain adequate aisle space	CCR	66265.35		
1262	Failure to provide secondary containment for aboveground hazardous waste tanks	CCR	66265.193(a)		
1267	Unlawful management of hazardous waste containers	CCR	66265.173(b)		
1268	Unlawful placing of wastes in the same container with incompatible waste or materials	CCR	66265.177(a)		
1269	Unlawful placing waste in containers previously holding incompatible waste or materials	CCR	66265.177(b)		

1270	Failure to separate incompatible materials	CCR	66265.177(c)		
1271	Failure to equip facility with internal communication or alarm system	CCR	66265.32(a)		
1272	Failure to equip facility with a device capable of summoning outside help	CCR	66265.32(b)		
1273	Failure to equip facility with safety, fire/release control and response equipment	CCR	66265.32(c)		
1274	Failure to provide facility with water at adequate volume and pressure	CCR	66265.32(d)		
1278	Failure to submit an Exception Report to DTSC	CCR	66262.42		
1279	Failure to maintain a copy of the Contingency Plan Onsite	CCR	66265.53(a)		
1280	Failure to provide an Emergency Coordinator	CCR	66265.55		
1281	Failure to remove spilled waste or precipitation from secondary tank containment within 24 hours	CCR	66265.193(c)(4)		
1285	Knowing disposal and/or abandonment of hazardous waste at an unauthorized point	CHSC	25189.5(b)		
1291	Providing unlawful false statements or representations on hazardous waste documents	CHSC	25189.2		
1292	Failure to provide a written response to a Notice of Violation	CHSC	25185(c)(3)		
1293	Failure to report a release or threatened release of a hazardous material	CHSC	25507(a)		
1295	Failure to submit Contingency Plan to the CUPA	CCR	66265.53(b)		
1296	Failure to implement the Contingency Plan	CCR	66265.51(b)		
1297	Failure to review and amend the Contingency Plan	CCR	66265.54		
1298	Failure to maintain used oil filter removal receipts on-site for 3 years	CCR	66266.130(c)(5)		
1299	Unlawful placing of hazardous wastes or treatment reagents into tank that could cause failure	CCR	66265.194(a)		
1300	Unlawful management of reusable soiled textile materials (contaminated rags and uniforms)	CHSC	25144.6		
1303	Failure to retain a copy of the Source Reduction Evaluation Review and Plan onsite	CCR	67100.3(a)		
1304	Failure to make a copy of the Source Reduction Evaluation Review and Plan available to the public	CCR	67100.3(b)		
1305	Unlawful, willful interference with a CUPA representative	CHSC	25195		
1307	Knowing treatment or storage of hazardous waste without a permit	CHSC	25189.5(d)		
1308	Enhancement-Unlawful violation of CHSC 25189.5(b), (c) or (d) causing great bodily injury or death	CHSC	25189.5(e)		
1309	Knowing transportation of hazardous waste without possession of a manifest	CHSC	25160(d)		
1310	Knowing or with reckless disregard treatment of hazardous waste causing unreasonable risk	CHSC	25189.6(a)		
1311	Knowing or with reckless disregard handling of hazardous waste causing unreasonable risk	CHSC	25189.6(a)		
1312	Knowing or with reckless disregard transportation of hazardous waste causing unreasonable risk	CHSC	25189.6(a)		
1313	Knowing or with reckless disregard disposal of hazardous waste causing unreasonable risk	CHSC	25189.6(a)		
1314	Knowing or with reckless disregard storage of hazardous waste causing unreasonable risk	CHSC	25189.6(a)		
1315	Enhancement - Knowing placement of another in imminent danger while violating CHSC 25189.6(a)	CHSC	25189.6(b)		
1316	Knowing burning of hazardous waste at an unauthorized point	CHSC	25189.7(a)		
1317	Enhancement - Knowing placement of another in imminent danger while violating CHSC 25189.7(a)	CHSC	25189.7(b)		
1318	Knowing making of false statements or representations in any hazardous waste document	CHSC	25191(b)(1)		
1319	Knowing possession of altered or concealed hazardous waste document	CHSC	25191(b)(2)		
1320	Knowing destruction, alteration, or concealment of a hazardous waste document	CHSC	25191(b)(3)		
1321	Knowing withholding of information regarding real and substantial danger after request by an agency	CHSC	25191(b)(4)		
1322	Unlawful use of used oil or recycled oil as a dust suppresant, weed or insect control	CHSC	25250.5(b)		
1323	Failure to use controls and practices to prevent spills from hazardous waste tanks	CCR	66265.194(b)		
1324	Failure to maintain sufficient hazardous waste tank freeboard	CCR	66265.194(b)(3)		
1325	Failure to remove a leaking or unfit hazardous waste tank from use	CCR	66265.196		
1326	Failure to remove or decontaminate waste residues when closing a tank system	CCR	66265.197(a)		
1327	Failure to provide adequate security of hazardous waste storage area(s)	CCR	66265.14(a)		
1328	Failure to post warning signs around hazardous waste storage area(s)	CCR	66265.14(c)		
1329	Failure to maintain hazardous waste management training records	CCR	66265.16(e)		
1401	Large Quantity Generator: New hazardous waste tank system P.E. certification	CCR	66265.192(a) & (h)		
1402	Large Quantity Generator: New Tank Assessment Standards	CCR	66265.192(k)		
1403	Large Quantity Generator: Secondary Containment	CCR	66265.193		
W501	Certified Appliance Recycler: Certification	CHSC	25211.4		
W502	Certified Appliance Recycler: Certification	CHSC	25211.2, 25211.3		
W503	Certified Appliance Recycler: Materials that Require Special Handling (MRSH) properly managed	CHSC	25211.3, 25212, 25212(c)		
W504	Certified Appliance Recycler: Proper Removal of Materials that Require Special Handling (MRSH)	CHSC	25211.3, 25212(a)		
W901	Universal Waste Handler: Permit	SBCC	23.0602(B)(1)		

W902	Universal Waste Handler: Labeling Requirements	CCR	66273.34		
W903	Universal Waste Handler: Accumulation Time	CCR	66273.35		
W904	Universal Waste Handler: Employee Training	CCR	66273.36		
W907	Universal Waste: Accumulation of Aerosol Cans	CHSC	25201.16(f)		
W908	Universal Waste: Handling of Aerosol Cans	CHSC	25201.16(e)		
W911	Universal Waste Handler: Department Notification	CCR	66273.32(c)		
W912	Universal Waste Handler: Annual Report	CCR	66273.32(d)		
W913	Universal Waste Handler: Release	CCR	66273.33.5		
W914	Universal Waste Handler: USEPA Notification	CCR	66273.32(a)		
W915	Universal Waste Handler: Exporting Notification Sent	CCR	66273.40(a)(3)		
W916	Universal Waste Handler: Export Notification Complete	CCR	66273.40(a)(4)		
W920	Universal Waste Handler: Illegal Disposal	CCR	66273.31(a)		
W923	Large Quantity Universal Waste Handler DTSC ID Number	CCR	66273.32(b)		

INSPECTED BY:	RECEIVED BY:	Signature Date Time: 1/31/18 2:12:17PM
		LTR:1/31/2018 2:09:20PM
JERRY NGUYEN	Nathan Heinrich	Assistant Lead
NAME	NAME	TITLE
	INSPECTION DATE: 01/31/2018	REPORT DATE: 1/31/18 2:14 pm

[X] **This report shall serve as a notice to comply for minor violations and a notice of violation for all other violations.**
THE VIOLATIONS NOTED IN THIS REPORT MUST BE CORRECTED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. FAILURE TO COMPLY MAY RESULT IN LEGAL ACTION. THE CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED WITHIN THE TIME PERIOD NOTED ABOVE.

PHOTO NARRATIVE

PHOTO 1



PHOTO 2



Facility/Case Name:	Full Circle Inc	Facility ID#: FA0009441
Address: 4831 Newton Rd. Yucca Valley CA 92284		
Photo #1: The front view of the facility.		
Photo #2: (1) 55 gallon drum of simple green cleaner.		
Date Taken: 1/31/18	Taken By: Jerry Nguyen	

Signature: _____

PHOTO NARRATIVE

PHOTO 3



PHOTO 4



Facility/Case Name:	Full Circle Inc	Facility ID#: FA0009441
Address: 4831 Newton Rd. Yucca Valley CA 92284		
Photo #3: (1) 55 gallon drum of coolant, (1) 55 gallon drum of mineral spirits, and (1) 55 gallon drum of lubricating oil.		
Photo #4: (1) 15 gallon parts cleaner.		
Date Taken: 1/31/18	Taken By: Jerry Nguyen	

Signature: _____

PHOTO NARRATIVE

PHOTO 5



PHOTO 6



Facility/Case Name:	Full Circle Inc	Facility ID#: FA0009441
Address: 4831 Newton Rd. Yucca Valley CA 92284		
Photo #5: (1) 55 gallon drum of cutting oil.		
Photo #6: (1) 55 gallon of used oil located in hazardous waste storage area. Drum was closed. Drum was observed without hazardous waste label. Labeling was corrected during inspection.		
Date Taken: 1/31/18	Taken By: Jerry Nguyen	

Signature: _____

PHOTO NARRATIVE

PHOTO 7



PHOTO 8



Facility/Case Name:	Full Circle Inc	Facility ID#: FA0009441
Address: 4831 Newton Rd. Yucca Valley CA 92284		
Photo #7: (1) 55 gallon of used oil located in hazardous waste storage area. Drum was closed. Drum was observed without hazardous waste label. Labeling was corrected during inspection.		
Photo #8: (1) 55 gallon of used oil located in hazardous waste storage area. Drum was closed. Drum was observed without hazardous waste label. Labeling was corrected during inspection.		
Date Taken: 1/31/18	Taken By: Jerry Nguyen	

Signature: _____

PHOTO NARRATIVE

PHOTO 9



PHOTO 10



Facility/Case Name:	Full Circle Inc	Facility ID#: FA0009441
Address: 4831 Newton Rd. Yucca Valley CA 92284		
Photo #9: (1) 55 gallon of used oil located in hazardous waste storage area. Drum was closed. Drum was observed without hazardous waste label. Labeling was corrected during inspection.		
Photo #10: (1) 55 gallon drum of lubricating oil and (1) 55 gallon drum of coolant.		
Date Taken: 1/31/18	Taken By: Jerry Nguyen	

Signature: _____

PHOTO NARRATIVE

PHOTO 9



PHOTO 10



Facility/Case Name:	Full Circle Inc	Facility ID#: FA0009441
Address: 4831 Newton Rd. Yucca Valley CA 92284		
Photo #9: (1) 55 gallon drum of simple green cleaner.		
Photo #10: (1) 175 gallon intermediate bulk container of oily mop water located in hazardous waste storage area. IBC was closed and labeled.		
Date Taken: 1/31/18	Taken By: Jerry Nguyen	

Signature: _____

PHOTO NARRATIVE

PHOTO 9



PHOTO 10



Facility/Case Name:	Full Circle Inc	Facility ID#: FA0009441
Address: 4831 Newton Rd. Yucca Valley CA 92284		
Photo #9: (1) 500 gallon above ground storage tank of propane.		
Photo #10: (1) 300 gallon above ground storage tank of waste oil located in hazardous waste storage area. Tank was empty at the time of inspection.		
Date Taken: 1/31/18	Taken By: Jerry Nguyen	

Signature: _____

HAZARDOUS WASTE STORAGE AREA WEEKLY INSPECTION CHECKLIST

Inspector Name: Norman Baysinger Date: 1-2-15 Time: 8:40

Location of Inspection: B5 Total Number of Containers: 1

	YES	NO
1. Is the area free of debris and other materials?	☒	☐
2. Is the ground clean and dry?	☒	☐
3. Are container tops free of spillage?	☒	☐
4. Is the area free of spills or leaks?	☒	☐
5. Are all of the containers in good condition? (free of dents and corrosion, not bulging, or otherwise deteriorating?)	☒	☐
6. Are all containers properly closed?	☒	☐
7. Are containers labeled with hazardous waste labels?	☒	☐
8. Is the following information on the labels filled out?		
Generator name and address	☒	☐
Accumulation start date	☒	☐
Contents	☒	☐
Physical state	☒	☐
Hazardous properties	☒	☐
9. Is the information on the labels legible?	☒	☐
10. Have wastes been disposed of within the allowable accumulation time?	☒	☐
11. Are the containers compatible with their contents?	☒	☐
12. Are incompatible wastes stored separately?	☒	☐
13. Is there adequate aisle space?	☒	☐

Describe any observations for items checked 'NO'. _____

Corrective actions required. _____

* Inspections must be conducted on a weekly basis

* Maintain checklist as documentation of this requirement

* Inspection program must meet requirements of 22 CCR §66265.174

RECEIVED
JAN 20 2015
S.B. CO. FIRE DEPT

HAZARDOUS WASTE STORAGE AREA WEEKLY INSPECTION CHECKLIST

Inspector Name: Norman Baysinger Date: 12-26-14 Time: 7:30

Location of Inspection: B5 Total Number of Containers: 1

	YES	NO
1. Is the area free of debris and other materials?	☑	☐
2. Is the ground clean and dry?	☑	☐
3. Are container tops free of spillage?	☑	☐
4. Is the area free of spills or leaks?	☑	☐
5. Are all of the containers in good condition? (free of dents and corrosion, not bulging, or otherwise deteriorating?)	☑	☐
6. Are all containers properly closed?	☑	☐
7. Are containers labeled with hazardous waste labels?	☑	☐
8. Is the following information on the labels filled out?		
Generator name and address	☑	☐
Accumulation start date	☑	☐
Contents	☑	☐
Physical state	☑	☐
Hazardous properties	☑	☐
9. Is the information on the labels legible?	☑	☐
10. Have wastes been disposed of within the allowable accumulation time?	☑	☐
11. Are the containers compatible with their contents?	☑	☐
12. Are incompatible wastes stored separately?	☑	☐
13. Is there adequate aisle space?	☑	☐

Describe any observations for items checked 'NO'. _____

Corrective actions required. _____

* Inspections must be conducted on a weekly basis

* Maintain checklist as documentation of this requirement

* Inspection program must meet requirements of 22 CCR §66265.174

Revised 10/12/2009

HAZARDOUS WASTE STORAGE AREA WEEKLY INSPECTION CHECKLIST

Inspector Name: Norman Baysinger Date: 12-19-14 Time: 12:00

Location of Inspection: B5 Total Number of Containers: 1

	YES	NO
1. Is the area free of debris and other materials?	☑	☐
2. Is the ground clean and dry?	☑	☐
3. Are container tops free of spillage?	☑	☐
4. Is the area free of spills or leaks?	☑	☐
5. Are all of the containers in good condition? (free of dents and corrosion, not bulging, or otherwise deteriorating?)	☑	☐
6. Are all containers properly closed?	☑	☐
7. Are containers labeled with hazardous waste labels?	☑	☐
8. Is the following information on the labels filled out?		
Generator name and address	☑	☐
Accumulation start date	☑	☐
Contents	☑	☐
Physical state	☑	☐
Hazardous properties	☑	☐
9. Is the information on the labels legible?	☑	☐
10. Have wastes been disposed of within the allowable accumulation time?	☑	☐
11. Are the containers compatible with their contents?	☑	☐
12. Are incompatible wastes stored separately?	☑	☐
13. Is there adequate aisle space?	☑	☐

Describe any observations for items checked 'NO'. _____

Corrective actions required. _____

* Inspections must be conducted on a weekly basis

* Maintain checklist as documentation of this requirement

* Inspection program must meet requirements of 22 CCR §66265.174

CUPA

San Bernardino County Fire Department • Hazardous Materials Division

620 South "E" Street, San Bernardino, CA 92415-0153 • (909) 386-8401 FAX (909) 386-8460 • www.sbcfire.org

CUPA COMPLIANCE INSPECTION REPORT

NAME: **FULL-CIRCLE, INC.**		FACILITY ID: **FA0009441**
ADDRESS: **4831 NEWTON RD**		CERS ID:**10049953**
CITY: **YUCCA VALLEY**	STATE: **CA** ZIP CODE: **92284**	INSPECTION DATE: **12/19/2014**

Inspector was given permission to: [X] photograph [X] inspect

Inspection Narrative (v020000)

An inspection was conducted to determine compliance with hazardous materials and hazardous waste generator laws and regulations. Norman Baysinger, Lead was the escort during the inspection. Also present during the inspection was Nathan Hainrich, Facility Employee. Digital photos were taken at the time of the inspection.

This facility is a machine manufacturer of metal swivel connectors for liquids and liquefied gases. For a description of facility see 09/19/2011 inspection report.

Per operator and manifest record review, this facility generates around 50 gallons of hazardous waste per month. The facility permits will be updated so to reflect the small quantity generator permits.

HAZARDOUS MATERIALS INVENTORY:

The hazardous materials stored on site are consisted with hazardous materials inventory submitted via CERS on 08/03/2013.

DOCUMENTATION REVIEW:

-Permits are current; expiration date of 01/31/2015. Permits to be updated to reflect correct category.
-Hazardous waste is hauled by HCI Environmental & Engineering Services
-Hazardous waste was last hauled on 09/04/2014
-Manifest waste disposal records available for review
-Safety Kleen services the parts washer
-The EPA ID number, CAL000212349, is established and active
-Uniforms and rags are serviced by Prudential Uniform Service
-Employee training was conducted
-The scrap metal is hauled by Davis Exporters Inc

Once all of the above-mentioned violations have been corrected, sign and date the enclosed Certificate of Compliance and return the certificate with required documentation by mail to the address listed above to the attention of Yanet Melgarejo.

If you have any further questions, please contact me at ymelgarejo@sbcfire.org or (909) 386-8401. "If you have any questions regarding CERS, please call the CERS Help Line at (909) 386-8432."

The following lines marked in the V column are violations that must be corrected. Marked items in the N column require additional information to determine compliance.

VIOLATION CODE	DESCRIPTION	SECTION	V	N
42	**HMRRP (HAZARDOUS MATERIALS HANDLER)**			
0201	Failure to obtain a CUPA Hazardous Materials Handler permit.	23.0602(a)		
0202	Failure to establish a Business Plan.	CAL. HEALTH & SAFETY CODE 25507		
0203	Failure to submit a Business Plan.	CAL. HEALTH & SAFETY CODE 25508		
0204	Failure to immediately report any release or threatened release of a hazardous material.	CAL. HEALTH & SAFETY CODE 25510		
0205	Failure to allow a hazardous materials handler inspection.	CAL. HEALTH & SAFETY CODE 25511		
0206	Failure to update the Business Plan	CAL. HEALTH & SAFETY CODE 25508.2	X	
Violation:	At least once every 12 months, the owner/owner shall review and certify that the information in the statewide information management system has been verified and is complete, accurate and up to date.			
Correction:	Using the California Environmental Reporting System (CERS), electronically update the information submitted to the statewide information management system.			
Observation:	The business plan elements were last submitted via CERS on 08/06/2013.			
	Comply by date: **1/18/2015**			
0209	Failure to submit an amendment to the inventory form within 30 days of change.	CAL. HEALTH & SAFETY CODE 25508.1		
1231	Failure to submit a corrected Business Plan within 30 days after notification of deficiencies.	CAL. HEALTH & SAFETY CODE 25508		
1232	Failure to submit a Business Plan revision within 30 days of a substantial change in operation.	CAL. HEALTH & SAFETY CODE 25505(b)		

VIOLATION CODE	DESCRIPTION	SECTION	V	N
44	**HAZARDOUS WASTE GENERATOR**			
0101	Failure to obtain CUPA Haz Waste Generator Permit	S.B. COUNTY CODE 23.0602(b)(1)		
0102	Failure to allow access to facility for inspection	CAL. HEALTH & SAFETY CODE 25185		
0103	Failure to determine if waste is hazardous waste	CAL. CODE OF REGULATIONS 66262.11		
0104	Failure to obtain an EPA ID Number	CAL. CODE OF REGULATIONS 66262.12(a)		
0105	Failure to obtain Hazardous Waste treatment/storag	CAL. HEALTH & SAFETY CODE 25201(a)		
0106	Failure to operate and maintain facility to preven	CAL. CODE OF REGULATIONS 66265.31	X	
Violation:	Failure to operate and maintain facility to prevent release/fire			
Correction:				
Observation:	Facilities shall be maintained and operated to minimize the possibility of a fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water, which could threaten human health or the environment. Any container holding hazardous waste shall be sound and kept closed during storage and transfer unless adding or removing waste. Observed (2) 55 gallon drums of oily water waste with no lids. The violation was corrected at the time of inspection: operator transferred the oily water waste to a sound and closed drum at the time of the inspection. Comply by date: **1/18/2015** Complied on: **12/19/2014**			
0107	Failure to establish a Contingency Plan	CAL. CODE OF REGULATIONS 66265.51(a)		
0108	Unlawful management of recyclable materials	CAL. HEALTH & SAFETY CODE 25143.2		
0110	Failure to label hazardous waste containers	CAL. CODE OF REGULATIONS 66262.34(f)(3)	X	
Violation:	Failure to label hazardous waste containers			
Correction:				
Observation:	All containers and tanks used to store a hazardous waste must be labeled or marked with the words "hazardous waste;" Containers accumulating used oil must be labeled with the words "Used Oil," and include the following information: generator name and address, hazardous properties of the waste, composition and physical state of the waste, and the accumulation start date. Observed (3) 55 gallon drums of oily water waste with missing hazardous waste labels. The violation was corrected at the time of the inspection: operator added new hazardous waste labels with all the required information to all the hazardous waste drums at the time of the inspection. Comply by date: **1/18/2015** Complied on: **12/19/2014**			
0111	Hazardous waste containers labels not complete	CAL. CODE OF REGULATIONS 66262.34(f)(3)	X	
Violation:	Hazardous waste containers labels not complete			
Correction:				
Observation:	All containers and tanks used to store a hazardous waste must be labeled or marked with the words "hazardous waste;" Containers accumulating used oil must be labeled with the words "Used Oil," and include the following information: generator name and address, hazardous properties of the waste, composition and physical state of the waste, and the accumulation start date. Observed (1) 55 gallon drum of used oil with damaged and faded hazardous waste labels. The violation was corrected at the time of the inspection: operator added new hazardous waste labels with all the required information to all the hazardous waste drums at the time of the inspection. Comply by date: **1/18/2015** Complied on: **12/19/2014**			
0112	Failure to note accumulation start date on labels	CAL. CODE OF REGULATIONS 66262.34(f)(2)	X	
Violation:	Failure to note accumulation start date on labels			
Correction:	You shall mark the initial date accumulation begins on your hazardous waste container(s)			
Observation:	Observed (3) 55 gallon drums of oily water waste, and (1) 55 gallon drum of used oil with missing accumulation start dates. Per operator the accumulation start date of the used oil is 10/01/2014, and 12/01/2014 for the oily water waste. The violation was corrected at the time of the inspection: operator added new hazardous waste labels with all the required information and the accumulation start date to all the hazardous waste drums at the time of the inspection. Comply by date: **1/18/2015** Complied on: **12/26/2014**			
0113	Hazardous waste accumulation time exceeded	CAL. CODE OF REGULATIONS 66262.34(a)		
0114	Failure to store hazardous waste in sound conts	CAL. CODE OF REGULATIONS 66265.171		
0115	Hazardous Waste containers leaking	CAL. CODE OF REGULATIONS 66265.173(b)		
0116	Failure to keep hazardous waste containers closed	CAL. CODE OF REGULATIONS 66265.173(a)	X	
Violation:	Failure to keep hazardous waste containers closed			
Correction:	You shall keep all hazardous waste containers closed at all times during storage or transfer except when adding or removing waste			
Observation:	Facilities shall be maintained and operated to minimize the possibility of a fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water, which could threaten human health or the environment. Any container holding hazardous waste shall be sound and kept closed during storage and transfer unless adding or removing waste. Observed (2) 55 gallon drums of oily water waste with no lids. The violation was corrected at the time of inspection: operator transferred the oily water waste to a sound and closed drum at the time of the inspection. Comply by date: **1/18/2015** Complied on: **12/19/2014**			

0117	Unlawful management of contaminated co rs	CAL. CODE OF LATIONS 66261.7	X	
Violation:	Unlawful management of contaminated containers			
Correction:	All containers which have held a hazardous material, including hazardous waste, shall be handled as hazardous waste unless: no material can be poured from it; All empty containers larger than 5 gallons that previously held a hazardous material must be mar			
Observation:	Containers, or inner liners removed from a container, that previously held a hazardous material or a hazardous waste are considered contaminated containers and shall be managed properly. Empty contaminated containers larger than 5 gallons must be marked with the word "Empty", the date that the container became empty and must be removed from the site within one year of that date. Observed (10) empty 55 gallon drums that previously held hazardous materials or hazardous waste. Per operator the oldest empty drum has been on site for less than 11 months. The violation was corrected at the time of inspection: operator marked all the drums with the word "Empty", and the dates that the drums became empty. Comply by date: **1/18/2015** Complied on: **12/19/2014**			
0118	Failure to inspect Hazardous Waste container stora	CAL. CODE OF REGULATIONS 66265.174	X	
Violation:	Failure to inspect Hazardous Waste container storage area weekly			
Correction:	You shall inspect areas used for container storage or transfer at least weekly, looking for leaks and for deterioration. Submit copies of three weeks of inspection records. A sample weekly inspection checklist is available from this Department			
Observation:	Hazardous waste storage areas and containers must be inspected weekly for leaking containers, proper labeling, debris, spillage, closed containers, compatible containers, and adequate aisle space. Hazardous waste storage area weekly inspections are not conducted. Corrective Text: Conduct Hazardous Waste Weekly Inspections. Submit three consecutive weeks of completed Weekly Hazardous Waste Storage Area Inspection Checklists. Comply by date: **1/18/2015**			
0119	Unlawful management of hazardous waste	CAL. HEALTH & SAFETY CODE 25154		
0120	Failure to inspect Hazardous Waste tank storage ar	CAL. CODE OF REGULATIONS 66265.195		
0125	Failure to transport hazardous waste under a Manif	CAL. CODE OF REGULATIONS 66262.20		
0126	Failure to complete the Hazardous Waste Manifest	CAL. CODE OF REGULATIONS 66262.23		
0127	Failure to send the Hazardous Waste Manifest to DT	CAL. CODE OF REGULATIONS 66262.23(a)(4)		
0128	Failure to retain Hazardous Waste Manifests for at	CAL. CODE OF REGULATIONS 66262.40(a)		
0129	Failure to prepare a Biennial Report	CAL. CODE OF REGULATIONS 66262.41		
0130	Failure to retain Hazardous Waste Analyses for at	CAL. CODE OF REGULATIONS 66262.40(c)		
0131	Failure to train facility personnel in haz waste	CAL. CODE OF REGULATIONS 66265.16		
0132	Failure to conduct a Source Reduction Eval Rev	CAL. HEALTH & SAFETY CODE 25244.19(a)		
0135	Unlawful management of used oil	CAL. HEALTH & SAFETY CODE 25250.4		
0136	Used oil contaminated with hazardous waste	CAL. HEALTH & SAFETY CODE 25250.7		
0137	Failure to maintain used oil disp receipts for 3yr	CAL. HEALTH & SAFETY CODE 25250.8(b)(3)		
0138	Failure to manage Used Oil filters lawfully	CAL. CODE OF REGULATIONS 66266.130		
0139	Failure to manage spent Lead-Acid batteries lawful	CAL. CODE OF REGULATIONS 66266.81		
0145	Illegal disposal or abandonment of Hazardous Waste	CAL. HEALTH & SAFETY CODE 25189.5(a)		
0146	Unlawful disposal of used oil	CAL. HEALTH & SAFETY CODE 25250.5(a)		
0147	Transportation of Haz Waste without registration	CAL. HEALTH & SAFETY CODE 25163(a)		
0148	Hazardous Waste not hauled by registered transport	CAL. CODE OF REGULATIONS 66262.10		
0149	Transportation of hazardous waste to unauth fac	CAL. HEALTH & SAFETY CODE 25189.5(c)		
1240	Unlawful consolidation of haz waste gen at remote	CAL. HEALTH & SAFETY CODE 25110.10		
1241	Failure to maintain remote consolidation documents	CAL. HEALTH & SAFETY CODE 25110.10(b)(7)		
1244	Ignitable or reactive wastes strd w/in 50' of prop	CAL. CODE OF REGULATIONS 66264.176		
1245	Failure to store haz waste in compatible container	CAL. CODE OF REGULATIONS 66265.172		
1247	Failure to test and maintain safety...eqt	CAL. CODE OF REGULATIONS 66265.33		
1248	Failure to provide immed access to alarm & emg cm	CAL. CODE OF REGULATIONS 66265.34(a)		
1249	Failure to maintain adequate aisle space	CAL. CODE OF REGULATIONS 66265.35		
1262	Failure to provide sec cont for abovegrnd hw tanks	CAL. CODE OF REGULATIONS 66265.193(a)		
1267	Unlawful management of hazardous waste containers	CAL. CODE OF REGULATIONS 66265.173(b)		
1268	Unlawful placing of wastes in container w/ incomp	CAL. CODE OF REGULATIONS 66265.177(a)		
1269	Unlawful placing waste in cont prev holding incmpt	CAL. CODE OF REGULATIONS 66265.177(b)		
1270	Failure to separate incompatible materials	CAL. CODE OF REGULATIONS 66265.177(c)		
1271	Failure to equip facility with int communications	CAL. CODE OF REGULATIONS 66265.32(a)		
1272	Failure to equip facility with a device to summon	CAL. CODE OF REGULATIONS 66265.32(b)		
1273	Failure to equip facility with safety...eqt	CAL. CODE OF REGULATIONS 66265.32(c)		
1274	Failure to provide facility with adequate water	CAL. CODE OF REGULATIONS 66265.32(d)		
1278	Failure to submit an Exception Report to DTSC	CAL. CODE OF REGULATIONS 66262.42		
1279	Failure to maintain a copy of the Contingency Plan	CAL. CODE OF REGULATIONS 66265.53(a)		
1280	Failure to provide an Emergency Coordinator	CAL. CODE OF REGULATIONS 66265.55		
1281	Failure to remove spilled waste...from sec cont	CAL. CODE OF REGULATIONS 66265.193(c)(4)		
1285	Knowing disposal and/or abandonment of haz wast	CAL. HEALTH & SAFETY CODE 25189.5(b)		
1291	Providing unlawful false statements or rep	CAL. HEALTH & SAFETY CODE 25189.2		
1292	Failure to provide a written response to a Notice	CAL. HEALTH & SAFETY CODE 25185(c)(3)		

1293	Failure to report a release or threatened re	CAL. HEALTH & [redacted]ETY CODE	25507(a)
1295	Failure to submit Contingency Plan to the CUPA	CAL. CODE OF REGULATIONS	66265.53(b)
1296	Failure to implement the Contingency Plan	CAL. CODE OF REGULATIONS	66265.51(b)
1297	Failure to review and amend the Contingency Plan	CAL. CODE OF REGULATIONS	66265.54
1298	Failure to maintain used oil filter receipts	CAL. CODE OF REGULATIONS	66266.130(c)(5)
1299	Unlawful placing of hazardous wastes... into tank..	CAL. CODE OF REGULATIONS	66265.194(a)
1300	Unlawful management of...contaminated rags & linens	CAL. HEALTH & SAFETY CODE	25144.6
1303	Failure to retain a copy of Source Reduction Eval	CAL. CODE OF REGULATIONS	67100.3(a)
1304	Failure to make a copy of Source Reduction Eval	CAL. CODE OF REGULATIONS	67100.3(b)
1305	Unlawful, willfull interference of a CUPA rep	CAL. HEALTH & SAFETY CODE	25195
1307	Knowing treatment or storage of haz waste w/o perm	CAL. HEALTH & SAFETY CODE	25189.5(d)
1308	Enhancement - Unlawful violation of CHSC 25189.5(b	CAL. HEALTH & SAFETY CODE	25189.5(e)
1309	Knowing transportation without manifest	CAL. HEALTH & SAFETY CODE	25160(d)
1310	Knowing treatment causing unreasonable risk	CAL. HEALTH & SAFETY CODE	25189.6(a)
1311	Knowing handling causing unreasonable risk	CAL. HEALTH & SAFETY CODE	25189.6(a)
1312	Knowing transportation causing unreasonable risk	CAL. HEALTH & SAFETY CODE	25189.6(a)
1313	Knowing disposal causing unreasonable risk	CAL. HEALTH & SAFETY CODE	25189.6(a)
1314	Knowing storage causing unreasonable risk	CAL. HEALTH & SAFETY CODE	25189.6(a)
1315	Enhancement - Knowing placement of another in ...	CAL. HEALTH & SAFETY CODE	25189.6(b)
1316	Knowing burning hw at an unauthorized point	CAL. HEALTH & SAFETY CODE	25189.7(a)
1317	Enhancement - Knowing placement of another in ...	CAL. HEALTH & SAFETY CODE	25189.7(b)
1318	Knowing making of false statements	CAL. HEALTH & SAFETY CODE	25191(b)(1)
1319	Knowing poss of altered or concealed haz waste doc	CAL. HEALTH & SAFETY CODE	25191(b)(2)
1320	Knowing destruction, alteration, or concealment ..	CAL. HEALTH & SAFETY CODE	25191(b)(3)
1321	Knowing w/holding info re: real & substnl danger	CAL. HEALTH & SAFETY CODE	25191(b)(4)
1322	Unlawful use of used/recycled oil as dust/weed ctr	CAL. HEALTH & SAFETY CODE	25250.5(b)
1323	Failure to use controls & practices to prev spills	CAL. CODE OF REGULATIONS	66265.194(b)
1324	Failure to maintain suf haz waste tank freeboard	CAL. CODE OF REGULATIONS	66265.194(b)(3)
1325	Failure to remove a leaking/unfit haz waste tank	CAL. CODE OF REGULATIONS	66265.196
1326	Failure to remove or decontaminate waste residues	CAL. CODE OF REGULATIONS	66265.197(a)
1327	Failure to provide security of haz waste strg area	CAL. CODE OF REGULATIONS	66265.14(a)
1328	Failure to post warning signs haz wst storage area	CAL. CODE OF REGULATIONS	66265.14(c)
1329	Failure to maintain haz waste management training	CAL. CODE OF REGULATIONS	66265.16(e)

INSPECTED BY: YANET MELGAREJO — NAME

RECEIVED BY: Norman Baysinger — NORMAN BAYSINGER — NAME

Signature Date Time: 12/19/14 11:39:33AM
LTR:12/19/2014 11:31:36AM

LEAD — TITLE

INSPECTION DATE: 12/19/2014

PRINTED ON: 12/19/14 11:42 am

[X] **NOTICE OF VIOLATION: THE VIOLATIONS NOTED IN THIS REPORT MUST BE CORRECTED WITHIN THE SPECIFIED TIMEFRAME. FAILURE TO COMPLY MAY RESULT IN LEGAL ACTION.**

CUPA
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620 South "E" Street, San Bernardino, CA 92415-0153 • (909) 386-8401 FAX (909) 386-8460 • www.sbcfire.org

CERTIFICATE OF COMPLIANCE

Return Certification within 30 Days of Reciept to Inspector YANET MELGAREJO

RESPONDENT: NORMAN BAYSINGER

VIOLATION(S) CITED ON: 12/19/2014 CERTIFICATE OF COMPLIANCE DATE: 12/19/2014

NAME: **FULL-CIRCLE, INC.** FACILITY ID: **FA0009441**

ADDRESS: **4831 NEWTON RD** CERS ID:**10049953**

CITY: **YUCCA VALLEY** STATE: **CA** ZIP CODE: **92284**

Attach the following documentation when returning the Certificate of Compliance:

0206 Using the California Environmental Reporting System (CERS), electronically update the information submitted to the statewide information management system.The business plan elements were last submitted via CERS on 08/06/2013.

0118 You shall inspect areas used for container storage or transfer at least weekly, looking for leaks and for deterioration. Submit copies of three weeks of inspection records. A sample weekly inspection checklist is available from this DepartmentHazardous waste storage areas and containers must be inspected weekly for leaking containers, proper labeling, debris, spillage, closed containers, compatible containers, and adequate aisle space.
Hazardous waste storage area weekly inspections are not conducted.
Corrective Text: Conduct Hazardous Waste Weekly Inspections. Submit three consecutive weeks of completed Weekly Hazardous Waste Storage Area Inspection Checklists.

I certify under penalty of law that:

- Respondent has corrected violations specified in the above-entitled action.
- I have personally examined any documentation attached to this certification to establish that the violations have been corrected.
- Based on my examination of the attached documentation and inquiry of the individuals, who prepared or obtained them, I believe the information to be true, accurate and complete.
- I am authorized to file this certification on behalf of the Respondent.
- I am aware there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.

SIGNATURE DATE

PRINT NAME TITLE

PHOTO NARRATIVE

PHOTO 1



PHOTO 2



Facility/Case Name:	Full-Circle Inc	Facility ID#: 0009441
Address: 4831 Newton Rd, Yucca Valley, CA 92284.		
Description #1: (2) open 55 gallon drums of oily water waste with missing hazardous waste labels.		
Description #2: (1) 55 gallon drum of oily water waste with missing hazardous waste label (front), 10 empty 55 gallon drums that previously held hazardous materials or hazardous waste (back).		
Date Taken: 12/19/2014	Taken By: Yanet Melgarejo	

Signature: Yanet Melgarejo

Revised 02/27/03

PHOTO NARRATIVE

PHOTO 3



PHOTO 4



Facility/Case Name:	Full-Circle Inc	Facility ID#: 0009441
Address: 4831 Newton Rd, Yucca Valley, CA 92284.		
Description #3: (2) 55 gallon drums of oily water waste, operator corrected the open drums and the labeling violations by placing the oily water waste in a sound and closed drum, and by adding new hazardous waste labels with all the required information to the oily water waste drums (same as shown on photo #1 and #2).		
Description #4: (1) 55 gallon drum of used oil with missing hazardous waste label (front), and (1) empty aboveground storage tank (back).		
Date Taken: 12/19/2014	Taken By: Yanet Melgarejo	

Signature:

Revised 02/27/03

PHOTO NARRATIVE

PHOTO 5



PHOTO 6



Facility/Case Name:	Full-Circle Inc	Facility ID#: 0009441
Address: 4831 Newton Rd, Yucca Valley, CA 92284.		
Description #5: (1) 55 gallon drum of used oil (front) and (1) empty aboveground storage tank (back), (same as shown of photo # 4). The operator corrected the labeling violation by adding a new hazardous waste label to the (1) 55 gallon drum of used oil at the time of the inspection.		
Description #6: (10) empty 55 gallon drums that previously held hazardous materials or hazardous waste, plus (2) 55 gallon drums that became empty at the time of the inspection. The operator corrected the contaminated container violation by marking the drums with the word "empty" and the date the drums became empty.		
Date Taken: 12/19/2014	Taken By: Yanet Melgarejo	

Signature:

Revised 02/27/03

SAN BERNARDINO COUNTY FIRE DEPARTMENT

Facility File

SOURCE - ENVISION COMPLAINT

SITE LOCATION: **4831 NEWTON RD YUCCA VALLEY**
RELATED ID:

RECORD ID: **CO0028764**
ACCOUNT ID: **AR0010050**

FACILITY INFO

FACILITY: **FA0009441**
FACILITY NAME: **FULL-CIRCLE, INC.**
FACILITY ADDRESS: **4831 NEWTON RD**
CITY: **YUCCA VALLEY** STATE: **CA** ZIP: **92284**

CONTACT

COMPLAINT

COMPLAINANT: **ANONYMOUS**
ADDRESS:
CITY:
COUNTRY: **USA** STATE: ZIP:
WORK PHONE: [redacted] EXT:
HOME PHONE: EXT:
FAX:
EMAIL ADDRESS:

DISPOSITION

RECEIVED BY: **CARLEEN WILEY**
RECEIVED DATE: **08/10/2011** RECEIVED TIME: **13:41:00**
ASSIGNED TO: **GHEORGHE MAN**
ASSIGNED DATE: **08/10/2011** ASSIGNED TIME: **16:02:34**
STATUS: **CLOSED**
PROGRAM ELEMENT:

INFORMATION

PROPERTY INFO

PROP NAME: **FULL-CIRCLE, INC.**
BUS NAME: **FULL-CIRCLE INC.**
ADDRESS: **4831 NEWTON RD**
2nd ADDRESS:
CITY: **YUCCA VALLEY** STATE: **CA** ZIP: **92284**
COUNTRY:
PHONE 1: **760-369-1234** EXT:

OWNER'S INFO

OWNER NAME: **SMITH CONNECTORS, INC.**
BUSINESS NAME:
ADDRESS: **1299 LAWRENCE DR**
2ND ADDRESS:
CITY: **NEWBURY PARK** STATE: **CA** ZIP: **91320**
HOME PHONE: **805-498-2589** EXT:
WORK PHONE: EXT:

LOCATION

LOCATION

CENSUS:
DISTRICT:
LOCATION:
CITY CODE:
JURISDICTION:
PROPERTY TYPE:
INSPECTION CODE:
APN:

ER INFO (UDF)

OES NUMBER: **11-4756** HOURS:
INCIDENT TYPE: **DISPOSAL HAZ WASTE/RELEASED**
ENVIRONMENT TYPE: **FACILITY SITE**
REFERRAL AGENCY: REFERRAL DATE:
HAULER'S NAME:
NUMBER HOSPITALIZED:
CHEMICAL INFO 1: **MACHINE COOLANT - UNKNOWN AMOUNT**
AGENCY NOTIFICATION: **Y**
DRUG LAB:
E/R TEAM RESPONDED:
SUSPECT
PARTY NAME:
COMPANY NAME:
ADDRESS:
DOB:
PHONE: EXT:
LICENSE NUMBER:

RESPONDING AGENCY 1:
RESPONDING AGENCY 2:
RESPONDER 1:
RESPONDER 2:
RESPONDER 3:
RESPONDER 4:
CHEMICAL INFO:
RELEASED ☐ CONTAINED ☐ REMOVED ☐
COST RECOVERY:

INSPECTED/RESOLVED

EMPLOYEE: RESOLVE DATE: **09/14/2011** REQUIRES FURTHER ACTION ☐

PERMIT INFORMATION

PERMITS CURRENT? YES or NO

RECORD ID	PE	PERMIT STATUS	JANCE STATUS	FROM DATE	TO DATE
PT0016131	SPECIAL GENERATOR(B)	ACTIVE			
PT0016132	SPECIAL HANDLER	ACTIVE			

COMPLAINT DESCRIPTION: CALLER STATES THAT THERE WAS A RELEASE OF AN UNKNOWN AMOUNT OF MACHINE COOLANT FROM SEVERAL MACHINE HAT HAD BEEN CLEANED OUT ONTO D.

BLUE BOOK COMMENT

ENTERED BY: **CARLEEN WILEY** ENTERED DATE: **09/20/2011** UPDATED BY: UPDATED DATE:

PER INSPECTION OF 09/14/2011, MACHINE FLUID ARE DISPOSED OF THROUGHT LICENSED HAULER - RECEIPTS WERE AVAILABLE. NO EVIDENCE OF A RELEASE. A STAIN/WET SPOT OBSERVED ON PAVEMENT SCOPING TO DIRT AREA. OPERATOR STATED THAT THIS AREA IS USED FOR MOP BUCKET RINSING AND POSSIBLE ISSUES ASSOCIATED WITH STORM-WATER RUNOFF/NPDES. NO VIOLATIONS CITED. (GHEORGE MAN)
Tuesday, September 20, 2011 10:30 AM - CARLEEN WILEY



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Full-Circle Inc.
PO Box 276
Newbury Park, CA
91319

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Warren R Smith ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 9/27/11

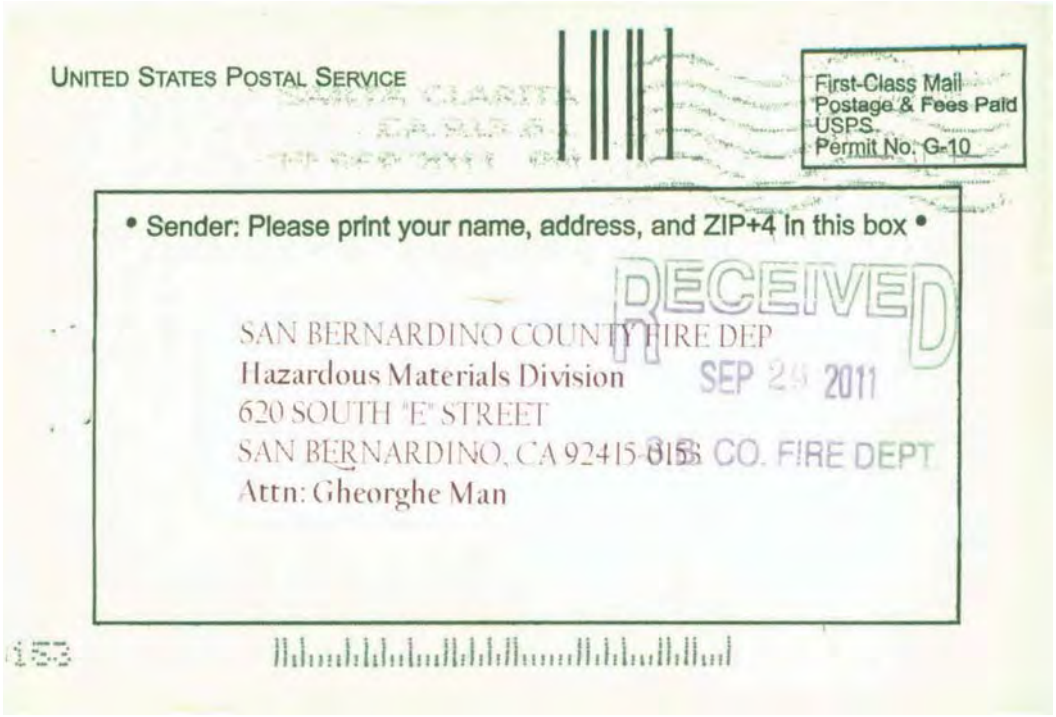
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

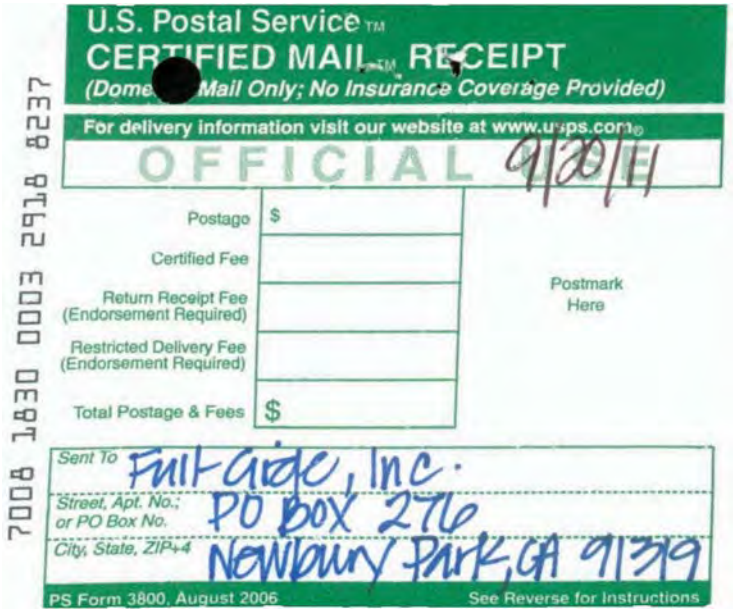
3. Service Type
☑ Certified Mail ☐ Express Mail
☑ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7008 1830 0003 2918 8237

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540


UNITED STATES POSTAL SERVICE
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10
• Sender: Please print your name, address, and ZIP+4 in this box •
SAN BERNARDINO COUNTY FIRE DEP
Hazardous Materials Division
620 SOUTH "E" STREET
SAN BERNARDINO, CA 92415-0153
Attn: Gheorghe Man
RECEIVED
SEP 29 2011
CO. FIRE DEPT



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
9/20/11
Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $
Postmark Here
7008 1830 0003 2918 8237
Sent To Fruit Grade, Inc.
Street, Apt. No.; or PO Box No. PO Box 276
City, State, ZIP+4 Newbury Park, CA 91319
PS Form 3800, August 2006
See Reverse for Instructions

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement *"Restricted Delivery"*.
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

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620 South "E" Street, San Bernardino, CA 92415-0153 • (909) 386-8401 FAX (909) 386-8460 • www.sbcfire.org

CERTIFICATE OF COMPLIANCE

Certified Mail: # 7008 1830 0003 8918 8237

Page 1 of 1

Return Certification within 30 **Days of Receipt to Inspector** GHEORGHE MAN

In the Matter of Respondent: **MR. NORMAN BAYSINGER**

Violation(s) cited on: **9.14.2011** *FA #::* **9441**

Facility Name: **FULL-CIRCLE, INC.**

Site Address: **4831 NEWTON RD., YUCCA VALLEY**

Certificate of Compliance Date: **9.19.2011**

I certify under penalty of law that:

- *Respondent has corrected the violations specified in the above-entitled action.*
- *I have personally examined any documentation attached to this certification to establish that the violations have been corrected.*
- *Based on my examination of the attached documentation and inquiry of the individuals, who prepared or obtained them, I believe the information to be true, accurate and complete.*
- *I am authorized to file this certification on behalf of the Respondent.*
- *I am aware there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.*

x R. Smith
Signature

x 9-30-11
Date

x Russell Smith
Printed or Typed Name

x Quality Coordinator
Title

Attach the following documentation when returning the Certificate of Compliance:

1. **Original AND one copy of Business Emergency/Contingency Plan (203).**
2. **Signed statement as required by violation 136.**

ENTERED
OCT 07 2011

RECEIVED
OCT 05 2011
S.B. CO. FIRE DEPT

Form Revised 1/16/2007

DISTRIBUTION: White – CUPA File Yellow – Facility Pink – CUPA Inspector

10.12.2011

CUPA

San Bernardino County Fire Department • Hazardous Materials Division

620 South 'E' Street, San Bernardino, CA 92415-0153 • (909) 386-8401 FAX (909) 386-8460 • www.sbcfire.org

HAZARDOUS WASTE GENERATOR AND HAZARDOUS MATERIALS HANDLER INSPECTION REPORT

FA #: 9441 Facility Name: FULL – CIRCLE, INC. Inspection Date: 9.14.2011

Site Address: 4831 NEWTON RD. Phone #: 760.369.1234

City: YUCCA VALLEY Zip Code: 92284 EPA ID #: CAL000212349

Consent Granted by:

☒ Inspect ☐ Photograph Name: MR. NORMAN BAYSINGER Title: LEAD # Emp: 6

Refer to Title 19 and Title 22 of the California Code of Regulations (CCR), Chapter 6.5 of the Health and Safety Code (CHSC) and Division 3 of Title 2 of the San Bernardino County Code (CC). The following code sections are either in Violation (V) of, in Compliance (C) with, the applicable laws and regulations, or compliance is not applicable, not addressed or unknown (N).

GENERAL REQUIREMENTS FOR GENERATORS		V	C	N
101. Hazardous Waste Generator Permit current	CC 23.0602(b)(1)		X	
102. Facility access for inspection granted - HW only	CHSC 25185		X	
103. Hazardous Waste determination made	CCR 66262.11			X
104. EPA ID Number obtained	CCR 66262.12(a)		X	
105. Hazardous Waste storage/treatment authorization	CHSC 25189.5(d)			X
106. Facility operated/maintained to prevent release/fire	CCR 66265.31		X	
107. Contingency Plan established	CCR 66265.51(a)		X	
108. Recyclable materials managed lawfully	CHSC 25143.2			X
905. Universal Waste managed lawfully	CCR 66273		X	
STORAGE AND LABELING REQUIREMENTS				
110. Tank/container labeled/marked "Hazardous Waste"	CCR 66262.34(f)(3)		X	
111. Hazardous Waste label complete	CCR 66262.34(f)(3)		X	
112. Accumulation start date on tank/container	CCR 66262.34(f)(2)		X	
113. Hazardous Waste accumulation time not exceeded	CCR 66262.34		X	
114. Hazardous Waste containers sound	CCR 66265.171		X	
115. Hazardous Waste containers not leaking	CCR 66265.173(b)		X	
116. Hazardous Waste containers closed	CCR 66265.173(a)		X	
117. Contaminated containers managed properly	CCR 66261.7			X
118. Container storage area inspected weekly	CCR 66265.174		X	
119. Hazardous Waste managed lawfully	CHSC 25154		X	
120. Hazardous Waste aboveground tank system inspected	CCR 66262.34			X
HAZARDOUS WASTE RECORDS AND MANIFESTS				
125. Hazardous Waste transported with a manifest	CCR 66262.20(a)		X	
126. Hazardous Waste manifest complete	CCR 66262.23		X	
127. Hazardous Waste manifests sent to DTSC	CCR 66262.23(a)(4)			X
128. Manifests retained for at least 3 years	CCR 66262.40(a)		X	
129. Biennial Report prepared	CCR 66262.41			X
130. Hazardous Waste analyses retained for 3 years	CCR 66262.40(c)			X
131. Training documentation complete & available	CCR 66265.16		X	
132. Copy of completed SB 14 available	CCR 67100.3			X
135. Used oil managed properly	CHSC 25250.4		X	
136. Used oil not contaminated with Hazardous Waste	CHSC 25250.7	X		
137. Consolidated manifesting records available	CHSC 25160.2(b)(3)		X	
138. Used oil filters managed lawfully	CCR 66266.130			X
139. Spent lead acid batteries managed lawfully	CCR 66266.81			X
DISPOSAL AND TRANSPORTATION				
145. Illegal disposal/abandonment of Hazardous Waste	CHSC 25189.5(a)			X
146. Illegal disposal of used oil	CHSC 25250.5(a)			X
147. Transporting Hazardous Waste w/o valid registration	CHSC 25163			X
148. Hazardous Waste hauled by transporter w/o valid registration	CHSC 25163			X
149. Hazardous Waste transported to an unauthorized facility	CHSC 25189.5(c)			X

GENERAL REQUIREMENTS FOR HANDLERS		V	C	N
201. Hazardous Material Handler permit current	CC 23.0602(b)(3)		X	
202. Business Plan established	CHSC 25503.5		X	
203. Business Plan submitted/updated	CHSC 25505	X		
204. Hazardous Materials release reported	CHSC 25507			X
205. Facility access for inspection granted – HM	CHSC 25508		X	
206. Regulated Substances registration filed	CHSC 25533(a)			X
207. SPCC Plan prepared	CHSC 25270.5(c)			X

INSPECTION NARRATIVE

An inspection was conducted on 9.14.2011 to determine compliance with applicable hazardous materials and hazardous waste laws and regulations, and to follow up on an anonymous complaint alleging that the facility released machine fluids onto the ground. Mr. Norman Baysinger – Lead, was the inspection escort. Photographs were not taken during the inspection. Photographs may be taken with the approval of the corporate office. A photograph of the front of the facility was taken from the public road.

This facility manufactures swivel connectors (machined metal parts) for liquids and liquefied gases. Various lubricating and coolant fluids associated with the machining process are used. Rust inhibiting solution and carbon dioxide gas is used for the parts testing process. Hazardous waste is generated from the machining process and parts testing. A 499-Gal propane tanks is also located on site.

☒ NOTICE OF VIOLATION: THE VIOLATIONS NOTED ABOVE MUST BE CORRECTED WITHIN 30 DAYS. FAILURE TO COMPLY MAY RESULT IN LEGAL ACTION. THE CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED WITHIN THE TIME PERIOD NOTED ABOVE.

Inspected By: _____ (Sign Name) Received By: CERTIFIED MAIL (Sign Name) Title: N/A

GHEORGHE MAN (Print Name) N/A (Print Name) Report Date: 9.19.2011

Form Revised 1/16/2007

CUPA
San Bernardino County Fire Department • Hazardous Materials Division
620 South 'E' Street, San Bernardino, CA 92415-0153 • (909) 386-8401 FAX (909) 386-8460 • www.sbcfire.org

SUPPLEMENTAL INSPECTION REPORT

INSPECTION DATE:	9.14.2011

FACILITY ID	FACILITY NAME:	FACILITY LOCATION:
9441	FULL – CIRCLE, INC.	4831 NEWTON RD., YUCCA VALLEY
Consent Granted by: X Inspect Photograph	NAME: MR. NORMAN BAYSINGER	TITLE: LEAD

Inventory:

(1) ~20-Gal parts washer/solvent
(2) 55-Gal drum of hydraulic fluid
(1) 55-Gal drum of Simple Green cleaner
(2) 55-Gal drum of lapping oil
(1) 499-Gal propane tank
(1) 500-Gal used oil container
(10) ~200-FT^3 cylinders of CO_2.
(1) Parts washer/mineral spirits
(1) ~200-FT^3 cylinder of oxygen
(1) 55-Gal drum of way oil
(1) 55-Gal drum of mineral spirits
(1) 55-Gal drum of Trim Sol coolant
(5) Machines, each containing hydraulic and cooling fluids

Document Review:

The CUPA permits are current. The most recent Business Plan on file is dated 2005. Hazardous waste disposal records were available. Recycle It Environmental Services is the hazardous waste hauler. The parts washer is serviced by Safety-Kleen. EPA ID number CAL000212349 is in active status and is being used for hazardous waste tracking. MSDS' were available at time of inspection. Employee safety training is provided. Universal waste management requirements were discussed.

Correct the following violations within 30 days of receipt of this report:

203. Failure to update the Business Plan – California Health and Safety Code (CHSC) 25505. A Business Plan update or recertification is required annually by March 1. A full plan update is required every 3 years. This facility has not submitted an update since 2005. A full plan update is required at this time.

Compliance Requirement: Submit the original AND one copy of the Business Emergency/Contingency Plan to this Division within 30 days of receipt of this report.

☒ NOTICE OF VIOLATION: THE VIOLATIONS NOTED ABOVE MUST BE CORRECTED WITHIN 30 DAYS. FAILURE TO COMPLY MAY RESULT IN LEGAL ACTION. THE CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED WITHIN THE TIME PERIOD NOTED ABOVE.

Inspected By: _____ (Sign Name) GHEORGHE MAN (Print Name)
Received By: CERTIFIED MAIL (Sign Name) N/A (Print Name)
Title: N/A
Report Date: 9.19.2011

Form Revised 1/16/2007

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SUPPLEMENTAL INSPECTION REPORT

INSPECTION DATE:	9.14.2011

FACILITY ID	FACILITY NAME:	FACILITY LOCATION:
9441	FULL – CIRCLE, INC.	4831 NEWTON RD., YUCCA VALLEY
Consent Granted by: X Inspect Photograph	NAME: MR. NORMAN BAYSINGER	TITLE: LEAD

136. Failure to maintain used oil uncontaminated with hazardous waste – CHSC 25250.7. Waste must be properly managed and not be contaminated with other hazardous waste. The operator stated that rust inhibiting liquid waste associated with the parts testing dip tank is disposed of as hazardous waste by pouring in the waste oil tank.

Compliance Requirement: Hazardous waste streams must be stored, managed and disposed of separately. Submit a signed statement indicating that dip tank hazardous waste will not be mixed with used oil, it will be tracked separately and properly managed through a hazardous waste hauler.

Comments:

The operator stated that a release of machine fluids has not occurred. However, a stain was observed in the driveway near the north side of the facility. The stain continued onto a small area of dirt. The operator stated this area is used for rinsing the mop buckets and the stain is caused by rusting of residual metal chips. Operator was advised to maintain all areas of the facility clean. Some facilities containerize and manage mop water through a hazardous waste hauler/disposal facility. Runoff onto dirt from mop bucket rinsing activities may have storm water runoff/NPDES consequences. Contact your storm water regulatory agency for additional details and compliance requirements.

Submit the completed Certificate of Compliance (CofC) provided, to this Division within 30 days of receipt of this report.

Contact Gheorghe Man if necessary at gman@sbcfire.org or 909.386.8401 regarding this report.

☒ NOTICE OF VIOLATION: THE VIOLATIONS NOTED ABOVE MUST BE CORRECTED WITHIN 30 DAYS. FAILURE TO COMPLY MAY RESULT IN LEGAL ACTION. THE CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED WITHIN THE TIME PERIOD NOTED ABOVE.

Inspected By: _____ (Sign Name) GHEORGHE MAN (Print Name)

Received By: CERTIFIED MAIL (Sign Name) N/A (Print Name)

Title: N/A

Report Date: 9.19.2011

Form Revised 1/16/2007

PHOTO NARRATIVE

PHOTO 1



Facility/Case Name: **Full-Circle, Inc.** Facility ID #: **FA-9441**

Address: **4831 Newton Rd., Redlands**

1) Description: **Front of facility. Photo taken from public road. No other photographs were taken during the inspection.**

Date Taken: **9.14.2011**

Taken By: **Gheorghe Man** Signature:

Revised 10/12/2000

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PRELIMINARY FIELD INSPECTION REPORT

Page 1 of 1

INSPECTION DATE: 9.14.2011

FACILITY ID	FACILITY NAME:	FACILITY LOCATION:
9441	FULL-CIRCLE, INC.	4831 NEWTON RD, YUCCA VALLEY
Consent Granted by: ☑ Inspect ☐ Photograph	NAME NORMAN BAYSINGER	TITLE MANAGER

The following is a preliminary list of violations observed at the time of inspection. The final report may list additional violations. Violations must be corrected within 30 days of receipt of the final report unless otherwise specified below.

AN INSPECTION WAS CONDUCTED ON 9.14.2011 TO DETERMINE COMPLIANCE WITH HAZARDOUS MATERIALS AND HAZARDOUS WASTE LAWS AND REGULATIONS.

NO PHOTOGRAPHS WERE TAKEN EXCEPT FOR FRONT OF FACILITY FROM PUBLIC ROAD.

CORRECT THE FOLLOWING VIOLATION WITHIN 30 DAYS OF RECEIPT OF FINAL REPORT:

① FAILURE TO UPDATE BUSINESS EMERGENCY/CONTINGENCY PLAN - CHSC 25505. THE MOST RECENT BUSINESS PLAN ON FILE IS DATED 2005. THE BUSINESS PLAN MUST BE UPDATED AS REQUIRED AND/OR RECERTIFIED ANNUALLY BY MARCH 1.
*COMPLIANCE REQUIREMENT: SUBMIT A FULL BUSINESS PLAN TO THIS DEPT. WITHIN 30 DAYS OF RECEIPT OF FINAL REPORT.

A FINAL REPORT WILL BE PROVIDED WITHIN 65 DAYS. THE FINAL REPORT MAY CONTAIN ADDITIONAL VIOLATIONS.

CONTACT GEORGE MAN IF NECESSARY @ 9093868401 REGARDING THIS REPORT.

Inspected By: [signature] Sign Name — GEORGE MAN Print Name

Received By: X Norman Baysinger Sign Name — X NORMAN BAYSINGER Print Name

Title: X LEAD

Report Date: 9.14.2011

Form Revised 1/16/2007 | 15-21001-638 Rev. 2/07 | DISTRIBUTION: White – CUPA File Yellow – Facility Pink – CUPA Inspector

HAZARDOUS MATERIAL FIELD SERVICES
COMPUTER DATABASE UPDATE AUTHORIZATION (5050 Form)

UPDATE

☐ Quick Submit-Correct minor information without full verification.

)PDATE INVOICE MAILING CODE: (CIRCLE ONE) (O) F A

CURRENT INVOICE MAILING CODE: O

- OWNER INFORMATION — **OWNER ID: OW0007952**

.egal Owner

*NAME: SMITH CONNECTORS, INC.

*ADDRESS 1: 1299 LAWRENCE DR ADDRESS 2:

*CITY: NEWBURY PARK *STATE: CA *ZIP CODE: 91320 *COUNTRY: USA

*PHONE: 805-498-2589 EXT: FAX:

ALT PHONE: EXT: FYI LAST UPDATED: 06/10/2010

OWNER MAILING ADDRESS ☐ Same as Owner

CARE OF: ~~WALTER SMITH~~ KARIN BOLYARD DBA: FULL CIRCLE, INC.

ADDRESS1: ~~1299 LAWRENCE DRIVE~~ P.O. BOX 276 ADDRESS 2:

CITY: NEWBURY PARK STATE: CA ZIP CODE: ~~91320~~ 91319 COUNTRY: USA

- FACILITY INFORMATION — **FACILITY ID: FA0009441**

*NAME: FULL-CIRCLE, INC. CERS ID: 10049953

*ADDRESS 1: 4831 NEWTON RD ADDRESS 2:

*CITY: YUCCA VALLEY *STATE: CA *ZIP CODE: 92284 *CITY CODE: YUCCA VALLEY

*PHONE: 760-369-1234 EXT: ALT PHONE: EXT: FAX: 805-499-2867

CENSUS: MILITARY SCHOOL MEDICAL *SUPERVISORIAL DISTRICT: 003 *INSPECTION DISTRICT: 12 NUMBER OF EMP.: 6

FIRE JURISDICTION: SAN BDNO CO. FIRE SIC CODE:

*BUSINESS CODE: *BUSINESS TYPE: FYI LAST UPDATED: 08/10/2011

FACILITY MAILING ADDRESS ☐ Same as Facility ☐ Same as Owner Mailing Address

BUSINESS NAME: FULL-CIRCLE INC.

CARE OF: WALTER SMITH

ADDRESS 1: PO BOX 276 ADDRESS 2:

CITY: NEWBURY PARK STATE: ZIP CODE: 91319 COUNTRY: USA

*EMAIL: FULLCIRC@AOL.COM ☐ NO EMAIL (insert comment 3899 with "NO EMAIL-Inspector Name)

\- A/R INFORMATION — **ACCOUNT ID: AR0010050**

RESPONSIBLE PARTY: WALTER SMITH ☐ Same as Owner Mailing Address ☐ Same as Facility Mailing Address

CARE OF: SMITH CONNECTORS, INC.

ADDRESS 1: 1299 LAWRENCE DR ADDRESS 2:

CITY: NEWBURY PARK STATE: CA ZIP CODE: 91320 COUNTRY: USA

PHONE: 805-498-2589 EXT: ALT PHONE: EXT:

ALT PHONE 2: EXT: FYI EXEMPT FROM BILLING: NO FYI LAST UPDATED: 09/06/2011

FYI ANNIVERSARY DATE: 01/31/2005 FYI ACCOUNT STATUS: ACTIVE ACCOUNT FYI TOTAL DUE: 0.00

Business Code= 01-Corporation, 02-Individual, 03-Partnership, 04-Local Agency/District, 05-County Agency, 06-State Agency, 07-Federal Agency
Business Type=01-Gas Station, 02-Distributor, 03-Farm, 04-Processor, 05-Commercial, 06-Other

he fields that are marked with an asterisk must be completed or the form will be returned to the requestor. The requestor is expected to complete all elds on this form to the best of his or her ability. Please use the Quick Submit process reasonably.

PERMIT INFORMATION (CIRCLE THOSE THAT APPLY)

☒ UPDATE ☐ INACTIVATE ☐ ZERO OUT BALANCE	PT0016132	~~ACTIVE~~	~~4210~~-SPECIAL HANDLER	02/01/2011	01/31/2012
	PERMIT NUMBER	PERMIT STATUS	ORIGINAL P.E.	EFFECTIVE DATE	EXPIRATION DATE
			PR0014567	ACTIVE, BILLABLE	4221
			GHP OR UST ID	CURRENT STATUS(BILLING)	UPDATED P.E.
☐ UPDATE ☐ INACTIVATE ☐ ZERO OUT BALANCE	PT0016131	ACTIVE	4420-SPECIAL GENERATOR(B)	02/01/2011	01/31/2012
	PERMIT NUMBER	PERMIT STATUS	ORIGINAL P.E.	EFFECTIVE DATE	EXPIRATION DATE
			PR0014566	ACTIVE, BILLABLE	
			GHP OR UST ID	CURRENT STATUS(BILLING)	UPDATED P.E.

ADD NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.
	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.

NUMBER OF ACTIVE UST'S 0

Is this an operating facility that does not require permits (keep AR active and add 0202 GHP record)? Yes (No)
Should this facility be inactivated upon verification that there is no balance due? Yes (No)
s this a new owner (a blue book comment is required if Q is yes and there is not a request for demand bill)? Yes (No)
Does this 5050 have attached documents? Yes (No)

*DATE SUBMITTED: 9.19.2011 DATE ENTERED: _____ FISCAL ENTRY DATE/ INITIAL: _____

*SUBMITTED BY: G.MAN ENTERED BY: _____ ***Demand bill for updated PEs**: Yes (No)

SPECIAL INSTRUCTIONS: Information in this location will not be entered into Envision.

COMMENTS/REMARKS: Only text in this area will be entered as a blue book comment. Please attach and label additional sheets needed for comments.

PER INSPECTION OF 9.14.2011, THIS FACILITY DOES NOT QUALIFY FOR A SPECIAL HANDLER PERMIT. 499-GAL PROPANE ON SITE, COMPRESSED GASES OVER 500-FT^3 AND OTHER NON-AUTOMOTIVE MATERIALS ON SITE. PLEASE UPDATE PE 4210 → 4221.

THANKS,

(JM) 9.19.2011.

The fields that are marked with an asterisk must be completed or the form will be returned to the requestor. The requestor is expected to complete all fields on this form to the best of his or her ability. Please use the Quick Submit process reasonably.

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CERTIFICATE OF COMPLIANCE

Return Certification within 30 **Days of Receipt to Inspector** GHEORGHE MAN

In the Matter of Respondent: **MR. NORMAN BAYSINGER**

Violation(s) cited on: **9.14.2011** *FA #:* **9441**

Facility Name: **FULL-CIRCLE, INC.**

Site Address: **4831 NEWTON RD., YUCCA VALLEY**

Certificate of Compliance Date: **9.19.2011**

I certify under penalty of law that:

- *Respondent has corrected the violations specified in the above-entitled action.*
- *I have personally examined any documentation attached to this certification to establish that the violations have been corrected.*
- *Based on my examination of the attached documentation and inquiry of the individuals, who prepared or obtained them, I believe the information to be true, accurate and complete.*
- *I am authorized to file this certification on behalf of the Respondent.*
- *I am aware there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations.*

X _____ *Signature*

X _____ *Date*

X _____ *Printed or Typed Name*

X _____ *Title*

Attach the following documentation when returning the Certificate of Compliance:

1. **Original AND one copy of Business Emergency/Contingency Plan (203).**
2. **Signed statement as required by violation 136.**

Form Revised 1/16/2007

DISTRIBUTION: White – CUPA File Yellow – Facility Pink – CUPA Inspector

SAN BERNARDINO COUNTY FIRE DEPARTMENT

Facility File

SOURCE - FACILITY RELEASE REPORT

SITE LOCATION: **4831 NEWTON RD YUCCA VALLEY**
RELATED ID:

RECORD ID: **CO0028683**
ACCOUNT ID: **AR0010050**

FACILITY INFO

FACILITY: **FA0009441**
FACILITY NAME: **FULL-CIRCLE, INC.**
FACILITY ADDRESS: **4831 NEWTON RD**
CITY: **YUCCA VALLEY** STATE: **CA** ZIP: **92284**

CONTACT

COMPLAINT

COMPLAINANT: **ANONYMOUS**
ADDRESS:
CITY:
COUNTRY: **USA** STATE: ZIP:
WORK PHONE: [redacted] EXT:
HOME PHONE: EXT:
FAX:
EMAIL ADDRESS:

DISPOSITION

RECEIVED BY: **CARLEEN WILEY**
RECEIVED DATE: **08/10/2011** RECEIVED TIME: **13:41:00**
ASSIGNED TO: **GHEORGHE MAN**
ASSIGNED DATE: **08/10/2011** ASSIGNED TIME: **16:02:34**
STATUS: **CLOSED**
PROGRAM ELEMENT:

INFORMATION

PROPERTY INFO

PROP NAME: **FULL-CIRCLE, INC.**
BUS NAME: **FULL-CIRCLE INC.**
ADDRESS: **4831 NEWTON RD**
2nd ADDRESS:
CITY: **YUCCA VALLEY** STATE: **CA** ZIP: **92284**
COUNTRY:
PHONE 1: **760-369-1234** EXT:

OWNER'S INFO

OWNER NAME: **SMITH CONNECTORS, INC.**
BUSINESS NAME:
ADDRESS: **1299 LAWRENCE DR**
2ND ADDRESS:
CITY: **NEWBURY PARK** STATE: **CA** ZIP: **91320**
HOME PHONE: **805-498-2589** EXT:
WORK PHONE: EXT:

LOCATION

LOCATION

CENSUS: JURISDICTION:
DISTRICT: PROPERTY TYPE:
LOCATION: INSPECTION CODE:
CITY CODE: APN:

ER INFO (UDF)

OES NUMBER: **11-4756** HOURS:
INCIDENT TYPE: **DISPOSAL HAZ WASTE/RELEASED**
ENVIRONMENT TYPE: **FACILITY SITE**
REFERRAL AGENCY: REFERRAL DATE:
HAULER'S NAME:
NUMBER HOSPITALIZED:
CHEMICAL INFO 1: **MACHINE COOLANT - UNKNOWN AMOUNT**
AGENCY NOTIFICATION: **Y**
DRUG LAB:
E/R TEAM RESPONDED:
SUSPECT

RESPONDING AGENCY 1:
RESPONDING AGENCY 2:
RESPONDER 1:
RESPONDER 2:
RESPONDER 3:
RESPONDER 4:
CHEMICAL INFO:
RELEASED ☐ CONTAINED ☐ REMOVED ☐
COST RECOVERY:

PARTY NAME: DOB:
COMPANY NAME: PHONE: EXT:
ADDRESS: LICENSE NUMBER:

INSPECTED/RESOLVED

EMPLOYEE: RESOLVE DATE: **08/10/2011** REQUIRES FURTHER ACTION ☑

PERMIT INFORMATION

PERMITS CURRENT? YES or NO

RECORD ID	PE	PERMIT STATUS	INCE STATUS	FROM DATE	TO DATE
PT0016131	SPECIAL GENERATOR(B)	ACTIVE			
PT0016132	SPECIAL HANDLER	ACTIVE			

COMPLAINT DESCRIPTION: CALLER STATES THAT THERE WAS A RELEASE OF AN UNKNOWN AMOUNT OF MACHINE COOLANT FROM SEVERAL MACHINES THAT HAD BEEN CLEANED OUT ONTO LAND.

PER INSPECTION OF 9.14.2011, MACHINE FLUID ARE DISPOSED OF THROUGH LICENSED HAULER - RECEIPT WERE AVAILABLE. NO EVIDENCE OF A RELEASE. A STAIN/WET SPOT OBSERVED ON PAVEMENT SLOPING TO DIRT AREA. OPERATOR STATED THAT ~~THIS~~ THIS AREA IS USED FOR MOP BUCKET RINSING AND THE STAINING IS RUST FROM THE METAL CHIPS. OPERATOR ADVISED OF POSSIBLE ISSUES ASSOCIATED WITH STORMWATER RUNOFF/NPDES. NO VIOLATIONS CITED. PLEASE CLOSE OUT THIS COMPLAINT.

D. Mc

9.19.2011

FA 9441
C)0028683

California Emergency Management Agency
Hazardous Materials Spill Report

DATE: 08/10/2011 TIME: 1341	RECEIVED BY: Cal EMA - Patti Tran OSPR -	CONTROL#: Cal EMA - 11-4756 NRC - 985553

1.a. PERSON NOTIFYING Cal EMA:

1. NAME:	2. AGENCY:	3. PHONE#:	4. Ext:	5. PAG/CELL:
XXX	NRC	[redacted]		

1.b. PERSON REPORTING SPILL (If different from above):

1. NAME:	2. AGENCY:	3. PHONE#:	4. Ext:	5. PAG/CELL:
Anonymous	XXX	xxx-xxx-xxxx		

2. SUBSTANCE TYPE:

2. a. SUBSTANCE:	b.QTY: >=<	Amount	Measure	c. TYPE:	d. OTHER:	e. VESSEL >= 300 Tons
1. Machine Coolant	=	Unknown	Unknown	CHEMICAL		○ Yes ● No
2.	=					○ Yes ● No
3.	=					○ Yes ● No

e. DESCRIPTION: Per NRC report, caller stated that there was a release of an unknown amount of machine coolant from several machines that had been cleaned out onto land

f. CONTAINED:	g. WATER INVOLVED:	h. WATERWAY:	i.DRINKING WATER IMPACTED
Unknown	No		

j. KNOWN IMPACT Unknown

3. a. INCIDENT LOCATION: 4831 Newton Rd

b. CITY:	c. COUNTY:	d. ZIP:
Yucca Valley	San Bernardino County	

4. INCIDENT DESCRIPTION:

a. DATE:	b. TIME (Military):	c. SITE:	d. CAUSE
08/09/2011	0800	Industrial Plant	Unknown
e. INJURIES	f. FATALITY	g. EVACUATION	h. CLEANUP BY:
○ Yes ● No	○ Yes ● No	○ Yes ● No	Unknown

5. SUSPECTED RESPONSIBLE PARTY:

a. NAME:	b. AGENCY:	c. PHONE#:	d. EXT.:
Norman	Full Circle	760-369-1234	

e. MAIL ADDRESS:	f. CITY:	g. STATE:	h. ZIP:
4831 Newton Rd	Yucca Valley	CA	

6. NOTIFICATION INFORMATION:

a. ON SCENE: b. OTHER ON SCENE: c. OTHER NOTIFIED:

d. ADMIN. AGENCY: San Bernardino County Health Department e. SEC. AGENCY:

f. ADDITIONAL COUNTY: g. ADMIN. AGENCY:

h. NOTIFICATION LIST:

DOG Unit: RWQCB Unit: 7

☒ AA CUPA	☐ AIR RESOURCES BD	☐ DPR	☐ Cal EMA HAZMAT UNIT	☐ SFM	☐ OTHER
☒ DFG/OSPR	☐ CALTRANS	☐ EB PARKS	☐ Cal EMA PLANS UNIT	☐ USMMS	☐ DFG/OSPR/MSU
☒ DTSC	☐ CDF	☐ EMSA	☐ Cal EMA REG	☐ USCG	
☒ RWQCB	☐ COASTAL COM	☐ FEMA	☐ CSHA	☐ Co/WP	
☒ US EPA	☐ CDPH/DOC	☐ FOOD & AG	☐ PARKS & REC	☐ Co/Hlth	
☒ USFWS	☐ DOG	☐ LANDS	☐ PUC	☐ Co/E-Hlth	

CONFIDENTIAL REMARKS:	

Warning.center@ops.calema.ca.gov; R9_RRC@EPA.GOV; DTSC.ER@gmail.com

dwylie@waterboards.ca.gov; HVasquez@waterboards.ca.gov; JAngel@waterboards.ca.gov; kdunn@waterboards.ca.gov; RJones@waterboards.ca.gov; RPerdue@waterboards.ca.gov

CUPA

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620 South "E" Street, San Bernardino, CA 92415-0153 • (909) 386-8401 FAX (909) 386-8460

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GENERATOR AND HANDLER INSPECTION REPORT

Facility Name: Full Circle | Inspection Date: 16 Dec. '04

Street Address: 4831 Newton Road | Facility ID No: new 9441

City: Yucca Valley, CA | Zip Code: 92284 | EPA ID No: CAL000212349

Facility Contact: Don Allen Chuck Joslin | Phone: 760 369-1234 | # of Employees: 10 | Packet left on site? (Yes)/No

Refer to Title 19 and Title 22 of the California Code of Regulations (CCR), Chapter 6.5 and 6.95 of the California Health and Safety Code (CHSC) and Division 3 of Title 2 of the San Bernardino County Code (CC)

THE FOLLOWING SECTIONS ARE IN VIOLATION IF THEY ARE CHECKED

General Requirements:

☑ (101)/(201) Hazardous Waste and/or Materials Permits not current. (CC 23.0602(a)) paid 2/15/05
Compliance requirement: Submit fees within 30 days of billing.

☐ 104. EPA ID Number not obtained for waste generation. (CCR 66262.12(a))
Compliance Requirement: Obtain permanent EPA ID Number by submitting Form 1358 to DTSC. Submit your EPA ID Number to this Division.

☐ 106. Facility not operated to prevent a spill or release. (CCR 66265.31)
Compliance Requirement: Facility must conduct housekeeping and operate to prevent all spills. Signature on certification denotes compliance.

☑ (107) A Contingency Plan has not been established. (CCR 66265.51(a)) 1/10/05

☑ (202) A Business Plan has not been established. (CHSC 25503.5)

☑ (203) A Business Plan has not been submitted / updated. (CHSC 25505)

INVENTORY: 1 282 cuft cylinder oxygen
One 116 cuft. cylinder acetylene
Eight 250 cuft. cylinders CO_2
2 55 gal drums lapping oil (vegtable)
1 55 gal drum trimsol. 5 55 gal drums lub oil.

Compliance Requirement: Submit the original and one copy of the Business Emergency/Contingency Plan to this Division. NOTE: You must keep a current copy of your Business Emergency/Contingency Plan onsite and available at all times.

☐ 131. Training documentation not complete or available. (CCR 66262.34(d)(2))
Compliance Requirement: Submit training documentation as required.

Container Storage and Labeling Requirements:

OK ☑ (110) Hazardous waste containers are not labeled. (CCR 66262.34(f)(3)) Corrected during inspection

OK ☑ (111) Hazardous waste label is incomplete. (CCR 66262.34(f)(3))

OK ☑ (112) Accumulation start date is missing from label. (CCR 66262.34(f)(2))
Compliance Requirement: Hazardous waste label is to be applied to the container. All fields and lines are to be correctly completed.

☑ (113) Accumulation time exceeded. (CCR 66262.34)
Compliance Requirement: Dispose of waste using a licensed waste hauler within 30 days. Submit copies of disposal documents to this Division.

☐ 114. Hazardous waste container not sound. (CCR 66265.171)

☐ 115. Hazardous waste container leaking. (CCR 66265.173(b))

☐ 116. Hazardous waste container open when not in use. (CCR 66265.173(a))
Compliance Requirement: Waste containers must be sound, not leaking and closed when not in use.

Waste Management:

Waste oil picked up 5/16/04 by Golden West - 250 gal.

☐ 119. Hazardous waste managed unlawfully. (CHSC 25154)
Compliance Requirement: Hazardous waste containers and aboveground tanks must be labeled, closed, and inspected (weekly or daily, as appropriate). Waste is to be removed by a licensed waste hauler within the allowed time periods.

☐ 127. Failure to retain **manifested** waste disposal records for 3 years. (CCR 66262.40(a))

☐ 137. Failure to retain **consolidated** waste disposal records for 3 years. (CHSC 25160.2(b)(3))
Compliance Requirement: Submit copies of waste disposal records for the past

☐ 138. Unlawful management of used oil filters. (CCR 66266.130)
Compliance Requirement: Label all used oil filter containers with "DRAINED USED OIL FILTERS" and the accumulation start date.

Comments: Machine shop that manufactures swivel connectors for propane + oil trucks.

Inspector: Floyd Fleming Received by: Chuck Joslin Title: PM I

Sign and submit the yellow copy of ~~this form~~ within 30 days with the required documents listed in each "Compliance requirement" section.

I certify that I have met the compliance requirements of this Notice of Violation: _____ Name _____ Date

15-21060-638 Rev. 8/03

PHOTO NARRATIVE

PHOTO 1



PHOTO 2



Facility/Case Name:	Full Circle	Facility ID#: FA0009441
Address: 4831 Newton Road, Yucca Valley, CA 92284		
Description #1: Machine shop		
Description #2: Office		
Date Taken: 12/16/2004	Taken By: Glenn Fleming , REHS	

Signature: Glenn T. Fleming

Revised 02/27/03

PHOTO NARRATIVE

PHOTO 1



PHOTO 2



Facility/Case Name:	Full Circle	Facility ID#: FA0009441
Address: 4831 Newton Road, Yucca Valley, CA 92284		
Description #1: Inside machine shop		
Description #2: Machines		
Date Taken: 12/16/2004	Taken By: Glenn Fleming , REHS	

Signature: Glenn T. Fleming

Revised 02/27/03

PHOTO NARRATIVE

PHOTO 1



PHOTO 2



Facility/Case Name:	Full Circle	Facility ID#: FA0009441
Address: 4831 Newton Road, Yucca Valley, CA 92284		
Description #1: Drums of lubricating oils		
Description #2: Empty drums		
Date Taken: 12/16/2004	Taken By: Glenn Fleming , REHS	

Signature:

Revised 02/27/03

PHOTO NARRATIVE

PHOTO 1



PHOTO 2



Facility/Case Name:	Full Circle	Facility ID#: FA0009441
Address: 4831 Newton Road, Yucca Valley, CA 92284		
Description #1: Drums of waste vegetable lapping oil		
Description #2: Waste soluble oil AST (label applied following inspection). Drums are waste lapping oil.		
Date Taken: 12/16/2004	Taken By: Glenn Fleming , REHS	

Signature: Glenn J. Fleming

Revised 02/27/03

SAN BERNARDINO COUNTY CUPA
CERTIFIED UNIFIED PROGRAM AGENCY
ANNUAL PERMIT

EP: AP:2 AR:0.00

KARIN BOLYARD
KARIN BOLYARD
P.O. BOX 276
NEWBURY PARK, CA 91319

This Unified Permit is hereby issued to:
FULL-CIRCLE, INC.
4831 NEWTON RD
YUCCA VALLEY, CA 92284

Permit is issued to Facility: FA0009441 for a period not to exceed one year from effective date.

Effective Date: 2/1/2015 **Expiration Date: 1/31/2016**

CUPA Facility Type: 5012-CUPA ANNUAL ADMIN PERMIT PROGRAM FEE-LEVEL 2

Permit Number	Program Element	Related ID
PT0016132	4243 HAZARDOUS MATERIALS 4-10 CHEMICALS	PR0014567
PT0016131	4453 SMALL QUANTITY GENERATOR	PR0014566

Permitted by:
San Bernardino County CUPA
620 South "E" Street
San Bernardino, CA 92415-0153
(909) 386-8401

Mike Horton, Fire Marshal

THIS PERMIT IS NOT TRANSFERABLE AND IS ISSUED CONDITIONALLY
UPON ADHERENCE TO THE REQUIREMENTS LISTED ON THE BACK OF THIS PERMIT.
THIS FORM MUST BE DISPLAYED CONSPICUOUSLY ON THE PREMISES.

T #:PERM Printed on: 9:26:05AM 1/6/2015

CUPA PERMIT CONDITIONS

As a condition of the Certified Unified Program Agency (CUPA) permit to operate, the owner, operator, and permit holder shall comply with the following:

a. **Hazardous Materials Release Response Plans and Inventories Program (HMRRP):** California Health and Safety Code (CHSC) Division 20, Chapter 6.95, Article 1 and Title 19 California Code of Regulations (CCR).

b. **California Accidental Release Prevention Program (CalARP):** CHSC Division 20, Chapter 6.95, Article 2 and Title 19 CCR.

c. **Underground Storage Tanks (USTs):** CHSC Division 20, Chapters 6.5, 6.7 and Title 23 CCR, Chapter 16.

   (1) Monitoring, Response and Plot Plans shall be approved by the San Bernardino County CUPA.

   (2) The owner and operator are subject to all applicable requirements of Chapter 6.7 of the CHSC and the applicable regulations.

   (3) This permit and permit conditions including the Monitoring, Response and Plot Plans shall be maintained on site.

   (4) Monitoring or programming for monitoring shall be conducted at the locations of the following UST equipment, if installed: monitoring system control panels; sensors monitoring tank annular spaces, sumps, dispenser pans, spill containers, or other secondary containment areas (e.g. double-walled piping); mechanical or electronic line leak detectors; and in-tank liquid level probes used for leak detection.
   Note: The UST ID Number is listed on the front of the permit for each UST

d. **Aboveground Petroleum Storage Act SPCC Plans:** CHSC Division 20, Chapter 6.67 and 40 CFR 112.

e. **Hazardous Waste Generator and Hazardous Waste Onsite Treatment:** CHSC Division 20, Chapter 6.5 and Title 22 CCR, Division 4.5, Chapters 10, 11, 12, 20 and 31.

f. **San Bernardino County Fire Protection District Fire Code (SBCFPD FC), Hazardous Materials Management Plans and Inventories:** CHSC Division 12, Part2, Chapter 1,Article 2, Section 13143.9, CHSC Division 20, Chapter 6.95, Article 1, Section 25504, **SBCFPD FC** Chapter 4 Section 407.5, Section 407.6, Chapter 50, Section 5001.5.1 and Section 5001.5.2.

g. **Unified Program Forms and Electronic Reporting:** CHSC Division 20, Chapter 6.11, Section 25404(e)(4) and Title 27 CCR.

SAN BERNARDINO COUNTY CUPA
CERTIFIED UNIFIED PROGRAM AGENCY
ANNUAL PERMIT

EP: AP:3 AR:0.00

SMITH CONNECTORS, INC.
FULL-CIRCLE, INC.
1299 LAWRENCE DR
NEWBURY PARK, CA 91320

This Unified Permit is hereby issued to:
FULL-CIRCLE, INC.
4831 NEWTON RD
YUCCA VALLEY, CA 92284

Permit is issued to Facility: FA0009441 for a period not to exceed one year from effective date.

Effective Date: 2/1/2014 **Expiration Date: 1/31/2015**

Permit Number	Program Element	Related ID
PT0016132	4243 HAZARDOUS MATERIALS 4-10 CHEMICALS	PR0014567
PT0016131	4454 LARGE QUANTITY GENERATOR	PR0014566
PT0031236	5012 CUPA ANNUAL ADMIN PERMIT PROGRAM FEE-LEVEL 2	PR0040122

Permitted by:
San Bernardino County CUPA
620 South "E" Street
San Bernardino, CA 92415-0153
(909) 386-8401

Mike Horton, Fire Marshal

THIS PERMIT IS NOT TRANSFERABLE AND IS ISSUED CONDITIONALLY UPON ADHERENCE TO THE REQUIREMENTS LISTED ON THE BACK OF THIS PERMIT. THIS FORM MUST BE DISPLAYED CONSPICUOUSLY ON THE PREMISES.

CUPA PERMIT CONDITIONS

As a condition of the Certified Unified Program Agency (CUPA) permit to operate, the owner, operator, and permit holder shall comply with the following:

a. **Hazardous Materials Release Response Plans and Inventories Program (HMRRP):** California Health and Safety Code (CHSC) Division 20, Chapter 6.95, Article 1 and Title 19 California Code of Regulations (CCR).

b. **California Accidental Release Prevention Program (CalARP):** CHSC Division 20, Chapter 6.95, Article 2 and Title 19 CCR.

c. **Underground Storage Tanks (USTs):** CHSC Division 20, Chapters 6.5, 6.7 and Title 23 CCR, Chapter 16.

   (1) Monitoring, Response and Plot Plans shall be approved by the San Bernardino County CUPA.

   (2) The owner and operator are subject to all applicable requirements of Chapter 6.7 of the CHSC and the applicable regulations.

   (3) This permit and permit conditions including the Monitoring, Response and Plot Plans shall be maintained on site.

   (4) Monitoring or programming for monitoring shall be conducted at the locations of the following UST equipment, if installed: monitoring system control panels; sensors monitoring tank annular spaces, sumps, dispenser pans, spill containers, or other secondary containment areas (e.g. double-walled piping); mechanical or electronic line leak detectors; and in-tank liquid level probes used for leak detection.
   Note: The UST ID Number is listed on the front of the permit for each UST.

d. **Aboveground Petroleum Storage Act SPCC Plans:** CHSC Division 20, Chapter 6.67 and 40 CFR 112.

e. **Hazardous Waste Generator and Hazardous Waste Onsite Treatment:** CHSC Division 20, Chapter 6.5 and Title 22 CCR, Division 4.5, Chapters 10, 11, 12, 20 and 31.

f. **San Bernardino County Fire Protection District Code (SBCFPD FC), Hazardous Materials Management Plans and Inventories:** CHSC Division 12, Part 2, Chapter 1, Article 2, Section 13143.9, CHSC Division 20, Chapter 6.95, Article 1, Section 25504, **SBCFPD FC** Chapter 4, Section 407.5, Section 407.6, Chapter 50, Section 5001.5.1 and Section 5001.5.2.

g. **Unified Program Forms and Electronic Reporting:** CHSC Division 20, Chapter 6.11, Section 25404(e)(4) and Title 27 CCR.

SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT
CERTIFIED UNIFIED PROGRAM AGENCY
ANNUAL PERMIT

EP: AP:2 AR:0.00

ATTN : KARIN BOLYARD
SMITH, WALTER
PO BOX 276
NEWBURY PARK, CA 91319

This Unified Permit is hereby issued to:
FULL-CIRCLE, INC.
4831 NEWTON RD
YUCCA VALLEY, CA 92284

Permit is issued to Facility: FA0009441 for a period not to exceed one year from effective date.

Effective Date: 2/1/2013 **Expiration Date: 1/31/2014**

Permit Number	Program Element	Related ID
PT0016132	4221 HAZMAT HANDLER 0-10 EMPLOYEES	PR0014567
PT0016131	4420 SPECIAL GENERATOR	PR0014566

Permitted by:
San Bernardino County Fire Protection District
Hazardous Materials Division
620 South "E" Street
San Bernardino, CA 92415-0153
(909) 386-8401

Mark A. Hartwig, Fire Chief

THIS PERMIT IS NOT TRANSFERABLE AND IS ISSUED CONDITIONALLY UPON ADHERENCE TO THE REQUIREMENTS LISTED ON THE BACK OF THIS PERMIT. THIS FORM MUST BE DISPLAYED CONSPICUOUSLY ON THE PREMISES.

PERMIT CONDITIONS

As a condition of the permit to operate, the owner, operator, and permit holder shall comply with the following:

a. **Hazardous Materials Release Response Plans and Inventories Program (HMRRP):** California Health and Safety Code (CHSC) Division 20, Chapter 6.95, Article 1 and Title 19 California Code of Regulations (CCR).

b. **California Accidental Release Prevention Program (CalARP):** CHSC Division 20, Chapter 6.95, Article 2 and Title 19 CCR.

c. **Underground Storage Tanks (USTs):** CHSC Division 20, Chapters 6.5, 6.7, 6.75, and Title 23 CCR, Chapters 16 & 18.

   (1) Monitoring, Response and Plot Plans shall be approved by the San Bernardino County CUPA.

   (2) The owner and operator are subject to all applicable requirements of Chapter 6.7 and 6.75 of the CHSC and the applicable regulations.

   (3) This permit and permit conditions including the Monitoring, Response and Plot Plans shall be maintained on site.

   (4) Monitoring or programming for monitoring shall be conducted at the locations of the following UST equipment, if installed: monitoring system control panels; sensors monitoring tank annular spaces, sumps, dispenser pans, spill containers, or other secondary containment areas (e.g. double-walled piping); mechanical or electronic line leak detectors; and in-tank liquid level probes used for leak detection.
   Note: The UST ID Number is listed on the front of the permit for each UST.

d. **Aboveground Petroleum Storage Act SPCC Plans:** CHSC Division 20, Chapter 6.67 and 40 CFR 112.

e. **Hazardous Waste Generator and Hazardous Waste Onsite Treatment:** CHSC Division 20, Chapter 6.5 and Title 22 CCR, Division 4.5, Chapters 10, 11, 12, 20 and 31.

f. **Uniform Fire Code, Hazardous Materials Management Plans and Inventories:** CHSC Division 12, Part 2, Chapter 1, Article 2, Section 13143.9, CHSC Division 20, Chapter 6.95, Article 1, Section 25509.2, California Fire Code Chapter 27, Section 2701.5.1 and Section 2701.5.2, formerly referred to as UFC Section 80.103.

g. **Unified Program Forms and Electronic Reporting:** CHSC Division 20, Chapter 6.11, Section 25404(e)(4) and Title 27 CCR.

SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT
CERTIFIED UNIFIED PROGRAM AGENCY
ANNUAL PERMIT

AP:2 AR:0.00

ATTN : KARIN BOLYARD
SMITH, WALTER
PO BOX 276
NEWBURY PARK, CA 91319

This Unified Permit is hereby issued to:
FULL-CIRCLE, INC.
4831 NEWTON RD
YUCCA VALLEY, CA 92284

Permit is issued to Facility: FA0009441 for a period not to exceed one year from effective date.

Effective Date: 2/1/2012 **Expiration Date: 1/31/2013**

Permit Number	Program Element	Related ID
PT0016132	4221 HAZMAT HANDLER 0-10 EMPLOYEES	PR0014567
PT0016131	4420 SPECIAL GENERATOR	PR0014566

Mark A. Hartwig, Fire Chief

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PERMIT CONDITIONS

As a condition of the permit to operate, the owner, operator, and permit holder shall comply with the following:

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b. **California Accidental Release Prevention Program (CalARP):** CHSC Division 20, Chapter 6.95, Article 2 and Title 19 CCR.

c. **Underground Storage Tanks (USTs):** CHSC Division 20, Chapters 6.5, 6.7, 6.75, and Title 23 CCR, Chapters 16 & 18.

   (1) Monitoring, Response and Plot Plans shall be approved by the San Bernardino County CUPA.

   (2) The owner and operator are subject to all applicable requirements of Chapter 6.7 and 6.75 of the CHSC and the applicable regulations.

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d. **Aboveground Petroleum Storage Act SPCC Plans:** CHSC Division 20, Chapter 6.67 and 40 CFR 112.

e. **Hazardous Waste Generator and Hazardous Waste Onsite Treatment:** CHSC Division 20, Chapter 6.5 and Title 22 CCR, Division 4.5, Chapters 10, 11, 12, 20 and 31.

f. **Uniform Fire Code, Hazardous Materials Management Plans and Inventories:** CHSC Division 12, Part 2, Chapter 1, Article 2, Section 13143.9, CHSC Division 20, Chapter 6.95, Article 1, Section 25509.2, California Fire Code Chapter 27, Section 2701.5.1 and Section 2701.5.2, formerly referred to as UFC Section 80.103.

g. **Unified Program Forms and Electronic Reporting:** CHSC Division 20, Chapter 6.11, Section 25404(e)(4) and Title 27 CCR.

SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT
CERTIFIED UNIFIED PROGRAM AGENCY
ANNUAL PERMIT

AP:2 AR:0.00

ATTN : WALTER SMITH
FULL-CIRCLE, INC.
PO BOX 276

This Unified Permit is hereby issued to:
FULL-CIRCLE, INC.
4831 NEWTON RD
YUCCA VALLEY, CA 92284

Permit is issued to Facility: FA0009441 for a period not to exceed one year from effective date.

Effective Date: 2/1/2011 **Expiration Date: 1/31/2012**

Permit Number	Program Element	Related ID
PT0016131	4420 SPECIAL GENERATOR(B)	PR0014566
PT0016132	4210 SPECIAL HANDLER	PR0014567

Danny R. Wurl

Dan Wurl, Fire Chief

THIS PERMIT IS NOT TRANSFERABLE AND IS ISSUED CONDITIONALLY
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PERMIT CONDITIONS

As a condition of the permit to operate, the owner, operator, and permit holder shall comply with the following:

a. **Hazardous Materials Release Response Plans and Inventories Program (HMRRP):** California Health and Safety Code (CHSC) Division 20, Chapter 6.95, Article 1 and Title 19 California Code of Regulations (CCR).

b. **California Accidental Release Prevention Program (CalARP):** CHSC Division 20, Chapter 6.95, Article 2 and Title 19 CCR.

c. **Underground Storage Tanks (USTs):** CHSC Division 20, Chapters 6.5, 6.7, 6.75, and Title 23 CCR, Chapters 16 & 18.

   (1) Monitoring, Response and Plot Plans shall be approved by the San Bernardino County CUPA.

   (2) The owner and operator are subject to all applicable requirements of Chapter 6.7 and 6.75 of the CHSC and the applicable regulations.

   (3) This permit and permit conditions including the Monitoring, Response and Plot Plans shall be maintained on site.

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   Note: The UST ID Number is listed on the front of the permit for each UST.

d. **Aboveground Petroleum Storage Act SPCC Plans:** CHSC Division 20, Chapter 6.67 and 40 CFR 112.

e. **Hazardous Waste Generator and Hazardous Waste Onsite Treatment:** CHSC Division 20, Chapter 6.5 and Title 22 CCR, Division 4.5, Chapters 10, 11, 12, 20 and 31.

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g. **Unified Program Forms and Electronic Reporting:** CHSC Division 20, Chapter 6.11, Section 25404(e)(4) and Title 27 CCR.

SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT
CERTIFIED UNIFIED PROGRAM AGENCY
ANNUAL PERMIT

AP:2 AR:0.00

ATTN : WALTER SMITH
FULL-CIRCLE, INC.
PO BOX 276

This Unified Permit is hereby issued to:
FULL-CIRCLE, INC.
4831 NEWTON RD
YUCCA VALLEY, CA 92284

Permit is issued to Facility: FA0009441 for a period not to exceed one year from effective date.

Effective Date: 2/1/2010 **Expiration Date: 1/31/2011**

Permit Number	Program Element	Related ID
PT0016132	4210 SPECIAL HANDLER	PR0014567
PT0016131	4420 SPECIAL GENERATOR(B)	PR0014566

Pat A. Dennen, Fire Chief/Fire Warden

THIS PERMIT IS NOT TRANSFERABLE AND IS ISSUED CONDITIONALLY
UPON ADHERENCE TO THE REQUIREMENTS LISTED ON THE BACK OF THIS PERMIT.
THIS FORM MUST BE DISPLAYED CONSPICUOUSLY ON THE PREMISES.

0153

SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT
CERTIFIED UNIFIED PROGRAM AGENCY
ANNUAL PERMIT

AP:2 AR:0.00

ATTN : WALTER SMITH
FULL-CIRCLE, INC.
PO BOX 276

This Unified Permit is hereby issued to:
FULL-CIRCLE, INC.
4831 NEWTON RD
YUCCA VALLEY, CA 92284

Permit is issued to Facility: FA0009441 for a period not to exceed one year from effective date.

Effective Date: 2/1/2010 **Expiration Date: 1/31/2011**

Permit Number	Program Element	Related ID
PT0016132	4210 SPECIAL HANDLER	PR0014567
PT0016131	4420 SPECIAL GENERATOR(B)	PR0014566

Pat A. Dennen, Fire Chief/Fire Warden

THIS PERMIT IS NOT TRANSFERABLE AND IS ISSUED CONDITIONALLY
UPON ADHERENCE TO THE REQUIREMENTS LISTED ON THE BACK OF THIS PERMIT.
THIS FORM MUST BE DISPLAYED CONSPICUOUSLY ON THE PREMISES.

PERMIT CONDITIONS

In order to maintain the operating permit, the permit holder must comply with the following:

a. **Hazardous Materials Release Response Plans and Inventories Program (HMRRP)**: California Health and Safety Code (CHSC) Division 20, Chapter 6.95, Article 1 and Title 19 California Code of Regulations (CCR).

b. **California Accidental Release Prevention Program (CalARP):** CHSC Division 20, Chapter 6.95, Article 2 and Title 19 CCR.

c. **Underground Storage Tanks (USTs):** CHSC Division 20, Chapters 6.5 & 6.7 and Title 23 CCR, Chapters 16 & 18.

   (1) Monitoring, Response and Plot Plans shall be approved by the San Bernardino County CUPA.
   (2) The owner and operator are subject to all applicable requirements of Chapter 6.7 and 6.75 of the CHSC and the applicable regulations.
   (3) This permit and permit conditions including the Monitoring, Response and Plot Plans shall be maintained on site.
   (4) The UST ID Number (is listed on the front of the permit) for each UST.

d. **Aboveground Petroleum Storage Act SPCC Plans**: CHSC Division 20, Chapter 6.67 and 40 CFR 112.

e. **Hazardous Waste Generator and Hazardous Waste Onsite Treatment**: CHSC Division 20, Chapter 6.5 and Title 22 CCR, Division 4.5, Chapters 10, 11, 12, 20 and 31.

f. **Uniform Fire Code, Hazardous Materials Management Plans and Inventories**: CHSC Division 12, Part 2, Chapter 1, Article 2, §13143.9 and UFC §80.103.

COUNTY OF SAN BERNARDINO
CERTIFIED UNIFIED PROGRAM AGENCY
ANNUAL PERMIT

AP:2 AR:0.00

ATTN : WALTER SMITH
FULL-CIRCLE, INC.
PO BOX 276
NEWBERRY PARK, CA 91319

This Unified Permit is hereby issued to:
FULL-CIRCLE, INC.
4831 NEWTON RD
YUCCA VALLEY, CA 92284

Permit is issued to Facility: FA0009441 for a period not to exceed one year from effective date.

Effective Date: 2/1/2009 Expiration Date: 1/31/2010

Permit Number	Program Element	Related ID
PT0016131	4420 SPECIAL GENERATOR(B)	PR0014566
PT0016132	4210 SPECIAL HANDLER	PR0014567

Pat A. Dennen, Fire Chief/Fire Warden

THIS PERMIT IS NOT TRANSFERABLE AND IS ISSUED CONDITIONALLY
UPON ADHERENCE TO THE REQUIREMENTS LISTED ON THE BACK OF THIS PERMIT.
THIS FORM MUST BE DISPLAYED CONSPICUOUSLY ON THE PREMISES.

COUNTY OF SAN BERNARDINO
CERTIFIED UNIFIED PROGRAM AGENCY
ANNUAL PERMIT

ATTN : WALTER SMITH
FULL-CIRCLE, INC.
PO BOX 276
NEWBERRY PARK, CA 91319

This Unified Permit is hereby issued to:
FULL-CIRCLE, INC.
4831 NEWTON RD
YUCCA VALLEY, CA 92284

Permit is issued to Facility: FA0009441 for a period not to exceed one year from effective date.

Effective Date: 2/1/2007 Expiration Date: 1/31/2008

Permit Number	Program Element	Related ID
PT0016132	4210 SPECIAL HANDLER	PR0014567
PT0016131	4420 SPECIAL GENERATOR(B)	PR0014566

Pat A. Dennen, Fire Chief/Fire Warden

THIS PERMIT IS NOT TRANSFERABLE AND IS ISSUED CONDITIONALLY
UPON ADHERENCE TO THE REQUIREMENTS LISTED ON THE BACK OF THIS PERMIT.
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COUNTY OF SAN BERNARDINO
CERTIFIED UNIFIED PROGRAM AGENCY
ANNUAL PERMIT

ATTN : WALTER SMITH
FULL-CIRCLE, INC.
PO BOX 276
NEWBERRY PARK, CA 91319

This Unified Permit is hereby issued to:
FULL-CIRCLE, INC.
4831 NEWTON RD
YUCCA VALLEY, CA 92284

Permit is issued to Facility: FA0009441 for a period not to exceed one year from effective date.

Effective Date: 2/1/2006 **Expiration Date: 1/31/2007**

Permit Number	Program Element	Related ID
PT0016132	4210 SPECIAL HANDLER	PR0014567
PT0016131	4420 SPECIAL GENERATOR(B)	PR0014566

Peter R. Hills

Peter R. Hills, Fire Chief/Fire Warden

THIS PERMIT IS NOT TRANSFERABLE AND IS ISSUED CONDITIONALLY
UPON ADHERENCE TO THE REQUIREMENTS LISTED ON THE BACK OF THIS PERMIT.
THIS FORM MUST BE DISPLAYED CONSPICUOUSLY ON THE PREMISES.

12-20962-638 Rev. 8/02

COUNTY OF SAN BERNARDINO
CERTIFIED UNIFIED PROGRAM AGENCY
ANNUAL PERMIT

ATTN : CHUCK JOSLIN
FULL-CIRCLE, INC.
PO BOX 276
NEWBERRY SPRINGS, CA 91319

This Unified Permit is hereby issued to:
FULL-CIRCLE, INC.
4831 NEWTON RD
YUCCA VALLEY, CA 92284

Permit is issued to Facility: FA0009441 for a period not to exceed one year from effective date.

Effective Date: 2/1/2005 Expiration Date: 1/31/2006

Permit Number	Program Element	Related ID
PT0016131	4420 SPECIAL GENERATOR(B)	PR0014566
PT0016132	4210 SPECIAL HANDLER	PR0014567

Peter R. Hills

Peter R. Hills, Fire Chief/Fire Warden

THIS PERMIT IS NOT TRANSFERABLE AND IS ISSUED CONDITIONALLY
UPON ADHERENCE TO THE REQUIREMENTS LISTED ON THE BACK OF THIS PERMIT.
THIS FORM MUST BE DISPLAYED CONSPICUOUSLY ON THE PREMISES.

PERMIT CONDITIONS

In order to maintain the operating permit, the permit holder must comply with the following:

a. **Hazardous Materials Release Response Plans and Inventories Program (HMRRP)**: California Health and Safety Code (CHSC) Division 20, Chapter 6.95, Article 1 and Title 19 California Code of Regulations (CCR).

b. **California Accidental Release Prevention Program (CalARP):** CHSC Division 20, Chapter 6.95, Article 2 and Title 19 CCR.

c. **Underground Storage Tanks (USTs):** CHSC Division 20, Chapters 6.5 & 6.7 and Title 23 CCR, Chapters 16 & 18.

   (1) Monitoring, Response and Plot Plans shall be approved by the San Bernardino County CUPA.
   (2) The owner and operator are subject to all applicable requirements of Chapter 6.7 and 6.75 of the CHSC and the applicable regulations.
   (3) This permit and permit conditions including the Monitoring, Response and Plot Plans shall be maintained on site.
   (4) The UST ID Number (is listed on the front of the permit) for each UST.

d. **Aboveground Petroleum Storage Act SPCC Plans**: CHSC Division 20, Chapter 6.67 and 40 CFR 112.

e. **Hazardous Waste Generator and Hazardous Waste Onsite Treatment**: CHSC Division 20, Chapter 6.5 and Title 22 CCR, Division 4.5, Chapters 10, 11, 12, 20 and 31.

f. **Uniform Fire Code Hazardous Materials Management Plans and Inventories**: CHSC Division 13, Chapter 4 and Title 24 CCR §80.103

Fiscal

HAZARDOUS MATERIAL FIELD SERVICES
COMPUTER DATABASE UPDATE AUTHORIZATION (5050 Form)

☐ Quick Submit-Correct minor information without full verification.

PE update Completed

CURRENT INVOICE MAILING CODE: A

O- OWNER INFORMATION — OWNER ID: OW0007952

Legal Owner

*NAME: SMITH, WALTER

*ADDRESS 1: PO BOX 276 ADDRESS 2:

*CITY: NEWBURY PARK *STATE: CA *ZIP CODE: 91319 *COUNTRY: USA

*PHONE: 805-498-2589 EXT: FAX:

ALT PHONE: EXT: FYI LAST UPDATED: 10/21/2011

OWNER MAILING ADDRESS

☐ Same as Owner

CARE OF: KARIN BOLYARD DBA: FULL CIRCLE, INC.

ADDRESS1: PO BOX 276 ADDRESS 2:

CITY: NEWBURY PARK STATE: CA ZIP CODE: 91319 COUNTRY: USA

F- FACILITY INFORMATION — FACILITY ID: FA0009441

*NAME: FULL-CIRCLE, INC. CERS ID: 10049953

*ADDRESS 1: 4831 NEWTON RD ADDRESS 2:

*CITY: YUCCA VALLEY *STATE: CA *ZIP CODE: 92284 *CITY CODE: YUCCA VALLEY

*PHONE: 760-369-1234 EXT: ALT PHONE: 805-498-2589 EXT: FAX: 805-499-2867

CENSUS: MILITARY SCHOOL MEDICAL *SUPERVISORIAL DISTRICT: 003 *INSPECTION DISTRICT: 12 NUMBER OF EMP.: 7

FIRE JURISDICTION: SAN BDNO CO. FIRE SIC CODE:

*BUSINESS CODE: INDIVIDUAL *BUSINESS TYPE: OTHER FYI LAST UPDATED: 09/19/2014

FACILITY MAILING ADDRESS

☐ Same as Owner Mailing Address ☐ Same as Facility

BUSINESS NAME: FULL-CIRCLE INC.

CARE OF: WALTER SMITH

ADDRESS 1: PO BOX 276 ADDRESS 2:

CITY: NEWBURY PARK STATE: ZIP CODE: 91319 COUNTRY: USA

*EMAIL: FULLCIRC@AOL.COM; RUSSELL@SMITHPUMPS.COM

☐ NO EMAIL (insert comment 3899 with "NO EMAIL-Inspector Name")

A- A/R INFORMATION — ACCOUNT ID: AR0010050

☐ Same as Owner Mailing Address ☐ Same as Facility Mailing Address

RESPONSIBLE PARTY: KARIN BOLYARD

CARE OF: KARIN BOLYARD

ADDRESS 1: P.O. BOX 276 ADDRESS 2:

CITY: NEWBURY PARK STATE: CA ZIP CODE: 91319 COUNTRY: USA

PHONE: 805-498-2589 EXT: ALT PHONE: EXT:

ALT PHONE 2: EXT: FYI EXEMPT FROM BILLING: NO FYI Last Billing: 12/15/2014

FYI ANNIVERSARY DATE: 01/31/2005 FYI ACCOUNT STATUS: ACTIVE ACCOUNT FYI TOTAL DUE: 975.00

ENVIRONMENTAL CONTACT NAME: RUSSELL SMITH EMAIL: RUSSELL@SMITHPUMPS.COM

Business Code= 01-Corporation, 02-Individual, 03-Partnership, 04-Local Agency/District, 05-County Agency, 06-State Agency, 07-Federal Agency
Business Type=01-Gas Station, 02-Distributor, 03-Farm, 04-Processor, 05-Commercial, 06-Other

The fields that are marked with an asterisk must be completed or the form will be returned to the requestor. The requestor is expected **to complete all fields** on this form to the best of his or her ability. Please use the Quick Submit process reasonably.

PERMIT INFORMATION (CIRCLE THOSE THAT APPLY)

5012-CUPA ANNUAL ADMIN PERMIT PROGRAM FEE-LEVEL 2

	PERMIT NUMBER	PERMIT STATUS	ORIGINAL P.E.	EFFECTIVE DATE	EXPIRATION DATE
☐ UPDATE ☐ INACTIVATE ☐ ZERO OUT BALANCE	PT0016132	ACTIVE	4243-HAZARDOUS MATERIALS	02/01/2014	01/31/2015
	GHP OR UST ID	CURRENT STATUS(BILLING)			UPDATED P.E.
	PR0014567	ACTIVE, BILLABLE			
☑ UPDATE ☐ INACTIVATE ☐ ZERO OUT BALANCE	PT0016131	ACTIVE	4454-LARGE QUANTITY GENER.	02/01/2014	01/31/2015
	GHP OR UST ID	CURRENT STATUS(BILLING)			UPDATED P.E.
	PR0014566	ACTIVE, BILLABLE			4453

ADD NEW P.E.

NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.
NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.

☐ UPDATE ☐ INACTIVATE ☐ ZERO OUT BALANCE

*NEW CUPA Admin P.E.

NUMBER OF ACTIVE UST'S 0

*Is this an operating facility that does not require permits (keep AR active and add 0202 GHP record)? Yes (No)

*Should this facility be inactivated upon verification that there is no balance due? Yes (No)

*Is this a new owner (a blue book comment is required if Q is yes and there is not a request for demand bill)? Yes (No)

*Does this 5050 have attached documents? Yes (No)

ENTERED DEC 29 2014

*DATE SUBMITTED: 12/22/2014 DATE ENTERED: FISCAL ENTRY DATE/ INITIAL: DG 12/30/14

*SUBMITTED BY: Y. Melgarejo ENTERED BY: JG *Demand bill for updated PEs: (Yes) No

SPECIAL INSTRUCTIONS: Information in this location will not be entered into Envision.

COMMENTS/REMARKS: Only text in this area will be entered as a blue book comment. Please attach and label additional sheets needed for comments.

Per inspection conducted on 12/19/2014, this facility is a small quantity generator.

- Please update PE from 4454 to 4453
- Please reverse IN0102460 and rebill for updated PE.

Completed 1/9/15 by Cheri T. & Donna Friday

Thanks!

5050 scanned and emailed to Cheri Twomey at Fiscal to reverse invoice on 12/30/14.

* Resulted in credit balance of $114.00 I emailed Yanet. She said Customer did not request refund check. Asked us to use credit to be applied to customer's next invoice.

DG

The fields that are marked with an asterisk must be completed or the form will be returned to the requestor. The requestor is expected to complete all fields on this form to the best of his or her ability. Please use the Quick Submit process reasonably.

PERMIT INFORMATION (CIRCLE THOSE THAT APPLY)

5012-CUPA ANNUAL ADMIN PERMIT PROGRAM FEE-LEVEL 2

	PERMIT NUMBER	PERMIT STATUS	ORIGINAL P.E.	EFFECTIVE DATE	EXPIRATION DATE
☐ UPDATE ☐ INACTIVATE ☐ ZERO OUT BALANCE	PT0016132	ACTIVE	4243-HAZARDOUS MATERIALS	02/01/2014	01/31/2015
			PR0014567 (GHP OR UST ID)	ACTIVE, BILLABLE (CURRENT STATUS(BILLING))	UPDATED P.E.
☑ UPDATE ☐ INACTIVATE ☐ ZERO OUT BALANCE	PT0016131	ACTIVE	4454-LARGE QUANTITY GENER.	02/01/2014	01/31/2015
			PR0014566 (GHP OR UST ID)	ACTIVE, BILLABLE (CURRENT STATUS(BILLING))	4453 (UPDATED P.E.)

ADD NEW P.E.

NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.
NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.

☐ UPDATE ☐ INACTIVATE ☐ ZERO OUT BALANCE

*NEW CUPA Admin P.E.

NUMBER OF ACTIVE UST'S 0

*Is this an operating facility that does not require permits (keep AR active and add 0202 GHP record)? Yes (No)

*Should this facility be inactivated upon verification that there is no balance due? Yes (No)

*Is this a new owner (a blue book comment is required if Q is yes and there is not a request for demand bill)? Yes (No)

*Does this 5050 have attached documents? Yes (No)

ENTERED DEC 29 2014

*DATE SUBMITTED: 12/22/2014 DATE ENTERED: FISCAL ENTRY DATE/ INITIAL: DJ 12/30/14 1-9-15 CA

*SUBMITTED BY: Y. Melgarejo ENTERED BY: J.G. *Demand bill for updated PEs: (Yes) No

SPECIAL INSTRUCTIONS: Information in this location will not be entered into Envision.

COMMENTS/REMARKS: Only text in this area will be entered as a blue book comment. Please attach and label additional sheets needed for comments.

Per inspection conducted on 12/19/2014, this facility is a small quantity generator.

- Please update PE from 4454 to 4453
- Please reverse IN0102460 and rebill for updated PE.

Thanks!

COMPLETED TR QC

5050 scanned and emailed to Cheri Twomey at Fiscal to reverse invoice on 12/30/14.

The fields that are marked with an asterisk must be completed or the form will be returned to the requestor. The requestor is expected to complete all fields on this form to the best of his or her ability. Please use the Quick Submit process reasonably.

INTEROFFICE MEMO

DATE: 1/5/2015 **PHONE:** 909-387-5902

FROM: **Cheri Twomey**
Collections Officer, Fiscal Services Division
MAIL CODE: 0451

TO: **Michael Sadsad, Fiscal Services and Collections Supervisor**

SUBJECT: **Request to APPROVE/DENY financial adjustments**

The facility listed below was incorrectly billed and/or penalized due to the following reason/s:

FA0009441 – Full-Circle, Inc.

- ☑ Incorrect permits billed prior to update to facility permit records based on inspection.
- ☐ Facility moved to another location within the County of San Bernardino prior to permit expiration.
- ☐ There was an address error in the system.
- ☐ Admin fee assessed after payment for permit fees and delinquent fees remitted.
- ☐ Business ceased operations prior to permit billing and/or permit requirement.
- ☐ Ownership change occurred prior to permit renewal.
- ☐ Other:

Michael Sadsad

Michael Sadsad

Chief Hartwig

CAO Analyst Approval _____

HAZMATERIAL FIELD SERVICES
COMPUTER DATABASE UPDATE AUTHORIZATION (5050 Form)

File

☐ Quick Submit-Correct minor information without full verification.

OWNERSHIP UPDATE

*UPDATE INVOICE MAILING CODE: (CIRCLE ONE) O F A

CURRENT INVOICE MAILING CODE: O

O- OWNER INFORMATION

OWNER ID: OW0007952

Legal Owner

*NAME: ~~SMITH CONNECTORS, INC.~~ WALTER SMITH

*ADDRESS 1: ~~1299 LAWRENCE DR~~ P.O. Box #276

ADDRESS 2:

*CITY: NEWBURY PARK *STATE: CA *ZIP CODE: ~~91320~~ 91319 *COUNTRY: USA

*PHONE: 805-498-2589 EXT: FAX:

ALT PHONE: EXT: FYI LAST UPDATED: 09/21/2011

OWNER MAILING ADDRESS

☐ Same as Owner

CARE OF: KARIN BOLYARD DBA: FULL CIRCLE, INC.

ADDRESS1: PO BOX 276 ADDRESS 2:

CITY: NEWBURY PARK STATE: CA ZIP CODE: 91319 COUNTRY: USA

F- FACILITY INFORMATION

FACILITY ID: FA0009441

*NAME: FULL-CIRCLE, INC. CERS ID: 10049953

*ADDRESS 1: 4831 NEWTON RD ADDRESS 2:

*CITY: YUCCA VALLEY *STATE: CA *ZIP CODE: 92284 *CITY CODE: YUCCA VALLEY

*PHONE: 760-369-1234 EXT: ALT PHONE: 805-498-2589 EXT: FAX: 805-499-2867

CENSUS: MILITARY SCHOOL MEDICAL *SUPERVISORIAL DISTRICT: 003 *INSPECTION DISTRICT: 12 NUMBER OF EMP.: 7

FIRE JURISDICTION: SAN BDNO CO. FIRE SIC CODE:

*BUSINESS CODE: 02 *BUSINESS TYPE: 06 FYI LAST UPDATED: 10/07/2011

FACILITY MAILING ADDRESS

☐ Same as Facility

☐ Same as Owner Mailing Address

BUSINESS NAME: FULL-CIRCLE INC.

CARE OF: WALTER SMITH

ADDRESS 1: PO BOX 276 ADDRESS 2:

CITY: NEWBURY PARK STATE: ZIP CODE: 91319 COUNTRY: USA

*EMAIL: FULLCIRC@AOL.COM; RUSSELL@SMITHPUMPS.COM ☐ NO EMAIL (insert comment 3899 with "NO EMAIL-Inspector Name)

A- A/R INFORMATION

ACCOUNT ID: AR0010050

☐ Same as Owner Mailing Address ☐ Same as Facility Mailing Address

RESPONSIBLE PARTY: WALTER SMITH

CARE OF: SMITH CONNECTORS, INC.

ADDRESS 1: 1299 LAWRENCE DR ADDRESS 2:

CITY: NEWBURY PARK STATE: CA ZIP CODE: 91320 COUNTRY:

PHONE: 805-498-2589 EXT: ALT PHONE: EXT:

ALT PHONE 2: EXT: FYI EXEMPT FROM BILLING: NO FYI Last Billing: 12/17/2010

FYI ANNIVERSARY DATE: 01/31/2005 FYI ACCOUNT STATUS: ACTIVE ACCOUNT FYI TOTAL DUE: 0.00

Business Code= 01-Corporation, 02-Individual, 03-Partnership, 04-Local Agency/District, 05-County Agency, 06-State Agency, 07-Federal Agency
Business Type=01-Gas Station, 02-Distributor, 03-Farm, 04-Processor, 05-Commercial, 06-Other

The fields that are marked with an asterisk must be completed or the form will be returned to the requestor. The requestor is expected to complete all fields on this form to the best of his or her ability. Please use the Quick Submit process reasonably.

PERMIT INFORMATION (CIRCLE THOSE THAT APPLY)

☐ UPDATE ☐ INACTIVATE ☐ ZERO OUT BALANCE	PT0016132	[redacted]CTIVE	4221-HAZMAT HANDLER 0-1[redacted]	02/01/2011	01/31/2012
	PERMIT NUMBER	PERMIT STATUS	ORIGINAL P.E.	EFFECTIVE DATE	EXPIRATION DATE
			PR0014567	ACTIVE, BILLABLE	
			GHP OR UST ID	CURRENT STATUS(BILLING)	UPDATED P.E.
☐ UPDATE ☐ INACTIVATE ☐ ZERO OUT BALANCE	PT0016131	ACTIVE	4420-SPECIAL GENERATOR(B)	02/01/2011	01/31/2012
	PERMIT NUMBER	PERMIT STATUS	ORIGINAL P.E.	EFFECTIVE DATE	EXPIRATION DATE
			PR0014566	ACTIVE, BILLABLE	
			GHP OR UST ID	CURRENT STATUS(BILLING)	UPDATED P.E.

ADD NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.
	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.

NUMBER OF ACTIVE UST'S 0

*Is this an operating facility that does not require permits (keep AR active and add 0202 GHP record)? Yes (No)

*Should this facility be inactivated upon verification that there is no balance due? Yes (No)

*Is this a new owner (a blue book comment is required if Q is yes and there is not a request for demand bill)? Yes (No)

*Does this 5050 have attached documents? Yes (No)

*DATE SUBMITTED: 10.12.2011 DATE ENTERED: ENTERED OCT 21 2011 FISCAL ENTRY DATE/ INITIAL:

*SUBMITTED BY: G. MAN ENTERED BY: *Demand bill for updated PEs: Yes No

SPECIAL INSTRUCTIONS: Information in this location will not be entered into Envision.

COMMENTS/REMARKS: Only text in this area will be entered as a blue book comment. Please attach and label additional sheets needed for comments.

PER BP SUBMITTED 10.5.2011 AND TELEPHONE CONFIRMATION (RUSSELL SMITH), WALTER SMITH IS THE LEGAL OWNER

THANKS,

10.12.2011

The fields that are marked with an asterisk must be completed or the form will be returned to the requestor. The requestor is expected to **complete all fields** on this form to the best of his or her ability. Please use the Quick Submit process reasonably.

Update pe 4210-4221

HAZARDOUS MATERIAL FIELD SERVICES
COMPUTER DATABASE UPDATE AUTHORIZATION (5050 Form)

UPDATE

☐ Quick Submit-Correct minor information without full verification.

*UPDATE INVOICE MAILING CODE: (CIRCLE ONE) (O) F A

CURRENT INVOICE MAILING CODE: O (F)

O- OWNER INFORMATION

OWNER ID: OW0007952

Legal Owner

COMPLETED

*NAME: SMITH CONNECTORS, INC.

*ADDRESS 1: 1299 LAWRENCE DR ADDRESS 2:

*CITY: NEWBURY PARK *STATE: CA *ZIP CODE: 91320 *COUNTRY: USA

*PHONE: 805-498-2589 EXT: FAX:

ALT PHONE: EXT: FYI LAST UPDATED: 06/10/2010

OWNER MAILING ADDRESS

☐ Same as Owner

CARE OF: ~~WALTER SMITH~~ KARIN BOLYARD DBA: FULL CIRCLE, INC.

ADDRESS1: ~~1299 LAWRENCE DRIVE~~ P.O. BOX 276 ADDRESS 2:

CITY: NEWBURY PARK STATE: CA ZIP CODE: ~~91320~~ 91319 COUNTRY: USA

F- FACILITY INFORMATION

FACILITY ID: FA0009441

*NAME: FULL-CIRCLE, INC. CERS ID: 10049953

*ADDRESS 1: 4831 NEWTON RD ADDRESS 2:

*CITY: YUCCA VALLEY *STATE: CA *ZIP CODE: 92284 *CITY CODE: YUCCA VALLEY

*PHONE: 760-369-1234 EXT: ALT PHONE: EXT: FAX: 805-499-2867

CENSUS: MILITARY SCHOOL MEDICAL *SUPERVISORIAL DISTRICT: 003 *INSPECTION DISTRICT: 12 NUMBER OF EMP.: 6

FIRE JURISDICTION: SAN BDNO CO. FIRE SIC CODE:

*BUSINESS CODE: *BUSINESS TYPE: FYI LAST UPDATED: 08/10/2011

FACILITY MAILING ADDRESS

☐ Same as Facility

☐ Same as Owner Mailing Address

BUSINESS NAME: FULL-CIRCLE INC.

CARE OF: WALTER SMITH

ADDRESS 1: PO BOX 276 ADDRESS 2:

CITY: NEWBURY PARK STATE: ZIP CODE: 91319 COUNTRY: USA

*EMAIL: FULLCIRC@AOL.COM ☐ NO EMAIL (insert comment 3899 with "NO EMAIL-Inspector Name)

A- A/R INFORMATION

ACCOUNT ID: AR0010050

RESPONSIBLE PARTY: WALTER SMITH ☐ Same as Owner Mailing Address ☐ Same as Facility Mailing Address

CARE OF: SMITH CONNECTORS, INC.

ADDRESS 1: 1299 LAWRENCE DR ADDRESS 2:

CITY: NEWBURY PARK STATE: CA ZIP CODE: 91320 COUNTRY: USA

PHONE: 805-498-2589 EXT: ALT PHONE: EXT:

ALT PHONE 2: EXT: FYI EXEMPT FROM BILLING: NO FYI LAST UPDATED: 09/06/2011

FYI ANNIVERSARY DATE: 01/31/2005 FYI ACCOUNT STATUS: ACTIVE ACCOUNT FYI TOTAL DUE: 0.00

Business Code= 01-Corporation, 02-Individual, 03-Partnership, 04-Local Agency/District, 05-County Agency, 06-State Agency, 07-Federal Agency
Business Type=01-Gas Station, 02-Distributor, 03-Farm, 04-Processor, 05-Commercial, 06-Other

The fields that are marked with an asterisk must be completed or the form will be returned to the requestor. The requestor is expected to complete all fields on this form to the best of his or her ability. Please use the Quick Submit process reasonably.

PERMIT INFORMATION (CIRCLE THOSE THAT APPLY)

☒ UPDATE ☐ INACTIVATE ☐ ZERO OUT BALANCE	PT0016132 PERMIT NUMBER	CTIVE PERMIT STATUS	4210-SPECIAL HANDLER ORIGINAL P.E.		02/01/2011 EFFECTIVE DATE	01/31/2012 EXPIRATION DATE
			PR0014567 GHP OR UST ID	ACTIVE, BILLABLE CURRENT STATUS(BILLING)	4221 UPDATED P.E.	
☐ UPDATE ☐ INACTIVATE ☐ ZERO OUT BALANCE	PT0016131 PERMIT NUMBER	ACTIVE PERMIT STATUS	4420-SPECIAL GENERATOR(B) ORIGINAL P.E.		02/01/2011 EFFECTIVE DATE	01/31/2012 EXPIRATION DATE
			PR0014566 GHP OR UST ID	ACTIVE, BILLABLE CURRENT STATUS(BILLING)	UPDATED P.E.	

ADD NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.
	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.

NUMBER OF ACTIVE UST'S 0

*Is this an operating facility that does not require permits (keep AR active and add 0202 GHP record)? Yes (No)

*Should this facility be inactivated upon verification that there is no balance due? Yes (No)

*Is this a new owner (a blue book comment is required if Q is yes and there is not a request for demand bill)? Yes (No)

*Does this 5050 have attached documents? Yes (No)

*DATE SUBMITTED: 9.19.2011 DATE ENTERED: 9/21/11 FISCAL ENTRY DATE/ INITIAL: KK, 10/7/11

*SUBMITTED BY: G MAN ENTERED BY: *Demand bill for updated PEs: Yes (No)

SPECIAL INSTRUCTIONS: Information in this location will not be entered into Envision.

COMMENTS/REMARKS: Only text in this area will be entered as a blue book comment. Please attach and label additional sheets needed for comments.

PER INSPECTION OF 9.14.2011, THIS FACILITY DOES NOT QUALIFY FOR A SPECIAL HANDLER PERMIT. 499-GAL PROPANE ON SITE, COMPRESSED GASES OVER 500-FT^3 AND OTHER NON-AUTOMOTIVE MATERIALS ON SITE. PLEASE UPDATE PE 4210 → 4221.

THANKS,

9.19.2011

The fields that are marked with an asterisk must be completed or the form will be returned to the requestor. The requestor is expected to complete all fields on this form to the best of his or her ability. Please use the Quick Submit process reasonably.

HAZARDOUS MATERIAL FIELD SERVICES
COMPUTER DATABASE UPDATE AUTHORIZATION

UPDATE INVOICE MAILING CODE: (CIRCLE ONE) O F A

CURRENT INVOICE MAILING CODE: F

O- OWNER INFORMATION

OWNER ID: OW0007952

NAME: SMITH CONNECTORS, INC.

ADDRESS 1: 1299 LAWRENCE DR ADDRESS 2:

CITY: NEWBURY PARK STATE: CA ZIP CODE: 91320-1320 COUNTRY: USA

PHONE: 805-498-2589 EXT: FAX:

ALT PHONE: EXT: DRIVER LICENSE:

TAX ID: 77-0301643 OWNER SWITCH DATE: LAST UPDATED:

OWNER MAILING ADDRESS

CARE OF: WALTER SMITH DBA: FULL CIRCLE, INC.

ADDRESS1: 1299 LAWRENCE DRIVE ADDRESS 2:

CITY: NEWBURY PARK STATE: CA ZIP CODE: 91320 COUNTRY: USA

F- FACILITY INFORMATION

FACILITY ID: FA0009441

NAME: FULL-CIRCLE, INC.

ADDRESS 1: 4831 NEWTON RD ADDRESS 2:

CITY: YUCCA VALLEY STATE: CA ZIP CODE: 92284-2284 CITY CODE: YUCCA VALLEY

SIC CODE: BUSINESS CODE: BUSINESS TYPE:

CENSUS: SUPERVISORIAL DISTRICT: 003 INSPECTION DISTRICT: 12

PHONE: 760-369-1234 EXT: FIRE JURISDICTION: SAN BDNO CO. FIRE

ALT PHONE: EXT: FAX: 805-499-2867 LAST UPDATED: 1/11/2005

FACILITY MAILING ADDRESS

BUSINESS NAME: FULL-CIRCLE INC.

CARE OF: ~~CHUCK JOSLIN~~ Walter Smith

ADDRESS 1: PO BOX 276 ADDRESS 2:

CITY: NEWBERRY ~~SPRINGS~~ PARK STATE: CA ZIP CODE: 91319-1319 COUNTRY: USA

EMAIL: fullcir92@aol.com fullcirc@aol.com

A- A/R INFORMATION

ACCOUNT ID: AR0010050

RESPONSIBLE PARTY: WALTER SMITH

CARE OF: SMITH CONNECTORS, INC.

ADDRESS 1: 1299 LAWRENCE DR ADDRESS 2:

CITY: NEWBURY PARK STATE: CA ZIP CODE: 91320-1320 COUNTRY:

PHONE: 805-498-2589 EXT: DRIVER LICENSE:

ALT PHONE: EXT: LAST UPDATED: 6/3/2005

ALT PHONE: EXT: TAX ID:

ANNIVERSARY DATE: 1/31/2005 TOTAL DUE: 0.00 ACCOUNT STATUS: ACTIVE ACCOUNT

PERMIT INFORMATION (CIRCLE THOSE THAT APPLY)

UPDATE/CLOSE/Z.O.B.	PT00[redacted]	ACTIVE	4420	2/1/2005	1/31/2006
	PERMIT NUMBER.	PERMIT STATUS	ORIGINAL P.E.	EFFECTIVE DATE	EXPIRATION DATE

PR0014566	ACTIVE, BILLABLE	NA	NA	
GHP OR UST ID	CURRENT STATUS(BILLING)	GHP FOR UST(PH)	CURRENT STATUS FOR UST(PH)	UPDATED P.E.

UPDATE/CLOSE/Z.O.B.	PT0016132	ACTIVE	4210	2/1/2005	1/31/2006
	PERMIT NUMBER.	PERMIT STATUS	ORIGINAL P.E.	EFFECTIVE DATE	EXPIRATION DATE

PR0014567	ACTIVE, BILLABLE	NA	NA	
GHP OR UST ID	CURRENT STATUS(BILLING)	GHP FOR UST(PH)	CURRENT STATUS FOR UST(PH)	UPDATED P.E.

ADD NEW P.E.

NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.
NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.

NUMBER OF EMP. _____ NUMBER OF UST'S 0 MFR # _____

DATE SUBMITTED: 7-19-05 DATE ENTERED: 7/19 FISCAL DATE: _____

SUBMITTED BY: [signature] ENTERED BY: [signature]

COMMENTS/REMARKS:

Please change FMA to Newberry Park. Also change all Newberry Springs addresses to Newberry Park. Thanks. GF

HAZARDOUS MATERIAL FIELD SERVICES
COMPUTER DATABASE UPDATE AUTHORIZATION

UPDATE INVOICE MAILING CODE: (CIRCLE ONE) O F A CURRENT INVOICE MAILING CODE: F

O- OWNER INFORMATION — OWNER ID: OW0007952

NAME: SMITH CONNECTORS, INC.

ADDRESS 1: 1299 LAWRENCE DR ADDRESS 2:

CITY: NEWBURY PARK STATE: CA ZIP CODE: 91320-1320 COUNTRY: USA

PHONE: 805-498-2589 EXT: FAX:

ALT PHONE: EXT: DRIVER LICENSE:

TAX ID: 77-0301643 OWNER SWITCH DATE: LAST UPDATED:

OWNER MAILING ADDRESS

CARE OF: WALTER SMITH DBA: FULL CIRCLE, INC.

ADDRESS1: 1299 LAWRENCE DRIVE ADDRESS 2:

CITY: NEWBURY PARK STATE: CA ZIP CODE: 91320 COUNTRY: USA

F- FACILITY INFORMATION — FACILITY ID: FA0009441

NAME: FULL-CIRCLE, INC.

ADDRESS 1: 4831 NEWTON RD ADDRESS 2:

CITY: YUCCA VALLEY STATE: CA ZIP CODE: 92284-2284 CITY CODE: YUCCA VALLEY

SIC CODE: BUSINESS CODE: BUSINESS TYPE:

CENSUS: SUPERVISORIAL DISTRICT: 003 INSPECTION DISTRICT: 12

PHONE: 760-369-1234 EXT: FIRE JURISDICTION: SAN BDNO CO. FIRE

ALT PHONE: EXT: FAX: 805-499-2867 LAST UPDATED: 1/11/2005

FACILITY MAILING ADDRESS

BUSINESS NAME: FULL-CIRCLE INC.

CARE OF: CHUCK JOSLIN

ADDRESS 1: PO BOX 276 ADDRESS 2:

CITY: NEWBERRY SPRINGS STATE: CA ZIP CODE: 91319-1319 COUNTRY: USA

EMAIL: fullcir92@aol.com

A- A/R INFORMATION — ACCOUNT ID: AR0010050

RESPONSIBLE PARTY: WALTER SMITH

CARE OF: SMITH CONNECTORS, INC.

ADDRESS 1: 1299 LAWRENCE DR ADDRESS 2:

CITY: NEWBURY PARK STATE: CA ZIP CODE: 91320-1320 COUNTRY:

PHONE: 805-498-2589 EXT: DRIVER LICENSE:

ALT PHONE: EXT: LAST UPDATED: 1/11/2005

ALT PHONE: EXT: TAX ID:

ANNIVERSARY DATE: 1/31/2005 TOTAL DUE: 0.00 ACCOUNT STATUS: ACTIVE ACCOUNT

PERMIT INFORMATION (CIRCLE THOSE THAT APPLY)

UPDATE/CLOSE/Z.O.B.	PT00[redacted]1	ACTIVE	4420	2/1/2004	1/31/2005
	PERMIT NUMBER.	PERMIT STATUS	ORIGINAL P.E.	EFFECTIVE DATE	EXPIRATION DATE

PR0014566	ACTIVE, BILLABLE	NA	NA	
GHP OR UST ID	CURRENT STATUS(BILLING)	GHP FOR UST(PH)	CURRENT STATUS FOR UST(PH)	UPDATED P.E.

UPDATE/CLOSE/Z.O.B.	PT0016132	ACTIVE	4210	2/1/2004	1/31/2005
	PERMIT NUMBER.	PERMIT STATUS	ORIGINAL P.E.	EFFECTIVE DATE	EXPIRATION DATE

PR0014567	ACTIVE, BILLABLE	NA	NA	
GHP OR UST ID	CURRENT STATUS(BILLING)	GHP FOR UST(PH)	CURRENT STATUS FOR UST(PH)	UPDATED P.E.

ADD NEW P.E.

NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.
NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.

NUMBER OF EMP. _____ NUMBER OF UST'S 0 MFR # _____

DATE SUBMITTED: _____ DATE ENTERED: _____ FISCAL DATE: _____

SUBMITTED BY: _____ ENTERED BY: _____

COMMENTS/REMARKS:

HAZARDOUS MATERIAL FIELD SERVICES
COMPUTER DATABASE UPDATE AUTHORIZATION

UPDATE INVOICE MAILING CODE: (CIRCLE ONE) (O) F A

CURRENT INVOICE MAILING CODE:

O- OWNER INFORMATION

OWNER ID:

NAME: Smith Connectors, Inc.

ADDRESS 1: 1299 Lawrence Dr. ADDRESS 2:

CITY: Newbury Park STATE: CA ZIP CODE: 91320 COUNTRY:

PHONE: 805 498-2589 EXT: FAX:

ALT PHONE: 805 499-2867 Fax EXT: DRIVER LICENSE:

TAX ID: 77-0301643 OWNER SWITCH DATE: LAST UPDATED:

OWNER MAILING ADDRESS

CARE OF: Walter Smith DBA: Full Circle

ADDRESS1: 1299 Lawrence Dr. ADDRESS 2:

CITY: Newbury Park STATE: CA ZIP CODE: 91320 COUNTRY:

F- FACILITY INFORMATION

FACILITY ID: 9441

NAME: Full-Circle, Inc.

ADDRESS 1: 4831 Newton Road ADDRESS 2:

CITY: Yucca Valley STATE: CA ZIP CODE: 92284 CITY CODE:

SIC CODE: BUSINESS CODE: BUSINESS TYPE:

CENSUS: SUPERVISORIAL DISTRICT: INSPECTION DISTRICT:

PHONE: 760 369-1234 EXT: FIRE JURISDICTION:

ALT PHONE: EXT: FAX: 760 369-2323 LAST UPDATED:

FACILITY MAILING ADDRESS

BUSINESS NAME: Full-Circle, Inc.

CARE OF: Chuck Joslin

ADDRESS 1: 4831 Newton Road ADDRESS 2:

CITY: Yucca Valley STATE: CA ZIP CODE: 92284 COUNTRY:

EMAIL: fullcirc92@aol.com

A- A/R INFORMATION

ACCOUNT ID:

RESPONSIBLE PARTY: Walter Smith

CARE OF: Smith Connectors, Inc.

ADDRESS 1: 1299 Lawrence Dr. ADDRESS 2:

CITY: Newbury Park STATE: CA ZIP CODE: 91320 COUNTRY:

PHONE: 805 498-2589 EXT: DRIVER LICENSE:

ALT PHONE: EXT: LAST UPDATED:

ALT PHONE: EXT: TAX ID:

ANNIVERSARY DATE: TOTAL DUE: ACCOUNT STATUS:

PERMIT INFORMATION (CIRCLE THOSE THAT APPLY)

UPDATE/CLOSE/Z.O.B.	N/A PERMIT NUMBER	PERMIT STATUS	N/A ORIGINAL P.E.	EFFECTIVE DATE	EXPIRATION DATE
GHP OR UST ID	CURRENT STATUS(BILLING)	NA GHP FOR UST(PH)	NA CURRENT STATUS FOR UST(PH)		UPDATED P.E.
ADD NEW P.E.	4420 NEW P.E.	4210 NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.
	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.

NUMBER OF EMP. 10 NUMBER OF UST'S 0 MFR # _____

DATE SUBMITTED: 12-17-04 DATE ENTERED: _____ FISCAL DATE: _____

SUBMITTED BY: Helen T. Fleming ENTERED BY: _____

COMMENTS/REMARKS:

Per 11/16/04 Inspection.

18890 2/2
Pd 2/15/05

HAZ[redacted]OUS MATERIAL FIELD SERV[redacted]
COMPUTER DATABASE UPDATE AUTHORIZATION

UPDATE INVOICE MAILING CODE: (CIRCLE ONE) (O) F A

CURRENT INVOICE MAILING CODE:

O- OWNER INFORMATION

OWNER ID: 7952

NAME: Smith Connectors, Inc.

ADDRESS 1: 1299 Lawrence Dr. ADDRESS 2:

CITY: Newbury Park STATE: CA ZIP CODE: 91320 COUNTRY:

PHONE: 805 498-2589 EXT: FAX:

ALT PHONE: 805 499-2867 Fax EXT: DRIVER LICENSE:

TAX ID: 77-0301643 OWNER SWITCH DATE: LAST UPDATED:

OWNER MAILING ADDRESS

CARE OF: Walter Smith DBA: Full Circle

ADDRESS1: 1299 Lawrence Dr. ADDRESS 2:

CITY: Newbury Park STATE: CA ZIP CODE: 91320 COUNTRY:

F- FACILITY INFORMATION

FACILITY ID: 9441

NAME: Full-Circle, Inc.

ADDRESS 1: 4831 Newton Road ADDRESS 2:

CITY: Yucca Valley STATE: CA ZIP CODE: 92284 CITY CODE:

SIC CODE: BUSINESS CODE: BUSINESS TYPE:

CENSUS: SUPERVISORIAL DISTRICT: INSPECTION DISTRICT:

PHONE: 760 369-1234 EXT: FIRE JURISDICTION:

ALT PHONE: EXT: FAX: 760 369-2323 LAST UPDATED:

FACILITY MAILING ADDRESS

BUSINESS NAME: Full-Circle, Inc.

CARE OF: Chuck Joslin

ADDRESS 1: 4831 Newton Road ADDRESS 2:

CITY: Yucca Valley STATE: CA ZIP CODE: 92284 COUNTRY:

EMAIL: fullcirc92@aol.com

A- A/R INFORMATION

ACCOUNT ID:

RESPONSIBLE PARTY: Walter Smith

CARE OF: Smith Connectors, Inc.

ADDRESS 1: 1299 Lawrence Dr. ADDRESS 2:

CITY: Newbury Park STATE: CA ZIP CODE: 91320 COUNTRY:

PHONE: 805 498-2589 EXT: DRIVER LICENSE:

ALT PHONE: EXT: LAST UPDATED:

ALT PHONE: EXT: TAX ID:

ANNIVERSARY DATE: TOTAL DUE: ACCOUNT STATUS:

PERMIT INFORMATION (CIRCLE THOSE THAT APPLY)

UPDATE/CLOSE/Z.O.B.	N/A [redacted] PERMIT NUMBER	PERMIT STATUS	N/A [redacted] ORIGINAL P.E.	EFFECTIVE DATE	EXPIRATION DATE

GHP OR UST ID	CURRENT STATUS(BILLING)	GHP FOR UST(PH)	CURRENT STATUS FOR UST(PH)	UPDATED P.E.
		NA	NA	

ADD NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.
	4420	4210					
	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.	NEW P.E.

NUMBER OF EMP. 10 NUMBER OF UST'S 0 MFR # _____

DATE SUBMITTED: 12-17-04 DATE ENTERED: 12/28/04 LLD FISCAL DATE: _____

SUBMITTED BY: Adam T Flemming ENTERED BY: _____

COMMENTS/REMARKS:

Per 11/16/04 inspection.

RECEIVED
FEB 21 2005
COUNTY FIRE DEPARTMENT
HAZARDOUS MATERIALS

TRACKING SHEET FOR BUSINESS PLANS

Establishment #

Facility Name:

Facility site address:

City:

Fire Agency:

		Sent to FD
____ (# of copies)		
Business Plan Received	__/__/__	__/__/__
Result of Review(s)		
Deficiency		__/__/__
Conditional Approval		__/__/__
Approval		__/__/__
		Sent to FD
Revised Plan(s) Received	__/__/__	__/__/__
	__/__/__	__/__/__

Other

Date	Action/documentation (update, new plan, etc.)	Staff Hours
9/19/2011	BP PROCESSED.	
10/05/11	BP received; FD sent 10/07/11	YM
03/08/12	BP update received; FD sent 03/12/12	YM
12/23/14	BP processed	YM
__/__/__		
__/__/__		
__/__/__		
__/__/__		
__/__/__		
__/__/__		
__/__/__		

San Bernardino County Fire Department • Hazardous Materials Division

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BUSINESS OWNER/OPERATOR IDENTIFICATION

I. IDENTIFICATION

FACILITY ID# FA (1)	BEGINNING DATE (100): 3-5-12	ENDING DATE (101): 3-1-13	
BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) (3): Full-Circle		BUSINESS PHONE (102): 805-498-2589	
BUSINESS SITE ADDRESS (103): 4831 Newton Road		BUSINESS FAX (102a): 805-499-2867	
BUSINESS SITE CITY (104): Yucca Valley	CA	ZIP CODE (105): 92284	COUNTY (108): San Bernardino
DUN & BRADSTREET (106): 05-479-7498		PRIMARY SIC (107): 3561	PRIMARY NAICS (107): 333996
BUSINESS MAILING ADDRESS (108a): PO Box# 276			
BUSINESS MAILING CITY (108b): Newbury Park		STATE (108c): CA	ZIP CODE (108d): 91319
BUSINESS OPERATOR NAME (109): Norm Baysinger		BUSINESS OPERATOR PHONE (110):	

II. BUSINESS OWNER

OWNER NAME (111): Walter Smith	OWNER PHONE (112): 805-498-2589
OWNER MAILING ADDRESS (113): P.O. Box# 276	
OWNER MAILING CITY (114): Newbury Park	STATE (115): CA ZIP CODE (116): 91319

III. ENVIRONMENTAL CONTACT

CONTACT NAME (117): Russell Smith	CONTACT PHONE (118): 805-498-6616
CONTACT MAILING ADDRESS (119): PO Box # 276	CONTACT EMAIL (119a): russell@smithpumps.com
CONTACT MAILING CITY (120): Newbury Park	STATE (121): CA ZIP CODE (122): 91319

IV. EMERGENCY CONTACTS

-PRIMARY-	-SECONDARY-
NAME (123): Norm Baysinger	NAME (128): Russell Smith
TITLE (124): Lead	TITLE (129): Quality Coordinator
BUSINESS PHONE (125): 805-498-2589	BUSINESS PHONE (130): 805-498-2589
24-HOUR PHONE (126):	24-HOUR PHONE (131):
PAGER # (127):	PAGER # (132):

ADDITIONAL LOCALLY COLLECTED INFORMATION: (133)

Number of Employees: 7 **Number of Underground Storage Tanks:** 0

SIGNATURE OF OWNER/OPERATOR OR DESIGNATED REPRESENTATIVE	DATE (134): 9-28-11	NAME OF DOCUMENT PREPARER (135): Russell Smith
NAME OF SIGNER (print) (136): Russell Smith	TITLE OF SIGNER (137): Quality Coordinator	

EMERGENCY RESPONSE PLANS & PROCEDURES – AGENCY NOTIFICATION

BUSINESS NAME (Same as FACILITY NAME or DBA) Full-Circle 3

POST BY TELEPHONE

Agency Notification: **If a situation is an emergency, call 911 first.** Additionally, a handler of hazardous materials is required to immediately report any release or threatened release of a hazardous material to San Bernardino County Fire Department, Hazardous Materials Division and the Governor's Office of Emergency Services. Spills exceeding Federal reportable quantities require additional notification to the National Response Center. However, California statute does not limit the requirement to report to any specific quantity. **Also note that calling 911 does not meet the requirement for the handler to report a release and that the local fire department cannot make required notifications on behalf of the handler.** This CUPA requires a written report within 15 days after any reportable release or threatened release. Contact the CUPA for further guidance.

Agency (* Indicates mandatory notification)	Phone Number
1. *Local Emergency Response Agency (if an emergency)	**911**
2. *San Bernardino County Fire Department Hazardous Materials Division	**(800) 33-TOXIC** or **(909) 386-8425**
*Note: (800) 33-TOXIC does not work nationwide; non-local callers must use (909) 386-8425 to report **any** release or threatened release.*	
3. *Cal E·M·A (Formerly known as OES)	**(800) 852-7550** or **(916) 845-8911**
4. National Response Center	**(800) 424-8802**
5. Other Agencies *(Cal OSHA, Regional Board, Air Quality, as applicable)*	

Agency Name	*Phone Number*
Agency Name	*Phone Number*
Agency Name	*Phone Number*

EMERGENCY INFORMATION REQUIRED: BE PREPARED TO PROVIDE THE FOLLOWING INFORMATION

- Name & phone number of person reporting
- Name and street address of the business
- Location of the incident or threatened release
- Type of incident or threatened release
- Hazardous materials involved & physical state
- Hazards to human health and/or environment
- Actions taken or planned
- Contractor or cleanup company name
- Estimate of the quantity released
- Media (soil, water, air) into which release occurred
- Precautions to take (if known)
- Time and duration of the release
- Is the chemical an extremely hazardous substance?
- Extent of injuries, if any
- Is any assistance required?

Release reporting citations (California Health and Safety Code):

§ 25501. Definitions:
(r) "Release" means any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment, unless permitted or authorized by a regulatory agency.
(u) "Threatened release," means a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce, or mitigate damages to persons, property, or the environment.

§ 25507(a) ... the handler or any employee, authorized representative, agent, or designee of a handler shall, upon discovery, immediately report any release or threatened release of a hazardous material to the administering agency, and to the office, in accordance with the regulations adopted pursuant to Section 25503. Each handler and any employee, authorized representative, agent, or designee of a handler shall provide all state, city, or county fire or public health or safety personnel and emergency rescue personnel with access to the handler's facilities.

See Appendix G for further citations and explanation.

Date: 9-28-11

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EMERGENCY RESPONSE PLANS AND PROCEDURES

BUSINESS NAME (Same as FACILITY NAME or DBA)
Full-Circle

State Law requires your business to complete all sections of the Emergency Response Procedure listed below:
For each of the following, **briefly** describe your business's standard operating procedures relating to the release or threatened release of hazardous materials located at your facility. You may attach additional pages if necessary, but do not include copies of facility manuals unless requested to do so by this Department. You may reference manuals that are used by your facility for these procedures, but you must still give a brief description here.

EVACUATION/NOTIFICATION: Indicate location(s) where employees, customers, visitors or others on site are to evacuate in an emergency. Describe how your business will immediately notify people and evacuate the facility in the event of a release or threatened release of hazardous materials. Include the route and meeting place.

In case of an emergency all employees, customers, visitors or other personnel in the building will be told to evacuate and will meet in the evacuation staging area in front of the building by Newton Road.

PREVENTION/MITIGATION/ABATEMENT: Describe what policies and procedures your business will follow to prevent, reduce and/or remove the hazard to persons, property or the environment caused by a release or threatened release of hazardous materials and/or hazardous wastes. (√ Check those items that apply and write additional information in the space provided).

- [x] Reduction of containers on site if not used or needed
- [x] Containers are properly labeled and closed when not in use
- [x] Compressed gas cylinders are properly secured
- [ ] Use of monitoring system Type: _____
- [ ] Other:

Date: 9-28-11

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EMERGENCY RESPONSE PLANS AND PROCEDURES

BUSINESS NAME (Same as FACILITY NAME or DBA) Full-Circle

FACILITY TRAINING PLAN: Describe employee and operator training including local emergency response coordination, use of facility emergency equipment, and provisions for initial and refresher training. In addition, describe training for hazardous materials/waste handling as required by OSHA. (√ Check those items that apply and write additional information in the space provided)

- [x] New employee training
- [x] Annual training & periodic refresher courses
- [x] Familiarization with the Emergency Response Plans and Procedures of this Business Plan
- [x] Spill control equipment
- [ ] Monitoring system
- [ ] Personal Protective Equipment
- [ ] On the job training (Described below)
- [ ] Other:

EMERGENCY PROCEDURES: Describe duties of the Emergency Coordinator and how implementation of Facility Emergency Response will be accomplished. (e.g. Notification, evacuation, emergency coordination) (√ Check those items that apply and write additional information in the space provided)

Emergency Coordinator will:

- [x] Identify potential hazards and determine whether a release has occurred
- [x] Activate local emergency systems (e.g. manual shutoff devices) and take appropriate immediate actions based on level of training and the ability to act safely
- [x] Coordinate the notification and evacuation of employees, customers, and other visitors from the facility
- [x] Make required agency notifications and request needed assistance
- [x] Assist responding agencies by providing access to the facility and information about the facility
- [ ] Other:

Date: 9-28-11

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EMERGENCY RESPONSE PLANS AND PROCEDURES

BUSINESS NAME (Same as FACILITY NAME or DBA) 3

Full - Circle

FACILITY EMERGENCY EQUIPMENT: List facility emergency equipment on site (e.g. fire extinguisher, fire alarms, spill control equipment, SCBA, first aid kits, etc.). Include test/maintenance plan. (√ Check those items that apply and write additional information in the space provided)

Equipment	Quantity/Type	Maintenance Schedule/Frequency
☒ Fire extinguisher(s)	5 - ABC Type	yearly
☒ First aid kit(s)	2	yearly
☐ Fire alarm(s)		
☒ Spill control equipment	Absorbent	As needed
☐ Monitoring system		
☐ Personal Protective Equipment		
☐		
☐		
☐		
☐		

FACILITY EARTHQUAKE RESPONSE: Identify areas of the facility as well as mechanical or other systems that require immediate inspection due to their vulnerability to earthquake related ground motion. (e.g. Hazardous materials or waste storage locations, vessels, piping, pipe and tank supports, valves, gauges, etc.) (√ Check those items that apply and write additional information in the space provided)

- ☒ Chemical Storage Locations – Product and Waste
- ☐ Process vessels
- ☒ Aboveground storage tanks
- ☐ Emergency shut-off systems
- ☐ Piping and pipe supports
- ☒ Utility connections
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

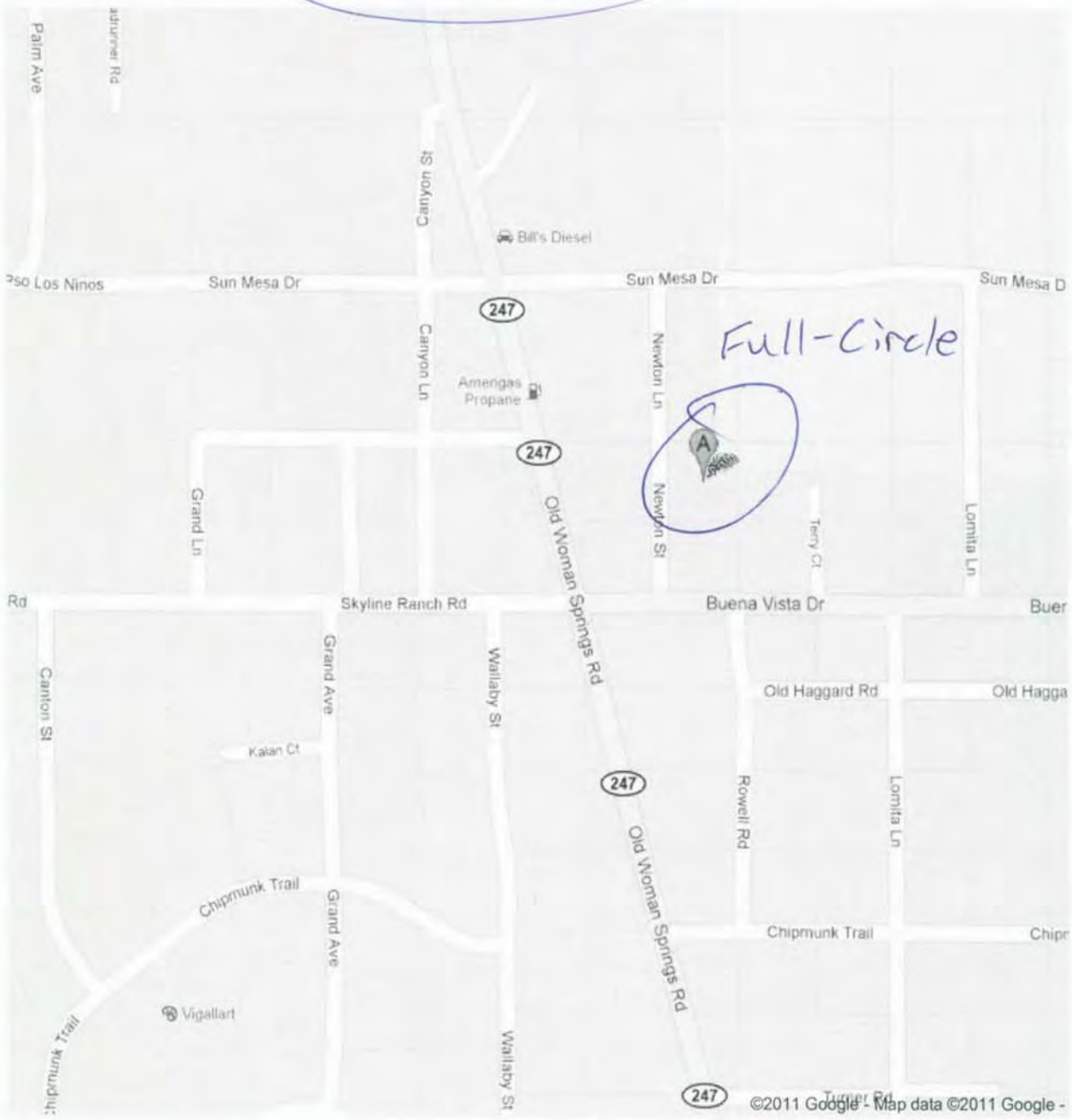
ARRANGEMENTS/AGREEMENTS: Describe any arrangements or agreements that you have with private emergency response teams, waste haulers, disposal companies, recyclers, local hospitals, police and/or fire. If you have no arrangements or agreements, state that fact in the space provided. (√ Check those items that apply and write additional information in the space provided)

- ☒ Hazardous waste hauler Recycle It Environmental Services, Safety-Kleen
- ☐ Emergency response team _____
- ☐ Local hospitals _____
- ☐ Other: _____
- ☐ No arrangements or agreements at this time

Date: 9-28-11

Google maps

Full-Circle
4831 Newton Road
Yucca Valley, CA 92286



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INVENTORY SUMMARY FORM

I. FACILITY IDENTIFICATION

FACILITY ID # F A 9 4 4 1 — 1 (This number is on your CUPA permit.)

BUSINESS NAME (Same as FACILITY NAME or DBA) — 3

Full-Circle

Item #	Name of Hazardous Material or Waste	Maximum Quantity	Size of Largest Container	Unit of Measure
3.	*Lubricating Oil (Example Only)*	*555*	*500*	*Gallon*
1	Waste-Water Soluble oil (coolant)	480	480	gal.
2	Waste-Oils	110	55	gal.
3	Mineral Spirits Odorless	110	55	gal.
4	Oil-base lapping vehicle	110	55	gal.
5	Mobil-Vactra Oil No. 2	110	55	gal.
6	Mobil-DTE 24	110	55	gal.
7	Simple Green Industrial cleaner/degreaser	110	55	gal.
8	Trimsol (coolant)	110	55	gal.
9	Oxygen (O_2)	250	250	$ft.^3$
10	Carbon Dioxide (CO_2)	500	50	Lbs.
11	Acetylene	145	145	$ft.^3$
12	Propane	500	500	gal.

Summarize the Business Plan inventory on this page. Place this summary in front of the inventory section of the Business Plan. Make copies of this sheet as necessary. Reminder: You need not report hazardous materials with a maximum quantity of less than 55 gallons, 500 pounds, 200 cubic feet, or the threshold planning quantity of an extremely hazardous substance. However, hazardous wastes, Category 1 and 2 pesticides, and explosives are reportable at any quantity.

III. SIGNATURE- EPCRA Facilities MUST sign the bottom of each individual attached inventory form.

SIGNATURE OF OWNER/OPERATOR	NAME OF SIGNER (print) 136	DATE 134
W. Smith	WALTER SMITH	9-30-11

Inventory Summary Page 1 of 1

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HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

☐ MATERIAL ☒ WASTE | Page ___ of ___

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) Full-Circle 3

FACILITY ID # F A 1 | MAP# 203 | GRID# A1 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 | TRADE SECRET ☒ Yes ☐ No 206 (If Subject to EPCRA, refer to instructions)

COMMON NAME Coolant Waste (Trimsol) 207 | EHS* ☐ Yes ☒ No 208

CAS# 209 | *If EHS is "Yes", all amounts below must be in lbs.

HAZARDOUS MATERIAL TYPE (Check one item only) ☐ a. PURE ☒ b. MIXTURE ☐ c. WASTE 211 | RADIOACTIVE ☐ Yes ☒ No 212 | CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS 214 | LARGEST CONTAINER 480 gal. tank 215

FED HAZARD CATEGORIES (Check all that apply) ☐ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
240 gal	480 gal	480 gal.	134

UNITS* (Check one item only) ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS 221 (* If EHS, amount must be in pounds.) | DAYS ON SITE: 365 222

STORAGE CONTAINER (Check one item only)
- ☒ a. ABOVE GROUND TANK
- ☐ b. UNDERGROUND TANK
- ☐ c. TANK INSIDE BUILDING
- ☐ d. STEEL DRUM
- ☐ e. PLASTIC/NONMETALLIC DRUM
- ☐ f. CAN
- ☐ g. CARBOY
- ☐ h. SILO
- ☐ i. FIBER DRUM
- ☐ j. BAG
- ☐ k. BOX
- ☐ l. CYLINDER
- ☐ m. GLASS BOTTLE
- ☐ n. PLASTIC BOTTLE
- ☐ o. TOTE BIN
- ☐ p. TANK WAGON
- ☐ q. RAIL CAR
- ☐ r. OTHER

223

STORAGE PRESSURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT 224

STORAGE TEMPERATURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC 225

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 226	227	☐ Yes ☐ No 228	229
2 230	231	☐ Yes ☐ No 232	233
3 234	235	☐ Yes ☐ No 236	237
4 238	239	☐ Yes ☐ No 240	241
5 242	243	☐ Yes ☐ No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or > 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

B. Sutton
If EPCRA, Please Sign Here

UPCF (Rev. 12/2007)

San Bernardino County Fire Department • Hazardous Materials Division

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HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

☐ MATERIAL ☒ WASTE — Page 1 of 2

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) Full-Circle (3)

FACILITY ID # F A (1) | MAP# (203) | GRID# A1 (204)

II. CHEMICAL INFORMATION

CHEMICAL NAME (205) | TRADE SECRET ☐ Yes ☒ No (206) — If Subject to EPCRA, refer to instructions

COMMON NAME (207) Waste Oils | EHS* ☐ Yes ☒ No (208)

CAS# (209) | *If EHS is "Yes", all amounts below must be in lbs.

HAZARDOUS MATERIAL TYPE (Check one item only) ☐ a. PURE ☒ b. MIXTURE ☐ c. WASTE (211) | RADIOACTIVE ☐ Yes ☒ No (212) | CURIES (213)

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS (214) | LARGEST CONTAINER 55 gal. drum (215)

FED HAZARD CATEGORIES (Check all that apply) ☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH (216)

AVERAGE DAILY AMOUNT (217)	MAXIMUM DAILY AMOUNT (218)	ANNUAL WASTE AMOUNT (219)	STATE WASTE CODE (220)
55 gal.	110 gal.	165 gal.	221

UNITS* (Check one item only) ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS (221) — * If EHS, amount must be in pounds. | DAYS ON SITE: 365 (222)

STORAGE CONTAINER (223)

☐ a. ABOVE GROUND TANK	☐ e. PLASTIC/NONMETALLIC DRUM	☐ i. FIBER DRUM	☐ m. GLASS BOTTLE	☐ q. RAIL CAR
☐ b. UNDERGROUND TANK	☐ f. CAN	☐ j. BAG	☐ n. PLASTIC BOTTLE	☐ r. OTHER
☐ c. TANK INSIDE BUILDING	☐ g. CARBOY	☐ k. BOX	☐ o. TOTE BIN	
☒ d. STEEL DRUM	☐ h. SILO	☐ l. CYLINDER	☐ p. TANK WAGON	

STORAGE PRESSURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT (224)

STORAGE TEMPERATURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC (225)

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 (226)	Mineral Spirits Odorless (227)	☐ Yes ☒ No (228)	64742-48-9 (229)
2 (230)	Light Petroleum Distillate (231)	☐ Yes ☒ No (232)	64742-47-8 (233)
3 (234)	Paraffinic Distillates light (235)	☐ Yes ☒ No (236)	64741-44-2 (237)
4 (238)	Paraffinic Distillates heavy (239)	☐ Yes ☒ No (240)	64742-54-7 (241)
5 (242)	Mobil Vactra Oil No. 2 (243)	☐ Yes ☒ No (244)	None (245)

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or > 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION (246)

C. Sutton

If EPCRA, Please Sign Here

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HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

☐ MATERIAL ☒ WASTE — Page 2 of 2

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) Full-Circle (3)

FACILITY ID # F A (1) | MAP# (203) | GRID# (204)

II. CHEMICAL INFORMATION

CHEMICAL NAME (205) | TRADE SECRET ☐ Yes ☒ No (206) — If Subject to EPCRA, refer to instructions

COMMON NAME (207): Waste Oils | EHS* ☐ Yes ☒ No (208)

CAS# (209) | *If EHS is "Yes", all amounts below must be in lbs.

HAZARDOUS MATERIAL TYPE (Check one item only) ☐ a. PURE ☒ b. MIXTURE ☐ c. WASTE (211) | RADIOACTIVE ☐ Yes ☒ No (212) | CURIES (213)

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS (214) | LARGEST CONTAINER: 55 gal. drum (215)

FED HAZARD CATEGORIES (Check all that apply) ☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH (216)

AVERAGE DAILY AMOUNT (217)	MAXIMUM DAILY AMOUNT (218)	ANNUAL WASTE AMOUNT (219)	STATE WASTE CODE (220)
55 gal.	110 gal.		

UNITS* (Check one item only) ☐ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS (221) — * If EHS, amount must be in pounds.

DAYS ON SITE: 365 (222)

STORAGE CONTAINER (223)

☐ a. ABOVE GROUND TANK	☐ e. PLASTIC/NONMETALLIC DRUM	☐ i. FIBER DRUM	☐ m. GLASS BOTTLE	☐ q. RAIL CAR
☐ b. UNDERGROUND TANK	☐ f. CAN	☐ j. BAG	☐ n. PLASTIC BOTTLE	☐ r. OTHER
☐ c. TANK INSIDE BUILDING	☐ g. CARBOY	☐ k. BOX	☐ o. TOTE BIN	
☒ d. STEEL DRUM	☐ h. SILO	☐ l. CYLINDER	☐ p. TANK WAGON	

STORAGE PRESSURE (224): ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

STORAGE TEMPERATURE (225): ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 (226)	Mobil DTE 24 (227)	☐ Yes ☒ No (228)	None (229)
2 (230)	(231)	☐ Yes ☐ No (232)	(233)
3 (234)	(235)	☐ Yes ☐ No (236)	(237)
4 (238)	(239)	☐ Yes ☐ No (240)	(241)
5 (242)	(243)	☐ Yes ☐ No (244)	(245)

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or > 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION (246)

If EPCRA, Please Sign Here

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HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

☒ MATERIAL ☐ WASTE Page ___ of ___

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) Full-Circle 3

FACILITY ID # F A 1 | MAP# 203 | GRID# D4, F2 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205: Synthetic Isoparaffinic Hydrocarbon

TRADE SECRET ☐ Yes ☒ No 206 (If Subject to EPCRA, refer to instructions)

COMMON NAME 207: Mineral Spirits Odorless

EHS* ☐ Yes ☒ No 208

CAS# 209: 64742-48-9

*If EHS is "Yes", all amounts below must be in lbs.

HAZARDOUS MATERIAL TYPE (Check one item only) ☒ a. PURE ☐ b. MIXTURE ☐ c. WASTE 211

RADIOACTIVE ☐ Yes ☒ No 212

CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS 214

LARGEST CONTAINER 215: 55 gal. drum

FED HAZARD CATEGORIES (Check all that apply) ☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
55 gal	110 gal		

UNITS* (Check one item only) ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS 221
* If EHS, amount must be in pounds.

DAYS ON SITE: 365 222

STORAGE CONTAINER (Check one item only) 223
- ☐ a. ABOVE GROUND TANK
- ☐ b. UNDERGROUND TANK
- ☐ c. TANK INSIDE BUILDING
- ☒ d. STEEL DRUM
- ☐ e. PLASTIC/NONMETALLIC DRUM
- ☐ f. CAN
- ☐ g. CARBOY
- ☐ h. SILO
- ☐ i. FIBER DRUM
- ☐ j. BAG
- ☐ k. BOX
- ☐ l. CYLINDER
- ☐ m. GLASS BOTTLE
- ☐ n. PLASTIC BOTTLE
- ☐ o. TOTE BIN
- ☐ p. TANK WAGON
- ☐ q. RAIL CAR
- ☐ r. OTHER

STORAGE PRESSURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT 224

STORAGE TEMPERATURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC 225

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 226	227	☐ Yes ☐ No 228	229
2 230	231	☐ Yes ☐ No 232	233
3 234	235	☐ Yes ☐ No 236	237
4 238	239	☐ Yes ☐ No 240	241
5 242	243	☐ Yes ☐ No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or > 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

If EPCRA, Please Sign Here

UPCF (Rev. 12/2007)

005 01/07/03 MINERAL SPIRITS ODORLESS

****
PRODUCT IDENTIFICATION
****

PRODUCT NAME: MINERAL SPIRITS ODORLESS

MSDS#: EX849691

DATE ISSUED: 10/18/2002

SUPERSEDES: 2/20/2002

ISSUED BY: 008505

MATERIAL SAFETY DATA SHEET

SECTION 1 CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

PRODUCT NAME: MINERAL SPIRITS ODORLESS

CHEMICAL NAME:
SYNTHETIC ISOPARAFFINIC HYDROCARBON 64742-48-9

CHEMICAL FAMILY:
ALIPHATIC HYDROCARBON

PRODUCT DESCRIPTION:
CLEAR COLORLESS LIQUID.

DISTRIBUTED BY:
Univar USA Inc.
6100 Carillon Point
Kirkland, WA 98033
425-889-3400

EMERGENCY TELEPHONE NUMBERS: (24 hrs)
CHEMTREC 800-424-9300

SECTION 2 COMPOSITION/INFORMATION ON INGREDIENTS

THIS PRODUCT IS HAZARDOUS AS DEFINED IN 29 CFR1910.1200.
OSHA HAZARD
COMBUSTIBLE

SECTION 3 HAZARDS IDENTIFICATION

POTENTIAL HEALTH EFFECTS
EYE CONTACT:
SLIGHTLY IRRITATING BUT DOES NOT INJURE EYE TISSUE.
SKIN CONTACT:
FREQUENT OR PROLONGED CONTACT MAY IRRITATE AND CAUSE DERMATITIS.
LOW ORDER OF TOXICITY.
SKIN CONTACT MAY AGGRAVATE AN EXISTING DERMATITIS CONDITION.
INHALATION:
HIGH VAPOR/AEROSOL CONCENTRATIONS (GREATER THAN APPROXIMATELY 1000 PPM) ARE IRRITATING TO THE EYES AND THE RESPIRATORY TRACT, MAY CAUSE HEADACHES, DIZZINESS, ANESTHESIA, DROWSINESS, UNCONSCIOUSNESS, AND OTHER CENTRAL NERVOUS SYSTEM EFFECTS, INCLUDING DEATH.
INGESTION:
SMALL AMOUNTS OF THIS PRODUCT ASPIRATED INTO THE RESPIRATORY SYSTEM DURING

INGESTION OR VOMITING MAY CAUSE MILD TO SEVERE PULMONARY INJURY, POSSIBLY PROGRESSING TO DEATH.
MINIMAL TOXICITY.

SECTION 4 FIRST AID MEASURES

EYE CONTACT:
FLUSH EYES WITH LARGE AMOUNTS OF WATER UNTIL IRRITATION SUBSIDES. IF IRRITATION PERSISTS, GET MEDICAL ATTENTION.
SKIN CONTACT:
FLUSH WITH LARGE AMOUNTS OF WATER; USE SOAP IF AVAILABLE.
REMOVE GROSSLY CONTAMINATED CLOTHING, INCLUDING SHOES, AND LAUNDER BEFORE REUSE.
INHALATION:
USING PROPER RESPIRATORY PROTECTION, IMMEDIATELY REMOVE THE AFFECTED VICTIM FROM EXPOSURE. ADMINISTER ARTIFICIAL RESPIRATION IF BREATHING IS STOPPED. KEEP AT REST. CALL FOR PROMPT MEDICAL ATTENTION.
INGESTION:
IF SWALLOWED, DO NOT INDUCE VOMITING. KEEP AT REST. GET PROMPT MEDICAL ATTENTION.

SECTION 5 FIRE-FIGHTING MEASURES

FLASH POINT: 120 DEG F.
FLAMMABLE LIMITS: LEL: 1.3 UEL: 9.8 @ 77 DEG F. NOTE: APPROXIMA
AUTOIGNITION TEMPERATURE: 660 DEG F. NOTE: APPROXIMATE
GENERAL HAZARD
COMBUSTIBLE LIQUID, CAN FORM COMBUSTIBLE MIXTURES AT TEMPERATURES AT OR ABOVE THE FLASHPOINT.
STATIC DISCHARGE, MATERIAL CAN ACCUMULATE STATIC CHARGES WHICH CAN CAUSE AN INCENDIARY ELECTRICAL DISCHARGE .
"EMPTY" CONTAINERS RETAIN PRODUCT RESIDUE (LIQUID AND/OR VAPOR) AND CAN BE DANGEROUS. DO NOT PRESSURIZE, CUT, WELD, BRAZE, SOLDER, DRILL, GRIND, OR EXPOSE SUCH CONTAINERS TO HEAT, FLAME, SPARKS, STATIC ELECTRICITY, OR OTHER SOURCES OF IGNITION; THEY MAY EXPLODE AND CAUSE INJURY OR DEATH. EMPTY DRUMS SHOULD BE COMPLETELY DRAINED, PROPERLY BUNGED AND PROMPTLY RETURNED TO A DRUM RECONDITIONER, OR PROPERLY DISPOSED OF.

FIRE FIGHTING
USE WATER SPRAY TO COOL FIRE EXPOSED SURFACES AND TO PROTECT PERSONNEL.
ISOLATE "FUEL" SUPPLY FROM FIRE.
USE FOAM, DRY CHEMICAL, OR WATER SPRAY TO EXTINGUISH FIRE.
AVOID SPRAYING WATER DIRECTLY INTO STORAGE CONTAINERS DUE TO DANGER OF BOILOVER.
THIS LIQUID IS VOLATILE AND GIVES OFF INVISIBLE VAPORS. EITHER THE LIQUID OR VAPOR MAY SETTLE IN LOW AREAS OR TRAVEL SOME DISTANCE ALONG THE GROUND OR SURFACE TO IGNITION SOURCES WHERE THEY MAY IGNITE OR EXPLODE.

DECOMPOSITION PRODUCTS UNDER FIRE CONDITIONS

SECTION 6 ACCIDENTAL RELEASE MEASURES

LAND SPILL
ELIMINATE SOURCES OF IGNITION. PREVENT ADDITIONAL DISCHARGE OF MATERIAL, IF POSSIBLE TO DO SO WITHOUT HAZARD. FOR SMALL SPILLS IMPLEMENT CLEANUP PROCEDURES; FOR LARGE SPILLS IMPLEMENT CLEANUP PROCEDURES AND, IF IN PUBLIC AREA, KEEP PUBLIC AWAY AND ADVISE AUTHORITIES. ALSO, IF THIS PRODUCT IS SUBJECT TO CERCLA REPORTING (SEE SECTION 15 REGULATORY INFORMATION) NOTIFY THE NATIONAL RESPONSE CENTER.
PREVENT LIQUID FROM ENTERING SEWERS, WATERCOURSES, OR LOW AREAS. CONTAIN SPILLED LIQUID WITH SAND OR EARTH. DO NOT USE COMBUSTIBLE MATERIALS SUCH AS SAWDUST.
RECOVER BY PUMPING (USE AN EXPLOSION PROOF OR HAND PUMP) OR WITH A

SUITABLE ABSORBENT.
CONSULT AN EXPERT ON DISPOSAL OF RECOVERED MATERIAL AND ENSURE CONFORMITY TO LOCAL DISPOSAL REGULATIONS.

WATER SPILL
ELIMINATE SOURCES OF IGNITION. WARN OCCUPANTS AND SHIPPING IN SURROUNDING AND DOWNWIND AREAS OF FIRE AND EXPLOSION HAZARD AND REQUEST ALL TO STAY CLEAR.
REMOVE FROM SURFACE WITH SUITABLE ADSORBENTS. IF ALLOWED BY LOCAL AUTHORITIES AND ENVIRONMENTAL AGENCIES, SINKING AND/OR SUITABLE DISPERSANTS MAY BE USED IN NON-CONFINED WATERS.
CONSULT AN EXPERT ON DISPOSAL OF RECOVERED MATERIAL AND ENSURE CONFORMITY TO LOCAL DISPOSAL REGULATIONS.

SECTION 7 STORAGE AND HANDLING

ELECTROSTATIC ACCUMULATION HAZARD:
YES, USE PROPER BONDING AND/OR GROUNDING PROCEDURE.
ADDITIONAL INFORMATION REGARDING SAFE HANDLING OF PRODUCTS WITH STATIC ACCUMULATION POTENTIAL CAN BE ORDERED BY CONTACTING THE AMERICAN PETROLEUM INSTITUTE (API) FOR API RECOMMENDED PRACTICE 2003, ENTITLED "PROTECTION AGAINST IGNITIONS ARISING OUT OF STATIC, LIGHTING, AND STRAY CURRENTS" (AMERICAN PETROLEUM INSTITUTE, 1220 L STREET NORTHWEST, WASHINGTON, DC 20005), OR THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) FOR NFPA 77 ENTITLED "STATIC ELECTRICITY" (NATIONAL FIRE PROTECTION ASSOCIATION, 1 BATTERYMARCH PARK, P.O. BOX 9101, QUINCY, MA 02269-9101).
STORAGE TEMPERATURE, DEG F:
AMBIENT
LOADING/UNLOADING TEMPERATURE, DEG F:
AMBIENT
STORAGE/TRANSPORT PRESSURE, MMHG:
ATMOSPHERIC
LOADING/UNLOADING VISCOSITY, CST:
2.1
STORAGE AND HANDLING:
KEEP CONTAINER CLOSED. HANDLE AND OPEN CONTAINERS WITH CARE. STORE IN A COOL, WELL VENTILATED PLACE AWAY FROM INCOMPATIBLE MATERIALS.
DO NOT HANDLE OR STORE NEAR AN OPEN FLAME, HEAT OR OTHER SOURCES OF IGNITION. PROTECT MATERIAL FROM DIRECT SUNLIGHT.
MATERIAL WILL ACCUMULATE STATIC CHARGES WHICH MAY CAUSE AN ELECTRICAL SPARK (IGNITION SOURCE). USE PROPER BONDING AND/OR GROUNDING PROCEDURES.
DO NOT PRESSURIZE, CUT, HEAT, OR WELD CONTAINERS. EMPTY PRODUCT CONTAINERS MAY CONTAIN PRODUCT RESIDUE. DO NOT REUSE EMPTY CONTAINERS WITHOUT COMMERCIAL CLEANING OR RECONDITIONING.

SECTION 8 EXPOSURE CONTROLS/PERSONAL PROTECTION

EXPOSURE CONTROLS
THE USE OF LOCAL EXHAUST VENTILATION IS RECOMMENDED TO CONTROL PROCESS EMISSIONS NEAR THE SOURCE. LABORATORY SAMPLES SHOULD BE HANDLED IN A LAB HOOD. PROVIDE MECHANICAL VENTILATION OF CONFINED SPACES. SEE RESPIRATORY PROTECTION RECOMMENDATIONS.

PERSONAL PROTECTION
FOR OPEN SYSTEMS WHERE CONTACT IS LIKELY, WEAR SAFETY GLASSES WITH SIDE SHIELDS, LONG SLEEVES, AND CHEMICAL RESISTANT GLOVES.
WHERE CONTACT MAY OCCUR, WEAR SAFETY GLASSES WITH SIDE SHIELDS.
WHERE CONCENTRATIONS IN AIR MAY EXCEED THE LIMITS GIVEN IN THIS SECTION AND ENGINEERING, WORK PRACTICE OR OTHER MEANS OF EXPOSURE REDUCTION ARE NOT ADEQUATE, NIOSH/MSHA APPROVED RESPIRATORS MAY BE NECESSARY TO PREVENT OVEREXPOSURE BY INHALATION.

WORKPLACE EXPOSURE GUIDELINES

VENDOR RECOMMENDS THE FOLLOWING OCCUPATIONAL EXPOSURE LIMITS:
A TWA OF 1200 MG/M3 (177 PPM) BASED ON TOTAL HYDROCARBON.

SECTION 9 PHYSICAL AND CHEMICAL PROPERTIES

SPECIFIC GRAVITY, AT DEG F:	0.76 AT 60
VAPOR PRESSURE, MMHG AT DEG F:	1 AT 68
	3 AT 100
SOLUBILITY IN WATER, WT. % AT DEG F:	LESS THAN 0.01 AT 77
VISCOSITY OF LIQUID, CST AT DEG F:	1.7 AT 77 APPROXIMATE
SP. GRAV. OF VAPOR, AT 1 ATM (AIR=1):	5.40 CALCULATED
FREEZING/MELTING POINT, DEG F:	LESS THAN -76
EVAPORATION RATE, N-BU ACETATE=1:	LESS THAN 0.1
BOILING POINT, DEG F:	354 TO 372

SECTION 10 STABILITY AND REACTIVITY

STABILITY:
STABLE
CONDITIONS TO AVOID INSTABILITY:
NOT APPLICABLE
HAZARDOUS POLYMERIZATION:
WILL NOT OCCUR
CONDITIONS TO AVOID HAZARDOUS POLYMERIZATION:
NOT APPLICABLE
MATERIALS AND CONDITIONS TO AVOID INCOMPATIBILITY:
HAZARDOUS DECOMPOSITION PRODUCTS:
NONE

SECTION 11 TOXICOLOGICAL INFORMATION

PLEASE REFER TO SECTION 3 FOR AVAILABLE INFORMATION ON POTENTIAL HELATH EFFECTS.

SECTION 12 ECOLOGICAL INFORMATION

NO SPECIFIC ECOLOGICAL DATA ARE AVAILABLE FOR THIS PRODUCT. PLEASE REFE TO SECTION 6 FOR INFORMATION REGARDING ACCIDENTAL RELEASES AND SECTION 1 FOR REGULATORY REPORTING INFORMATION.

SECTION 13 DISPOSAL CONSIDERATIONS

PLEASE REFER TO SECTIONS 5, 6 AND 15 FOR DISPOSAL AND REGULATORY INFORMATION.

SECTION 14 TRANSPORT INFORMATION

DEPARTMENT OF TRANSPORTATION (DOT):
DOT SHIPPING DESCRIPTION: PETROLEUM DISTILLATE, N.O.S., COMBUSTIBLE LIQUID UN 1268, III
NOTE: IN CONTAINERS OF 119 GALLONS CAPACITY OR LESS THIS PRODUCT IS NOT REGULATED BY DOT.

SECTION 15 REGULATORY INFORMATION

TSCA:

THIS PRODUCT IS LISTED ON THE TSCA INVENTORY AT CAS REGISTRY NUMBER 64742-48-9

CLEAN WATER ACT/OIL POLLUTION ACT:
THIS PRODUCT IS CLASSIFIED AS AN OIL UNDER SECTION 311 OF THE CLEAN WATER ACT (40 CFR 110) AND THE OIL POLLUTION ACT OF 1990. DISCHARGE OR SPILLS WHICH PRODUCE A VISIBLE SHEEN ON EITHER SURFACE WATER, OR IN WATERWAYS/SEWERS WHICH LEAD TO SURFACE WATER, MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AT 800-424-8802.

CERCLA:
IF THIS PRODUCT IS ACCIDENTALLY SPILLED, IT IS NOT SUBJECT TO ANY SPECIAL REPORTING UNDER THE REQUIREMENTS OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT. WE RECOMMEND YOU CONTACT LOCAL AUTHORITIES TO DETERMINE IF THERE MAY BE OTHER LOCAL REPORTING REQUIREMENTS.

SARA TITLE III:
UNDER THE PROVISIONS OF TITLE III, SECTIONS 311/312 OF THE SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT, THIS PRODUCT IS CLASSIFIED INTO THE FOLLOWING HAZARD CATEGORIES:
FIRE.
THIS INFORMATION MAY BE SUBJECT TO THE PROVISIONS OF THE COMMUNITY RIGHT-TO-KNOW REPORTING REQUIREMENTS (40 CFR 370) IF THRESHOLD QUANTITY CRITERIA ARE MET.

SECTION 16 OTHER INFORMATION

HAZARD RATING SYSTEMS:
THIS INFORMATION IS FOR PEOPLE TRAINED IN:
NATIONAL PAINT & COATINGS ASSOCIATION'S (NPCA)
HAZARDOUS MATERIALS IDENTIFICATION SYSTEM (HMIS)
NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 704)
IDENTIFICATION OF THE FIRE HAZARDS OF MATERIALS

	NPCA-HMIS	NFPA 704
HEALTH	1	1
FLAMMABILITY	2	2
REACTIVITY	0	0

KEY
4 = SEVERE
3 = SERIOUS
2 = MODERATE
1 = SLIGHT
0 = MINIMAL

CAUTION: HMIS ratings are based on a 0-4 rating scale with 1 representing minimal hazards or risks, and f representing significant hazards or risks. Recommended HMIS ratings should not be used in the absence of a fully implemented HMIS hazard communication program.

---------- FOR ADDITIONAL INFORMATION ----------
CONTACT: MSDS COORDINATOR UNIVAR USA INC.
DURING BUSINESS HOURS, PACIFIC TIME (425)889-3400
---------- NOTICE ----------

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* * * E N D O F M S D S * * *

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620 South "E" Street, San Bernardino, CA 92415-0153 • PHONE (909) 386-8401 FAX (909) 386-8460 www.sbcfire.org

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

☒ MATERIAL ☐ WASTE Page ___ of ___

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) Full-Circle 3

FACILITY ID # F A 1 | MAP# 203 | GRID# F2, D4 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 | TRADE SECRET ☐ Yes ☒ No 206
If Subject to EPCRA, refer to instructions

COMMON NAME 207: Oil-base lapping vehicle | EHS* ☐ Yes ☒ No 208

CAS# 209 | *If EHS is "Yes", all amounts below must be in lbs.

HAZARDOUS MATERIAL TYPE (Check one item only) ☐ a. PURE ☒ b. MIXTURE ☐ c. WASTE 211 | RADIOACTIVE ☐ Yes ☒ No 212 | CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS 214 | LARGEST CONTAINER 55 gal. drum 215

FED HAZARD CATEGORIES (Check all that apply) ☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
55 gal.	110 gal.		

UNITS* (Check one item only) ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS 221
* If EHS, amount must be in pounds.
DAYS ON SITE: 365 222

STORAGE CONTAINER 223
☐ a. ABOVE GROUND TANK ☐ e. PLASTIC/NONMETALLIC DRUM ☐ i. FIBER DRUM ☐ m. GLASS BOTTLE ☐ q. RAIL CAR
☐ b. UNDERGROUND TANK ☐ f. CAN ☐ j. BAG ☐ n. PLASTIC BOTTLE ☐ r. OTHER
☐ c. TANK INSIDE BUILDING ☐ g. CARBOY ☐ k. BOX ☐ o. TOTE BIN
☒ d. STEEL DRUM ☐ h. SILO ☐ l. CYLINDER ☐ p. TANK WAGON

STORAGE PRESSURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT 224

STORAGE TEMPERATURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC 225

	%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1	10.0 226	Paraffinic Distillates Light 227	☐ Yes ☒ No 228	64741-44-2 229
2	75.0 230	Light Petroleum Distillate 231	☐ Yes ☒ No 232	64742-47-8 233
3	15.0 234	Paraffinic Distillates Heavy 235	☐ Yes ☒ No 236	64742-54-7 237
4	238	239	☐ Yes ☐ No 240	241
5	242	243	☐ Yes ☐ No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or > 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

J. Smith
If EPCRA, Please Sign Here

UPCF (Rev. 12/2007)

501 W. Algonquin Road
Mt. Prospect, IL 60056 USA
1-224-659-7101 (phone)
1-224-659-7103 (fax)
www.lapmaster.com

Lapmaster International

LAPMASTER®

MATERIAL SAFETY DATA SHEET

Date: April 2010

Section #1: PRODUCT AND COMPANY IDENTIFICATION

Lapmaster International, LLC
501 W. Algonquin Road
Mt. Prospect, IL 60056

Telephone: (224) 659-7101 (Office Hours 8:00 a.m. to 5:30 p.m. CST)
Emergency Phone: 24 Hours/Chemtrec – 1-800-424-9300

Product Identification: Oil-Base Lapping Vehicle
Product Name: Oil-Base Vehicle #3

Section #2: COMPOSITION INFORMATION ON INGREDIENTS

Ingredient Information: Oil Distillates

Component Name	Percentage %	CAS Number	OSHA PEL	ACGIH TWA
Paraffinic Distillates Light	< 10%	64741-44-2	5mg/m3	5mg/m3
Light Petroleum Distillate	< 75%	64742-47-8	Not Established	Not Established
Paraffinic Distillates Heavy	< 15%	64742-54-7	5mg/m3	5mg/m3

Section #3: HAZARDS INFORMATION

EMERGENCY OVERVIEW: Spill may cause slipping hazard

POTENTIAL HEALTH EFFECTS:

EYE: May cause irritation
SKIN: May cause irritation
INGESTION: May cause irritation or loose bowels
INHALATION: No hazard in normal use

MEDICAL CONDITIONS GENERALLY AGGRAVATED BY EXPOSURE:
None Known

HEALTH HAZARDS (ACUTE AND CHRONIC):

Health – 2
Flammability - 2

SIGNS AND SYMPTOMS OF EXPOSURE:

No Data Available

CHRONIC / CARCINOGENICITY:

N/A
NTP: N/A
OSHA: N/A
IARC: N/A

Section #4: FIRST AID MEASURES

EYES: Remove Contacts – Flush eyes with saline – Seek Medical Attention
SKIN: Wash with Soap and water for 15 minutes – If irritated, Seek Medical Attention
INGESTION: DO NOT Induce Vomiting, Provide water or milk– Seek Medical Attention
INHALATION: Remove to fresh air, seek medical attention

Section #5: FIRE FIGHTING MEASURES

FIRE FIGHTING: Wear self-contained breathing apparatus. Avoid fume inhalation.
EXTINGUISHING MEDIA: CO2; Dry Chemical; Foam
HAZARDOUS COMBUSTION PRODUCTS: Carbon Monoxide and Carbon Dioxide
CONDITIONS OF FLAMMABILITY: 180 Degrees F Flashpoint or ignition source
Lower Explosive Limit: 0.9% Upper Explosive Limit: 7.0%
EXPLOSION DATA:
IMPACT SENSITIVITY: N/A
STATIC DISCHARGE: N/A
AUTOIGNITION: 660 degrees F

Section #6: ACCIDENTAL RELEASE MEASURES

GENERAL: Confine spill, use local and/or federal regulations in the collecting and disposal of material.

Section #7: HANDLING AND STORAGE

HANDLING: Wear Safety Goggles, Use Protective Gloves
STORAGE: Store between 60 & 90 degrees F. Keep containers sealed until ready for use. Avoid (keep away) from sources of ignition.

Section #8: EXPOSURE CONTROLS/PERSONAL PROTECTION

ENGINEERING CONTROLS: N/A
PERSONAL PROTECTION:
EYE/FACE: Wear Chemical Safety Goggles
SKIN: Use Oil-Resistant Gloves
RESPIRATORY: N/A

Section #9: PHYSICAL AND CHEMICAL PROPERTIES

PHYSICAL STATE:	Liquid
ODOR AND APPEARANCE:	Mild Oil Odor
BOILING POINT:	367-450 degrees F
Viscosity:	40 SUS
PH:	N/A
VAPOR PRESSURE (mmHg):	<1.0mm Hg @ 75 degrees F
SPECIFIC GRAVITY:	0.8085
WATER SOLUBILITY:	No
% VOLATILES:	> 75%
EVAPORATION RATE:	Slower than Butyl Acetate
COEFFICIENT WATER/OIL:	0% Water

Section #10: STABILITY AND REACTIVITY

STABILITY: Stable
STABILITY CONDITIONS TO AVOID: Strong Oxidizers
REACTIVITY: N/A
REACTIVITY CONDITIONS TO AVOID: Exposure to heat or flame

Section #11: TOXICOLOGICAL INFORMATION

ACUTE HEALTH HAZARDS:
ACUTE ORAL: N/A
COMPONENTS: N/A

Section #12: ECOLOGICAL INFORMATION

GENERAL: Product is classified as an oil under EPA-CWA Section 311. Spills leading to surface waters must be reported to National Response Center.

Section #13: DISPOSAL INFORMATION

WASTE DISPOSAL: Comply with State and/or Federal regulations
RCRA HAZARDOUS WASTE: Not RCRA hazardous waste

Section #14: TRANSPORTATION INFORMATION

DOT HAZARD CLASS:	Flammable Liquid, Hazard Class 3
PROPER SHIPPING NAME:	Petroleum Distillates, N.O.S.
IDENTIFICATION NUMBER:	UN1268
TDGA:	Not Listed
Packing Group:	III

Section #15: REGULATORY INFORMATION

TSCA STATUS: All ingredients in this product are on the TSCA inventory
WHMIS CLASSIFICATION: N/A
SARA Title III: No SARA section 313 components exist in this product

Section #16: OTHER INFORMATION

HMIS Code: Health 1, Flammability 2, Reactivity 0, Personal Protection B

Volatile Organic Compounds (VOCS): 4.98 lbs/gal, 597 grams/liter

The information contained in this Material Safety Data Sheet (MSDS) document is believed to be accurate and reliable. Because it is impossible to anticipate all conditions of use, some additional safety precautions may be required. ***LAPMASTER INTERNATIONAL, LLC, MAKES NO REPRESENTATION OR WARRANTY, EITHER EXPRESS OR IMPLIED, AS TO THE MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.*** Each user should read and understand the information provided and incorporate it into their individual site safety programs as required by applicable hazard communication standards and regulations.

ABBREVIATIONS:

ACGIG	American Conference of Governmental Industrial Hygienists
CAS	Chemical Abstracts Service
EPA	Environmental Protection Agency
PEL	Permissible Exposure Limit
PPE	Personal Protective Equipment
EPRCA 313	Emergency Planning & Community Right-to-Know Act, Section 313
WHIMIS	Canadian Workplace Hazardous Material Information System
OSHA	Occupational Health and Safety Administration

San Bernardino County Fire Department • Hazardous Materials Division

620 South "E" Street, San Bernardino, CA 92415-0153 • PHONE (909) 386-8401 FAX (909) 386-8460 www.sbcfire.org

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

☒ MATERIAL ☐ WASTE Page ___ of ___

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) Full-Circle 3

FACILITY ID # F A 1 | MAP# 203 | GRID# F2, E4 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 | TRADE SECRET ☐ Yes ☒ No 206 (If Subject to EPCRA, refer to instructions)

COMMON NAME 207: Mobil Vactra Oil No. 2 | EHS* ☐ Yes ☒ No 208

CAS# 209: No Reportable Hazardous Substances | *If EHS is "Yes", all amounts below must be in lbs.

HAZARDOUS MATERIAL TYPE (Check one item only) ☒ a. PURE ☐ b. MIXTURE ☐ c. WASTE 211 | RADIOACTIVE ☐ Yes ☒ No 212 | CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS 214 | LARGEST CONTAINER 55 gal. drum 215

FED HAZARD CATEGORIES (Check all that apply) ☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☐ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
55 gal.	110 gal.		

UNITS* (Check one item only) ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS 221 (* If EHS, amount must be in pounds.) | DAYS ON SITE: 365 222

STORAGE CONTAINER 223
- ☐ a. ABOVE GROUND TANK
- ☐ b. UNDERGROUND TANK
- ☐ c. TANK INSIDE BUILDING
- ☒ d. STEEL DRUM
- ☐ e. PLASTIC/NONMETALLIC DRUM
- ☐ f. CAN
- ☐ g. CARBOY
- ☐ h. SILO
- ☐ i. FIBER DRUM
- ☐ j. BAG
- ☐ k. BOX
- ☐ l. CYLINDER
- ☐ m. GLASS BOTTLE
- ☐ n. PLASTIC BOTTLE
- ☐ o. TOTE BIN
- ☐ p. TANK WAGON
- ☐ q. RAIL CAR
- ☐ r. OTHER

STORAGE PRESSURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT 224

STORAGE TEMPERATURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC 225

	%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1	226	227	☐ Yes ☐ No 228	229
2	230	231	☐ Yes ☐ No 232	233
3	234	235	☐ Yes ☐ No 236	237
4	238	239	☐ Yes ☐ No 240	241
5	242	243	☐ Yes ☐ No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or > 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

If EPCRA, Please Sign Here

UPCF (Rev. 12/2007)

MATERIAL SAFETY DATA SHEET

SECTION 1 PRODUCT AND COMPANY IDENTIFICATION

PRODUCT

Product Name: **MOBIL VACTRA OIL NO. 2**
Product Description: Base Oil and Additives
Product Code: 600494-00, 970716
Intended Use: Lubricant

COMPANY IDENTIFICATION

Supplier: **EXXON MOBIL CORPORATION**
3225 GALLOWS RD.
FAIRFAX, VA. 22037 USA

24 Hour Health Emergency	609-737-4411
Transportation Emergency Phone	800-424-9300
ExxonMobil Transportation No.	281-834-3296
Product Technical Information	800-662-4525, 800-947-9147
MSDS Internet Address	http://www.exxon.com, http://www.mobil.com

SECTION 2 COMPOSITION / INFORMATION ON INGREDIENTS

No Reportable Hazardous Substance(s) or Complex Substance(s).

SECTION 3 HAZARDS IDENTIFICATION

This material is not considered to be hazardous according to regulatory guidelines (see (M)SDS Section 15).

POTENTIAL HEALTH EFFECTS

Low order of toxicity. Excessive exposure may result in eye, skin, or respiratory irritation. High-pressure injection under skin may cause serious damage.

NFPA Hazard ID:	Health:	0	Flammability:	1	Reactivity:	0
HMIS Hazard ID:	Health:	0	Flammability:	1	Reactivity:	0

NOTE: This material should not be used for any other purpose than the intended use in Section 1 without expert advice. Health studies have shown that chemical exposure may cause potential human health risks which may vary from person to person.

SECTION 4 FIRST AID MEASURES

INHALATION

Remove from further exposure. For those providing assistance, avoid exposure to yourself or others. Use adequate respiratory protection. If respiratory irritation, dizziness, nausea, or unconsciousness occurs, seek immediate medical assistance. If breathing has stopped, assist ventilation with a mechanical device or use

mouth-to-mouth resuscitation.

SKIN CONTACT

Wash contact areas with soap and water. If product is injected into or under the skin, or into any part of the body, regardless of the appearance of the wound or its size, the individual should be evaluated immediately by a physician as a surgical emergency. Even though initial symptoms from high pressure injection may be minimal or absent, early surgical treatment within the first few hours may significantly reduce the ultimate extent of injury.

EYE CONTACT

Flush thoroughly with water. If irritation occurs, get medical assistance.

INGESTION

First aid is normally not required. Seek medical attention if discomfort occurs.

SECTION 5 FIRE FIGHTING MEASURES

EXTINGUISHING MEDIA

Appropriate Extinguishing Media: Use water fog, foam, dry chemical or carbon dioxide (CO2) to extinguish flames.

Inappropriate Extinguishing Media: Straight Streams of Water

FIRE FIGHTING

Fire Fighting Instructions: Evacuate area. Prevent runoff from fire control or dilution from entering streams, sewers, or drinking water supply. Firefighters should use standard protective equipment and in enclosed spaces, self-contained breathing apparatus (SCBA). Use water spray to cool fire exposed surfaces and to protect personnel.

Hazardous Combustion Products: Smoke, Fume, Aldehydes, Sulfur oxides, Incomplete combustion products, Oxides of carbon

FLAMMABILITY PROPERTIES

Flash Point [Method]: >205C (401F) [ASTM D-92]
Flammable Limits (Approximate volume % in air): LEL: 0.9 UEL: 7.0
Autoignition Temperature: N/D

SECTION 6 ACCIDENTAL RELEASE MEASURES

NOTIFICATION PROCEDURES

In the event of a spill or accidental release, notify relevant authorities in accordance with all applicable regulations. US regulations require reporting releases of this material to the environment which exceed the applicable reportable quantity or oil spills which could reach any waterway including intermittent dry creeks. The National Response Center can be reached at (800)424-8802.

SPILL MANAGEMENT

Land Spill: Stop leak if you can do it without risk. Recover by pumping or with suitable absorbent.

Water Spill: Stop leak if you can do it without risk. Confine the spill immediately with booms. Warn other shipping. Remove from the surface by skimming or with suitable absorbents. Seek the advice of a specialist before using dispersants.

Water spill and land spill recommendations are based on the most likely spill scenario for this material; however, geographic conditions, wind, temperature, (and in the case of a water spill) wave and current direction and speed may greatly influence the appropriate action to be taken. For this reason, local experts should be consulted. Note: Local regulations may prescribe or limit action to be taken.

ENVIRONMENTAL PRECAUTIONS

Large Spills: Dike far ahead of liquid spill for later recovery and disposal. Prevent entry into waterways, sewers, basements or confined areas.

SECTION 7 HANDLING AND STORAGE

HANDLING

Prevent small spills and leakage to avoid slip hazard.

Static Accumulator: This material is a static accumulator.

STORAGE

Do not store in open or unlabelled containers. Keep away from incompatible materials.

SECTION 8 EXPOSURE CONTROLS / PERSONAL PROTECTION

Exposure limits/standards for materials that can be formed when handling this product: When mists / aerosols can occur, the following are recommended: 5 mg/m³ - ACGIH TLV, 10 mg/m³ - ACGIH STEL, 5 mg/m³ - OSHA PEL.

NOTE: Limits/standards shown for guidance only. Follow applicable regulations.

ENGINEERING CONTROLS

The level of protection and types of controls necessary will vary depending upon potential exposure conditions. Control measures to consider:

No special requirements under ordinary conditions of use and with adequate ventilation.

PERSONAL PROTECTION

Personal protective equipment selections vary based on potential exposure conditions such as applications, handling practices, concentration and ventilation. Information on the selection of protective equipment for use with this material, as provided below, is based upon intended, normal usage.

Respiratory Protection: If engineering controls do not maintain airborne contaminant concentrations at a level which is adequate to protect worker health, an approved respirator may be appropriate. Respirator

selection, use, and maintenance must be in accordance with regulatory requirements, if applicable. Types of respirators to be considered for this material include:

No special requirements under ordinary conditions of use and with adequate ventilation.

For high airborne concentrations, use an approved supplied-air respirator, operated in positive pressure mode. Supplied air respirators with an escape bottle may be appropriate when oxygen levels are inadequate, gas/vapor warning properties are poor, or if air purifying filter capacity/rating may be exceeded.

Hand Protection: Any specific glove information provided is based on published literature and glove manufacturer data. Glove suitability and breakthrough time will differ depending on the specific use conditions. Contact the glove manufacturer for specific advice on glove selection and breakthrough times for your use conditions. Inspect and replace worn or damaged gloves. The types of gloves to be considered for this material include:

No protection is ordinarily required under normal conditions of use.

Eye Protection: If contact is likely, safety glasses with side shields are recommended.

Skin and Body Protection: Any specific clothing information provided is based on published literature or manufacturer data. The types of clothing to be considered for this material include:

No skin protection is ordinarily required under normal conditions of use. In accordance with good industrial hygiene practices, precautions should be taken to avoid skin contact.

Specific Hygiene Measures: Always observe good personal hygiene measures, such as washing after handling the material and before eating, drinking, and/or smoking. Routinely wash work clothing and protective equipment to remove contaminants. Discard contaminated clothing and footwear that cannot be cleaned. Practice good housekeeping.

ENVIRONMENTAL CONTROLS

See Sections 6, 7, 12, 13.

SECTION 9 PHYSICAL AND CHEMICAL PROPERTIES

Typical physical and chemical properties are given below. Consult the Supplier in Section 1 for additional data.

GENERAL INFORMATION

Physical State: Liquid
Color: Brown
Odor: Characteristic
Odor Threshold: N/D

IMPORTANT HEALTH, SAFETY, AND ENVIRONMENTAL INFORMATION

Relative Density (at 15 C): 0.883
Flash Point [Method]: >205C (401F) [ASTM D-92]
Flammable Limits (Approximate volume % in air): LEL: 0.9 UEL: 7.0
Autoignition Temperature: N/D
Boiling Point / Range: N/D
Vapor Density (Air = 1): > 2 at 101 kPa
Vapor Pressure: < 0.013 kPa (0.1 mm Hg) at 20 C
Evaporation Rate (n-butyl acetate = 1): N/D
pH: N/A

Log Pow (n-Octanol/Water Partition Coefficient): > 3.5
Solubility in Water: Negligible
Viscosity: 68 cSt (68 mm2/sec) at 40 C | 8.6 cSt (8.6 mm2/sec) at 100C
Oxidizing Properties: See Sections 3, 15, 16.

OTHER INFORMATION

Freezing Point: N/D
Melting Point: N/A
Pour Point: -6°C (21°F)
DMSO Extract (mineral oil only), IP-346: < 3 %wt

SECTION 10 STABILITY AND REACTIVITY

STABILITY: Material is stable under normal conditions.

CONDITIONS TO AVOID: Excessive heat. High energy sources of ignition.

MATERIALS TO AVOID: Strong oxidizers

HAZARDOUS DECOMPOSITION PRODUCTS: Material does not decompose at ambient temperatures.

HAZARDOUS POLYMERIZATION: Will not occur.

SECTION 11 TOXICOLOGICAL INFORMATION

ACUTE TOXICITY

Route of Exposure	Conclusion / Remarks
Inhalation	
Toxicity (Rat): LC50 > 5000 mg/m3	Minimally Toxic. Based on test data for structurally similar materials.
Irritation: No end point data.	Negligible hazard at ambient/normal handling temperatures. Based on assessment of the components.
Ingestion	
Toxicity (Rat): LD50 > 5000 mg/kg	Minimally Toxic. Based on test data for structurally similar materials.
Skin	
Toxicity (Rabbit): LD50 > 5000 mg/kg	Minimally Toxic. Based on test data for structurally similar materials.
Irritation (Rabbit): Data available.	Negligible irritation to skin at ambient temperatures. Based on test data for structurally similar materials.
Eye	
Irritation (Rabbit): Data available.	May cause mild, short-lasting discomfort to eyes. Based on test data for structurally similar materials.

CHRONIC/OTHER EFFECTS

Contains:

Base oil severely refined: Not carcinogenic in animal studies. Representative material passes IP-346, Modified Ames test, and/or other screening tests. Dermal and inhalation studies showed minimal effects; lung non-specific infiltration of immune cells, oil deposition and minimal granuloma formation. Not sensitizing in test animals.

Additional information is available by request.

The following ingredients are cited on the lists below: None.

--REGULATORY LISTS SEARCHED--

1 = NTP CARC	3 = IARC 1	5 = IARC 2B
2 = NTP SUS	4 = IARC 2A	6 = OSHA CARC

SECTION 12 ECOLOGICAL INFORMATION

The information given is based on data available for the material, the components of the material, and similar materials.

ECOTOXICITY

Material -- Not expected to be harmful to aquatic organisms.

MOBILITY

Base oil component -- Low solubility and floats and is expected to migrate from water to the land. Expected to partition to sediment and wastewater solids.

PERSISTENCE AND DEGRADABILITY

Biodegradation:

Base oil component -- Expected to be inherently biodegradable

BIOACCUMULATION POTENTIAL

Base oil component -- Has the potential to bioaccumulate, however metabolism or physical properties may reduce the bioconcentration or limit bioavailability.

SECTION 13 DISPOSAL CONSIDERATIONS

Disposal recommendations based on material as supplied. Disposal must be in accordance with current applicable laws and regulations, and material characteristics at time of disposal.

DISPOSAL RECOMMENDATIONS

Product is suitable for burning in an enclosed controlled burner for fuel value or disposal by supervised incineration at very high temperatures to prevent formation of undesirable combustion products.

REGULATORY DISPOSAL INFORMATION

RCRA Information: The unused product, in our opinion, is not specifically listed by the EPA as a hazardous waste (40 CFR, Part 261D), nor is it formulated to contain materials which are listed as hazardous wastes. It does not exhibit the hazardous characteristics of ignitability, corrosivity or reactivity and is not formulated with contaminants as determined by the Toxicity Characteristic Leaching Procedure (TCLP). However, used product may be regulated.

Empty Container Warning Empty Container Warning (where applicable): Empty containers may contain residue and can be dangerous. Do not attempt to refill or clean containers without proper instructions. Empty drums should be

completely drained and safely stored until appropriately reconditioned or disposed. Empty containers should be taken for recycling, recovery, or disposal through suitably qualified or licensed contractor and in accordance with governmental regulations. DO NOT PRESSURISE, CUT, WELD, BRAZE, SOLDER, DRILL, GRIND, OR EXPOSE SUCH CONTAINERS TO HEAT, FLAME, SPARKS, STATIC ELECTRICITY, OR OTHER SOURCES OF IGNITION. THEY MAY EXPLODE AND CAUSE INJURY OR DEATH.

SECTION 14 TRANSPORT INFORMATION

LAND (DOT) : Not Regulated for Land Transport

LAND (TDG) : Not Regulated for Land Transport

SEA (IMDG) : Not Regulated for Sea Transport according to IMDG-Code

AIR (IATA) : Not Regulated for Air Transport

SECTION 15 REGULATORY INFORMATION

OSHA HAZARD COMMUNICATION STANDARD: When used for its intended purposes, this material is not classified as hazardous in accordance with OSHA 29 CFR 1910.1200.

NATIONAL CHEMICAL INVENTORY LISTING: AICS, IECSC, DSL, EINECS, ENCS, KECI, PICCS, TSCA

EPCRA: This material contains no extremely hazardous substances.

SARA (311/312) REPORTABLE HAZARD CATEGORIES: None.

SARA (313) TOXIC RELEASE INVENTORY: This material contains no chemicals subject to the supplier notification requirements of the SARA 313 Toxic Release Program.

The Following Ingredients are Cited on the Lists Below: None.

--REGULATORY LISTS SEARCHED--

1 = ACGIH ALL	6 = TSCA 5a2	11 = CA P65 REPRO	16 = MN RTK
2 = ACGIH A1	7 = TSCA 5e	12 = CA RTK	17 = NJ RTK
3 = ACGIH A2	8 = TSCA 6	13 = IL RTK	18 = PA RTK
4 = OSHA Z	9 = TSCA 12b	14 = LA RTK	19 = RI RTK
5 = TSCA 4	10 = CA P65 CARC	15 = MI 293	

Code key: CARC=Carcinogen; REPRO=Reproductive

SECTION 16 OTHER INFORMATION

N/D = Not determined, N/A = Not applicable

THIS SAFETY DATA SHEET CONTAINS THE FOLLOWING REVISIONS:

No revision information is available.

The information and recommendations contained herein are, to the best of ExxonMobil's knowledge and belief, accurate and reliable as of the date issued. You can contact ExxonMobil to insure that this document is the most current available from ExxonMobil. The information and recommendations are offered for the user's consideration and examination. It is the user's responsibility to satisfy itself that the product is suitable for the intended use. If buyer repackages this product, it is the user's responsibility to insure proper health, safety and other necessary information is included with and/or on the container. Appropriate warnings and safe-handling procedures should be provided to handlers and users. Alteration of this document is strictly prohibited. Except to the extent required by law, re-publication or retransmission of this document, in whole or in part, is not permitted. The term, "ExxonMobil" is used for convenience, and may include any one or more of ExxonMobil Chemical Company, Exxon Mobil Corporation, or any affiliates in which they directly or indirectly hold any interest.

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HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

☒ MATERIAL ☐ WASTE Page ___ of ___

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) Full-Circle 3

FACILITY ID # F A 1 | MAP# 203 | GRID# E4, F2 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 | TRADE SECRET ☐ Yes ☒ No 206 (If Subject to EPCRA, refer to instructions)

COMMON NAME Mobil DTE 24 207 | EHS* ☐ Yes ☒ No 208

CAS# No Reportable Hazardous Substances 209 | *If EHS is "Yes", all amounts below must be in lbs.

HAZARDOUS MATERIAL TYPE (Check one item only) ☒ a. PURE ☐ b. MIXTURE ☐ c. WASTE 211 | RADIOACTIVE ☐ Yes ☒ No 212 | CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS 214 | LARGEST CONTAINER 55 gal. drum 215

FED HAZARD CATEGORIES (Check all that apply) ☒ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☐ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
55 gal.	110 gal.		

UNITS* (Check one item only) ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS 221 (* If EHS, amount must be in pounds.) | DAYS ON SITE: 365 222

STORAGE CONTAINER 223
- ☐ a. ABOVE GROUND TANK
- ☐ b. UNDERGROUND TANK
- ☐ c. TANK INSIDE BUILDING
- ☒ d. STEEL DRUM
- ☐ e. PLASTIC/NONMETALLIC DRUM
- ☐ f. CAN
- ☐ g. CARBOY
- ☐ h. SILO
- ☐ i. FIBER DRUM
- ☐ j. BAG
- ☐ k. BOX
- ☐ l. CYLINDER
- ☐ m. GLASS BOTTLE
- ☐ n. PLASTIC BOTTLE
- ☐ o. TOTE BIN
- ☐ p. TANK WAGON
- ☐ q. RAIL CAR
- ☐ r. OTHER

STORAGE PRESSURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT 224

STORAGE TEMPERATURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC 225

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 226	227	☐ Yes ☐ No 228	229
2 230	231	☐ Yes ☐ No 232	233
3 234	235	☐ Yes ☐ No 236	237
4 238	239	☐ Yes ☐ No 240	241
5 242	243	☐ Yes ☐ No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or > 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

If EPCRA, Please Sign Here

UPCF (Rev. 12/2007)

MATERIAL SAFETY DATA SHEET

SECTION 1 PRODUCT AND COMPANY IDENTIFICATION

PRODUCT

Product Name: **MOBIL DTE 24**
Product Description: Base Oil and Additives
Product Code: 201560102010, 602623-00, 970972
Intended Use: Hydraulic fluid

COMPANY IDENTIFICATION

Supplier: **EXXON MOBIL CORPORATION**
3225 GALLOWS RD.
FAIRFAX, VA. 22037 USA

24 Hour Health Emergency	609-737-4411
Transportation Emergency Phone	800-424-9300
ExxonMobil Transportation No.	281-834-3296
Product Technical Information	800-662-4525, 800-947-9147
MSDS Internet Address	http://www.exxon.com, http://www.mobil.com

SECTION 2 COMPOSITION / INFORMATION ON INGREDIENTS

No Reportable Hazardous Substance(s) or Complex Substance(s).

SECTION 3 HAZARDS IDENTIFICATION

This material is not considered to be hazardous according to regulatory guidelines (see (M)SDS Section 15).

POTENTIAL HEALTH EFFECTS

Low order of toxicity. Excessive exposure may result in eye, skin, or respiratory irritation. High-pressure injection under skin may cause serious damage.

NFPA Hazard ID:	Health:	0	Flammability:	1	Reactivity:	0
HMIS Hazard ID:	Health:	0	Flammability:	1	Reactivity:	0

NOTE: This material should not be used for any other purpose than the intended use in Section 1 without expert advice. Health studies have shown that chemical exposure may cause potential human health risks which may vary from person to person.

SECTION 4 FIRST AID MEASURES

INHALATION

Remove from further exposure. For those providing assistance, avoid exposure to yourself or others. Use

adequate respiratory protection. If respiratory irritation, dizziness, nausea, or unconsciousness occurs, seek immediate medical assistance. If breathing has stopped, assist ventilation with a mechanical device or use mouth-to-mouth resuscitation.

SKIN CONTACT

Wash contact areas with soap and water. If product is injected into or under the skin, or into any part of the body, regardless of the appearance of the wound or its size, the individual should be evaluated immediately by a physician as a surgical emergency. Even though initial symptoms from high pressure injection may be minimal or absent, early surgical treatment within the first few hours may significantly reduce the ultimate extent of injury.

EYE CONTACT

Flush thoroughly with water. If irritation occurs, get medical assistance.

INGESTION

First aid is normally not required. Seek medical attention if discomfort occurs.

SECTION 5 FIRE FIGHTING MEASURES

EXTINGUISHING MEDIA

Appropriate Extinguishing Media: Use water fog, foam, dry chemical or carbon dioxide (CO2) to extinguish flames.

Inappropriate Extinguishing Media: Straight Streams of Water

FIRE FIGHTING

Fire Fighting Instructions: Evacuate area. Prevent runoff from fire control or dilution from entering streams, sewers, or drinking water supply. Firefighters should use standard protective equipment and in enclosed spaces, self-contained breathing apparatus (SCBA). Use water spray to cool fire exposed surfaces and to protect personnel.

Unusual Fire Hazards: Pressurized mists may form a flammable mixture.

Hazardous Combustion Products: Smoke, Fume, Aldehydes, Sulfur oxides, Incomplete combustion products, Oxides of carbon

FLAMMABILITY PROPERTIES

Flash Point [Method]: >200C (392F) [ASTM D-92]
Flammable Limits (Approximate volume % in air): LEL: 0.9 UEL: 7.0
Autoignition Temperature: N/D

SECTION 6 ACCIDENTAL RELEASE MEASURES

NOTIFICATION PROCEDURES

In the event of a spill or accidental release, notify relevant authorities in accordance with all applicable regulations. US regulations require reporting releases of this material to the environment which exceed the applicable reportable quantity or oil spills which could reach any waterway including intermittent dry creeks. The

National Response Center can be reached at (800)424-8802.

PROTECTIVE MEASURES

Avoid contact with spilled material. See Section 5 for fire fighting information. See the Hazard Identification Section for Significant Hazards. See Section 4 for First Aid Advice. See Section 8 for advice on the minimum requirements for personal protective equipment. Additional protective measures may be necessary, depending on the specific circumstances and/or the expert judgment of the emergency responders. For emergency responders: Respiratory protection: respiratory protection will be necessary only in special cases, e.g., formation of mists. Half-face or full-face respirator with filter(s) for dust/organic vapor or Self Contained Breathing Apparatus (SCBA) can be used depending on the size of spill and potential level of exposure. If the exposure cannot be completely characterized or an oxygen deficient atmosphere is possible or anticipated, SCBA is recommended. Work gloves that are resistant to hydrocarbons are recommended. Gloves made of polyvinyl acetate (PVA) are not water-resistant and are not suitable for emergency use. Chemical goggles are recommended if splashes or contact with eyes is possible. Small spills: normal antistatic work clothes are usually adequate. Large spills: full body suit of chemical resistant, antistatic material is recommended.

SPILL MANAGEMENT

Land Spill: Stop leak if you can do it without risk. Recover by pumping or with suitable absorbent.

Water Spill: Stop leak if you can do it without risk. Confine the spill immediately with booms. Warn other shipping. Remove from the surface by skimming or with suitable absorbents. Seek the advice of a specialist before using dispersants.

Water spill and land spill recommendations are based on the most likely spill scenario for this material; however, geographic conditions, wind, temperature, (and in the case of a water spill) wave and current direction and speed may greatly influence the appropriate action to be taken. For this reason, local experts should be consulted. Note: Local regulations may prescribe or limit action to be taken.

ENVIRONMENTAL PRECAUTIONS

Large Spills: Dike far ahead of liquid spill for later recovery and disposal. Prevent entry into waterways, sewers, basements or confined areas.

SECTION 7 HANDLING AND STORAGE

HANDLING

Prevent small spills and leakage to avoid slip hazard. Material can accumulate static charges which may cause an electrical spark (ignition source). When the material is handled in bulk, an electrical spark could ignite any flammable vapors from liquids or residues that may be present (e.g., during switch-loading operations). Use proper bonding and/or ground procedures. However, bonding and grounds may not eliminate the hazard from static accumulation. Consult local applicable standards for guidance. Additional references include American Petroleum Institute 2003 (Protection Against Ignitions Arising out of Static, Lightning and Stray Currents) or National Fire Protection Agency 77 (Recommended Practice on Static Electricity) or CENELEC CLC/TR 50404 (Electrostatics - Code of practice for the avoidance of hazards due to static electricity).

Static Accumulator: This material is a static accumulator.

STORAGE

The container choice, for example storage vessel, may effect static accumulation and dissipation. Do not store in open or unlabelled containers. Keep away from incompatible materials.

SECTION 8 EXPOSURE CONTROLS / PERSONAL PROTECTION

Exposure limits/standards for materials that can be formed when handling this product: When mists/aerosols can occur the following are recommended: 5 mg/m³ - ACGIH TLV (inhalable fraction), 5 mg/m³ - OSHA PEL.

NOTE: Limits/standards shown for guidance only. Follow applicable regulations.

ENGINEERING CONTROLS

The level of protection and types of controls necessary will vary depending upon potential exposure conditions. Control measures to consider:

No special requirements under ordinary conditions of use and with adequate ventilation.

PERSONAL PROTECTION

Personal protective equipment selections vary based on potential exposure conditions such as applications, handling practices, concentration and ventilation. Information on the selection of protective equipment for use with this material, as provided below, is based upon intended, normal usage.

Respiratory Protection: If engineering controls do not maintain airborne contaminant concentrations at a level which is adequate to protect worker health, an approved respirator may be appropriate. Respirator selection, use, and maintenance must be in accordance with regulatory requirements, if applicable. Types of respirators to be considered for this material include:

No special requirements under ordinary conditions of use and with adequate ventilation.

For high airborne concentrations, use an approved supplied-air respirator, operated in positive pressure mode. Supplied air respirators with an escape bottle may be appropriate when oxygen levels are inadequate, gas/vapor warning properties are poor, or if air purifying filter capacity/rating may be exceeded.

Hand Protection: Any specific glove information provided is based on published literature and glove manufacturer data. Glove suitability and breakthrough time will differ depending on the specific use conditions. Contact the glove manufacturer for specific advice on glove selection and breakthrough times for your use conditions. Inspect and replace worn or damaged gloves. The types of gloves to be considered for this material include:

No protection is ordinarily required under normal conditions of use.

Eye Protection: If contact is likely, safety glasses with side shields are recommended.

Skin and Body Protection: Any specific clothing information provided is based on published literature or manufacturer data. The types of clothing to be considered for this material include:

No skin protection is ordinarily required under normal conditions of use. In accordance with good industrial hygiene practices, precautions should be taken to avoid skin contact.

Specific Hygiene Measures: Always observe good personal hygiene measures, such as washing after handling the material and before eating, drinking, and/or smoking. Routinely wash work clothing and protective equipment to remove contaminants. Discard contaminated clothing and footwear that cannot be cleaned. Practice good housekeeping.

ENVIRONMENTAL CONTROLS

See Sections 6, 7, 12, 13.

SECTION 9 PHYSICAL AND CHEMICAL PROPERTIES

Note: Physical and chemical properties are provided for safety, health and environmental considerations only and may not fully represent product specifications. Contact the Supplier for additional information.

GENERAL INFORMATION

Physical State: Liquid
Color: Brown
Odor: Characteristic
Odor Threshold: N/D

IMPORTANT HEALTH, SAFETY, AND ENVIRONMENTAL INFORMATION

Relative Density (at 15.6 C): 0.871
Flash Point [Method]: >200C (392F) [ASTM D-92]
Flammable Limits (Approximate volume % in air): LEL: 0.9 UEL: 7.0
Autoignition Temperature: N/D
Boiling Point / Range: > 316C (600F)
Vapor Density (Air = 1): > 2 at 101 kPa
Vapor Pressure: < 0.013 kPa (0.1 mm Hg) at 20 C
Evaporation Rate (n-butyl acetate = 1): N/D
pH: N/A
Log Pow (n-Octanol/Water Partition Coefficient): > 3.5
Solubility in Water: Negligible
Viscosity: 32 cSt (32 mm2/sec) at 40 C | 5.3 cSt (5.3 mm2/sec) at 100C
Oxidizing Properties: See Hazards Identification Section.

OTHER INFORMATION

Freezing Point: N/D
Melting Point: N/A
Pour Point: -18°C (0°F)
DMSO Extract (mineral oil only), IP-346: < 3 %wt

SECTION 10 STABILITY AND REACTIVITY

STABILITY: Material is stable under normal conditions.

CONDITIONS TO AVOID: Excessive heat. High energy sources of ignition.

MATERIALS TO AVOID: Strong oxidizers

HAZARDOUS DECOMPOSITION PRODUCTS: Material does not decompose at ambient temperatures.

HAZARDOUS POLYMERIZATION: Will not occur.

SECTION 11 TOXICOLOGICAL INFORMATION

ACUTE TOXICITY

Route of Exposure	Conclusion / Remarks
Inhalation	
Toxicity (Rat): LC50 > 5000 mg/m3	Minimally Toxic. Based on test data for structurally similar materials.
Irritation: No end point data.	Negligible hazard at ambient/normal handling temperatures. Based on assessment of the components.
Ingestion	
Toxicity (Rat): LD50 > 5000 mg/kg	Minimally Toxic. Based on test data for structurally similar materials.
Skin	
Toxicity (Rabbit): LD50 > 5000 mg/kg	Minimally Toxic. Based on test data for structurally similar materials.
Irritation (Rabbit): Data available.	Negligible irritation to skin at ambient temperatures. Based on test data for structurally similar materials.
Eye	
Irritation (Rabbit): Data available.	May cause mild, short-lasting discomfort to eyes. Based on test data for structurally similar materials.

CHRONIC/OTHER EFFECTS

Contains:

Base oil severely refined: Not carcinogenic in animal studies. Representative material passes IP-346, Modified Ames test, and/or other screening tests. Dermal and inhalation studies showed minimal effects; lung non-specific infiltration of immune cells, oil deposition and minimal granuloma formation. Not sensitizing in test animals.

Additional information is available by request.

The following ingredients are cited on the lists below: None.

--REGULATORY LISTS SEARCHED--

1 = NTP CARC	3 = IARC 1	5 = IARC 2B
2 = NTP SUS	4 = IARC 2A	6 = OSHA CARC

SECTION 12 ECOLOGICAL INFORMATION

The information given is based on data available for the material, the components of the material, and similar materials.

ECOTOXICITY

Material -- Not expected to be harmful to aquatic organisms.

MOBILITY

Base oil component -- Low solubility and floats and is expected to migrate from water to the land. Expected to partition to sediment and wastewater solids.

PERSISTENCE AND DEGRADABILITY

Biodegradation:

Base oil component -- Expected to be inherently biodegradable

BIOACCUMULATION POTENTIAL

Base oil component -- Has the potential to bioaccumulate, however metabolism or physical properties may reduce the bioconcentration or limit bioavailability.

SECTION 13 DISPOSAL CONSIDERATIONS

Disposal recommendations based on material as supplied. Disposal must be in accordance with current applicable laws and regulations, and material characteristics at time of disposal.

DISPOSAL RECOMMENDATIONS

Product is suitable for burning in an enclosed controlled burner for fuel value or disposal by supervised incineration at very high temperatures to prevent formation of undesirable combustion products. Protect the environment. Dispose of used oil at designated sites. Minimize skin contact. Do not mix used oils with solvents, brake fluids or coolants.

REGULATORY DISPOSAL INFORMATION

RCRA Information: The unused product, in our opinion, is not specifically listed by the EPA as a hazardous waste (40 CFR, Part 261D), nor is it formulated to contain materials which are listed as hazardous wastes. It does not exhibit the hazardous characteristics of ignitability, corrositivity or reactivity and is not formulated with contaminants as determined by the Toxicity Characteristic Leaching Procedure (TCLP). However, used product may be regulated.

Empty Container Warning Empty Container Warning (where applicable): Empty containers may contain residue and can be dangerous. Do not attempt to refill or clean containers without proper instructions. Empty drums should be completely drained and safely stored until appropriately reconditioned or disposed. Empty containers should be taken for recycling, recovery, or disposal through suitably qualified or licensed contractor and in accordance with governmental regulations. DO NOT PRESSURISE, CUT, WELD, BRAZE, SOLDER, DRILL, GRIND, OR EXPOSE SUCH CONTAINERS TO HEAT, FLAME, SPARKS, STATIC ELECTRICITY, OR OTHER SOURCES OF IGNITION. THEY MAY EXPLODE AND CAUSE INJURY OR DEATH.

SECTION 14 TRANSPORT INFORMATION

LAND (DOT): Not Regulated for Land Transport

LAND (TDG): Not Regulated for Land Transport

SEA (IMDG): Not Regulated for Sea Transport according to IMDG-Code

AIR (IATA): Not Regulated for Air Transport

SECTION 15 REGULATORY INFORMATION

OSHA HAZARD COMMUNICATION STANDARD: When used for its intended purposes, this material is not

classified as hazardous in accordance with OSHA 29 CFR 1910.1200.

Complies with the following national/regional chemical inventory requirements:: ENCS, AICS, TSCA, DSL, IECSC, PICCS, KECI, EINECS

EPCRA: This material contains no extremely hazardous substances.

SARA (311/312) REPORTABLE HAZARD CATEGORIES: None.

SARA (313) TOXIC RELEASE INVENTORY: This material contains no chemicals subject to the supplier notification requirements of the SARA 313 Toxic Release Program.

The following ingredients are cited on the lists below:

Chemical Name	CAS Number	List Citations
SOLVENT REFINED LIGHT NAPHTHENIC DISTILLATE (PETROLEUM)	64741-97-5	16, 17
ZINC ALKYL DITHIOPHOSPHATE	68649-42-3	15

--REGULATORY LISTS SEARCHED--

1 = ACGIH ALL	6 = TSCA 5a2	11 = CA P65 REPRO	16 = MN RTK
2 = ACGIH A1	7 = TSCA 5e	12 = CA RTK	17 = NJ RTK
3 = ACGIH A2	8 = TSCA 6	13 = IL RTK	18 = PA RTK
4 = OSHA Z	9 = TSCA 12b	14 = LA RTK	19 = RI RTK
5 = TSCA 4	10 = CA P65 CARC	15 = MI 293	

Code key: CARC=Carcinogen; REPRO=Reproductive

SECTION 16 OTHER INFORMATION

N/D = Not determined, N/A = Not applicable

THIS SAFETY DATA SHEET CONTAINS THE FOLLOWING REVISIONS:

Revision Changes:
Section 13: Disposal Considerations - Disposal Recommendations was modified.
Section 01: Product Code was modified.
Section 10 Stability and Reactivity - Header was modified.
Section 13: Disposal Recommendations - Note was modified.
Section 09: Phys/Chem Properties Note was modified.
Section 09: Color was modified.
Section 08: Personal Protection was modified.
Section 07: Handling and Storage - Handling was modified.
Section 07: Handling and Storage - Storage Phrases was modified.
Section 11: Inhalation Lethality Test Comment was modified.
Section 11: Dermal Irritation Test Comment was modified.

Section 11: Eye Irritation Test Comment was modified.
Section 05: Hazardous Combustion Products was modified.
Section 06: Accidental Release - Spill Management - Water was modified.
Section 09: Relative Density - Header was modified.
Section 09: Flash Point C(F) was modified.
Section 09: Viscosity was modified.
Section 09: Viscosity was modified.
Section 14: Sea (IMDG) - Header was modified.
Section 14: Air (IATA) - Header was modified.
Section 14: LAND (TDG) - Header was modified.
Section 14: LAND (DOT) - Header was modified.
Section 15: List Citation Table - Header was modified.
Section 14: LAND (DOT) - Default was modified.
Section 14: LAND (TDG) Default was modified.
Section 14: Sea (IMDG) - Default was modified.
Section 14: Air (IATA) - Default was modified.
Section 15: National Chemical Inventory Listing - Header was modified.
Section 15: National Chemical Inventory Listing was modified.
Section 08: Exposure limits/standards was modified.
Hazard Identification: OSHA - May be Hazardous Statement was modified.
Section 09: Oxidizing Properties was modified.
Section 06: Protective Measures was added.
Section 06: Accidental Release - Protective Measures - Header was added.
Section 15: Chemical Name - Header was added.
Section 15: CAS Number - Header was added.
Section 15: List Citations - Header was added.
Section 15: List Citations Table was added.

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HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

☒ MATERIAL ☐ WASTE Page ___ of ___

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) Full-Circle 3

FACILITY ID # F A 1 | MAP# 203 | GRID# E4, G2 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 | TRADE SECRET ☐ Yes ☒ No 206 (If Subject to EPCRA, refer to instructions)

COMMON NAME 207: Crystal Simple Green | EHS* ☐ Yes ☒ No 208

CAS# 209 | *If EHS is "Yes", all amounts below must be in lbs.

HAZARDOUS MATERIAL TYPE (Check one item only) ☐ a. PURE ☒ b. MIXTURE ☐ c. WASTE 211 | RADIOACTIVE ☐ Yes ☒ No 212 | CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS 214 | LARGEST CONTAINER 55 gal. drum 215

FED HAZARD CATEGORIES (Check all that apply) ☐ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
55 gal.	110 gal.		

UNITS* (Check one item only) ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS 221 (* If EHS, amount must be in pounds.) | DAYS ON SITE: 365 222

STORAGE CONTAINER 223
- ☐ a. ABOVE GROUND TANK
- ☐ b. UNDERGROUND TANK
- ☐ c. TANK INSIDE BUILDING
- ☒ d. STEEL DRUM
- ☐ e. PLASTIC/NONMETALLIC DRUM
- ☐ f. CAN
- ☐ g. CARBOY
- ☐ h. SILO
- ☐ i. FIBER DRUM
- ☐ j. BAG
- ☐ k. BOX
- ☐ l. CYLINDER
- ☐ m. GLASS BOTTLE
- ☐ n. PLASTIC BOTTLE
- ☐ o. TOTE BIN
- ☐ p. TANK WAGON
- ☐ q. RAIL CAR
- ☐ r. OTHER

STORAGE PRESSURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT 224

STORAGE TEMPERATURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC 225

	%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1	78.0 226	Water 227	☐ Yes ☒ No 228	7732-18-5 229
2	6.0 230	2-butoxyethanol 231	☐ Yes ☒ No 232	111-76-2 233
3	5.0 234	Ethoxylated Alcohol Mixture 235	☐ Yes ☒ No 236	Proprietary 237
4	5.0 238	Tetrapotassium Pyrophosphate 239	☐ Yes ☒ No 240	7320-34-5 241
5	5.0 242	Sodium Citrate 243	☐ Yes ☒ No 244	68-04-2 245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or > 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

B. Sutton
If EPCRA, Please Sign Here

UPCF (Rev. 12/2007)

Material Safety Data Sheet: **Crystal Simple Green® Industrial Cleaner/Degreaser**
Simple Green® Safety Towels

Version No. 19128-11B Date of Issue: September 2011 *ANSI-Z400.1-2003 Format*

Section 1: PRODUCT & COMPANY IDENTIFICATION

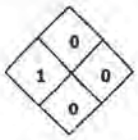
Product Name: Crystal Simple Green® Industrial Cleaner and Degreaser
Additional Names: Simple Green® Safety Towels (fluid only)

Manufacturer's Part Number: *Please refer to page 4*

Company: Sunshine Makers, Inc.
15922 Pacific Coast Highway
Huntington Beach, CA 92649 USA
Telephone: 800-228-0709 • 562-795-6000 Fax: 562-592-3830
Emergency Phone: Chem-Tel 24-Hour Emergency Service: 800-255-3924

Section 2: HAZARDS IDENTIFICATION

Emergency Overview: **CAUTION. Irritant. This is a clear colored liquid with a chemical/detergent odor. Safety towels are infused with a diluted version of mixture.**



NFPA/HMIS Rating:
Health = 1 = slight
Fire, Reactivity, and Special = 0 = minimal

Potential Health Effects

Eye Contact: Mildly irritating.
Skin Contact: No adverse effects expected under typical use conditions. Prolonged exposure may cause dryness. Chemically sensitive individuals may experience mild irritation.
Ingestion: May cause stomach or intestinal irritation if swallowed.
Inhalation: No adverse effects expected under typical use conditions. Adequate ventilation should be present for prolonged usage in small enclosed areas.

Section 3: COMPOSITION/INFORMATION ON INGREDIENTS

Ingredient	CAS Number	Percent Range
Water	7732-18-5	≥ 78%
2-butoxyethanol	111-76-2	≤ 6%
Ethoxylated Alcohol Mixture	Proprietary	≤ 5%
Tetrapotassium Pyrophosphate	7320-34-5	≤ 5%
Sodium Citrate	68-04-2	≤ 5%
Fragrance	Proprietary	≤ 1%

Section 4: FIRST AID MEASURES

If Inhaled: If adverse effect occurs, move to fresh air.
If on skin: If adverse effect occurs, rinse skin with water.
If in eyes: Flush with plenty of water. After 5 minutes of flushing, remove contact lenses, if present. Continue flushing for at least 10 more minutes. If irritation persists seek medical attention.
If ingested: Drink plenty of water to dilute.

Section 5: FIRE FIGHTING MEASURES

This formula is stable, non-flammable, and will not burn. No special procedures necessary

Flammability: Non-flammable
Flash Point: Non-flammable

Suitable Extinguishing Media: Use Dry chemical, CO2, water spray or "alcohol" foam.
Extinguishing Media to Avoid High volume jet water.
Special Exposure Hazards: In event of fire created carbon oxides, oxides of phosphorus may be formed.
Special Protective Equipment: Wear positive pressure self-contained breathing apparatus; Wear full protective clothing.

Section 6: ACCIDENTAL RELEASE MEASURES

Personal Precautions: See section 8 – personal protection.

Environmental Precautions: Do not allow into open waterways and ground water systems.

Method for Clean Up: Dilute with water and rinse into sanitary sewer system or soak up with inert absorbent material.

Section 7: HANDLING AND STORAGE

Handling: Keep container tightly closed. Ensure adequate ventilation. Keep out of reach of children.

Storage: Keep in cool dry area.

Section 8: EXPOSURE CONTROLS / PERSONAL PROTECTION

Exposure Limit Values:	OSHA PEL	ACGIH TLV
2-butoxyethanol	TWA 50 ppm (240 mg/m^3)	20 ppm (97 mg/m^3)
Tetrapotassium Pyrophosphate		5 mg/m^3

Exposure Controls:
Eye Contact: Use protective glasses if splashing or spray-back is likely.
Respiratory: Use in well ventilated areas.
Skin Contact: Prolonged exposure or dermal sensitive individuals should use protective gloves.

Section 9: PHYSICAL AND CHEMICAL PROPERTIES

Appearance:	Clear Liquid	**Vapor Pressure:**	18 mmHg @20°C; 23.5 mmHg @26°C	
Odor:	No added odor; chemical/detergent	**Density:**	8.5 lb/gal;	
Specific Gravity:	1.020 ± 0.010	**Water Solubility:**	100%	
pH:	9.0 – 9.9 (Crystal)	**VOC composite Partial Pressure:**	TBD	
	8.0 – 8.9 (Safety Towel)	**VOC:**	CARB Method 310	5.8%*
Boiling Point:	~212°F (100.6°C)		SCAQMD Method 313	6.6%*
Freezing Point:	~ 16°F (-9°C)		** product must be diluted to meet air quality regulations*	
Nutrient Content:	Phosphorous: 0.28% Chloride: ~110 ppm	Sulfur: ~180 ppm Fluorine: ~90 ppm		

Section 10: STABILITY AND REACTIVITY

Stability: Stable
Materials to Avoid: None known
Hazardous Decomposition Products: Normal products of combustion - CO, CO2; Oxides of Phosphorous may occur.

Section 11: TOXICOLOGICAL INFORMATION

Acute Toxicity: Oral LD_{50} (rat) > 5 g/kg body weight
Dermal LD_{50} (rabbit) > 5 g/kg body weight
Toxicity calculated from ingredients using OECD SERIES ON TESTING AND ASSESSMENT Number 33

Carcinogens: No ingredients are listed by OSHA, IARC, or NTP as known or suspected carcinogens.

Section 12: ECOLOGICAL INFORMATION

Hazard to wild mammals: Low, based on toxicology profile

Hazard to avian species: Low, based on toxicology profile

Hazard to aquatic organisms: Low, based on toxicology profile

Chemical Fate Information: Readily Biodegradable based on biodegradability profile of ingredients

Section 13: DISPOSAL CONSIDERATIONS

Appropriate Method for Disposal:

Unused Product: *Dilute with water to use concentration and dispose by sanitary sewer.

Used Product: *This product can enter into clarifiers and oil/water separators. Used product may be hazardous depending on the cleaning application and resulting contaminants.

Empty Containers: *Triple-rinse with water and offer for recycling if available in your area. Otherwise, dispose as non-hazardous waste.

*Dispose of used or unused product, and empty containers in accordance with the local, State, Provincial, and Federal regulations for your location. Never dispose of used degreasing rinsates into lakes, streams, and open bodies of water or storm drains.

Section 14: TRANSPORT INFORMATION

U.S. Department of Transportation (DOT) / Canadian TDG:	Not Regulated
IMO / IDMG:	Not classified as Dangerous
ICAO/ IATA:	Not classified as Dangerous
ADR/RID:	Not classified as Dangerous

U.N. Number	Not Required	Proper Shipping Name:	Detergent Solution
Hazard Class:	Non-Hazardous	Marine Pollutant:	No

Section 15: REGULATORY INFORMATION

All components are listed on: EINECS, TSCA, DSL and AICS Inventory.
No components listed under: Clean Air Act Section 112; Clean Water Act 307 & 311

SARA Title III: 2-butoxyethanol is subject to the reporting requirements of Section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 as Category N230 – Certain Glycol Ethers.

RCRA Status: Not a hazardous waste CERCLA Status : No components listed

State Right To Know Lists

2-butoxyethanol	Illinois, Massachusetts, New Jersey, Pennsylvania, Rhode Island

WHMIS Classification – Category D, subcategory 2B, eye irritant

Name	Toxic Substances List – Schedule 1 – CEPA (Canadian Environmental Protection Act)	NPRI Inventory
2-butoxyethanol	Yes	No

This product has been classified according to the hazard criteria of the CPR and the MSDS contains all the information required by Canada's Controlled Products Regulation.

Section 16: OTHER INFORMATION

Questions about the information found on this MSDS should be directed to:
SUNSHINE MAKERS, INC. – TECHNICAL DEPARTMENT
15922 Pacific Coast Hwy. Huntington Beach, CA 92649
Phone: 800/228-0709 [8am-5pm Pacific time, Mon-Fri] *Fax:* 562/592-3830 *Email:* infoweb@simplegreen.com

National Stock Numbers & Industrial Numbers:

Crystal

Part Number	NSN	Size
19024	7930-01-418-1151	24 oz. spray (12/cs)
19128	7930-01-418-1152	1 Gal. (6/cs)
19005	7930-01-418-1153	5 Gal.
19015		15 Gal.
19055	7930-01-418-1155	55 Gal.
19275		275 Gal.

Safety Towels

Part Number	Size
13353	5 count pouch (50/cs)
13351	75-count canister (6/cs)

****International Part Numbers May Differ.**

DISCLAIMER: The information provided with this MSDS is furnished in good faith and without warranty of any kind. Personnel handling this material must make independent determinations of the suitability and completeness of information from all sources to assure proper use and disposal of this material and the safety and health of employees and customers. Sunshine Makers, Inc. assumes no additional liability or responsibility resulting from the use of, or reliance on this information.

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HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

☒ MATERIAL ☐ WASTE Page ___ of ___

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) Full-Circle 3

FACILITY ID # F A 1 MAP# 203 GRID# E4, G2 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 TRADE SECRET ☒ Yes ☐ No 206
If Subject to EPCRA, refer to instructions

COMMON NAME Trim Sol 207 EHS* ☐ Yes ☒ No 208

CAS# 209 *If EHS is "Yes", all amounts below must be in lbs.

HAZARDOUS MATERIAL TYPE (Check one item only) ☐ a. PURE ☒ b. MIXTURE ☐ c. WASTE 211 RADIOACTIVE ☐ Yes ☒ No 212 CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS 214 LARGEST CONTAINER 55 gal. drum 215

FED HAZARD CATEGORIES (Check all that apply) ☐ a. FIRE ☐ b. REACTIVE ☐ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
55 gal. drum	110 gal.		

UNITS* (Check one item only) ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS 221 * If EHS, amount must be in pounds. DAYS ON SITE: 365 222

STORAGE CONTAINER
☐ a. ABOVE GROUND TANK ☐ e. PLASTIC/NONMETALLIC DRUM ☐ i. FIBER DRUM ☐ m. GLASS BOTTLE ☐ q. RAIL CAR
☐ b. UNDERGROUND TANK ☐ f. CAN ☐ j. BAG ☐ n. PLASTIC BOTTLE ☐ r. OTHER
☐ c. TANK INSIDE BUILDING ☐ g. CARBOY ☐ k. BOX ☐ o. TOTE BIN
☒ d. STEEL DRUM ☐ h. SILO ☐ l. CYLINDER ☐ p. TANK WAGON 223

STORAGE PRESSURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT 224

STORAGE TEMPERATURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC 225

	%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1	65.0 226	Severely hydrotreated Petroleum 227	☐ Yes ☒ No 228	64742-52-5 229
2	230	231	☐ Yes ☐ No 232	233
3	234	235	☐ Yes ☐ No 236	237
4	238	239	☐ Yes ☐ No 240	241
5	242	243	☐ Yes ☐ No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or > 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

B. Sutton
If EPCRA, Please Sign Here

UPCF (Rev. 12/2007)

MATERIAL SAFETY DATA SHEET
TRIM SOL®

1. CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Product name TRIM SOL®

Material type General-purpose Emulsion

Classification/synonym(s) Chemical emulsion/Soluble oil

Product use Coolant and lubricant in metal removal processes

Manufacturer address
MASTER CHEMICAL CORPORATION
501 West Boundary
Perrysburg, OH 43551-1200
419-874-7902

Emergency telephone 800-424-9300 **Fax number** 419-874-0684

2. COMPOSITION/INFORMATION ON INGREDIENTS

COMPONENT	OSHA PEL	ACGIH TLV	OTHER LIMITS RECOM.	CAS #	%RANGE
Severely hydrotreated petroleum oil	5mg/m^3 (mist)	5mg/m^3 (mist)	none	64742-52-5 64742-58-1 64742-54-0	55-65

The exact chemical identities and percentages of the raw materials used in TRIM SOL® are trade secrets. This information is being withheld as provided for in the Occupational Safety and Health Administration's Hazard Communication Rule (29 CFR 1910.1200).

3. HAZARDS IDENTIFICATION

Emergency overview
Blue green liquid
No immediate hazard
Fire may produce oxides of carbon, nitrogen, sulfur, and acid chlorides

POTENTIAL HEALTH EFFECTS

Acute effects of overexposure

Eye Contact	Transient irritation
Skin Contact	Possible defatting, nonirritant, nonsensitizer
Inhalation	Nontoxic
Ingestion	Nontoxic
Skin Absorption	Nontoxic

Chronic effects of overexposure None currently known

Product/Ingredients listed as carcinogen or potential carcinogen? **NTP Annual Report** No **IARC Monographs** No **OSHA** No

Signs and symptoms of exposure None

Medical conditions generally aggravated by exposure	None known

4. FIRST AID MEASURES

Emergency and first aid procedures	Eyes	Flush immediately with cool, clean water for at least 15 minutes
	Skin	Wash with mild soap and warm water
	Inhalation	Move to fresh air
	Ingestion	If large quantities are ingested, contact a physician

In every case get medical attention as required

5. FIRE FIGHTING MEASURES

Flash point (test method) >230°F (>110°C) (COC) **Flammable limits** Not determined

Extinguishing media As appropriate for the surrounding fire: water (flood with water), dry chemical, CO_2, or "alcohol" foam

Special fire fighting procedures None **Unusual fire and explosion hazards** None

6. ACCIDENTAL RELEASE MEASURES

Steps to be taken if material is released or spilled Mop up or use dry absorbent

7. HANDLING AND STORAGE

Precautions to be taken in handling and storing Avoid contact with eyes. Avoid prolonged or repeated skin contact with the concentrate. Wash thoroughly after handling. Do not swallow.

Other precautions Refer to container labels.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Respiratory protection (Specify type) None

Ventilation	Local exhaust	Not normally required
	Mechanical (General)	General room ventilation should be sufficient
	Special	None
	Other	None

Protective gloves	None
Other protective equipment	None
Eye protection	Safety glasses
Exposure limits	None established by ACGIH or OSHA for product as whole Refer to Section 2

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance	Blue-green liquid
Odor	Mild, sweet

pH of concentrate	9.0 – 9.1
Typical operating pH (as range)	8.0 – 9.0
Boiling point (ASTM D86)	>208°F (>98°C)
Freezing point	0°F (-18°C)
Solubility in water	Soluble
Specific gravity (H_2O=1)	1.002
V.O.C. Content (EPA Method 24)	1.945 lbs/gal
Evaporation rate (butyl acetate=1)	0.012

10. STABILITY AND REACTIVITY

Stability	Stable	**Conditions to avoid**	None
Incompatibility (materials to avoid)	Strong acids and oxidizers		
Hazardous combustion or decomposition products	Thermal decomposition (fire) may produce oxides of carbon, nitrogen, sulfur, and acid chlorides		
Hazardous polymerization	Will not occur	**Conditions to avoid**	None

11. TOXICOLOGICAL INFORMATION

		Results	
Study	**Test Animal**	**Concentrate**	**10% Solution**
Acute inhalation toxicity	Rat	---	nontoxic LC_{50}>225mg/l
Acute oral toxicity	Rat	nontoxic LD_{50}>5g/kg	nontoxic
Acute dermal toxicity	Rabbit	nontoxic LD_{50}>2g/kg	nontoxic
Primary skin irritation	Rabbit	irritant PDI index=6.75	nonirritant PDI index=0.00
Primary eye irritation	Rabbit	irritant	nonirritant
Repeated insult patch	Human volunteers	---	possible defatting nonirritant nonsensitizer

12. ECOLOGICAL INFORMATION

No data available

13. DISPOSAL CONSIDERATIONS

Waste disposal method Must comply with local, state, and federal regulations. If pre-treatment is needed, chemical treatment or ultrafiltration may be used. Contact Master Chemical Tech Line (1-800-537-3365) for assistance.

14. TRANSPORT INFORMATION

Department of Transportation	**DOT Hazard Class:** None TRIM SOL® is not classified as a hazardous material by DOT.

15. REGULATORY INFORMATION

Resource Conservation and Recovery Act	**EPA Hazardous Waste Number(s):** None TRIM SOL® is not classified as a hazardous waste by EPA.
Toxic Substances Control Act	All TRIM SOL® ingredients are listed on the TSCA Inventory of Chemical Substances.
Superfund Amendments and Reauthorization Act of 1986	TRIM SOL® does not contain any Section 302/304 Extremely Hazardous Substances or Section 313 Toxic Chemicals.

16. OTHER INFORMATION

	HMIS Hazard Index	**NFPA Rating**
	Concentrate	
(Health)	H = 1	H = 1
(Fire)	F = 0	F = 0
(Reactivity)	R = 0	R = 0
(Personal Protection)	PP = A (safety glasses)	Special hazards = none
	Typical Working Solution	
	H = 1	H = 1
	F = 0	F = 0
	R = 0	R = 0
	PP = A (safety glasses)	Special hazards = none

Key 0 = minimal 1 = slight 2 = moderate 3 = serious 4 = severe
This information is intended solely for the use of individuals trained in the particular system.

TRIM SOL® is a registered trademark of Master Chemical Corporation.
(C) 1963 – 2009 Master Chemical Corporation.

The information herein is given in good faith and believed current as of the date of this MSDS. Because conditions of use are beyond our control, no guarantee, representation, or warranty expressed or implied is made. Consult Master Chemical Corporation for further information.

Date of preparation December 21, 2009

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HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

☒ MATERIAL ☐ WASTE Page ___ of ___

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) Full-Circle 3

FACILITY ID # F A 1 | MAP# 203 | GRID# B3 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 | TRADE SECRET ☐ Yes ☒ No 206 (If Subject to EPCRA, refer to instructions)

COMMON NAME Oxygen 207 | EHS* ☐ Yes ☒ No 208

CAS# 7782-44-7 209 | *If EHS is "Yes", all amounts below must be in lbs.

HAZARDOUS MATERIAL TYPE (Check one item only) ☒ a. PURE ☐ b. MIXTURE ☐ c. WASTE 211 | RADIOACTIVE ☐ Yes ☒ No 212 | CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☐ b. LIQUID ☒ c. GAS 214 | LARGEST CONTAINER 250 ft³ 215

FED HAZARD CATEGORIES (Check all that apply) ☒ a. FIRE ☐ b. REACTIVE ☒ c. PRESSURE RELEASE ☐ d. ACUTE HEALTH ☒ e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
250 ft³	250 ft³		

UNITS* (Check one item only) ☐ a. GALLONS ☒ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS 221 (* If EHS, amount must be in pounds.) | DAYS ON SITE: 365 222

STORAGE CONTAINER (Check one item only) 223
- ☐ a. ABOVE GROUND TANK
- ☐ b. UNDERGROUND TANK
- ☐ c. TANK INSIDE BUILDING
- ☐ d. STEEL DRUM
- ☐ e. PLASTIC/NONMETALLIC DRUM
- ☐ f. CAN
- ☐ g. CARBOY
- ☐ h. SILO
- ☐ i. FIBER DRUM
- ☐ j. BAG
- ☐ k. BOX
- ☒ l. CYLINDER
- ☐ m. GLASS BOTTLE
- ☐ n. PLASTIC BOTTLE
- ☐ o. TOTE BIN
- ☐ p. TANK WAGON
- ☐ q. RAIL CAR
- ☐ r. OTHER

STORAGE PRESSURE ☐ a. AMBIENT ☒ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT 224

STORAGE TEMPERATURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC 225

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 226	227	☐ Yes ☐ No 228	229
2 230	231	☐ Yes ☐ No 232	233
3 234	235	☐ Yes ☐ No 236	237
4 238	239	☐ Yes ☐ No 240	241
5 242	243	☐ Yes ☐ No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or > 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

J. Smith
If EPCRA, Please Sign Here

UPCF (Rev. 12/2007)

Material Safety Data Sheet

Oxygen

Airgas

Section 1. Chemical product and company identification

Product name	: Oxygen
Supplier	: AIRGAS INC., on behalf of its subsidiaries 259 North Radnor-Chester Road Suite 100 Radnor, PA 19087-5283 1-610-687-5253
Product use	: Synthetic/Analytical chemistry.
Synonym	: Molecular oxygen; Oxygen molecule; Pure oxygen; O2; Liquid-oxygen-; UN 1072; UN 1073; Dioxygen; Oxygen USP, Aviator's Breathing Oxygen (ABO)
MSDS #	: 001043
Date of Preparation/Revision	: **6/16/2011.**
In case of emergency	: 1-866-734-3438

Section 2. Hazards identification

Physical state	: Gas.
Emergency overview	: DANGER! GAS: OXIDIZER. CONTACT WITH COMBUSTIBLE MATERIAL MAY CAUSE FIRE. CONTENTS UNDER PRESURE. Do not puncture or incinerate container. May cause severe frostbite. LIQUID: OXIDIZER. CONTACT WITH COMBUSTIBLE MATERIAL MAY CAUSE FIRE. Extremely cold liquid and gas under pressure. May cause severe frostbite. Do not puncture or incinerate container. Store in tightly-closed container. Avoid contact with combustible materials. Contact with rapidly expanding gases or liquids can cause frostbite.
Routes of entry	: Inhalation

Potential acute health effects

Eyes	: May cause eye irritation. Contact with rapidly expanding gas may cause burns or frostbite. Contact with cryogenic liquid can cause frostbite and cryogenic burns.
Skin	: May cause skin irritation. Contact with rapidly expanding gas may cause burns or frostbite. Contact with cryogenic liquid can cause frostbite and cryogenic burns.
Inhalation	: Respiratory system irritation after overexposure to high oxygen concentrations.
Ingestion	: Ingestion is not a normal route of exposure for gases. Contact with cryogenic liquid can cause frostbite and cryogenic burns.
Medical conditions aggravated by over-exposure	: Acute or chronic respiratory conditions may be aggravated by overexposure to this gas.

See toxicological information (Section 11)

Section 3. Composition, Information on Ingredients

Name	CAS number	% Volume	Exposure limits
Oxygen	7782-44-7	100	

Section 4. First aid measures

No action shall be taken involving any personal risk or without suitable training.If it is suspected that fumes are still present, the rescuer should wear an appropriate mask or self-contained breathing apparatus.It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation.

Eye contact : Check for and remove any contact lenses. Immediately flush eyes with plenty of water for at least 15 minutes, occasionally lifting the upper and lower eyelids. Get medical attention immediately.

Skin contact : None expected.

Frostbite : Try to warm up the frozen tissues and seek medical attention.

Inhalation : If inhaled, remove to fresh air. If not breathing, give artificial respiration. Get medical attention.

Ingestion : As this product is a gas, refer to the inhalation section.

Section 5. Fire-fighting measures

Flammability of the product : Non-flammable.

Products of combustion : No specific data.

Fire hazards in the presence of various substances : Extremely flammable in the presence of the following materials or conditions: reducing materials, combustible materials and organic materials.

Fire-fighting media and instructions : Use an extinguishing agent suitable for the surrounding fire.

Apply water from a safe distance to cool container and protect surrounding area. If involved in fire, shut off flow immediately if it can be done without risk.

Contains gas under pressure. Contact with combustible material may cause fire. This material increases the risk of fire and may aid combustion. In a fire or if heated, a pressure increase will occur and the container may burst or explode.

Special protective equipment for fire-fighters : Fire-fighters should wear appropriate protective equipment and self-contained breathing apparatus (SCBA) with a full face-piece operated in positive pressure mode.

Section 6. Accidental release measures

Personal precautions : Immediately contact emergency personnel. Keep unnecessary personnel away. Use suitable protective equipment (section 8). Eliminate all ignition sources if safe to do so. Do not touch or walk through spilled material. Shut off gas supply if this can be done safely. Isolate area until gas has dispersed.

Environmental precautions : Avoid dispersal of spilled material and runoff and contact with soil, waterways, drains and sewers.

Methods for cleaning up : Immediately contact emergency personnel. Stop leak if without risk. Use spark-proof tools and explosion-proof equipment. Note: see section 1 for emergency contact information and section 13 for waste disposal.

Section 7. Handling and storage

Handling : High pressure gas. Do not puncture or incinerate container. Use equipment rated for cylinder pressure. Close valve after each use and when empty. Store in tightly-closed container. Avoid contact with combustible materials. Protect cylinders from physical damage; do not drag, roll, slide, or drop. Use a suitable hand truck for cylinder movement.

Never allow any unprotected part of the body to touch uninsulated pipes or vessels that contain cryogenic liquids. Prevent entrapment of liquid in closed systems or piping without pressure relief devices. Some materials may become brittle at low temperatures and will easily fracture.

Storage : Keep container tightly closed. Keep container in a cool, well-ventilated area. Separate from acids, alkalies, reducing agents and combustibles. Cylinders should be stored upright, with valve protection cap in place, and firmly secured to prevent falling or being knocked over. Cylinder temperatures should not exceed 52 °C (125 °F).
For additional information concerning storage and handling refer to Compressed Gas Association pamphlets P-1 Safe Handling of Compressed Gases in Containers and P-12 Safe Handling of Cryogenic Liquids available from the Compressed Gas Association, Inc.

Section 8. Exposure controls/personal protection

Engineering controls : Use only with adequate ventilation. Use process enclosures, local exhaust ventilation or other engineering controls to keep worker exposure to airborne contaminants below any recommended or statutory limits.

Personal protection

Eyes : Safety eyewear complying with an approved standard should be used when a risk assessment indicates this is necessary to avoid exposure to liquid splashes, mists or dusts.

When working with cryogenic liquids, wear a full face shield.

Skin : Personal protective equipment for the body should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product.

Respiratory : Use a properly fitted, air-purifying or air-fed respirator complying with an approved standard if a risk assessment indicates this is necessary. Respirator selection must be based on known or anticipated exposure levels, the hazards of the product and the safe working limits of the selected respirator.

The applicable standards are (US) 29 CFR 1910.134 and (Canada) Z94.4-93

Hands : Chemical-resistant, impervious gloves complying with an approved standard should be worn at all times when handling chemical products if a risk assessment indicates this is necessary.

Insulated gloves suitable for low temperatures

Personal protection in case of a large spill : Self-contained breathing apparatus (SCBA) should be used to avoid inhalation of the product.

Product name

Oxygen

Consult local authorities for acceptable exposure limits.

Section 9. Physical and chemical properties

Molecular weight : 32 g/mole

Molecular formula : O2

Boiling/condensation point : -183°C (-297.4°F)

Melting/freezing point : -218.4°C (-361.1°F)

Critical temperature : -118.6°C (-181.5°F)

Vapor density : 1.105 (Air = 1) Liquid Density@BP: 71.23 lb/ft3 (1141 kg/m3)

Specific Volume (ft^3/lb) : 12.0482

Gas Density (lb/ft^3) : 0.083

Section 10. Stability and reactivity

Stability and reactivity : The product is stable.

Incompatibility with various substances : Extremely reactive or incompatible with the following materials: oxidizing materials, reducing materials and combustible materials.

Hazardous decomposition products : Under normal conditions of storage and use, hazardous decomposition products should not be produced.

Hazardous polymerization : Under normal conditions of storage and use, hazardous polymerization will not occur.

Section 11. Toxicological information

Toxicity data

Other toxic effects on humans : No specific information is available in our database regarding the other toxic effects of this material to humans.

Specific effects

Carcinogenic effects : No known significant effects or critical hazards.

Mutagenic effects : No known significant effects or critical hazards.

Reproduction toxicity : No known significant effects or critical hazards.

Section 12. Ecological information

Aquatic ecotoxicity

Not available.

Environmental fate : Not available.

Environmental hazards : This product shows a low bioaccumulation potential.

Toxicity to the environment : Not available.

Section 13. Disposal considerations

Product removed from the cylinder must be disposed of in accordance with appropriate Federal, State, local regulation.Return cylinders with residual product to Airgas, Inc.Do not dispose of locally.

Section 14. Transport information

Regulatory information	UN number	Proper shipping name	Class	Packing group	Label	Additional information
DOT Classification	UN1072 UN1073	OXYGEN, COMPRESSED Oxygen, refrigerated liquid	2.2	Not applicable (gas).	 	**Limited quantity** Yes. **Packaging instruction** **Passenger aircraft** Quantity limitation: 75 kg **Cargo aircraft** Quantity limitation: 150 kg **Special provisions** A52
TDG Classification	UN1072 UN1073	OXYGEN, COMPRESSED Oxygen, refrigerated liquid	2.2	Not applicable (gas).	 	**Explosive Limit and Limited Quantity Index** 0.125 **ERAP Index** 3000 **Passenger Carrying Ship**

Oxygen						
						Index 50 **Passenger Carrying Road or Rail Index** 75 **Special provisions** 42
Mexico Classification	UN1072 UN1073	OXYGEN, COMPRESSED Oxygen, refrigerated liquid	2.2	Not applicable (gas).		-

"Refer to CFR 49 (or authority having jurisdiction) to determine the information required for shipment of the product."

Section 15. Regulatory information

United States

U.S. Federal regulations : **TSCA 8(a) IUR**: Partial exemption
United States inventory (TSCA 8b): This material is listed or exempted.
SARA 302/304/311/312 extremely hazardous substances: No products were found.
SARA 302/304 emergency planning and notification: No products were found.
SARA 302/304/311/312 hazardous chemicals: Oxygen
SARA 311/312 MSDS distribution - chemical inventory - hazard identification: Oxygen: Fire hazard, Sudden release of pressure, Delayed (chronic) health hazard

State regulations : **Connecticut Carcinogen Reporting**: This material is not listed.
Connecticut Hazardous Material Survey: This material is not listed.
Florida substances: This material is not listed.
Illinois Chemical Safety Act: This material is not listed.
Illinois Toxic Substances Disclosure to Employee Act: This material is not listed.
Louisiana Reporting: This material is not listed.
Louisiana Spill: This material is not listed.
Massachusetts Spill: This material is not listed.
Massachusetts Substances: This material is listed.
Michigan Critical Material: This material is not listed.
Minnesota Hazardous Substances: This material is not listed.
New Jersey Hazardous Substances: This material is listed.
New Jersey Spill: This material is not listed.
New Jersey Toxic Catastrophe Prevention Act: This material is not listed.
New York Acutely Hazardous Substances: This material is not listed.
New York Toxic Chemical Release Reporting: This material is not listed.
Pennsylvania RTK Hazardous Substances: This material is listed.
Rhode Island Hazardous Substances: This material is not listed.

Canada

WHMIS (Canada) : Class A: Compressed gas.
Class C: Oxidizing material.

CEPA Toxic substances: This material is not listed.
Canadian ARET: This material is not listed.
Canadian NPRI: This material is not listed.
Alberta Designated Substances: This material is not listed.
Ontario Designated Substances: This material is not listed.
Quebec Designated Substances: This material is not listed.

Section 16. Other information

United States

Label requirements : GAS:
OXIDIZER.
CONTACT WITH COMBUSTIBLE MATERIAL MAY CAUSE FIRE.
CONTENTS UNDER PRESURE.
Do not puncture or incinerate container.
May cause severe frostbite.
LIQUID:
OXIDIZER.
CONTACT WITH COMBUSTIBLE MATERIAL MAY CAUSE FIRE.
Extremely cold liquid and gas under pressure.
May cause severe frostbite.

Canada

Label requirements : Class A: Compressed gas.
Class C: Oxidizing material.

Hazardous Material Information System (U.S.A.) :

Health	0
Flammability	0
Physical hazards	0

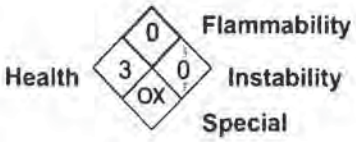
liquid:

Health	3
Fire hazard	0
Reactivity	0
Personal protection	

National Fire Protection Association (U.S.A.) :



liquid:



Notice to reader

Oxygen

To the best of our knowledge, the information contained herein is accurate. However, neither the above-named supplier, nor any of its subsidiaries, assumes any liability whatsoever for the accuracy or completeness of the information contained herein.
Final determination of suitability of any material is the sole responsibility of the user. All materials may present unknown hazards and should be used with caution. Although certain hazards are described herein, we cannot guarantee that these are the only hazards that exist.

San Bernardino County Fire Department • Hazardous Materials Division

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HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

☒ MATERIAL ☐ WASTE Page ___ of ___

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) Full-Circle 3

FACILITY ID # F A 1 | MAP# 203 | GRID# B3 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 | TRADE SECRET ☐ Yes ☒ No 206 (If Subject to EPCRA, refer to instructions)

COMMON NAME 207: Carbon Dioxide | EHS* ☐ Yes ☒ No 208

CAS# 209: 124-38-9 | *If EHS is "Yes", all amounts below must be in lbs.

HAZARDOUS MATERIAL TYPE (Check one item only) ☒ a. PURE ☐ b. MIXTURE ☐ c. WASTE 211 | RADIOACTIVE ☐ Yes ☒ No 212 | CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☒ b. LIQUID ☐ c. GAS 214 | LARGEST CONTAINER 200 ft³ 215

FED HAZARD CATEGORIES (Check all that apply) ☐ a. FIRE ☐ b. REACTIVE ☒ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
400 Lbs.	500 Lbs.		

UNITS* (Check one item only) ☐ a. GALLONS ☐ b. CUBIC FEET ☒ c. POUNDS ☐ d. TONS 221 (* If EHS, amount must be in pounds.) | DAYS ON SITE: 365 222

STORAGE CONTAINER
☐ a. ABOVE GROUND TANK ☐ b. UNDERGROUND TANK ☐ c. TANK INSIDE BUILDING ☐ d. STEEL DRUM
☐ e. PLASTIC/NONMETALLIC DRUM ☐ f. CAN ☐ g. CARBOY ☐ h. SILO
☐ i. FIBER DRUM ☐ j. BAG ☐ k. BOX ☒ l. CYLINDER
☐ m. GLASS BOTTLE ☐ n. PLASTIC BOTTLE ☐ o. TOTE BIN ☐ p. TANK WAGON
☐ q. RAIL CAR ☐ r. OTHER 223

STORAGE PRESSURE ☐ a. AMBIENT ☒ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT 224

STORAGE TEMPERATURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC 225

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 226	227	☐ Yes ☐ No 228	229
2 230	231	☐ Yes ☐ No 232	233
3 234	235	☐ Yes ☐ No 236	237
4 238	239	☐ Yes ☐ No 240	241
5 242	243	☐ Yes ☐ No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or > 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

B. Sutton
If EPCRA, Please Sign Here

UPCF (Rev. 12/2007)

Material Safety Data Sheet

Carbon Dioxide

Airgas

Section 1. Chemical product and company identification

Product name	: Carbon Dioxide
Supplier	: AIRGAS INC., on behalf of its subsidiaries 259 North Radnor-Chester Road Suite 100 Radnor, PA 19087-5283 1-610-687-5253
Product use	: Synthetic/Analytical chemistry.
Synonym	: Carbonic Acid, Carbon Dioxide Liquid, Carbon Dioxide, Refrigerated Liquid, Carbonic Anhydride
MSDS #	: 001013
Date of Preparation/Revision	: **2/25/2009.**
In case of emergency	: 1-866-734-3438

Section 2. Hazards identification

Physical state	: Gas or Liquid.
Emergency overview	: WARNING! GAS: CONTENTS UNDER PRESURE. MAY CAUSE RESPIRATORY TRACT, EYE, AND SKIN IRRITATION. CAN CAUSE TARGET ORGAN DAMAGE. Do not puncture or incinerate container. Can cause rapid suffocation. LIQUID: MAY CAUSE RESPIRATORY TRACT, EYE, AND SKIN IRRITATION. CAN CAUSE TARGET ORGAN DAMAGE. Extremely cold liquid and gas under pressure. Can cause rapid suffocation. May cause severe frostbite. Do not puncture or incinerate container. Avoid contact with eyes, skin and clothing. May cause target organ damage, based on animal data. Wash thoroughly after handling. Keep container closed. Avoid breathing gas. Use with adequate ventilation. Contact with rapidly expanding gas, liquid, or solid can cause frostbite.
Target organs	: May cause damage to the following organs: lungs, cardiovascular system, skin, eyes, central nervous system (CNS).
Routes of entry	: Inhalation Dermal Eyes

Potential acute health effects

Eyes	: Moderately irritating to eyes. Contact with rapidly expanding gas may cause burns or frostbite. Contact with cryogenic liquid can cause frostbite and cryogenic burns.
Skin	: Moderately irritating to the skin. Contact with rapidly expanding gas may cause burns or frostbite. Contact with cryogenic liquid can cause frostbite and cryogenic burns.
Inhalation	: Moderately irritating to the respiratory system.
Ingestion	: Ingestion is not a normal route of exposure for gases. Contact with cryogenic liquid can cause frostbite and cryogenic burns.
Potential chronic health effects	: **CARCINOGENIC EFFECTS**: Not available. **MUTAGENIC EFFECTS**: Not available. **TERATOGENIC EFFECTS**: Not available.
Medical conditions aggravated by over-exposure	: Pre-existing disorders involving any target organs mentioned in this MSDS as being at risk may be aggravated by over-exposure to this product.

See toxicological information (section 11)

Section 3. Composition, Information on Ingredients

Name	CAS number	% Volume	Exposure limits
Carbon Dioxide	124-38-9	100	**ACGIH TLV (United States, 1/2008).** STEL: 54000 mg/m³ 15 minute(s). STEL: 30000 ppm 15 minute(s). TWA: 9000 mg/m³ 8 hour(s). TWA: 5000 ppm 8 hour(s). **NIOSH REL (United States, 6/2008).** STEL: 54000 mg/m³ 15 minute(s). STEL: 30000 ppm 15 minute(s). TWA: 9000 mg/m³ 10 hour(s). TWA: 5000 ppm 10 hour(s). **OSHA PEL (United States, 11/2006).** TWA: 9000 mg/m³ 8 hour(s). TWA: 5000 ppm 8 hour(s). **OSHA PEL 1989 (United States, 3/1989).** STEL: 54000 mg/m³ 15 minute(s). STEL: 30000 ppm 15 minute(s). TWA: 18000 mg/m³ 8 hour(s). TWA: 10000 ppm 8 hour(s).

Section 4. First aid measures

No action shall be taken involving any personal risk or without suitable training.If it is suspected that fumes are still present, the rescuer should wear an appropriate mask or self-contained breathing apparatus.It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation.

Eye contact : Check for and remove any contact lenses. Immediately flush eyes with plenty of water for at least 15 minutes, occasionally lifting the upper and lower eyelids. Get medical attention immediately.

Skin contact : In case of contact, immediately flush skin with plenty of water for at least 15 minutes while removing contaminated clothing and shoes. Wash clothing before reuse. Clean shoes thoroughly before reuse. Get medical attention immediately.

Frostbite : Try to warm up the frozen tissues and seek medical attention.

Inhalation : Move exposed person to fresh air. If not breathing, if breathing is irregular or if respiratory arrest occurs, provide artificial respiration or oxygen by trained personnel. Loosen tight clothing such as a collar, tie, belt or waistband. Get medical attention immediately.

Ingestion : As this product is a gas, refer to the inhalation section.

Section 5. Fire-fighting measures

Flammability of the product : Non-flammable.

Products of combustion : Decomposition products may include the following materials:
carbon dioxide
carbon monoxide

Fire-fighting media and instructions : Use an extinguishing agent suitable for the surrounding fire.

Apply water from a safe distance to cool container and protect surrounding area. If involved in fire, shut off flow immediately if it can be done without risk.

Contains gas under pressure. In a fire or if heated, a pressure increase will occur and the container may burst or explode.

Special protective equipment for fire-fighters : Fire-fighters should wear appropriate protective equipment and self-contained breathing apparatus (SCBA) with a full face-piece operated in positive pressure mode.

Section 6. Accidental release measures

Personal precautions : Immediately contact emergency personnel. Keep unnecessary personnel away. Use suitable protective equipment (section 8). Shut off gas supply if this can be done safely. Isolate area until gas has dispersed.

Environmental precautions : Avoid dispersal of spilled material and runoff and contact with soil, waterways, drains and sewers.

Methods for cleaning up : Immediately contact emergency personnel. Stop leak if without risk. Note: see section 1 for emergency contact information and section 13 for waste disposal.

Section 7. Handling and storage

Handling : Wash thoroughly after handling. High pressure gas. Do not puncture or incinerate container. Use equipment rated for cylinder pressure. Close valve after each use and when empty. Keep container closed. Avoid contact with skin and clothing. Use with adequate ventilation. Avoid contact with eyes. Protect cylinders from physical damage; do not drag, roll, slide, or drop. Use a suitable hand truck for cylinder movement. Never allow any unprotected part of the body to touch uninsulated pipes or vessels that contain cryogenic liquids. Prevent entrapment of liquid in closed systems or piping without pressure relief devices. Some materials may become brittle at low temperatures and will easily fracture.

Storage : Cylinders should be stored upright, with valve protection cap in place, and firmly secured to prevent falling or being knocked over. Cylinder temperatures should not exceed 52 °C (125 °F).
For additional information concerning storage and handling refer to Compressed Gas Association pamphlets P-1 Safe Handling of Compressed Gases in Containers and P-12 Safe Handling of Cryogenic Liquids available from the Compressed Gas Association, Inc.

Section 8. Exposure controls/personal protection

Engineering controls : Use only with adequate ventilation. Use process enclosures, local exhaust ventilation or other engineering controls to keep worker exposure to airborne contaminants below any recommended or statutory limits.

Personal protection

Eyes : Safety eyewear complying with an approved standard should be used when a risk assessment indicates this is necessary to avoid exposure to liquid splashes, mists or dusts.

When working with cryogenic liquids, wear a full face shield.

Skin : Personal protective equipment for the body should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product.

Respiratory : Use a properly fitted, air-purifying or air-fed respirator complying with an approved standard if a risk assessment indicates this is necessary. Respirator selection must be based on known or anticipated exposure levels, the hazards of the product and the safe working limits of the selected respirator.

The applicable standards are (US) 29 CFR 1910.134 and (Canada) Z94.4-93

Hands : Chemical-resistant, impervious gloves complying with an approved standard should be worn at all times when handling chemical products if a risk assessment indicates this is necessary.

Insulated gloves suitable for low temperatures

Personal protection in case of a large spill : Self-contained breathing apparatus (SCBA) should be used to avoid inhalation of the product. Full chemical-resistant suit and self-contained breathing apparatus should be worn only by trained and authorized persons.

Product name

Carbon Dioxide	
carbon dioxide	**ACGIH TLV (United States, 1/2008).** STEL: 54000 mg/m³ 15 minute(s). STEL: 30000 ppm 15 minute(s). TWA: 9000 mg/m³ 8 hour(s). TWA: 5000 ppm 8 hour(s). **NIOSH REL (United States, 6/2008).** STEL: 54000 mg/m³ 15 minute(s). STEL: 30000 ppm 15 minute(s). TWA: 9000 mg/m³ 10 hour(s). TWA: 5000 ppm 10 hour(s). **OSHA PEL (United States, 11/2006).** TWA: 9000 mg/m³ 8 hour(s). TWA: 5000 ppm 8 hour(s). **OSHA PEL 1989 (United States, 3/1989).** STEL: 54000 mg/m³ 15 minute(s). STEL: 30000 ppm 15 minute(s). TWA: 18000 mg/m³ 8 hour(s). TWA: 10000 ppm 8 hour(s).

Consult local authorities for acceptable exposure limits.

Section 9. Physical and chemical properties

Molecular weight	: 44.01 g/mole	
Molecular formula	: C-O2	
Boiling/condensation point	: -78.6°C (-109.5°F)	
Melting/freezing point	: Sublimation temperature: -78.5°C (-109.3°F)	
Critical temperature	: 30.9°C (87.6°F)	
Vapor pressure	: 830 (psig)	
Vapor density	: 1.53 (Air = 1)	Liquid Density@BP: Solid density = 97.5 lb/ft3 (1562 kg/m3)
Specific Volume (ft ³/lb)	: 8.7719	
Gas Density (lb/ft ³)	: 0.114	

Section 10. Stability and reactivity

Stability and reactivity	: The product is stable.
Hazardous decomposition products	: Under normal conditions of storage and use, hazardous decomposition products should not be produced.
Hazardous polymerization	: Under normal conditions of storage and use, hazardous polymerization will not occur.

Section 11. Toxicological information

Toxicity data

Product/ingredient name	Result	Species	Dose	Exposure
carbon dioxide	LC50 Inhalation Gas.	Rat	470000 ppm	30 minutes

IDLH	: 40000 ppm
Chronic effects on humans	: May cause damage to the following organs: lungs, cardiovascular system, skin, eyes, central nervous system (CNS).
Other toxic effects on humans	: No specific information is available in our database regarding the other toxic effects of this material to humans.

Specific effects

Carcinogenic effects	: No known significant effects or critical hazards.
Mutagenic effects	: No known significant effects or critical hazards.
Reproduction toxicity	: No known significant effects or critical hazards.

Section 12. Ecological information

Aquatic ecotoxicity

Not available.

Toxicity of the products of biodegradation : not available

Environmental fate : Not available.

Environmental hazards : No known significant effects or critical hazards.

Toxicity to the environment : Not available.

Section 13. Disposal considerations

Product removed from the cylinder must be disposed of in accordance with appropriate Federal, State, local regulation.Return cylinders with residual product to Airgas, Inc.Do not dispose of locally.

Section 14. Transport information

Regulatory information	UN number	Proper shipping name	Class	Packing group	Label	Additional information
DOT Classification	UN1013 UN2187	CARBON DIOXIDE Carbon dioxide, refrigerated liquid	2.2	Not applicable (gas).		**Limited quantity** Yes. **Packaging instruction** **Passenger aircraft** Quantity limitation: 75 kg **Cargo aircraft** Quantity limitation: 150 kg
TDG Classification	UN1013 UN2187	CARBON DIOXIDE Carbon dioxide, refrigerated liquid	2.2	Not applicable (gas).		**Explosive Limit and Limited Quantity Index** 0.125 **Passenger Carrying Road or Rail Index** 75
Mexico Classification	UN1013 UN2187	CARBON DIOXIDE Carbon dioxide, refrigerated liquid	2.2	Not applicable (gas).		-

"Refer to CFR 49 (or authority having jurisdiction) to determine the information required for shipment of the product."

Section 15. Regulatory information

United States

U.S. Federal regulations : **United States inventory (TSCA 8b):** This material is listed or exempted.

SARA 302/304/311/312 extremely hazardous substances: No products were found.
SARA 302/304 emergency planning and notification: No products were found.
SARA 302/304/311/312 hazardous chemicals: carbon dioxide
SARA 311/312 MSDS distribution - chemical inventory - hazard identification: carbon dioxide: Sudden release of pressure, Immediate (acute) health hazard, Delayed (chronic) health hazard

Clean Water Act (CWA) 307: No products were found.

Clean Water Act (CWA) 311: No products were found.

Clean Air Act (CAA) 112 accidental release prevention: No products were found.

Clean Air Act (CAA) 112 regulated flammable substances: No products were found.

Clean Air Act (CAA) 112 regulated toxic substances: No products were found.

State regulations : **Connecticut Carcinogen Reporting:** This material is not listed.
Connecticut Hazardous Material Survey: This material is not listed.
Florida substances: This material is not listed.
Illinois Chemical Safety Act: This material is not listed.
Illinois Toxic Substances Disclosure to Employee Act: This material is not listed.
Louisiana Reporting: This material is not listed.
Louisiana Spill: This material is not listed.
Massachusetts Spill: This material is not listed.
Massachusetts Substances: This material is listed.
Michigan Critical Material: This material is not listed.
Minnesota Hazardous Substances: This material is not listed.
New Jersey Hazardous Substances: This material is listed.
New Jersey Spill: This material is not listed.
New Jersey Toxic Catastrophe Prevention Act: This material is not listed.
New York Acutely Hazardous Substances: This material is not listed.
New York Toxic Chemical Release Reporting: This material is not listed.
Pennsylvania RTK Hazardous Substances: This material is listed.
Rhode Island Hazardous Substances: This material is not listed.

Canada

WHMIS (Canada) : Class A: Compressed gas.

CEPA Toxic substances: This material is listed.
Canadian ARET: This material is not listed.
Canadian NPRI: This material is not listed.
Alberta Designated Substances: This material is not listed.
Ontario Designated Substances: This material is not listed.
Quebec Designated Substances: This material is not listed.

Section 16. Other information

United States

Label requirements : GAS:
CONTENTS UNDER PRESURE.
MAY CAUSE RESPIRATORY TRACT, EYE, AND SKIN IRRITATION.
CAN CAUSE TARGET ORGAN DAMAGE.
Do not puncture or incinerate container.
Can cause rapid suffocation.
LIQUID:
MAY CAUSE RESPIRATORY TRACT, EYE, AND SKIN IRRITATION.
CAN CAUSE TARGET ORGAN DAMAGE.
Extremely cold liquid and gas under pressure.
Can cause rapid suffocation.
May cause severe frostbite.

Canada

Carbon Dioxide

Label requirements : Class A: Compressed gas.

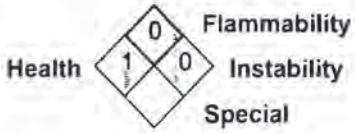
Hazardous Material Information System (U.S.A.) :

Health	* 1
Flammability	0
Physical hazards	0

liquid:

Health	3
Fire hazard	0
Reactivity	0
Personal protection	

National Fire Protection Association (U.S.A.) :



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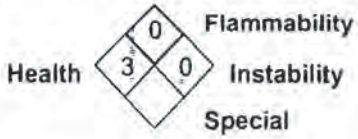


Notice to reader

To the best of our knowledge, the information contained herein is accurate. However, neither the above-named supplier, nor any of its subsidiaries, assumes any liability whatsoever for the accuracy or completeness of the information contained herein.
Final determination of suitability of any material is the sole responsibility of the user. All materials may present unknown hazards and should be used with caution. Although certain hazards are described herein, we cannot guarantee that these are the only hazards that exist.

San Bernardino County Fire Department • Hazardous Materials Division

620 South "E" Street, San Bernardino, CA 92415-0153 • PHONE (909) 386-8401 FAX (909) 386-8460 www.sbcfire.org

HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

☒ MATERIAL ☐ WASTE Page ___ of ___

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) Full-Circle 3

FACILITY ID # F A 1 | MAP# 203 | GRID# B3 204

II. CHEMICAL INFORMATION

CHEMICAL NAME 205 | TRADE SECRET ☐ Yes ☒ No 206 (If Subject to EPCRA, refer to instructions)

COMMON NAME 207: Acetylene | EHS* ☐ Yes ☒ No 208

CAS# 74-86-2 209 | *If EHS is "Yes", all amounts below must be in lbs.

HAZARDOUS MATERIAL TYPE (Check one item only) ☒ a. PURE ☐ b. MIXTURE ☐ c. WASTE 211 | RADIOACTIVE ☐ Yes ☒ No 212 | CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☐ b. LIQUID ☒ c. GAS 214 | LARGEST CONTAINER 145 ft³ 215

FED HAZARD CATEGORIES (Check all that apply) ☒ a. FIRE ☐ b. REACTIVE ☒ c. PRESSURE RELEASE ☒ d. ACUTE HEALTH ☒ e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
145 ft³	145 ft³		

UNITS* (Check one item only) ☐ a. GALLONS ☒ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS 221 (If EHS, amount must be in pounds.) | DAYS ON SITE: 365 222

STORAGE CONTAINER 223
- ☐ a. ABOVE GROUND TANK
- ☐ b. UNDERGROUND TANK
- ☐ c. TANK INSIDE BUILDING
- ☐ d. STEEL DRUM
- ☐ e. PLASTIC/NONMETALLIC DRUM
- ☐ f. CAN
- ☐ g. CARBOY
- ☐ h. SILO
- ☐ i. FIBER DRUM
- ☐ j. BAG
- ☐ k. BOX
- ☒ l. CYLINDER
- ☐ m. GLASS BOTTLE
- ☐ n. PLASTIC BOTTLE
- ☐ o. TOTE BIN
- ☐ p. TANK WAGON
- ☐ q. RAIL CAR
- ☐ r. OTHER

STORAGE PRESSURE 224: ☐ a. AMBIENT ☒ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT

STORAGE TEMPERATURE 225: ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC

%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1 226	227	☐ Yes ☐ No 228	229
2 230	231	☐ Yes ☐ No 232	233
3 234	235	☐ Yes ☐ No 236	237
4 238	239	☐ Yes ☐ No 240	241
5 242	243	☐ Yes ☐ No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or > 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

If EPCRA, Please Sign Here

UPCF (Rev. 12/2007)

Material Safety Data Sheet

Acetylene

Section 1. Chemical product and company identification

Product name	:	Acetylene
Supplier	:	AIRGAS INC., on behalf of its subsidiaries 259 North Radnor-Chester Road Suite 100 Radnor, PA 19087-5283 1-610-687-5253
Product use	:	Synthetic/Analytical chemistry.
Synonym	:	acetylen; acetylene ; ethine; ethyne; narcylen
MSDS #	:	001001
Date of Preparation/Revision	:	**5/11/2011.**
In case of emergency	:	1-866-734-3438

Section 2. Hazards identification

Physical state	:	Gas.
Emergency overview	:	WARNING! FLAMMABLE GAS. MAY CAUSE FLASH FIRE. MAY CAUSE TARGET ORGAN DAMAGE, BASED ON ANIMAL DATA. CONTENTS UNDER PRESSURE. Keep away from heat, sparks and flame. Do not puncture or incinerate container. May cause target organ damage, based on animal data. Use only with adequate ventilation. Keep container closed. Contact with rapidly expanding gases can cause frostbite.
Target organs	:	May cause damage to the following organs: lungs, upper respiratory tract, central nervous system (CNS).
Routes of entry	:	Inhalation

Potential acute health effects

Eyes	:	Contact with rapidly expanding gas may cause burns or frostbite.
Skin	:	Contact with rapidly expanding gas may cause burns or frostbite.
Inhalation	:	Acts as a simple asphyxiant.
Ingestion	:	Ingestion is not a normal route of exposure for gases

Potential chronic health effects

Chronic effects	:	May cause target organ damage, based on animal data.
Target organs	:	May cause damage to the following organs: lungs, upper respiratory tract, central nervous system (CNS).
Medical conditions aggravated by over-exposure	:	Pre-existing disorders involving any target organs mentioned in this MSDS as being at risk may be aggravated by over-exposure to this product.

See toxicological information (Section 11)

Section 3. Composition, Information on Ingredients

Name	CAS number	% Volume	Exposure limits
Acetylene	74-86-2	100	**NIOSH REL (United States, 6/2009).** CEIL: 2662 mg/m³ CEIL: 2500 ppm

Section 4. First aid measures

No action shall be taken involving any personal risk or without suitable training.If it is suspected that fumes are still present, the rescuer should wear an appropriate mask or self-contained breathing apparatus.It may be dangerous to the person providing aid to give mouth-to-mouth resuscitation.

Eye contact : Check for and remove any contact lenses. Immediately flush eyes with plenty of water for at least 15 minutes, occasionally lifting the upper and lower eyelids. Get medical attention immediately.

Skin contact : In case of contact, immediately flush skin with plenty of water for at least 15 minutes while removing contaminated clothing and shoes. To avoid the risk of static discharges and gas ignition, soak contaminated clothing thoroughly with water before removing it. Wash clothing before reuse. Clean shoes thoroughly before reuse. Get medical attention immediately.

Frostbite : Try to warm up the frozen tissues and seek medical attention.

Inhalation : Move exposed person to fresh air. If not breathing, if breathing is irregular or if respiratory arrest occurs, provide artificial respiration or oxygen by trained personnel. Loosen tight clothing such as a collar, tie, belt or waistband. Get medical attention immediately.

Ingestion : As this product is a gas, refer to the inhalation section.

Section 5. Fire-fighting measures

Flammability of the product : Flammable.

Auto-ignition temperature : 305°C (581°F)

Flash point : Closed cup: -18.15°C (-0.7°F).

Flammable limits : Lower: 2.5% Upper: 100%

Products of combustion : Decomposition products may include the following materials:
carbon dioxide
carbon monoxide

Fire hazards in the presence of various substances : Extremely flammable in the presence of the following materials or conditions: open flames, sparks and static discharge, heat and oxidizing materials.

Fire-fighting media and instructions : In case of fire, use water spray (fog), foam or dry chemical.

In case of fire, allow gas to burn if flow cannot be shut off immediately. Apply water from a safe distance to cool container and protect surrounding area. If involved in fire, shut off flow immediately if it can be done without risk.

Contains gas under pressure. Flammable gas. In a fire or if heated, a pressure increase will occur and the container may burst, with the risk of a subsequent explosion.

Special protective equipment for fire-fighters : Fire-fighters should wear appropriate protective equipment and self-contained breathing apparatus (SCBA) with a full face-piece operated in positive pressure mode.

Section 6. Accidental release measures

Personal precautions : Immediately contact emergency personnel. Keep unnecessary personnel away. Use suitable protective equipment (section 8). Shut off gas supply if this can be done safely. Isolate area until gas has dispersed.

Environmental precautions : Avoid dispersal of spilled material and runoff and contact with soil, waterways, drains and sewers.

Methods for cleaning up : Immediately contact emergency personnel. Stop leak if without risk. Use spark-proof tools and explosion-proof equipment. Note: see section 1 for emergency contact information and section 13 for waste disposal.

Section 7. Handling and storage

Handling : Use only with adequate ventilation. Use explosion-proof electrical (ventilating, lighting and material handling) equipment. High pressure gas. Do not puncture or incinerate container. Use equipment rated for cylinder pressure. Close valve after each use and when empty. Keep container closed. Keep away from heat, sparks and flame. To avoid fire, eliminate ignition sources. Protect cylinders from physical damage; do not drag, roll, slide, or drop. Use a suitable hand truck for cylinder movement.

Storage : Keep container in a cool, well-ventilated area. Keep container tightly closed and sealed until ready for use. Avoid all possible sources of ignition (spark or flame). Segregate from oxidizing materials. Cylinders should be stored upright, with valve protection cap in place, and firmly secured to prevent falling or being knocked over. Cylinder temperatures should not exceed 52 °C (125 °F).

Section 8. Exposure controls/personal protection

Engineering controls : Use only with adequate ventilation. Use process enclosures, local exhaust ventilation or other engineering controls to keep worker exposure to airborne contaminants below any recommended or statutory limits. The engineering controls also need to keep gas, vapor or dust concentrations below any lower explosive limits. Use explosion-proof ventilation equipment.

Personal protection

Eyes : Safety eyewear complying with an approved standard should be used when a risk assessment indicates this is necessary to avoid exposure to liquid splashes, mists or dusts.

Skin : Personal protective equipment for the body should be selected based on the task being performed and the risks involved and should be approved by a specialist before handling this product.

Respiratory : Use a properly fitted, air-purifying or air-fed respirator complying with an approved standard if a risk assessment indicates this is necessary. Respirator selection must be based on known or anticipated exposure levels, the hazards of the product and the safe working limits of the selected respirator.

The applicable standards are (US) 29 CFR 1910.134 and (Canada) Z94.4-93

Hands : Chemical-resistant, impervious gloves complying with an approved standard should be worn at all times when handling chemical products if a risk assessment indicates this is necessary.

Personal protection in case of a large spill : Self-contained breathing apparatus (SCBA) should be used to avoid inhalation of the product.

Product name

Ethyne

NIOSH REL (United States, 6/2009).
CEIL: 2662 mg/m³
CEIL: 2500 ppm

Consult local authorities for acceptable exposure limits.

Section 9. Physical and chemical properties

Molecular weight : 26.04 g/mole

Molecular formula : C2-H2

Melting/freezing point : Sublimation temperature: -81.8°C (-115.2 to °F)

Critical temperature : 35.3°C (95.5°F)

Vapor pressure : 635 (psig)

Vapor density : 0.907 (Air = 1)

Specific Volume (ft ³/lb) : 14.7058

Gas Density (lb/ft ³) : 0.0691 (-80°C / -112 to °F)

Section 10. Stability and reactivity

Stability and reactivity : The product is stable.

Incompatibility with various substances : Extremely reactive or incompatible with the following materials: oxidizing materials.

Hazardous decomposition products : Under normal conditions of storage and use, hazardous decomposition products should not be produced.

Hazardous polymerization : Under normal conditions of storage and use, hazardous polymerization will not occur.

Section 11. Toxicological information

Toxicity data

Chronic effects on humans : May cause damage to the following organs: lungs, upper respiratory tract, central nervous system (CNS).

Other toxic effects on humans : No specific information is available in our database regarding the other toxic effects of this material to humans.

Specific effects

Carcinogenic effects : No known significant effects or critical hazards.

Mutagenic effects : No known significant effects or critical hazards.

Reproduction toxicity : No known significant effects or critical hazards.

Section 12. Ecological information

Aquatic ecotoxicity

Not available.

Products of degradation : Products of degradation: carbon oxides (CO, CO_2) and water.

Environmental fate : Not available.

Environmental hazards : This product shows a low bioaccumulation potential.

Toxicity to the environment : Not available.

Section 13. Disposal considerations

Product removed from the cylinder must be disposed of in accordance with appropriate Federal, State, local regulation.Return cylinders with residual product to Airgas, Inc.Do not dispose of locally.

Section 14. Transport information

Regulatory information	UN number	Proper shipping name	Class	Packing group	Label	Additional information
DOT Classification	UN1001	ACETYLENE, DISSOLVED	2.1	Not applicable (gas).		**Limited quantity** Yes. **Packaging instruction** **Passenger aircraft** Quantity limitation: Forbidden. **Cargo aircraft** Quantity limitation: 15 kg

Acetylene						
TDG Classification	UN1001	ACETYLENE, DISSOLVED	2.1	Not applicable (gas).		**Explosive Limit and Limited Quantity Index** 0 **Passenger Carrying Ship Index** 75 **Passenger Carrying Road or Rail Index** Forbidden **Special provisions** 38, 42
Mexico Classification	UN1001	ACETYLENE, DISSOLVED	2.1	Not applicable (gas).		-

"Refer to CFR 49 (or authority having jurisdiction) to determine the information required for shipment of the product."

Section 15. Regulatory information

United States

U.S. Federal regulations : **TSCA 8(a) IUR**: Partial exemption
United States inventory (TSCA 8b): This material is listed or exempted.

SARA 302/304/311/312 extremely hazardous substances: No products were found.
SARA 302/304 emergency planning and notification: No products were found.
SARA 302/304/311/312 hazardous chemicals: Ethyne
SARA 311/312 MSDS distribution - chemical inventory - hazard identification: Ethyne: Fire hazard, reactive, Sudden release of pressure, Immediate (acute) health hazard

Clean Air Act (CAA) 112 accidental release prevention - Flammable Substances: Acetylene

Clean Air Act (CAA) 112 regulated flammable substances: Ethyne

State regulations : **Connecticut Carcinogen Reporting**: This material is not listed.
Connecticut Hazardous Material Survey: This material is not listed.
Florida substances: This material is not listed.
Illinois Chemical Safety Act: This material is not listed.
Illinois Toxic Substances Disclosure to Employee Act: This material is not listed.
Louisiana Reporting: This material is not listed.
Louisiana Spill: This material is not listed.
Massachusetts Spill: This material is not listed.
Massachusetts Substances: This material is listed.
Michigan Critical Material: This material is not listed.
Minnesota Hazardous Substances: This material is not listed.
New Jersey Hazardous Substances: This material is listed.
New Jersey Spill: This material is not listed.
New Jersey Toxic Catastrophe Prevention Act: This material is not listed.
New York Acutely Hazardous Substances: This material is not listed.
New York Toxic Chemical Release Reporting: This material is not listed.
Pennsylvania RTK Hazardous Substances: This material is listed.

Rhode Island Hazardous Substances: This material is not listed.

Canada

WHMIS (Canada) : Class A: Compressed gas.
Class B-1: Flammable gas.
Class F: Dangerously reactive material.

CEPA Toxic substances: This material is not listed.
Canadian ARET: This material is not listed.
Canadian NPRI: This material is listed.
Alberta Designated Substances: This material is not listed.
Ontario Designated Substances: This material is not listed.
Quebec Designated Substances: This material is not listed.

Section 16. Other information

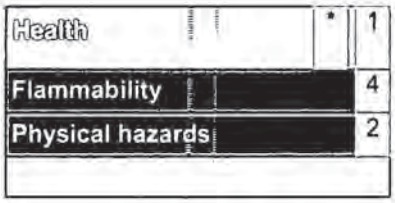
United States

Label requirements : FLAMMABLE GAS.
MAY CAUSE FLASH FIRE.
MAY CAUSE TARGET ORGAN DAMAGE, BASED ON ANIMAL DATA.
CONTENTS UNDER PRESSURE.

Canada

Label requirements : Class A: Compressed gas.
Class B-1: Flammable gas.
Class F: Dangerously reactive material.

Hazardous Material Information System (U.S.A.) :



National Fire Protection Association (U.S.A.) :



Notice to reader

To the best of our knowledge, the information contained herein is accurate. However, neither the above-named supplier, nor any of its subsidiaries, assumes any liability whatsoever for the accuracy or completeness of the information contained herein.
Final determination of suitability of any material is the sole responsibility of the user. All materials may present unknown hazards and should be used with caution. Although certain hazards are described herein, we cannot guarantee that these are the only hazards that exist.

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HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION

☒ MATERIAL ☐ WASTE Page ___ of ___

I. FACILITY INFORMATION

BUSINESS NAME (Same as FACILITY NAME or DBA – Doing Business As) Full-Circle 3

FACILITY ID # F A 1 | MAP# 203 | GRID# H3 204

II. CHEMICAL INFORMATION

CHEMICAL NAME Propane 205 | TRADE SECRET ☐ Yes ☒ No 206 (If Subject to EPCRA, refer to instructions)

COMMON NAME Odorized Commercial Propane 207 | EHS* ☐ Yes ☒ No 208

CAS# 74-98-6 209 | *If EHS is "Yes", all amounts below must be in lbs.

HAZARDOUS MATERIAL TYPE (Check one item only) ☐ a. PURE ☒ b. MIXTURE ☐ c. WASTE 211 | RADIOACTIVE ☐ Yes ☒ No 212 | CURIES 213

PHYSICAL STATE (Check one item only) ☐ a. SOLID ☐ b. LIQUID ☒ c. GAS 214 | LARGEST CONTAINER 500 gal. tank 215

FED HAZARD CATEGORIES (Check all that apply) ☒ a. FIRE ☐ b. REACTIVE ☒ c. PRESSURE RELEASE ☐ d. ACUTE HEALTH ☐ e. CHRONIC HEALTH 216

AVERAGE DAILY AMOUNT 217	MAXIMUM DAILY AMOUNT 218	ANNUAL WASTE AMOUNT 219	STATE WASTE CODE 220
500 gal.	500 gal.		

UNITS* (Check one item only) ☒ a. GALLONS ☐ b. CUBIC FEET ☐ c. POUNDS ☐ d. TONS 221 (* If EHS, amount must be in pounds.) | DAYS ON SITE: 365 222

STORAGE CONTAINER (Check one item only) 223
- ☒ a. ABOVE GROUND TANK
- ☐ b. UNDERGROUND TANK
- ☐ c. TANK INSIDE BUILDING
- ☐ d. STEEL DRUM
- ☐ e. PLASTIC/NONMETALLIC DRUM
- ☐ f. CAN
- ☐ g. CARBOY
- ☐ h. SILO
- ☐ i. FIBER DRUM
- ☐ j. BAG
- ☐ k. BOX
- ☐ l. CYLINDER
- ☐ m. GLASS BOTTLE
- ☐ n. PLASTIC BOTTLE
- ☐ o. TOTE BIN
- ☐ p. TANK WAGON
- ☐ q. RAIL CAR
- ☐ r. OTHER

STORAGE PRESSURE ☐ a. AMBIENT ☒ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT 224

STORAGE TEMPERATURE ☒ a. AMBIENT ☐ b. ABOVE AMBIENT ☐ c. BELOW AMBIENT ☐ d. CRYOGENIC 225

	%WT	HAZARDOUS COMPONENT (For mixture or waste only)	EHS	CAS #
1	7.0 226	Ethane 227	☐ Yes ☒ No 228	74-84-0 229
2	5.0 230	Propylene 231	☐ Yes ☒ No 232	115-07-1 233
3	2.5 234	Butanes 235	☐ Yes ☒ No 236	106-97-8 237
4	0.5 238	Ethyl Mercaptan 239	☐ Yes ☒ No 240	75-08-1 241
5	242	243	☐ Yes ☐ No 244	245

If more hazardous components are present at greater than 1% by weight if non-carcinogenic, or > 0.1% by weight if carcinogenic, attach additional sheets of paper capturing the required information.

ADDITIONAL LOCALLY COLLECTED INFORMATION 246

Q. Sutter
If EPCRA, Please Sign Here

UPCF (Rev. 12/2007)

MATERIAL SAFETY DATA SHEET FOR ODORIZED PROPANE

1. Chemical Product and Company Identification

Product Name: Odorized Commercial Propane
Chemical Name: Propane
Chemical Family: Paraffinic Hydrocarbon
Formula: C_3H_8
Synonyms: Dimethylmethane, LP-Gas, Liquefied Petroleum Gas (LPG), Propane, Propyl Hydride

Name & Address:
AmeriGas Propane, L.P.
P. O. Box 965
Valley Forge, PA. 19482

Transportation Emergency Number:
CHEMTREC 1-800-424-9300

For General Information, Call:
1-610-337-1000, Safety Dept.

2. Composition / Information on Ingredients

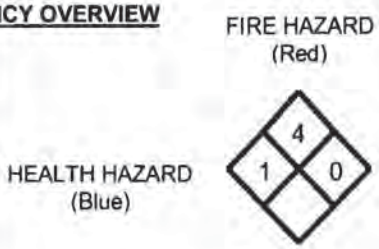
INGREDIENT NAME /CAS NUMBER	PERCENTAGE	OSHA PEL	ACGIH TLV
Propane / 74-98-6	87.5 -100		Simple asphyxiant
Ethane / 74-84-0	0 - 7.0	1,000 ppm	Simple asphyxiant
Propylene / 115-07-1	0 - 5.0		Simple asphyxiant
Butanes / 106-97-8	0 - 2.5		Simple asphyxiant
Ethyl Mercaptan / 75-08-1	0 - 50 ppm	0.5 ppm	0.5 ppm

WARNING: The intensity of the chemical odorant (e.g., ethyl mercaptan) may "fade" or diminish due to chemical oxidation, adsorption or absorption. Individuals with nasal perception problems may not be able to smell the odorant. Leaking propane from underground gas lines may lose its odor as it passes through certain soils. No odorant is effective 100% of the time. Therefore, circumstances can exist when individuals are in the presence of leaking propane and not be alerted by the smell. Contact AmeriGas for more information about odor, propane gas detectors and other safety considerations associated with the handling, storage and use of propane.

3. Hazards Identification

EMERGENCY OVERVIEW

DANGER! Flammable liquefied gas under pressure. Keep away from heat, sparks, flame, and all other ignition sources. Vapor replaces oxygen available for breathing and may cause suffocation in confined spaces. Use only with adequate ventilation. Reliance upon detection of odor may not provide adequate warning of potentially hazardous concentrations. Vapor is heavier than air; may collect at low levels. Liquid can cause freeze burn similar to frostbite. Do not get liquid in eyes, on skin, or on clothing. Avoid breathing vapor. Keep service valve closed when not in use.



SPECIAL HAZARDS*

Minimal 0 Moderate 2 Severe 4
Slight 1 Serious 3 *(Ref. NFPA 704)

POTENTIAL HEALTH EFFECTS INFORMATION

ROUTES OF EXPOSURE:

Inhalation: Asphyxiation. Before suffocation could occur, the lower flammability limit of propane in air would be exceeded, possibly causing both an oxygen-deficient and explosive atmosphere. Exposure to concentrations >10% may cause dizziness. Exposure to atmospheres containing 19% or less oxygen will bring about unconsciousness without warning. Lack of sufficient oxygen may cause serious injury or death.
Eye Contact: Contact with liquid can cause freezing of tissue.
Skin Contact: Contact with liquid can cause frostbite.
Skin Absorption: None.
Ingestion: Ingestion is not expected to occur in normal use. However, liquid can cause freeze burn similar to frostbite.

CHRONIC EFFECTS: None.

CARCINOGENICITY: Propane is not listed by NTP, OSHA or IARC.

4. First Aid Measures

INHALATION: Individuals suffering from lack of oxygen should be removed to fresh air. If victim is not breathing, administer artificial respiration. If breathing is difficult, administer oxygen. Obtain immediate medical assistance.

EYE CONTACT: Gently flush eyes with lukewarm water. Obtain immediate medical assistance.

SKIN CONTACT: Remove saturated clothes, shoes and jewelry. Immerse affected area in lukewarm water not exceeding 105° F. Keep immersed. Obtain immediate medical assistance.

INGESTION: If swallowed, obtain immediate medical assistance.

5. Fire-Fighting Measures

FLASH POINT: -156°F (-104°C) **AUTOIGNITION**: 842°F (432°C)

IGNITION TEMPERATURE IN AIR: 920°F to 1120°F (493°C to 549°C)

FLAMMABLE LIMITS IN AIR (% by volume): Lower: 2.15% Upper: 9.6%

EXTINGUISHING MEDIA: Dry chemical, CO_2, water spray or fog for surrounding area. Do not attempt to extinguish fire until propane source is isolated.

SPECIAL FIRE-FIGHTING INSTRUCTIONS: Evacuate all unnecessary personnel from the area. Allow only properly trained and protected emergency response personnel in area. A NIOSH approved self-contained breathing apparatus may be required. If gas flow cannot be shut off, do not attempt to extinguish fire. Allow fire to burn itself out. Use high volume water supply to cool exposed pressure containers and nearby equipment. Approach a flame-enveloped container from the sides, never from the ends. Use extreme caution when applying water to a container that has been exposed to heat or flame for more than a short time. For uncontrollable fires and/or when flame is impinging on container, withdraw all personnel and evacuate vicinity immediately.

UNUSUAL FIRE AND EXPLOSION HAZARDS: Propane is heavier than air and can collect in low areas. Flash back along a vapor trail is possible. Pressure in a container can build up due to heat; and, container may rupture suddenly and violently without warning if pressure relief devices fail to function properly. If flames are against the container, withdraw immediately on hearing a rising sound, if venting increases in volume or intensity or if there is discoloration of the container due to fire. Propane released from a properly functioning relief valve on an overheated container can also become ignited.

HAZARDOUS COMBUSTION PRODUCTS: None.

6. Accidental Release Measures

IF MATERIAL IS RELEASED OR SPILLED: Evacuate the immediate area. Eliminate any possible sources of ignition and provide maximum ventilation. Shut off source of propane, if possible. If leaking from container or valve, contact your supplier or AmeriGas immediately.

7. Handling and Storage

HANDLING PRECAUTIONS: Propane vapor is heavier than air and can collect in low areas that are without sufficient ventilation. Conduct system checks for leaks with a leak detector or solution, never with flame. Make certain the container service valve is shut off prior to connecting or disconnecting. If container valve does not operate properly, discontinue use and contact AmeriGas. Never insert an object (e.g., wrench, screwdriver, pry bar, etc.) into pressure relief valve or cylinder valve cap openings. Do not drop or abuse cylinders. Never strike an arc on a gas container or make a container part of an electrical circuit. See Section 16, "OTHER INFORMATION", for additional precautions.

STORAGE PRECAUTIONS: Store in a safe, authorized location (outside, detached storage is preferred) with adequate ventilation. Specific requirements are listed in NFPA 58, LP-GAS CODE. Isolate from heat and ignition sources. Containers should never be allowed to reach temperature exceeding 125°F (52°C). Isolate from combustible materials. Provide separate storage locations for other compressed and flammable gases. Propane containers should be separated from oxygen cylinders or other oxidizers by a minimum distance of 20 feet, or by a barrier of non-combustible material at least 5 feet high having a fire rating of at least 1/2 hour. Full and empty cylinders should be segregated. Keep cylinders in an upright position at all times so that each pressure relief valve communicates with the vapor space. Keep container valve closed and plugged or capped when not in use. Install protective caps when cylinders are not connected for use. Empty containers retain some residue and should be treated as if they were full.

8. Exposure Control / Personal Protection

ENGINEERING CONTROLS

Ventilation: Provide ventilation adequate to ensure propane does not reach a flammable mixture.

RESPIRATORY PROTECTION

General Use: None.

Emergency Use: If concentrations are high enough to warrant supplied-air or NIOSH self-contained breathing apparatus, then the atmosphere may be flammable (See Section 5). Appropriate precautions must be taken regarding flammability.

PROTECTIVE CLOTHING: Avoid skin contact with liquid propane because of possibility of freeze burn. Wear gloves and protective clothing that are impervious to the product for the duration of the anticipated exposure.

EYE PROTECTION: Safety glasses, goggles or face shields are recommended when handling cylinders.

OTHER PROTECTIVE EQUIPMENT: Safety shoes are recommended when handling cylinders.

9. Physical and Chemical Properties

BOILING POINT: @ 14.7 psia = -44° F (@1.00 atm.pressure = -42°C)
SPECIFIC GRAVITY OF VAPOR (Air = 1) at 60° F (15.56°C): 1.50
SPECIFIC GRAVITY OF LIQUID (Water = 1) at 60° F: 0.504
VAPOR PRESSURE: @ 70° F (20°C) = 127 psig; @ 105° F (45°C) = 210 psig; @ 130°F (55°C) = 287 psig
EXPANSION RATIO (From liquid to gas @ 14.7 psia): 1 to 270
SOLUBILITY IN WATER: Slight, 0.1 to 1.0%
APPEARANCE AND ODOR: A colorless and tasteless gas at normal temperature and pressure. An odorant (ethyl mercaptan) is added to provide a strong unpleasant odor. Should a propane-air mixture reach the lower limits of flammability, the ethyl mercaptan concentration will be approximately 0.5 ppm in air.

ODORANT WARNING: Odorant is added to aid in the detection of leaks. One common odorant is ethyl mercaptan, CAS No. 75-08-1. Odorant has a foul smell. The ability of people to detect odors varies widely. Also, the odor level can be reduced by certain chemical reactions with material in the propane system or when fugitive propane gas from underground leaks passes through certain soils. No odorant will be 100% effective in all circumstances. If the presence of the odorant is not obvious, notify AmeriGas immediately.

10. Stability and Reactivity

STABILITY: Stable.
Conditions to Avoid: Keep away from high heat, strong oxidizing agents and sources of ignition.
REACTIVITY:
Hazardous Decomposition Products: Under fire conditions, fumes, smoke, carbon monoxide, aldehydes and other decomposition products. In most applications where there is inadequate venting to the outside air, incomplete combustion will produce carbon monoxide (a toxic gas) and potentially develop concentrations that can create a serious health hazard.
Hazardous Polymerization: Will not occur.

11. Toxicological Information

Propane is non-toxic and is a simple asphyxiant. It has slight anesthetic properties. Higher concentrations may cause dizziness.

IRRITANCY OF MATERIAL: None.
SENSITIZATION TO MATERIAL: None
REPRODUCTIVE EFFECTS: None
MUTAGENICITY: None
TERATOGENICITY: None
SYNERGISTIC MATERIALS: None

12. Ecological Information

No adverse ecological effects are expected. Propane does not contain any Class I or Class II ozone-depleting chemicals (40 CFR Part 82). Propane is not listed as a marine pollutant by DOT (49 CFR Part 171).

13. Disposal Considerations

WASTE DISPOSAL METHOD: Do not attempt to dispose of residual or unused product in the container; return it to your supplier or contact AmeriGas for safe disposal. Residual product within a process system may be burned at a controlled rate if a suitable burning unit is available on site, and is done in accordance with federal, state and local regulations.

14. Transport Information

DOT SHIPPING NAME: Liquefied Petroleum Gas
IDENTIFICATION NUMBER: UN 1075
IMO SHIPPING NAME: Propane
IMO IDENTIFICATION NUMBER: UN 1978
HAZARD CLASS: 2.1 (Flammable Gas)
PRODUCT RQ: None
SHIPPING LABEL (S): Flammable Gas
PLACARD (WHEN REQUIRED): Flammable Gas
SPECIAL SHIPPING INFORMATION: Container must be transported in a well-ventilated vehicle, secured, and in a position such that the pressure relief device is in communication with the vapor space.

15. Regulatory Information

The following information concerns U.S. Federal regulatory requirements potentially applicable to this product. Not all such requirements are identified. Users of this product are responsible for their own regulatory compliance on a federal, state [provincial] and local level.

U.S. FEDERAL REGULATIONS

Environmental Protection Agency (EPA)

Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) - 40 CFR Parts 117 and 302

Reportable Quantity (RQ): None

Superfund Amendment and Reauthorization Act (SARA)

- Sections 302/304: Relates to emergency planning on threshold planning quantities (TPQ) and release reporting based on reportable quantities (RQ) of EPA's extremely hazardous substances (40 CFR Part 355).

  Extremely Hazardous Substances: None **Threshold Planning Quantity (TPQ):** None

- Sections 311/312: Relates to submission of material safety data sheets (MSDSs) and chemical inventory reporting with identification of EPA-defined hazard classes (40 CFR Part 370). The hazard classes for this product are:
  IMMEDIATE: No **PRESSURE:** Yes **DELAYED:** No **REACTIVITY:** No **FLAMMABLE:** Yes

- Section 313: Relates to submission of annual reports of release of toxic chemicals that appear in 40 CFR Part 372. Propane does not require reporting under Section 313.

Toxic Substance Control Act (TSCA)

Propane is listed on the TSCA inventory.

Occupational Safety and Health Administration (OSHA)

The following 29 CFR Parts may apply to propane:

29 CFR 1910.110: *Storage and Handling of Liquefied Petroleum Gases*
29 CFR 1910.119: *Process Safety Management of Highly Hazardous Chemicals*
29 CFR 1910.1200: *Hazardous Communications*

Food and Drug Administration (FDA)

21 CFR 184.1655: Generally recognized as safe (GRAS) as a direct human food ingredient when used as a propellant, aerating agent and gas.

16. Other Information

SPECIAL PRECAUTIONS: Use piping and equipment adequately designed to withstand pressure to be encountered. NFPA 58, LP-GAS CODE and OSHA 29 CFR 1910.10 require that all persons employed in handling LP-gases be trained in proper handling and operating procedures, which the employer shall document. Contact your propane supplier or AmeriGas to arrange for the required training. Allow only trained and qualified persons to install and service propane containers and systems.

ISSUE INFORMATION

Issue Date: December 2002 **Supersedes Date: April 2002**
Issued By: Director of Safety **Phone Number: 1-610-337-7000**

This material safety data sheet and the information it contains is offered to you in good faith as accurate. This Supplier does not manufacture this product, but is a supplier of the product that is independently produced by others. Much of the information contained in this data sheet was received from sources outside our Company. To the best of our knowledge this information is accurate, but this Supplier does not guarantee its accuracy or completeness. Health and safety precautions in this data sheet may not be adequate for all individuals and/or situations. It is the user's obligation to evaluate and use this product safely, comply with all applicable laws and regulations and to assume the risks involved in the use of this product.

NO WARRANTY OR MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSES, OR ANY OTHER WARRANTY IS EXPRESSED OR IS TO BE IMPLIED REGARDING THE ACCURACY OF COMPLETENESS OF THIS INFORMATION, THE RESULTS TO BE OBTAINED FROM THE USE OF THIS INFORMATION OR THE PRODUCT, THE SAFETY OF THIS PRODUCT, OR THE HAZARDS RELATED TO ITS USE.

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BUSINESS EMERGENCY/CONTINGENCY PLAN COVER SHEET

I. IDENTIFICATION

For Dept Use Only – Log In/Date Stamp

RECEIVED
MAR 08 2012
S.B. CO. FIRE DEPT.

FACILITY ID # F A

BUSINESS NAME (Same as FACILITY NAME or DBA): Full Circle

BUSINESS SITE ADDRESS: 4831 Newton Rd | CITY: Yucca Valley | ZIPCODE: 92284

II. SUBMISSION CHECKLIST

(Complete this Section if submitting an entire Business Emergency/Contingency Plan whether new or revised)

Submission Checklist ☒

- ☐ Business Activities Form
- ☐ Business Owner/Operator Identification Form
- ☐ Supplemental Emergency Contact Page
- ☐ Emergency Response Plans and Procedures
- ☐ Hazardous Materials Inventory Summary Form for the facility listing materials (including wastes) by item number
- ☐ One Hazardous Materials Inventory Form for each hazardous material (including wastes) which meet reporting criteria
- ☐ Material Safety Data Sheets attached to the inventory form of each material not listed in Appendix I
- ☐ Facility map (using grid form provided) consisting of all required features including the location of each inventoried item
- ☐ Site map (using grid form provided) consisting of all required features including surrounding facilities and areas.
- ☐ Area map - photocopied city map with location of site indicated
- ☐ Owner/Operator has signed and dated the plan and all required individual pages of the plan
- ☐ Submit the original and 1 copy to the Hazardous Materials Division. One is for distribution to the local fire jurisdiction
- ☐ ***Retain one copy of the business emergency/contingency plan at the facility.***

III. UPDATE/CERTIFICATION

(Complete this Section if submitting a partial update or re-certifying an existing Plan)

Check the appropriate boxes below and sign the certification statement. Submit 2 copies of all update information.

- ☐ Please incorporate the following into my Business Emergency/Contingency Plan
  - ☐ New Business Owner/Operator Identification Form
  - ☐ New Inventory Forms and new Inventory Summary Form (and maps, if affected)
  - ☐ New Supplemental Emergency Contact Page
- ☐ Other: _____

Brief explanation of changes: _____

- ☒ There have been no changes to the inventory. In place of submitting the annual inventory, I hereby attest to all of the following:
  - The information contained in the inventory most recently submitted to the CUPA is complete, accurate and up to date.
  - There has been no change in the quantity, storage, or handling of hazardous materials (including waste) reported in the most recently submitted inventory.
  - No hazardous materials (including waste) subject to inventory requirements are being handled that are not listed on the most recently submitted inventory.
  - This certification is <u>not</u> being made to meet annual inventory submission requirements of EPCRA. (**EPCRA requires complete annual submission**)

IV. SIGNATURE

(Complete this Section for all submissions)

Certification - Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted on this document and believe the information is true, accurate and complete.

SIGNATURE OF OWNER/OPERATOR	DATE	NAME OF DOCUMENT PREPARER
[signature]	3-5-12	Russell Smith
NAME OF SIGNER (print): Walt Smith	TITLE OF SIGNER (print): Owner	

ENTERED
MAR 26 2012

FD SENT
MAR 12 2012

San Bernardino Co y Fire Department • Hazardous M rials Division

620 South "E" Street, San Bernardino, CA 92415-0153 • PHONE (909) 386-8401 FAX (909) 386-8460 www.sbcfire.org

BUSINESS ACTIVITIES

I. FACILITY IDENTIFICATION

FACILITY ID # F A 9 4 4 1	1	EPA ID # (Hazardous Waste Only) CAL000212349 2
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) Full - Circle		3
BUSINESS SITE ADDRESS 4831 Newton Road		103
BUSINESS SITE CITY Yucca Valley	104	CA ZIP CODE 92284 105

II. ACTIVITIES DECLARATION

Does your facility...	If Yes, please complete these pages of the UPCF*....	
A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	☒ YES ☐ NO 4	HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release Prevention Program (CalARP)?	☐ YES ☒ NO 4a	Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	☐ YES ☒ NO 5	UST FACILITY UST TANK
. ABOVE GROUND PETROLEUM STORAGE TANKS (ASTs) Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	☐ YES ☒ NO 8	NO FORM REQUIRED TO CUPAs
E. HAZARDOUS WASTE Generate hazardous waste?	☒ YES ☐ NO 9	EPA ID NUMBER – provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per CHSC 25143.2)?	☐ YES ☒ NO 10	RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	☐ YES ☒ NO 11	ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	☐ YES ☒ NO 12	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	☐ YES ☒ NO 13	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as containing hazardous waste and cleaned on-site?	☐ YES ☒ NO 14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of Federal RCRA hazardous waste; or generate in any single calendar month, or accumulate at any time 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials ntaminated with RCRA acutely hazardous waste.	☐ YES ☒ NO 14a	Obtain Federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	☐ YES ☒ NO 14b	See CUPA for required forms.
F. LOCAL REQUIREMENTS		

*Unified Program Consolidated Forms

San Bernardino County Fire Department • Hazardous Materials Division

620 South "E" Street, San Bernardino, CA 92415-0153 • PHONE (909) 386-8401 FAX (909) 386-8460 www.sbcfire.org

BUSINESS EMERGENCY/CONTINGENCY PLAN COVER SHEET

I. IDENTIFICATION

For Dept Use Only – Log In/Date Stamp

RECEIVED
OCT 05 2011
S.B. CO. FIRE DEPT.

FACILITY ID # F A 9 4 4 1

BUSINESS NAME (Same as FACILITY NAME or DBA) 3

Full-Circle

BUSINESS SITE ADDRESS	CITY	ZIPCODE
4931 Newton Rd.	Yucca Valley	92284

II. SUBMISSION CHECKLIST

(Complete this Section if submitting an entire Business Emergency/Contingency Plan whether new or revised)

Submission Checklist ☒

- ☒ Business Activities Form
- ☒ Business Owner/Operator Identification Form
- ☒ Supplemental Emergency Contact Page
- ☒ Emergency Response Plans and Procedures
- ☒ Hazardous Materials Inventory Summary Form for the facility listing materials (including wastes) by item number
- ☒ One Hazardous Materials Inventory Form for each hazardous material (including wastes) which meet reporting criteria
- ☒ Material Safety Data Sheets attached to the inventory form of each material not listed in Appendix I
- ☒ Facility map (using grid form provided) consisting of all required features including the location of each inventoried item
- ☒ Site map (using grid form provided) consisting of all required features including surrounding facilities and areas.
- ☒ Area map - photocopied city map with location of site indicated
- ☒ Owner/Operator has signed and dated the plan and all required individual pages of the plan
- ☒ Submit the original and 1 copy to the Hazardous Materials Division. One is for distribution to the local fire jurisdiction
- ☒ ***Retain one copy of the business emergency/contingency plan at the facility.***

III. UPDATE/CERTIFICATION

(Complete this Section if submitting a partial update or re-certifying an existing Plan)

Check the appropriate boxes below and sign the certification statement. Submit 2 copies of all update information.

☒ Please incorporate the following into my Business Emergency/Contingency Plan

- ☒ New Business Owner/Operator Identification Form
- ☒ New Inventory Forms and new Inventory Summary Form (and maps, if affected)
- ☒ New Supplemental Emergency Contact Page

☐ Other: _____

Brief explanation of changes: _____

☐ There have been no changes to the inventory. In place of submitting the annual inventory, I hereby attest to all of the following:

- The information contained in the inventory most recently submitted to the CUPA is complete, accurate and up to date.
- There has been no change in the quantity, storage, or handling of hazardous materials (including waste) reported in the most recently submitted inventory.
- No hazardous materials (including waste) subject to inventory requirements are being handled that are not listed on the most recently submitted inventory.
- This certification is **not** being made to meet annual inventory submission requirements of EPCRA. **(EPCRA requires complete annual submission)**

IV. SIGNATURE

(Complete this Section for all submissions)

Certification - Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted on this document and believe the information is true, accurate and complete.

SIGNATURE OF OWNER/OPERATOR	DATE	NAME OF DOCUMENT PREPARER
W. Smith	9-30-11	Russ FD SENT

NAME OF SIGNER (print)	TITLE OF SIGNER (print)
WALTER SMITH	Owner

ENTERED
OCT 07 2011

OCT 07 2011

135

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BUSINESS ACTIVITIES

I. FACILITY IDENTIFICATION

FACILITY ID #	EPA ID # (Hazardous Waste Only)
FA 9441 (1)	CAL000212349 (2)

BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) (3)
Full - Circle

BUSINESS SITE ADDRESS (103)
4831 Newton Road

BUSINESS SITE CITY (104)		ZIP CODE (105)
Yucca Valley	CA	92284

II. ACTIVITIES DECLARATION

Does your facility...	If Yes, please complete these pages of the UPCF*....	
A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	☒ YES ☐ NO 4	HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release Prevention Program (CalARP)?	☐ YES ☒ NO 4a	Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	☐ YES ☒ NO 5	UST FACILITY UST TANK
D. ABOVE GROUND PETROLEUM STORAGE TANKS (ASTs) Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	☐ YES ☒ NO 8	NO FORM REQUIRED TO CUPAs
E. HAZARDOUS WASTE Generate hazardous waste?	☒ YES ☐ NO 9	EPA ID NUMBER – provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per CHSC 25143.2)?	☐ YES ☒ NO 10	RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	☐ YES ☒ NO 11	ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	☐ YES ☒ NO 12	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	☐ YES ☒ NO 13	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as containing hazardous waste and cleaned on-site?	☐ YES ☒ NO 14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of Federal RCRA hazardous waste; or generate in any single calendar month, or accumulate at any time 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acutely hazardous waste.	☐ YES ☒ NO 14a	Obtain Federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	☐ YES ☒ NO 14b	See CUPA for required forms.
F. LOCAL REQUIREMENTS		

*Unified Program Consolidated Forms

CUPA

San Bernardino County Fire Department • Hazardous Materials Division

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INVENTORY SUMMARY FORM (REQUIRED)

I. FACILITY IDENTIFICATION

FACILITY ID # F A 1 (This number is on your CUPA permit.)

BUSINESS NAME (Same as FACILITY NAME or DBA)

FULL CIRCLE

FACILITY ADDRESS 103: 4831 NEWTON RD.

CITY 104: YUCCA VALLEY

II. INVENTORY SUMMARY

Item #	Name of Hazardous Material or Waste	Maximum Quantity	Size of Largest Container	Unit of Measure
3.	*Lubricating Oil (Example Only)*	*555*	*500*	*Gallon*
1	USED COOLANT DILUTION (TRIMSOL)	480	480	GAL.
2	WASTE OIL	165	55	GAL.
3	VACTRA OIL #2	110	55	GAL.
4	LAPPING VEHICLE OIL #3	110	55	GAL.
5	TRIMSOL COOLANT CONCENTRATE	110	55	GAL
6	CO_2 (CARBON DIOXIDE)	3400	200	FT^3
7	O_2 (OXYGEN)	282	282	FT^3
8	STODDARD'S SOLVENT (MINERAL SPIRITS)	110	55	GAL

Summarize the business plan inventory on this page. Place this summary in front of inventory section of the Business Plan. Make copies of this sheet as necessary. Reminder: You need not report hazardous materials with a maximum quantity of less than 55 gallons, 500 pounds, 200 cubic feet , or the threshold planning quantity of an extremely hazardous substance. However, hazardous wastes, Category 1 and 2 pesticides, and explosives are reportable at any quantity.

III. SIGNATURE- EPCRA Facilities MUST sign the bottom of each individual attached inventory form.

SIGNATURE OF OWNER/OPERATOR	NAME OF SIGNER (print) 136	DATE 134
W. Smith	WALTER SMITH, PRES.	1-6-05

Inventory Summary Page 1 of 1

This inventory was replaced by BP inventory received 10/05/11 YM

CUPA

San Bernardino County Fire Department • Hazardous Materials Division

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www.sbcfire.org

BUSINESS EMERGENCY/CONTINGENCY PLAN COVER SHEET

I. IDENTIFICATION

For Dept Use Only - Log In/Date Stamp

RECEIVED
JAN 10 2005
COUNTY FIRE DEPARTMENT
HAZARDOUS MATERIALS

FACILITY ID # F A 9441

BUSINESS NAME (Same as FACILITY NAME or DBA)

FULL CIRCLE

BUSINESS SITE ADDRESS	CITY	ZIPCODE
4831 NEWTON RD	YUCCA VALLEY	92284

II. SUBMISSION CHECKLIST

(Complete this Section if submitting an entire business emergency/contingency plan whether new or revised)

Submission Checklist ☒

Items with an ' * ' are considered "Inventory" under State disclosure laws

- ☒ * Business Activities Form
- ☒ * Business Owner/Operator Identification Form
- ☒ * Supplemental Emergency Contact Page
- ☒ Emergency Response Plans and Procedures
- ☒ * Hazardous Materials Inventory Summary Form for the facility listing materials (including wastes) by item number.
- ☒ * One Hazardous Materials Inventory Form for each hazardous material (including wastes) which meet reporting criteria
- ☒ * Material Safety Data Sheets attached to the inventory form of each material not listed in Appendix I.
- ☒ * Facility map (using grid form provided) consisting of all required features including the location of each inventoried item.
- ☒ Site map (using grid form provided) consisting of all required features including surrounding facilities and areas.
- ☒ Area map - photocopied city map with location of site indicated
- ☒ Owner/Operator has signed and dated the plan and all required individual pages of the plan.
- ☒ Submit 2 copies to the Hazardous Materials Division. One is for distribution to the local fire jurisdiction.
- ☒ ***Retain one copy of the business emergency/contingency at the facility.***

III. UPDATE/CERTIFICATION

(Complete this Section if submitting a partial update or re-certifying an existing Plan)

Check the appropriate boxes below and sign the certification statement. Submit 2 copies of all update information.

☐ Please incorporate the following into my business emergency/contingency plan.

- ☐ New Business Owner/Operator Identification Form
- ☐ New Inventory Forms and new Inventory Summary Form (and maps, if affected).
- ☐ New Supplemental Emergency Contact Page.

☐ Other: _____

Brief explanation of changes: _____

☐ There have been no changes to the inventory. In place of submitting the annual inventory, I hereby attest to all of the following:

- The information contained in the inventory most recently submitted to the CUPA is complete, accurate and up to date.
- There has been no change in the quantity, storage, or handling of hazardous materials (including waste) reported in the most recently submitted inventory.
- No hazardous materials (including waste) subject to inventory requirements are being handled that are not listed on the most recently submitted inventory.
- This certification is not being made to meet annual inventory submission requirements of EPCRA. (EPCRA requires complete annual submission)

IV. SIGNATURE

(Complete this Section for all submissions)

Certification - Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted on this document and believe the information is true, accurate and complete.

SIGNATURE OF OWNER/OPERATOR	DATE	NAME OF DOCUMENT PREPARER
[signature]	1-7-05	RALPH S. SMITH

NAME OF SIGNER (print)	TITLE OF SIGNER (print)
WALTER SMITH	PRESIDENT

FD SENT 1/11/05

FULL CIRCLE

Ralph Smith

FULL-CIRCLE, INC.
1299 Lawrence Drive
Newbury Park, California 91320 U.S.A.
Telephone: 805/498-6616
Fax: 805/499-2867

CUPA

San Bernardino County Fire Department • Hazardous Materials Division
620 South "E", San Bernardino, CA 92415-0153 • (909) 386-8401 FAX (909) 386-8460

BUSINESS ACTIVITIES

I. FACILITY IDENTIFICATION

FACILITY ID # F A [redacted]

BUSINESS NAME (Same as FACILITY NAME or DBA): FULL CIRCLE

EPA ID # (Hazardous Waste Only): CAL000217349

BUSINESS ADDRESS: 4831 NEWTON RD

CITY: YUCCA VALLEY

ZIP CODE: 92284

II. ACTIVITIES DECLARATION

Does your facility...		If YES, please complete these portions of the application...
A. HAZARDOUS MATERIALS		
1. Have onsite (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids or 200 cubic feet for compressed gases; or the applicable Federal threshold quantity for an extremely hazardous substance; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70; or handle ANY amount of Class 1 or 2 explosives; or ANY amount Category I or II pesticides.	☒ YES ☐ NO	**BUSINESS EMERGENCY/CONTINGENCY PLAN** (Used in place of OES Form 2730 and 2731)
2. Have extremely hazardous substances above threshold planning quantities or hazardous substances in quantities greater than 10,000 lbs (except retail gas stations up to 75,000 gallons of gasoline or 100,000 gallons of diesel fuel in upgraded USTs) or otherwise subject to EPCRA 311-312 reporting requirements.	☐ YES ☒ NO	**BUSINESS EMERGENCY/CONTINGENCY PLAN** (Must file annually according to EPCRA instructions to meet EPCRA SARA Title III Tier 2 reporting requirements - see instructions, pg i.)
B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release Prevention Program (CalARP)?	☐ YES ☒ NO	**BUSINESS EMERGENCY/CONTINGENCY PLAN** (Used in place of OES Form 2730 and 2731) **CalARP REGISTRATION FORM** (See Section V of BP guidelines and forms)
C. UNDERGROUND STORAGE TANKS (USTs)		
1. Own or operate underground storage tanks?	☐ YES ☒ NO	**UST FACILITY** **UST TANK (Pages 1 and 2)** (One set per tank)
2. Intend to upgrade existing or install new USTs?	☐ YES ☒ NO	**UST FACILITY** **UST TANK (Pages 1 and 2)** (One set per tank) **UST INSTALLATION – CERTIFICATE OF COMPLIANCE** (one page per tank)
3. Need to report closing a UST?	☐ YES ☒ NO	**UST FACILITY** **UST TANK (Pages 1 and 2)** (One set per tank) **HAZARDOUS WASTE TANK CLOSURE CERTIFICATION**
D. ABOVE GROUND PETROLEUM STORAGE TANKS (ASTs) Store greater than 1320 gallons of petroleum products (new or used) in aboveground tanks or containers?	☐ YES ☒ NO	**IF YES, PREPARE AND MAINTAIN A SPILL PREVENTION CONTROL & COUNTERMEASURES PLAN (SPCC) TO ADDRESS RELEASES FROM ABOVEGROUND STORAGE OF PETROLEUM AT YOUR FACILITY.**
E. HAZARDOUS WASTE		
1. Generate ANY amount of hazardous waste?	☒ YES ☐ NO	**EPA ID NUMBER—provide at the top of this page** **BUSINESS EMERGENCY/CONTINGENCY PLAN** (Used in place of OES Form 2730 and 2731)
2. Recycle more than 100 kg/month of excluded or exempted recyclable materials (per CHSC §25143.2)?	☐ YES ☒ NO	**RECYCLABLE MATERIALS REPORT (Pages 1 and 2)**
3. Treat hazardous waste on site?	☐ YES ☒ NO	**ONSITE HAZARDOUS WASTE TRT - FACILITY** **ONSITE HAZARDOUS WASTE TRT - UNIT** (one per unit)
4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	☐ YES ☒ NO	**CERTIFICATION OF FINANCIAL ASSURANCE**
5. Consolidated hazardous waste generated at a remote site?	☐ YES ☒ NO	**REMOTE WASTE/CONSOLIDATED SITE ANNUAL NOTIFICATION**
6. Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	☐ YES ☒ NO	**IF YES, OBTAIN FEDERAL EPA ID NUMBER, FILE BIENNIEL REPORT (EPA FORM 8700-13A/B) WITH USEPA, AND SATISFY REQUIREMENTS FOR RCRA LARGE QUANTITY GENERATOR.**

Business Emergency/Contingency Plan Receipt

Mail to: FULL-CIRCLE, INC.
PO BOX 276
NEWBERRY SPRINGS, CA 91319

Site Address: FULL-CIRCLE, INC.
4831 NEWTON RD
YUCCA VALLEY, CA 92284

Service Request ID: SR0005368
Facility ID: FA0009441

The Business Emergency/Contingency Plan was received on January 10, 2005 by the Hazardous Materials Division.

For future reference, please note the following Business Emergency/Contingency Plan requirements:

1. The contents of this plan are subject to field verification and a current copy of this plan must be available on site.
2. This plan contains important information on preventing, responding to, and reporting releases of hazardous materials/waste. Employees are expected to be familiar with these portions of the plan.
3. The plan is available for public inspection through this Division, with the exception of substantiated trade secrets, the separate confidential emergency contact page, and maps specifying the precise storage locations of hazardous materials/wastes.
4. Two copies of the plan and/or update is required to be filed with this Division. The second copy will be forwarded to the local fire jurisdiction.
5. The annual deadline for submission of business plan inventory is March 1st. Please note that EPA does not allow EPCRA facilities to file a recertification in place of annual inventory. Also, this Division typically does not send individual notices of this statutory deadline, so please note the March 1st date for future annual submissions.

Within 30 days of any of the following events, an amendment to the Business Emergency/Contingency Plan must be filed:

1. A 100 percent or more increase in quantity of a previously disclosed item.
2. Any handling of a previously undisclosed hazardous material (including waste) required to be inventoried or elimination of a previously inventoried item.
3. Change of business address, business ownership, or business name.
4. Change of emergency contact information or other site conditions that may significantly affect emergency response.

For more information please consult the latest version of the San Bernardino County CUPA Business Emergency/Contingency Plan guidelines and forms, available through our website at www.sbcfire.org or by calling this office at (909) 386-8401.

APPENDIX E

Historical Research Documentation

Yucca Valley Property
Newton Lane
Yucca Valley, CA 92284

Inquiry Number: 7773517.5
September 26, 2024

The EDR-City Directory Image Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, LLC. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. This Report is provided on an "AS IS", "AS AVAILABLE" basis. **NO WARRANTY EXPRESS OR IMPLIED IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, LLC AND ITS SUBSIDIARIES, AFFILIATES AND THIRD PARTY SUPPLIERS DISCLAIM ALL WARRANTIES, OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, ARISING OUT OF OR RELATED TO THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES REGARDING ACCURACY, QUALITY, CORRECTNESS, COMPLETENESS, COMPREHENSIVENESS, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, MISAPPROPRIATION, OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, LLC OR ITS SUBSIDIARIES, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO ANYONE FOR ANY DIRECT, INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY TYPE OR KIND (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF USE, OR LOSS OF DATA), ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT.** Any analyses, estimates, ratings, environmental risk levels, or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only an assessment performed by a qualified environmental professional can provide findings, opinions or conclusions regarding the environmental risk or conditions in, on or at any property.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	*Target Street*	*Cross Street*	*Source*
2020	☐	☐	Cole Information
	☐	☐	EDR Digital Archive
2017	☑	☑	Cole Information
2014	☑	☑	Cole Information
2010	☑	☑	Cole Information
2005	☑	☑	Cole Information
2000	☑	☑	Cole Information
1995	☑	☑	Cole Information
1992	☐	☑	Cole Information
1986	☐	☑	Haines Criss-Cross Directory
1980	☑	☑	Haines Criss-Cross Directory
1976	☑	☑	Haines Criss-Cross Directory
1971	☐	☐	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

Newton Lane
Yucca Valley, CA 92284

Year	*CD Image*	*Source*	
NEWTON LN			
2020	-	EDR Digital Archive	Street not listed in Source
2017	pg A1	Cole Information	
2014	pg A3	Cole Information	
1992	-	Cole Information	Street not listed in Source
1986	-	Haines Criss-Cross Directory	Street not listed in Source
1980	pg A15	Haines Criss-Cross Directory	
1976	pg A17	Haines Criss-Cross Directory	
1971	-	Haines Criss-Cross Directory	Street not listed in Source
NEWTON ST			
2010	pg A5	Cole Information	
2005	pg A7	Cole Information	
2000	pg A9	Cole Information	
1995	pg A11	Cole Information	

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*	
SUN MESA DR			
2020	-	Cole Information	Street not listed in Source
2017	pg. A2	Cole Information	
2014	pg. A4	Cole Information	
2010	pg. A6	Cole Information	
2005	pg. A8	Cole Information	
2000	pg. A10	Cole Information	
1995	pg. A12	Cole Information	
1992	pg. A13	Cole Information	
1986	pg. A14	Haines Criss-Cross Directory	
1980	pg. A16	Haines Criss-Cross Directory	
1976	pg. A18	Haines Criss-Cross Directory	
1971	-	Haines Criss-Cross Directory	Street not listed in Source

City Directory Images

Target Street	Cross Street	Source
✓	-	Cole Information

NEWTON LN 2017

4878 BURRTEC WASTE & RECYCLING SERVICES
5390 ANDERSON, CARL G

Target Street	Cross Street	Source
-	✓	Cole Information

SUN MESA DR 2017

57761 DUDLEY, RON B

Target Street	Cross Street	Source
✓	-	Cole Information

NEWTON LN 2014

5390 ANDERSON, CARL

Target Street	Cross Street	Source
-	✓	Cole Information

SUN MESA DR 2014

57761 HENDERSON, NICHOLE

Target Street	Cross Street	Source
✓	-	Cole Information

NEWTON ST 2010

4828	BROTHERS TOWING OF YUCCA VLY
4878	WASTE MANAGEMENT INC
5316	OCCUPANT UNKNOWN,
5390	OCCUPANT UNKNOWN,

Target Street	Cross Street	Source
-	✓	Cole Information

SUN MESA DR 2010

57761 OCCUPANT UNKNOWN,

Target Street	Cross Street	Source
✓	-	Cole Information

NEWTON ST 2005

4878 WASTE MANAGEMENT OF YUCCA VALLEY
5390 MAGNUSON, ALLAN E

Target Street	Cross Street	Source
-	✓	Cole Information

SUN MESA DR 2005

57761 ORTEGA, D

Target Street	Cross Street	Source
✓	-	Cole Information

NEWTON ST 2000

4828 CRAFTSMANS RV TRUCK & AUTO REPAIR
NAPA AUTOCARE CENTER
U HAUL CO INDEPENDENT DEALERS
4878 WASTE MANAGEMENT OF HI DESERT
5316 NEWMAN, LEON L

Target Street	Cross Street	Source
-	✓	Cole Information

SUN MESA DR 2000

57820 GRAHAM, KENNETH A

Target Street	Cross Street	Source
✓	-	Cole Information

NEWTON ST 1995

4828 CRAFTSMANS RV TRUCK & AUTO

Target Street	Cross Street	Source
-	✓	Cole Information

SUN MESA DR 1995

22958 DICKSON CONSTRUCTION
57957 LUGO, LEO

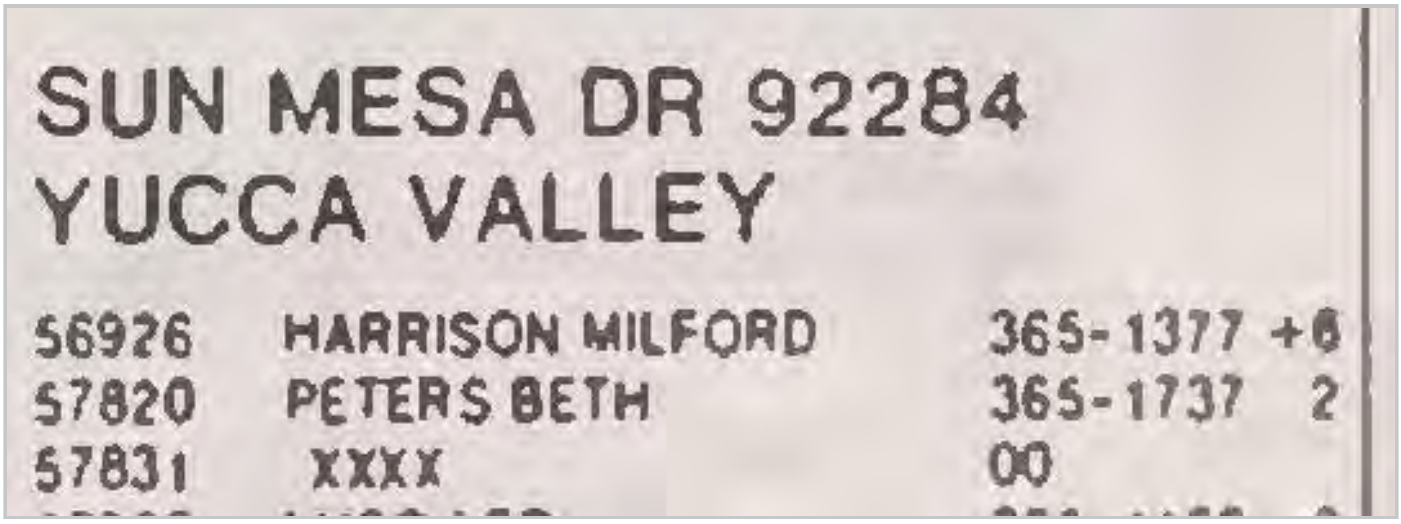
Target Street	Cross Street	Source
-	✓	Cole Information

SUN MESA DR 1992

57820 GRAHAM, KENNETH A

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

SUN MESA DR 1986

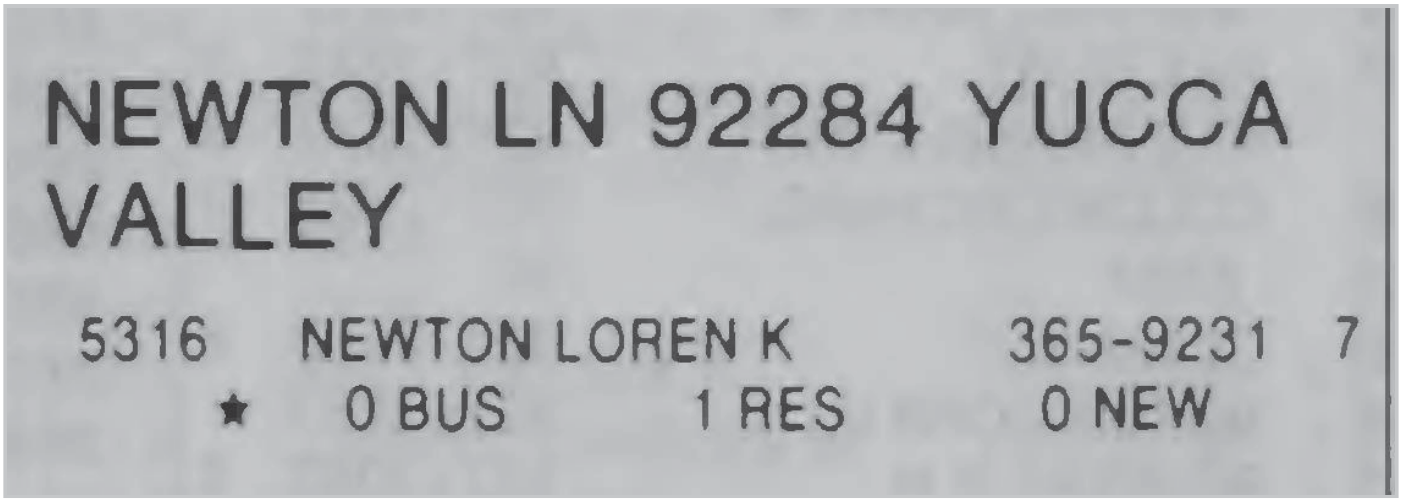


SUN MESA DR 92284
YUCCA VALLEY

56926	HARRISON MILFORD	365-1377 +6
57820	PETERS BETH	365-1737 2
57831	XXXX	00

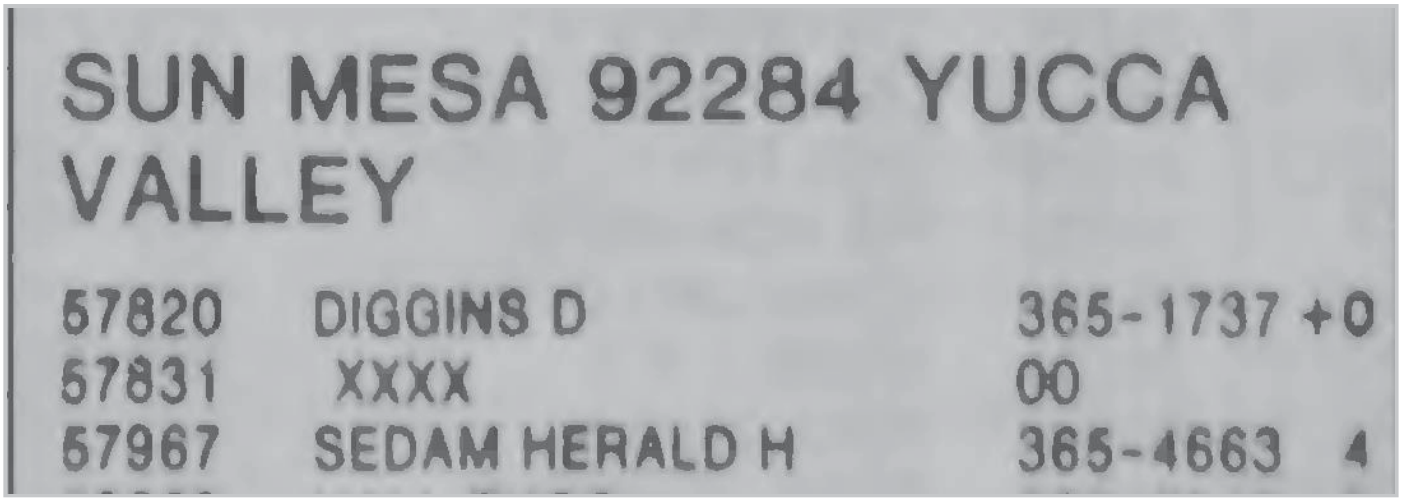
Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

NEWTON LN 1980



Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

SUN MESA DR 1980

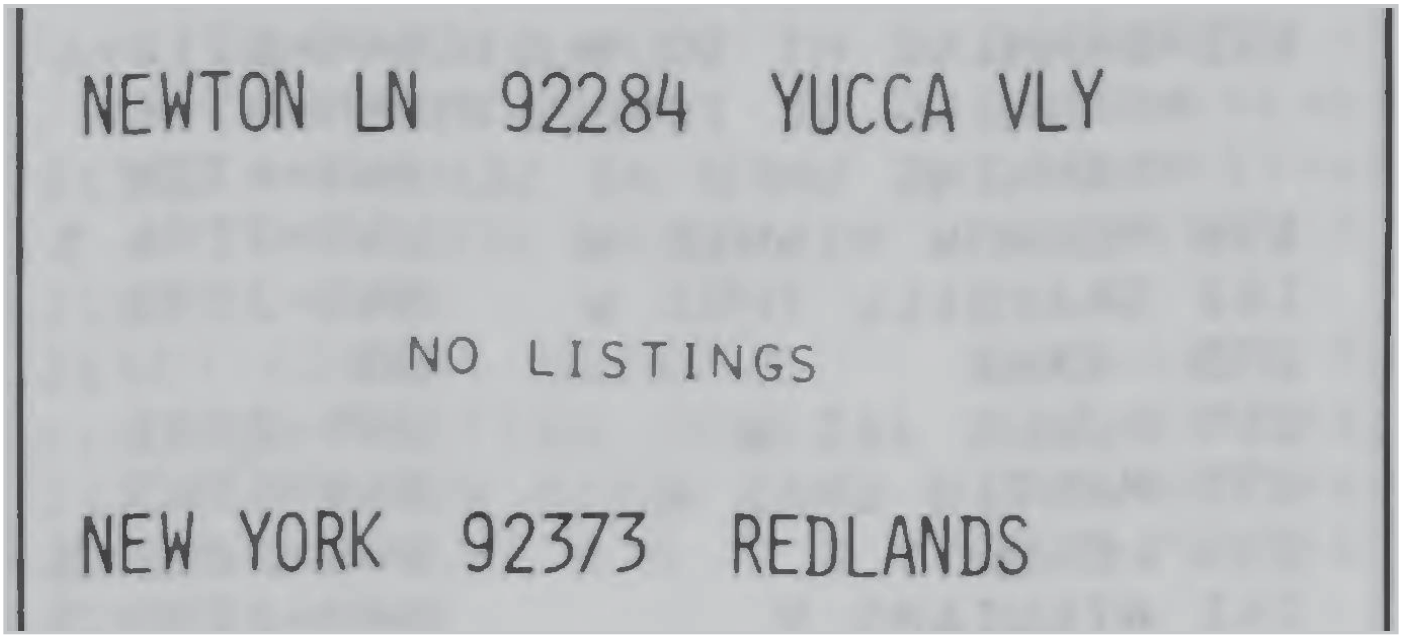


SUN MESA 92284 YUCCA VALLEY

67820	DIGGINS D	365-1737 +0
67831	XXXX	00
67967	SEDAM HERALD H	365-4663 4

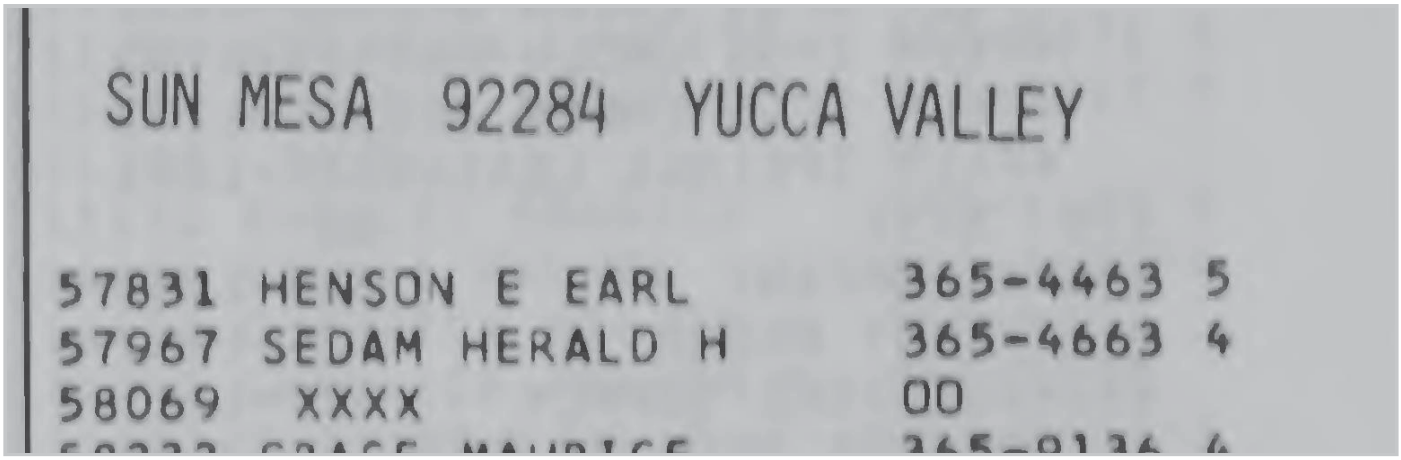
Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

NEWTON LN 1976



Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

SUN MESA DR 1976



SUN MESA 92284 YUCCA VALLEY

57831 HENSON E EARL 365-4463 5
57967 SEDAM HERALD H 365-4663 4
58069 XXXX 00

Yucca Valley Property
Newton Lane
Yucca Valley, CA 92284

Inquiry Number: 7773517.3
September 24, 2024

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

09/24/24

Site Name:	Client Name:
Yucca Valley Property	Ninyo & Moore
Newton Lane	5710 Ruffin Rd
Yucca Valley, CA 92284	San Diego, CA 92123
EDR Inquiry # 7773517.3	Contact: Gabriel Haro

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 8671-4A2A-B87F

PO # 109798002

Project Yucca Valley Property

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 8671-4A2A-B87F

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- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Yucca Valley Property

Newton Lane

Yucca Valley, CA 92284

Inquiry Number: 7773517.8

September 25, 2024

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

09/25/24

Site Name:

Yucca Valley Property
Newton Lane
Yucca Valley, CA 92284
EDR Inquiry # 7773517.8

Client Name:

Ninyo & Moore
5710 Ruffin Rd
San Diego, CA 92123
Contact: Gabriel Haro

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2020	1"=500'	Flight Year: 2020	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1995	1"=500'	Acquisition Date: January 01, 1995	USGS/DOQQ
1989	1"=500'	Acquisition Date: July 25, 1989	USGS/DOQQ
1983	1"=500'	Flight Date: June 26, 1983	USDA
1975	1"=500'	Flight Date: October 16, 1975	USGS
1970	1"=500'	Flight Date: April 26, 1970	USGS
1953	1"=500'	Flight Date: February 04, 1953	USDA

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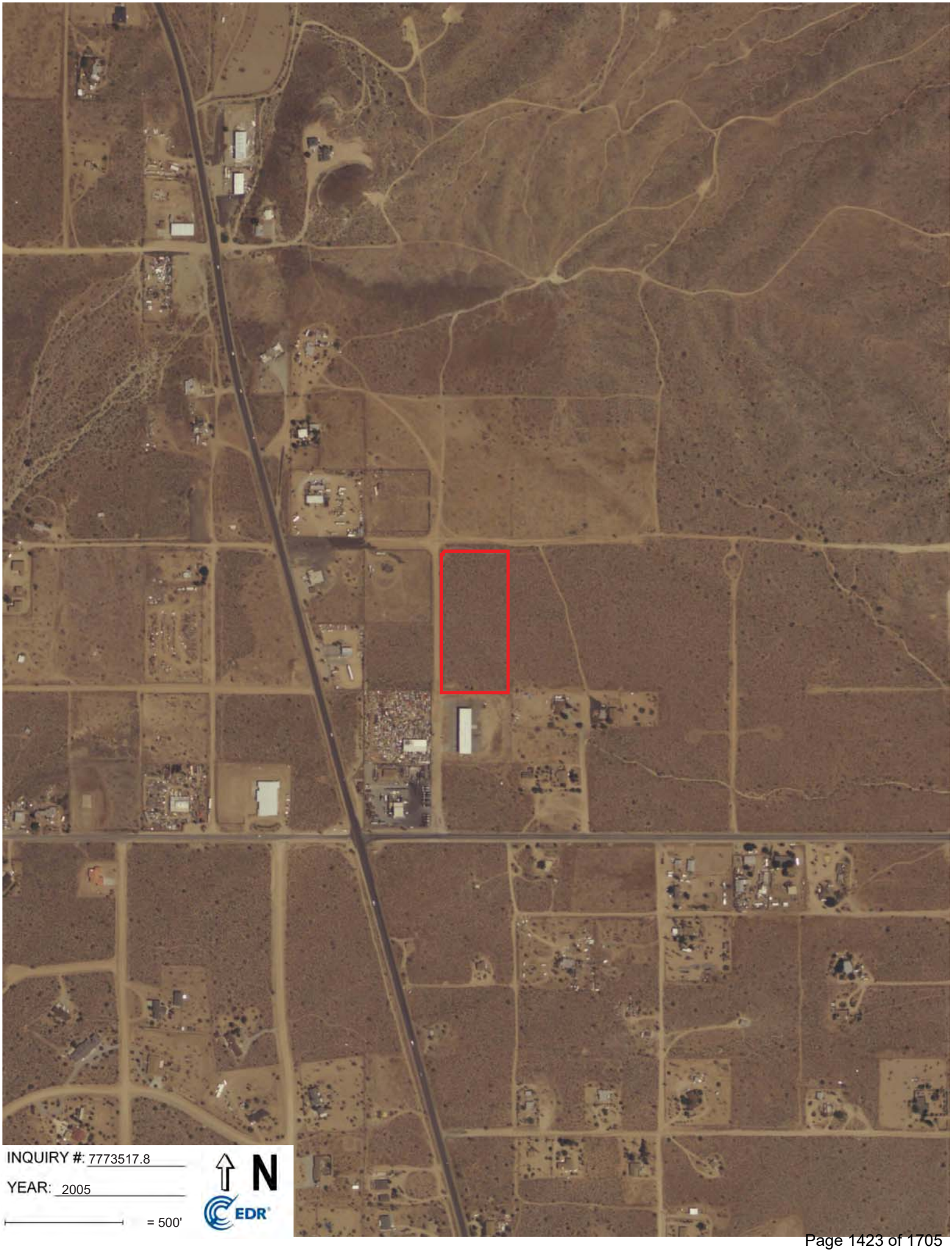
INQUIRY #: 7773517.8
YEAR: 2020
= 500'
N
EDR


INQUIRY #: 7773517.8
YEAR: 2016
= 500'
N
EDR


INQUIRY #: 7773517.8
YEAR: 2012
= 500'
N
EDR


INQUIRY #: 7773517.8
YEAR: 2009
= 500'
N
EDR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= 500'
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EDR


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YEAR: 1995
= 500'
N
EDR


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YEAR: 1989
= 500'
N
EDR


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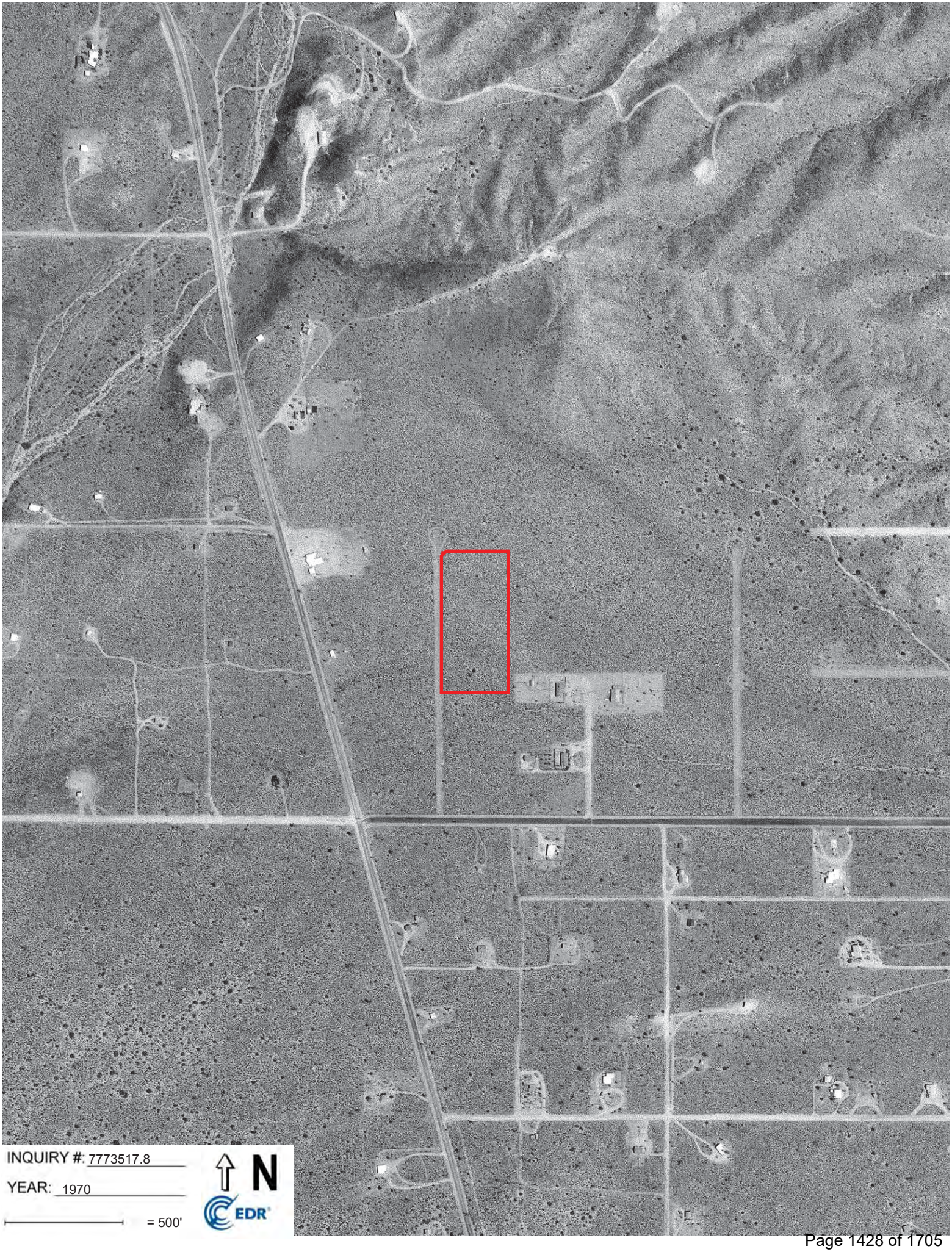
YEAR: 1983
= 500'
N
EDR


INQUIRY #: 7773517.8
YEAR: 1975
= 500'
N
EDR


INQUIRY #: 7773517.8
YEAR: 1970
= 500'
N
EDR


INQUIRY #: 7773517.8
YEAR: 1953
= 500'
N
EDR

Yucca Valley Property
Newton Lane
Yucca Valley, CA 92284

Inquiry Number: 7773517.4
September 24, 2024

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

09/24/24

Site Name:	Client Name:
Yucca Valley Property	Ninyo & Moore
Newton Lane	5710 Ruffin Rd
Yucca Valley, CA 92284	San Diego, CA 92123
EDR Inquiry # 7773517.4	Contact: Gabriel Haro

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Ninyo & Moore were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:		*Coordinates:*	
P.O.#	109798002	**Latitude:**	34.166982 34° 10' 1" North
Project:	Yucca Valley Property	**Longitude:**	-116.420805 -116° 25' 15" West
		UTM Zone:	Zone 11 North
		UTM X Meters:	553382.85
		UTM Y Meters:	3780822.40
		Elevation:	3721.69' above sea level

Maps Provided:

2021
2018
2015
2012
1989
1979
1972
1955

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2021 Source Sheets



Yucca Valley North
2021
7.5-minute, 24000

2018 Source Sheets



Yucca Valley North
2018
7.5-minute, 24000

2015 Source Sheets



Yucca Valley North
2015
7.5-minute, 24000

2012 Source Sheets



Yucca Valley North
2012
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1989 Source Sheets



Yucca Valley North
1989
7.5-minute, 24000
Aerial Photo Revised 1976

1979 Source Sheets



Yucca Valley North
1979
7.5-minute, 24000
Aerial Photo Revised 1976

1972 Source Sheets



Yucca Valley North
1972
7.5-minute, 24000
Aerial Photo Revised 1970

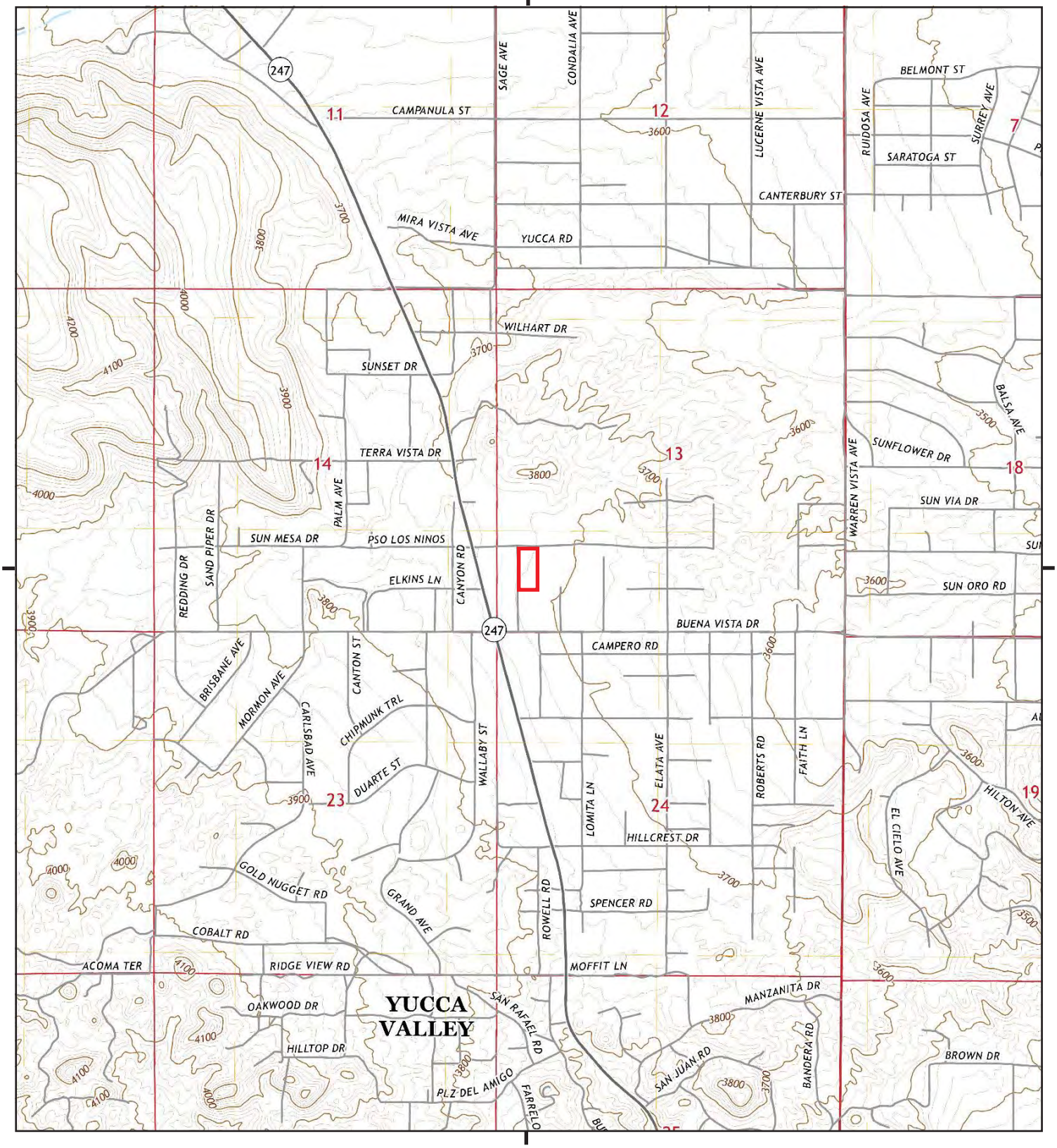
1955 Source Sheets



Joshua Tree
1955
15-minute, 62500
Aerial Photo Revised 1952

Historical Topo Map

2021



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Yucca Valley North, 2021, 7.5-minute

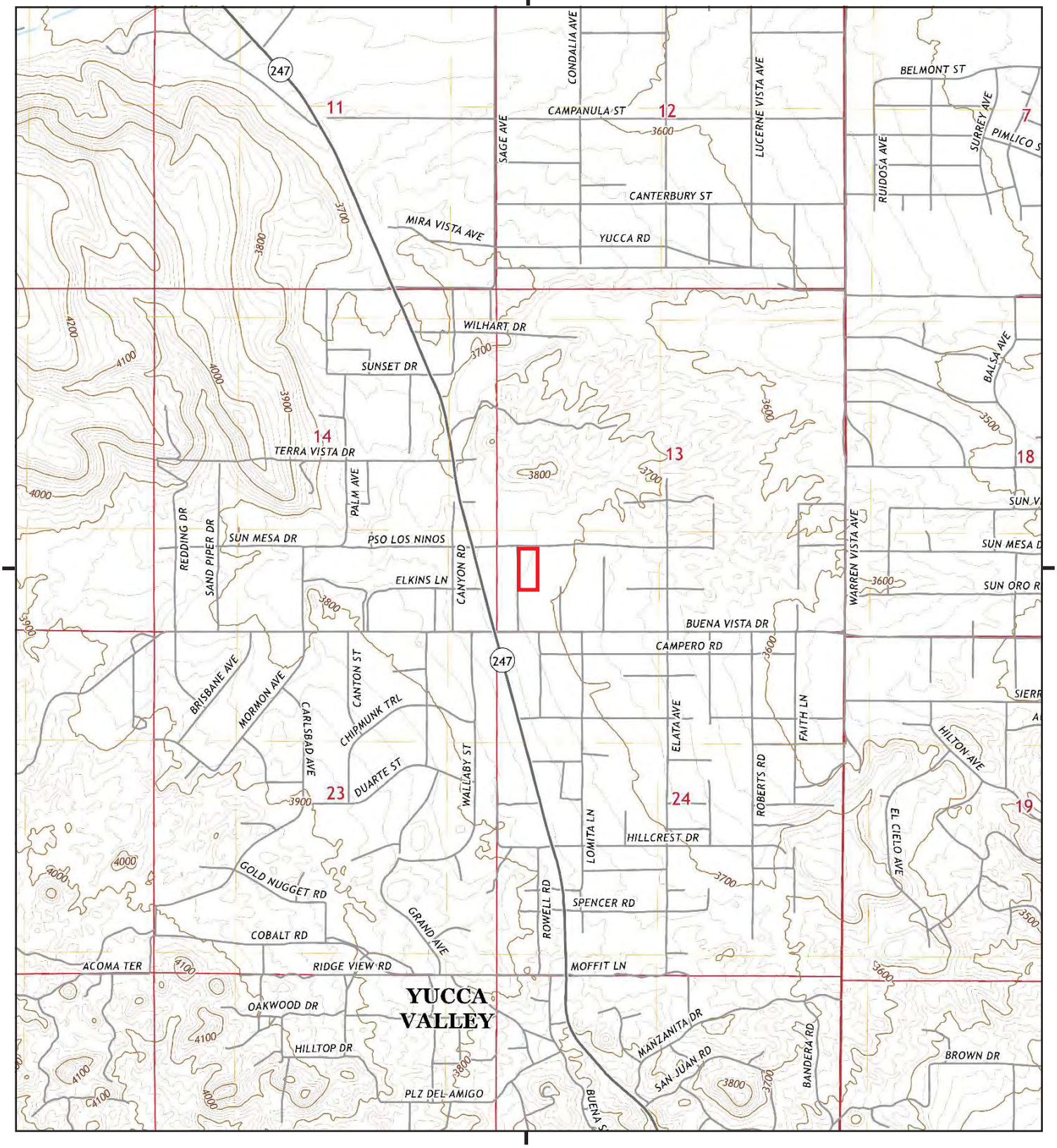
SITE NAME: Yucca Valley Property
ADDRESS: Newton Lane
Yucca Valley, CA 92284
CLIENT: Ninyo & Moore

N

7773517 - 4 page 5

Historical Topo Map

2018



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Yucca Valley North, 2018, 7.5-minute

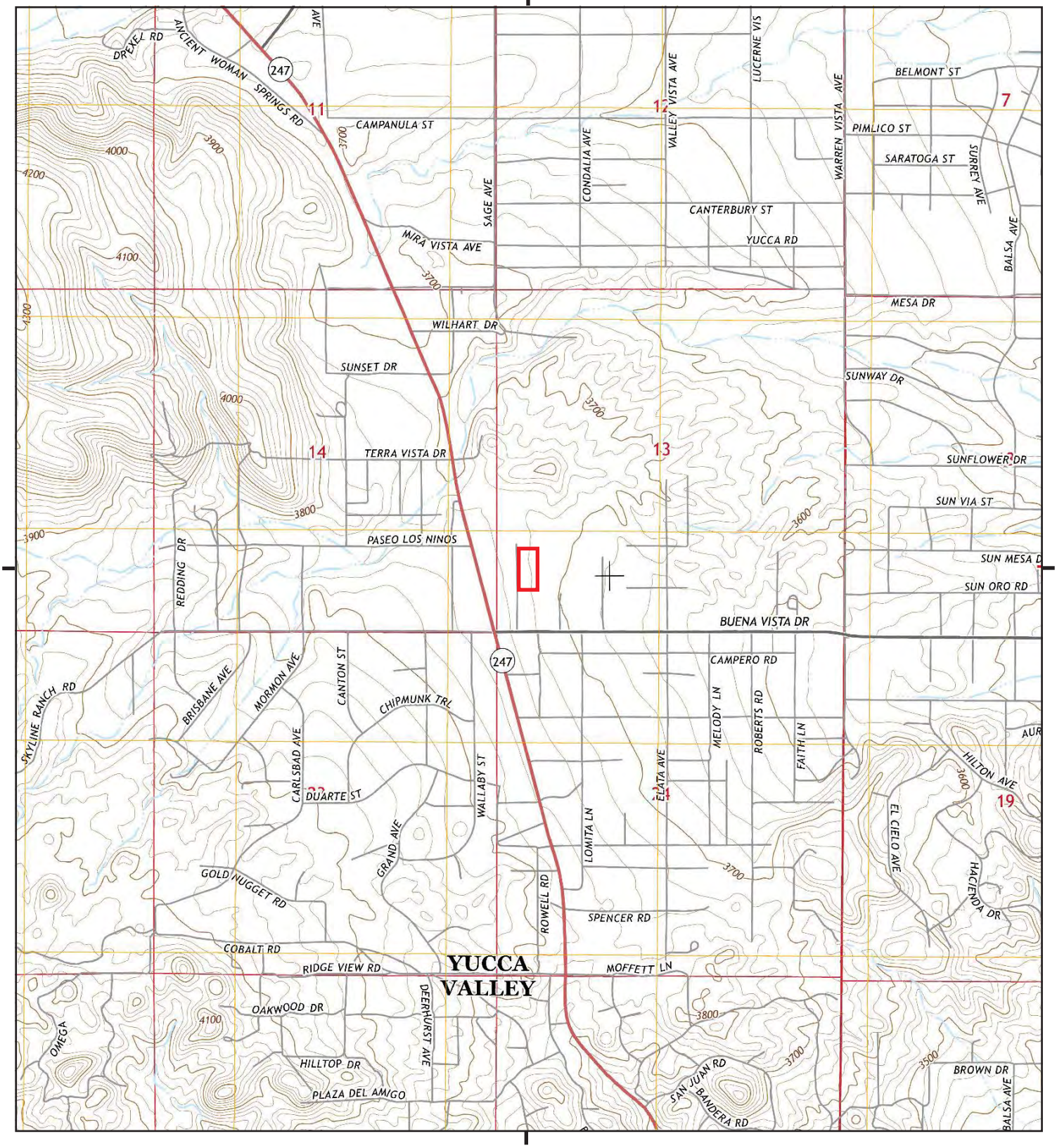
SITE NAME: Yucca Valley Property
ADDRESS: Newton Lane
Yucca Valley, CA 92284
CLIENT: Ninyo & Moore

N

7773517 - 4 page 6

Historical Topo Map

2015



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

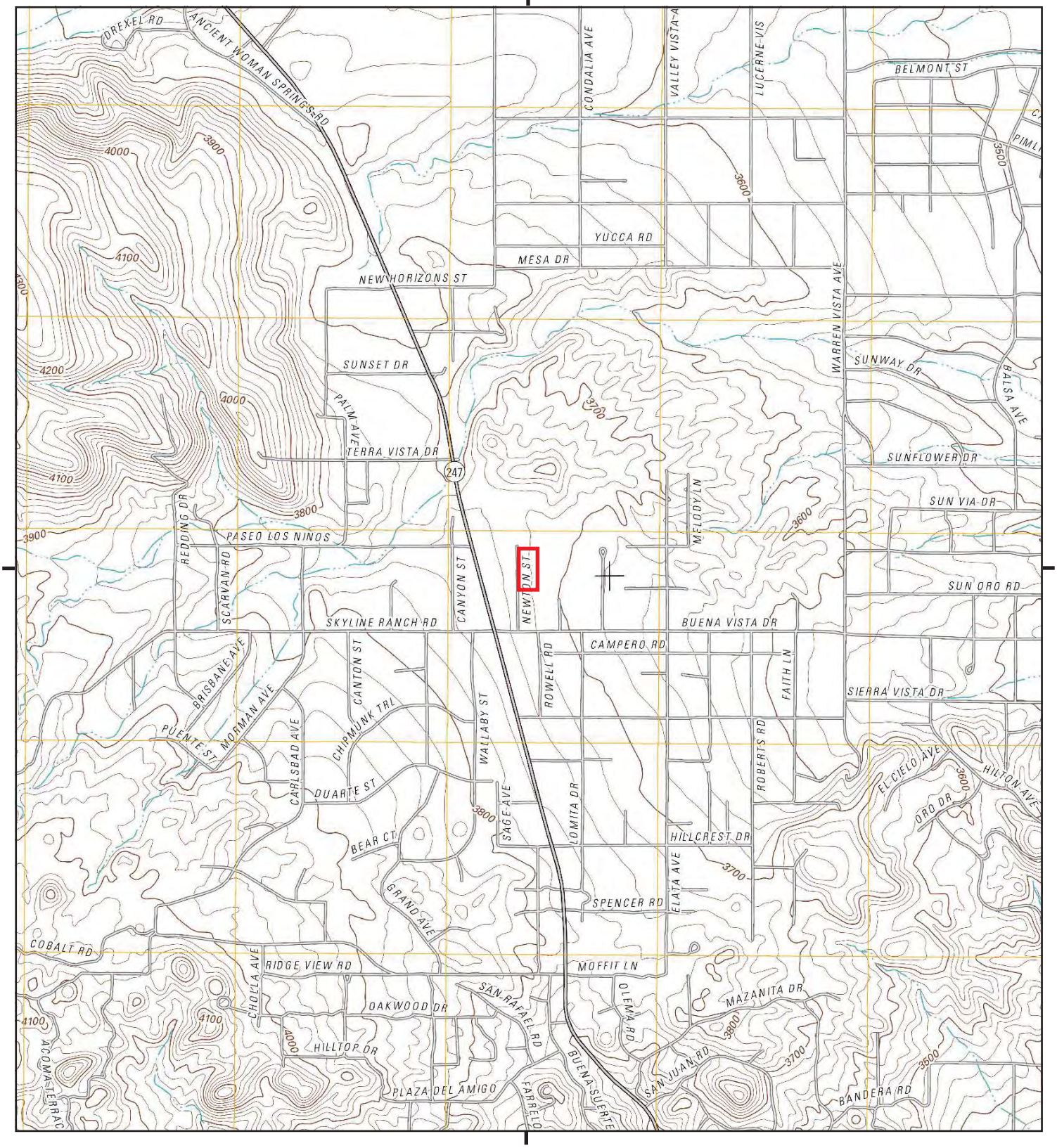
TP, Yucca Valley North, 2015, 7.5-minute

SITE NAME: Yucca Valley Property
ADDRESS: Newton Lane
Yucca Valley, CA 92284
CLIENT: Ninyo & Moore

N

Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Yucca Valley North, 2012, 7.5-minute

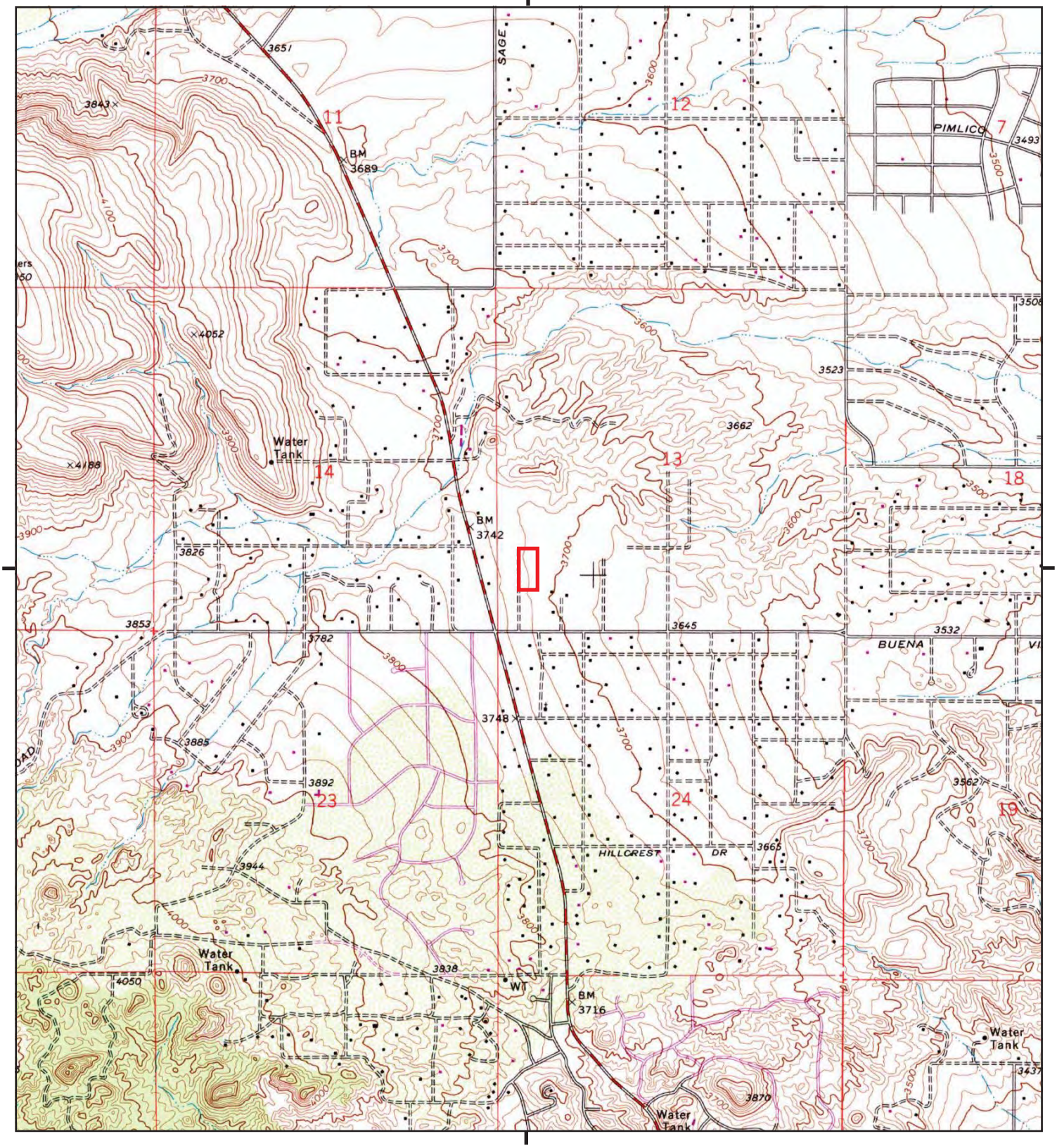
SITE NAME: Yucca Valley Property
ADDRESS: Newton Lane
Yucca Valley, CA 92284
CLIENT: Ninyo & Moore

N

7773517 - 4 page 8

Historical Topo Map

1989



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Yucca Valley North, 1989, 7.5-minute

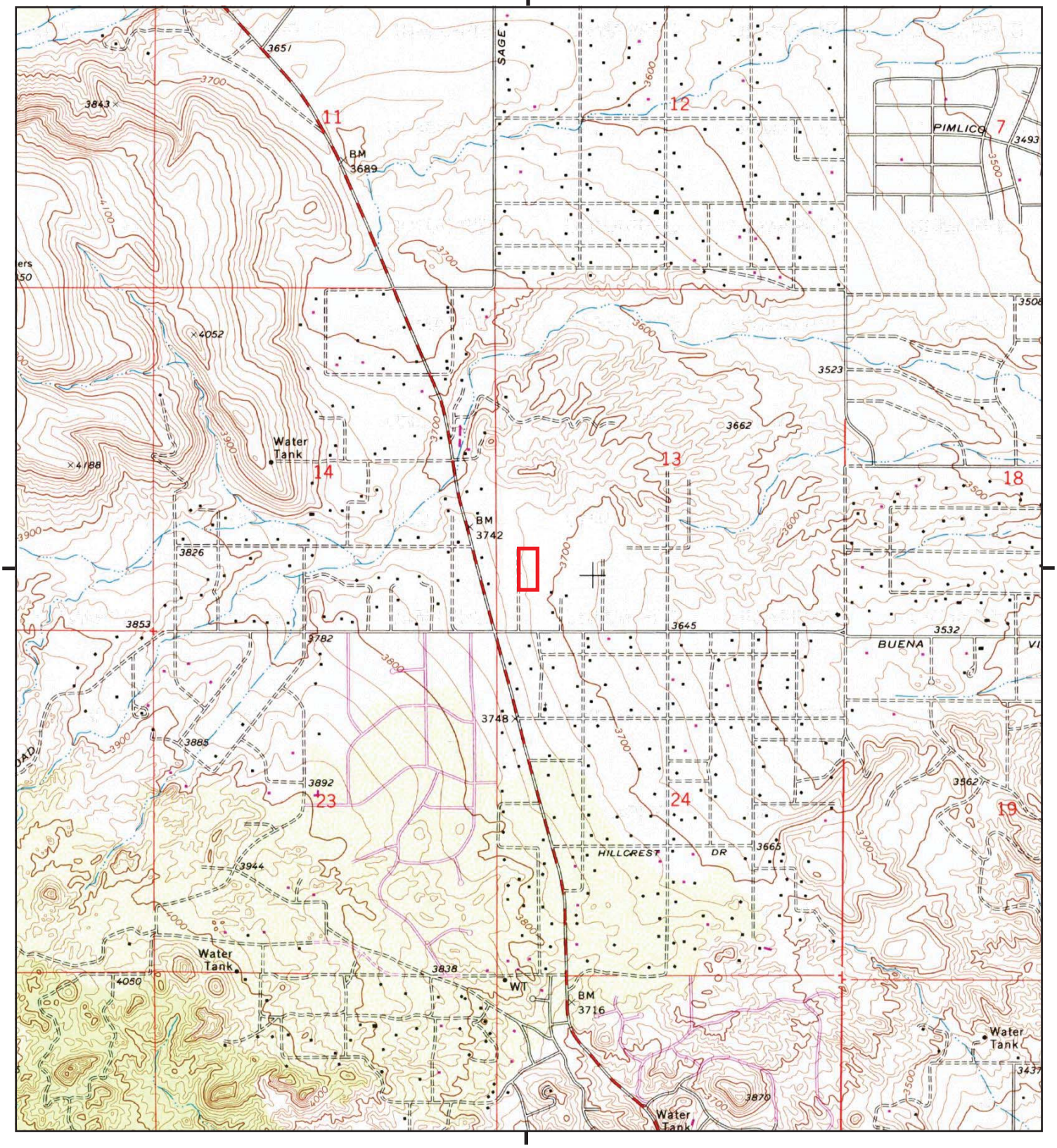
SITE NAME: Yucca Valley Property
ADDRESS: Newton Lane
Yucca Valley, CA 92284
CLIENT: Ninyo & Moore

N

7773517 - 4 page 8

Historical Topo Map

1979



This report includes information from the following map sheet(s).

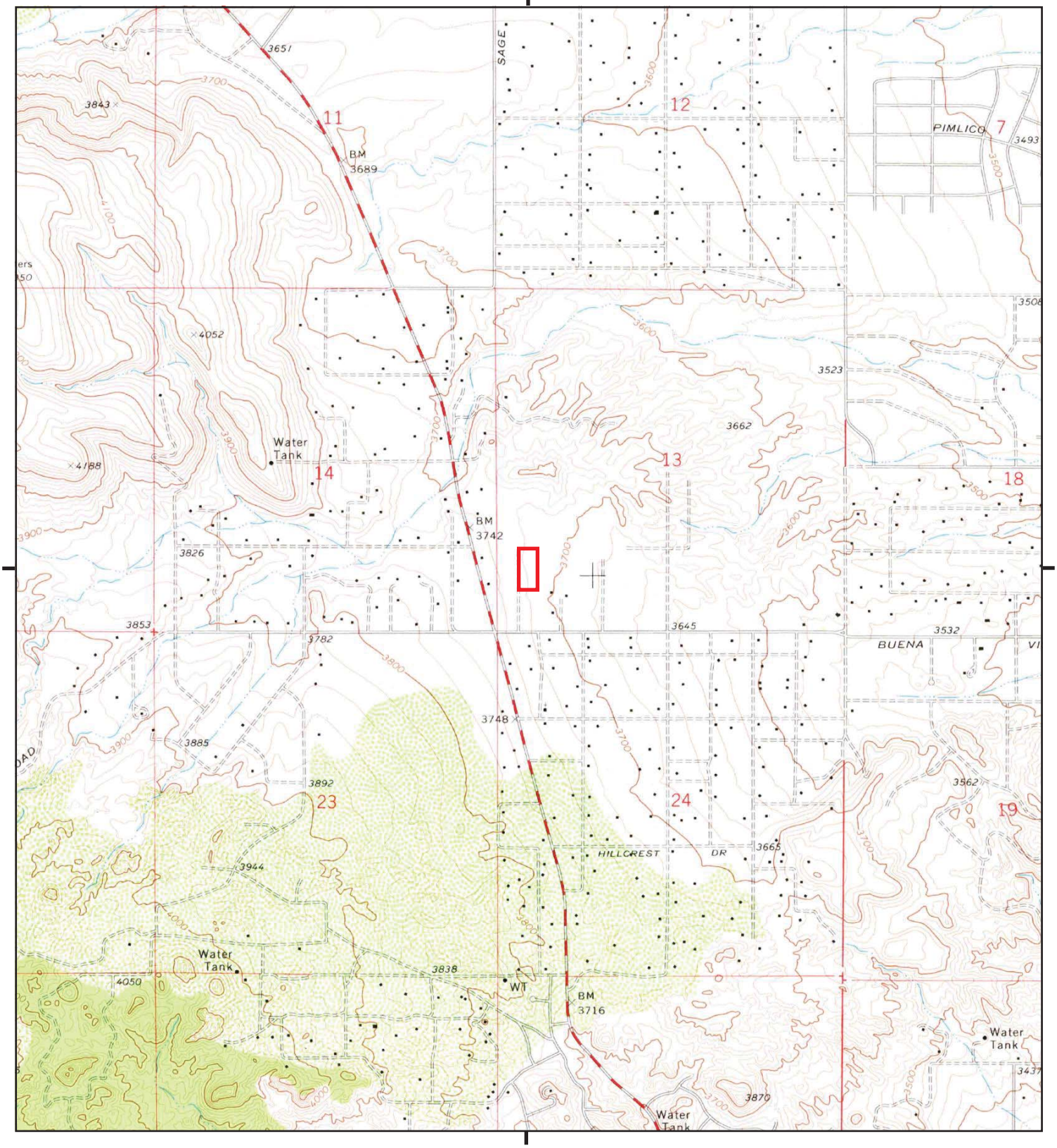
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Yucca Valley North, 1979, 7.5-minute

SITE NAME: Yucca Valley Property
ADDRESS: Newton Lane
Yucca Valley, CA 92284
CLIENT: Ninyo & Moore

N



This report includes information from the following map sheet(s).

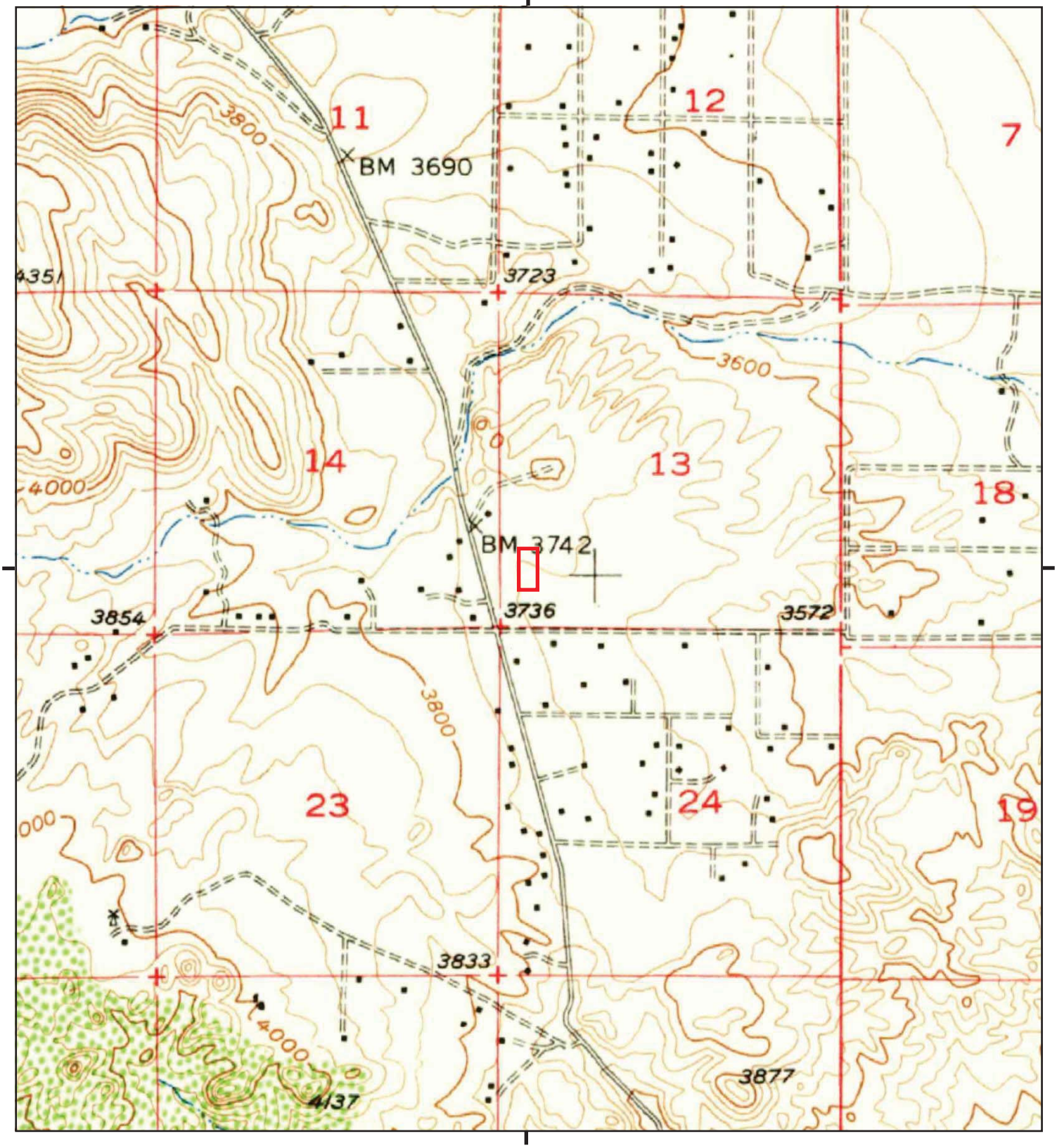
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Yucca Valley North, 1972, 7.5-minute

SITE NAME: Yucca Valley Property
ADDRESS: Newton Lane
Yucca Valley, CA 92284
CLIENT: Ninyo & Moore

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Joshua Tree, 1955, 15-minute

SITE NAME: Yucca Valley Property
ADDRESS: Newton Lane
Yucca Valley, CA 92284
CLIENT: Ninyo & Moore

N

APPENDIX F

Vapor Encroachment Screening Matrix

Phase I ESA Vapor Encroachment Conditions (VEC) matrix includes a (1) Search Radius Test, (2) Chemicals of Concern Test (COC), and (3) a Critical Distance Test [1].

(1) Search Radius Test: Are there any known or suspect contaminated properties in the primary area of concern within the corresponding search radii?

☐ Yes ☒ No — If ***No***, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If ***Yes***, then:

(2) Chemicals of Concern Test: Are COC likely to be present within the area of concern for those known or suspect contaminated sites identified based on the Search Distance Test?

☐ Yes ☐ No — If ***No***, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If ***Yes***, then:

(3) Critical Distance Test: A plume test to determine whether or not COC in the contaminated plume(s) may be within the critical distance.

☐ Yes ☐ No — (3a) Is information related to the contaminated(s) plume available (i.e., isoconcentration maps, site drawings, etc.)?

(3b) If ***No***, then a VEC cannot be ruled out; check ***Yes*** in #4 below indicating it is likely a VEC exists. If ***Yes***, then:

☐ Yes ☐ No — (3c) Is the site less than 100 feet to the nearest edge of a contaminated [non-petroleum hydrocarbon] plume(s)? If ***Yes***, then check ***Yes*** in #4 below indicating it is likely a VEC exists.

☐ Yes ☐ No — (3d) Is the site less than 30 feet to the nearest edge of a dissolved petroleum hydrocarbon plume(s)? If ***Yes***, then check ***Yes*** in #4 below indicating it is likely a VEC exists.

If the distance from the nearest edge of a contaminated plume to the nearest existing or planned structure on the site is less than 100 feet for non-petroleum hydrocarbon COC, or less than 30 feet for dissolved petroleum hydrocarbons, then it is presumed that a VEC *currently* exists beneath the site. If the distance from the nearest edge of the contaminated plume is greater than or equal to 100 feet for non-petroleum hydrocarbons, or 30 feet for dissolved petroleum hydrocarbon chemicals of concern, then it is presumed unlikely that a VEC *currently* exists beneath the site.

(4) Is it likely that a VEC *currently* exists beneath the site?

☐ Yes ☒ No — If ***No***, then the VEC screening is complete and no further investigation is recommended at this time. If ***Yes***, Ninyo & Moore recommends performing additional assessment, such as a Tier 2 VEC assessment according to ASTM E 2600-15.

[1] Based on guidance presented in the ASTM E 2600-15 Standard.

APPENDIX G

Qualification of the Environmental Professionals

Gabriel A. Haro, GIT, LRC ST

Senior Staff Geologist



EDUCATION

B.S., Geology, 2018, University of California Davis

CERTIFICATIONS

GIT 1655 (California)

CDPH Lead-Related Construction Sampling Technician, No. 9869

AHERA Building Inspector, No. 0522BII190562

40-Hour OSHA HAZWOPER Certification (with annual updates)

As a Senior Staff Geologist, Gabriel manages projects (e.g., Phase I ESAs); prepares technical reports; provides field services (e.g., groundwater/soil/soil vapor sampling, construction oversight, drilling, well installation and development, etc.); schedules and works with sub-consultants onsite (e.g., drillers, utility locaters, etc.); and assists senior staff with other project-related tasks. Gabriel also performs Hazardous Building Materials (HBMs) Surveys to identify HBMs within buildings and prepares tables/figures for the final report.

REPRESENTATIVE EXPERIENCE

San Diego Unified School District, Grant Elementary School Burned Waste Dump, San Diego, California: Staff Geologist for a burned waste removal project at Grant Elementary School. Monitored the excavation of burned waste material and segregation of materials into waste and burned waste stockpiles to reduce disposal costs to offsite facilities, Class II and III landfills. Performed Community Health and Safety monitoring during excavation activities. Characterized the stockpiles for disposal and collected confirmation samples. Oversaw and documented the loading and transport of exported material.

San Diego Unified School District, Correia Middle School/Famosa Blvd Solar PV, San Diego, California: Staff Geologist for the Solar PV installation project at Correia Middle School. Provided oversight and implemented Community Health and Safety monitoring during trenching and drilling activities. Segregated excavated materials based off anticipated disposal requirements associated with Class II and Class III landfills. Characterized the stockpiles for disposal and collected confirmation samples. Oversaw and documented the loading and transport of exported material.

City of San Diego, Rose Canyon Operation Yard Phase II ESA, San Diego, California: Staff Geologist for a Phase II ESA at the Rose Canyon Operation Yard to evaluate the extent of diesel-impacted soil beneath a vehicle refueling island. One angled boring was advanced to vertical depth equivalent of approximately 10.5 feet and two soil samples were collected. Based on the findings of the investigation, diesel-impacted soil did not appear to extend vertically to the depths explored.

County of San Diego Department of Public Works, Cole Grade Road Bridge Over Keys Creek, Valley Center, California: Staff Geologist for the groundwater studies performed for the Cole Grade Road bridge replacement project. Provided support services for preparation of the Groundwater Dewatering Study and Groundwater Resources Investigation Reports and provided assistance with the following project tasks: geophysical surveying; drilling, soil and groundwater sampling, and chemical analysis; well installation and development; aquifer testing (e.g., slug, step and constant rate); and waste management and disposal (e.g., soil cuttings, fluids generated by well development and aquifer testing).

San Diego Unified School District, Bell Junior High School/Sweetwater II Landfill, San Diego, California: Staff Geologist for a project concerning post closure maintenance and the groundwater detection and evaluation monitoring program for thirteen groundwater wells at Bell Junior High School. Performs annual gauging and sampling and assists with preparing the annual reports summarizing the data and evaluating the trends.

Gabriel A. Haro

Senior Staff Geologist

Wayfarer Bread & Pastry, Property Purchase Phase I ESA, La Jolla, California: Senior Staff Geologist for a Phase I ESA performed for an approximately 0.1-acre property located in La Jolla, California. A release case was identified at an adjoining property so regulatory agency files were requested to ascertain the nature of the release, status of the cleanup, and potential impacts to the site. This assessment was performed in accordance with ASTM E1527-21 Standard Practice for ESAs and revealed no evidence of RECs in connection with the property.

Port of San Diego, National City Marine Terminal (NCMT) Electrical Line Installation, National City, California: Staff Geologist for the NCMT electrical line installation project. The project included the advancement of 33 hand-augered borings along 1,200 linear feet of proposed electrical trenches. Services included collection of discrete soil samples, preparation of a Health and Safety Plan, and preparation of a technical memorandum summarizing the sampling procedures and the analytical results.

Imperial County Office of Education, Agricultural Property Acquisition Phase I ESA, El Centro, California: Senior Staff Geologist for a Phase I ESA performed for an approximately 22-acre property, located along West McCabe Road in El Centro, California. The site was zoned for agricultural use and during the historical review, it was identified that the residential structure previously located at the site was lost to fire. Based on information obtained during the site reconnaissance, RECs included a suspected improperly abandoned well and burned debris/rubble located at the former building footprint. This assessment was performed in accordance with ASTM E1527-21 Standard Practice for ESAs and a Phase II ESA proposal is being prepared for the site.

Port of San Diego, Tenth Avenue Marine Terminal (TAMT) Phase III Electrical Distribution System Upgrade, San Diego, California: Staff Geologist for the TAMT electrical system upgrade project. The project included the advancement of seven drilled borings and 14 hand-augered borings along 6,500 linear feet of proposed electrical trenches. Services included collection of discrete soil samples, preparation of a Health and Safety Plan, and preparation of a technical memorandum summarizing the sampling procedures and the analytical results.

Otay Water District, Salt Creek Golf Course Phase I ESA, Chula Vista, California: Staff Geologist for a Phase I ESA performed for an approximately 164-acre property, located at the northern terminus of Hunte Parkway. Based on the historical records review and interviews, the property was used as a farmstead since at least 1928. The Otay Water District acquired 509 acres of property in 1970, which included the subject site and adjacent properties to the north, east, and west for recycled water disposal. At the time of the reconnaissance, the property was vacant and formerly occupied by a golf course. This assessment was performed in accordance with ASTM E1527-13 Standard Practice for ESAs and revealed two RECs in connection with the property.

County of San Diego Department of Public Works, Don Dussault Park Expansion Phase I ESA, Fallbrook, California: Staff Geologist for a Phase I ESA performed for an approximately 4.6-acre property, located on the east side of Alturas Road. Historical records indicated that the property functioned as an orchard from at least 1938 until the 1950s and remained undeveloped after the 1950s. Agricultural land was present in the general vicinity from until the 1970s (e.g., orchard, nursery, etc.). This assessment was performed in accordance with ASTM E1527-13 Standard Practice for ESAs and revealed no evidence of RECs in connection with the property.

Otay Water District, Salt Creek Golf Course Phase I ESA, Chula Vista, California: Staff Geologist for a Phase I ESA performed for an approximately 164-acre property, located at the northern terminus of Hunte Parkway. Based on the historical records review and interviews, the property was used as a farmstead since at least 1928. The Otay Water District acquired 509 acres of property in 1970, which included the subject site and adjacent properties to the north, east, and west for recycled water disposal. At the time of the reconnaissance, the property was vacant and formerly occupied by a golf course. This assessment was performed in accordance with ASTM E1527-13 Standard Practice for ESAs and revealed two RECs in connection with the property.

University of California, Irvine, Anza-Borrego Parcel Acquisition Phase I ESA, Borrego Springs, California: Staff Geologist for a Phase I ESA performed for an approximately 9.6-acre property, located west of the Tilting T Drive terminus. According to a historical review, the property remained undeveloped since as early as 1939. The property was apparently used by research groups who study the local flora and fauna and by recreational hikers. This assessment was performed in accordance with ASTM E1527-13 Standard Practice for ESAs and revealed no evidence of RECs in connection with the property.

Gabriel A. Haro

Senior Staff Geologist

County of Placer, Dowd Road at Coon Creek Bridge Replacement Project, Placer County, California: Construction Monitor for a bridge replacement project along Dowd Road in Placer County. The project required monitoring and oversight of the removal of live oak trees and willows prior to construction, and the installation of the Environmentally Sensitive Area perimeter fencing. This project also included pre-construction surveys for sensitive species and required that worker environmental awareness training be delivered to all construction personnel working onsite.

Sacramento Municipal Utility District (SMUD), Franklin Substation and Transmission Line Project, Sacramento County, California: Construction Monitor for a high-voltage transmission lines upgrade project to support the newly constructed Franklin Substation. The purpose of the project was to verify and document compliance with all avoidance and minimization measures as required by permits and the mitigation monitoring and reporting program. The project included pre-construction surveys for special-status species and the preparation of daily monitoring logs documenting monitoring activities and wildlife observations, including photo documentation.

Port of San Diego, 1220 Pacific Highway Phase I & II ESAs and HBMs Survey, San Diego, California: Staff Geologist for a Phase I ESA performed for a Navy-occupied property on the San Diego Bay waterfront. A prior release on the site and other environmental concerns identified during the Phase I review prompted the Phase II ESA which consisted of soil, groundwater, and soil vapor sampling at specific locations across the site. Additional services included sampling building materials to identify HBMs present in each of the site buildings. Activities included field services, report preparation, and project coordination.

East Bay Regional Park District (EBRPD), Seaborg Trail Culvert Replacement Project, Contra Costa County, California: Construction Monitor for the rehabilitation of the side slope along Seaborg Trail resulting from heavy storm damage in 2017. The project included monitoring construction of erosion control measures and performing pre-construction surveys.

Travis W. Meier, QISP

Principal Environmental Scientist



EDUCATION

M.S., Environmental & Earth Science, California State University, San Bernardino

B.S., Environmental & Earth Science, University of Redlands

REGISTRATIONS/CERTIFICATIONS

QISP No. 00213 (California)

OSHA 40 Hour Construction Certification

Mr. Meier has over over 22 years of environmental experience including environmental site assessments; investigation, assessment, and evaluation of hazardous materials; soil and groundwater contamination evaluations; and regulatory compliance. Mr. Meier has provided these services for a variety of public works clients, educational entities, and others.

REPRESENTATIVE EXPERIENCE

Fixed Base Operator (FBO) Facility, San Diego International Airport, Construction Monitoring Oversight, San Diego, San Diego County, California: Field Team Lead acting as the primary field team lead and inspector in relation to oversight of construction of a new private airplane service at the San Diego International Airport. Prior industrial operations on the property resulted in soil and groundwater contamination with potential sources remaining on the property. During his tenure on the project, Mr. Meier screened excavation soils, identified and directed segregation of impacted versus non-impacted soils to limit disposal/export costs, provided guidance and support in relation to the discovery and removal of an underground storage tank (UST), and provided oversight of application of vapor reducing products (Liquid Boot™) and the installation of a passive soil vapor mitigation system beneath structures. Following completion of construction, Mr. Meier and associated Kleinfelder staff, performed routine (semi-annual) sampling of vapors from both indoor air and also exhaust vents from the passive vapor mitigation system in accordance with regulator requirements. The soil vapor sampling requirements were discontinued after multiple rounds of sampling in circa 2018.

High Speed Rail, Burbank to Palmdale, Hazardous Materials Technical Study and EIR/EIS Section, Burbank, California: Lead Author acting as the lead/primary author for the Hazardous Material Technical Study and assisted with writing the associated section in the EIR/EIS document. The project consisted of evaluation of historical hazardous material release sites with potential impacts to a proposed rail line with several proposed alternatives.

County of San Diego Campus Redevelopment Phase 3, Crime Laboratory Environmental Services, San Diego County, California: Project Manager providing management, oversight, and coordination for characterization, delineation, and disposal of reuse of excavated impacted soil from the prior County Fleet Maintenance facility. Planned redevelopment of the site consisted of installation of a crime lab containing a subterranean evidence vault extending to an approximate excavation to a depth of thirty feet below ground surface. Impacted material was encountered during the initial excavation and consequently required delineation, assessment, and off-site disposal of approximately 30,000 cubic yards of impacted material. Coordination and management for export of the impacted material and observation of the excavation was performed using a team of Kleinfelder personnel. An on-site chemical laboratory was used during critical phases of the excavation for immediate characterization and waste disposal decisions and avoidance of excavation delays. over several months. Collected information was used to facilitate reuse of non-impacted material and keep the project on schedule and within budget. Soil vapor intrusion modeling was also performed based on historic and collected soil sample information to confirm the project did not pose an issue for occupants and soil vapor

mitigation was not necessary. In addition, National Pollution Discharge Elimination System groundwater sampling was performed during development of the site. Combined work on the project, including change orders, totals in excess of $360,000.00 to date. Close coordination of our work with the excavation contractor facilitated the excavation work to be completed ahead of schedule.

Caltrans District 11, On-Call, Multiple Provider, Hazardous Substances Emergency Services Contracts (11A2631/11A3007), San Diego and Imperial Counties, California: Deputy Contract Manager responsible for project management and coordination for on-call needed services in relation to emergency hazardous materials sampling, delineation, and disposal/reuse. To date, Work Requests (WRs) in relation to the contract has included multiple aerially deposited lead (ADL) characterization and reuse projects, a vibration monitoring and consultation project, multiple asbestos containing material (ACM) characterization, abatement oversight (areas under negative pressure and pipe removal), and disposal projects, update of multiple Spill, Prevention, Control, and Countermeasure (SPCC) Plans projects, and a soil characterization (via drilling and sample collection) project for relocation and reuse along the Pacific Ocean shoreline. Combined projects include over 40 WRs with a total value of approximately $814,000.00.

Caltrans District 11, Site Assessment Activities (Contracts 11A2340 and 11A2880), San Diego and Imperial Counties, California: Served multiple roles including Environmental Scientist, Project Manager, and Deputy Contract Manager on TOs under the related contracts. Managed and provided oversight of multiple TOs for ISAs and SI services, including preparing work plans, sampling and analysis plans, performance of assessments, and preparation of reports. Mr. Meier was the lead for the SR 94/I-805 HOV Connector Project which was a priority Caltrans project and involved both environmental and geotechnical components (completed). Work involved advancement of approximately 65 boreholes within median, shoulder, and adjacent surficial roadway locations requiring lane closures and usage of up to four drill-rigs concurrently in a high traffic area. The field work was completed ahead of schedule and below budget. Work took place on an extremely busy freeway, and Mr. Meier performed the environmental services safely and without incident. Combined projects include over 80 TOs totaling $5,980,617.31.

METRO, Stormwater and Industrial Wastewater Compliance Services, Los Angeles, California: Project Manager providing oversight, coordination, and sampling for over 20 industrial facilities located in Los Angeles, California. Oversight included management of monthly inspections, coordination and sample collection guidance for numerous sub-consultants during rain events, and related agency regulatory compliance work. Management was provided for a team of over 15 members to facilitate coordinated storm water sample collection.



5710 Ruffin Road | San Diego, California 92123 | p. 858.576.1000

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Geotechnical & Environmental Sciences Consultants

APPENDIX G1

PERCOLATION TESTING REPORT

Sladden Engineering

PERCOLATION TESTING FOR ONSITE
SEWAGE DISPOSAL FEASIBILITY
PROPOSED SELF-STORAGE FACILITY
APN 0597-111-67
SEC SUN MESA DRIVE & NEWTON LANE
TOWN OF YUCCA VALLEY, CALIFORNIA

-Prepared By-

Sladden Engineering

45090 Golf Center Parkway, Suite F
Indio, California 92201
(760) 863-0713

Sladden Engineering

45090 Golf Center Parkway, Suite F, Indio, CA 92201 (760) 863-0713 Fax (760) 863-0847
6782 Stanton Avenue, Suite C, Buena Park, CA 90621 (714) 523-0952 Fax (714) 523-1369
450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863
www.Sladdenengineering.com

January 14, 2025 Project No. 544-24365
25-01-007

1.0 DESCRIPTION OF SITE AND PROPOSAL

1.1 Mr. Rob Billings
5024 Wallaby Street
Yucca Valley, California 92284

Project: Proposed Self-Storage Facilities
APN 0597-111-67
SEC Sun Mesa Drive & Newton Lane
Town of Yucca Valley, California

Subject: Percolation Testing for Onsite Sewage Disposal Feasibility

1.2. Location:

The project site is located at the southeast corner of Sun Mesa Drive and Newton Lane in the Town of Yucca Valley, California. The project site consists of a single parcel that is formally identified by the County of San Bernardino as APN 0597-111-67. The parcel occupies approximately 4.34 acres of land and is undeveloped. Local surface gradients descend to the southeast at inclinations of approximately ten horizontal to one vertical (10H:1V) and less. The site is near the elevation of the adjacent properties and roadways and is located at approximately 34.1669 degrees north latitude and 116.4207 degrees west longitude (Figure 1). The subject property is bounded by Sun Mesa Drive to the north, undeveloped property to the east, commercial property to the south, and Newton lane to the west.

1.3 Proposed Development:

a) It is our understanding that the proposed project will consist of constructing a self-storage facility and a 400 square foot manager's office on the subject property. Concrete flatwork, landscape areas, and various associated site improvements are also anticipated. The new office building will be serviced by an onsite sewage disposal system consisting of a septic tank and leach lines.

1.4 Description of Site and Surroundings:

a) Overall surface gradients descend to the east at inclinations of ten horizontal to one vertical and less (10H:1V). The project site is located at an elevation of approximately 3,725 feet above mean sea level (MSL)[1].

[1] United States Geological Survey (USGS), 2021, Yucca Valley North Quadrangle, California-San Bernardino County, 7.5 Minute Series.

b) No natural ponding of water or surface seeps were observed at or near the site during our investigations conducted on December 3, 2024. Site drainage appears to be controlled via sheet flow and surface infiltration. The closest "blue line" stream is located approximately 0.35 miles to the northwest of the property (USGS, 2021).
c) It is assumed that the properties within the vicinity of the project site are utilizing individual on-site sewage disposal systems consisting of septic tanks and leach lines or seepage pits.
d) No water wells were identified on-site during our field investigation The site vicinity is serviced by the Hi-Desert Water District
e) No bedrock outcrops were observed on the subject property or in the immediate site vicinity. The underlying earth materials consists of fine to coarse-grained silty sand (SM) and sand (SW).
f) Bedrock was not encountered within the exploratory bores and test holes that were excavated to a maximum depth of approximately 21.5 feet bgs.
g) Groundwater was not encountered within our exploratory bores or test holes that extended to a maximum explored depth of approximately 21.5 feet bgs. Information regarding the approximate depth to groundwater provided by the California Department of Water Resources online database indicates that the depth to groundwater is in excess of 80 feet below the existing ground surface in the immediate vicinity of the site. The following table provides a summary of the historic high groundwater depths reported in the project vicinity.

TABLE 1
GROUNDWATER DEPTHS

STATE WELL	LAT/LONG	DISTANCE (KM)	DATE	DEPTH (FT)
01N05E14J001S	34.1697/-116.4255	0.50	01/23/1958	167
01N05E14Q001S	34.1661/-116.43	0.85	02/12/1958	100
01N05E24B001S	34.1625/-116.4122	0.95	02/12/1958	131.54
01N05E14P001S	34.1661/-116.4344	1.25	01/01/1958	82
01N05E24F001S	34.1589/-116.4167	1.00	02/12/1958	Dry Well
01N05E24K001S	34.1553/-116.4122	1.50	01/24/1958	Dry Well

h) Site geologic features are not expected to have a significant impact on sewage disposal system design.
i) It appears that there will be sufficient area for the on-site sewage disposal system and the required expansion area on the subject site.

2.0 EQUIPMENT

a) Two (2) exploratory bores and four (4) test holes were excavated on the subject property using a truck-mounted drill-rig (Mobile B-61) equipped with 8-inch outside diameter augers.
b) Tools used during testing consisted of a water level measuring device, a multi-timer application, and a 500-gallon truck-mounted water tank.

3.0 METHODOLOGY AND PROCEDURES

3.1 The exploratory bore and test hole locations were determined by Global Positioning System (GPS). The approximate locations of the exploratory bore and test holes are indicated in the attached Exploration Location Plan (Figure 3).

3.2 The test results and soil conditions encountered during our site exploration indicated "favorable" conditions. The percolation test rates determined by testing were consistent with the alluvial soil conditions observed throughout the subject parcel. The surface gradient throughout the site is less than 30 percent.

3.3 The soil encountered in our exploratory bores and test holes consisted primarily of fine- to coarse-grained silty sand (SM) and sand (SW).

3.4 Test procedures for leach lines:

a) Prior to testing, the County of San Bernardino DEHS was notified of the intent to perform percolation testing.
b) Two (2) exploratory bores and four (4) leach line percolation test holes were excavated on the site to depths between approximately 5 and 15 feet bgs. Percolation testing was performed at a depth of approximately 5 feet bgs within each of the test holes. Two (2) inches of ½ inch gravel was placed on the bottom of the test holes to prevent scouring when water was added.
c) Twelve inches of water (10 inches above gravel) of water was placed in the test holes and the drop in the water level was recorded over two consecutive 10-minute readings.
d) Percolation testing was performed by filling each test hole with approximately 8 inches of water and recording the time required to drop (minimum of 1-inch drop, maximum of 3-inch drop) in accordance with San Bernardino County OWTS guidelines[2].

3.4 Leach Line Test Results

TABLE 2
LEACH LINE TEST RESULTS

Test Hole No.	Depth (Ft.)	Q gal/sq. ft/day	Q minutes/inch	Minimum Square Feet of Absorption Area Per Gallon Per Day
P-1	5.0	----	2.22	0.83
P-2	5.0	----	1.67	0.83
P-3	5.0	----	2.38	0.83
P-4	5.0	----	2.10	0.83

[2] San Bernardino Public Health, Environmental Health Services, Percolation Testing and Reporting Standards for Onsite Wastewater Treatment Systems, Revised September 2019.

4.0 DISCUSSION OF RESULTS

4.1 Testing indicates percolation rates between 1.67 and 2.38 minutes per inch that are consistent with the alluvium encountered with our exploratory bore and test holes.

4.2 The recorded measurements are considered accurate, and the consistency of the individual test results indicates accuracy.

5.0 DESIGN

5.1 Criteria:

a) Leach lines may be designed based on an application rate of 0.83 square feet per gallon per day in accordance with San Bernardino County DEHS guidelines.

TABLE 3
FIXTURE COUNT

PLUMBING FIXTURE	NUMBER	F/U	TOTAL
Water Closet	1	6	6
Lavatory	1	2	2
Sink	1	2	2

b) The estimated flow has been determined in accordance with CPC Table H201.1(4). Based on information provided by the design team, type of occupancy has been based on "Offices – per employee (20 gal)".

Based on the estimated wastewater flows and the provided fixture units, the new septic system should be sized based on the fixture units. The following information is considered applicable for use in septic system design:

a) The septic tank size should be based on the CPC Table H 201.1 for fixture units as follows:

- Fixture Units = 10
- Septic Tank Capacity = **750 gallons septic tank capacity**

b) The estimated waste/sewage flow rate was calculated based on the septic tank capacity of **750 gallons** with the following equation:

- Flow x 1.5 = Septic Tank Size
- Flow = Septic Tank Size / 1.5
- Flow = **500 gal/day**

c) Design Rate: The following calculation may be utilized to determine the design rate in square feet (ft^2) per 100 gallons of septic tank capacity (gstc):

= Application Rate (ft^2/gal/day)* Flow (gal)/(Septic Tank Size/100 gal)

=(0.83 ft^2/gal/day*500 gal)/(750 gal/100 gal)= **55.3 ft^2 per 100 gstc**

d) Information to assist in the design of the on-site sewage disposal system is presented below:

OWTS DESIGN
Standard Design (Three (3) Feet of Gravel @ Bottom of Leach Lines)
Fixture Units Served: 10
Design Rate (ft^2 per 100 gstc): 55.3
Application Rate (square feet/gal/day): 0.83
Estimated Gallons of Effluent Per Day: 500
Gallons of Septic Tank Capacity: 750
Absorption Area (square feet): 415
Trench Credit (square feet per ft): 7
Leach Line Length (ft): 60
Number of Leach Lines: 2 at 30 Feet Each

6.0 SEE ATTACHED EXPLORATION LOCATION PLAN AND OWTS PLAN

7.0 GENERAL DISCUSSION AND CONCLUSIONS

7.1 Based on the data presented in the report, it is the judgment of this engineer that leach lines may be used for the sewage disposal on this property.

7.2 Based on the data presented in this report and the tested information accumulated, it is the judgment of the engineer that the groundwater table should not encroach with the allowable limit set forth by County and State requirements, when the recommendations of this report are followed. Also, there appears to be sufficient area for the proposed on-site sewage disposal systems and future expansion.

7.3 All minimum setback distances shall be maintained for the proposed sewage disposal system in accordance with San Bernardino County guidelines[3].

[3] San Bernardino Public Health, Environmental Health Services, Percolation Testing and Reporting Standards for Onsite Wastewater Treatment Systems, Revised September 2019; Appendix D.

8.0 GENERAL

The findings and recommendations presented in this report are based upon interpolating the soil conditions between bore locations and extrapolating the conditions throughout the sewage disposal system area. Should conditions encountered during grading (or excavation) appear different than those indicated in this report, this office should be notified.

This report is considered applicable for use by the client for the specific site and project described herein. The use of this report by other parties or for other projects is not authorized.

We appreciate the opportunity to provide service to you on this project. If you have any questions regarding this report, please contact the undersigned.

Respectfully submitted,
SLADDEN ENGINEERING

Carolin Patino
Staff Geologist

Brett L. Anderson
Principal Engineer

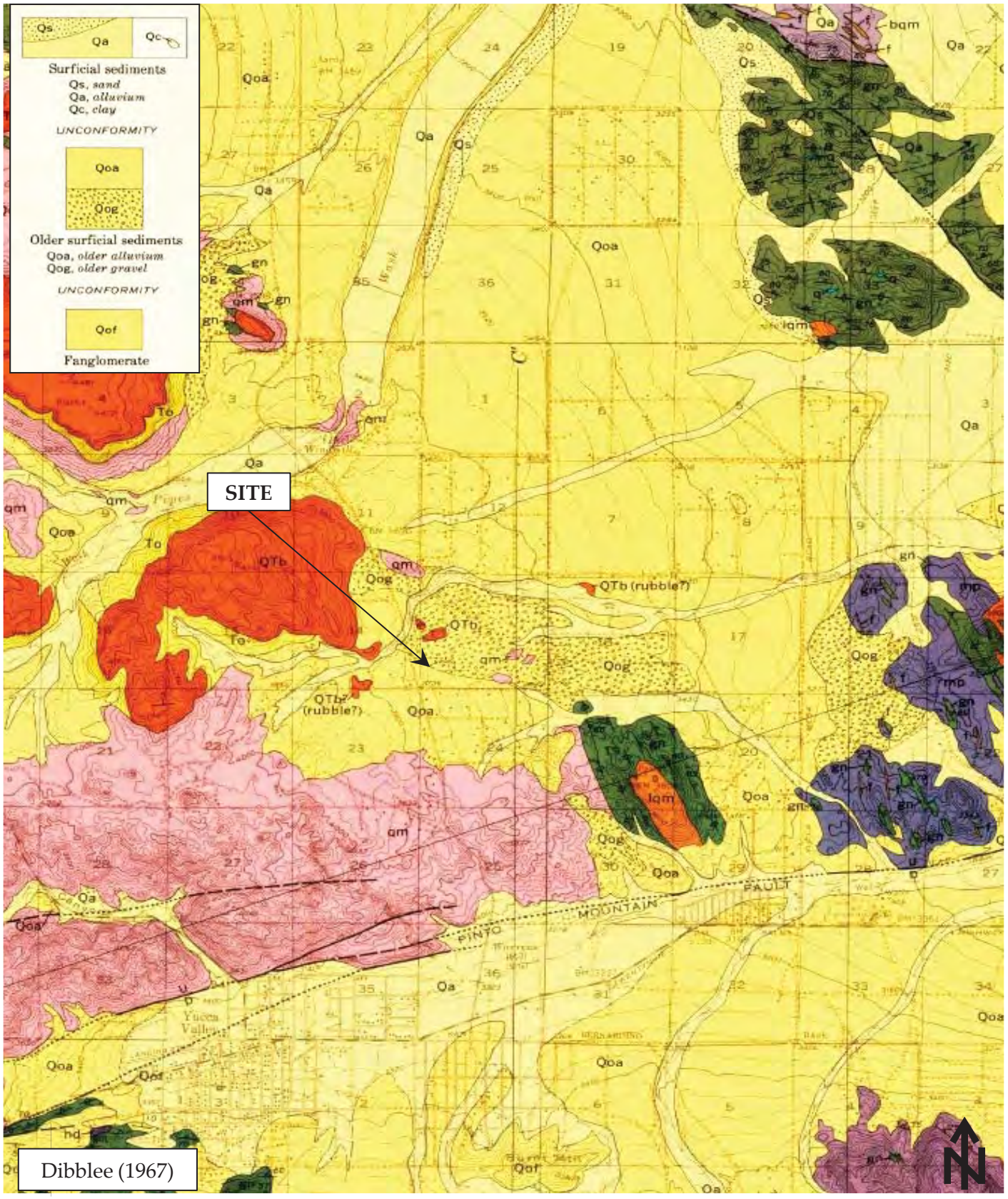
Matthew J. Cohrt
Principal Geologist

Perc/mc
PDF/Addressee

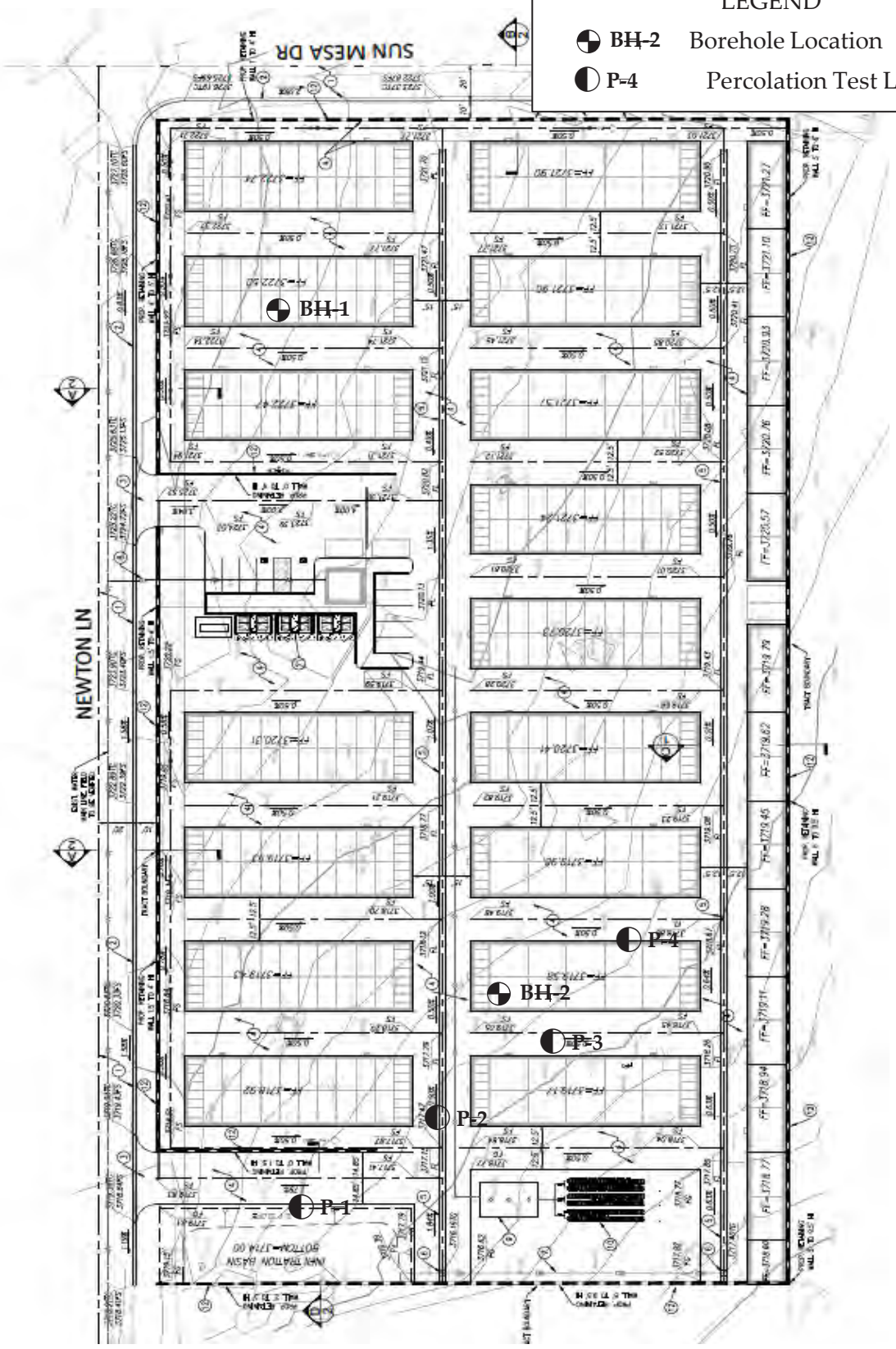
SITE LOCATION MAP
REGIONAL GEOLOGIC MAP
EXPLORATION LOCATION PLAN
OWTS PLAN



	SITE LOCATION MAP		FIGURE
Sladden Engineering	Project Number:	544-24365	1
	Report Number:	25-01-007	
	Date:	January 14, 2025	



Sladden Engineering	REGIONAL GEOLOGIC MAP	FIGURE 2
	Project Number: 544-24365	
	Report Number: 25-01-007	
	Date: January 14, 2025	



EXPLORATION LOCATION PLAN

FIGURE 3

Project Number:	544-24365
Report Number:	25-01-007
Date:	January 14, 2025

Sladden Engineering

PRELIMINARY GRADING PLAN

SUN MESA ROAD, YUCCA VALLEY, CA

APN: 0597-111-67

LEGAL DESCRIPTION:

TR 8749, MB 120/50-64 SEC. 13, T1N, R5E., S.B.B.&M.
APN: 0597-111-67

BASIS OF BEARING :

THE SOUTHWEST 1/4 OF SECTION 13 PER TRACT 8749, MB 120/50-64 SAID BEARING BEING N00°00'08"E

BENCHMARK :

USGS BM 705 24
ELEVATION = 3718.55 FEET, NAVD 88

OWNER/DEVELOPER

ROB BILLINGS
5024 WALLABY STREET
YUCCA VALLEY CA 92284
760-686-4171
BILLINGSTRANSFER@YAHOO.COM

TOPOGRAPHY:

PREPARED BY:
LSAP CONSULTANTS LLC.
ADDRESS: 14997 MCGARGER RD
DESERT HOT SPRINGS , CA 92240
(760) 288-2232
SURVEY@LSAPCONSULTANTS.COM
DATE OF SURVEY JAN 2022

OWTS DESIGN
Standard Design (Three (3) Feet of Gravel @ Bottom of Leach Lines)
Fixture Units Served: 10
Design Rate (ft2 per 100 gstc): 55.3
Application Rate (square feet/gal/day): 0.83
Estimated Gallons of Effluent Per Day: 500
Gallons of Septic Tank Capacity: 750
Absorption Area (square feet): 415
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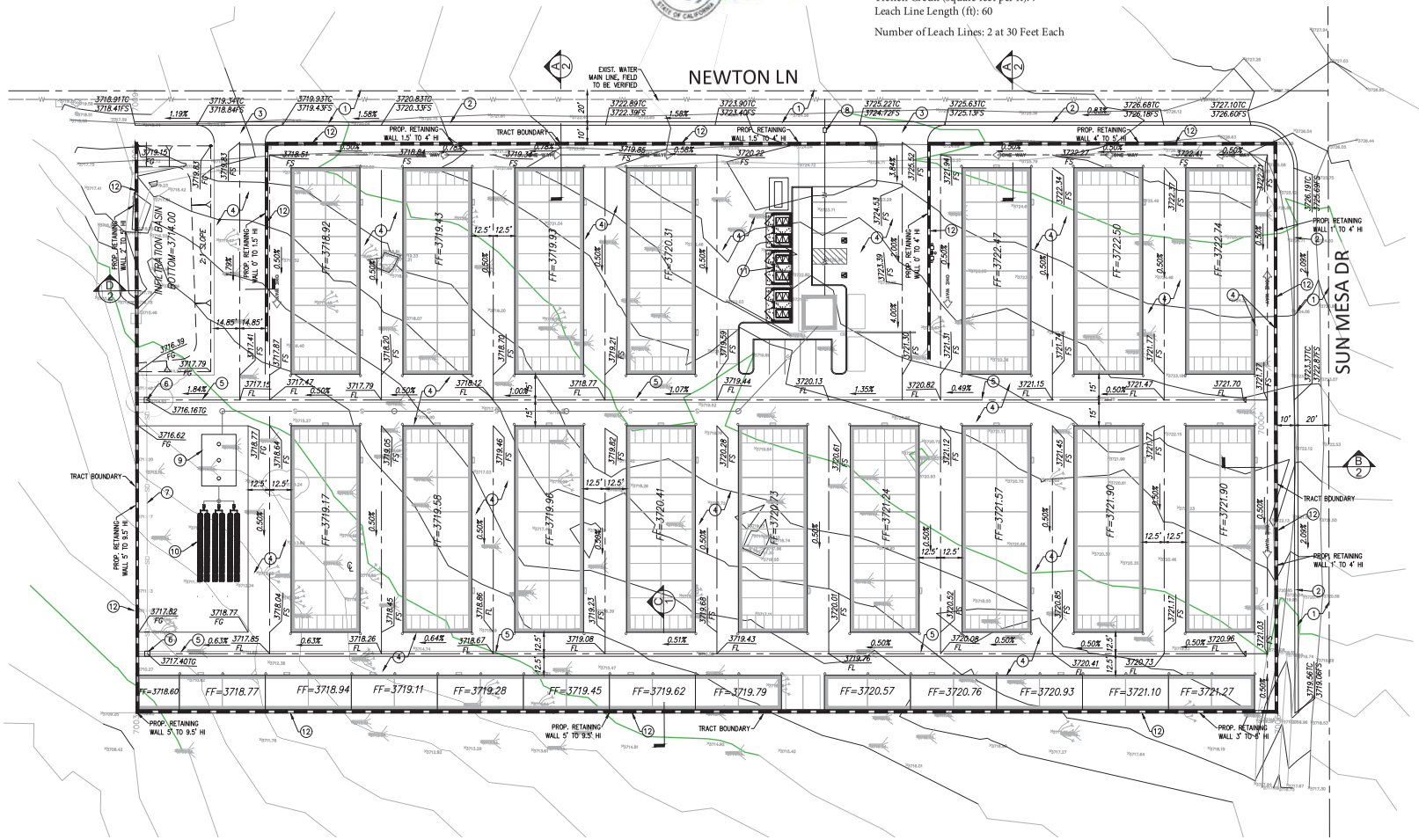

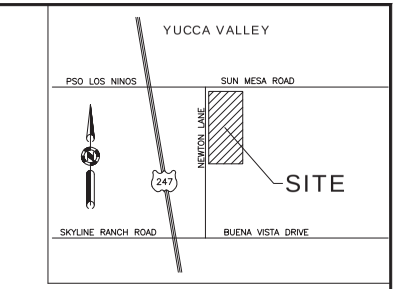

VICINITY MAP
NTS

LEGEND:

	CENTERLINE	EP	EDGE OF PAVEMENT
	PROPERTY LINE	FF	FINISHED FLOOR
W	WATER LINE	FG	FINISHED GROUND
S	SEWER LINE	FL	FLOW LINE
ONE	ELECTRIC LINE	FS	FINISHED SURFACE
		GB	GRADE BREAK
GAS GAS	GAS LINE	HP	HIGH POINT
X	EXIST. CHAIN LINK FENCE	INV	INVERT ELEVATION
	EXIST. WOOD FENCE	PAD	PAD ELEVATION
	EXIST. BLOCK WALL	RET.	RETAINING WALL
94.4	EXIST. CONTOUR LINE	TC	TOP OF CURB
945.0 FS	EXIST. SPOT ELEVATION	TG	TOP OF GRATE
	EXIST. FIRE HYDRANT		
	EXIST. POWER POLE		
	EXIST. SEWER MANHOLE		
	EXIST. STORM DRAIN MANHOLE		
	EXIST. WATER METER		
	EXIST. WATER VALVE		
	EXIST. TREE		

CONSTRUCTION NOTE:

1. PROPOSED AC PAVEMENT
2. PROPOSED 6" CURB AND GUTTER
3. PROPOSED DRIVEWAY APPROACH
4. PROPOSED CONC. PAVEMENT
5. PROPOSED CONC. RIBBON GUTTER
6. PROPOSED 36"X36" CATCH BASIN WITH TRAFFIC RATED STEEL GRATE
7. PROPOSED 18" RCP
8. PROPOSED 1" SERVICE METER
9. PROPOSED SEPTIC TANK
10. PROPOSED LEACH FIELD
11. TRASH ENCLOSURE
12. PROPOSED RETAINING WALL

EARTHWORK VOLUMES:

TOTAL CUT = 4970 CY
TOTAL FILL = 4485 CY

** SEE EARTHWORK EXHIBIT FOR INFORMATION ON CUT-FILL BY LOCATION MAP.*

NORTH

SCALE: 1"=30'

SHEET 1 OF 2

DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
DPATNEAUDE@DRPENTERPRISESLLC.ORG
WWW.DRPENTERPRISESLLC.ORG
Joanne C. Singer RCE 26900
760-625-7426

BORELOGS

Sladden Engineering

BORE LOG

Equipment:	Mobile B-61	Date Drilled:	12/3/2024
Elevation:	3,725 Ft. MSL	Boring No:	BH-1

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
■	14 14 17						2		Silty Sand (SM); strong brown, dry, medium dense, fine- to coarse-grained (Qoa).
■	13 16 11						4 6 8		Silty Sand (SM); strong brown, dry, medium dense, fine- to coarse-grained with calcium carbonate (Qoa).
■	5 7 8						10 12 14		Sand (SW); strong brown, dry, medium dense, fine- to coarse-grained with gravel (Qoa).
■	12 14 16						16 18		Silty Sand (SM); strong brown, dry, medium dense, fine- to coarse-grained with gravel and calcium carbonate (Qoa).
■	10 13 13						20 22		Silty Sand (SM); strong brown, dry, medium dense, fine- to coarse-grained with gravel and calcium carbonate (Qoa).
							24 26 28 30 32 34 36 38 40 42 44 46 48 50		Terminated at ~21.5 Feet bgs. No Bedrock Encountered. No Groundwater Encountered.

Completion Notes:

PROPOSED SELF STORAGE FACILITY
SUN MESA DRIVE; APN 0597-111-67

Project No:	544-24365	Page	1
Report No:	25-01-007		

Sladden Engineering

BORE LOG

Equipment:	Mobile B-61	Date Drilled:	12/3/2024
Elevation:	3,725 Ft. MSL	Boring No:	BH-2

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
							0		Silty Sand (SM); strong brown, dry, fine- to coarse-grained (Qoa).
							2		
							4		
	15 16 13						6		Silty Sand (SM); strong brown, dry, medium dense, fine- to coarse-grained with calcium carbonate (Qoa).
							8		
	11 16 20						10		Sand (SW); strong brown, dry, medium dense, fine- to coarse-grained with calcium carbonate webbing (Qoa).
							12		
							14		
	7 9 11						16		Silty Sand (SM); light brown, dry, medium dense, fine- to coarse-grained (Qoa).
							18		Terminated at ~16.5 Feet bgs. No Bedrock Encountered. No Groundwater Encountered.
							20		
							22		
							24		
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							32		
							34		
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							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED SELF STORAGE FACILITY
SUN MESA DRIVE; APN 0597-111-67

Project No: 544-24365
Report No: 25-01-007

Sladden Engineering

BORE LOG

Equipment:	Mobile B-61	Date Drilled:	12/3/2024
Elevation:	3,725 Ft. MSL	Boring No:	P-1

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
							2		Silty Sand (SM); strong brown, dry, medium dense, fine- to coarse-grained (Qoa).
							4		
							6		Terminated at ~5.0 Feet bgs. No Bedrock Encountered. No Groundwater Encountered.
							8		
							10		
							12		
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Completion Notes:

PROPOSED SELF STORAGE FACILITY
SUN MESA DRIVE; APN 0597-111-67

Project No: 544-24365
Report No: 25-01-007

Sladden Engineering

BORE LOG

Equipment:	Mobile B-61	Date Drilled:	12/3/2024
Elevation:	3,725 Ft. MSL	Boring No:	P-2

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
							2		Silty Sand (SM); strong brown, dry, medium dense, fine- to coarse-grained (Qoa).
							4		
							6		Terminated at ~5.0 Feet bgs. No Bedrock Encountered. No Groundwater Encountered.
							8		
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Completion Notes:

PROPOSED SELF STORAGE FACILITY
SUN MESA DRIVE; APN 0597-111-67

Project No: 544-24365
Report No: 25-01-007

Sladden Engineering

BORE LOG

Equipment:	Mobile B-61	Date Drilled:	12/3/2024
Elevation:	3,725 Ft. MSL	Boring No:	P-3

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
							2		Silty Sand (SM); strong brown, dry, medium dense, fine- to coarse-grained (Qoa).
							4		
							6		Terminated at ~5.0 Feet bgs. No Bedrock Encountered. No Groundwater Encountered.
							8		
							10		
							12		
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Completion Notes:

PROPOSED SELF STORAGE FACILITY
SUN MESA DRIVE; APN 0597-111-67

Project No:	544-24365	Page	5
Report No:	25-01-007		

Sladden Engineering

BORE LOG

Equipment:	Mobile B-61	Date Drilled:	12/3/2024
Elevation:	3,725 Ft. MSL	Boring No:	P-4

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
							2		Silty Sand (SM); strong brown, dry, medium dense, fine- to coarse-grained (Qoa).
							4		
							6		Terminated at ~5.0 Feet bgs. No Bedrock Encountered. No Groundwater Encountered.
							8		
							10		
							12		
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Completion Notes:

PROPOSED SELF STORAGE FACILITY
SUN MESA DRIVE; APN 0597-111-67

Project No: 544-24365
Report No: 25-01-007

LEACH LINE DATA SHEETS

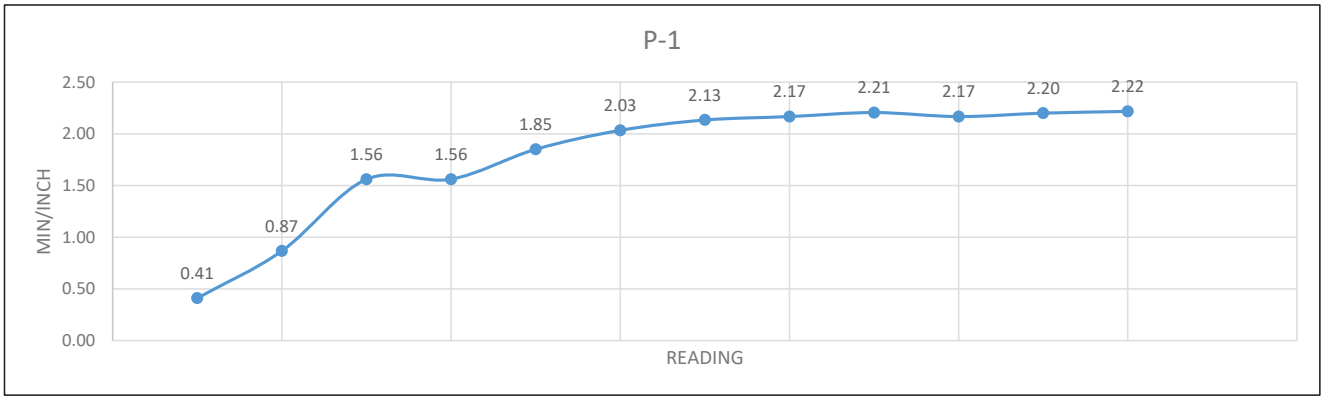
SAN BERNARDINO COUNTY LEACH LINE DATA SHEETS

Project: PROPOSED STORAGE FACILITY
Job No. : 544-24365
Date: 01/7/2025
Test Hole #: P-1
Depth (ft): 5.00
Disposal Area: FAVORABLE
USCS Soil Class: SM
Tested By: R.F.

READING	START TIME	END TIME	ELAPSED TIME (h:m:s)	DEPTH (ft)	INITIAL W (in)	FINAL W (in)	ΔW (in)	Min/Inch
A	8:00:00	8:04:06	0:04:06	5.00	12	2	10	0.41
B	8:06:00	8:14:40	0:08:40	5.00	12	2	10	0.87
C	8:16:00	8:23:48	0:07:48	5.00	8	3	5	1.56

READING*	START TIME	END TIME	ELAPSED TIME (h:m:s)	DEPTH (ft)	INITIAL W (in)	FINAL W (in)	ΔW (in)	Min/Inch
1	8:26:00	8:30:41	0:04:41	5.00	8	5	3	1.56
2	8:32:00	8:37:33	0:05:33	5.00	8	5	3	1.85
3	8:39:00	8:45:06	0:06:06	5.00	8	5	3	2.03
4	8:47:00	8:53:24	0:06:24	5.00	8	5	3	2.13
5	8:55:00	9:01:30	0:06:30	5.00	8	5	3	2.17
6	9:03:00	9:09:37	0:06:37	5.00	8	5	3	2.21
7	9:11:00	9:13:10	0:02:10	5.00	8	7	1	2.17
8	9:15:00	9:17:12	0:02:12	5.00	8	7	1	2.20
9	9:19:00	9:21:13	0:02:13	5.00	8	7	1	2.22

*Initial Water level of 8-inches



Rate (Min/Inch): 2.22

Sladden Engineering

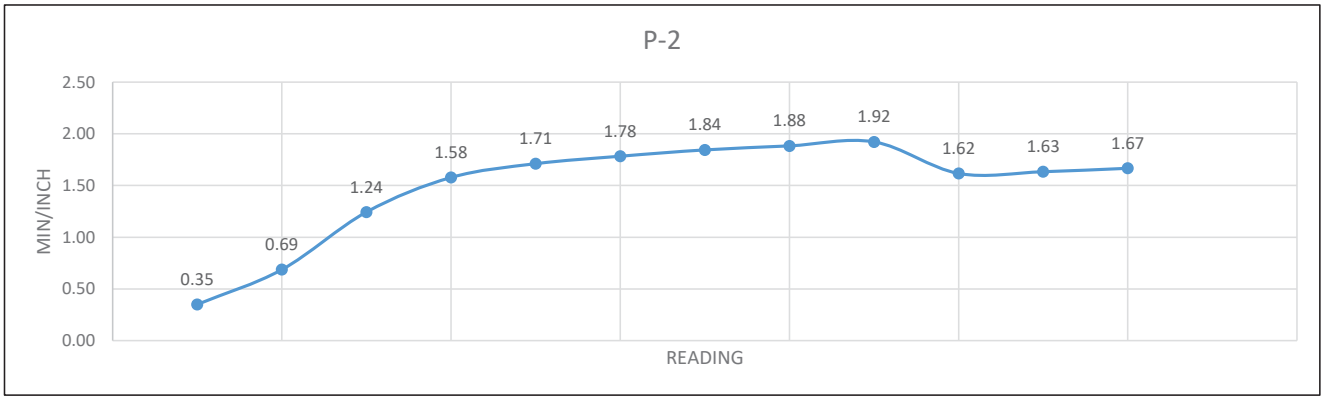
SAN BERNARDINO COUNTY LEACH LINE DATA SHEETS

Project: PROPOSED STORAGE FACILITY
Job No. : 544-24365
Date: 01/7/2025
Test Hole #: P-2
Depth (ft): 5.00
Disposal Area: FAVORABLE
USCS Soil Class: SM
Tested By: R.F.

READING	START TIME	END TIME	ELAPSED TIME (h:m:s)	DEPTH (ft)	INITIAL W (in)	FINAL W (in)	ΔW (in)	Min/Inch
A	9:25:00	9:28:30	0:03:30	5.00	12	2	10	0.35
B	9:30:00	9:36:52	0:06:52	5.00	12	2	10	0.69
C	9:38:00	9:44:13	0:06:13	5.00	8	3	5	1.24

READING*	START TIME	END TIME	ELAPSED TIME (h:m:s)	DEPTH (ft)	INITIAL W (in)	FINAL W (in)	ΔW (in)	Min/Inch
1	9:46:00	9:50:44	0:04:44	5.00	8	5	3	1.58
2	9:52:00	9:57:08	0:05:08	5.00	8	5	3	1.71
3	9:59:00	10:04:21	0:05:21	5.00	8	5	3	1.78
4	10:06:00	10:11:32	0:05:32	5.00	8	5	3	1.84
5	10:14:00	10:19:39	0:05:39	5.00	8	5	3	1.88
6	10:21:00	10:26:46	0:05:46	5.00	8	5	3	1.92
7	10:28:00	10:29:37	0:01:37	5.00	8	7	1	1.62
8	10:31:00	10:32:38	0:01:38	5.00	8	7	1	1.63
9	10:34:00	10:35:40	0:01:40	5.00	8	7	1	1.67

*Initial Water level of 8-inches



Rate (Min/Inch): 1.67

Sladden Engineering

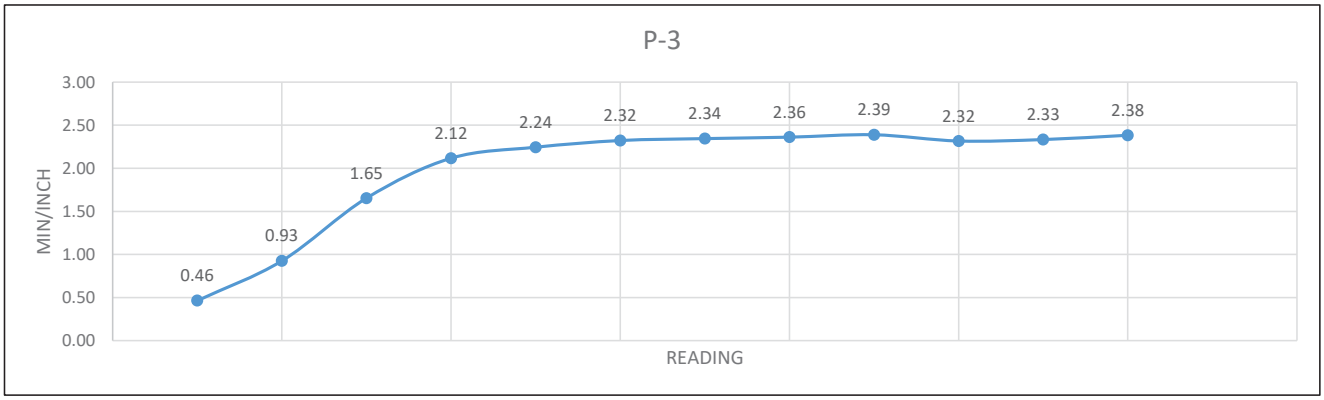
SAN BERNARDINO COUNTY LEACH LINE DATA SHEETS

Project: PROPOSED STORAGE FACILITY
Job No. : 544-24365
Date: 01/7/2025
Test Hole #: P-3
Depth (ft): 5.00
Disposal Area: FAVORABLE
USCS Soil Class: SM
Tested By: R.F.

READING	START TIME	END TIME	ELAPSED TIME (h:m:s)	DEPTH (ft)	INITIAL W (in)	FINAL W (in)	ΔW (in)	Min/Inch
A	10:37:00	10:41:38	0:04:38	5.00	12	2	10	0.46
B	10:43:00	10:52:15	0:09:15	5.00	12	2	10	0.93
C	10:54:00	11:02:16	0:08:16	5.00	8	3	5	1.65

READING*	START TIME	END TIME	ELAPSED TIME (h:m:s)	DEPTH (ft)	INITIAL W (in)	FINAL W (in)	ΔW (in)	Min/Inch
1	11:04:00	11:10:21	0:06:21	5.00	8	5	3	2.12
2	11:12:00	11:18:44	0:06:44	5.00	8	5	3	2.24
3	11:20:00	11:26:58	0:06:58	5.00	8	5	3	2.32
4	11:28:00	11:35:02	0:07:02	5.00	8	5	3	2.34
5	11:37:00	11:44:05	0:07:05	5.00	8	5	3	2.36
6	11:45:00	11:52:10	0:07:10	5.00	8	5	3	2.39
7	11:54:00	11:56:19	0:02:19	5.00	8	7	1	2.32
8	11:58:00	12:00:20	0:02:20	5.00	8	7	1	2.33
9	12:02:00	12:04:23	0:02:23	5.00	8	7	1	2.38

*Initial Water level of 8-inches



Rate (Min/Inch): 2.38

Sladden Engineering

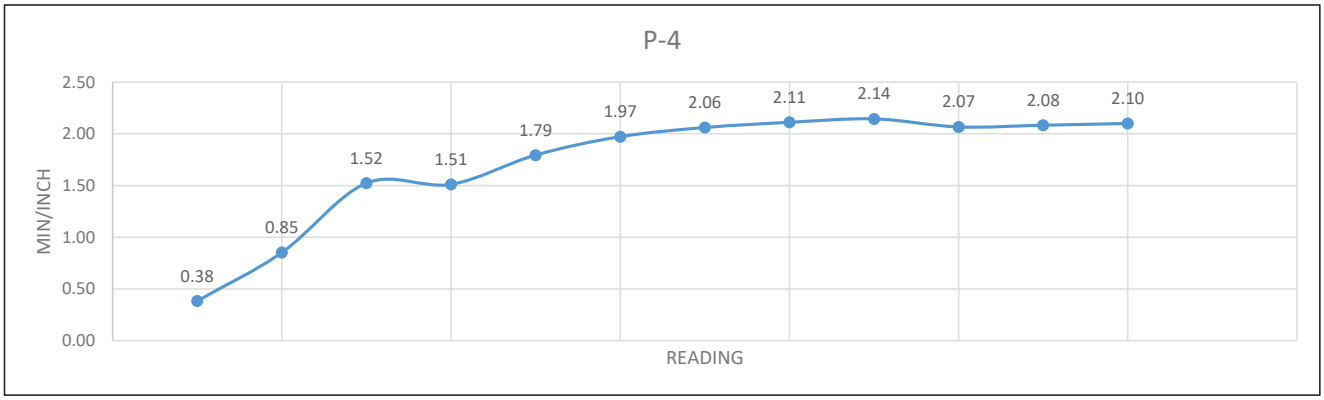
SAN BERNARDINO COUNTY LEACH LINE DATA SHEETS

Project: PROPOSED STORAGE FACILITY
Job No. : 544-24365
Date: 01/7/2025
Test Hole #: P-4
Depth (ft): 5.00
Disposal Area: FAVORABLE
USCS Soil Class: SM
Tested By: R.F.

READING	START TIME	END TIME	ELAPSED TIME (h:m:s)	DEPTH (ft)	INITIAL W (in)	FINAL W (in)	ΔW (in)	Min/Inch
A	12:40:00	12:43:50	0:03:50	5.00	12	2	10	0.38
B	12:46:00	12:54:31	0:08:31	5.00	12	2	10	0.85
C	12:56:00	13:03:37	0:07:37	5.00	8	3	5	1.52

READING*	START TIME	END TIME	ELAPSED TIME (h:m:s)	DEPTH (ft)	INITIAL W (in)	FINAL W (in)	ΔW (in)	Min/Inch
1	13:05:00	13:09:32	0:04:32	5.00	8	5	3	1.51
2	13:11:00	13:16:23	0:05:23	5.00	8	5	3	1.79
3	13:18:00	13:23:55	0:05:55	5.00	8	5	3	1.97
4	13:26:00	13:32:11	0:06:11	5.00	8	5	3	2.06
5	13:34:00	13:40:20	0:06:20	5.00	8	5	3	2.11
6	13:42:00	13:48:26	0:06:26	5.00	8	5	3	2.14
7	13:50:00	13:52:04	0:02:04	5.00	8	7	1	2.07
8	13:54:00	13:56:05	0:02:05	5.00	8	7	1	2.08
9	13:58:00	14:00:06	0:02:06	5.00	8	7	1	2.10

*Initial Water level of 8-inches



Rate (Min/Inch): 2.10

Sladden Engineering

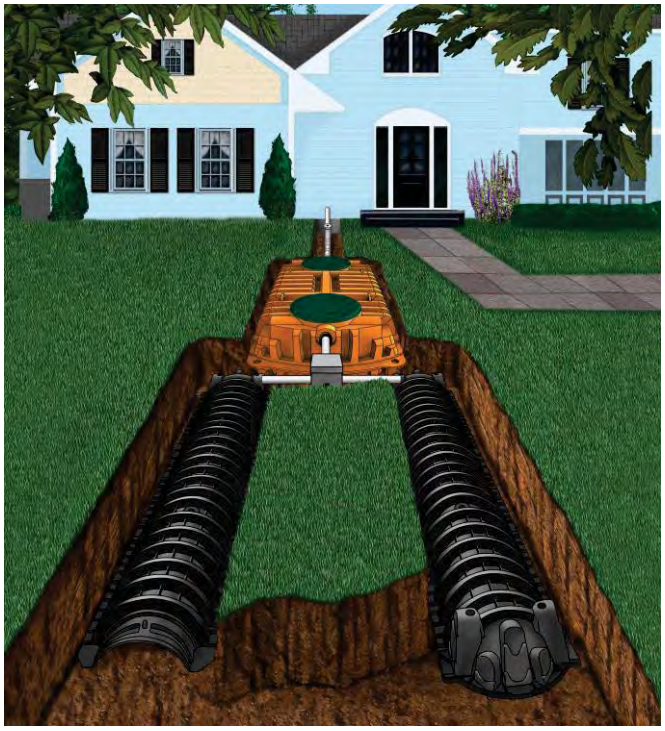
TAKING CARE OF YOUR SEPTIC SYSTEM

SAN BERNARDINO COUNTY

www.SBCounty.gov

TAKING CARE OF YOUR SEPTIC SYSTEM

WHAT YOU NEED TO KNOW



DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH SERVICES
385 N Arrowhead Ave., 2nd Floor
San Bernardino, CA 92415
1-800-442-2283

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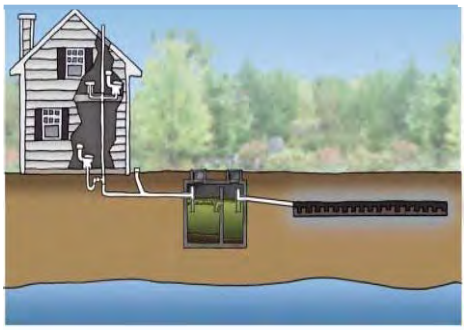
Reading this brochure could save you a lot of money, time, and trouble. By learning how to take care of your septic system, you can protect your family's health and the value of your home. You can also protect the environment, including your drinking water, from contamination caused by your septic system.

What Is A Septic System?

A septic system is made up of a septic tank and a leachline or seepage pit (dispersal soil absorption area) buried in the ground near your home. This system treats wastewater and sewage from your toilets, showers, washing machines, garbage disposals, kitchens, etc., where public sewer systems are not available.



The septic tank is a concrete, fiberglass, Polyethylene or steel box about nine feet long and five feet deep and wide. The tank is usually buried about five feet from the house under one to three feet of soil. The leachline is a gravel-filled underground trench, whereas a seepage pit is a vertical hole in the ground with a concrete block lid and walls that are covered with soil. The pit measures 4-6 feet in diameter and 15-40 feet deep.

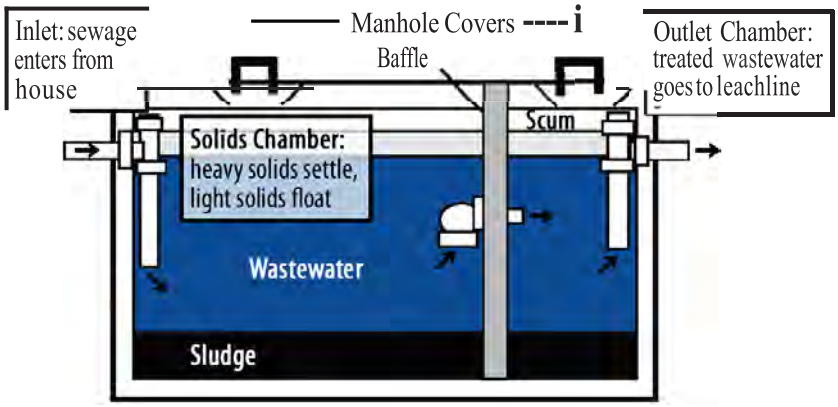
What Does A Septic System Do?

A septic tank has three main functions to:

1) Remove and treat greases and solids in the wastewater;
2) Store greases and solids until they are removed by a professional septic tank pumper; and
3) Slowly release wastewater to a dispersal system so it can be absorbed by the soil.

Wastewater from your home flows into a two-chamber septic tank. In the first solids chamber, greases and light solids in the water rise to the surface of the liquid, forming a scum layer, while heavier materials sink to the bottom and form a sludge layer. Anaerobic bacteria digest (break down) solids in the sludge layer to reduce sludge buildup. The third layer is the clarified wastewater which flows to the second liquids chamber where further settling occurs.

Typical Concrete Septic Tank



The treated wastewater flows from the liquid chamber to the dispersal soil absorption area, where it seeps down into the soil. Bacteria trapped in the soils continue treating the wastewater. Every time raw sewage flows into the tank, an equal amount of treated wastewater flows out.

What Could *Go* Wrong?

Septic Tank Failure

Ignoring your septic system could cost you thousands of dollars for repair or replacement. If your tank is not pumped regularly, scum and sludge will fill up the tank, overflow into the dispersal

area and plug up the soil. This causes the leachline to fail and the wastewater to rise to the surface of the ground. Failure of a leachline means a new leachline or seepage pit must be constructed with a permit from the County or City Building and Safety Department.

Other factors can also cause septic system failure. Wasting water, or even too many people living in the house, can cause a septic system to fail. Your septic system was designed according to the number of bedrooms in the home with an average of two people per bedroom. Because the soil can only absorb a limited amount of water, conserving water can help you stay under the daily limit.

This chart shows how much wastewater your tank can process in a 24-hour period:

Bedrooms	Estimated Gallons of Wastewater per Day	Septic Tank Capacity in Gallons
1-2	500	750
3	670	1000
4	800	1200
5-6	1000	1500

Water draining into the leachline from gutters, or even heavy rains, can overload the system and cause it to fail.

Health Hazard



Failure of a septic system is a serious health hazard and could threaten the health of your family and neighbors. Children and adults could come in contact with raw (untreated) sewage. Pets, insects, rodents, and birds could pick up and carry disease causing organisms to you and your family. Furthermore, it usually stinks.

Water Contamination

The first sign of failure is sewage where you don't want it, such as:

- Sewage running into the tub when you flush the toilet
- Sewage rising to the surface of the ground above the leachline, especially after storms
- Slow draining toilets/drains or toilets that won't flush
- Gurgling sounds in pipes and drains
- Mushy ground or lush, green grass near septic system area
- Strong sewage odors and possible complaints from your neighbors

What Can I Do? Important Ways to Keep Your Septic System Running Well



Do **have your tank pumped by a County-licensed septic tank pumper every two to four years.** Have both compartments pumped. To see if your tank needs to be pumped, remove the manhole cover at the inlet end (the end closest to the house). Use a shovel to push the scum layer away from the side of the tank to estimate its thickness. If the scum layer is more than one foot thick, have your tank pumped immediately! Replace the manhole cover and wash your hands and shovel. Yearly inspection of the septic tank is strongly recommended. Check your phone book yellow pages for a licensed Septic Tank Pumper. If your tank does not have risers to grade, install them over both chambers.

Do **keep a record of all pumpings, inspections, installations and other maintenance.** Keep this brochure and use the back page to record this information. This record should remain in the

house, even if you move. If you buy a house with a septic system, make sure you get a record and layout from the owner. They are responsible for keeping the records.

Do **call your City or County Building and Safety Department if your system fails within five years of the installation date.** This could mean your system was not designed, constructed or installed properly. DEHS does not have final plans on what was installed.

Do **find out where your septic tank and leachline are.** Your licensed pumper can help you draw a sketch of the septic system layout, including the location of the manholes, tank, piping and leachline. Remember, pumping your tank or installing a new leachline will cost more if the pumpers or contractors have to dig and search for the tank or leachline. Also, install an effluent filter on the outlet line to prevent solids from plugging the soil.



Do **conserve water.** Repair dripping faucets and leaking toilets. Avoid taking long showers and use water saving toilets, shower heads and faucets. Don't leave faucets running for long periods of time. Use your dishwasher or clothes washer only when the machine has a full load. Using your garbage disposal will also fill up your septic tank much faster.

Do **use bleach, disinfectants, and drain/toilet bowl cleaners sparingly and according to labels.** Take your leftover household hazardous chemicals to a Household Hazardous Waste Collection Center. For more information on household hazardous waste disposal call (909) 382-5401.

Do **reserve additional land equal to or larger than your present septic system area for future use.** This is needed when the original system fails. Do not build over the existing system or expansion area.

Tips to Avoid Trouble

Do Not **wait until your septic system fails to have your tank pumped.** It is cheaper and easier to prevent system failure than to correct a failed system or to install a new system. Remember, once the leachline is clogged, cleaning the tank will do little good. You will need a new leaching area.

Do Not **waste money on chemical, yeast, bacteria or enzyme additives.** These products have been evaluated by the EPA and it has been determined that they usually don't prevent problems. These products could hurt your system in the long run, or even contaminate groundwater. Only regular tank pumpings by professional licensed septic tank pumpers can help.



Do Not **destroy an old, failed leachline.** It may be used again by letting the old leachline dry out, or rest, for three to five years. DEHS recommends installing a diversion valve when your new leachline is built to change the flow of wastewater from the new line to the old line. After the three to five year waiting period, you can release the wastewater to the new line on even-numbered years and to the old line on odd-numbered years. If you let a leaching area rest every other year and have your septic tank pumped regularly, the leachline(s) should last the life of your home or building.

Do Not **allow anyone to drive, park or pave over any part of the system.** Traffic vibration or heavy weight could damage pipes and your seepage pits. The area over the leachline should be left undisturbed with only a mowed grass cover. Keep trees and shrubs away from your septic system area. Their roots could clog or damage your leachline(s).

Do Not **use your toilet and sink as a trash can to dump non- degradable (things that do not dissolve).** Keep things like vegetable trimmings, cooking oils, greases, coffee grounds, cigarette butts, Kleenex, paper towels, disposable diapers, and sanitary pads out of your septic tank. Use good quality white toilet paper that breaks up easily when wet. Dyes from colored toilet paper can hurt the bacteria.

Do Not **contaminate the groundwater or harm your septic system by pouring harmful chemicals down the drain or toilet.** Large amounts of cleaning products can kill the good bacteria in your septic tank that treat wastewater. Read the instructions on the labels and use only as directed.

KEEP THESE MATERIALS OUT OF YOUR SEPTIC SYSTEMS!



Non-degradable: grease, paper towels, plastics, coffee grounds, cigarette butts, disposable diapers, etc.

Hazardous Waste: paints and paint thinners, used motor oil, pesticides, antifreeze, weed killers, etc.

WHERE IS MY SEPTIC SYSTEM?

One method to locate a septic tank is by probing with a metal rod or by listening to the noise a plumber's snake makes when it contacts the tank inlet. Care must be utilized during the probing as it may damage the inlet fitting or piping.

Another method is by making a water probe with *W'* X 6' galvanized water pipe or PVC, threaded on one end. Purchase a pipe-to-hose fitting or use duct tape as a temporary fitting. Turn the water on and sink the probe into the ground. The water will do the digging. Set up a grid pattern and probe every 1 to 2 feet until the tank is found. The top of the septic tank is usually 2 to 4 feet beneath the surface. Legally, septic tanks can be no closer than 5 feet from the house so begin probing 6 to 7 feet from the house. Typically, the septic tank is in the front yard but the system might be in the rear yard or even under a patio slab.

SAVE THESE IMPORTANT SEPTIC SYSTEM RECORDS!

SEPTIC TANK ADDRESS:

_____

_____

_____

SEPTIC TANK Installation Date/Size (gallons)	CONTRACTOR Name/Phone Number

SEPTIC TANK/SEEPAGE PIT PUMPING

_____

_____

_____

_____

_____

_____

LEACHLINES/SEEPAGE PIT

Installation Dates/Length, Width, Depth of Rock

_____

_____

_____

_____

_____

_____

_____

SAN BERNARDINO
COUNTY

Department of Public Health | Division of Environmental Health Services | 800-442-2283 | www.SBCounty.gov/dph/dehs

APPENDIX G2

DRAINAGE STUDY

Drainage Study

For

Sun Mesa Road,

Yucca Valley, CA 92284

Datum: NAVD88

Prepared by:
DRP Enterprises LLC
PO Box 4428
Palm Springs, CA 92263

Prepared: November 10, 2024



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1.Purpose and Scope

A drainage study is required for developments exceeding 10,000 square feet or 0.23 acre as part of the Conditional Use Permit process. This report summarizes the hydrologic analyses conducted to determine the necessary drainage improvements needed to provide flood protection for the proposed development and to safely convey runoff through the site during a 100-year storm event. The study also assesses whether the 100-year storm flows from the on-site projected development will create any significant runoff.

2. Background

2.1. Site Description

Location: The project site encompasses approximately 4.34 acres and includes parcel APN 059711167, owned by the Robert Billings. It is situated in a desert area near Sun Mesa Road in Yucca Valley, California.

Soil Classification (See Exhibit E): According to the San Bernardino County (SBC) Hydrology Manual Soil Group Map, the project site is classified as **"Group B"** soil. In the absence of detailed site-specific soil data, this classification is applied to ensure accurate analysis. Group B soils are characterized by moderate infiltration rates when thoroughly wetted, consisting primarily of moderately deep to deep, moderately well-drained to well-drained sandy-loam soils with moderately fine to moderately coarse textures. These soils also exhibit a moderate rate of water transmission.

Flood Plain Information (See Exhibit O and Exhibit P): Per Firmette No. 06071C8120H, issued by the Federal Emergency Management Agency (FEMA) on June 28, 2008, the project site is designated as FEMA **"Zone X,"** indicating minimal flood hazard. Although not located within the 100-year floodplain according to the Department of Water Resources (DWR) Map, the site may have some flood risk due to the presence of levees, as outlined by the National Flood Insurance Program. Additional details are provided in Exhibit O and Exhibit P.

Zoning and Land Use (See Attachment 2 and Attachment 3): The project site is located within the Industrial Zone of the Town of Yucca Valley. According to Section 9.10.030 of the Yucca Valley, California Code of Ordinances, the development standards for this zoning district require a minimum lot area of 5 acres, with a minimum width of 60 feet and a depth of 100 feet.

2.2. Existing Condition (See Exhibit A)

The project site is located in a semi-arid region with rugged desert terrain, featuring irregular slopes and varying topographic features. The soil gradient across the site varies, with the steepest slopes observed in the middle section, ranging from 6.10% to 12.50%, and in the southern section, where slopes range from 2.60% to 14.0%. The flatter areas of the site have more gradual slopes, ranging from 0.1% to 5.0%. The property spans approximately 4.34 acres, with the natural flow path directing runoff from the northwest toward the east and southeast, as shown in Exhibit A.

As depicted in Exhibit A, the basin flows into the site, splitting into two sub-basins that direct flow into the area. These sub-basins include Basin A (6.94 acres) and Basin B (10.0 acres). Additionally, the off-site portions of these sub-basins, Off-A (4.48 acres) and Off-B (7.89 acres), channel stormwater from the northwest and west toward the project site.

3. Hydrology

3.1. Purpose

This hydrological analysis aims to evaluate stormwater flow patterns within the existing site, as well as its contributing off-site areas. A flow path has been established, and the contributing basin has been divided into smaller sub-basin to gain a clearer understanding of localized stormwater runoff behavior. Each sub-watershed was analyzed to determine its individual contribution to the overall flow path. The peak flow for each sub-basin has been estimated in accordance with the SBC Hydrology Manual, utilizing the 100-year peak flow.

3.2. Methodology

Area Delineation

The project site and its surrounding area were delineated into two basins, Basin A and Basin B, which extend beyond the project boundary. Basin A and Basin B required separate analyses for both off-site and on-site areas. This study primarily aimed to determine the on-site discharge and assess the potential impact of storm events on the project area. The contour and Digital Elevation Model (DEM) data used for this analysis were obtained from the United States Geological Survey (USGS), which provided critical elevation information for accurate hydrological modeling.

Discharge Calculation

To determine the on-site discharge, the following equation was applied: the discharge of the basin (Q) minus the off-site inflow (Qoffsite). This approach considers the total discharge generated by the larger basins that extend beyond the project site (Basin-A and Basin-B). The off-site inflow, representing the portion of runoff originating from areas outside the project boundary, was subtracted from the overall basin discharge. This calculation isolates the on-site discharge, providing an accurate representation of how much runoff will affect the project area during the 100-year storm event.

By using this method, the discharge values for both on-site and off-site areas were distinguished, allowing for a focused analysis of the direct hydrological impact on the project site.

Time of Concentration

The Time of Concentration (Tc) and Peak Flow rates were calculated based on SBC Hydrology Manual sections D.3 and E. Section D.3 was used for drainage areas less than 640 acres, while Section E applied to areas larger than 640 acres. The methods and equations employed for these calculations are detailed in subsequent sections.

This comprehensive methodology ensured that both on-site and off-site hydrological effects were thoroughly analyzed, providing a reliable basis for understanding potential stormwater impacts on the project area.

Areas Less than 640 acres

1. Determine the area (A, acres) of the total watershed tributary to the point of concentration.
2. Determine the Initial time of concentration, Tc, using Figure D-1. Initial Sub-area should be less than 10 acres, have a flow path of less than 1,000 feet.
3. Using the time of concentration, determine the Intensity of rainfall in inches per hour (I) from the appropriate intensity-duration curve for the particular area using Figure D-3.
4. Calculate the area-averaged maximum loss rate, F_m, which corresponds to the soil group, cover complex, and imperviousness of the drainage subarea. Loss rates for the pervious area, F_p, follow from section C.6.4.
5. Compute Peak flow, Q for the point of concentration

The modified rational method formula is expressed as:

$$\boldsymbol{Q = CIA}$$

$$\boldsymbol{C = 0.90\left\{a_i + \left[\frac{(I - F_p)(a_p)}{I}\right]\right\}, for\ I\ greater\ than\ F_p}$$
$$\boldsymbol{= 0.90 a_i, for\ I\ less\ than\ or\ equal\ to\ F_p}$$

Where,

Q = Peak discharge, in cubic feet per second (cfs)

C = Runoff Coefficient, portion of rainfall that runs off the surface (no units)

I = Average Rainfall Intensity (in inches/hour) for a duration equal to the Tc for the area

A = Area of Lot in acre

Note: If the computed Tc is less than 5 minutes, use 5 minutes for the peak discharge, Q.

3.3. Existing Condition

Basin Hydrology

Refer to Existing condition drainage patterns in Exhibit A.

Each basin was evaluated for the 100-year storm event, with peak flow rates and times of concentration (Tc) calculated to assess their contribution to the site's overall drainage and potential flood risk.

Basin-A, spanning 6.94 acres, has a flow path of 979 feet with an elevation difference of 29.70 feet. The time of concentration (Tc) for the 100-year storm event was calculated to be 9.50 minutes, resulting in a peak flow rate of 24.05 cubic feet per second (cfs). The relatively short Tc and moderate elevation change highlight the basin's potential for swift runoff response during intense storm events.

Basin-B, the largest basin, covers an area of 10 acres and features a flow path of 1,000 feet with an elevation difference of 22.80 feet. Its time of concentration (Tc) was determined to be 10 minutes for the 100-year storm event, producing a peak flow rate of 33.40 cubic feet per second (cfs). The size of this basin and its peak flow rate emphasize the importance of comprehensive flood management strategies to handle substantial runoff contributions.

Each basin was carefully analyzed to understand the flow dynamics during major storm events. The results emphasize the differing contributions of each basin, with Basin-B being the largest runoff contributor. This hydrologic analysis is crucial for designing effective flood mitigation strategies and ensuring the site's drainage system can manage stormwater runoff efficiently.

Detailed calculations are provided in the following subsection.

Parameters and Calculations

Time of Concentration, minutes: Time of concentration (Tc) calculations were performed using Nomograph for Determination of Time of Concentration (Tc) (based in Kirpich Formula) or Travel Time (Tt) for Natural Watersheds (**See** – **Exhibit F**).

Table 1 – Basin Time of Concentration

Drainage Area	Area (AC)	Flow Path (ft)	Elevation Diff (ft)	Soil Runoff Index Value	Infiltration Rate, F_p	Time of Conct. (min)
Basin-A	6.94	979	29.70	56	0.268	25.90
Basin-B	10.00	1000	22.80	56	0.268	24.40

Soil Group: San Bernardino County Hydrology Manual was used to determine soil types. Based on San Bernardino County Hydrology Manual (**Exhibit E**), the project site is classified as '**soil type B**'.

Cover Type: The site's land cover type was identified using Exhibit G and Exhibit H, which classifies the existing pervious land cover as "Urban Cover, Residential or Commercial Landscape." Additionally, Exhibit I recommends an impervious cover of 90% for the site.

Rainfall Depth: Rainfall depth are obtained from Exhibit K and Exhibit L for 100-year and 10-year 1-hour precipitation. These are then used for the estimation of 25-year rainfall depth, 1-hour using Exhibit M.

Table 2 – Basin Rainfall Depth

Storm Event	Rainfall Depth (in)
100-Year 1 hour	1.40
10-Year 1 hour	0.90

Table 3 – On-site Rainfall depth and Rainfall Intensity

Drainage Area	Impervious Cover	Slope of Intensity (Desert Area)	Rainfall Intensity (I), in/hr
Basin-A	0.90	0.70	3.92
Basin-B	0.90	0.70	3.79

Infiltration Rate: From the manual's Figures B-9 and B-10 (see Exhibit J) rainfall depth was estimated.

Peak Flow, cfs: The value for the peak flow was determined once Rainfall Data and Runoff Coefficient values were calculated using the parameters.

For Basin-A:

100-Yr 1-hour Precipitation depth = 1.40 inch **(**Exhibit K)

10-Yr 1-hour Precipitation depth = 0.90 inch (Exhibit L)

So, 25-Yr 1-hour Precipitation depth = 1.08 inch (Exhibit M)

So, 25-Yr Rainfall intensity for 9.50 min storm, I = 1.3.92 in/hr (Exhibit N)

As we discussed, 100-Yr 'existing' conditions is based on 25-Yr storm using AMC II

So, Basin-A 100-Year peak flow, $Q = C \times I \times A = 0.90(a_i + ((I-F_p)a_p)/I) \times I \times A$

$Q_A = 0.90x(0.90+((3.92-0.745 \times 0.10)/3.92)x\ 3.92 \times 6.94 = 24.05$ cfs

$Q_B = 33.40$ cfs

The summary of the calculations of the peak flow of on-site drainage is presented below.

Table 4 – Peak Flow Rate

Drainage Area	Area (ac)	Runoff Index Values	F_P	a_i (%Impervious)	a_p (% Perv)	Rainfall Intensity, I (in/hr)	Peak Flow, Qs (cfs)
Basin-A	6.94	56	0.745	0.90	0.10	3.92	24.05
Basin-B	6.149	86	0.268	0.90	0.10	3.79	33.40

Off-site Hydrology

Refer to Existing condition drainage patterns in Exhibit A**.**

For the off-site hydrology analysis, the watershed was divided into two primary sections: Basin-A and Basin-B. These basins extend beyond the project site, and both the on-site and off-site portions were analyzed to determine the impact of stormwater inflow on the site. The off-site inflows, designated as Off-A and Off-B, were evaluated using the principle of conservation of energy (Q-Qin), where off-site inflow (Qin) is subtracted from the total basin discharge (Q) to isolate the on-site discharge (Qout).

Off-A (Off-site of Basin-A)

Off-A, the off-site portion of Basin-A, encompasses a watershed area of 4.48 acres. The flow path extends 593 feet with an elevation difference of 14.60 feet, resulting in a calculated time of concentration (Tc) of 8.0 minutes. For the 100-year storm event, the peak flow rate is determined to be 17.54 cubic feet per second (cfs), indicating a relatively rapid response to precipitation due to the short flow path and moderate elevation change. This highlights the significance of managing runoff efficiently to mitigate potential flooding or erosion impacts downstream.

Off-B (Off-Site Basin-B)

Off-B, the off-site portion of Basin-B, covers a watershed area of 7.89 acres. It features a flow path of 695 feet with an elevation difference of 19.90 feet, resulting in a calculated time of concentration (Tc) of 8.30 minutes. For the 100-year storm event, the peak flow rate was estimated to be 30.09 cubic feet per second (cfs). The relatively short Tc and significant peak flow underscore the importance of implementing effective stormwater management strategies to address potential runoff impacts and mitigate downstream risks.

By subtracting the off-site inflows from Off-A and Off-B from the total discharge of Basin-A and Basin-B, the on-site discharge was calculated. This method allowed for a focused analysis of how the off-site portions of these watersheds affect the project site, ensuring that inflows from external areas were properly accounted for in the overall drainage design.

This off-site hydrology analysis is crucial for developing appropriate stormwater management strategies, as the inflows from surrounding areas directly influence the volume of runoff that must be managed within the project boundary.

The calculations can be seen in detail in the following sub-section.

Parameters and Calculations

Time of Concentration in minutes see Exhibit F. Table below shows the parameters needed to estimate time of concentration.

Table 5 – Existing Condition: Off-A and Off-B Time of Concentration

Drainage Area	Area (AC)	Flow Path (ft)	Elevation Diff (ft)	Soil Runoff Index Value	Infiltration Rate, F_p	Time of Conct. (min)
Off-A	4.48	593	14.60	56	0.745	8.00
Off-B	7.89	695	19.90	56	0.745	8.30

Soil Group: San Bernardino County Hydrology Manual was used to determine soil types. Based on San Bernardino County Hydrology Manual (Exhibit E), the project site is classified as '**soil type B**'.

Cover Type: The site's land cover type was identified using Exhibit G and Exhibit H, which classifies the existing pervious land cover as "Urban Cover, Residential or Commercial Landscape." Additionally, Exhibit I recommends an impervious cover of 90% for the site.

Rainfall Depth: Rainfall depth are obtained from Exhibit K and Exhibit L for 100-year and 10-year 1-hour precipitation. These are then used for the estimation of 25-year rainfall depth, 1-hour using Exhibit M.

Table 6 – Existing Condition: Off-A and Off-B Rainfall Depth

Storm Event	Rainfall Depth (in)
100-Year 1 hour	1.40
10-Year 1 hour	0.90

Table 7 – Existing Condition: Off-A and Off-B Rainfall depth and Rainfall Intensity

Drainage Area	Impervious Cover	Slope of Intensity (Desert Area)	Rainfall Intensity (I), in/hr
Off-A	1.0	0.70	2.71
Off-B	1.0	0.70	2.53

Infiltration Rate: From the manual's Figures B-9 and B-10 (see Exhibit J) rainfall depth was estimated.

Peak Flow, cfs: The value for the peak flow was determined once Rainfall Data and Runoff Coefficient values were calculated using the parameters.

100-Yr 1-hour Precipitation depth = 1.40 inch (Exhibit K)

10-Yr 1-hour Precipitation depth = 0.90 inch (Exhibit L)

So, 25-Yr 1-hour Precipitation depth = 1.08 inch (Exhibit M)

For Off-A:

So, 25-Yr Rainfall intensity for 8.0 min storm, I = 4.43 in/hr (Exhibit N)

As we discussed, 100-Yr 'existing' conditions is based on 25-Yr storm using AMC II

So, Off-A 100-Year peak flow, $Q = C \times I \times A = 0.90(a_i + ((I-F_p)a_p)/I) \times I \times A$

$$Q_A = 0.90x(0.90 +((4.43-0.745) \times 0.10)/ 4.43) \times 4.43 \times 4.48 = 17.54 \text{ cfs}$$

$$Q_B = 30.09 \text{ cfs}$$

The summary of the off-site discharge calculations is provided below.

Table 8 – Existing Condition: Off-A and Off-B Peak Flow Rate

Drainage Area	Area (AC)	Runoff Index Values	F_P	a_i (% Impervious)	a_p (% Perv)	Rainfall Intensity, I (in/hr)	Peak Flow, Qs (cfs)
Off-A	4.48	56	0.745	0.90	0.90	4.43	17.54
Off-B	2.73	56	0.745	0.90	0.90	4.31	30.09

***On-site Hydrology* (See *Exhibit A*)**

For **Basin-A**, the total discharge was calculated to be 24.05 cubic feet per second (cfs). The inflow from the off-site portion of this basin, Off-A, was determined to be 17.54 cfs. After applying the conservation principle (Q - Qin), the on-site discharge for Basin-A is calculated at 6.51 cfs.

For **Basin-B**, the total discharge was calculated at 33.40 cfs, with an inflow from Off-B of 30.09 cfs. Using the same principle, the resulting on-site discharge for Basin-B is 3.30 cfs.

This analysis highlights that only **Basin-A** and **Basin-B** have both inflow and outflow components, meaning they significantly influence the on-site hydrology.

A summary of the peak flow rates is provided in Exhibit B, illustrating that the on-site discharges for Basin-A and Basin-B are the primary concerns for drainage management, while Basin-C and Basin-D are considered minor contributors to the overall hydrologic impact of the site. This thorough evaluation is critical for designing stormwater management strategies that effectively handle both internal and external runoff contributions.

Table 9 – Summary of Peak Flow of all Basin

Drainage Area	Discharge, cfs	Off-site Flow, cfs	On-site Flow, cfs
Basin-A	24.05	17.54	6.51
Basin-B	33.40	30.09	3.30

4. Hydraulic Analysis

4.1. Purpose

The purpose of this section is to evaluate and present the hydraulic measures necessary for effective stormwater management on-site, ensuring compliance with local and regulatory standards. This includes the assessment of required volume mitigation to control runoff and prevent flooding, with a focus on determining the design capture volume (DCV) and implementing appropriate on-site retention systems, such as infiltration basins.

Additionally, the section will incorporate the analysis of HEC-RAS results for the on-site runoff. The goal is to assess potential impacts from regional stormwater flows and evaluate how the site interacts with broader hydrological systems, particularly under critical storm events. This analysis will inform both the on-site mitigation strategies and any necessary adjustments to manage off-site drainage contributions effectively.

4.2. On-site Volume Mitigation Required

The method outlined in the San Bernardino County Hydrology Manual for estimating runoff volume from a design storm event employs an empirical factor known as the runoff curve number (CN). This factor is crucial for determining the portion of rainfall depth that converts to runoff.

For this analysis, the 2-year, 24-hour rainfall depth from NOAA is 1.53 inches. The curve number (CN) for existing conditions is 56, as specified in the San Bernardino County Hydrology Manual. Additionally, the soil storage capacity is noted to be 7.86 inches, with an initial abstraction determined to be 1.57 inches.

Using these values, the calculated runoff volume for the existing on-site conditions is approximately 4.34 acre-feet, which converts to 189,050 square feet.

See sub-section below for the detailed calculations.

Calculations

So, P2-Yr 24-hour Precipitation depth = 1.53 inch (Exhibit Q)

S = (1000/CN) - 10 = (1000/56) - 10
S = 7.86

Ia = 0.2S = 0.20*7.86
Ia = 1.57

Runoff Volume pre-developed, Vpre-dev = (A/12)*{[(P2-yr 24-hr -Ia)^2]/(P2-yr 24-hr – Ia + S}

= (4.34/12)*{[(1.53 – 1.57)^2]/ (1.53 – 1.57+ 7.86)

= 0.001 ac-ft = 3.46 cf

4.3. Design Capture Volume

In accordance with Section E.12.e of the Phase 2 MS4 Permit issued by the California State Water Resources Control Board, four alternatives are provided for calculating the Design Capture Volume (DCV) when sizing Low Impact Development (LID) features and other Best Management Practices (BMPs). For the Mojave River Watershed, the Technical Guidance for Water Quality Management Plans (WQMP) specifies that the 24-hour, 85th percentile storm event is used to calculate the DCV.

For a given site with an area of 189,050 square feet, 90% impervious surface for the recommended value for Industrial Land use by the SBC Hydrology Manual, and constants specific to the site's climatic region (1.2371) and 48-hour drawdown rate (1.963), the Design Capture Volume (as per the Mojave River Watershed guidance) is calculated to be 13,243.12 cubic feet (cf).

See calculations in detail below.

Calculations

DMA-A Area, A = 189,050 ft^2

Project Imperviousness, Imp% = 90% = 0.90

Runoff Coefficient, (R_c) = 0.858(Imp%)^3-0.78(Imp%)^2+0.774(Imp%)+0.04 = 0.73

1-hour rainfall depth for a 2-year return period (in), P_{1hr} = 0.474 in

Mean 6-hr Precipitation (inches), $P_6 = P_{1hr}$ *C1 (where C1 is a function of site climatic region = 1.2371)

P_6 = 0.586 in

Design capture volume, DCV (ft^3) = 1/12 * [A * R_c * P_6 * C2],

where C2 is a function of drawdown rate (48-hr = 1.963)

So, DCV = 1/12 * [189,050 * 0.73 * 0.586 * 1.963] = 13,243.12 ft^3

So, DCV > Runoff Volume Pre-dev

4.4. HEC-RAS Result (See Exhibit B and Exhibit C)

Basin-A Hydraulic Results

The hydraulic simulation for Basin A, encompassing a drainage area of 6.94 acres, was performed using a manual approach based on the San Bernardino County (SBC) Hydrology Manual to evaluate flow dynamics and channel behavior. Six cross-sections were strategically placed along the flow path at station points STA 383, STA 332, STA 259, STA 176, STA 94, and STA 54 to ensure detailed representation of the basin's topography. The peak discharge for the 100-year storm event was calculated to be 24.05 cubic feet per second (cfs).

Channel velocities varied across the cross-sections, ranging from 0.76 feet per second at STA 94, the slowest point, to 1.81 feet per second at STA 332, where the velocity was highest. Water surface elevations (W.S. Elevations) exhibited variability as well, with the highest elevation recorded at STA 383, reaching 3724.52 feet. The critical water surface elevation (Crit. W.S.) peaked at STA 259 with a value of 3720.76 feet, while the lowest critical elevation was observed at STA 54 at 3715.92 feet.

The variability in channel velocities and water surface elevations reflects the influence of the basin's topography on flow dynamics. Slower velocities at flatter or wider sections and faster velocities in steeper or narrower areas underscore the importance of site-specific hydraulic considerations. The elevated water surface at STA 383 identifies this section as a critical area for potential flooding during peak flow conditions. Similarly, the high critical water surface elevation at STA 259 highlights its sensitivity to flow changes, making it another point of concern.

These results suggest the need for targeted flood mitigation measures, such as structural reinforcements or flow diversion strategies, to manage peak flow events effectively and reduce the risk of flooding in Basin A's critical areas.

Basin-B Hydraulic Results

The hydraulic simulation for Basin B, encompassing a drainage area of 10 acres, was conducted using a manual approach based on the San Bernardino County (SBC) Hydrology Manual to evaluate flow dynamics and channel behavior. Six cross-sections were strategically identified along the flow path at station points STA 291, STA 246, STA 196, STA 120, STA 71, and STA 28 to ensure accurate representation of the basin’s topographic and hydraulic characteristics. The analysis yielded a peak discharge of 33.40 cubic feet per second (cfs) for the 100-year storm event.

Channel velocities ranged from 1.45 feet per second at STA 120, the slowest section, to 2.15 feet per second at STA 28, the fastest section, reflecting variations in flow dynamics influenced by changes in the channel's geometry and slope. The highest water surface elevation (W.S. Elevation) was recorded at STA 291, reaching 3718.23 feet, while the critical water surface elevation (Crit. W.S.) was noted at STA 9, with a value of 3710.65 feet.

The results highlight the variability in flow conditions, with slower velocities observed in flatter or wider sections of the channel and faster velocities in steeper or narrower areas. The elevated water surface at STA 291 suggests a potential area of concern for high water levels during peak flow conditions, while the critical water surface elevation at STA 9 underscores the sensitivity of this location to changes in flow depth and velocity.

These findings indicate the necessity for site-specific flood mitigation measures to address peak flow conditions effectively. Targeted interventions, such as structural reinforcements or slope modifications, may be required to mitigate flooding risks and manage flow dynamics along Basin B's critical points.

5. Summary and Conclusion

5.1. Hydrology

Basin Hydrology

Each basin was evaluated for the 100-year storm event, with the times of concentration (Tc) and peak flow rates calculated to assess their impact on the site's drainage and flood risk.

Basin-A:
Covering 6.94 acres, Basin-A has a flow path of 979 feet and an elevation change of 29.70 feet. The recalculated Tc is 9.50 minutes, producing a peak flow rate of 24.05 cfs. It has a moderate elevation change, indicating swift runoff.

Basin-B:
The largest basin, covering 10 acres, with a flow path of 1,000 feet and an elevation difference of 22.80 feet. Its Tc is 10.0 minutes, with a peak flow rate of 33.40 cfs. Larger runoff contribution, emphasizing the need for flood management.

Off-site Hydrology

The off-site hydrology was divided into two main sections: Off-A (off-site of Basin-A) and Off-B (off-site of Basin-B), and their inflows were analyzed to understand the impact of external runoff on the site.

Off-A:
Covers 4.48 acres with a flow path of 593 feet and an elevation change of 14.60 feet. Its Tc is 8.0 minutes, and its peak flow rate is 17.54 cfs, which flows into Basin-A of project-site.

Off-B:
Covers 7.89 acres with a flow path of 695 feet and an elevation change of 19.90 feet. Its Tc is 8.30 minutes, with a peak flow rate of 30.09 cfs, contributing significantly to Basin-B.

On-site Hydrology

For on-site hydrology, the contributions from both internal and external runoff were analyzed by subtracting off-site inflows from the total discharge of each basin.

Basin-A:
The total discharge was calculated as 33.40 cfs, with 17.54 cfs coming from Off-A, resulting in an on-site discharge of 6.51 cfs.

Basin-B:
The total discharge was 33.40 cfs, with 30.09 cfs from Off-B, leaving an on-site discharge of 3.30 cfs.

5.2. Hydraulics

On-site Volume Mitigation

Based on the San Bernardino County Hydrology Manual, the design runoff for the on-site portion is calculated using the Curve Number (CN) method. For this site, the 2-year, 24-hour rainfall depth is 1.53 inches, and the 2-year, 1-hour rainfall depth is 0.474 inches, and the CN is 56. The soil storage capacity is 7.86 inches, with an initial abstraction of 1.57 inches. These values result in a calculated runoff volume of approximately 0.0001 **acre-feet (3.46 cubic feet)** under existing conditions.

Design Capture Volume (DCV)

According to the Phase 2 MS4 Permit and the Mojave River Watershed Technical Guidance for Water Quality Management Plans, the Design Capture Volume (DCV) was calculated for a site area of 189,050 square feet, assuming 90% impervious surface. Using a 24-hour, 85th percentile storm event, the DCV is **13,243.12 cubic feet** for Industrial land use.

HEC-RAS Results

Basin-A

The hydraulic simulation for Basin A, with a drainage area of 6.94 acres, indicated a peak discharge of 24.05 cfs for the 100-year storm event. Channel velocities ranged from 0.76 ft/s at STA 94 to 1.81 ft/s at STA 332. Water surface elevations varied from 3716.01 feet at STA 54 to 3724.52 feet at STA 383, with the highest critical water surface elevation at STA 259 at 3720.76 feet. These results highlight critical areas like STA 383 and STA 259 that may be vulnerable to flooding during peak flow events, suggesting the need for flood mitigation measures.

Basin-B

For Basin B, covering 10 acres, the peak discharge was 33.40 cfs during the 100-year storm event. Channel velocities ranged from 1.45 ft/s at STA 120 to 2.15 ft/s at STA 28. Water surface elevations ranged from 3710.65 feet at STA 9 to 3718.23 feet at STA 291. The critical water surface elevation at STA 9 was 3710.65 feet. Similar to Basin A, critical areas like STA 291 and STA 9 require attention for potential flooding, indicating the need for targeted flood mitigation measures.

The hydrologic and hydraulic analysis of the site reveals crucial insights for effective flood risk management and runoff control. Both **Basin-A** and **Basin-B** are significant contributors to runoff, with Basin-B being the largest in terms of flow rate. The analysis indicates that both on-site and off-site contributions must be considered in flood mitigation strategies, especially as off-site inflows, such as those from Off-A and Off-B, also significantly affect the peak flows in the basins. The **on-site volume mitigation** required, calculated to be 4.34 acre-feet, must be addressed with the recommended **Design Capture Volume (DCV)** of 13,243.12 cubic feet to ensure efficient runoff management and avoid potential flooding.

Hydraulic simulations suggest that both basins have sections with critical water surface elevations that could lead to flooding during peak storm events. Specifically, **Basin-A** shows elevated water levels at STA 383 and STA 259, while **Basin-B** shows similar risks at STA 291. These results highlight the need for targeted flood mitigation measures such as structural reinforcements, slope modifications, or flow diversion to manage peak flow events and protect the site from potential flooding. The findings emphasize the importance of an integrated approach to hydrology and hydraulics in designing a sustainable drainage system for the site.

6. Recommendation

Based on the hydrology and hydraulic conclusions, the results highlight specific areas of concern and necessary mitigation strategies to address both on-site and off-site stormwater challenges.

To effectively manage stormwater runoff and reduce the flood risk in the area, it is recommended to install on-site stormwater mitigation measures, such as detention or retention basins, to capture and store runoff water, ensuring it meets the required Design Capture Volume (DCV). Upgrading the drainage systems, particularly in critical areas, will be essential to accommodate higher peak flow rates and prevent potential flooding. In addition, implementing green infrastructure solutions like permeable pavements, swales, and green roofs can help reduce runoff and promote water infiltration. Regular hydrological monitoring should also be set up to track water levels, flow rates, and stormwater behavior, offering early flood warnings and improving future resilience.

The implications of these measures are significant. Without effective stormwater management, the site could experience considerable flooding, especially in areas with high peak flow rates. Addressing these concerns through both on-site and off-site solutions is vital to prevent future flood damage. Additionally, implementing green infrastructure will not only help reduce runoff but also contribute to long-term environmental sustainability. Finally, these measures are crucial for compliance with local regulations and ensuring public safety, preventing potential legal or financial issues down the line.

7. References

County of San Bernardino, Hydrology Manual

Mojave River Watershed Technical Guidance Document for Water Quality Management Plans. (2016).

US Army Corps of Engineers – Hydrologic Engineering Center, HECHMS User's Manual

US Army Corps of Engineers – Hydrologic Engineering Center, HECRAS User's Manual

US Department of Transportation - Federal Highway Administration, HY-8 Culvert Analysis Program

PRELIMINARY GRADING PLAN

SUN MESA ROAD, YUCCA VALLEY, CA

APN: 0597-111-67

LEGAL DESCRIPTION:

TR 8749, MB 120/50-64 SEC. 13, T1N, R5E., S.B.B.&M.
APN: 0597-111-67

BASIS OF BEARING :

THE SOUTHWEST 1/4 OF SECTION 13 PER TRACT 8749, MB 120/50-64 SAID BEARING BEING N00°00'08"E

BENCHMARK :

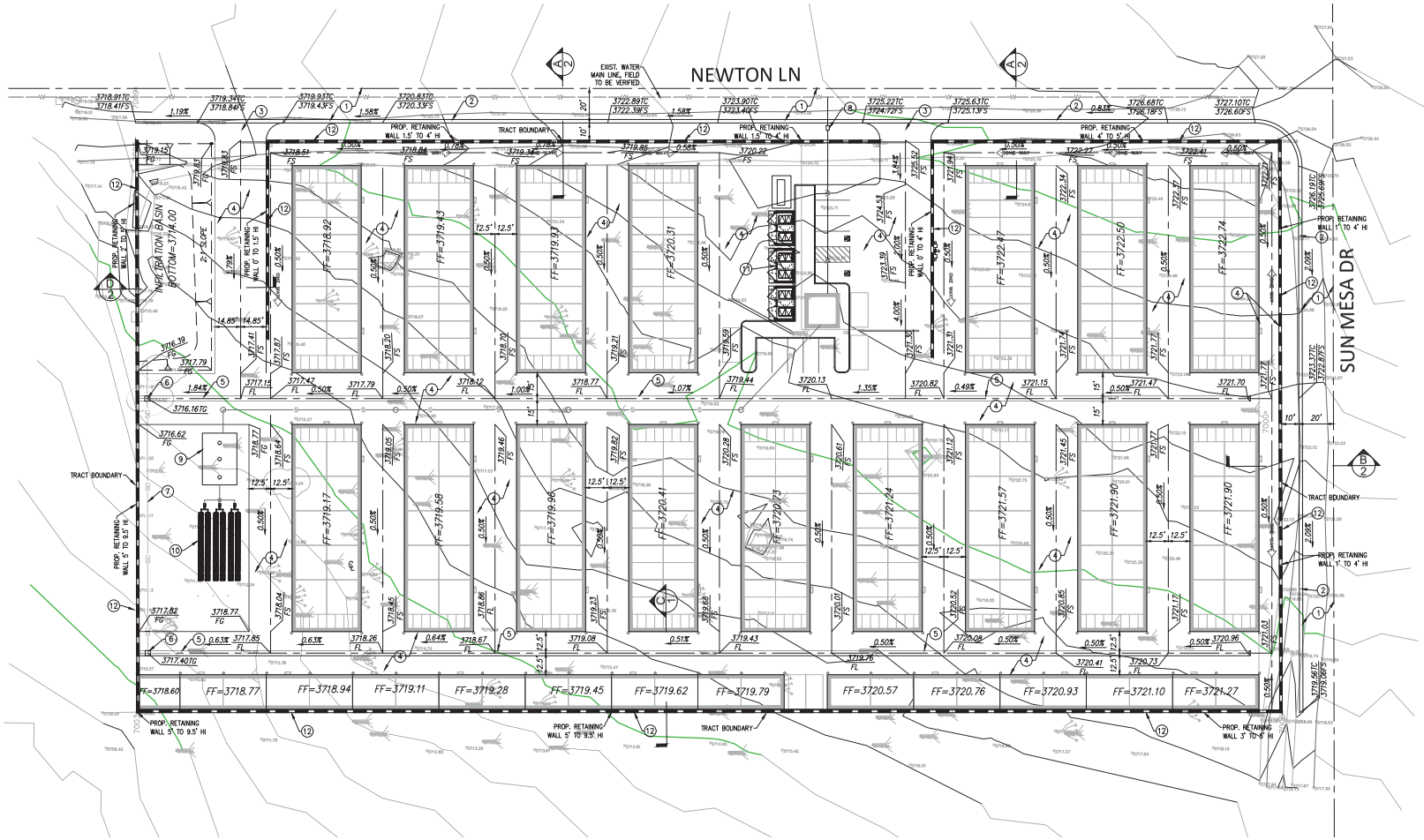
USGS BM 705 24
ELEVATION = 3718.55 FEET, NAVD 88

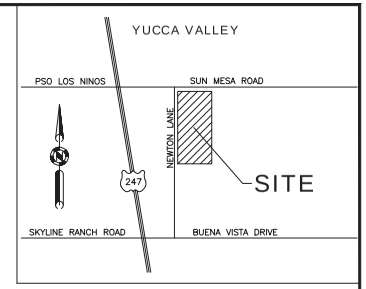
OWNER/DEVELOPER

ROB BILLINGS
5024 WALLABY STREET
YUCCA VALLEY CA 92284
760-686-4171
BILLINGSTRANSFER@YAHOO.COM

TOPOGRAPHY:

PREPARED BY:
LSAP CONSULTANTS LLC.
ADDRESS: 14997 MCGARGER RD
DESERT HOT SPRINGS , CA 92240
(760) 288-2232
SURVEY@LSAPCONSULTANTS.COM
DATE OF SURVEY JAN 2022





VICINITY MAP
NTS

LEGEND:

	CENTERLINE	EP	EDGE OF PAVEMENT
	PROPERTY LINE	FF	FINISHED FLOOR
W	WATER LINE	FG	FINISHED GROUND
S	SEWER LINE	FL	FLOW LINE
ELEC	ELECTRIC LINE	FS	FINISHED SURFACE
		GB	GRADE BREAK
GAS GAS	GAS LINE	HP	HIGH POINT
X	EXIST. CHAIN LINK FENCE	INV	INVERT ELEVATION
	EXIST. WOOD FENCE	PAD	PAD ELEVATION
	EXIST. BLOCK WALL	RET.	RETAINING WALL
94.4	EXIST. CONTOUR LINE	TC	TOP OF CURB
945.0 FS	EXIST. SPOT ELEVATION	TG	TOP OF GRATE
	EXIST. FIRE HYDRANT		
	EXIST. POWER POLE		
	EXIST. SEWER MANHOLE		
	EXIST. STORM DRAIN MANHOLE		
W	EXIST. WATER METER		
	EXIST. WATER VALVE		
	EXIST. TREE		

CONSTRUCTION NOTE:

1. PROPOSED AC PAVEMENT
2. PROPOSED 6" CURB AND GUTTER
3. PROPOSED DRIVEWAY APPROACH
4. PROPOSED CONC. PAVEMENT
5. PROPOSED CONC. RIBBON GUTTER
6. PROPOSED 36"X36" CATCH BASIN WITH TRAFFIC RATED STEEL GRATE
7. PROPOSED 18" RCP
8. PROPOSED 1" SERVICE METER
9. PROPOSED SEPTIC TANK
10. PROPOSED LEACH FIELD
11. TRASH ENCLOSURE
12. PROPOSED RETAINING WALL

EARTHWORK VOLUMES:

TOTAL CUT = 4970 CY
TOTAL FILL = 4485 CY

** SEE EARTHWORK EXHIBIT FOR INFORMATION ON CUT-FILL BY LOCATION MAP.*

NORTH

SCALE: 1"=30'

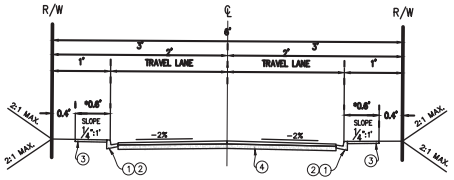
SHEET 1 OF 2

DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
DPATNEAUDE@DRPENTERPRISESLLC.ORG
WWW.DRPENTERPRISESLLC.ORG
Joanne C. Singer RCE 26900
760-625-7426

PRELIMINARY GRADING PLAN

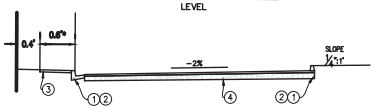
SUN MESA ROAD, YUCCA VALLEY, CA

APN: 0597-111-67



TYPICAL SECTION

LEVEL



TYPICAL SECTION

TILT

NOTES:

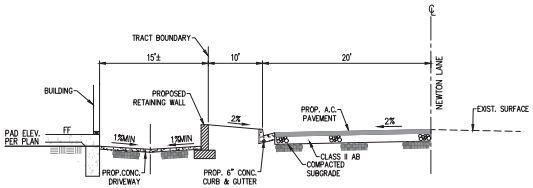
1. CURB AND GUTTER STD. DWG. NO. 200
2. A.C. DIKE PER STD DWG. 202 **
3. SIDEWALK PER STD. DWG. NO. 220
4. PAVEMENT SECTION PER STD. DWG. NO. 240

*SIDEWALK REQUIREMENT PER DEVELOPMENT CODE

**LIMITED USE, SHORT TERM IMPROVEMENT PROJECTS

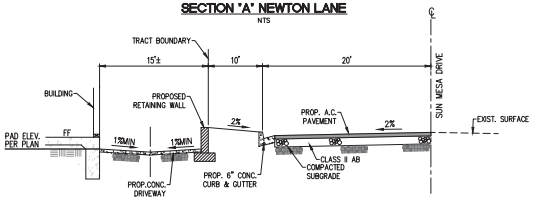
LOCAL STREET SECTION SUN MESA-NEWTON LN

NOT TO SCALE



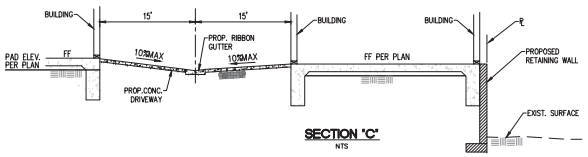
SECTION "A" NEWTON LANE

NTS



SECTION "B" SUN MESA DRIVE

NTS



SECTION "C"

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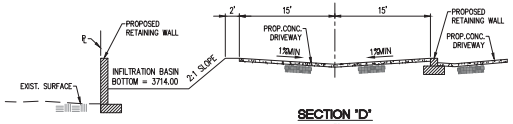

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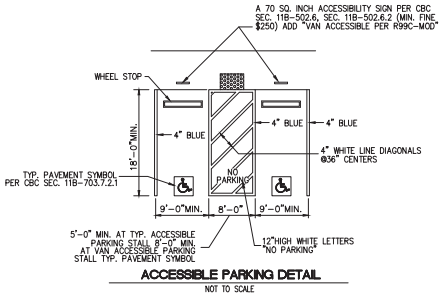
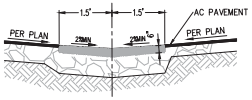


ACCESSIBLE PARKING DETAIL

NOT TO SCALE



RIBBON GUTTER DETAIL

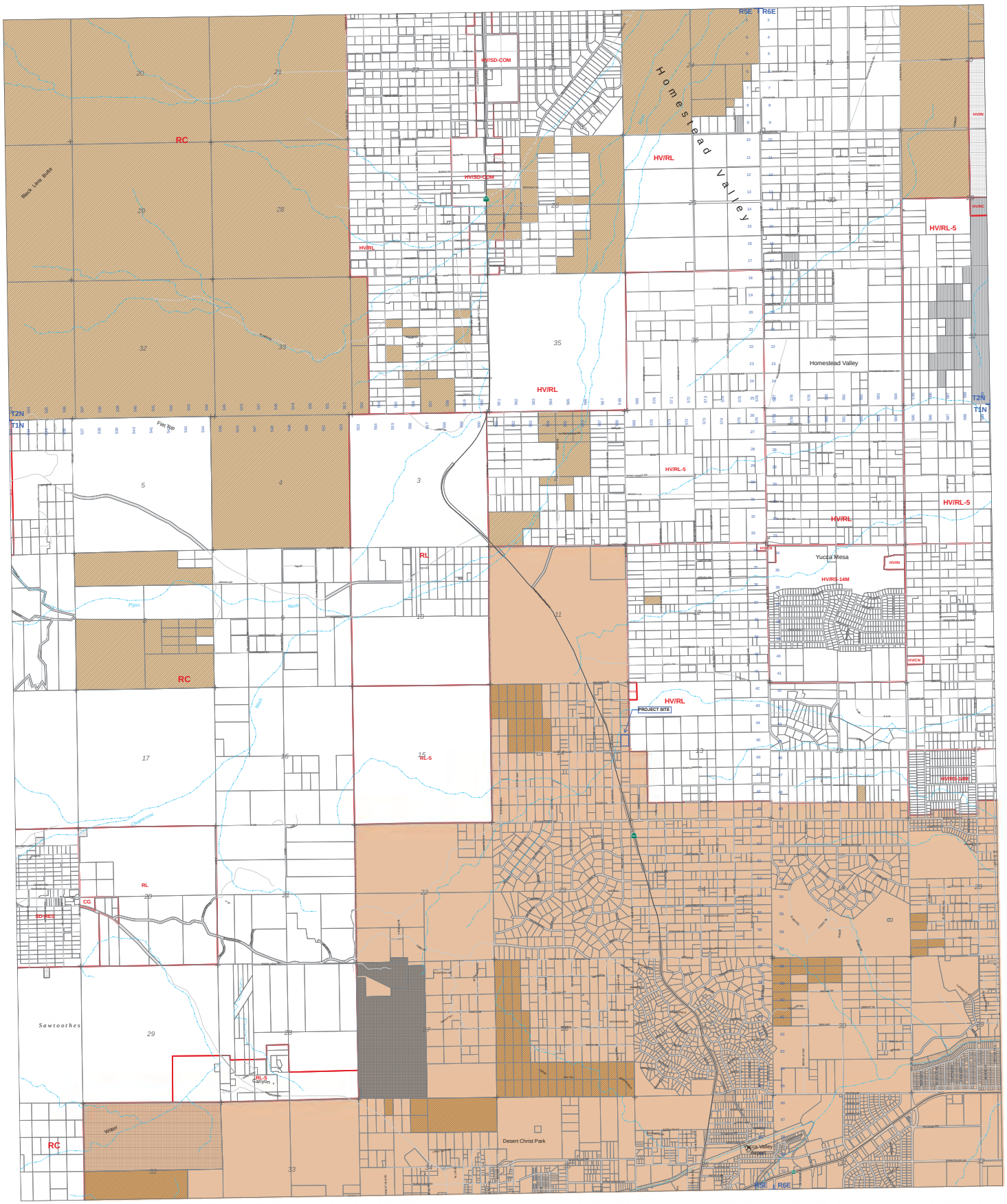
N.T.S.

SHEET 2 OF 2

DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
DPATNEAUDE@DRPENTERPRISESLLC.ORG
WWW.DRPENTERPRISESLLC.ORG

Joanne C. Singer RCE 26900
760-625-7426

See FI13 A



See FI20 A

See FI22 A

See FI29 A

Land Use Zoning Districts

AG – Agriculture
CG – General Commercial
CH – Highway Commercial
CN – Neighborhood Commercial
CO – Office Commercial
CR – Rural Commercial
CS – Service Commercial
FW – Floodway
IC – Community Industrial
IN – Institutional
IR – Regional Industrial
OS – Open Space
RC – Resource Conservation
RL – Rural Living
RM – Multiple Residential
RS – Single Residential
SD – Special Development
SP – Specific Plan

County designated Land Use Zoning Districts do not apply to Federal or State owned property.

San Bernardino County Land Use Plan
GENERAL PLAN
Land Use Zoning Districts

SCALE 1:14,400

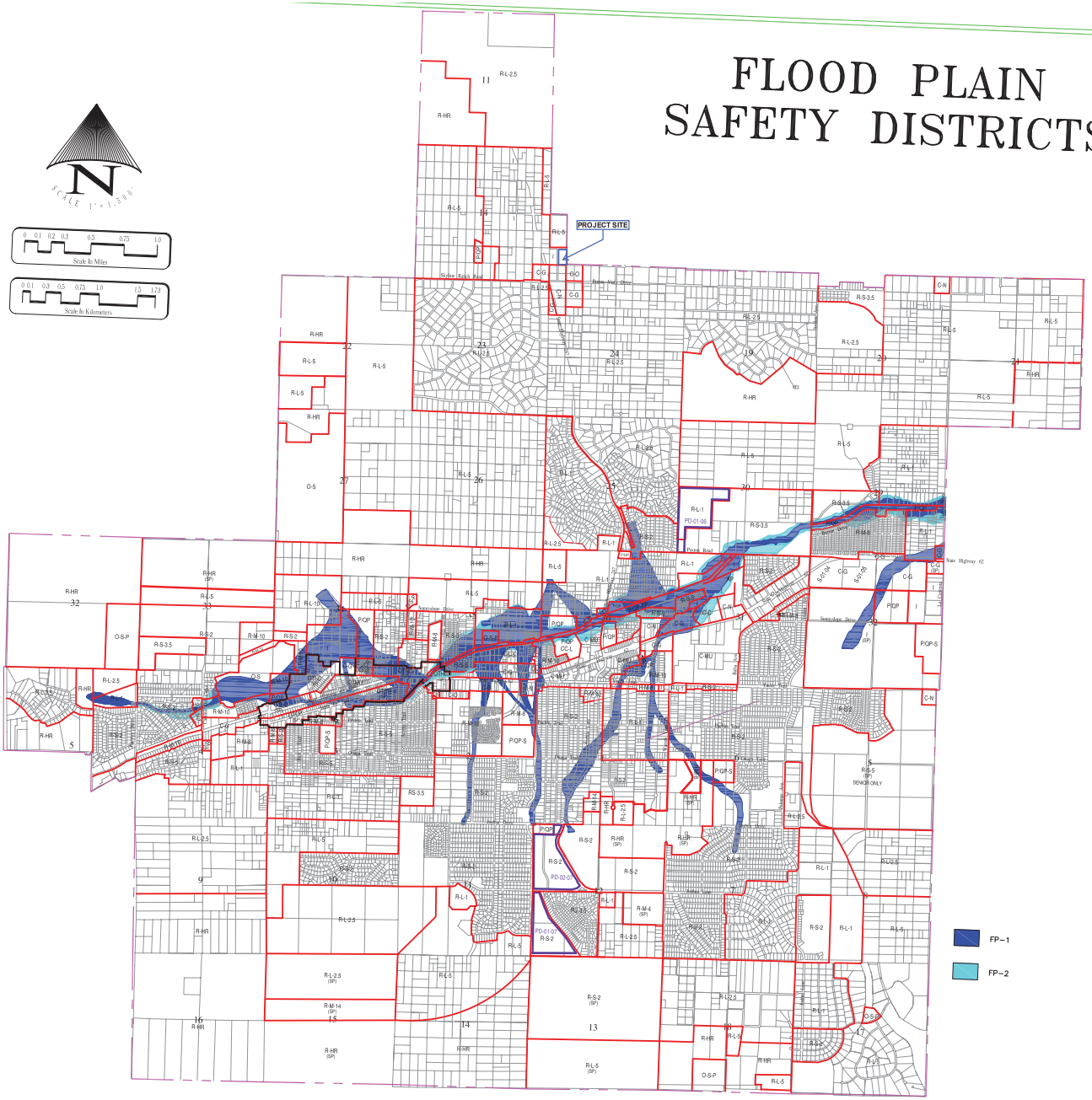
Legend

- BLM
- National Park
- National Forest
- Military
- State
- Indian Land
- Other Federal Government
- County
- Private Unincorporated
- RDA

Jurisdictional Control data is for informational purposes only and is not part of the General Plan Land Use Zoning. The depiction of the various land ownership categories is the best available information but cannot be guaranteed. For current land ownership information please contact the San Bernardino County Assessor's Office.

FI21 A
Yucca Valley North

FLOOD PLAIN SAFETY DISTRICTS



2014

OFFICIAL ZONING DISTRICT MAP

LEGEND

R-HR	HILLSIDE RESERVE (1 du / 20 ac.)
R-L	RURAL LIVING (1 du / 1, 2.5, 5, 10, 20 ac.)
R-S	RESIDENTIAL, SINGLE FAMILY (0-2, 0-3.5, 0-5 du/ac.)
R-M	RESIDENTIAL, MULTI-FAMILY (1-10, 0-14 du/ac.)
C-MU	MIXED USE COMMERCIAL (Varies)
C-N	NEIGHBORHOOD COMMERCIAL
C-G	GENERAL COMMERCIAL
C-C	COMMUNITY COMMERCIAL
C-O	OFFICE COMMERCIAL
I	INDUSTRIAL
P/QP	PUBLIC/QUASI PUBLIC (SEE SYMBOLS)
O-S	OPEN SPACE (SEE SYMBOLS)
(SP)	SPECIFIC PLAN

OLD TOWN LAND USE

OTHC	OLD TOWN HIGHWAY COMMERCIA
OTIC	OLD TOWN INDUSTRIAL/COMMERICAL
OTMU	OLD TOWN MIXED USE
OTCR	OLD TOWN COMMERICAL/RESIDENTIAL

SYMBOLS

PUBLIC/QUASI PUBLIC

AP	AIRPORT
CC	CIVIC CENTER
FS	FIRE STATION
PS	POLICE STATION
H	HOSPITAL
S	SCHOOL
L	LIBRARY
FW	FLOODWAY

OPEN SPACE

O-S-P	PARK

LAND USE PLANS

SP	SPECIFIC PLAN
PD	PLAN DEVELOPMENT

Town of YUCCA VALLEY

TOWN COUNCIL MEETING
DECEMBER 16, 2014

EXISITING CONDITION HYDROLOGY MAP

APN: 059711167
SUN MESA ROAD
YUCCA VALLEY, CA 92284





VICINITY MAP
N.T.S.

LEGEND

- DRAINAGE BOUNDARY
- FLOW PATH LENGTH
- FLOW DIRECTION

PREPARE BY:

DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426

DRP Enterprises

BASIN - A ANALYSIS

APN: 059711167
SUN MESA ROAD,
YUCCA VALLEY, CA 92284



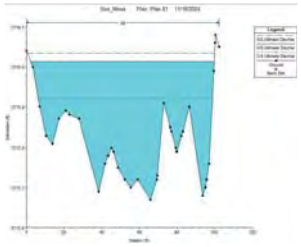


VICINITY MAP
N.T.S.

APPLICANT / OWNER / DEVELOPER

ROBERT BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA 92284

X-SECTION: 54



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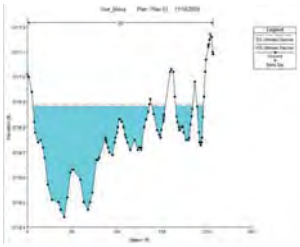

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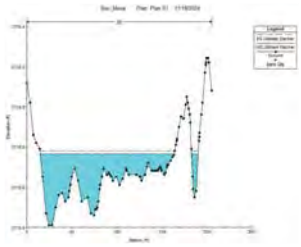

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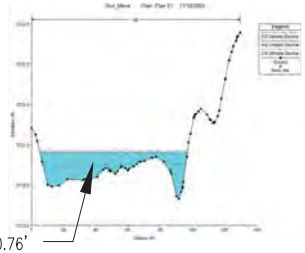
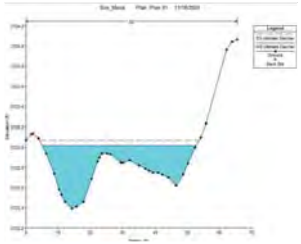


CRIT. WATER SURFACE=3720.76'
DURING 100-YR STORM EVENT

X-SECTION: 332



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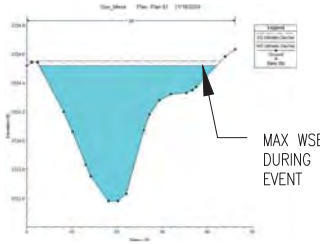


MAX WSE= 3724.52'
DURING 100-YR STORM EVENT

HEC-RAS SUMMARY RESULTS

HEC-RAS Plan: Plan 01 River: River 1 Reach: Reach 1 Profile: Ultimate Dischar

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 1	383	Ultimate Dischar	24.05	3723.98	3724.52		3724.55	0.018849	1.44	16.75	86.28	0.39
Reach 1	332	Ultimate Dischar	24.05	3722.39	3723.02		3723.07	0.053599	1.81	13.26	47.70	0.61
Reach 1	259	Ultimate Dischar	24.05	3720.33	3720.90	3720.76	3720.92	0.019430	1.02	23.59	91.67	0.35
Reach 1	176	Ultimate Dischar	24.05	3718.41	3718.76		3718.78	0.028290	1.03	23.43	155.99	0.47
Reach 1	94	Ultimate Dischar	24.05	3716.44	3716.88		3716.89	0.015453	0.76	31.76	169.36	0.31
Reach 1	54	Ultimate Dischar	24.05	3715.67	3716.01	3715.92	3716.03	0.030327	1.15	20.83	97.83	0.44

PREPARE BY:

DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
Joonne C. Singer RCE 26900
760-625-7426

DRP Enterprises

BASIN - B ANALYSIS

APN: 058920122
63926 Rocking Chair Rd.,
Joshua Tree, CA 92252



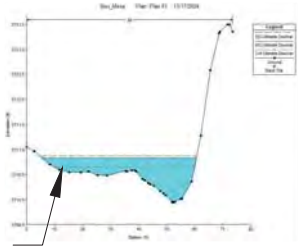


VICINITY MAP
N.T.S.

APPLICANT / OWNER / DEVELOPER

ROBERT BILLINGS
SUN MESA ROAD
YUCCA VALLEY, CA 92284

X–SECTION: 9



CRIT. WATER SURFACE=3710.65'
DURING 100–YR STORM EVENT

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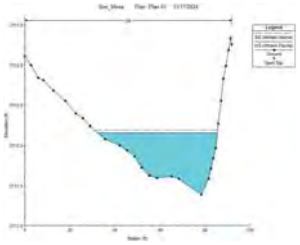

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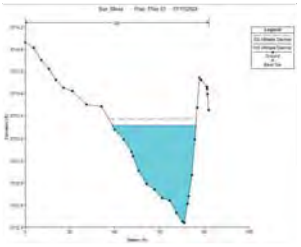

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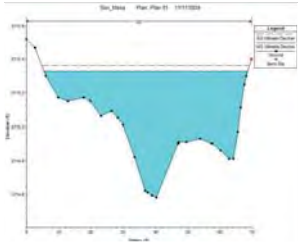

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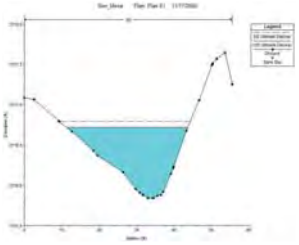

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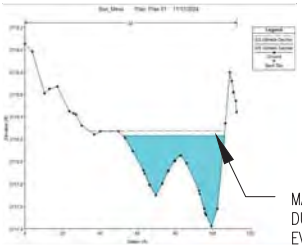


MAX WSE= 3718.23'
DURING 100–YR STORM
EVENT

HEC–RAS SUMMARY RESULTS

HEC-RAS Plan: Plan 01 River: River 2 Reach: Reach 2 Profile: Ultimate Discharge

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach 2	291	Ultimate Discharge	33.40	3717.42	3718.23		3718.27	0.030731	1.87	19.96	34.12	0.49
Reach 2	246	Ultimate Discharge	33.40	3715.84	3716.72		3716.79	0.035430	2.15	15.55	32.34	0.55
Reach 2	196	Ultimate Discharge	33.40	3714.58	3715.32		3715.36	0.023217	1.45	23.09	63.10	0.42
Reach 2	120	Ultimate Discharge	33.40	3712.44	3713.31		3713.37	0.028787	1.91	17.51	37.08	0.48
Reach 2	71	Ultimate Discharge	33.40	3711.39	3712.16		3712.19	0.019906	1.48	22.56	53.05	0.40
Reach 2	9	Ultimate Discharge	33.40	3709.94	3710.83	3710.65	3710.87	0.022810	1.52	21.01	55.19	0.42

PREPARE BY:

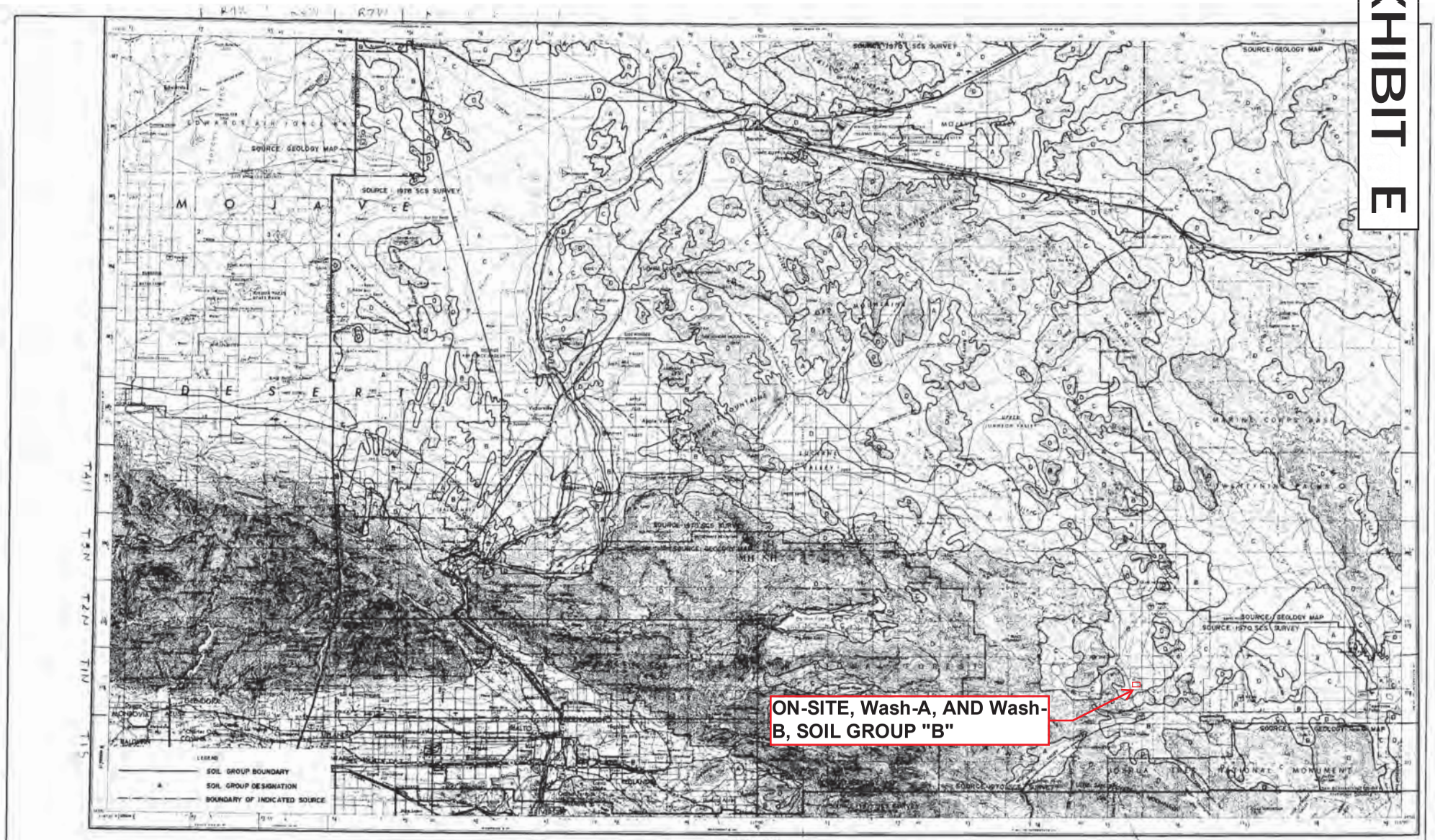
DRP ENTERPRISES LLC
Daniel Patneaude
MAILING ADDRESS:
PO Box 4428
Palm Springs, CA 92263
206-734-7765
Joonne C. Singer RCE 26900
760-625-7426

EXHIBIT D

SAN BERNARDINO COUNTY
HYDROLOGY MANUAL

SAN BERNARDINO COUNTY
SOIL MAP INDEX

EXHIBIT E

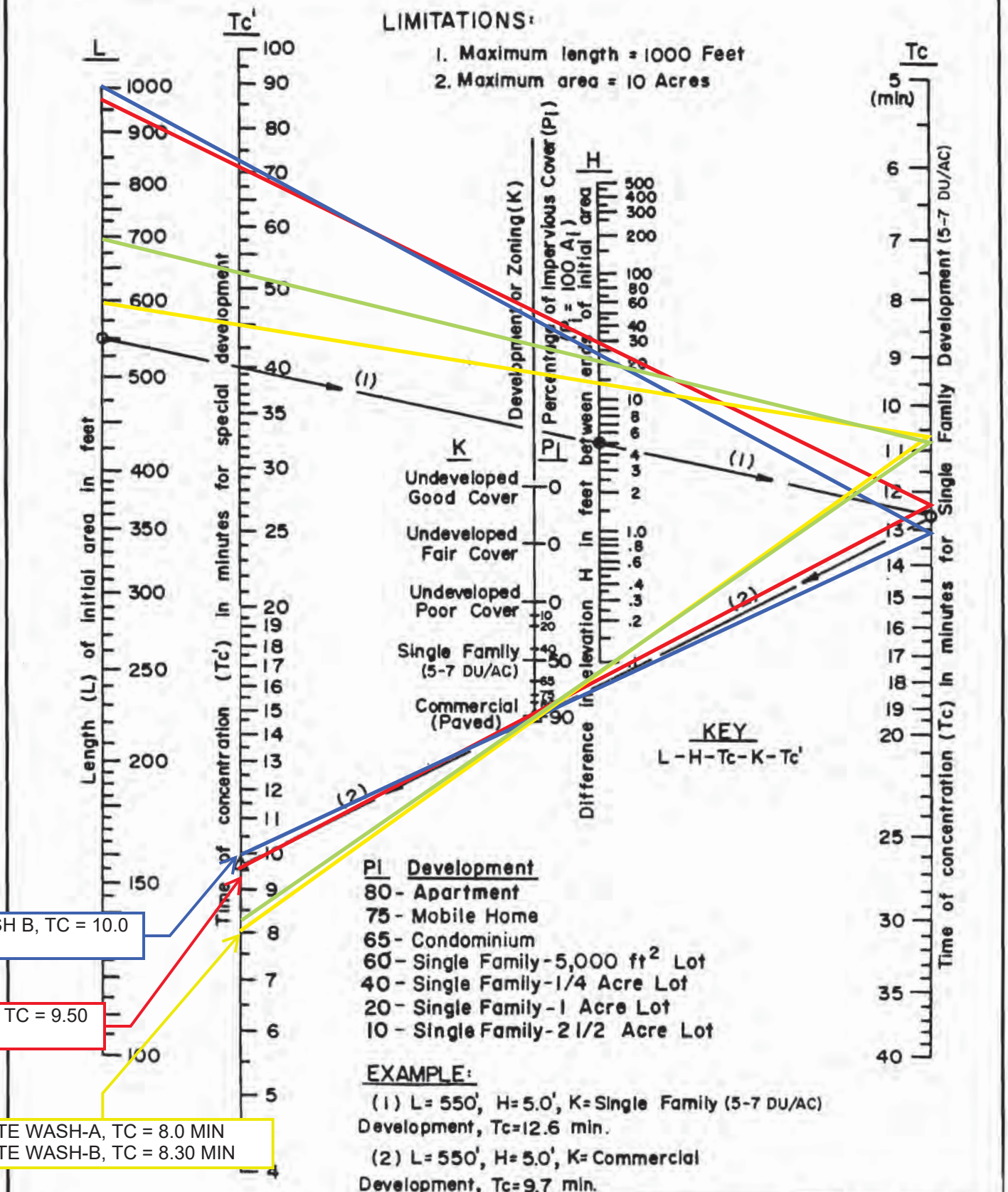


SAN BERNARDINO COUNTY
HYDROLOGY MANUAL

HYDROLOGIC SOILS GROUP MAP
FOR
SOUTHCENTRAL AREA

FIGURE C-11

EXHIBIT F



SAN BERNARDINO COUNTY
HYDROLOGY MANUAL

TIME OF CONCENTRATION NOMOGRAPH FOR INITIAL SUBAREA

Figure D-1

EXHIBIT G

Curve (1) Numbers of Hydrologic Soil-Cover Complexes For Pervious Areas-AMC II

Cover Type (3)	Quality of Cover (2)	Soil Group A	B	C	D
NATURAL COVERS -					
Barren (Rockland, eroded and graded land)		78	86	91	93
Chaparral, Broadleaf (Manzonita, ceanothus and scrub oak)	Poor	53	70	80	85
	Fair	40	63	75	81
	Good	31	57	71	78
Chaparral, Narrowleaf (Chamise and redshank)	Poor	71	82	88	91
	Fair	55	72	81	86
Grass, Annual or Perennial	Poor	67	78	86	89
	Fair	50	69	79	84
	Good	38	61	74	80
Meadows or Cienegas (Areas with seasonally high water table, principal vegetation is sod forming grass)	Poor	63	77	85	88
	Fair	51	70	80	84
	Good	30	58	71	78
Open Brush (Soft wood shrubs - buckwheat, sage, etc.)	Poor	62	76	84	88
	Fair	46	66	77	83
	Good	41	63	75	81
Woodland (Coniferous or broadleaf trees predominate. Canopy density is at least 50 percent.)	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	25	55	70	77
Woodland, Grass (Coniferous or broadleaf trees with canopy density from 20 to 50 percent)	Poor	57	73	82	86
	Fair	44	65	77	82
	Good	33	58	72	79
URBAN COVERS -					
Residential or Commercial Landscaping (Lawn, shrubs, etc.)	Good	32	56	69	75
Turf (Irrigated and mowed grass)	Poor	58	74	83	87
	Fair	44	65	77	82
	Good	33	58	72	79
AGRICULTURAL COVERS -					
Fallow (Land plowed but not tilled or seeded)		77	86	91	94

EXISTING CONDITION ON-SITE, OFF-SITE WASH A AND -B

SAN BERNARDINO COUNTY
HYDROLOGY MANUAL

CURVE NUMBERS FOR PERVIOUS AREAS

EXHIBIT H

Curve (1) Numbers of Hydrologic Soil-Cover Complexes For Pervious Areas-AMC II

Cover Type (3)	Quality of Cover (2)	Soil Group A	B	C	D
AGRICULTURAL COVERS (Continued)					
Legumes, Close Seeded (Alfalfa, sweetclover, timothy, etc.)	Poor	66	77	85	89
	Good	58	72	81	85
Orchards, Evergreen (Citrus, avocados, etc.)	Poor	57	73	82	86
	Fair	44	65	77	82
	Good	33	58	72	79
Pasture, Dryland (Annual grasses)	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Pasture, Irrigated (Legumes and perennial grass)	Poor	58	74	83	87
	Fair	44	65	77	82
	Good	33	58	72	79
Row Crops (Field crops - tomatoes, sugar beets, etc.)	Poor	72	81	88	91
	Good	67	78	85	89
Small grain (Wheat, oats, barley, etc.)	Poor	65	76	84	88
	Good	63	75	83	87

Notes:

1. All curve numbers are for Antecedent Moisture Condition (AMC) II.
2. Quality of cover definitions:

   Poor-Heavily grazed, regularly burned areas, or areas of high burn potential. Less than 50 percent of the ground surface is protected by plant cover or brush and tree canopy.

   Fair-Moderate cover with 50 percent to 75 percent of the ground surface protected.

   Good-Heavy or dense cover with more than 75 percent of the ground surface protected.
3. See Figure C-2 for definition of cover types.

SAN BERNARDINO COUNTY
HYDROLOGY MANUAL

CURVE NUMBERS
FOR
PERVIOUS AREAS

EXHIBIT I

ACTUAL IMPERVIOUS COVER

Land Use (1)	Range-Percent	Recommended Value For Average Conditions-Percent (2)
Natural or Agriculture	0 - 0	0
Public Park	10 - 25	15
School	30 - 50	40
Single Family Residential: (3)		
2.5 acre lots	5 - 15	10
1 acre lots	10 - 25	20
2 dwellings/acre	20 - 40	30
3-4 dwellings/acre	30 - 50	40
5-7 dwellings/acre	35 - 55	50
8-10 dwellings/acre	50 - 70	60
More than 10 dwellings/acre	65 - 90	80
Multiple Family Residential:		
Condominiums	45 - 70	65
Apartments	65 - 90	80
Mobile Home Park	60 - 85	75
Commercial, Downtown Business or Industrial	80 - 100	90

Site Impervious Cover

Notes:

1. Land use should be based on ultimate development of the watershed. Long range master plans for the County and incorporated cities should be reviewed to insure reasonable land use assumptions.

2. Recommended values are based on average conditions which may not apply to a particular study area. The percentage impervious may vary greatly even on comparable sized lots due to differences in dwelling size, improvements, etc. Landscape practices should also be considered as it is common in some areas to use ornamental gravels underlain by impervious plastic materials in place of lawns and shrubs. A field investigation of a study area shall always be made, and a review of aerial photos, where available, may assist in estimating the percentage of impervious cover in developed areas.

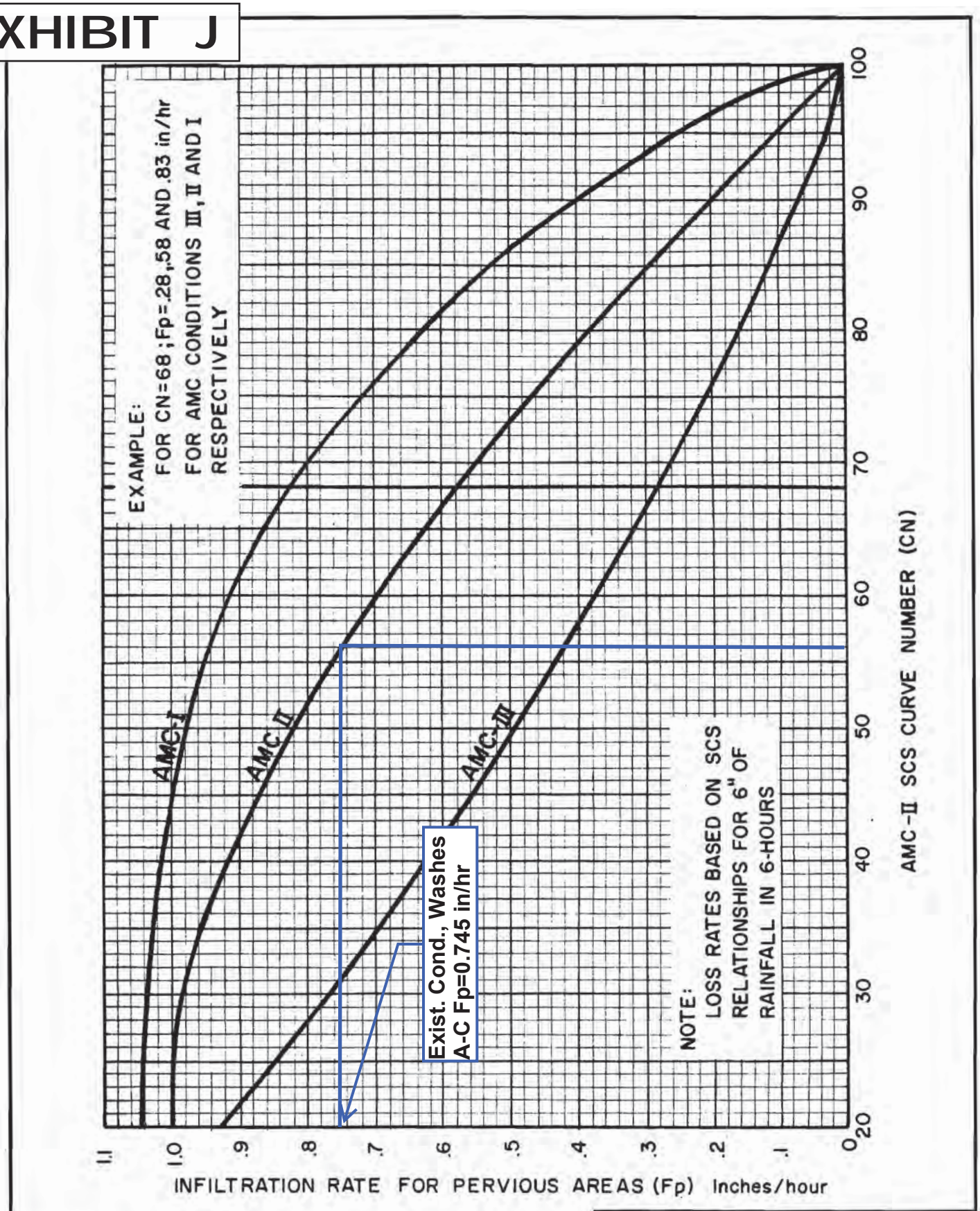
3. For typical equestrian subdivisions increase impervious area 5 percent over the values recommended in the table above.

SAN BERNARDINO COUNTY
HYDROLOGY MANUAL

ACTUAL IMPERVIOUS COVER FOR DEVELOPED AREAS

Figure C-4

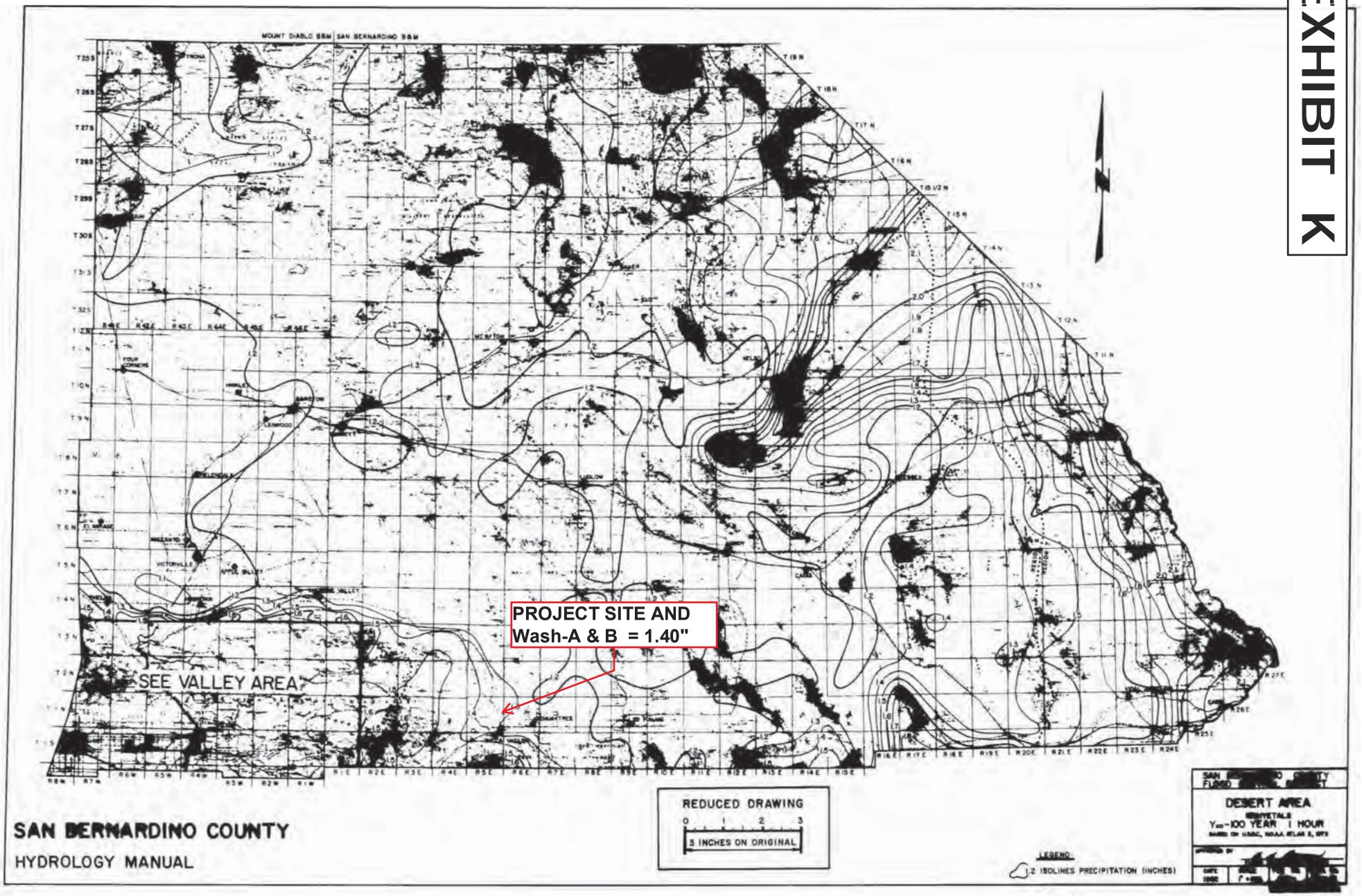
EXHIBIT J



SAN BERNARDINO COUNTY
HYDROLOGY MANUAL

INFILTRATION RATE FOR PERVIOUS AREAS VERSUS SCS CURVE NUMBERS

EXHIBIT K

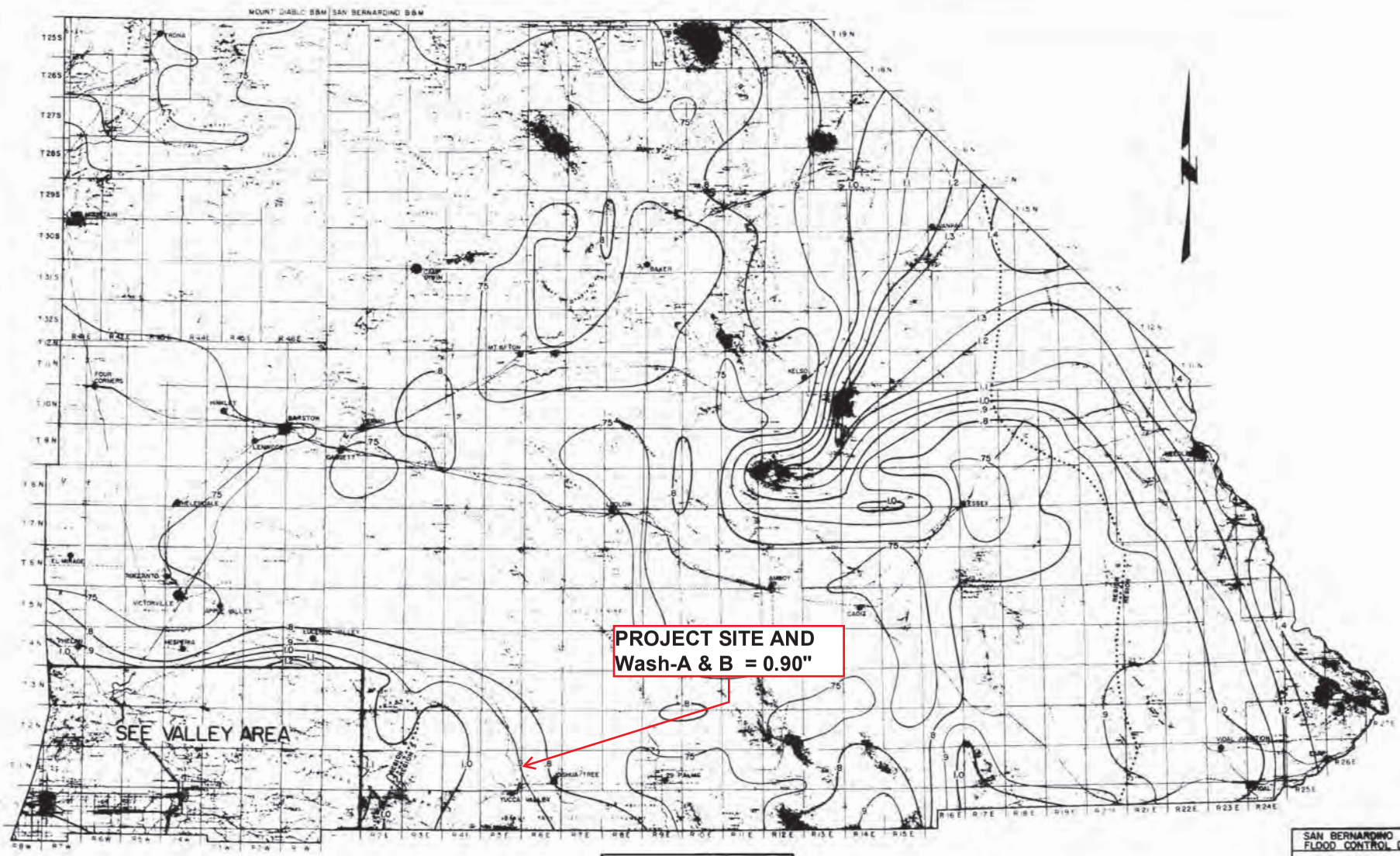


SAN BERNARDINO COUNTY
HYDROLOGY MANUAL

B-18

FIGURE B-10

EXHIBIT L

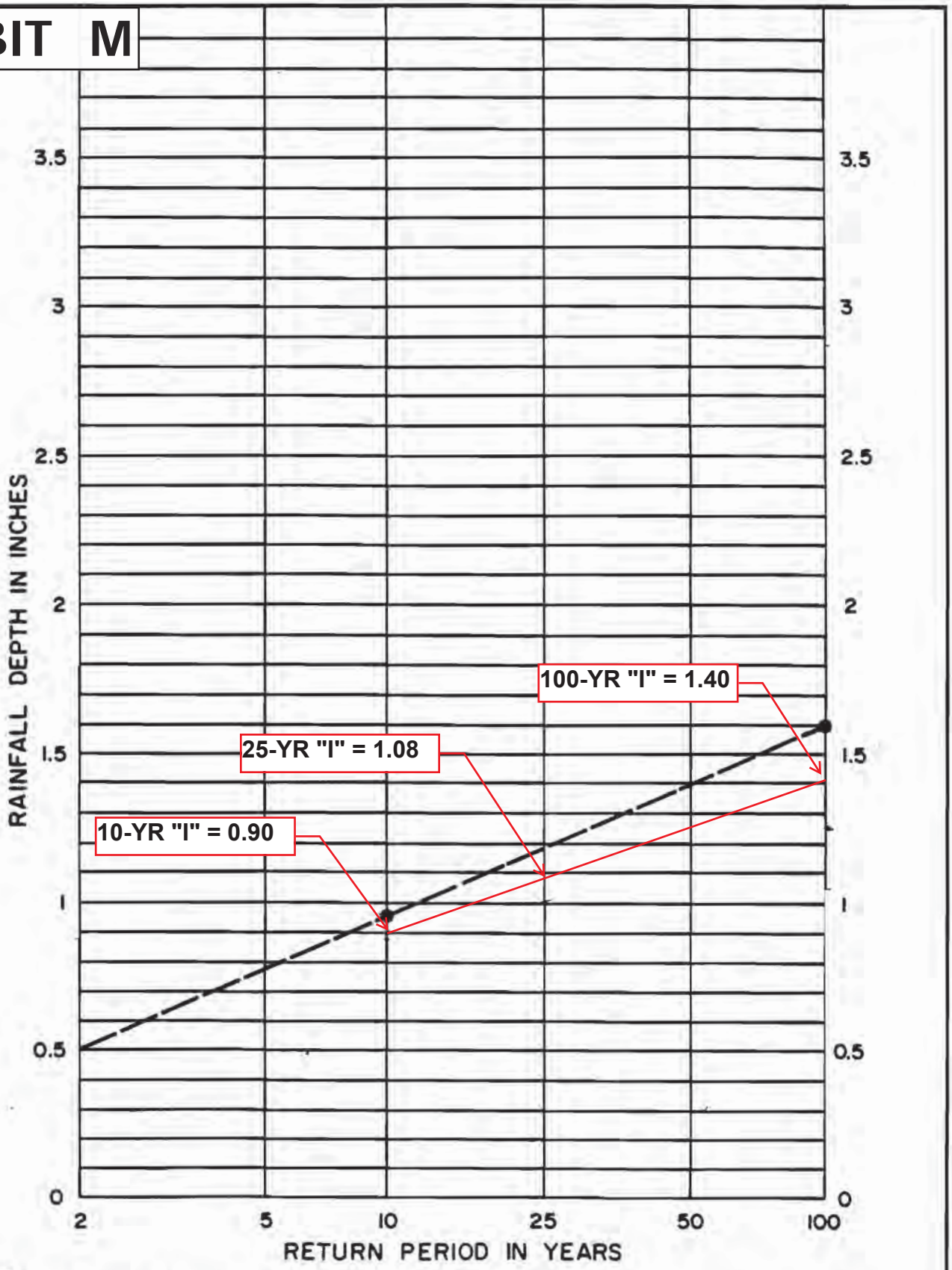


SAN BERNARDINO COUNTY
HYDROLOGY MANUAL

B-17

FIGURE B-9

EXHIBIT M



NOTE:
1. FOR INTERMEDIATE RETURN PERIODS PLOT 10-YEAR AND 100-YEAR ONE HOUR VALUES FROM MAPS, THEN CONNECT POINTS AND READ VALUE FOR DESIRED RETURN PERIOD. FOR EXAMPLE GIVEN 10-YEAR ONE HOUR = 0.95" AND 100-YEAR ONE HOUR = 1.60", 25-YEAR ONE HOUR = 1.18".

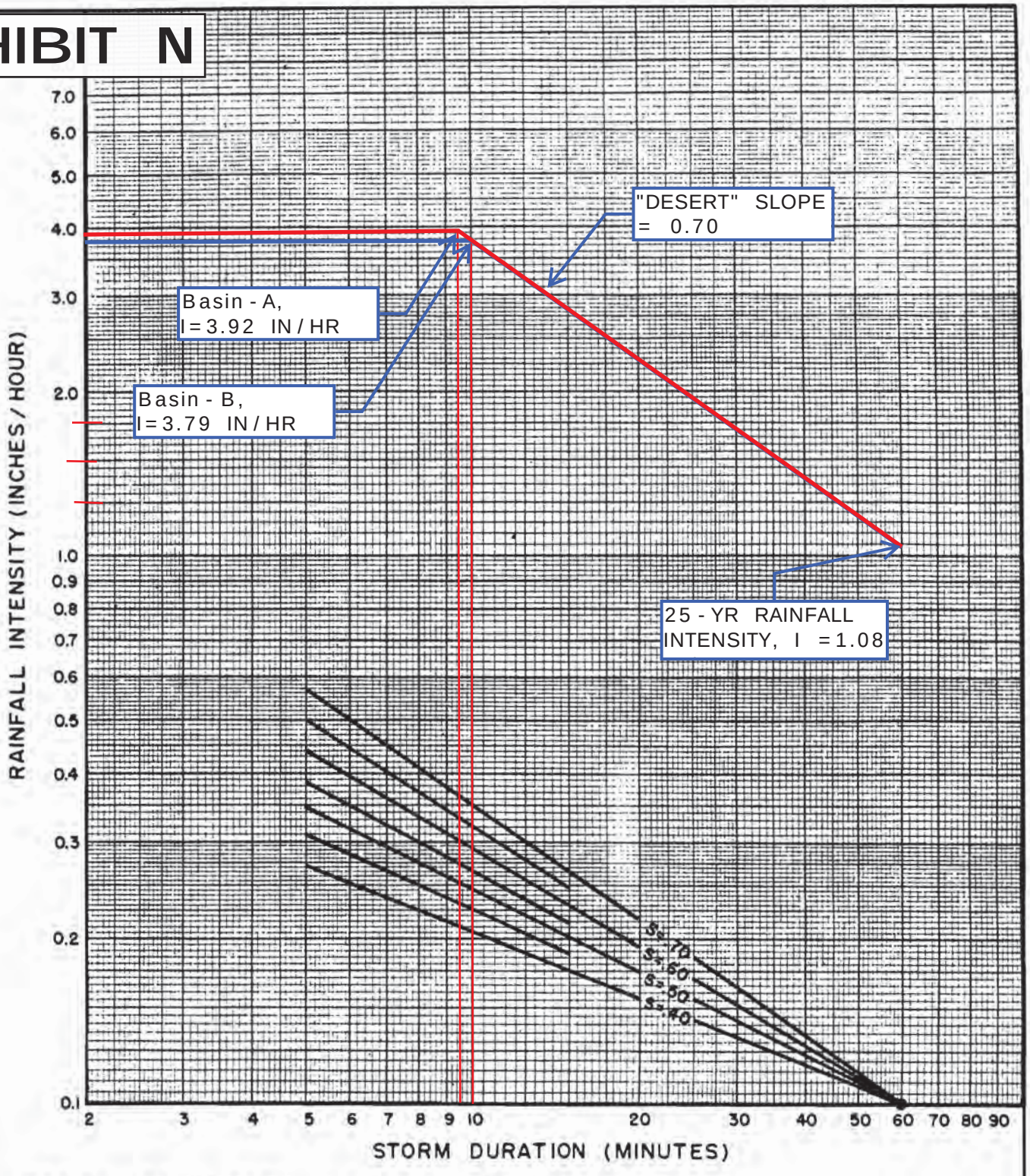
REFERENCE: NOAA ATLAS 2, VOLUME XI - CAL., 1973

SAN BERNARDINO COUNTY
HYDROLOGY MANUAL

RAINFALL DEPTH VERSUS RETURN PERIOD FOR PARTIAL DURATION SERIES

FIGURE D-2

EXHIBIT N



DESIGN STORM FREQUENCY = 100 YEARS
ONE HOUR POINT RAINFALL = 1.40 INCHES
LOG-LOG SLOPE = 0.70
PROJECT LOCATION = South Central

25-Year
1.08 INCHES

SAN BERNARDINO COUNTY
HYDROLOGY MANUAL

INTENSITY - DURATION CURVES CALCULATION SHEET

FIGURE D-3

EXHIBIT O

National Flood Hazard Layer FIRMette

FEMA

116°25'34"W 34°10'16"N



116°24'57"W 34°9'46"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/13/2024 at 1:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT Q

NOAA Atlas 14, Volume 6, Version 2
Location name: Yucca Valley, California, USA*
Latitude: 34.1669°, Longitude: -116.421°
Elevation: 3721 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.088 (0.073-0.107)	0.129 (0.107-0.158)	0.191 (0.157-0.234)	0.247 (0.202-0.306)	0.335 (0.265-0.428)	0.412 (0.319-0.537)	0.500 (0.378-0.667)	0.601 (0.442-0.825)	0.758 (0.535-1.08)	1.01 (0.690-1.50)
10-min	0.126 (0.104-0.154)	0.185 (0.153-0.226)	0.274 (0.225-0.335)	0.355 (0.290-0.438)	0.480 (0.380-0.613)	0.590 (0.458-0.770)	0.716 (0.541-0.956)	0.861 (0.634-1.18)	1.09 (0.767-1.56)	1.45 (0.990-2.15)
15-min	0.152 (0.126-0.186)	0.224 (0.185-0.274)	0.331 (0.273-0.405)	0.429 (0.351-0.530)	0.581 (0.459-0.742)	0.714 (0.553-0.931)	0.866 (0.655-1.16)	1.04 (0.766-1.43)	1.31 (0.928-1.88)	1.75 (1.20-2.60)
30-min	0.231 (0.192-0.283)	0.341 (0.282-0.416)	0.503 (0.415-0.617)	0.652 (0.533-0.806)	0.884 (0.699-1.13)	1.09 (0.842-1.42)	1.32 (0.996-1.76)	1.58 (1.17-2.18)	2.00 (1.41-2.86)	2.67 (1.82-3.95)
60-min	0.322 (0.267-0.393)	0.474 (0.392-0.580)	0.701 (0.578-0.859)	0.908 (0.743-1.12)	1.23 (0.973-1.57)	1.51 (1.17-1.97)	1.83 (1.39-2.45)	2.21 (1.62-3.03)	2.78 (1.96-3.98)	3.72 (2.54-5.50)
2-hr	0.447 (0.370-0.545)	0.630 (0.521-0.770)	0.896 (0.738-1.10)	1.13 (0.927-1.40)	1.49 (1.18-1.90)	1.80 (1.39-2.34)	2.13 (1.61-2.85)	2.51 (1.85-3.45)	3.08 (2.18-4.41)	3.75 (2.56-5.56)
3-hr	0.531 (0.440-0.649)	0.739 (0.611-0.903)	1.04 (0.854-1.27)	1.30 (1.06-1.60)	1.69 (1.34-2.16)	2.02 (1.56-2.63)	2.38 (1.80-3.18)	2.78 (2.04-3.82)	3.38 (2.38-4.83)	3.88 (2.65-5.75)
6-hr	0.698 (0.577-0.852)	0.959 (0.793-1.17)	1.33 (1.09-1.63)	1.65 (1.35-2.04)	2.12 (1.67-2.70)	2.50 (1.94-3.26)	2.92 (2.21-3.90)	3.38 (2.48-4.64)	4.04 (2.85-5.78)	4.60 (3.14-6.81)
12-hr	0.870 (0.720-1.06)	1.20 (0.994-1.47)	1.67 (1.37-2.04)	2.07 (1.69-2.56)	2.66 (2.10-3.39)	3.14 (2.43-4.09)	3.66 (2.76-4.88)	4.22 (3.11-5.80)	5.05 (3.56-7.22)	5.73 (3.91-8.49)
24-hr	1.09 (0.966-1.26)	1.53 (1.35-1.76)	2.14 (1.89-2.48)	2.68 (2.35-3.13)	3.47 (2.94-4.18)	4.12 (3.42-5.07)	4.83 (3.92-6.08)	5.61 (4.43-7.26)	6.75 (5.12-9.09)	7.71 (5.64-10.7)
2-day	1.22 (1.08-1.41)	1.74 (1.54-2.01)	2.48 (2.19-2.87)	3.13 (2.74-3.65)	4.10 (3.47-4.93)	4.90 (4.07-6.02)	5.78 (4.68-7.27)	6.75 (5.32-8.73)	8.18 (6.20-11.0)	9.39 (6.88-13.1)
3-day	1.33 (1.18-1.53)	1.92 (1.70-2.21)	2.76 (2.44-3.19)	3.50 (3.07-4.08)	4.61 (3.91-5.55)	5.54 (4.60-6.81)	6.57 (5.32-8.26)	7.70 (6.08-9.96)	9.39 (7.11-12.6)	10.8 (7.92-15.1)
4-day	1.38 (1.22-1.59)	2.01 (1.78-2.32)	2.92 (2.57-3.37)	3.72 (3.25-4.33)	4.91 (4.16-5.91)	5.92 (4.92-7.27)	7.03 (5.70-8.84)	8.26 (6.52-10.7)	10.1 (7.65-13.6)	11.7 (8.54-16.2)
7-day	1.53 (1.36-1.76)	2.26 (2.00-2.61)	3.31 (2.92-3.82)	4.24 (3.71-4.94)	5.63 (4.77-6.78)	6.81 (5.65-8.37)	8.11 (6.57-10.2)	9.56 (7.54-12.4)	11.7 (8.88-15.8)	13.6 (9.94-18.9)
10-day	1.64 (1.45-1.89)	2.43 (2.15-2.81)	3.58 (3.16-4.13)	4.59 (4.02-5.35)	6.10 (5.18-7.35)	7.39 (6.14-9.08)	8.80 (7.14-11.1)	10.4 (8.19-13.4)	12.7 (9.65-17.2)	14.7 (10.8-20.5)
20-day	1.84 (1.63-2.12)	2.74 (2.43-3.16)	4.03 (3.56-4.66)	5.17 (4.53-6.02)	6.86 (5.82-8.26)	8.28 (6.88-10.2)	9.85 (7.98-12.4)	11.6 (9.14-15.0)	14.2 (10.7-19.1)	16.4 (12.0-22.8)
30-day	2.06 (1.82-2.37)	3.07 (2.72-3.54)	4.51 (3.98-5.21)	5.77 (5.05-6.72)	7.63 (6.47-9.19)	9.20 (7.64-11.3)	10.9 (8.84-13.7)	12.8 (10.1-16.6)	15.6 (11.8-21.0)	18.0 (13.2-25.1)
45-day	2.40 (2.12-2.76)	3.55 (3.14-4.09)	5.16 (4.55-5.96)	6.57 (5.75-7.66)	8.63 (7.32-10.4)	10.3 (8.59-12.7)	12.2 (9.91-15.4)	14.3 (11.3-18.5)	17.3 (13.1-23.4)	19.9 (14.6-27.8)
60-day	2.72 (2.42-3.14)	4.00 (3.54-4.61)	5.78 (5.10-6.68)	7.32 (6.41-8.53)	9.57 (8.11-11.5)	11.4 (9.49-14.0)	13.4 (10.9-16.9)	15.7 (12.4-20.3)	18.9 (14.3-25.5)	21.7 (15.9-30.2)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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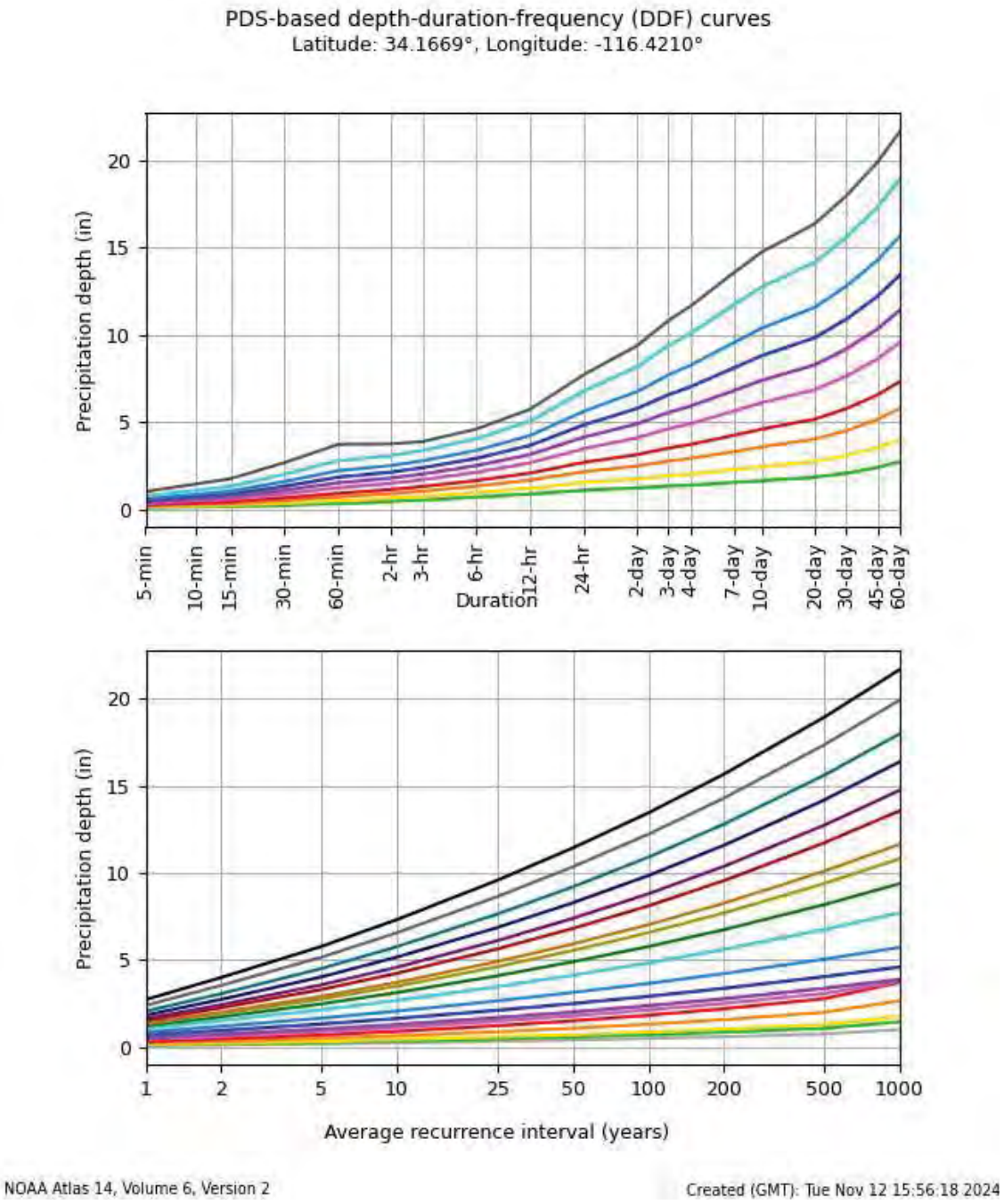
PF graphical



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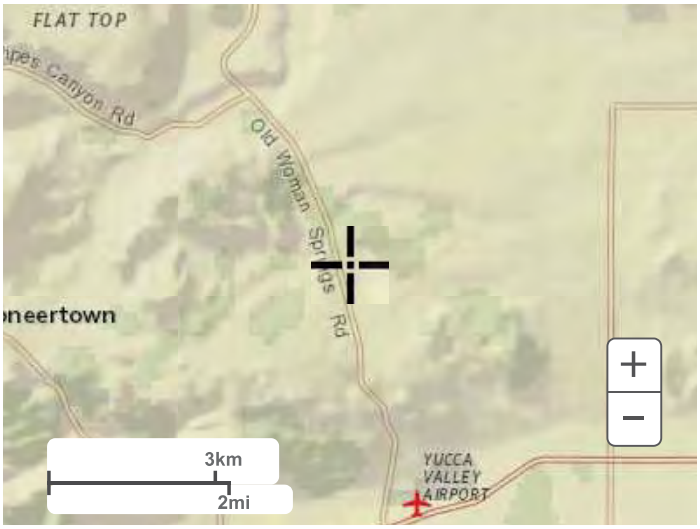
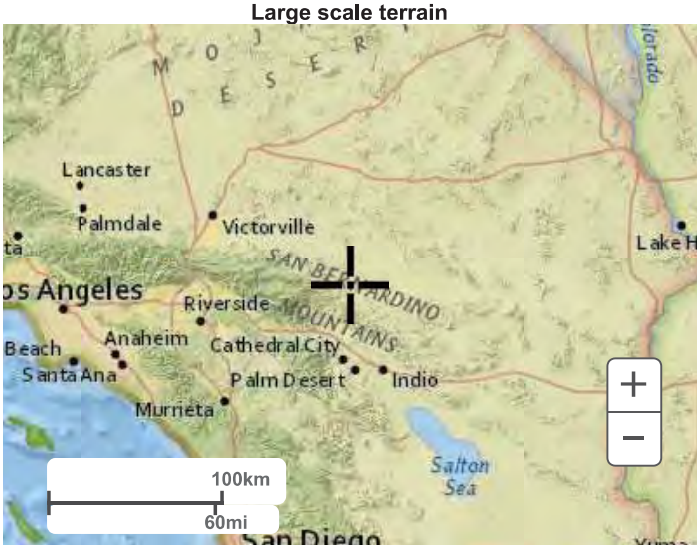
Maps & aerials

Small scale terrain



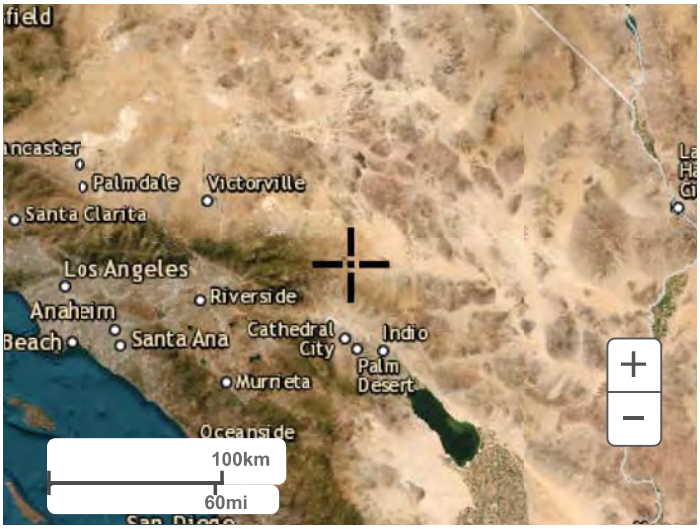
Large scale terrain



Large scale map



Large scale aerial



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US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

APPENDIX H

NOISE AND VIBRATION IMPACT ANALYSIS

CARLSBAD
CLOVIS
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: September 13, 2024

TO: Jared Jerome, Associate Planner

FROM: Jason Lui, Associate/Senior Noise Specialist

SUBJECT: Noise and Vibration Impact Analysis for the Sun Mesa (Billings) Mini Storage Project, Yucca Valley, San Bernardino County, California

INTRODUCTION

This noise and vibration impact analysis has been prepared to evaluate the potential noise and vibration impacts and reduction measures associated with the Sun Mesa (Billings) Mini Storage Project (project) in Yucca Valley, San Bernardino County, California. This memorandum is intended to satisfy the Town of Yucca Valley's (Town) requirements and the California Environmental Quality Act for a project-specific noise and vibration impact analysis by examining the impacts from the proposed uses on the project site and evaluating mitigation measures that the project requires. All references cited in this memorandum are included in Attachment A.

PROJECT LOCATION

The proposed Sun Mesa (Billings) Mini Storage development project site is located on Assessor's Parcel Number 0597-111-67-0000, which is east of State Route 247 (SR-247) and north of Buena Vista Drive in the Town of Yucca Valley in San Bernardino County, California. The 4.34-acre project site is currently undeveloped. Access to the project site is provided by Buena Vista Drive, Sun Mesa Drive, and Newton Lane. Figure 1 (all figures provided in Attachment B) shows the project location.

PROJECT DESCRIPTION

The proposed project would involve the development of a 20-building, 94,500 total square foot (sf) mini storage facility. The site would be bounded by a maximum 10 foot (ft) high security fence and would consist of 17 storage buildings each 4,800 sf in size evenly distributed around the site. Along the eastern property line, two linear storage buildings (one 5,000 sf in floor area and the other 7,500 sf in floor area) would run the length of the project site. Two entrances would be located on the west side of the site and would be gated. A 400 sf manager's unit would be located at the northern entry gate. Additionally, outdoor parking stalls would be located on the north and east sides of the proposed manager's unit building. These parking areas would accommodate approximately 10 vehicles. A 9,600 sf retention basin would be located on the southwest corner of the project site. The proposed project would include associated site improvements including new internal roadways and utility improvements. Access to the proposed project site would be between the hours of 6:00 a.m. and 10:00 p.m. 7 days per week.

The maximum depth of excavation for construction would be approximately 7 ft below the ground surface. Connections to utilities may require additional excavation up to 15 ft below the ground surface at limited locations on site. Construction is anticipated to begin in the fall of 2024 and is anticipated to be completed within 12 months. Figure 2 shows the site plan.

CHARACTERISTICS OF SOUND

Noise is usually defined as unwanted sound. Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep.

To the human ear, sound has two significant characteristics: pitch and loudness. Pitch is generally an annoyance, while loudness can affect the ability to hear. Pitch is the number of complete vibrations, or cycles per second, of a wave resulting in the tone's range from high to low. Loudness is the strength of a sound that describes a noisy or quiet environment and is measured by the amplitude of the sound wave. Loudness is determined by the intensity of the sound waves combined with the reception characteristics of the human ear. Sound intensity refers to how hard the sound wave strikes an object, which in turn produces the sound's effect. This characteristic of sound can be precisely measured with instruments. The analysis of a project defines the noise environment of the project area in terms of sound intensity and its effect on adjacent sensitive land uses.

Measurement of Sound

Sound intensity is measured through the A-weighted scale to correct for the relative frequency response of the human ear. That is, an A-weighted noise level de-emphasizes low and very high frequencies of sound similar to the human ear's de-emphasis of these frequencies. Decibels (dB), unlike the linear scale (e.g., inches or pounds), are measured on a logarithmic scale, which is a scale based on powers of 10.

For example, 10 dB is 10 times more intense than 0 dB, 20 dB is 100 times more intense than 0 dB, and 30 dB is 1,000 times more intense than 0 dB. Thirty decibels (30 dB) represents 1,000 times as much acoustic energy as 0 dB. The decibel scale increases as the square of the change, representing the sound pressure energy. A sound as soft as human breathing is about 10 times greater than 0 dB. The decibel system of measuring sound gives a rough connection between the physical intensity of sound and its perceived loudness to the human ear. A 10 dB increase in sound level is perceived by the human ear as only a doubling of the loudness of the sound. Ambient sounds generally range from 30 dB (very quiet) to 100 dB (very loud).

Sound levels are generated from a source, and their decibel level decreases as the distance from that source increases. Sound dissipates exponentially with distance from the noise source. For a single point source, sound levels decrease approximately 6 dB for each doubling of distance from the source. This drop-off rate is appropriate for noise generated by stationary equipment. If noise is produced by a line source (e.g., highway traffic or railroad operations), the sound decreases 3 dB for each doubling of distance in a hard site environment; however, line source noise in a relatively flat environment with absorptive vegetation decreases 4.5 dB for each doubling of distance.

There are many ways to rate noise for various time periods, but an appropriate rating of ambient noise affecting humans also accounts for the annoying effects of sound. The equivalent continuous sound

level (L_{eq}) is the total sound energy of time-varying noise over a sample period. However, the predominant rating scales for human communities in the State of California are the L_{eq} and community noise equivalent level (CNEL) or the day-night average noise level (L_{dn}) based on A-weighted decibels (dBA). CNEL is the time-varying noise over a 24-hour period, with a 5 dBA weighting factor applied to the hourly L_{eq} for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours), and a 10 dBA weighting factor applied to noises occurring from 10:00 p.m. to 7:00 a.m. (defined as sleeping hours). L_{dn} is similar to the CNEL scale but without the adjustment for events occurring during the evening hours. CNEL and L_{dn} are within 1 dBA of each other and are normally interchangeable. The Town uses the CNEL noise scale for long-term noise impact assessment.

Other noise rating scales of importance when assessing the annoyance factor include the maximum noise level (L_{max}), which is the highest exponential time-averaged sound level that occurs during a stated time period. The noise environments discussed in this analysis for short-term noise impacts are specified in terms of maximum levels denoted by L_{max}, which reflects peak operating conditions and addresses the annoying aspects of intermittent noise. L_{max} is often used together with another noise scale, or noise standards in terms of percentile noise levels, in noise ordinances for enforcement purposes. For example, the L_{10} noise level represents the noise level exceeded 10 percent of the time during a stated period. The L_{50} noise level represents the median noise level. Half the time the noise level exceeds this level, and half the time it is less than this level. The L_{90} noise level represents the noise level exceeded 90 percent of the time and is considered the background noise level during a monitoring period. For a relatively constant noise source, the L_{eq} and L_{50} are approximately the same.

Noise impacts can be described in three categories. The first category includes audible impacts that refer to increases in noise levels noticeable to humans. Audible increases in noise levels generally refer to a change of 3 dB or greater because this level has been found to be barely perceptible in exterior environments. The second category, potentially audible, refers to a change in the noise level between 1 dB and 3 dB. This range of noise levels has been found to be noticeable only in laboratory environments. The last category includes changes in noise levels of less than 1 dB, which are inaudible to the human ear. Only audible changes in existing ambient or background noise levels are considered potentially significant.

Physiological Effects of Noise

Physical damage to human hearing begins at prolonged exposure to noise levels higher than 85 dBA. Exposure to high noise levels affects the entire system, with prolonged noise exposure in excess of 75 dBA increasing body tensions, thereby affecting blood pressure and functions of the heart and the nervous system. In comparison, extended periods of noise exposure above 90 dBA would result in permanent cell damage. When the noise level reaches 120 dBA, a tickling sensation occurs in the human ear, even with short-term exposure. This level of noise is called the threshold of feeling. As the sound reaches 140 dBA, the tickling sensation is replaced by the feeling of pain in the ear (the threshold of pain). A sound level of 160–165 dBA will result in dizziness or loss of equilibrium. The ambient or background noise problem is widespread and generally more concentrated in urban areas than in outlying, less developed areas. Table A lists definitions of acoustical terms, and Table B shows common sound levels and their sources.

Table A: Definitions of Acoustical Terms

Term	Definitions
Decibel, dB	A unit of measurement that denotes the ratio between two quantities that are proportional to power; the number of decibels is 10 times the logarithm (to the base 10) of this ratio.
Frequency, Hz	Of a function periodic in time, the number of times that the quantity repeats itself in 1 second (i.e., number of cycles per second).
A-Weighted Sound Level, dBA	The sound level obtained by use of A-weighting. The A-weighting filter deemphasizes the very low- and very high-frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise. (All sound levels in this report are A-weighted, unless reported otherwise.)
L_{01}, L_{10}, L_{50}, L_{90}	The fast A-weighted noise levels that are equaled or exceeded by a fluctuating sound level 1%, 10%, 50%, and 90% of a stated time period.
Equivalent Continuous Noise Level, L_{eq}	The level of a steady sound that, in a stated time period and at a stated location, has the same A-weighted sound energy as the time-varying sound.
Community Noise Equivalent Level, CNEL	The 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 5 dBA to sound levels occurring in the evening from 7:00 PM to 10:00 PM and after the addition of 10 dBA to sound levels occurring in the night between 10:00 PM and 7:00 AM.
Day/Night Noise Level, L_{dn}	The 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 10 dBA to sound levels occurring in the night between 10:00 PM and 7:00 AM.
L_{max}, L_{min}	The maximum and minimum A-weighted sound levels measured on a sound level meter, during a designated time interval, using fast time averaging.
Ambient Noise Level	The all-encompassing noise associated with a given environment at a specified time; usually a composite of sound from many sources at many directions, near and far; no particular sound is dominant.
Intrusive	The noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content, as well as the prevailing ambient noise level.

Source: *Handbook of Acoustical Measurements and Noise Control* (Harris 1991).

Table B: Common Sound Levels and Their Noise Sources

Noise Source	A-Weighted Sound Level in Decibels	Noise Environments	Subjective Evaluations
Near Jet Engine	140	Deafening	128 times as loud
Civil Defense Siren	130	Threshold of Pain	64 times as loud
Hard Rock Band	120	Threshold of Feeling	32 times as loud
Accelerating Motorcycle at a Few Feet Away	110	Very Loud	16 times as loud
Pile Driver; Noisy Urban Street/Heavy City Traffic	100	Very Loud	8 times as loud
Ambulance Siren; Food Blender	95	Very Loud	—
Garbage Disposal	90	Very Loud	4 times as loud
Freight Cars; Living Room Music	85	Loud	—
Pneumatic Drill; Vacuum Cleaner	80	Loud	2 times as loud
Busy Restaurant	75	Moderately Loud	—
Near Freeway Auto Traffic	70	Moderately Loud	—
Average Office	60	Quiet	One-half as loud
Suburban Street	55	Quiet	—
Light Traffic; Soft Radio Music in Apartment	50	Quiet	One-quarter as loud
Large Transformer	45	Quiet	—
Average Residence without Stereo Playing	40	Faint	One-eighth as loud
Soft Whisper	30	Faint	—
Rustling Leaves	20	Very Faint	—
Human Breathing	10	Very Faint	Threshold of Hearing
—	0	Very Faint	—

Source: Compiled by LSA (2015).

FUNDAMENTALS OF VIBRATION

Vibration refers to ground-borne noise and perceptible motion. Ground-borne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may be discernible, but without the effects associated with the shaking of a building there is less adverse reaction. Vibration energy propagates from a source through intervening soil and rock layers to the foundations of nearby buildings. The vibration then propagates from the foundation throughout the remainder of the structure. Building vibration may be perceived by occupants as the motion of building surfaces, the rattling of items on shelves or hanging on walls, or a low-frequency rumbling noise. The rumbling noise is caused by the vibration of walls, floors, and ceilings that radiate sound waves. Annoyance from vibration often occurs when the vibration exceeds the threshold of perception by 10 vibration velocity decibels (VdB) or less. This is an order of magnitude below the damage threshold for normal buildings. Typical sources of ground-borne vibration are construction activities (e.g., blasting, pile driving, and operating heavy-duty earthmoving equipment), steel-wheeled trains, and occasional traffic on rough roads. Ground-borne vibration and noise from these sources are usually localized to areas within approximately 100 ft from the vibration source, although there are examples of ground-borne vibration causing interference out to distances greater than 200 ft (see the Federal Transit Administration's [FTA] 2018 *Transit Noise and Vibration Impact Assessment Manual*). When roadways are smooth, vibration from traffic, even heavy trucks, is rarely perceptible. It is assumed for most projects that the roadway surface will be smooth enough that ground-borne vibration from street traffic will not exceed the impact criteria; however, both construction of a project and freight train operations on railroad tracks could result in ground-borne vibration that may be perceptible and annoying.

Ground-borne noise is not likely to be a problem because noise arriving via the normal airborne path will usually be greater than ground-borne noise. Ground-borne vibration has the potential to disturb people and damage buildings. Although it is very rare for train-induced ground-borne vibration to cause cosmetic building damage, it is not uncommon for heavy duty construction processes (e.g., blasting and pile driving) to cause vibration of sufficient amplitudes to damage nearby buildings (FTA 2018). Ground-borne vibration is usually measured in terms of vibration velocity, either the root-mean-square (RMS) velocity or peak particle velocity (PPV). The RMS is best for characterizing human response to building vibration, and PPV is used to characterize potential for damage. Decibel notation acts to compress the range of numbers required to describe vibration. Vibration velocity level in decibels is defined as:

$$L_v = 20 \log_{10} [V/V_{ref}]$$

where "L_v" is the VdB, "V" is the RMS velocity amplitude, and "V_{ref}" is the reference velocity amplitude, or 1×10^{-6} inches/second (in/sec) used in the United States.

REGULATORY SETTING

Federal Guidelines

Federal Transit Administration

Noise. The construction noise criteria included in the *Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual* (2018) was used to evaluated potential construction noise impacts because Section 9.34.080(F)(3) of the Town's Municipal Code does not have daytime

construction noise level limits for activities that occur within the specified hours. Table C shows the FTA's Detailed Assessment Daytime Construction Noise Criteria based on the composite noise levels for each construction phase.

Table C: Detailed Assessment Daytime Construction Noise Criteria

Land Use	Daytime 1-hour L_{eq} (dBA)
Residential	80
Commercial	85
Industrial	90

Source: *Transit Noise and Vibration Impact Assessment Manual* (FTA 2018).
dBA = A-weighted decibels
L_{eq} = equivalent continuous sound level

Vibration. Vibration standards included in the FTA *Transit Noise and Vibration Impact Assessment Manual* (2018) were used to evaluate construction vibration impacts even though the Town exempts vibration levels generated from construction between the hours of 7:00 a.m. and 10:00 p.m. based on Section 9.34.090(C) of the Town's Municipal Code. Table D lists the potential vibration building damage criteria associated with construction activities.

Table D: Construction Vibration Damage Criteria

Building Category	PPV (in/sec)
Reinforced concrete, steel, or timber (no plaster)	0.50
Engineered concrete and masonry (no plaster)	0.30
Nonengineered-timber and masonry buildings	0.20
Buildings extremely susceptible to vibration damage	0.12

Source: *Transit Noise and Vibration Impact Assessment Manual* (FTA 2018).
FTA = Federal Transit Administration
in/sec = inches per second
PPV = peak particle velocity

Local Regulations

Town of Yucca Valley

General Plan. The Town's General Plan Noise Element (Town of Yucca Valley 2014) has established policies to meet the Town's noise-related goal. The applicable policies for the proposed project are listed below.

Goal N1: A noise environment where excessive noise from stationary, transportation-related, and temporary sources of noise are appropriately managed.

Policy N 1-3: Require daytime only truck deliveries to commercial and industrial uses adjacent to residential uses and other sensitive receptors unless there is no feasible alternative.

Policy N 1-13: Enforce Town noise standards and monitor compliance with noise standards.

Policy N 1-18: Enforce standards on the hours of operation for nonemergency construction.

Municipal Code. Section 9.34.080(B) of the Town's Municipal Code establishes noise standards for stationary and mobile noise sources affecting adjacent properties. Table E shows the exterior noise standards for stationary noise sources, and Table F shows the exterior and interior noise standards for mobile noise sources.

Table E: Noise Standards for Stationary Noise Sources

Affected Land Uses	Time Period	Noise Level (dBA)				
		L_{50}	L_{25}	L_8	L_2	L_{max}
Residential	7:00 a.m. to 10:00 p.m.	55	60	65	70	75
	10:00 p.m. to 7:00 a.m.	45	50	55	60	70
Professional Services	Anytime	55	60	65	70	75
Other Commercial	Anytime	60	65	70	75	80
Industrial	Anytime	70	75	80	85	90

Source: Town of Yucca Valley Municipal Code, Section 9.34.080(C) (Town of Yucca Valley 2024).
Note: No person shall operate or cause to be operated a source of sound at a location or allow the creation of noise on property owned, leased, occupied, or otherwise controlled by the person, which causes the noise level, when measured on another property, either incorporated or unincorporated, to exceed any one of the following:

L_{50} = The noise standard for a cumulative period of more than 30 minutes in any hour.
L_{25} = The noise standard plus 5 dBA for a cumulative period of more than 15 minutes in any hour.
L_8 = The noise standard plus 10 dBA for a cumulative period of more than 5 minutes in any hour.
L_2 = The noise standard plus 15 dBA for a cumulative period of more than 1 minute in any hour.
L_{max} = The noise standard plus 20 dBA for any period of time.

dBA = A-weighted decibel

Table F: Noise Standards for Mobile Noise Sources

Categories	Uses	Noise Standard (dBA L_{dn} or CNEL)	
		Interior[1]	Exterior[2,3]
Residential	Single-family, multi-family, duplex, mobile homes	45	60
Commercial	Amphitheater, concert hall, auditorium, movie theater	45	N/A
	Commercial retail, bank, restaurant	50	N/A
	Hotel, motel, transient housing	45	60
	Office building, research and development, professional offices	45	65
Institutional/Public	Hospital, nursing home, school classroom, religious institution, library	45	65
Open Space	Park	N/A	65

Source: Town of Yucca Valley Municipal Code, Section 9.34.080(C) (Town of Yucca Valley 2024).

1 The indoor environment shall exclude bathrooms, kitchens, toilets, closets, and corridors.

2 The outdoor environment shall be limited to: hospital/office building patios, hotel and motel recreation areas, mobile home parks, multi-family private patios or balconies, park picnic areas, private yard of single-family dwellings, and school playgrounds.

3 An exterior noise level of up to 65 dBA CNEL shall be allowed provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technology, and interior noise exposure does not exceed 45 dBA CNEL with windows and doors closed. Requiring that windows and doors remain closed to achieve an acceptable interior noise level shall necessitate the use of air conditioning or mechanical ventilation.

CNEL = Community Noise Equivalent Level
dBA = A-weighted decibel
L_{dn} = day-night average noise level
N/A = not applicable

Section 9.34.080(F)(3) of the Town's Municipal Code exempts noise from temporary construction, maintenance, repair, or demolition activities between 7:00 a.m. and 10:00 p.m., except Sundays and federal holidays.

Section 9.34.090(C) of the Town's Municipal Code limits ground vibration that can be felt without the aid of instruments at or beyond the lot line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to 0.2 inch per second measured at or beyond the lot line.

Also, vibration from motor vehicles not under the control of the subject use and temporary construction maintenance or demolition activities between 7:00 a.m. and 10:00 p.m. are exempt.

THRESHOLDS OF SIGNIFICANCE

Based on the *Guidelines for the Implementation of the California Environmental Quality Act* (*State CEQA Guidelines*), Appendix G, Public Resources Code, Sections 15000–15387, a project will normally have a significant effect on the environment related to noise if it will substantially increase the ambient noise levels for adjoining areas or conflict with adopted environmental plans and the goals of the community in which it is located. The following are the thresholds for potential noise impacts.

The *State CEQA Guidelines* indicate that a project would have a significant impact on noise if it would result in:

- Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- Generation of excessive ground-borne vibration or ground-borne noise levels; or
- For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels.

EXISTING SETTING

Overview of the Existing Noise Environment

The primary existing noise sources in the project area are transportation facilities and industrial activities. Traffic on SR-247, Buena Vista Drive, Sun Mesa Drive, and Newton Lane contributes to the ambient noise levels in the project vicinity. Industrial uses are located immediately west and south of the project site.

Land Uses in the Project Vicinity

Existing land uses within the project area include single-family residences, vacant land, and industrial uses. Single-family residences are located southeast of the project site. Industrial uses are located south and west of the project site. Vacant land is located north and east of the project site.

Ambient Noise Measurements

Two long-term (24-hour) noise level measurements were conducted from July 9 to July 10, 2024, and one long-term (24-hour) noise level measurement was conducted from July 10 to July 11, 2024, using Larson Davis Spark 706RC dosimeters to document the existing noise environment within the project area. Table G summarizes the results of the long-term noise level measurements along with a description of the measurement locations and noise sources that occurred during the measurements. As shown in Table G, daytime noise levels ranged from 40.7 to 63.1 dBA L_{eq} and nighttime noise levels ranged from 43.1 to 53.5 dBA L_{eq}. Also, the calculated CNEL levels at LT-1, LT-2, and LT-3 were 57.3, 57.7, and 57.9 dBA, respectively. The long-term noise level measurement survey sheets along with the hourly L_{eq}, L_{max}, and L_{min} results are provided in Attachment C. Figure 3 shows the long-term monitoring locations.

Table G: Long-Term Ambient Noise Monitoring Results

Monitor No.	Location Description	Noise Levels (dBA)		
		L_{eq}		CNEL
		Daytime[1]	Nighttime[2]	
LT-1	4831 Newton Lane. On a chain-link fence on the northwest corner of the property. Approximately 650 ft north of Buena Vista Drive, 318 ft east of Newton Lane, and 680 ft south of Sun Mesa Drive.	41.9–63.1	43.1–50.7	57.3
LT-2	West side of Newton Lane. On chain-link fence. Approximately 550 ft east of State Route 247 and 430 ft south of Sun Mesa Drive.	43.2–60.5	44.0–53.5	57.7
LT-3	West side of Newton Lane. On chain-link fence. Approximately 640 ft east of State Route 247 and 130 ft south of Sun Mesa Drive.	40.7–62.1	44.0–51.2	57.9

Source: Compiled by LSA (2024).
Note: LT-1 and LT-3 were conducted from July 9 to July 10, 2024. LT-2 was conducted from July 10 to July 11, 2024.
[1] Daytime = Hours between 7:00 a.m. and 10:00 p.m.
[2] Nighttime = Hours between 10:00 p.m. and 7:00 a.m.
CNEL = Community Noise Equivalent Level
dBA = A-weighted decibels
ft = foot/feet
L_{eq} = equivalent continuous sound level

Existing Aircraft Noise

The closest public airport to the project site is the Yucca Valley Airport, which is 2.6 miles southeast of the project site. Based on the *Airport Comprehensive Land Use Plan for Yucca Valley Airport* (San Bernardino County 1992), the project site is well beyond the 60 dBA CNEL noise contour. Also, there are no private airstrips within 2 miles of the project site. Therefore, the project would not expose people working in the project vicinity to aviation-related excessive noise levels, and this topic is not further discussed.

IMPACTS

Short-Term Construction Noise Impacts

Two types of short-term noise impacts would occur during project construction. The first type would be from construction crew commutes and the transport of construction equipment and materials to the project site and would incrementally raise noise levels on roadways leading to the site. The pieces of construction equipment for construction activities would move on site, would remain for the duration of each construction phase, and would not add to the daily traffic volume in the project vicinity. Although there would be a relatively high single-event noise exposure potential causing intermittent noise nuisance (passing trucks at 50 ft would generate up to a maximum of 84 dBA), the effect on longer-term ambient noise levels would be small because the number of daily construction-related vehicle trips is small compared to existing daily traffic volume on SR-247, Buena Vista Drive, and Sun Mesa Drive. The building construction phase and architectural coating phase would overlap that would generate the most trips out of all of the other construction phases, at 144 trips per day based on the California Emissions Estimator Model (CalEEMod) (Version 2022.1) results contained in Attachment B of the *Air Quality, Energy, and Greenhouse Gas Technical Memorandum for the Sun Mesa Mini Storage Project* (LSA 2024a). Roadways that would be used to access the project site are SR-247, Buena Vista Drive, and Sun Mesa Drive. The existing average daily traffic (ADT) volume on SR-247 ranges between 2,950 and 11,837 based on the 2022 California Department of Transportation (Caltrans) Annual Average Daily Truck Traffic for Truck Traffic on California State Highways (Caltrans 2022). Also, the existing ADT volume on Buena Vista Drive is 3,643 based on the *Yucca Valley General Plan Update Environmental Impact Report* (Town of Yucca Valley 2013). In addition, Sun Mesa Drive, is a two-lane road similar to Buena Vista Drive and would experience a similar noise increase. Based

on the information above, construction-related traffic would increase noise by up to 0.2 dBA. A noise level increase of less than 1 dBA would not be perceptible to the human ear. Therefore, short-term construction-related noise impacts associated with worker commute and equipment transport to the project site would be less than significant. No mitigation measures are required.

The second type of short-term noise impact is related noise generated from construction activities. Construction is performed in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics. The proposed project anticipates site preparation, grading, building construction, paving, and architectural coating phases of construction. These various sequential phases change the character of the noise generated on a project site. Therefore, the noise levels vary as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase. Table H lists the L_{max} recommended for noise impact assessments for typical construction equipment included in the Federal Highway Administration (FHWA) *Highway Construction Noise Handbook* (2006), based on a distance of 50 ft between the equipment and a noise receptor.

Table H: Typical Construction Equipment Noise Levels

Equipment Description	Acoustical Usage Factor (%)[1]	Maximum Noise Level (L_{max}) at 50 ft[2]
Backhoes	40	80
Compactor (ground)	20	80
Compressor (air)	40	80
Concrete Mixer Truck	40	85
Cranes	16	85
Dozers	40	85
Dump Trucks	40	84
Excavators	40	85
Flat Bed Trucks	40	84
Manlift (Forklift)	20	85
Front-end Loaders	40	80
Generator	50	82
Graders	40	85
Jackhammers	20	85
Pavement Scarifier	20	85
Paver	50	77
Pickup Truck	40	55
Pneumatic Tools	50	85
Pumps	50	77
Rock Drills	20	85
Rollers	20	85
Scrapers	40	85
Tractors	40	84
Welder/Torch	40	73

Source: Table 1, *FHWA Roadway Construction Noise Model User's Guide* (FHWA 2006).
Note: Noise levels reported in this table are rounded to the nearest whole number.
[1] Usage factor is the percentage of time during a construction noise operation that a piece of construction equipment is operating at full power.
[2] Maximum noise levels were developed based on Specification 721.560 from the Central Artery/Tunnel program to be consistent with the City of Boston's Noise Code for the "Big Dig" project.
FHWA = Federal Highway Administration
L_{max} = maximum instantaneous sound level
ft = foot/feet

Table I lists the anticipated construction equipment for each construction phase based on the CalEEMod (Version 2022.1) results contained in Attachment B of the *Air Quality, Energy, and Greenhouse Gas Technical Memorandum for the Sun Mesa Mini Storage Project* (LSA 2024a). Table I shows the combined noise level at 50 ft from all of the equipment in each phase and the L_{eq} noise level for each equipment at 50 ft based on the quantity, reference instantaneous maximum (L_{max}) noise level at 50 ft, and the acoustical usage factor. As shown in Table I, construction noise levels would reach up to 88.5 L_{eq} at a distance of 50 ft.

Table I: Summary of Construction Phase, Equipment, and Noise Levels

Construction Phase	Construction Equipment	Quantity	Reference Noise Level at 50 ft (dBA L_{max})	Acoustical Usage Factor[1] (%)	Noise Level at 50 ft (dBA L_{eq})	Combined Noise Level at 50 ft (dBA L_{eq})
Site Preparation	Dozer	3	85	40	85.8	87.3
	Front-End Loader	4	80	40	82.0	
Grading	Grader	1	85	40	81.0	87.0
	Excavator	1	85	40	81.0	
	Front-End Loaders	3	80	40	80.8	
	Dozer	1	85	40	81.0	
Phase 1 and 2 Trenching	Excavator	1	85	40	81.0	82.2
	Front-End Loaders	1	80	40	76.0	
Phase 1 Building Construction	Crane	1	85	16	77.0	86.5
	Forklifts	3	85	20	82.8	
	Generator	1	82	50	79.0	
	Welders	1	73	40	69.0	
	Front-End Loaders	3	80	40	80.8	
Paving	Front-End Loaders	1	80	40	76.0	88.5
	Concrete Mixer Truck	2	85	40	84.0	
	Paver	1	85	50	82.0	
	Pavement Scarafier	2	85	20	81.0	
	Roller	2	85	20	81.0	
Phase 2 Building Construction	Crane	1	85	16	77.0	86.5
	Forklifts	3	85	20	82.8	
	Generator	1	82	50	79.0	
	Front-End Loaders	3	80	40	80.8	
	Welders	1	73	40	69.0	
Architectural Coating	Air Compressors	1	80	40	76.0	76.0

Source: Compiled by LSA (2024).

[1] The acoustical usage factor is the percentage of time during a construction noise operation that a piece of construction equipment operates at full power.

dBA = A-weighted decibels
L_{eq} = equivalent continuous sound level
ft = foot/feet
L_{max} = maximum instantaneous noise level

The closest residential property line is approximately 375 ft from the center of the project site and may be subject to short-term construction noise reaching 71.0 dBA L_{eq} generated by construction activities in the project area. Construction noise is temporary and would stop once project construction is completed. Compliance with the Town's hours of construction pursuant to Section 9.34.080(F)(3) of the Town's Municipal Code listed below would ensure construction-related noise would not be generated during the more sensitive nighttime hours. Furthermore, construction related noise levels would be below the FTA noise level standard of 80 dBA L_{eq} for residential uses.

Therefore, noise levels generated from project construction would be less than significant. No mitigation measures are required.

- The construction contractor shall limit construction activities to between the hours of 7:00 a.m. and 10:00 p.m. Monday through Saturday pursuant to Sections 9.34.080(F)(3) and 9.34.090(C) of the Town's Municipal Code (Town of Yucca Valley 2024). Construction is prohibited outside these hours and anytime on Sundays and federal holidays.

Short-Term Construction Vibration Impacts

Although vibration levels from construction-related activities between the hours of 7:00 a.m. and 10:00 p.m. Monday through Saturday is exempt pursuant to Sections 9.34.080(F)(3) and 9.34.090(C) of the Town's Municipal Code (Town of Yucca Valley 2024), this construction vibration impact analysis assesses the potential for building damage using vibration levels in PPV (in/sec). Vibration levels calculated in PPV are best for characterizing damage potential.

Table J shows the reference vibration levels at a distance of 25 ft for each type of standard construction equipment from the *Transit Noise and Vibration Impact Assessment Manual* (FTA 2018). Project construction is expected to require the use of large bulldozers and loaded trucks, which would generate ground-borne vibration levels of up to 0.089 PPV (in/sec) and 0.076 PPV (in/sec), respectively, when measured at 25 ft.

Table J: Vibration Source Amplitudes for Construction Equipment

Equipment	Reference PPV (in/sec) at 25 ft
Pile Driver (Impact), Typical	0.644
Pile Driver (Sonic), Typical	0.170
Vibratory Roller	0.210
Hoe Ram	0.089
Large Bulldozer[1]	**0.089**
Caisson Drilling	0.089
Loaded Trucks[1]	**0.076**
Jackhammer	0.035
Small Bulldozer	0.003

Source: *Transit Noise and Vibration Impact Assessment Manual* (FTA 2018).
[1] The equipment shown in **bold** is expected to be used on site.
ft = foot/feet
FTA = Federal Transit Administration
in/sec = inches per second
PPV = peak particle velocity

The greatest vibration levels are anticipated to occur during the site preparation and grading phase. All other phases are expected to result in lower vibration levels. The distance to the nearest buildings for vibration impact analysis is measured between the nearest off-site buildings and the project boundary (assuming the construction equipment would be used at or near the project boundary) because vibration impacts normally occur within the buildings.

The formula for vibration transmission is provided below:

$$PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$$

Table K lists the projected vibration levels from various construction equipment expected to be used on the project site at the project construction boundary to the nearest buildings in the project

vicinity. As shown in Table K, the residential and industrial buildings to the southeast and south of the project site are approximately 200 ft and 80 ft from the project construction boundary and would experience a vibration level of up to 0.004 PPV (in/sec) and 0.016 PPV (in/sec), respectively. These vibration levels would not result in building damage because residential and industrial buildings would be constructed equivalent to or better than nonengineered timber and masonry and vibration levels would not exceed the FTA vibration damage threshold of 0.20 PPV (in/sec). Other building structures that surround the project site would experience lower vibration levels because they are farther away and would be constructed equivalent to or better than

Table K: Potential Construction Vibration Damage

Land Use	Direction	Equipment/ Activity	Reference Vibration Level at 25 ft	Distance to Structure (ft)[1]	Vibration Level
			PPV (in/sec)		PPV (in/sec)
Residence	Southeast	Large bulldozers	0.089	200	0.004
		Loaded trucks	0.076	200	0.003
Industrial	South	Large bulldozers	0.089	80	0.016
		Loaded trucks	0.076	80	0.016

Source: Compiled by LSA (2024).
Note: The FTA-recommended building damage threshold is 0.20 PPV (in/sec) at the receiving nonengineered timber and masonry building.
[1] Distance from the project construction boundary to the building structure.
ft = foot/feet
in/sec = inches per second
FTA = Federal Transit Administration
PPV = peak particle velocity

nonengineered timber and masonry. Also, compliance with the Town's hours of construction pursuant to Sections 9.34.080(F)(3) and 9.34.090(C) of the Town's Municipal Code (Town of Yucca Valley 2024) discussed above would ensure that vibration levels generated from construction-related activities would be exempt. Therefore, construction vibration impacts during project construction would be less than significant. No mitigation measures are required.

Long-Term Traffic Noise Impacts

The project is estimated to generate an ADT volume of 137 based on the *Sun Mesa Mini Storage Project Trip Generation and Vehicle Miles Traveled Memorandum* (LSA 2024b). The existing ADT volume on SR-247 ranges between 2,950 and 11,837 based on the *2022 Caltrans Annual Average Daily Truck Traffic for Truck Traffic on California State Highways* (Caltrans 2022). Also, the existing ADT volume on Buena Vista Drive is 3,643 based on the *Yucca Valley General Plan Update Environmental Impact Report* (Town of Yucca Valley 2013). In addition, Sun Mesa Drive is two-lane road similar to Buena Vista Drive and would experience a similar noise increase . It takes a doubling of traffic to increase traffic noise levels by 3 dBA. Based on the information above, project-related traffic on SR-247, Buena Vista Drive, and Sun Mesa Drive would increase traffic noise levels by up to 0.2 dBA. A noise level increase of less than 1 dBA would not be perceptible to the human ear. Therefore, no traffic noise impacts from project-related traffic on off-site sensitive receptors would occur. No mitigation measures are required.

Long-Term Stationary Source Noise Impacts

Operation of the proposed project would include parking activities and heating, ventilation, and air conditioning (HVAC) equipment that would result in stationary noise impacts as described below.

Access to the proposed storage facility would be between the hours of 6:00 a.m. and 10:00 p.m. 7 days per week. The following provides a detailed noise analysis and discussion of each stationary noise source.

Parking Activities

The proposed project would include 10 parking spaces, and parking activities would occur during access hours described above. Noise generated from parking lot activities would include noise generated by vehicles traveling at slow speeds, engine start-up noise, car door slams, car horns, car alarms, and tire squeals. Representative parking activities would generate a noise level of 76.3 dBA L_8 at 20 ft, based on measurements conducted by LSA (LSA 2016). At a distance of 50 ft, noise levels would be 68.2 dBA L_8. It is estimated that parking activities would generate the maximum noise level for a cumulative period of 4 minutes in any hour during daytime hours and 2 minutes in any hour during nighttime hours based on the project's trip generation (LSA 2024b), which would be 56.4 dBA and 53.4 dBA L_{eq} at a distance of 50 ft, respectively.

Heating, Ventilation, and Air Conditioning

The proposed project would include an HVAC unit for the manager's unit building. The HVAC equipment could operate 24 hours per day. The specifications of the HVAC equipment, including the reference noise level, are provided in Attachment D. The HVAC unit would generate a noise level of 44.4 dBA L_{eq} at a distance of 50 ft.

Stationary Noise Impact Summary

Tables L and M list the individual stationary noise sources from daytime and nighttime, respectively, project operations at each of the surrounding adjacent uses and show the reference noise levels at 50 ft and combined noise levels. As shown in Tables L and M, noise levels generated from project operations during daytime and nighttime hours at the closest residential property line would reach up to a combined stationary noise level of 38.2 and 35.4 dBA L_{eq}, respectively. These noise levels would not exceed the Town's daytime and nighttime 30-minute noise standard of 55 dBA and 45 dBA for residential uses, respectively. Also, maximum noise levels generated from project operations during both daytime and nighttime hours at the closest residential property line would reach up to 51.5 dBA L_{max}. This maximum noise level would not exceed the Town's daytime and nighttime maximum noise standards of 75 dBA and 70 dBA for residential uses, respectively.

Tables L and M shows that noise levels generated from project operations during daytime and nighttime hours at the closest industrial property line would reach up to a combined stationary noise level of 51.9 and 49.1 dBA L_{eq}, respectively. These noise levels would not exceed the Town's 30-minute noise standard of 70 dBA for industrial uses. Also, maximum noise levels generated from project operations during both daytime and nighttime hours at the closest industrial property line would reach up to 65.4 dBA L_{max}. This maximum noise level would not exceed the Town's maximum noise standard of 90 dBA for industrial uses, respectively. Therefore, noise generated from project operations would be less than significant. No mitigation measures are required.

Long-Term Vibration Impacts

The proposed project would not generate vibration. In addition, vibration levels generated from project-related traffic on the roadways (SR-247, Buena Vista Drive, Sun Mesa Drive, and Newton

Lane) leading to the project site are unusual for on-road vehicles because the rubber tires and suspension systems of on-road vehicles provide vibration isolation. Vibration generated from operations of the project would be minimal to negligible and would not exceed the Town's vibration standard of 0.2 in/sec. Therefore, vibration impacts from project-related operations would be less than significant. No mitigation measures are required.

Table L: Stationary Daytime Noise Levels

Land Use	Direction	Noise Source	Reference Noise Level at 50 ft (dBA)		Distance (ft)	Distance Attenuation (dBA)	Noise Level (dBA)		Combined Noise Level (dBA L_{eq})
			L_{max}	L_{eq}			L_{max}	L_{eq}	
Residence	Southeast	Parking Activity	70.0	56.4	420	18.5	51.5	37.9	38.2
		HVAC	--	44.4	430	18.7	--	25.7	
Industrial	South	Parking Activity	70.0	56.4	85	4.6	65.4	51.8	51.9
		HVAC	--	44.4	120	7.6	--	36.8	
Industrial	West	Parking Activity	70.0	56.4	365	17.3	52.7	39.1	39.4
		HVAC	--	44.4	370	17.4	--	27.0	

Source: Compiled by LSA (2024).
dBA = A-weighted decibels
ft = foot/feet
HVAC = heating, ventilation, and air conditioning
L_{eq} = equivalent continuous sound level
L_{max} = maximum instantaneous noise level

Table M: Stationary Nighttime Noise Levels

Land Use	Direction	Noise Source	Reference Noise Level at 50 ft (dBA)		Distance (ft)	Distance Attenuation (dBA)	Noise Level (dBA)		Combined Noise Level (dBA L_{eq})
			L_{max}	L_{eq}			L_{max}	L_{eq}	
Residence	Southeast	Parking Activity	70.0	53.4	420	18.5	51.5	34.9	35.4
		HVAC	--	44.4	430	18.7	--	25.7	
Industrial	South	Parking Activity	70.0	53.4	85	4.6	65.4	48.8	49.1
		HVAC	--	44.4	120	7.6	--	36.8	
Industrial	West	Parking Activity	70.0	53.4	365	17.3	52.7	36.1	36.6
		HVAC	--	44.4	370	17.4	--	27.0	

Source: Compiled by LSA (2024).
dBA = A-weighted decibels
ft = foot/feet
HVAC = heating, ventilation, and air conditioning
L_{eq} = equivalent continuous sound level
L_{max} = maximum instantaneous noise level

REGULATORY COMPLIANCE MEASURES

Compliance with the following measure would ensure that construction noise would be generated only during allowable times:

- The construction contractor shall limit construction activities to between the hours of 7:00 a.m. and 10:00 p.m. Monday through Saturday pursuant to Sections 9.34.080(F)(3) and 9.34.090(C) of the Town's Municipal Code (Town of Yucca Valley 2024). Construction is prohibited outside these hours and anytime on Sundays and federal holidays.

Attachments:
A: References
B: Figures
C: Noise Survey Sheets
D: HVAC Specifications

ATTACHMENT A

REFERENCES

California Department of Transportation (Caltrans). 2022. Caltrans Annual Average Daily Truck Traffic for Truck Traffic on California State Highways. Website: https://dot.ca.gov/-/media/dot-media/programs/traffic-operations/documents/census/2022/2022-truck-aadt.xlsx (accessed August 2024).

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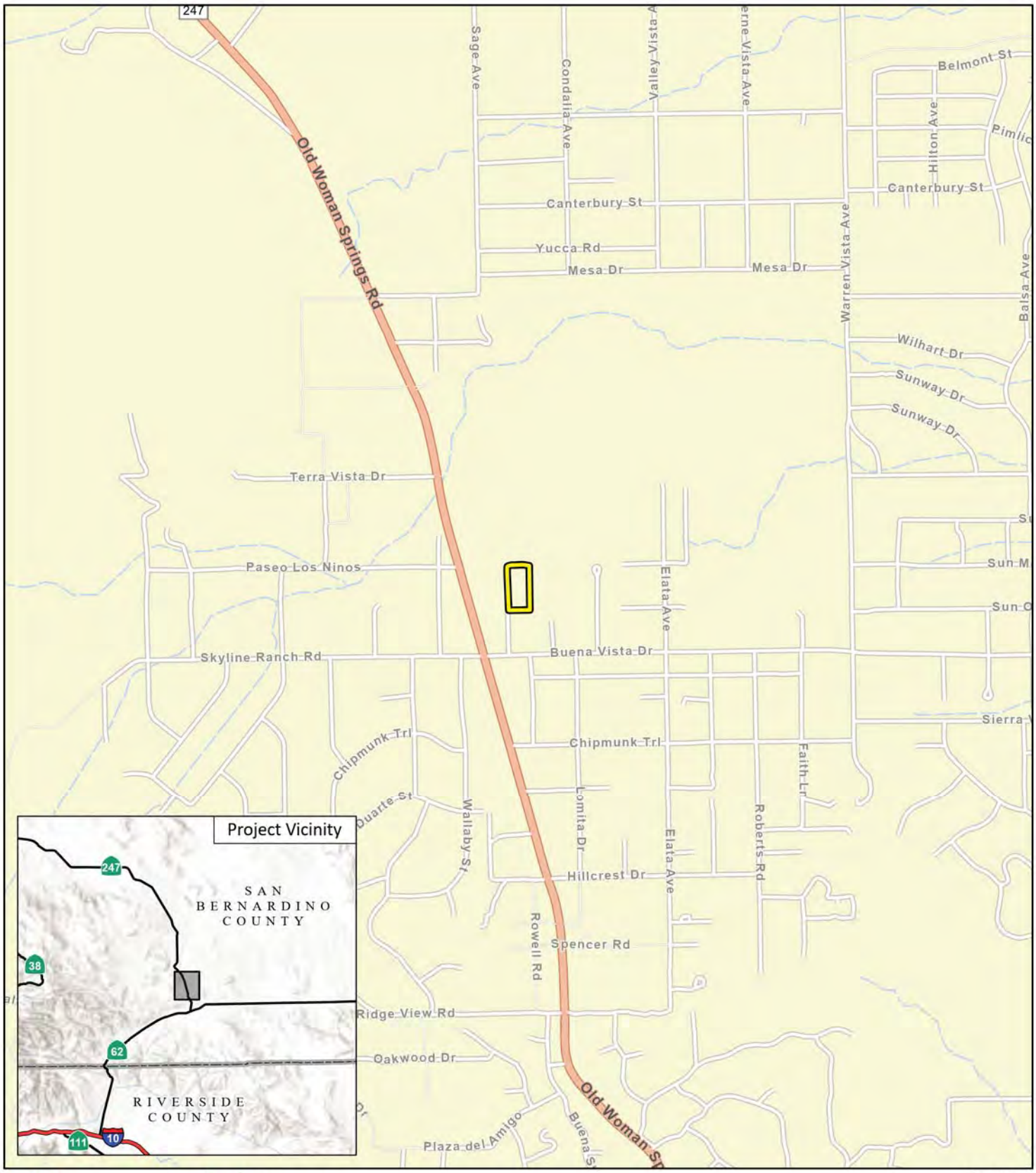
_____. 2024. Municipal Code. April 2.

ATTACHMENT B

FIGURES

Figure 1: Project Location
Figure 2: Site Plan
Figure 3: Noise Monitoring Locations



Project Area

FIGURE 1

N

0 1000 2000
FEET

SOURCE: Esri (2024)

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Sun Mesa (Billings) Mini Storage Project

Project Location

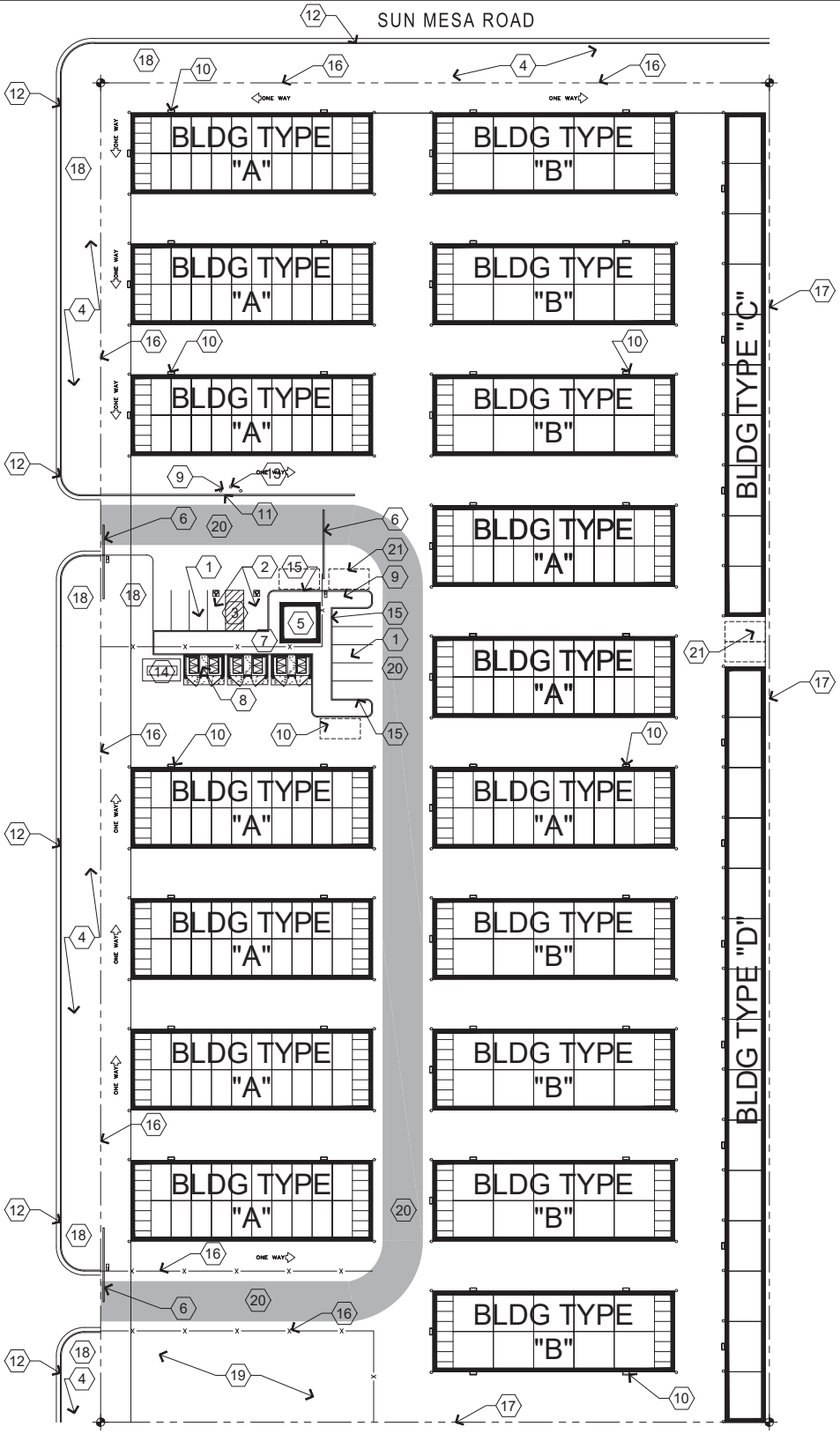

FIGURE 2

LSA

NOT TO SCALE

Sun Mesa (Billings) Mini Storage Project

Site Plan

SOURCE: DRP Enterprises

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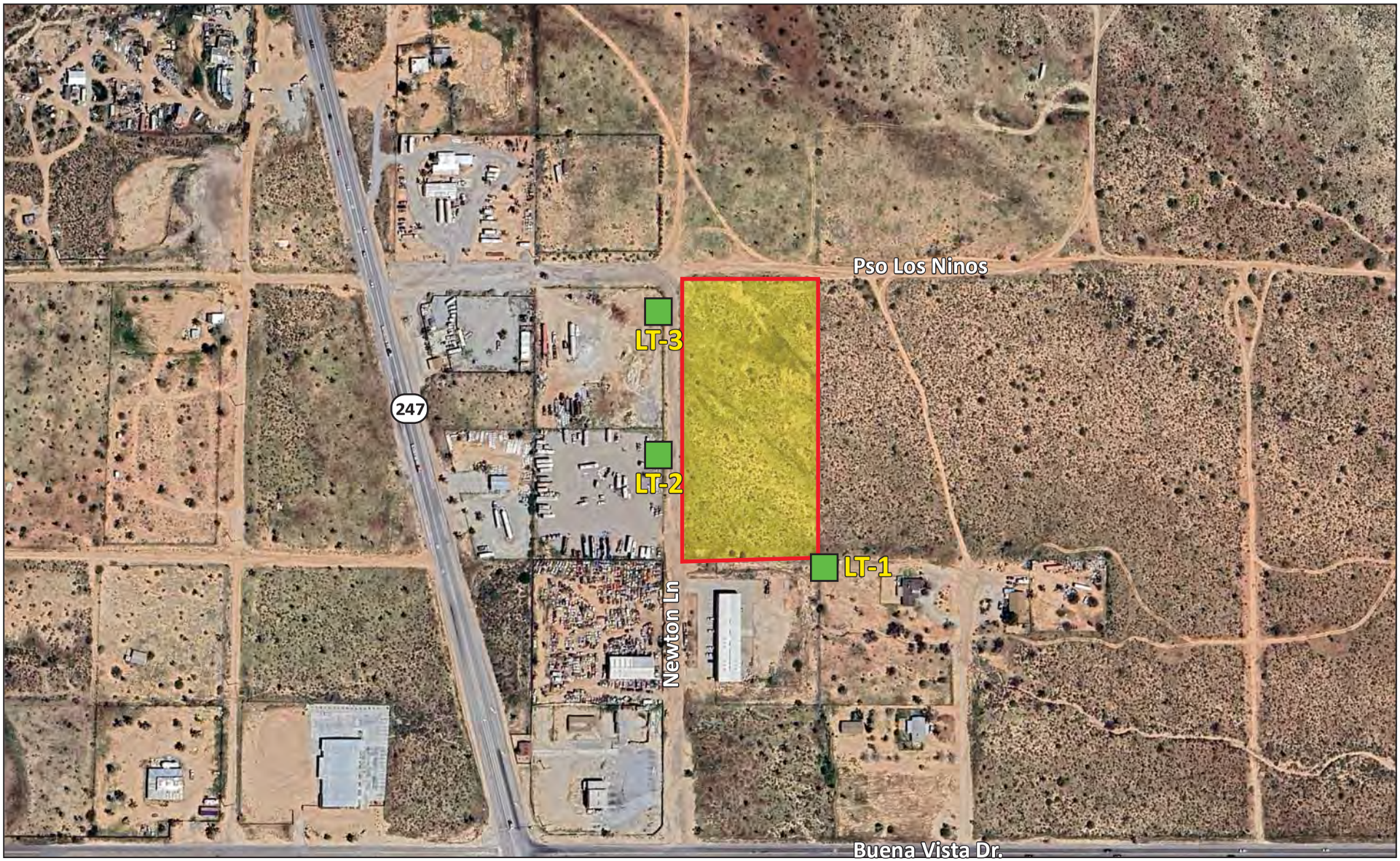

LSA

LEGEND

Project Site Boundary

LT-1 Long-term Noise Monitoring Location

FIGURE 3

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0 110 220

FEET

SOURCE: Google Earth 2024

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Sun Mesa (Billings) Mini Storage Project

Noise Monitoring Locations

ATTACHMENT C

NOISE SURVEY SHEETS

Noise Measurement Survey – 24 HR

Project Number: 20231230
Project Name: Sun Mesa Mini Storage

Test Personnel: Amber Hazelrigg
Equipment: Spark 706RC (SN: 17815)

Site Number: LT-1 Date: 7/9/24

Time: From 1:00 p.m. To 1:00 p.m.

Site Location: 4831 Newton Lane. On a chain-linked fence on the northwest corner of the property. Approximately 650 ft north of Buena Vista Drive, 318 ft east of Newton Lane, and 680 ft south of Sun Mesa Drive.

Primary Noise Sources: No primary are secondary noises were observed.

Comments: To the east are a few residential homes.

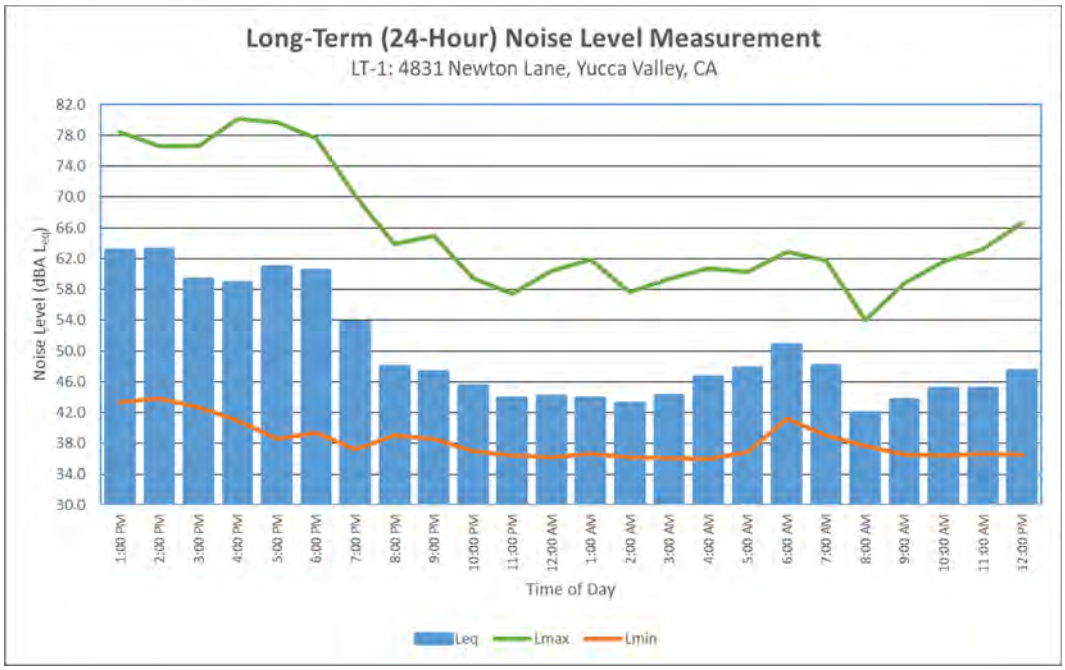
Photo:



Long-Term (24-Hour) Noise Level Measurement Results at LT-1

Start Time	Date	Noise Level (dBA)		
		L_{eq}	L_{max}	L_{min}
1:00 PM	7/9/24	62.9	78.4	43.4
2:00 PM	7/9/24	63.1	76.6	43.8
3:00 PM	7/9/24	59.3	76.6	42.7
4:00 PM	7/9/24	58.7	80.1	41.0
5:00 PM	7/9/24	60.9	79.7	38.5
6:00 PM	7/9/24	60.3	77.6	39.4
7:00 PM	7/9/24	53.6	70.1	37.2
8:00 PM	7/9/24	47.9	63.9	39.0
9:00 PM	7/9/24	47.2	64.9	38.5
10:00 PM	7/9/24	45.4	59.4	36.9
11:00 PM	7/9/24	43.8	57.4	36.4
12:00 AM	7/10/24	44.0	60.4	36.2
1:00 AM	7/10/24	43.8	61.8	36.6
2:00 AM	7/10/24	43.1	57.6	36.2
3:00 AM	7/10/24	44.2	59.3	36.0
4:00 AM	7/10/24	46.5	60.7	35.9
5:00 AM	7/10/24	47.7	60.2	36.8
6:00 AM	7/10/24	50.7	62.9	41.2
7:00 AM	7/10/24	48.1	61.7	39.0
8:00 AM	7/10/24	41.9	54.0	37.6
9:00 AM	7/10/24	43.5	58.8	36.5
10:00 AM	7/10/24	45.0	61.6	36.4
11:00 AM	7/10/24	45.1	63.2	36.6
12:00 PM	7/10/24	47.4	66.6	36.5

Source: Compiled by LSA Associates, Inc. (2024).
dBA = A-weighted decibel
L_{eq} = equivalent continuous sound level
L_{max} = maximum instantaneous noise level
L_{min} = minimum measured sound level



Noise Measurement Survey – 24 HR

Project Number: 20231230
Project Name: Sun Mesa Mini Storage

Test Personnel: Amber Hazelrigg
Equipment: Spark 706RC (SN: 17206)

Site Number: LT-2 Date: 7/10/24

Time: From 2:00 p.m. To 2:00 p.m.

Site Location: West side of Newton Lane. On chain-linked fence. Approximately 550 ft east of Highway 247 and 430 ft south of Sun Mesa Drive.

Primary Noise Sources: No primary are secondary noises were observed.

Comments: A scrap yard is adjacent on the south side.

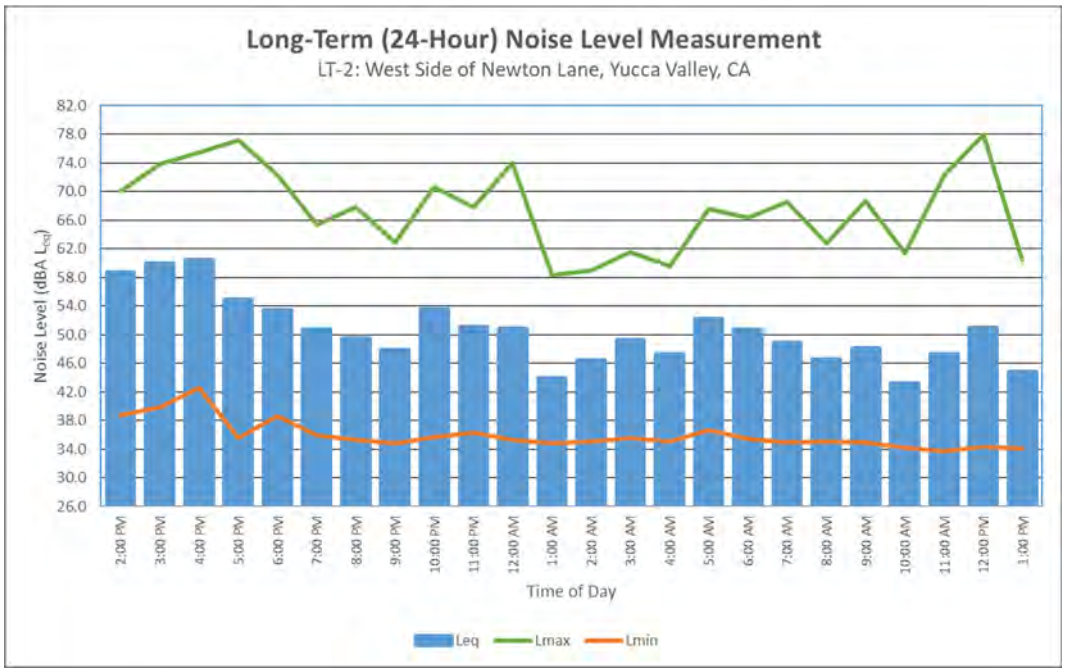
Photo:



Long-Term (24-Hour) Noise Level Measurement Results at LT-2

Start Time	Date	Noise Level (dBA)		
		L_{eq}	L_{max}	L_{min}
11:00 AM	7/10/24	58.7	70.0	38.8
12:00 PM	7/10/24	59.9	73.9	39.9
1:00 PM	7/10/24	60.5	75.5	42.6
2:00 PM	7/10/24	54.9	77.2	35.6
3:00 PM	7/10/24	53.4	72.4	38.6
4:00 PM	7/10/24	50.7	65.3	36.0
5:00 PM	7/10/24	49.5	67.8	35.4
6:00 PM	7/10/24	47.8	62.9	34.8
7:00 PM	7/10/24	53.5	70.6	35.7
8:00 PM	7/10/24	51.1	67.8	36.3
9:00 PM	7/11/24	50.9	74.0	35.4
10:00 PM	7/11/24	44.0	58.3	34.8
11:00 PM	7/11/24	46.4	59.0	35.1
12:00 AM	7/11/24	49.2	61.5	35.6
1:00 AM	7/11/24	47.3	59.6	35.1
2:00 AM	7/11/24	52.2	67.6	36.7
3:00 AM	7/11/24	50.7	66.3	35.5
4:00 AM	7/11/24	48.9	68.6	35.0
5:00 AM	7/11/24	46.5	62.8	35.1
6:00 AM	7/11/24	48.2	68.7	35.0
7:00 AM	7/11/24	43.2	61.4	34.2
8:00 AM	7/11/24	47.2	72.3	33.8
9:00 AM	7/11/24	51.0	77.9	34.3
10:00 AM	7/11/24	44.9	60.4	34.1

Source: Compiled by LSA Associates, Inc. (2024).
dBA = A-weighted decibel
L_{eq} = equivalent continuous sound level
L_{max} = maximum instantaneous noise level
L_{min} = minimum measured sound level



Noise Measurement Survey – 24 HR

Project Number: 20231230
Project Name: Sun Mesa Mini Storage

Test Personnel: Amber Hazelrigg
Equipment: Spark 706RC (SN: 18571)

Site Number: LT-3 Date: 7/9/24

Time: From 1:00 p.m. To 1:00 p.m.

Site Location: West side of Newton Lane. On chain-linked fence. Approximately 640 ft east of Highway 247 and 130 ft south of Sun Mesa Drive.

Primary Noise Sources: No primary are secondary noises were observed.

Comments:

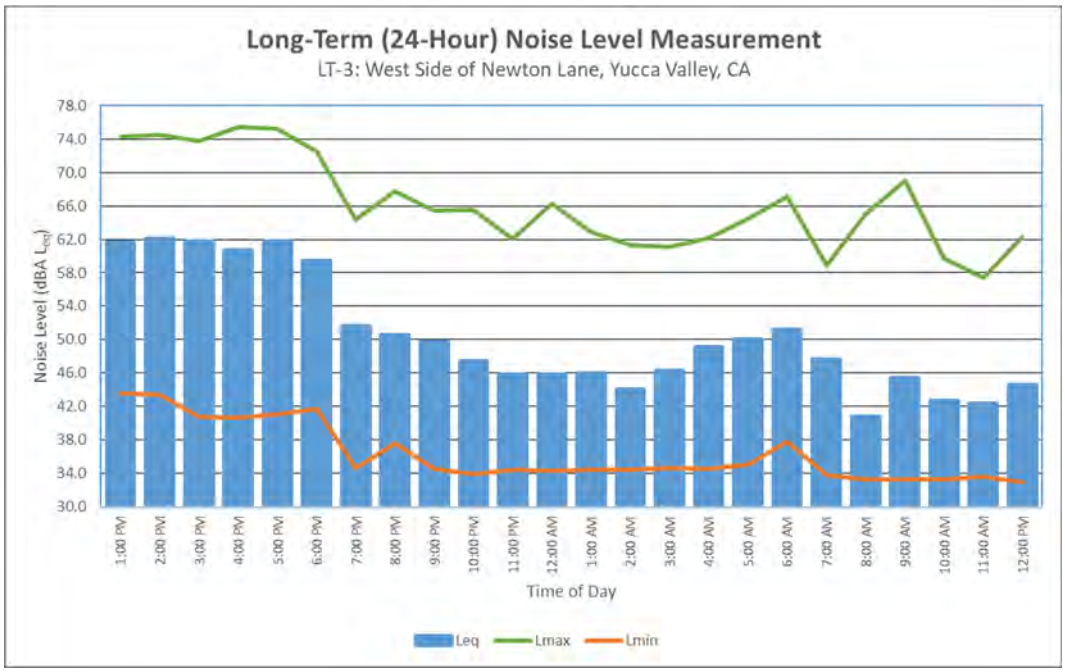
Photo:



Long-Term (24-Hour) Noise Level Measurement Results at LT-3

Start Time	Date	Noise Level (dBA)		
		L_{eq}	L_{max}	L_{min}
1:00 PM	7/9/24	61.6	74.3	43.6
2:00 PM	7/9/24	62.1	74.5	43.4
3:00 PM	7/9/24	61.7	73.8	40.8
4:00 PM	7/9/24	60.7	75.4	40.6
5:00 PM	7/9/24	61.7	75.2	41.1
6:00 PM	7/9/24	59.4	72.5	41.7
7:00 PM	7/9/24	51.6	64.4	34.6
8:00 PM	7/9/24	50.6	67.7	37.6
9:00 PM	7/9/24	49.7	65.4	34.5
10:00 PM	7/9/24	47.4	65.5	33.9
11:00 PM	7/9/24	45.8	62.1	34.4
12:00 AM	7/10/24	45.8	66.3	34.3
1:00 AM	7/10/24	46.0	62.9	34.4
2:00 AM	7/10/24	44.0	61.3	34.4
3:00 AM	7/10/24	46.3	61.1	34.6
4:00 AM	7/10/24	49.1	62.2	34.5
5:00 AM	7/10/24	50.0	64.5	35.1
6:00 AM	7/10/24	51.2	67.1	37.8
7:00 AM	7/10/24	47.7	58.9	33.8
8:00 AM	7/10/24	40.7	65.0	33.3
9:00 AM	7/10/24	45.4	69.0	33.3
10:00 AM	7/10/24	42.7	59.7	33.3
11:00 AM	7/10/24	42.4	57.4	33.6
12:00 PM	7/10/24	44.5	62.3	33.0

Source: Compiled by LSA Associates, Inc. (2024).
dBA = A-weighted decibel
L_{eq} = equivalent continuous sound level
L_{max} = maximum instantaneous noise level
L_{min} = minimum measured sound level



ATTACHMENT D

HVAC SPECIFICATIONS

The new degree of comfort.™

Rheem *Classic*® Series Air Conditioners



RA14 Series

Efficiencies up to 14 SEER/11.5 EER
Nominal Sizes 1½ to 5 Ton [5.28 to 17.6 kW]
Cooling Capacities 17.3 to 60.5 kBTU
[5.7 to 17.7 kW]

"Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and heat pumps must be matched with appropriate coil components to meet Energy Star. Ask your Contractor for details or visit www.energystar.gov."

- Composite base pan – dampens sound, captures louver panels, eliminates corrosion and reduces number of fasteners needed
- Powder coat paint system – for a long lasting professional finish
- Scroll compressor – uses 70% fewer moving parts for higher efficiency and increased reliability
- Modern cabinet aesthetics – increased curb appeal with visually appealing design
- Curved louver panels – provide ultimate coil protection, enhance cabinet strength, and increased cabinet rigidity
- Optimized fan orifice – optimizes airflow and reduces unit sound
- Rust resistant screws – confirmed through 1500-hour salt spray testing
- PlusOne™ **Expanded Valve Space** – 3"-4"-5" service valve space – provides a minimum working area of 27-square inches for easier access
- PlusOne™ **Triple Service Access** – 15" wide, industry leading corner service access – makes repairs easier and faster. The two fastener removable corner allows optimal access to internal unit components. Individual louver panels come out once fastener is removed, for faster coil cleaning and easier cabinet reassembly
- Diagnostic service window with two-fastener opening – provides access to the high and low pressure.
- External gauge port access – allows easy connection of "low-loss" gauge ports
- Single-row condenser coil – makes unit lighter and allows thorough coil cleaning to maintain "out of the box" performance
- 35% fewer cabinet fasteners and fastener-free base – allow for faster access to internal components and hassle-free panel removal
- Service trays – hold fasteners or caps during service calls
- QR code – provides technical information on demand for faster service calls
- Fan motor harness with extra long wires allows unit top to be removed without disconnecting fan wire.

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Standard Feature Table

STANDARD FEATURES							
Feature	**18**	**24**	**30**	**36**	**42**	**48**	**60**
R-410a Refrigerant	√	√	√	√	√	√	√
Maximum SEER	15.5	15	15.5	15.5	15	15	14
Maximum EER	13	13	13	13	13	13	12
Scroll Compressor	√	√	√	√	√	√	√
Field Installed Filter Drier	√	√	√	√	√	√	√
Front Seating Service Valves	√	√	√	√	√	√	√
Internal Pressure Relief Valve	√	√	√	√	√	√	√
Internal Thermal Overload	√	√	√	√	√	√	√
Long Line capability	√	√	√	√	√	√	√
Low Ambient capability with Kit	√	√	√	√	√	√	√
3-4-5 Expanded Valve Space	√	√	√	√	√	√	√
Composite Basepan	√	√	√	√	√	√	√
2 Screw Control Box Access	√	√	√	√	√	√	√
15" Access to Internal Components	√	√	√	√	√	√	√
Quick release louver panel design	√	√	√	√	√	√	√
No fasteners to remove along bottom	√	√	√	√	√	√	√
Optimized Venturi Airflow	√	√	√	√	√	√	√
Single row condenser coil	√	√	√	√	√	√	√
Powder coated paint	√	√	√	√	√	√	√
Rust resistant screws	√	√	√	√	√	√	√
QR code	√	√	√	√	√	√	√
External gauge ports	√	√	√	√	√	√	√
Service trays	√	√	√	√	√	√	√

√ = Standard

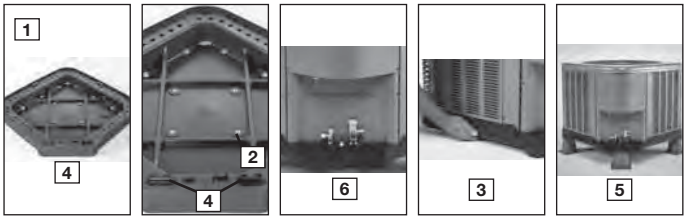
Available SKUs

Available Models	Description
RA1418AJ1NA	*Classic*® Series 1 1/2 ton 14 SEER Single-Stage Air Conditioner-208/230/1/60
RA1418AJ1NB	*Classic*® Series 1 1/2 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1424BJ1NA	*Classic*® Series 2 ton 14 SEER Single-Stage Air Conditioner-208/230/1/60
RA1424BJ1NB	*Classic*® Series 2 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1430AJ1NA	*Classic*® Series 2 1/2 ton 14 SEER Single-Stage Air Conditioner-208/230/1/60
RA1430AJ1NB	*Classic*® Series 2 1/2 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1436AC1NB	*Classic*® Series 3 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1436AD1NB	*Classic*® Series 3 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-460/3/60
RA1436AJ1NA	*Classic*® Series 3 ton 14 SEER Single-Stage Air Conditioner-208/230/1/60
RA1436AJ1NB	*Classic*® Series 3 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1442AD1NB	*Classic*® Series 3 1/2 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-460/3/60
RA1442CC1NB	*Classic*® Series 3 1/2 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1442CJ1NA	*Classic*® Series 3 1/2 ton 14 SEER Single-Stage Air Conditioner-208/230/1/60
RA1442CJ1NB	*Classic*® Series 3 1/2 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1448AC1NB	*Classic*® Series 4 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1448AD1NB	*Classic*® Series 4 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-460/3/60
RA1448AJ1NA	*Classic*® Series 4 ton 14 SEER Single-Stage Air Conditioner-208/230/1/60
RA1448AJ1NB	*Classic*® Series 4 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1460AD1NB	*Classic*® Series 5 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-460/3/60
RA1460BC1NB	*Classic*® Series 5 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1460BJ1NA	*Classic*® Series 5 ton 14 SEER Single-Stage Air Conditioner-208/230/1/60
RA1460BJ1NB	*Classic*® Series 5 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1460CC1NB	*Classic*® Series 5 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1460CD1NB	*Classic*® Series 5 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-460/3/60
RA1460CJ1NA	*Classic*® Series 5 ton 14 SEER Single-Stage Air Conditioner-208/230/1/60
RA1460CJ1NB	*Classic*® Series 5 ton 14 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60

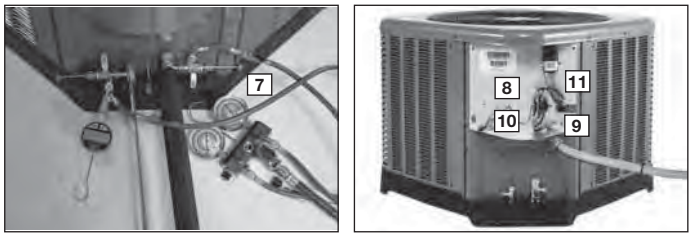
Introduction to RA14 Air Conditioner

The RA14 is our 14 SEER air conditioner and is part of the Rheem air conditioner product line that extends from 13 to 20 SEER. This highly featured and reliable air conditioner is designed for years of reliable, efficient operation when matched with Rheem indoor aluminum evaporator coils and furnaces or air handler units with aluminum evaporators.

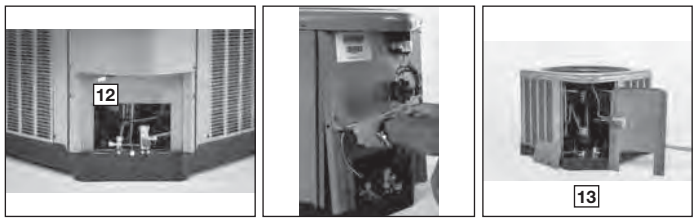
Our unique composite base (1) reduces sound emission, eliminates rattles, significantly reduces fasteners, eliminates corrosion and has integrated brass compressor attachment inserts (2). Furthermore it has incorporated into the design, water management features, means for hand placement (3) for unit maneuvering, screw trays (4) and inserts for lifting off unit pad. (5)



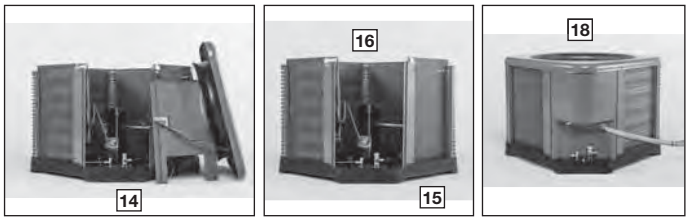
Service Valves (6) are rigidly mounted in the composite base with 3" between suction and discharge valves, 4" clearance below service valves and a minimum of 5" above the service valves, creating industry leading installation ease. The minimum 27 square-inches around the service valves allows ample room to remove service valve schrader prior to brazing, plenty of clearance for easy brazing of the suction and discharge lines to service valve outlets, easy access and hookup of low loss refrigerant gauges (7), and access to the service valve caps for opening. For applications with long-line lengths up to 250 feet total equivalent length, up to 200 feet condenser above evaporator, or up to 80 feet evaporator above condenser, the long-line instructions in the installation manual should be followed.



Controls are accessed from the corner of the unit by removing only two fasteners from the control access cover, revealing the industry's largest 15" wide and 14" tall control area (8). With all this room in the control area the high voltage electrical whip (9) can easily be inserted through the right size opening in the bottom of the control area. Routing it leads directly to contractor lugs for connection. The low voltage control wires (10) are easily connected to units low voltage wiring. If contactor or capacitor (11) needs to be replaced there is more than adequate space to make the repair. Furthermore, if high pressure and low pressure model was not purchased but is desired to be installed in the field, the service window (12) can be removed by removing two screws, to access the high and low side schrader fittings for easy field installation. The entire corner can be removed providing ultimate access to install the high and low pressure switch. (13)



If in the rare event, greater access is needed to internal components, such as the compressor, the entire corner of the unit can be removed along with the top cover assembly to have unprecedented access to interior of the unit (14). Extra wire length is incorporated into each outdoor fan and compressor so top cover and control panel can be positioned next to the unit. With minimal effort the plug can be removed from the compressor and the outdoor fan wires can be removed from the capacitor to allow even more uncluttered access to the interior of the unit (15). Outdoor coil heights range from as short as 22" to 32", aiding access to the compressor. Disassembly to this degree and complete reassembly only takes a first time service technician less than 10 minutes. (15)



All units utilize strong formed louver panels which provide industry leading coil protection. Louver removal for coil cleaning is accomplished by removing one screw and lifting the panel out of the composite base pan. (17) All RA14 units utilize single row coils (16) making cleaning easy and complete, restoring the performance of the air conditioner back to out of the box performance levels year after year.

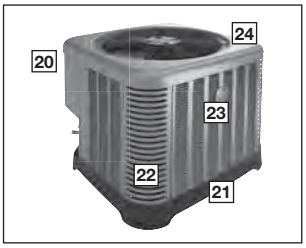


The outdoor fan motor has sleeve bearings and is inherently protected. The motor is totally enclosed for maximum protection from weather, dust and corrosion. Access to the outdoor fan is made by removing four fasteners from the fan grille. The outdoor fan can be removed from the fan grille by removing 4 fasteners in the rare case outdoor fan motor fails.

Each cabinet has optimized composite (19) fan orifice assuring efficient and quiet airflow.



The entire cabinet has powder post paint (20) achieving 1000 hour salt spray rating, allowing the cabinet to retain its aesthetics throughout its life.



Scroll compressors with standard internal pressure relief and internal thermal overload are used on all capacities assuring longevity of high efficient and quiet operation for the life of the product.

Each unit is shipped with filter drier for field installation and will trap any moisture or dirt that could contaminate the refrigerant system.



All cabinets have industry leading structural strength due to the composite base pan (21), interlocking corner post (22), formed curved louver panels (23) and drawn top cover (24) making it the most durable cabinet on the market today.

Each RA14 capacity has undergone rigorous psychometric testing to assure performance ratings of capacity, SEER and EER per AHRI Standard 210/240 rating conditions. Also each unit bears the UL mark and each unit is certified to UL 1995 safety standards.

Each unit has undergone specific strain and modal testing to assure tubing (25) is outside the units natural frequency and that the suction and discharge lines connected to the compressor withstand any starting, steady state operation or shut down forces imposed by the compressor.

All units have been sound tested in sound chamber to AHRI 270 rating conditions, and A-weighted Sound Power Level tables produced, assuring units have acceptable noise qualities (see page 9). Each unit has been ran in cooling operation at 95°F and 82°F and sound ratings for the RA14 range from as low as 74 dBA to 77 dBA.

All units have been ship tested to assure units meet stringent “over the road” shipping conditions.

As manufactured all units in the RA14 family have cooling capability to 55 °F. Addition of low ambient control will allow the unit to operate down to 0°F. Factory testing is performed on each unit. All component parts meet well defined specification and continually go through receiving inspections. Each component installed on a unit is scanned, assuring correct component utilization for a given unit capacity and voltage. All condenser coils are leak tested with pressurization test to 550#’s and once installed and assembled, each units’ complete refrigerant system is helium leak tested. All units are fully charged from the factory for up to 15 feet of piping. All units are factory run tested. The RA14 has a 10-year conditional compressor and parts warranty (registration required).

Optional Accessories
(Refer to accessory chart for model #)

Compressor Crankcase Heater
Protects against refrigerant migration that can occur during low ambient operation

Compressor Sound Cover
- Reinforced vinyl compressor cover containing a 1½ inch thick batt of fiberglass insulation
- Open edges are sealed with a one-inch wide hook and loop fastening tape

Compressor Hard Start Kit
- Single-phase units are equipped with a PSC compressor motor, this type of motor normally does not need a potential relay and start capacitor
- Kit may be required to increase the compressor starting torque, in conditions such as low voltage

Low Ambient Kit
- Air conditioners operate satisfactorily in the cooling mode down to 55°F outdoor air temperature without any additional controls
- This Kit can be added in the field enabling unit to operate properly down to 0° in the cooling mode
- Crankcase heater and freezestat should be installed on compressors equipped with a low ambient kit

3"/6"/12"
- Gray high density polyethylene feet are available to raise unit off of mounting surface away from moisture

Low Pressure
- Can be added in field enabling the unit to shut off compressor on loss of charge

NOTE: Unit can be purchased with high and low pressure installed at factory. (Refer to SKU list)

High Pressure
- Can be added in field enabling unit to shut off compressor if unit loses outdoor fan operation.

NOTE: Unit can be purchased with high and low pressure installed at factory. (Refer to SKU list)

Decorative Top
- Can be installed on fan grille

Air Conditioners*

R	A	14	24	A	J	1	N	A	*
Brand	**Product Category**	**SEER**	**Capacity BTU/HR**	**Major Series***	**Voltage**	**Type**	**Controls**	**Minor Series****	**Option Code**
Rheem	A - Air Conditioners	14 - 14 SEER	18 - 18,000 [5.28 kW] 24 - 24,000 [7.03 kW] 30 - 30,000 [8.79 kW] 36 - 36,000 [10.55 kW] 42 - 42,000 [12.31 kW] 48 - 48,000 [14.07 kW] 60 - 60,000 [17.58 kW]	A - 1st Design B - 2nd Design	J - 1ph, 208-230/60 C - 3ph, 208-230/60 D - 3ph, 460/60	1 - Single-stage	N - Non-Communicating	A - 1st Design B - 2nd Design	N/A

*See page 3 for available SKU's.

Heat Pumps (For Reference)**

R	P	14	24	A	J	1	N	A	*
Brand	**Product Category**	**SEER**	**Capacity BTU/HR**	**Major Series***	**Voltage**	**Type**	**Controls**	**Minor Series****	**Option Code**
Rheem	P - Heat Pump	13 - 13 SEER 14 - 14 SEER 16 - 16 SEER 17 - 17 SEER 20 - 20 SEER	18 - 18,000 [5.28 kW] 24 - 24,000 [7.03 kW] 30 - 30,000 [8.79 kW] 36 - 36,000 [10.55 kW] 42 - 42,000 [12.31 kW] 48 - 48,000 [14.07 kW] 60 - 60,000 [17.58 kW]	A - 1st Design	J - 1ph, 208-230/60 C - 3ph, 208-230/60 D - 3ph, 460/60	1 - Single-stage 2 - Two-stage V - Inverter P - Piston	C - Communicating N - Non-Communicating	A - 1st Design	N/A

Furnace Coils (For Reference)**

R	C	F	24	17	S	T	A	M	C	A	*
Brand	**Product Category**	**Type**	**Capacity BTU/HR**	**Width**	**Efficiency**	**Metering Device**	**Major Series***	**Orientation**	**Casing**	**Minor Series****	**Option Code**
Rheem	C - Evap Coil	F - Furn Coil H - Air-Handler Coil	24 - 24,000 [7.03 kW] 36 - 36,000 [10.55 kW] 48 - 48,000 [14.07 kW] 60 - 60,000 [17.58 kW]	14 - 14" 17 - 17.5" 21 - 21" 24 - 24.5"	S- Standard Eff. M- Mid Eff. H- High Eff.	T-TXV E-EEV P-Piston	A - 1st Design	M - Multipoise V - Vertical only/ convertible H - Ded. Horizontal only	C - Cased U - Uncased	A - 1st Design	N/A

**Model number ID's are for reference only. Available SKU's are listed on the standard features/available SKU page of model spec sheets.

[ ] Designates Metric Conversions

90%+ AFUE Gas Furnaces (For Reference)**

R	96	V	A	70	2	3	17	M	S	A
Brand	**Series**	**Motor**	**Major Rev**	**Input BTU/HR**	**Stages**	**Air Flow**	**Cabinet Width**	**Configuration**	**Nox**	**Minor Rev**
Rheem	90 - 90 AFUE 92 - 92 AFUE 95 - 95 AFUE 96 - 96 AFUE 97 - 97 AFUE	V - Variable speed T - Constant Torque (X-13) P - PSC	A - 1st Design	040 - 42,000 [12.31 kW] 060 - 56,000 [16.41 kW] 070 - 70,000 [20.51 kW] 085 - 84,000 [24.62 kW] 100 - 98,000 [28.72 kW] 115 - 112,000 [32.82 kW]	1 - Single-stage 2 - Two-stage M - Modulating	3 - up to 3 ton 5 - 3 1/2 up to 5 ton	14 - 14" 17 - 17.5" 21 - 21" 24 - 24.5"	M - Multi	X - Low Nox S - Standard	A - 1st Design

80% AFUE Gas Furnaces (For Reference)**

R	80	2	V	A	075	3	17	M	S	A
Brand	**Series**	**Stages**	**Motor**	**Major Rev**	**Input BTU/HR**	**Air Flow**	**Cabinet Width**	**Configuration**	**Nox**	**Minor Rev**
Rheem	80 - 80+ AFUE	1 - Single-stage 2 - Two-stage	V - Variable speed T - Constant Torque (X-13) P - PSC premium S - PSC standard	A - 1st Design	050 - 50,000 [15 kW] 075 - 75,000 [22 kW] 100 - 100,000 [29 kW] 125 - 125,000 [37 kW] 150 - 150,000 [44 kW]	3 - up to 3 ton 4 - 2 1/2 to 4 ton 5 - 3 1/2 up to 5 ton	14 - 14" 17 - 17.5" 21 - 21" 24 - 24.5"	M - Multi D - Down Z - Down & zero clearance down flow	X - Low Nox S - Standard	A - 1st Design

Air Handlers (For Reference)**

R	H	1	T	36	17	S	T	A	N	A	A	000	*
Brand	**Product Category**	**Stages of Airflow**	**Motor Type**	**Capacity BTU/HR**	**Width**	**Coil Size**	**Metering Device**	**Major Series***	**Controls**	**Voltage**	**Minor Series****	**Factory Heat Cap**	**Option Code**
Rheem	H - Air Handler	1 - Single-Stage 2 - Two-Stage M - Modulating	V - Variable Speed T - Constant Torque P - PSC	24 - 24,000 [7.03 kW] 36 - 36,000 [10.55 kW] 48 - 48,000 [14.07 kW] 60 - 60,000 [17.58 kW]	14 - 14" 17 - 17.5" 21 - 21" 24 - 24.5"	S - Standard Eff. M - Mid Eff. H - High Eff.	T - TEV E - EEV P - Piston	A - 1st Design	C -Communicating N -Non-comm	A - 1ph, 115/60 J - 1ph, 208-240/60 D - 3ph, 480/60	A - 1st Design	00 - no factory heat with option code	*TBD

**Model number ID's are for reference only. Available SKU's are listed on the standard features/available SKU page of model spec sheets.

[ ] Designates Metric Conversions

Physical Data

PHYSICAL DATA							
Model No.	**RA1418**	**RA1424**	**RA1430**	**RA1436**	**RA1442**	**RA1448**	**RA1460**
Nominal Tonnage	1.5	2.0	2.5	3.0	3.5	4.0	5.0
Valve Connections							
Liquid Line O.D. – in.	3/8	3/8	3/8	3/8	3/8	3/8	3/8
Suction Line O.D. – in.	3/4	3/4	3/4	3/4	7/8	7/8	7/8
Refrigerant (R410A) furnished oz.[1]	68	80	87	106	134	129	201
Compressor Type	Scroll						
Outdoor Coil							
Net face area – Outer Coil	9.1	11.1	12.1	14.8	17.3	18.9	32.3
Net face area – Inner Coil	—	—	—	—	—	—	—
Tube diameter – in.	3/8	3/8	3/8	3/8	3/8	3/8	3/8
Number of rows	1	1	1	1	1	1	1
Fins per inch	22	22	22	22	22	22	22
Outdoor Fan							
Diameter – in.	20	20	20	24	24	26	26
Number of blades	2	2	2	3	3	2	3
Motor hp	1/10	1/8	1/8	1/6	1/5	1/5	1/3
CFM	2225	2295	2605	3105	4105	4264	4775
RPM	1075	1121	1075	850	833	820	795
watts	130	138	142	173	236	236	239
Shipping weight – lbs.	143	148	158	178	207	232	247
Operating weight – lbs.	122	141	151	171	200	221	240

Electrical Data

Line Voltage Data (Volts-Phase-Hz)	**208/230-1-60**	**208/230-1-60**	**208/230-1-60**	**208/230-1-60**	**208/230-1-60**	**208/230-1-60**	**208/230-1-60**
Maximum overcurrent protection (amps)[2]	20	25	25	30	35	45	50
Minimum circuit ampacity[3]	13	15	17	19	23	27	34
Compressor							
Rated load amps	9.7	10.9	12.8	14.1	16.7	19.9	23.7
Locked rotor amps	48	62.9	64	77	109	109	152.5
Condenser Fan Motor							
Full load amps	0.6	0.8	0.8	0.8	1.2	1.2	3.5
Locked rotor amps	1.1	1.5	1.4	1.5	2.0	2.3	-
Line Voltage Data (Volts-Phase-Hz)	—	—	—	**208/230-3-60**	**208/230-3-61**	**208/230-3-62**	**208/230-3-63**
Maximum overcurrent protection (amps)[2]	—	—	—	20	25	30	35
Minimum circuit ampacity[3]	—	—	—	13	16	18	24
Compressor							
Rated load amps	—	—	—	9	11.2	13.1	15.9
Locked rotor amps	—	—	—	71	84	83.1	110
Condenser Fan Motor							
Full load amps	—	—	—	0.8	1.2	1.2	3.5
Locked rotor amps	—	—	—	1.5	3.0	2.3	-
Line Voltage Data (Volts-Phase-Hz)	—	—	—	**480-3-60**	**480-3-60 RA1442AD**	**480-3-60**	**480-3-60 RA1460AD**
Maximum overcurrent protection (amps)[2]	—	—	—	15	—	15	15
[3]Minimum circuit ampacity	—	—	—	8	—	9	10
Compressor							
Rated load amps	—	—	—	5.6	—	6.1	7.1
Locked rotor amps	—	—	—	38	—	41	52
Condenser Fan Motor							
Full load amps	—	—	—	0.5	—	0.6	0.5
Locked rotor amps	—	—	—	1.1	—	1.6	1.4

[1]Refrigerant charge sufficient for 15 ft. length of refrigerant lines. For longer line set requirements see the installation instructions for information about set length and additional refrigerant charge required.
[2]HACR type circuit breaker of fuse.
[3]Refer to National Electrical Code manual to determine wire, fuse and disconnect size requirements.

Accessories

Model No.		RA1418	RA1424	RA1430	RA1436	RA1442	RA1448	RA1460
Compressor crankcase heater*		44-17402-44	44-17402-44	44-17402-44	44-17402-44	44-17402-45	44-17402-45	44-17402-45
Low ambient control		RXAD-A08	RXAD-A08	RXAD-A08	RXAD-A08	RXAD-A08	RXAD-A08	RXAD-A08
Compressor sound cover		68-23427-26	68-23427-26	68-23427-26	68-23427-26	68-23427-25	68-23427-25	68-23427-25
Compressor hard start kit		SK-A1	SK-A1	SK-A1	SK-A1	SK-A1	SK-A1	SK-A1
Compressor time delay		RXMD-B01	RXMD-B01	RXMD-B01	RXMD-B01	RXMD-B01	RXMD-B01	RXMD-B01
Low pressure control		RXAC-A07	RXAC-A07	RXAC-A07	RXAC-A07	RXAC-A07	RXAC-A07	RXAC-A07
High pressure control		RXAB-A07	RXAB-A07	RXAB-A07	RXAB-A07	RXAB-A07	RXAB-A07	RXAB-A07
Liquid Line Solenoid (24 VAC, 50/60 Hz)	Solenoid Valve	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC	200RD3T3TVLC	200RD3T3TVLC
	Solenoid Coil	61-AMG24V	61-AMG24V	61-AMG24V	61-AMG24V	61-AMG24V	61-AMG24V	61-AMG24V
Liquid Line Solenoid (120/240 VAC, 50/60 Hz)	Solenoid Valve	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC	200RD3T3TVLC	200RD3T3TVLC
	Solenoid Coil	61-AMG120/240V	61-AMG120/240V	61-AMG120/240V	61-AMG120/240V	61-AMG120/240V	61-AMG120/240V	61-AMG120/240V
Classic Top Cap w/Label		91-101123-21	91-101123-21	91-101123-21	91-101123-21	91-101123-21	91-101123-21	91-101123-21

*Crankcase Heater recommended with Low Ambient Kit.

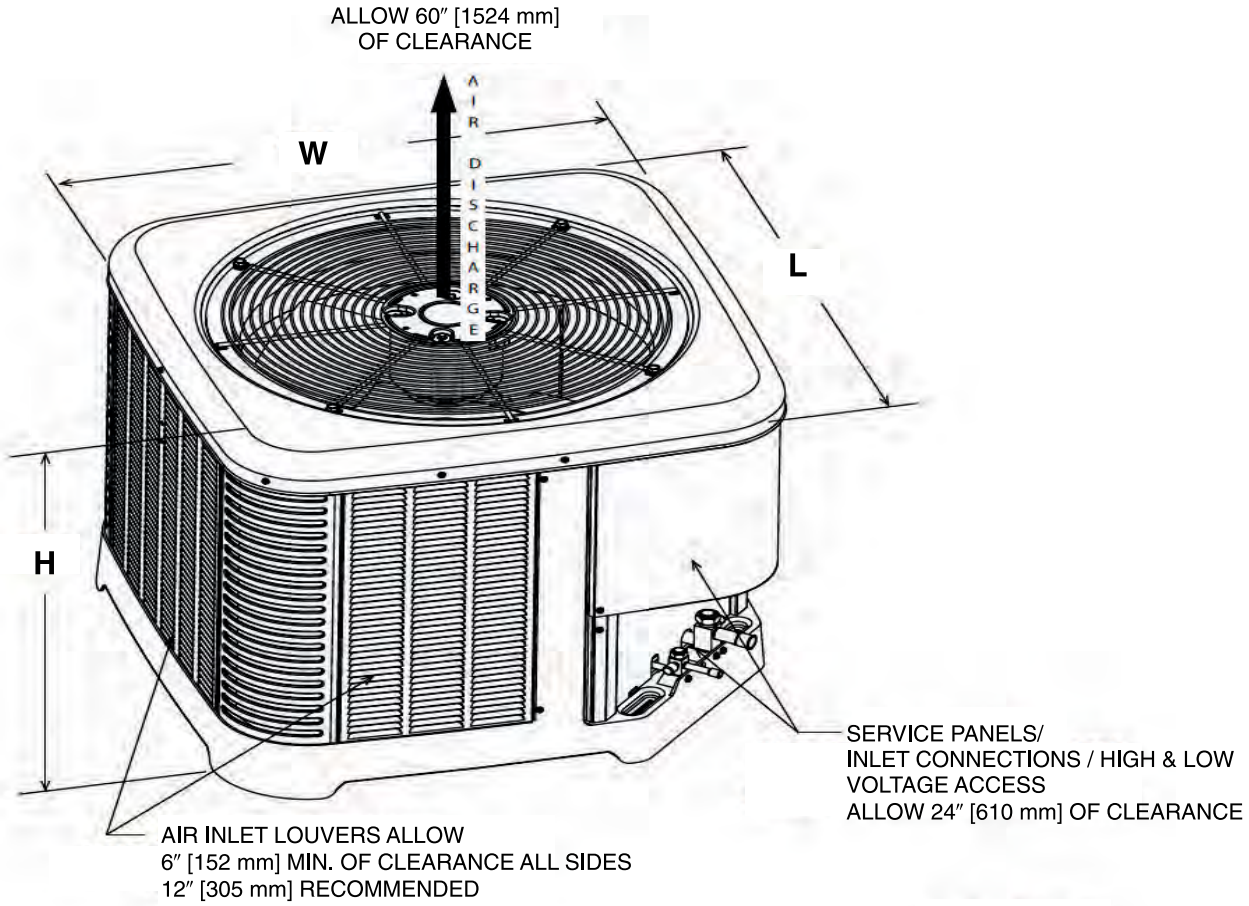
Weighted Sound Power Level (dBA)

A-WEIGHTED SOUND POWER LEVEL (dBA)								
Unit Size - Voltage, Series	Standard Rating (dBA)	TYPICAL OCTAVE BAND SPECTRUM (dBA without tone adjustment)						
		125	250	500	1000	2000	4000	8000
RA1418	76.0	51.4	59.6	65.2	65.9	64.3	58.5	53.7
RA1424	75.0	50.0	59.5	63.2	64.4	61.4	56.8	52.6
RA1430	74.0	48.8	57.5	63.5	64	61.9	56.1	51
RA1436	76.0	52.2	61.3	65.4	65.3	62.4	57.3	53.1
RA1442	73.0	51.5	54.7	63.5	63.3	59.4	54.9	48.4
RA1448	76.0	52.3	59.1	66.7	65.7	62.4	59.3	55.9
RA1460	74.6	50.1	55.1	65.6	64.8	63.2	57.4	56.4

NOTE: Tested in accordance with AHRI Standard 270-08 (not listed in AHRI)

Unit Dimensions

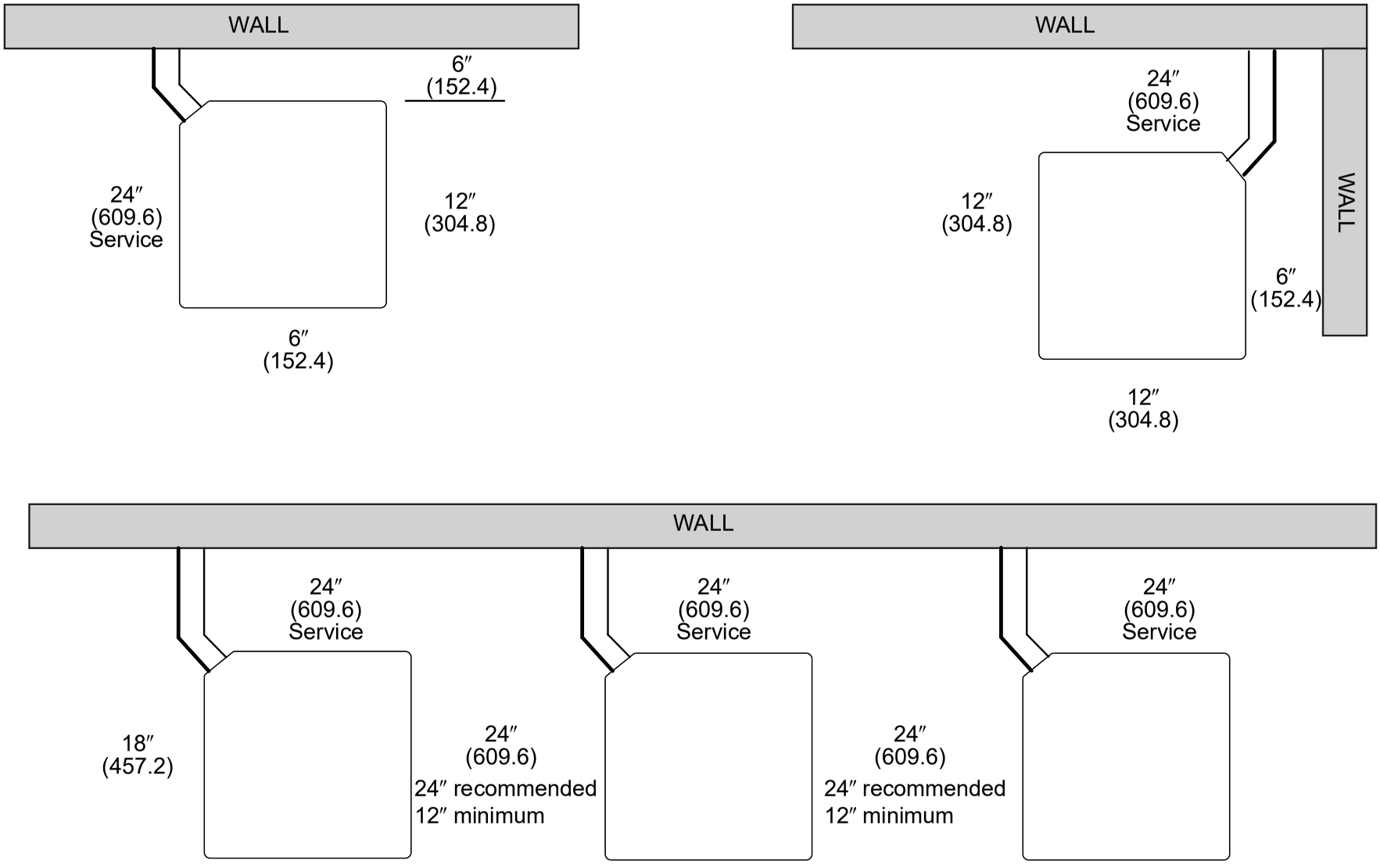
MODEL NO.	OPERATING						SHIPPING					
	H (Height)		L (Length)		W (Width)		H (Height)		L (Length)		W (Width)	
	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm
RA1418	25	635	29.75	755	29.75	755	26.75	679	32.38	822	32.38	822
RA1424	25	635	29.75	755	29.75	755	26.75	679	32.38	822	32.38	822
RA1430	27	685	29.75	755	29.75	755	28.75	730	32.38	822	32.38	822
RA1436	27	685	33.75	857	33.75	857	28.75	730	36.38	924	36.38	924
RA1442	35	889	33.75	857	33.75	857	36.75	933	36.38	924	36.38	924
RA1448	31	787	35.75	908	35.75	908	32.75	832	38.38	975	38.38	975
RA1460	51	1295	35.75	908	35.75	908	51.38	1305	38.38	975	38.38	975



[ ] Designates Metric Conversions

ST-A1226-02-00

CLEARANCES



NOTE: NUMBERS IN () = mm

IMPORTANT: When installing multiple units in an alcove, roof well or partially enclosed area, ensure there is adequate ventillation to prevent re-circulation of discharge air.

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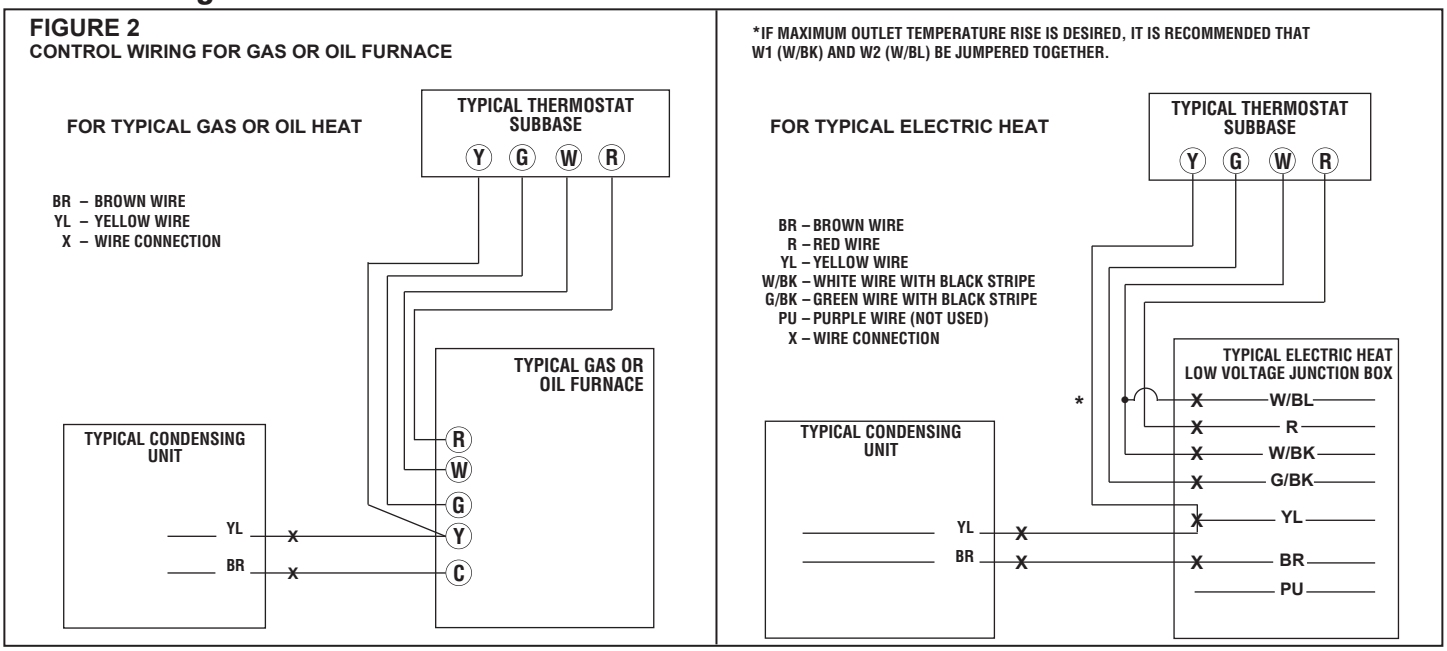
Control Wiring

FIGURE 2
CONTROL WIRING FOR GAS OR OIL FURNACE



Application Guidelines

1. Intended for outdoor installation with free air inlet and outlet. Outdoor fan external static pressure available is less than 0.01 -in. wc.
2. Minimum outdoor operation air temperature for cooling mode without low-ambient operation accessory is 55°F (12.8°C).
3. Maximum outdoor operating air temperature is 125°F (51.7°C).
4. For reliable operation, unit should be level in all horizontal planes.
5. Use only copper wire for electric connections at unit. Aluminum and clad aluminum are not acceptable for the type of connector provided.
6. Do not apply capillary tube indoor coils to these units.
7. Factory – supplied filter drier must be installed.

Refrigerant Line Size Information

13 - 16 SEER Single-Stage Air-Conditioners																
Unit Size	Allowable Liquid Line Size	Allowable Suction Line Size	Apply Long Line Guidelines if Linear Line Length Exceeds Those Shown Below (Feet)				Equivalent Length (Feet)									
							< 25	26-50	51-75	76-100	101-125	126-150	151-175	176-200	201-225	226-250
			(-)A13	(-)A14 A/B	(-)A14 W	(-)A16	Maximum Vertical Rise (Outdoor Unit Below Indoor Unit) * / Capacity Multiplier									
1.5 Ton **SEE NOTE 3	1/4"	5/8"	N/R	N/R	N/R	N/R	25 / 1.00	50 / 0.99	62 / 0.98	43 / 0.98	24 / 0.97	5 / 0.97	N/R	N/R	N/R	N/R
	5/16"	5/8"	N/R	223	198	188	25 / 1.00	50 / 0.99	75 / 0.98	98 / 0.98	93 / 0.97	88 / 0.97	83 / 0.96	78 / 0.96	73 / 0.95	68 / 0.94
	3/8"	5/8"	178	148	132	125	25 / 1.00	50 / 0.99	75 / 0.98	100 / 0.98	100 / 0.97	100 / 0.97	100 / 0.96	100 / 0.96	100 / 0.95	100 / 0.94
	1/4"	3/4"**	N/R	N/R	N/R	N/R	25 / 1.00	50 / 1.00	62 / 0.99	43 / 0.99	24 / 0.99	5 / 0.99	N/R	N/R	N/R	N/R
	5/16"	3/4"**	N/R	223	198	188	25 / 1.00	50 / 1.00	75 / 0.99	98 / 0.99	93 / 0.99	88 / 0.99	83 / 0.99	78 / 0.98	73 / 0.98	68 / 0.98
	3/8"	3/4"**	178	148	132	125	25 / 1.00	50 / 1.00	75 / 1.00	100 / 0.99	100 / 0.99	100 / 0.99	100 / 0.99	100 / 0.98	100 / 0.98	100 / 0.98
2 Ton	1/4"	5/8"	N/R	N/R	N/R	N/R	25 / 0.99	50 / 0.98	21 / 0.97	N/R	N/R	N/R	N/R	N/R	N/R	N/R
	5/16"	5/8"	243	193	175	175	25 / 0.99	50 / 0.98	75 / 0.97	87 / 0.96	77 / 0.95	69 / 0.94	61 / 0.93	53 / 0.92	45 / 0.91	37 / 0.90
	3/8"	5/8"	162	128	117	117	25 / 0.99	50 / 0.98	75 / 0.97	100 / 0.96	100 / 0.95	100 / 0.94	98 / 0.93	95 / 0.92	92 / 0.91	89 / 0.90
	1/4"	3/4"	N/R	N/R	N/R	N/R	25 /1.00	50 / 1.00	21 / 0.99	N/R	N/R	N/R	N/R	N/R	N/R	N/R
	5/16"	3/4"	243	193	175	175	25 /1.00	50 / 1.00	75 / 0.99	87 / 0.99	77 / 0.98	69 / 0.98	61 / 0.98	53 / 0.97	45 / 0.97	37 / 0.96
	3/8"	3/4"	162	128	117	117	25 / 1.00	50 / 1.00	75 / 0.99	100 / 0.99	100 / 0.98	100 / 0.98	98 / 0.98	95 / 0.97	93 / 0.97	90 / 0.96
2.5 Ton	5/16"	5/8"	N/R	N/R	110	110	25 / 0.99	50 / 0.98	75 / 0.96	70 / 0.94	59 / 0.93	48 / 0.91	36 / 0.90	N/R	N/R	N/R
	3/8"	5/8"	142	117	73	73	25 / 0.99	50 / 0.98	75 / 0.96	100 / 0.94	98 / 0.93	94 / 0.91	90 / 0.90	N/R	N/R	N/R
	5/16"	3/4"	213	175	110	110	25 / 1.00	50 / 0.99	75 / 0.99	70 / 0.98	59 / 0.98	48 / 0.97	36 / 0.96	25 / 0.96	13 / 0.95	N/R
	3/8"	3/4"	142	117	73	73	25 / 1.00	50 / 0.99	75 / 0.99	100 / 0.98	98 / 0.98	94 / 0.97	90 / 0.96	86 / 0.96	82 / 0.95	78 / 0.95
3 Ton	5/16"	5/8"	N/R	N/R	N/R	N/R	25 / 0.99	50 / 0.97	66 / 0.94	49 / 0.92	32 / 0.90	N/R	N/R	N/R	N/R	N/R
	3/8"	5/8"	108	85	90	82	25 / 0.99	50 / 0.97	75 / 0.94	95 / 0.92	89 / 0.90	N/R	N/R	N/R	N/R	N/R
	5/16"	3/4"	N/R	128	135	123	25 / 1.00	50 / 0.99	66 / 0.98	49 / 0.98	32 / 0.97	15 / 0.96	N/R	N/R	N/R	N/R
	3/8"	3/4"	108	85	90	82	25 / 1.00	50 / 0.99	75 / 0.98	95 / 0.98	89 / 0.97	84 / 0.96	78 / 0.95	72 / 0.94	67 / 0.93	61 / 0.93
	1/2"	3/4"	54	43	45	41	25 / 1.00	50 / 0.99	75 / 0.98	100 / 0.98	100 / 0.97	100 / 0.96	100 / 0.95	100 / 0.94	100 / 0.93	100 / 0.93
	5/16"	7/8"	N/R	128	135	123	25 / 1.00	50 / 1.00	66 / 1.00	49 / 0.99	32 / 0.99	15 / 0.99	N/R	N/R	N/R	N/R
	3/8"	7/8"	108	85	90	82	25 / 1.00	50 / 1.00	75 / 1.00	95 / 0.99	89 / 0.99	84 / 0.99	78 / 0.98	72 / 0.98	67 / 0.98	61 / 0.97
	1/2"	7/8"	54	43	45	41	25 / 1.00	50 / 1.00	75 / 1.00	100 / 0.99	100 / 0.99	100 / 0.99	100 / 0.98	100 / 0.98	100 / 0.98	100 / 0.97
3.5 Ton	3/8"	3/4"	150	102	75	75	25 / 0.99	50 / 0.98	75 / 0.97	88 / 0.96	80 / 0.95	72 / 0.94	65 / 0.92	57 / 0.91	49 / 0.90	N/R
	1/2"	3/4"	75	51	38	38	25 / 0.99	50 / 0.98	75 / 0.97	100 / 0.96	100 / 0.95	100 / 0.94	100 / 0.92	100 / 0.91	100 / 0.90	N/R
	3/8"	7/8"	150	102	75	75	25 / 1.00	50 / 1.00	75 / 0.99	88 / 0.99	80 / 0.99	72 / 0.98	65 / 0.97	57 / 0.97	49 / 0.96	42 / 0.96
	1/2"	7/8"	75	51	38	38	25 / 1.00	50 / 1.00	75 / 0.99	100 / 0.99	100 / 0.99	100 / 0.98	100 / 0.97	100 / 0.97	100 / 0.96	100 / 0.96

NOTES:
1. Do not exceed 200 ft linear line length.
2. *Do not exceed 100 ft vertical separation if outdoor unit is above indoor unit.
3. **3/4" suction line should only be used for 1.5 ton systems if outdoor unit is below or at same level as indoor to assure proper oil return.
4. Always use the smallest liquid line allowable to minimize refrigerant charge.
5. Applications shaded in light gray indicate capacity multipliers between 0.90 and 0.96 which are not recommended, but are allowed.
6. Applications shaded in dark gray are not recommended due to excessive liquid or suction pressure drop.

NOTE: Values based on 105°F liquid temperature and 45°F evaporator temperature in cooling mode depending on size

Refrigerant Line Size Information (con't.)

13 - 16 SEER Single-Stage Air-Conditioners																
Unit Size	Allowable Liquid Line Size	Allowable Suction Line Size	Apply Long Line Guidelines if Linear Line Length Exceeds Those Shown Below (Feet)				Equivalent Length (Feet)									
							< 25	26-50	51-75	76-100	101-125	126-150	151-175	176-200	201-225	226-250
			(-)A13	(-)A14 A/B	(-)A14 W	(-)A16	Maximum Vertical Rise (Outdoor Unit Below Indoor Unit) * / Capacity Multiplier									
4 Ton	3/8"	3/4"	148	110	N/R	35	25 / 0.99	50 / 0.98	75 / 0.96	77 / 0.95	67 / 0.93	57 / 0.92	46 / 0.91	N/R	N/R	N/R
	1/2"	3/4"	74	55	N/R	18	25 / 0.99	50 / 0.98	75 / 0.96	100 / 0.95	100 / 0.93	100 / 0.92	100 / 0.91	N/R	N/R	N/R
	3/8"	7/8"	148	110	N/R	35	25 / 1.00	50 / 0.99	75 / 0.99	77 / 0.98	67 / 0.97	57 / 0.97	46 / 0.96	36 / 0.96	26 / 0.95	15 / 0.95
	1/2"	7/8"	74	55	N/R	18	25 / 1.00	50 / 0.99	75 / 0.99	100 / 0.98	100 / 0.97	100 / 0.97	100 / 0.96	100 / 0.96	99 / 0.95	97 / 0.95
5 Ton	3/8"	3/4"	78	0	N/R	0	25 / 0.99	50 / 0.97	75 / 0.94	61 / 0.92	46 / 0.90	N/R	N/R	N/R	N/R	N/R
	1/2"	3/4"	39	0	N/R	0	25 / 0.99	50 / 0.97	75 / 0.94	100 / 0.92	100 / 0.90	N/R	N/R	N/R	N/R	N/R
	3/8"	7/8"	78	0	N/R	0	25 / 1.00	50 / 0.99	75 / 0.98	61 / 0.97	46 / 0.96	32 / 0.95	18 / 0.94	N/R	N/R	N/R
	1/2"	7/8"	39	0	N/R	0	25 / 1.00	50 / 0.99	75 / 0.98	100 / 0.97	100 /0.96	100 / 0.95	97 / 0.94	95 / 0.94	92 / 0.93	89 / 0.92
	3/8"	1-1/8"	78	0	N/R	0	25 / 1.01	50 / 1.01	75 / 1.00	61 / 1.00	46 / 0.99	32 / 0.99	18 / 0.99	N/R	N/R	N/R
	1/2"	1-1/8"	39	0	N/R	0	25 / 1.01	50 / 1.01	75 / 1.00	100 /1.00	100 / 0.99	100 / 0.99	97 / 0.99	95 / 0.99	92 / 0.99	89 / 0.98

NOTES:
1. Do not exceed 200 ft linear line length.
2. *Do not exceed 100 ft vertical separation if outdoor unit is above indoor unit.
3. **3/4" suction line should only be used for 1.5 ton systems if outdoor unit is below or at same level as indoor to assure proper oil return.
4. Always use the smallest liquid line allowable to minimize refrigerant charge.
5. Applications shaded in light gray indicate capacity multipliers between 0.90 and 0.96 which are not recommended, but are allowed.
6. Applications shaded in dark gray are not recommended due to excessive liquid or suction pressure drop.

NOTE: Values based on 105°F liquid temperature and 45°F evaporator temperature in cooling mode depending on size

Refrigerant Line Size Information (con't.)

13 - 16 SEER Single-Stage Air-Conditioners																
Unit Size	Allowable Liquid Line Size mm [in.]	Allowable Suction Line Size mm [in.]	Apply Long Line Guidelines if Linear Line Length Exceeds Those Shown Below (Feet)				Equivalent Length (Meters)									
							< 8	8-15	16-23	24-30	31-38	39-46	47-53	54-61	62-69	70-76
			(-)A13	(-)A14 A/B	(-)A14 W	(-)A16	Maximum Vertical Rise (Outdoor Unit Below Indoor Unit) * / Capacity Multiplier									
5.3 KW [1.5 Ton] **SEE NOTE 3	6.35 [1/4]	15.88 [5/8]	N/R	N/R	N/R	N/R	8 / 1.00	15 / 0.99	19 / 0.98	13 / 0.98	7 / 0.97	2 / 0.97	N/R	N/R	N/R	N/R
	7.94 [5/16]	15.88 [5/8]	N/R	68	60	57	8 / 1.00	15 / 0.99	23 / 0.98	30 / 0.98	28 / 0.97	27 / 0.97	25 / 0.96	24 / 0.96	22 / 0.95	21 / 0.94
	9.53 [3/8]	15.88 [5/8]	54	45	40	38	8 / 1.00	15 / 0.99	23 / 0.98	30 / 0.98	30 / 0.97	30 / 0.97	30 / 0.96	30 / 0.96	30 / 0.95	30 / 0.94
	6.35 [1/4]	19.05 [3/4]**	N/R	N/R	N/R	N/R	8 / 1.00	15 / 1.00	19 / 0.99	13 / 0.99	7 / 0.99	2 / 0.99	N/R	N/R	N/R	N/R
	7.94 [5/16]	19.05 [3/4]**	N/R	68	60	57	8 / 1.00	15 / 1.00	23 / 0.99	30 / 0.99	28 / 0.99	27 / 0.99	25 / 0.99	24 / 0.98	22 / 0.98	21 / 0.98
	9.53 [3/8]	19.05 [3/4]**	54	45	40	38	8 / 1.00	15 / 1.00	23 / 0.99	30 / 0.99	30 / 0.99	30 / 0.99	30 / 0.99	30 / 0.98	30 / 0.98	30 / 0.98
7.0 KW [2 Ton]	6.35 [1/4]	15.88 [5/8]	N/R	N/R	N/R	N/R	8 / 0.99	15 / 0.98	6 / 0.97	N/R	N/R	N/R	N/R	N/R	N/R	N/R
	7.94 [5/16]	15.88 [5/8]	74	59	53	53	8 / 0.99	15 / 0.98	23 / 0.97	27 / 0.96	23 / 0.95	21 / 0.94	19 / 0.93	16 / 0.92	14 / 0.91	11 / 0.90
	9.53 [3/8]	15.88 [5/8]	49	39	36	36	8 / 0.99	15 / 0.98	23 / 0.97	30 / 0.96	30 / 0.95	30 / 0.94	30 / 0.93	29 / 0.92	28 / 0.91	27 / 0.90
	6.35 [1/4]	19.05 [3/4]	N/R	N/R	N/R	N/R	8 / 1.00	15 / 1.00	6 / 0.99	N/R	N/R	N/R	N/R	N/R	N/R	N/R
	7.94 [5/16]	19.05 [3/4]	74	59	53	53	8 / 1.00	15 / 1.00	23 / 0.99	27 / 0.99	23 / 0.98	21 / 0.98	19 / 0.98	16 / 0.97	14 / 0.97	11 / 0.96
	9.53 [3/8]	19.05 [3/4]	49	39	36	36	8 / 1.00	15 / 1.00	23 / 0.99	30 / 0.99	30 / 0.98	30 / 0.98	30 / 0.98	29 / 0.97	28 / 0.97	27 / 0.96
8.8 KW [2.5 Ton]	7.94 [5/16]	15.88 [5/8]	N/R	N/R	34	34	8 / 0.99	15 / 0.98	23 / 0.96	21 / 0.94	18 / 0.93	15 / 0.91	11 / 0.90	N/R	N/R	N/R
	9.53 [3/8]	15.88 [5/8]	43	36	22	22	8 / 0.99	15 / 0.98	23 / 0.96	30 / 0.94	30 / 0.93	29 / 0.91	27 / 0.90	N/R	N/R	N/R
	7.94 [5/16]	19.05 [3/4]	65	53	34	34	8 / 1.00	15 / 0.99	23 / 0.99	21 / 0.98	18 / 0.98	15 / 0.97	11 / 0.96	8 / 0.96	4 / 0.95	N/R
	9.53 [3/8]	19.05 [3/4]	43	36	22	22	8 / 1.00	15 / 0.99	23 / 0.99	30 / 0.98	30 / 0.98	29 / 0.97	27 / 0.96	26 / 0.96	25 / 0.95	24 / 0.95
10.6 KW [3 Ton]	7.94 [5/16]	15.88 [5/8]	N/R	N/R	N/R	N/R	8 / 0.99	15 / 0.97	20 / 0.94	15 / 0.92	10 / 0.90	N/R	N/R	N/R	N/R	N/R
	9.53 [3/8]	15.88 [5/8]	33	26	27	25	8 / 0.99	15 / 0.97	23 / 0.94	29 / 0.92	27 / 0.90	N/R	N/R	N/R	N/R	N/R
	7.94 [5/16]	19.05 [3/4]	N/R	39	41	37	8 / 1.00	15 / 0.99	20 / 0.98	15 / 0.98	10 / 0.97	5 / 0.96	N/R	N/R	N/R	N/R
	9.53 [3/8]	19.05 [3/4]	33	26	27	25	8 / 1.00	15 / 0.99	23 / 0.98	29 / 0.98	27 / 0.97	26 / 0.96	24 / 0.95	22 / 0.94	20 / 0.93	19 / 0.93
	12.70 [1/2]	19.05 [3/4]	17	13	14	12	8 / 1.00	15 / 0.99	23 / 0.98	30 / 0.98	30 / 0.97	30 / 0.96	30 / 0.95	30 / 0.94	30 / 0.93	30 / 0.93
	7.94 [5/16]	22.23 [7/8]	N/R	39	41	37	8 / 1.00	15 / 1.00	20 / 1.00	15 / 0.99	10 / 0.99	5 / 0.99	N/R	N/R	N/R	N/R
	9.53 [3/8]	22.23 [7/8]	33	26	27	25	8 / 1.00	15 / 1.00	23 / 1.00	29 / 0.99	27 / 0.99	26 / 0.99	24 / 0.98	22 / 0.98	20 / 0.98	19 / 0.97
	12.70 [1/2]	22.23 [7/8]	17	13	14	12	8 / 1.00	15 / 1.00	23 / 1.00	30 / 0.99	30 / 0.99	30 / 0.99	30 / 0.98	30 / 0.98	30 / 0.98	30 / 0.97
12.3 KW [3.5 Ton]	9.53 [3/8]	19.05 [3/4]	46	31	23	23	8 / 0.99	15 / 0.98	23 / 0.97	27 / 0.96	24 / 0.95	22 / 0.94	20 / 0.92	17 / 0.91	15 / 0.90	N/R
	12.70 [1/2]	19.05 [3/4]	23	15	11	11	8 / 0.99	15 / 0.98	23 / 0.97	30 / 0.96	30 / 0.95	30 / 0.94	30 / 0.92	30 / 0.91	30 / 0.90	N/R
	9.53 [3/8]	22.23 [7/8]	46	31	23	23	8 / 1.00	15 / 1.00	23 / 0.99	27 / 0.99	24 / 0.99	22 / 0.98	20 / 0.97	17 / 0.97	15 / 0.96	13 / 0.96
	12.70 [1/2]	22.23 [7/8]	23	15	11	11	8 / 1.00	15 / 1.00	23 / 0.99	30 / 0.99	30 / 0.99	30 / 0.98	30 / 0.97	30 / 0.97	30 / 0.96	30 / 0.96

NOTES:
1. Do not exceed 61 meters linear line length.
2. *Do not exceed 30 meters vertical separation if outdoor unit is above indoor unit.
3. **19.05 mm [3/4 in.] suction line should only be used for 1.5 ton systems if outdoor unit is below or at same level as indoor to assure proper oil return.
4. Always use the smallest liquid line allowable to minimize refrigerant charge.
5. Applications shaded in light gray indicate capacity multipliers between 0.90 and 0.96 which are not recommended, but are allowed.
6. Applications shaded in dark gray are not recommended due to excessive liquid or suction pressure drop.

[ ] Designates Metric Conversions

Refrigerant Line Size Information (con't.)

13 - 16 SEER Single-Stage Air-Conditioners																
Unit Size	Allowable Liquid Line Size	Allowable Suction Line Size	Apply Long Line Guidelines if Linear Line Length Exceeds Those Shown Below (Feet)				Equivalent Length (Meters)									
							< 8	8-15	16-23	24-30	31-38	39-46	47-53	54-61	62-69	70-76
			(-)A13	(-)A14 A/B	(-)A14 W	(-)A16	Maximum Vertical Rise (Outdoor Unit Below Indoor Unit) * / Capacity Multiplier									
14.1 KW [4 Ton]	9.53 [3/8]	19.05 [3/4]	45	34	N/R	11	8 / 0.99	15 / 0.98	23 / 0.96	24 / 0.95	20 / 0.93	17 / 0.92	14 / 0.91	NR	NR	NR
	12.7 [1/2]	19.05 [3/4]	23	17	N/R	5	8 / 0.99	15 / 0.98	23 / 0.96	30 / 0.95	30 / 0.93	30 / 0.92	30 / 0.91	NR	NR	NR
	9.53 [3/8]	22.23 [7/8]	45	34	N/R	11	8 / 1.00	15 / 0.99	23 / 0.99	24 / 0.98	20 / 0.97	17 / 0.97	14 / 0.96	11 / 0.96	8 / 0.95	5 / 0.95
	12.7 [1/2]	22.23 [7/8]	23	17	N/R	5	8 / 1.00	15 / 0.99	23 / 0.99	30 / 0.98	30 / 0.97	30 / 0.97	30 / 0.96	30 / 0.96	30 / 0.95	30 / 0.95
17.6 KW [5 Ton]	9.53 [3/8]	19.05 [3/4]	24	17	N/R	0	8 / 0.99	15 / 0.97	23 / 0.94	19 / 0.92	14 / 0.90	NR	NR	NR	NR	NR
	12.7 [1/2]	19.05 [3/4]	12	8	N/R	0	8 / 0.99	15 / 0.97	23 / 0.94	30 / 0.92	30 / 0.90	NR	NR	NR	NR	NR
	9.53 [3/8]	22.23 [7/8]	24	17	N/R	0	8 / 1.00	15 / 0.99	23 / 0.98	19 / 0.97	14 / 0.96	10 / 0.95	5 / 0.94	NR	NR	NR
	12.7 [1/2]	22.23 [7/8]	12	8	N/R	0	8 / 1.00	15 / 0.99	23 / 0.98	30 / 0.97	30 /0.96	30 / 0.95	30 / 0.94	29 / 0.94	28 / 0.93	27 / 0.92
	9.53 [3/8]	28.58 [1-1/8]	24	17	N/R	0	8 / 1.01	15 / 1.01	23 / 1.00	19 / 1.00	14 / 0.99	10 / 0.99	5 / 0.99	NR	NR	NR
	12.7 [1/2]	28.58 [1-1/8]	12	8	N/R	0	8 / 1.01	15 / 1.01	23 / 1.00	30 / 1.00	30 / 0.99	30 / 0.99	30 / 0.99	29 / 0.99	28 / 0.99	27 / 0.98

NOTES:
1. Do not exceed 61 meters linear line length.
2. *Do not exceed 30 meters vertical separation if outdoor unit is above indoor unit.
3. **19.05 mm [3/4 in.] suction line should only be used for 1.5 ton systems if outdoor unit is below or at same level as indoor to assure proper oil return.
4. Always use the smallest liquid line allowable to minimize refrigerant charge.
5. Applications shaded in light gray indicate capacity multipliers between 0.90 and 0.96 which are not recommended, but are allowed.
6. Applications shaded in dark gray are not recommended due to excessive liquid or suction pressure drop.

[ ] Designates Metric Conversions

Performance Data @ AHRI Standard Conditions – Cooling

Tested Combination							
Outdoor Unit	Indoor Coil	Total Capacity BTU/H [kW]	Net Sensible BTU/H [kW]	Net Latent BTU/H [kW]	SEER	EER	Indoor CFM [L/s]
RA1418AJ1	RCF2417STA+RXMD-C04	17800 [5.2]	12100 [3.5]	5700 [1.7]	14.00	11.50	600 [283.2]
RA1424BJ1	RCF2417STA+RXMD-C04	23200 [6.8]	17500 [5.2]	5700 [1.7]	14.00	11.50	800 [376.0]
RA1430AJ1	RCF3617STA+RXMD-C04	28800 [8.4]	19500 [5.7]	9300 [2.7]	14.00	11.50	1000 [471.9]
RA1436AJ1	RCF3617STA+RXMD-C04	34200 [10.0]	23200 [6.8]	11000 [3.2]	14.00	11.50	1050 [495.5]
RA1436AC1	RCF3617STA+RXMD-C04	34200 [10.0]	23200 [6.8]	11000 [3.2]	14.00	11.50	1050 [495.5]
RA1436AD1	RCF3617STA+RXMD-C04	34200 [10.0]	23200 [6.8]	11000 [3.2]	14.00	11.50	1050 [495.5]
RA1442CJ1	RCF4821STA+RXMD-C04	39500 [11.6]	28900 [8.5]	10600 [3.1]	14.00	11.50	1350 [634.5]
RA1442CC1	RCF4821STA+RXMD-C04	39500 [11.6]	28900 [8.5]	10600 [3.1]	14.00	11.50	1350 [634.5]
RA1448AJ1	RCF4821STA+RXMD-C04	46000 [13.5]	31200 [9.1]	14800 [4.3]	14.00	11.70	1450 [684.3]
RA1448AC1	RCF4821STA+RXMD-C04	46000 [13.5]	31200 [9.1]	14800 [4.3]	14.00	11.70	1450 [684.3]
RA1448AD1	RCF4821STA+RXMD-C04	46000 [13.5]	31200 [9.1]	14800 [4.3]	14.00	11.70	1450 [684.3]
RA1460BJ1	RCF6024STA+RXMD-C04	55500 [16.3]	38100 [11.2]	17400 [5.1]	14.00	11.70	1525 [716.8]
RA1460AD1	RCF6024STA+RXMD-C04	55500 [16.3]	38100 [11.2]	17400 [5.1]	14.00	11.70	1525 [716.8]
RA1460BC1	RCF6024STA+RXMD-C04	55500 [16.3]	38100 [11.2]	17400 [5.1]	14.00	11.70	1525 [716.8]

Note: Additional ratings and system match ups can be accessed on MyRheem.com at: https://my.rheem.com/static/private/ahriresidential.html
Additional ratings and system match ups and downloadable ratings certificates can be accessed from the AHRI website: www.ahridirectory.org

[ ] Designates Metric Conversions

GUIDE SPECIFICATIONS

General

System Description

Outdoor-mounted, air-cooled, split-system air conditioner composite base pan unit suitable for ground or rooftop installation. Unit consists of a hermetic compressor, an air-cooled coil, propeller-type condenser fan, suction and legend line service valve, and a control box. Unit will discharge supply air upward as shown on contract drawings. Unit will be used in a refrigeration circuit to match up to a coil unit.

Quality Assurance

- — Unit will be rated in accordance with the latest edition of AHRI Standard 210.
- — Unit will be certified for capacity and efficiency, and listed in the latest AHRI directory.
- — Unit construction will comply with latest edition of ANSI/ASHRAE and with NEC.
- — Unit will be constructed in accordance with UL standards and will carry the UL label of approval. Unit will have c-UL-us approval.
- — Unit cabinet will be capable of withstanding ASTM B117 1000-hr salt spray test.
- — Air-cooled condenser coils will be leak tested at 150 psig and pressure tested at 550 psig.
- — Unit constructed in ISO9001 approved facility.

Delivery, Storage, and Handling

- — Unit will be shipped as single package only and is stored and handled per unit manufacturer's recommendations.

Warranty (for inclusion by specifying engineer) — U.S. and Canada only.

Products

Equipment

Factory assembled, single piece, air-cooled air conditioner unit. Contained within the unit enclosure is all factory wiring, piping, controls, compressor, refrigerant charge R-410A, and special features required prior to field start-up.

Unit Cabinet

- — Unit cabinet will be constructed of galvanized steel, bonderized, and coated with a powder coat paint.
- — All units constructed with louver coil protection and corner post. Louver can be removed by removing one fastener per louver panel.

AIR-COOLED, SPLIT-SYSTEM AIR CONDITIONER
RA14
1-1/2 TO 5 NOMINAL TONS

Fans

- — Condenser fan will be direct-drive propeller type, discharging air upward.
- — Condenser fan motors will be totally enclosed, 1-phase type with class B insulation and permanently lubricated bearings. Shafts will be corrosion resistant.
- — Fan blades will be statically and dynamically balanced.
- — Condenser fan openings will be equipped with coated steel wire safety guards.

Compressor

- — Compressor will be hermetically sealed.
- — Compressor will be mounted on rubber vibration isolators.

Condenser Coil

- — Condenser coil will be air cooled.
- — Coil will be constructed of aluminum fins mechanically bonded to copper tubes.

Refrigeration Components

- — Refrigeration circuit components will include liquid-line shutoff valve with sweat connections, vapor-line shutoff valve with sweat connections, system charge of R-410A refrigerant, and compressor oil.
- — Unit will be equipped with filter drier for R-410A refrigerant for field installation.

Operating Characteristics

- — The capacity of the unit will meet or exceed _____ Btuh at a suction temperature of _____ °F/°C. The power consumption at full load will not exceed _____ kW.
- — Combination of the unit and the evaporator or fan coil unit will have a total net cooling capacity of _____ Btuh or greater at conditions of _____ CFM entering air temperature at the evaporator at _____ °F/°C wet bulb and _____ °F/°C dry bulb, and air entering the unit at _____ °F/°C.
- — The system will have a SEER of _____ Btuh/watt or greater at DOE conditions.

Electrical Requirements

- — Nominal unit electrical characteristics will be _____ v, single phase, 60 hz. The unit will be capable of satisfactory operation within voltage limits of _____ v to _____ v.
- — Nominal unit electrical characteristics will be _____ v, three phase, 60 hz. The unit will be capable of satisfactory operation within voltage limits of _____ v to _____ v.
- — Unit electrical power will be single point connection.
- — Control circuit will be 24v.

Special Features

- — Refer to section of this literature identifying accessories and descriptions for specific features and available enhancements.

GENERAL TERMS OF LIMITED WARRANTY*

Rheem will furnish a replacement for any part of this product which fails in normal use and service within the applicable period stated, in accordance with the terms of the limited warranty.

***For complete details of the Limited and Conditional Warranties, including applicable terms and conditions, contact your local contractor or the Manufacturer for a copy of the product warranty certificate.**

Conditional Parts
(Registration Required) .....Ten (10) Years

In keeping with its policy of continuous progress and product improvement, Rheem reserves the right to make changes without notice.

Rheem Heating, Cooling & Water Heating • 5600 Old Greenwood Road
Fort Smith, Arkansas 72908 • www.rheem.com

Rheem Canada Ltd./Ltée • 125 Edgeware Road, Unit 1
Brampton, Ontario • L6Y 0P5

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APPENDIX I

TRIP GENERATION AND VMT MEMO

CARLSBAD
CLOVIS
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

July 18, 2024

Jared Jerome
Associate Planner
Monterey Business Center
58928 Business Center Drive
Yucca Valley, California 92284

Subject: Sun Mesa Mini Storage Project Trip Generation and Vehicle Miles Traveled Memorandum (LSA Project No. 20231230)

Dear Jared:

LSA Associates, Inc. (LSA) has prepared this Trip Generation and Vehicle Miles Traveled (VMT) Analysis memorandum (Memo) for the proposed Sun Mesa Mini Storage Project (project) in the Town of Yucca Valley (Town) in San Bernardino County (County). The project consists of an approximately 94,500-square foot (4.34-acre) mini storage facility and associated parking facilities. The project site is located southeast of the intersection of Newton Lane/Sun Mesa Drive, with site access provided along Newton Lane. The project is consistent with the Town's General Plan land use and zoning designation. Figure 1 (all figures and table attached) illustrates the regional and project location. Figure 2 illustrates the conceptual site plan for the project.

The objectives of this Memo are as follows:

- To estimate the trip generation for the proposed project and determine whether a Transportation Impact Study (TIS) will be required for the project; and
- To determine whether a VMT analysis will be required for the proposed project.

TRIP GENERATION ANALYSIS

It is LSA's understanding that the Town of Yucca Valley does not have their own TIS guidelines. As such, this analysis has been prepared based on requirements included in the *San Bernardino County Transportation Impact Study Guidelines*, dated July 2019 (TIS Guidelines) for traffic analysis purposes. According to the County's TIS Guidelines, a detailed LOS study may not be required if the project is estimated to generate less than 100 peak hour trips.

The trip generation for the project was developed using rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition) for Land Use 151 – "Mini-Warehouse (Self-Storage)". Table A summarizes the project trip generation and shows that the proposed project is anticipated to generate 9 trips in the a.m. peak hour, 15 trips in the p.m. peak hour, and 137 daily trips.

As per the County's TIS Guidelines, a TIS may not be required for the proposed project if it generates less than 100 peak hour trips. The anticipated number of peak hour trips generated by the proposed

project is less than the 100-trip threshold. Furthermore, to determine the study area, the proposed project would need to add 50 or more peak hour trips to the arterial roadway system. Since the project does not generate 50 peak hour trips, a TIS may not be required for this project.

VEHICLE MILES TRAVELED ANALYSIS

On December 28, 2018, the California Office of Administrative Law cleared the revised California Environmental Quality Act (CEQA) Guidelines for use. Among the changes to the guidelines was the removal of vehicle delay and level of service as the sole basis of determining CEQA impacts. With the implementation of the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on VMT. The County's TIS Guidelines includes significant thresholds, requirements, recommended methodologies, and procedures for VMT analysis for projects within the County.

Based on the County's TIS Guidelines Section 4.1 "Analysis Methodology", a project can be screened out from a VMT analysis if it is located within a low VMT zone.

According to the County's Guideline, the significance threshold for a project is 4 percent below the unincorporated county's baseline VMT per capita/employee. Therefore, this threshold has been used to determine whether a project is located within a low VMT zone. Additionally, given that the project is not located within unincorporated county, the low VMT zone was determined by evaluating whether the project Traffic Analysis Zone (TAZ) VMT is 4 percent below the entire County's baseline VMT profile.

As recommended in the County's TIS Guidelines, the San Bernardino County Transportation Authority (SBCTA) screening tool was used to evaluate whether the project is in a low-VMT area, using VMT per worker as the VMT metric. Based on the results obtained from the SBCTA screening tool, the baseline VMT of the proposed project's TAZ is 9.6, which is 43.19 percent below the baseline County average of 16.9 VMT/worker. As such, the project is located within a low-VMT zone using VMT per worker/employee metric. Appendix A illustrates the output of the tool. Therefore, the project could be potentially screened out from a detailed VMT analysis and is anticipated to have a less than significant VMT impact.

ACTIVE TRANSPORTATION AND PUBLIC TRANSIT ANALYSIS

According to the County's TIS Guidelines, a significant impact occurs when a project conflicts with adopted plans, policies, or programs regarding active transportation or public transit facilities, or otherwise decreases the performance or safety of such facilities.

Currently, there are no existing bicycle facilities adjacent to project site. Based on the Circulation Element of Yucca Valley General Plan (GP), adopted February 2014, a proposed Class II bicycle lanes will be added along Buena Vista Drive. These future bicycle facilities will connect south of the project site to an extensive planned bicycle network. As such, the project will not decrease the performance or safety of any existing or proposed bicycle facilities.

According to the Circulation Element, limited continuous sidewalks are provided along major routes in the Town and most roads throughout Yucca Valley do not have sidewalks. Currently, there are no paved and continuous sidewalk facilities available within the project vicinity. As such, the project will

not decrease the performance or safety of the existing pedestrian facilities near the project frontage.

Morongo Basin Transit Authority (MBTA) is the public transit agency serving the Town of Yucca Valley. MBTA currently has five fixed routes in the region. Fixed bus route 21 operates the closest to the project vicinity. However, there are no bus stops that operates within the project vicinity. It provides services with bus stops located on Arrow Boulevard and Juniper Avenue. At present, there are no proposed service changes in MBTA transit network due to implementation of the project. As such, the project will not decrease the performance or safety of any existing or proposed public transit facilities.

As summarized above, the project does not conflict with any existing or proposed bicycle, pedestrian, and public transit facilities. Therefore, it can be considered to conform to all adopted policies, plans, or programs concerning these facilities and will not have a significant impact.

If you have any questions, please do not hesitate to contact me at (951) 781-9310 or Ambarish.Mukherjee@lsa.net.

Sincerely,

LSA



Ambarish Mukherjee, AICP, PE
Principal

Attachments:

- Figure 1: Regional and Project Location
- Figure 2: Conceptual Site Plan
- Table A: Project Trip Generation
- Appendix A: VMT Screening Result

FIGURES



LSA

LEGEND

Project Location

FIGURE 1

N

0 170 340

FEET

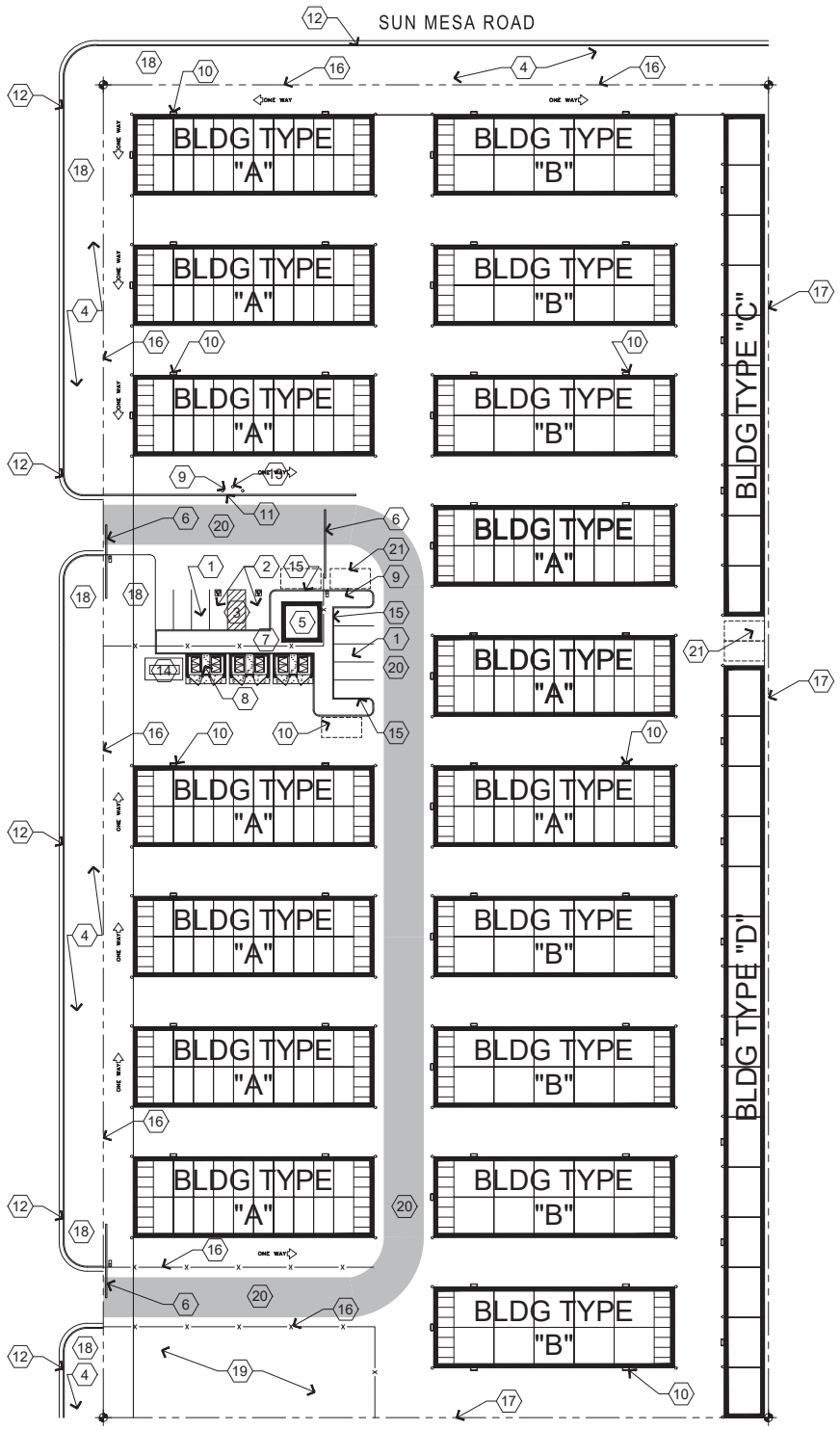
Sun Mesa Mini Storage Project

Trip Generation and Vehicle Miles Traveled Memorandum

Regional and Project Location

SOURCE: ESRI Streetmap, 2021; Google Earth, 2022.

P:\20231230 Sun Mesa Mini Storage\Traffic\Graphics\Sun Mesa\Sun Mesa.aprx (7/1/2024)



LSA

FIGURE 2

N

0 40 80

FEET

SOURCE: DRP Enterprise, August 2022.

P:\20231230 Sun Mesa Mini Storage\Traffic\Graphics\SitePlan.ai (07/01/2024)

Sun Mesa Mini Storage Project
Trip Generation and Vehicle Miles Traveled Memorandum

Conceptual Site Plan

TABLE

LSA

Table A - Project Trip Generation

Land Use	Units	A.M. Peak Hour In	A.M. Peak Hour Out	A.M. Peak Hour Total	P.M. Peak Hour In	P.M. Peak Hour Out	P.M. Peak Hour Total	Daily
Mini-Warehouse (Self-Storage)	94.5 TSF							
Trips/Unit[1]		0.05	0.04	0.09	0.07	0.08	0.15	1.45
Trip Generation		5	4	9	7	8	15	137

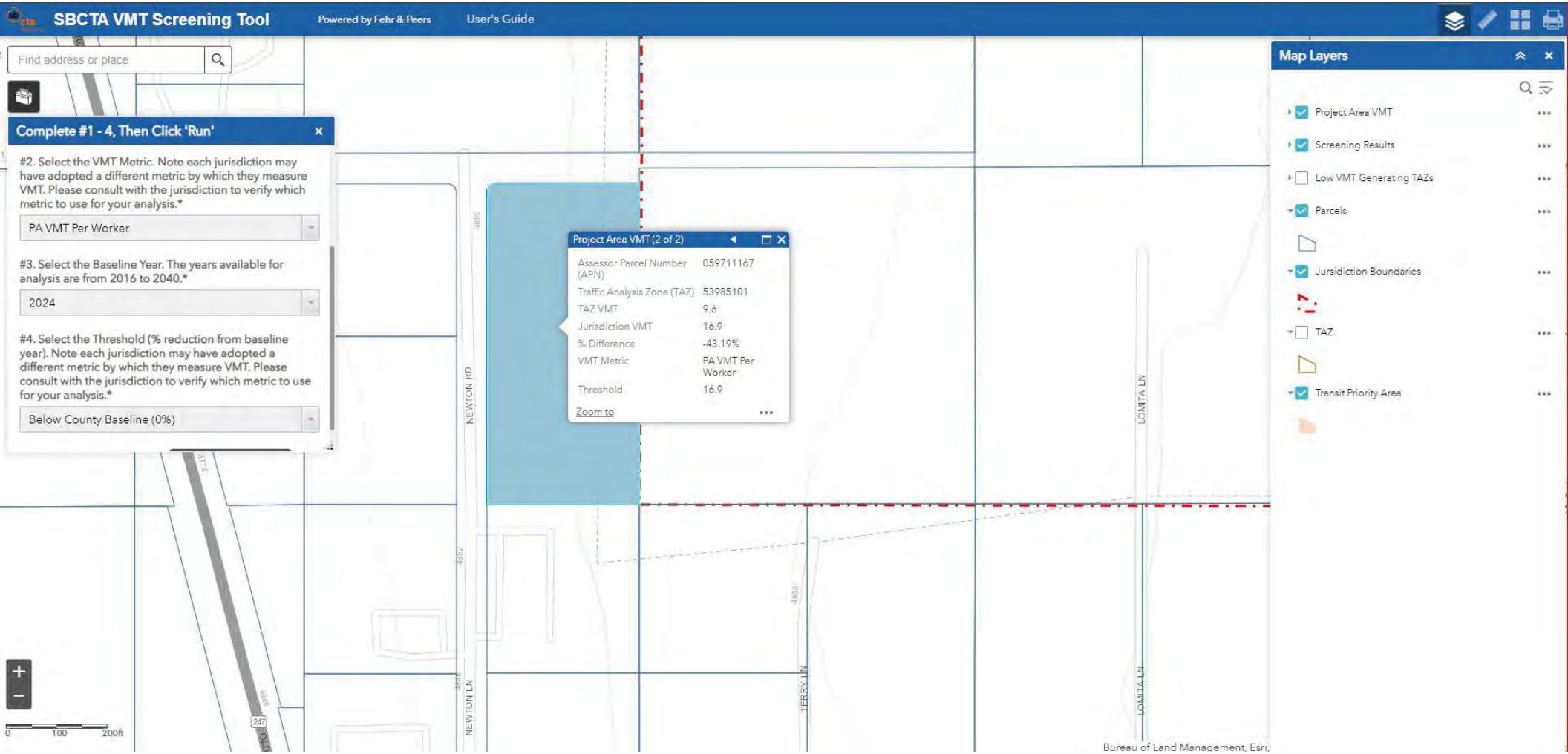
Notes:

TSF = Thousand Square Feet

[1] Rates based on Land Use 151 - "Mini-Warehouse" from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* , 11th Edition, Setting/Location - "General Urban/Suburban."

APPENDIX A

VMT SCREENING RESULT


SBCTA VMT Screening Tool
Powered by Fehr & Peers
User's Guide
Find address or place
Complete #1 - 4, Then Click 'Run'
#2. Select the VMT Metric. Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
PA VMT Per Worker
#3. Select the Baseline Year. The years available for analysis are from 2016 to 2040.*
2024
#4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*
Below County Baseline (0%)
Project Area VMT (2 of 2)
Assessor Parcel Number (APN) 059711167
Traffic Analysis Zone (TAZ) 53985101
TAZ VMT 9.6
Jurisdiction VMT 16.9
% Difference -43.19%
VMT Metric PA VMT Per Worker
Threshold 16.9
Zoom to
Map Layers
Project Area VMT
Screening Results
Low VMT Generating TAZs
Parcels
Jurisdiction Boundaries
TAZ
Transit Priority Area
NEWTON RD
NEWTON LN
TERRY LN
LOMITA LN
0
100
200ft
Bureau of Land Management, Esri,

Outlook

FW: sun mesa & newton storage facility

From Jared Jerome <jjerome@YUCCA-VALLEY.ORG>
Date Mon 23-Feb-26 8:55
To Janet Yochmowitz <JYochmowitz@yucca-valley.org>

Public comment for Sun Mesa PC

-----Original Message-----
From: claire armstrong <armstrong.clar@gmail.com>
Sent: Friday, February 13, 2026 11:39 PM
To: Jared Jerome <jjerome@YUCCA-VALLEY.ORG>
Subject: sun mesa & newton storage facility

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

hello
i'm writing to address the proposed construction of a storage facility on sun mesa & newton on the yucca mesa. please do not allow this plan to move forward! this is a beautiful peace of untouched land, which is sadly becoming rarer. i live within a few blocks of this intersection; my dog & i take daily walks here. we do not need another storage facility in the desert, let alone in this specific & gorgeous area.
thank you
claire armstrong

Sent from my iPhone

Outlook

FW: Public comment re: IS/MND for the Sun Mesa Self-Storage Facility

From Jared Jerome <jjerome@YUCCA-VALLEY.ORG>
Date Wed 18-Mar-26 10:45
To Janet Yochmowitz <JYochmowitz@yucca-valley.org>

-----Original Message-----
From: Branden Fugate <brandenfugate@gmail.com>
Sent: Tuesday, February 10, 2026 1:00 PM
To: Jared Jerome <jjerome@YUCCA-VALLEY.ORG>
Subject: Re: Public comment re: IS/MND for the Sun Mesa Self-Storage Facility

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Jerome,

Thank you for your quick response and the documentation. I have read it carefully and remain opposed to the proposed project, particularly on the proposed lot, now even more so than before. I am not opposed to growth or industry, but this is sprawl. Yucca Valley is replete with already developed and underutilized/vacant land, particular along I-62, that would be tailor made for such a project (leaving the actual need for said project aside).

Furthermore, I was not able to find an updated timeline for the proposed project. The nearest I saw predicted project completion in 2024. If you could provide me with updated projections, or direct me to the appropriate area of the documentation, I would be grateful.

Thank you,
Branden Fugate
4866 Terry Ln
Yucca Valley, CA 92284

> On Feb 3, 2026, at 10:59 AM, Jared Jerome <jjerome@YUCCA-VALLEY.ORG> wrote:
>
> Good morning,
>
> The project information, including the CEQA analysis, is located here: https://www.yucca-valley.org/our-town/departments/community-development/planning/land-development/sun-mesa-storage-facility#!/
>
> Your comments will be provided to the Planning Commission secretary. Please feel free to make additional comments after reviewing the documents.

>
> Jared Jerome
> Senior Planner
>
> Town of Yucca Valley
> Community Development Department
> 58928 Business Center Drive
> Yucca Valley, CA 92284
> P: (760) 369-6579 ext. 317
> F: (760) 228-0084
> jjerome@yucca-valley.org
>
>
>
> -----Original Message-----
> From: Branden Fugate <brandenfugate@gmail.com>
> Sent: Monday, February 2, 2026 6:21 PM
> To: Jared Jerome <jjerome@YUCCA-VALLEY.ORG>
> Subject: Public comment re: IS/MND for the Sun Mesa Self-Storage Facility
>
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
> Hello,
>
> I recently received a Notice of Intent to Adopt a Mitigated Negative Declaration for the Sun-Mesa Self-Storage Facility. As someone who lives very near the proposed site, I would very much like some more information. The only thing I was able to turn up from a document search through the town website was what appears to be the initial lengthy proposal by UltraSystems on June 3, 2025. In this proposal, multiple promises are made for deliverables concerning the project's impact on the environment and surrounding communities, but those were not included in my notice, nor were instructions on how to retrieve them. It’s difficult to provide an educated comment during the current comment period, or the tentatively scheduled public hearing, without any materials whatsoever concerning project plans, timeline, or impact. If you could direct me to such documents, I would be appreciative. Otherwise, I must express my opposition to the proposal of a seemingly redundant business (local storage facilities are not operating anywhere close to capacity) that would destroy multiple Western Joshua Trees, disturb animal habitat, and create prolonged and needless construction noise in an otherwise peaceful area of Yucca Valley.
>
> Thank you for your time.
>
>
> Respectfully,
>
> Branden Fugate
> 4866 Terry Ln
> Yucca Valley, CA 92284

Outlook

FW: IS/MND for Sun Mesa Self-Storage Facility

From Jared Jerome <jjerome@YUCCA-VALLEY.ORG>
Date Wed 18-Mar-26 10:44
To Janet Yochmowitz <JYochmowitz@yucca-valley.org>

From: Madison Jaimes <madisonjaimes92@gmail.com>
Sent: Thursday, February 12, 2026 12:52 PM
To: Jared Jerome <jjerome@YUCCA-VALLEY.ORG>
Subject: Re: IS/MND for Sun Mesa Self-Storage Facility

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Hello Mr. Jerome,

Thank you for your quick response and the documentation. I have read it carefully and remain opposed to the proposed project, particularly on the proposed lot, now even more so than before. I am not opposed to growth or industry, but this is sprawl. Yucca Valley is replete with already developed and underutilized/vacant land, particularly along I-62, that would be tailor made for such a project (leaving the actual need for said project aside). I appreciate your time and assistance with getting us all of the documents for review.

Thank you,
Madison Jaimes
4866 Terry Ln
Yucca Valley, CA 92284

On Tue, Feb 3, 2026 at 10:47 AM Jared Jerome <jjerome@yucca-valley.org> wrote:

> Hi Madison,
>
> The project information, including the project description, plans, and environmental document(s), is located here: https://www.yucca-valley.org/our-town/departments/community-development/planning/land-development/sun-mesa-storage-facility#!/
>
> Staff does not make the decision on approval or denial, however, I will provide your email to the Planning Commission for their consideration.
>
> Please feel free to provide additional comments after you have a chance to review the documents above.
>
> *Jared Jerome*
> Senior Planner

Town of Yucca Valley
Community Development Department
58928 Business Center Drive
Yucca Valley, CA 92284
P: (760) 369-6579 ext. 317
F: (760) 228-0084
jjerome@yucca-valley.org

From: Madison Jaimes <madisonjaimes92@gmail.com>
Sent: Monday, February 2, 2026 8:19 PM
To: Jared Jerome <jjerome@YUCCA-VALLEY.ORG>
Subject: IS/MND for Sun Mesa Self-Storage Facility

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,
Recently I received a Notice of Intent to Adopt a Mitigated Negative Declaration for the Sun-Mesa Self-Storage Facility. I am a very nearby resident and I am inquiring for more information regarding the proposed facility. After doing my own research, I cannot find much on the proposed project besides a very long document with minor details. In the proposal, multiple promises are made for deliverables concerning the project's impact on the environment and surrounding communities, but those were not included in the notice I received, nor were instructions on how to retrieve them. I would like to provide a more educated comment before the comment period is over or the tentatively scheduled public hearing, but without any materials whatsoever concerning project plans, timeline, or impact I am asking for more. As a nearby resident I strongly oppose the proposal of a business that is not needed in this community as we already have plenty of local storage facilities in town that are under capacity. Not only would it be a disturbance to our peaceful lives, but it would destroy multiple Western Joshua Trees, disturbing animal and wildlife habitats, and create prolonged and needless construction noise in an otherwise peaceful area of Yucca Valley. I urge you to reconsider the facility. Thank you for your time.
Sincerely,
Madison Jaimes
4866 Terry Lane
Yucca Valley, CA 92284

Town of Yucca Valley

Notice of Intent to Adopt a Mitigated Negative Declaration

To: Agencies, Organizations, and Interested Parties

From: Town of Yucca Valley

Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Sun Mesa Self-Storage Facility

Town of Yucca Valley is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed projects identified below and has prepared this notice in accordance with the California Code of Regulations, Title 14, Sections 15072 and 15105.

Project Title: Sun Mesa Self-Storage Facility

Project Location: S/E Corner of Sun Mesa Road and Newton Road (APN 0597-111-67)

Project Description: The Town of Yucca Valley (Town) is processing a request to implement discretionary actions that would allow for the development of a self-storage facility (project) southeast of the intersection of Newton Lane and Sun Mesa Drive in the Town of Yucca Valley in San Bernardino County (APN: 0597-11-067). The proposed project includes the development of approximately 541 storage units, a manager's office, parking, internal roads, and landscaping on an approximately 4.34-acre site. In addition, offsite improvements (including partial pavement of adjacent roads) would be provided.

The project would consist of: (1) utilities improvements; (2) construction of self-storage units and a manager's office; (4) parking; (5) landscaping; and (6) improvement of half of Newton Lane along the project's west boundary and Sun Mesa Drive along the north boundary.

The project site has a General Plan land use designation of Industrial (I) and is zoned Industrial by the Town of Yucca Valley. The proposed self-storage facility is permitted use within the Industrial zoning district and does not require a General Plan Amendment or Zone Change. With approval of a Site Plan Review, the project would conform to the existing land use and zoning designations.

Public Hearing/Meeting: A public hearing for the adoption of the MND has been tentatively scheduled for Tuesday, March 10, 2026, at 6:00 PM, during the Town's regular Planning Commission meeting at the location shown below:

Yucca Valley Community Center – Yucca Room
57090 Twentynine Palms Highway, Yucca Valley, CA 92284

Public Review Period/Responses and Comments: The IS/MND will be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15073. Town will accept comments for 30 days, starting on **January 16, 2026 to February 15, 2026, by 5:00 PM**. All comments must be submitted in writing, either in a letter or email. Please indicate a contact person for your agency or organization and send your responses or comments to:

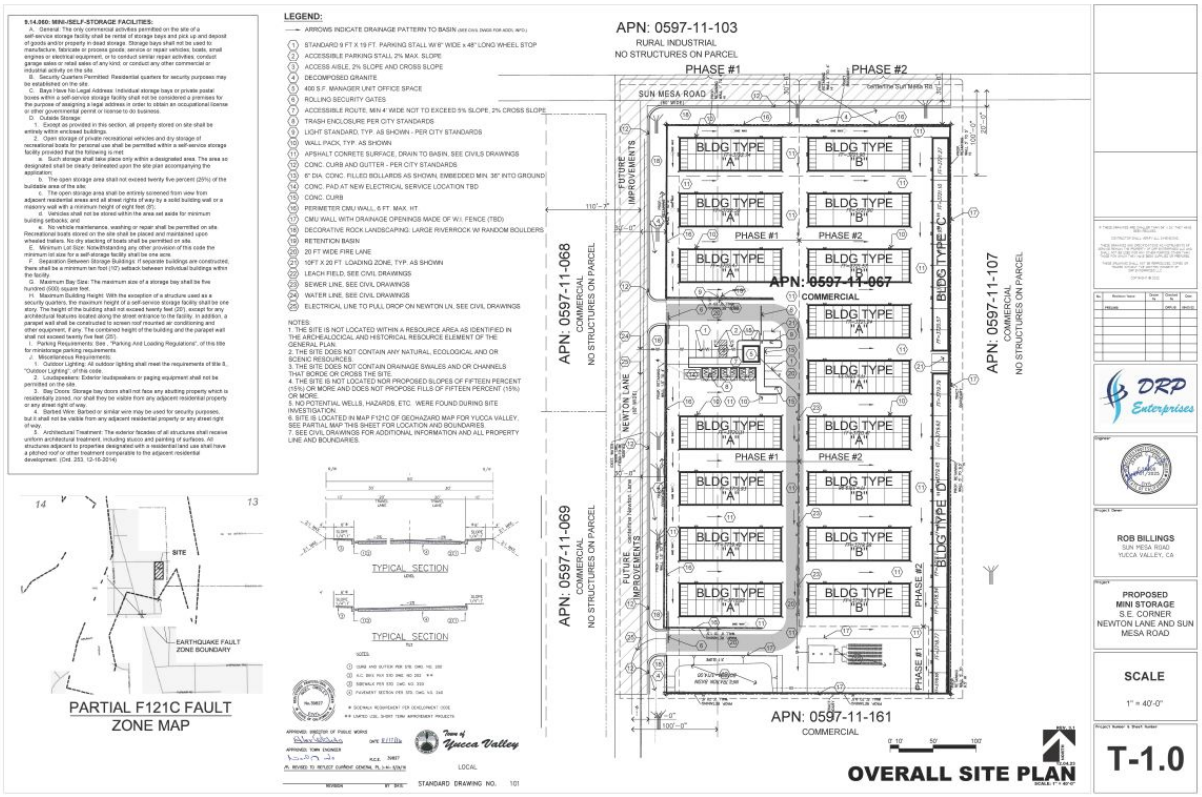
Jared Jerome, Associate Planner
Town of Yucca Valley
58928 Business Center Drive, Yucca Valley, CA 92284
T: (760) 369-6579 x317
E: jjerome@yucca-valley.org

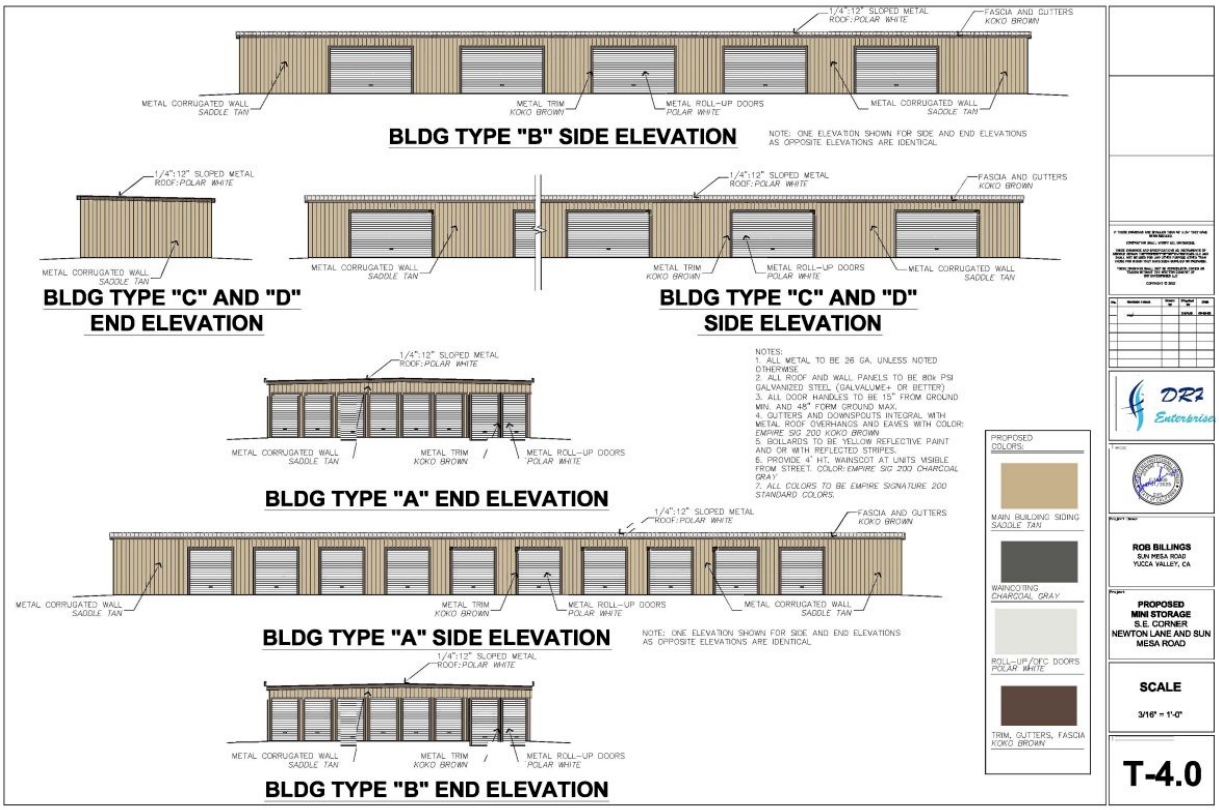
DOCUMENT AVAILABILITY: This IS/MND and associated materials are available for review on Town's website https://www.yucca-valley.org/our-town/town-manager/town-clerk/request-for-public-record and during regular business hours at the following location:

Town of Yucca Valley
57090 Twentynine Palms Highway
Yucca Valley, CA 92284

TOWN OF YUCCA VALLEY
CONDITIONS OF APPROVAL
ENVIRONMENTAL ASSESSMENT, EA 18-23
SITE PLAN REVIEW, SPR 07-23
SUN MESA MINI STORAGE

A request for the construction and development of an approximate 89,700 square foot multi-structure self-storage facility that is 9'6" in height, located on approximately 4.34 acre property, with parking, landscaping, and drainage improvements. Phase 1 of the project is located approximately on the western half of the property and Phase 2 is located on the eastern half of the property. The project is located at 4815 Newton Lane, southeast corner of the intersection of Sun Mesa Drive and Newton Lane, and is also identified as APN: 0597-111-67.





GENERAL CONDITIONS

G1. The applicant shall agree to defend, indemnify and hold harmless the Town of Yucca Valley, its agents, officers and employees, at his sole expense, against any action, claim or proceedings brought against the Town or its agents, officers or employees, to attack, set aside, void, or annul this approval or because of the issuance of such approval, or in the alternative, to relinquish such approval, in compliance with the Town of Yucca Valley Development Code. The applicant shall reimburse the Town, its agents, officers, or employees for any court costs, and attorney's fees which the Town, its agents, officers or employees may be required by a court to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition. The Town shall promptly notify the applicant of any claim, action or proceeding arising from the Town's approval of this project, and the Town shall cooperate in the defense.

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G2. This Conditional Use Permit shall become null and void if construction has not commenced within three (3) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission, in conformance with the Town of Yucca Valley Development Code. The applicant is responsible for the initiation of an extension request.

Approval Date: March 24, 2026
Expiration Date: March 24, 2030

G3. The applicant shall ascertain and comply with requirements of all State, County, Town and local agencies as are applicable to the project. These include, but are not limited to, County of San Bernardino Environmental Health Services, County of San Bernardino Transportation/Flood Control, County of San Bernardino Fire Department, Yucca Valley Building and Safety, Caltrans, High Desert Water District, Airport Land Use Commission, California Regional Water Quality Control Board, Colorado River Region, the Federal Emergency Management Agency, MDAQMD-Mojave Desert Air Quality Management District, Community Development, Engineering, and all other Town Departments.

G4. All conditions are continuing conditions. Failure of the applicant to comply with any or all of said conditions at any time may result in the revocation of any construction permits for the project.

G5. No on-site or off-site work shall commence without obtaining the appropriate permits for the work required by the Town and the appropriate utilities. The approved permits shall be readily available on the job site for inspection by Town personnel.

G6. The applicant shall pay all fees charged by the Town as required for application processing, plan checking, construction and/or inspections. The fee amounts shall be those which are applicable and in effect at the time work is undertaken and accomplished. Fees for entitlement prior to construction permits are based on estimated costs for similar projects. Additional fees may be incurred, depending upon the specific project. If additional fees for services are incurred, they must be paid prior to any further processing, consideration, or approval(s).

G7. One (1) representative for the project applicant shall coordinate and submit all permit applications required by the Town as appropriate. Multiple representatives submitting permit applications are highly discouraged.

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G8. All improvements shall be inspected by the Town as appropriate. Any work completed without proper inspection may be subject to removal and replacement under proper inspection.

G9. All refuse shall be removed from the premises in conformance with Town of Yucca Valley Municipal Code Chapter 8.03, Construction Site Maintenance and Trash Containment.

G10. During construction, the Applicant shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town to eliminate any site related dirt and debris within the roadways. During business activities, the applicant shall keep the public right-of-way adjacent to the property in a clean and sanitary condition.

G11. No staging of construction equipment or parking of worker's vehicles shall be allowed within the public right-of-way of streets or other public improvements that have been accepted into the Town's maintained system

G12. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB 1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a qualified licensed land surveyor or civil engineer to reset those monuments per Town Standards and file the necessary information with the County Recorder's office as required by law (AB 1414).

G13. Each phase of the project shall function independently of all other phases. All improvements shall be completed for each phase to ensure that each phase functions separate from the remainder of the project, and shall include, but not be limited to, street improvements, drainage and retention/detention facilities, water delivery systems, fire suppressions systems, post construction erosion and sediment control systems, all utilities necessary to serve the project, and those improvements deemed necessary by the Town. All phasing plans shall be illustrated on rough and precise grading plans, erosion and sediment control plans, all plan required for obtaining native plant plan approval, and on any other plan as deemed necessary by the Town.

G14. At the time of permit issuance the applicant shall be responsible for the payment of fees associated with electronic file storage of documents

G15. The Applicant shall reimburse the Town for the Town's costs incurred in monitoring the developer's compliance with the Conditions of Approval including, but not limited to, inspections and review of developer's operations and activities for compliance with all applicable dust and noise operations. This condition of approval is supplemental and in

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addition to normal building permit and public improvement permits that may be required pursuant to the Yucca Valley Municipal Code.

G16. Prior to the issuance of a Certificate of Occupancy for any habitable structure in each phase of the project, all improvements shall be constructed, final inspection performed, punch-list items completed, and all installations approved by the appropriate agency.

G17. After final plan check by the Town, original mylars (4 mil) shall be submitted to the Town for signature by the Town Engineer. All original mylars submitted for Town Engineer's signature must contain the design engineer's wet signature and stamp and all other required signatures.

G18. For any import or export of material, the Project proponent shall provide the following for review by the Town Engineer: the route of travel, number of trucks, daily schedule, and length of time required. No hauling of material shall begin without the Town Engineer's approval.

G19. Prior to any work being performed within the public right-of-way, the Project proponent shall provide the name, address, telephone, facsimile number, and e-mail address of the Contractor to perform the work. A description of the location, purpose, method of construction, and surface and subsurface area of the proposed work shall be supplied. A plat showing the proposed location and dimensions of the excavation and the facilities to be installed, maintained, or repaired in connection with the excavation, shall be provided and such other details as may be required by the Town Engineer.

G20. The site shall be developed in accordance with the approved plans on file with the Town of Yucca Valley, in accordance with the Conditions of Approval approved for the project, and in accordance with the General Plan and Development Code. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Town.

G21. Prior to issuances of building permits, all site plans, grading plans, landscape and irrigation plans, drainage/flood control plans, public improvement plans, erosion and sediment control plans, shall be coordinated for consistency with this approval.

G22. The Town may allow phased constructed of the project provided that the improvements necessary to adequately serve or mitigate the impacts of each phase of development are completed prior to the issuance of a Certificate of Occupancy for that phase.

G23. The applicant or the applicant's successor-in-interest shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.

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G24. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Town before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented.

G25. All street dedications shall be irrevocably offered to the public and shall continue in force until the Town accepts or abandons such offers. All dedications shall be free of all encumbrances as approved by the Town Engineer.

G26. The street design and circulation pattern of this project shall be coordinated with adjoining developments.

G27. The final conditions of approval issued by the approving authority shall be photographically or electronically placed on bond (blue/black line) paper and included in the Grading and Street Improvement plan sets on 24" x 36" bond (blue/ black line) paper and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field and during construction. Plan check fees shall not be charged for sheets containing the Conditions of Approval.

G28. Prior to issuance of a certificate of occupancy, the applicant shall submit all improvement plans on compact disks in digital format acceptable to the Town Engineer.

G29. Violations of any condition or restriction or prohibition set forth in these conditions, including all approved construction plans, public and private, for this project and subject to the Town's overall project approval and these conditions of approval, shall subject the owner, applicant, developer or contractor(s) to the remedies as noted in the Municipal Code. In addition, the Town Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

G30. After commencement of business operations, the applicant shall be responsible for daily removal of all windblown trash and debris and shall maintain the property in a clean condition.

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G31. A bicycle parking and locking rack, for a minimum of three (3) bicycles, shall be placed on site in close proximity to building access.

PLANNING CONDITIONS

P1. This approval does not include signage. The signage for the project shall be approved by the Planning Commission prior to issuance of any permits.

P2. Utilities shall be underground in conformance with Ordinance 233, or as amended by Town Council.

P3. All exterior lighting shall comply with Development Code chapter 8.70, Outdoor Lighting and shall be illustrated on all construction plans. The proposed project shall cause no light trespass at all property lines. Light trespass shall be defined as exceeding 0.3 foot candles at any property lines.

P4. Prior to the issuance of any permits the applicant/owner shall provide three (3) copies of a landscape and irrigation plan showing the size, type and location of all plant and irrigation systems. Said irrigation system shall incorporate a permanent automatic irrigation system, and all landscaping and irrigation systems shall be maintained in good condition at all times. All ground within proposed landscape planter areas shall be provided with approved ground cover. This shall include but not be limited to drought-tolerant plant materials or colored desert rock.

P5. Parking and on-site circulation requirements shall be provided and maintained as identified on the approved site plan. Areas reserved for access drive and/or fire lanes shall be clearly designated.

a. All paved parking stalls shall be clearly striped and permanently maintained with double or hairpin lines with the two lines being located an equal 9 inches on either side of the stall sidelines. All regular parking stalls be a minimum 9’ x 19’.

b. All marking to include parking spaces, directional designation, no parking designation and fire lane designations shall be clearly defined and said marking shall be maintained in good condition at all times. The Town Traffic Engineer shall approve all signage and markings for the circulation related signage.

c. All two-way drive aisles shall be at least 26 feet in width.

P6. Applicant shall construct a trash enclosure in compliance with Ordinance 42 of the Town’s Development Code.

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P7. All roof top mechanical equipment shall be screened from ground and street vistas. This information shall be included on the building plan submittal.

P8. The applicant shall provide adequately marked and identified pedestrian crossing from the western parking area through the drive thru land to building access points.

P9. Pursuant to Ordinance 156, Sign Regulations, wall signs are based upon one square foot of signage per one linear foot of lease space oriented towards a street, parking lot or alley. Freestanding signs are based upon one square foot of signage per five linear feet of property frontage.

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ENGINEERING CONDITIONS

E1. **Install asphalt concrete (AC) pavement, curb and gutter and sidewalk, along with any additional required AC pavement, along the project frontages on Newton Lane and Sun Mesa Drive per Town Standard Drawing No. 101. Driveways shall be constructed per Town Standard Drawing No. 213. Pavement shall be twenty-six feet (26') wide when measured from curb face. This will require paving six feet (6') on the other side of the street centerline. Pavement on Newton Lane shall extend to Buena Vista Avenue.**

E2. **Per Town Standard Drawing No. 213 commercial driveways shall be located 150 feet from the curb return.**

E3. **The site plan shall be revised to show the existing twenty foot (20') radius property line at the southeast corner of Newton Lane. and Sun Mesa Drive.**

E4. **The on-site retention basin shall be sized to retain the incremental difference between the existing conditions and the proposed conditions, plus an additional ten percent (10%). The on-site volume calculations shall be based upon the San Bernardino County Flood Control District hydrology manual, synthetic unit hydrograph method. The storm event used shall be the 100-year worst case storm.**

E5. **Due to the location of the proposed on-site retention basin an overflow outlet will be required. The outlet shall be designed, and the design included in the project grading plan, to ensure protection of the outlet and the retaining wall footing.**

E6. **There appears to be a thirty foot (30') error in the property line dimensions when scaled from the drawings submitted for review. This error must be corrected to the satisfaction of the Town Engineer. This may require a Record of Survey be recorded with the County Surveyor's office. A copy of the Record of Survey, if required, shall be submitted to the Town Engineer at the time of submittal to the County Surveyor's office.**

E7. **The applicant shall ensure that all construction related to the proposed retaining walls and basin overflow facilities occurs on the applicant's property. Proof of any temporary construction easements, if needed, shall be submitted to the Town at the time of grading permit application.**

E8. **Prior to issuance of building permits, the applicant shall cause to be formed Community Facilities District (CFD) for infrastructure improvements as required by the Town. The applicant shall initiate the CFD formation by submitting a landowner**

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petition and consent form and deposit necessary fees concurrent with the application for street and grading plan review and approval.

E9. During construction, the Contractor shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town staff to eliminate any site related dirt and debris within the roadways. During his business activities, the Applicant shall keep the public right-of-way adjacent to his property in a clean and sanitary condition.

E10. No staging of construction equipment or parking of worker's vehicles shall be allowed within the public right-of-way.

E11. Utility undergrounding shall be required for all new Service and Distribution lines that provide direct service to the property being developed; existing Service and Distribution lines that are located within the boundaries being developed; existing Service and Distribution lines between the street frontage property line and the centerline of the adjacent streets of the property being developed; existing Service and Distribution lines located along or within 10 feet of the lot lines of the property being developed; or existing Service and Distribution lines being relocated as a result of a project.

E12. Prior to the issuance of a Grading Permit for the site, a Grading Plan prepared by a registered professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town prior to any grading activity. The final Grading Plan shall be reviewed and approved by the Engineering Division prior to issuance of grading permits. The applicant/owner is responsible for all fees incurred by the Town. Prior to Certificate of Occupancy, the Engineer-of-Record shall survey and certify that the site grading was completed in substantial conformance with the approved Grading Plans.

E13. Prior to the issuance of Permits, the Applicant shall comply with the recommendations of a site-specific Geotechnical and Soils Report which shall be reviewed and subject to Town approval. The report shall include recommendations for any onsite and offsite grading, foundations, compaction, structures, drainage, and existence of fault zones. It shall include recommendations for retention basins, slope stability and erosion control.

E14. All recommended approved measures identified in the Soils Report shall be incorporated into the project design.

E15. Developer shall comply with NPDES requirements as applicable. The Applicant shall install devices on his property to keep erodible material, rocks, and gravel on the site. To eliminate any site related dirt and debris within the roadways, the Applicant shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town Staff.

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E16. The development of the property shall be in conformance with FEMA and the Town's Floodplain Management Ordinance requirements. Adequate provision shall be made to intercept and conduct the existing tributary drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed.

E17. No on-site or off-site work shall commence without obtaining the appropriate permits for the work involved from the Town. The approved permits shall be readily available on the job-site for inspection by the Town personnel.

E18. All grading activities shall minimize dust through compliance with AQMD Rule 403.

E19. Prior to issuance of a grading permit, a Fugitive Dust and Erosion Control Plan shall be submitted and approved by the Building Official.

E20. A Notice of Intent to comply with Statewide General Construction Stormwater Permit (Water Quality Order 99-08-DWQ as modified December 2, 2002) is required for the proposed development via the California Regional Water Quality Control Board (phone no. 760-346-7491). A copy of the executed letter issuing a Waste Discharge Identification number shall be provided to the Town prior to issuance of a grading permit.

E21. Prior to any work being performed in the public right-of-way, fees shall be paid and an encroachment permit shall be obtained from the Town. The Applicant shall apply for an encroachment permit from the Town for utility trenching, utility connection, or any other encroachment onto public right-of-way. The Applicant shall be responsible for the associated costs and arrangements with each public utility.

E22. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB 1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the Applicant/ Developer shall retain a qualified licensed land surveyor or civil Engineer to reset those monuments per Town Standards and file the necessary information with the County Surveyor's office as required by law (AB 1414).

E23. All improvement plans shall be designed by a Registered Civil Engineer.

E24. The Applicant shall restore any pavement cuts required for installation or extension of utilities for his project within the public right-of-way. In all cases where cuts are allowed, the Applicant is required to patch the cuts to Town standards and the approval of the Town Engineer. The patching shall include a grinding of the pavement to a width 4 feet

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beyond the edge of the trench on each side, or as determined by the Town Engineer, and replacement with a full-depth asphalt concrete recommended by the Soils Engineer.

E25. The Applicant shall construct the replacement of any identified damaged curb and gutter, sidewalk, drive approach, asphalt concrete pavement, meter boxes, and other infrastructure that may be required by the Town Engineer or another Agency.

E26. The Applicant shall install all water and sewer systems required to serve the project. The location of the proposed septic system(s) shall be shown on the project grading plan(s).

E27. The Developer and his Contractor(s) shall observe the construction of this project to make certain that no damage or potential for damage occurs to adjacent roadway, existing improvements, adjacent property and other infrastructure. The Developer shall be responsible for the repair of any damage occurring to offsite infrastructure and/or property damage as determined by the Town Engineer. The Developer shall repair any such damage prior to certificate of occupancy. If the damage is such that it is not repairable within a reasonable amount of time as determined by the Town Engineer, the Developer may petition the Town Engineer for additional conditions that may allow him the time, amount of surety and other requirements to repair the damage.

E28. The Developer and his Contractor(s) shall be responsible for all improvements that he has constructed within the public right-of-way as required by the conditions of approval. The improvements shall be constructed to the standards and requirements as determined and approved by the Town Engineer. Any improvements not considered to be to the required standards shall be replaced by the Developer. The Developer shall be required to maintain and repair those improvements prior to and after acceptance by the Town Council for the length of time required by the applicable conditions, standards and ordinances.

E29. The developer shall reimburse the Town for the Town's costs incurred in monitoring the developer's compliance with the Conditions of Approval including, but not limited to, inspections and review of developer's operations and activities for compliance with all applicable dust and noise operations. This condition of approval is supplemental and in addition to normal building permit and public improvement permits that may be required pursuant to the Yucca Valley Municipal Code.

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BUILDING AND SAFETY CONDITIONS

B1. All construction plans must comply with the most current adopted California Building Codes. Including the 2025 California Wildland Urban Interface Code.

B2. All buildings require sprinklers compliant with the 2025 California Fire Code.

B3. All common areas and designated areas are required to comply with Ch. 11B of the 2025 California Building Code.

B4. All solar and electrical storage means are to comply with the 2025 California Energy Code, 2025 California Green Code and 2025 California Electrical Code.

B5. A pre-construction meeting is to be established and completed after issuance of grading and building permits.

B6. Applicant/developer shall provide plans and obtain the required permits that comply with applicable provisions of the 2025 California Building, Plumbing, Electrical, and Mechanical Codes, the 2025 California Green Building Standards Code, and Title 24 Energy Code, Part 6.

B7. All Plans to be stamped and wet signed by California Licensed Engineer or Architect.

B8. Provide all required ADA access plan (Parking, path of travel, building access, restroom, ADA workspace, etc.) per 2025 CBC.

B9. Obtain San Bernardino County Fire approval for building and site improvements.

B10. Obtain will serve letter from Hi-Desert Water.

B11. Prior to final certificate of occupancy, as required by California State Health and Safety Code Section 19850, the applicant shall provide 1 copy of the stamped approved plans and revisions on CD in PDF format to the Town of Yucca Valley Building and Safety Division to serve as the official file copy of the approved building plans.

B12. Submit 3 complete sets of plans and provide 1 electronic copy of all plans and all calculations at the initial plan review submittal.

I HEREBY CERTIFY THAT THE APPROVED CONDITIONS OF APPROVAL WILL BE SATISFIED PRIOR TO OR AT THE TIMEFRAMES SPECIFIED AS SHOWN ABOVE. I UNDERSTAND THAT FAILURE TO SATISFY ANY ONE OF THESE CONDITIONS WILL PROHIBIT THE ISSUANCE OF ANY PERMIT OR ANY FINAL MAP APPROVAL.

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Applicant's Signature _____ Date _____

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RESOLUTION NO. PC 26-02

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF YUCCA VALLEY APPROVING EA 18-23 AND SPR 07-23 (PROJECT), FOR WHICH AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION WAS PREPARED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, prior to the adoption of this Resolution, the Town of Yucca Valley prepared an Initial Study and adopted a Mitigated Negative Declaration for the EA 18-23 and Site Plan Review SPR 07-23 (Project) in accordance with the requirements of the California Environmental Quality Act of 1970, as amended ("CEQA"), and state guidelines implementing CEQA; and

WHEREAS, the Project analyzed under the Initial Study/Mitigated Negative Declaration consisted of the construction and development of an approximate 89,700 square foot multi-structure self-storage facility that is 9'6" in height, located on approximately 4.34-acre property, with parking, landscaping, and drainage improvements. The project is located at 4815 Newton Lane and is also identified as APN: 0597-111-67; and

WHEREAS, the Initial Study/Mitigated Negative Declaration concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce the significant effects to a less-than-significant level; and

WHEREAS, in connection with the approval of a project involving the preparation of an initial study/mitigated negative declaration that identifies one or more significant environmental effects, CEQA requires the decision-making body of the lead agency to incorporate feasible mitigation measures that would reduce those significant environment effects to a less-than-significant level; and

WHEREAS, whenever a lead agency approves a project requiring the implementation of measures to mitigate or avoid significant effects on the environment, CEQA also requires a lead agency to adopt a Mitigation Monitoring and Reporting Program to ensure compliance with the mitigation measures during project implementation; and

WHEREAS, the Town of Yucca Valley is the lead agency on the Project, and the Planning Commission is the decision-making body for the proposed Project; and

WHEREAS, the Planning Commission has reviewed and considered the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project and intends to take actions on the Project in compliance with CEQA and state guidelines implementing CEQA; and

WHEREAS, the Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Project are, by this reference, incorporated into this Resolution as if fully set forth herein; and

WHEREAS, the Project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Department of Fish and Game Code.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF YUCCA VALLEY AS FOLLOWS:

THAT THE PLANNING COMMISSION does hereby make the following findings: (1) it has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project, (2) the Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA and consistent with state and local guidelines implementing CEQA, and (3) the Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the Town as lead agency for the Project.

THAT THE PLANNING COMMISSION does hereby approve construction of the Project (Planning File No. EA 18-23 and SPR 07-23) and adopt the Mitigation Monitoring and Reporting Program prepared for the Project. The Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are: (1) on file in the Community Development Department Office, located at 58928 Business Center Drive, Yucca Valley, CA, 92284 (2) and area available for inspection by any interested person.

ADOPTED this 24th day of March, 2026.

_____
Mathew Thomas, Chairperson

ATTEST:

_____
Janet Yochmowitz, Secretary

Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Evan Willoughby, Assistant Planner, Jared Jerome, Associate Planner

Date: March 18, 2026

Meeting Date: March 24, 2026

Subject: Design Review (EC) 02-26 @ 7021 Airway Avenue

Recommendation:
That the Planning Commission approves the proposed fence material, Split Rail Wood Post Fence - Illustration #49 of the Commercial Design Guidelines and proposed corral gate, for Design Review (EC) 02-26 at 7021 Airway Avenue, based upon the Commercial Design Guidelines and the information contained within the staff report and recommended conditions of approval.

Prior Review:
The Planning Commission has not reviewed this issue previously for Commercial Zoning Districts.

Discussion:
The Town received a request from the property owner of 7021 Airway Ave, a 1.42 acre property, zoned C-G (General Commercial), developed along the south portion of the property with a church and on-site parking lot, located 300' NE of the intersection of Airway Avenue and Twentynine Palms Highway, to install a corral gate and a barbed wire fence, wire mesh, or split rail wood post fence along property lines to deter vehicle access across the vacant, NE portion of the property, not to exceed 4' in height.

The Town's Development Code, Chapter 9.09 Commercial Districts, Section 9.09.030 Development Standards, Note #1 states that *all projects shall comply with the commercial design guidelines*. The Town's Development Code, Chapter 9.09 Commercial Districts, Section 9.09.040 Projections and Encroachments into Required Setback Areas, Table 2-17 Projections Into Yards and Courts identifies the following standard for fence height.

Facilities	***Front And Street Side Yards***	***Interior Side Yards***	***Rear Yard***
Fences, screening, safety guardrails, walls, and	*4' maximum*	*10'*	*10'*

	dense hedges along property lines	*height*	*maximum height*	*maximum height*

The Town's Commercial Design Guidelines provide the following guidance on the design of walls and fences.

Walls and fences are important components of urban design which perform numerous functions. Not only do they help delineate the boundaries of outdoor spaces, but they also provide effective noise buffering and visual screening effects, as well as enhanced security. Walls and fences can serve as wind barriers to protect landscaping treatments, and can create and enhance a sense of privacy.

The following is just a few examples that can be used to compliment a commercial project:



Illustration #45



Illustration #46



Illustration #47



Illustration #48



Illustration #49



Illustration #50



Illustration #51



Illustration #52



Illustration #53

1. Wall and fence materials shall consist of wood, stone or masonry construction. Ceramic tile and wrought iron should also be encouraged.

2. Wall and fence colors shall consist of desert tones, such as brown, tan, beige and sand. Other colors may be used if they are part of an approved architectural theme and color scheme. Colors shall complement the nearest buildings and structures.

3. Walls and fences should serve as unifying design elements along public streets and pedestrian corridors. They should be consistent in material, design and height in such locations.

Based on the direction provided by the Commercial Design Guidelines, it is staff's understanding that all fencing of a commercial property should be consistent with the Commercial Design Guidelines, including fencing intended to secure the property or deter trespass. Alternatives proposed by the applicant are barbed wire, wire mesh, split rail wood fencing or similar wood post & rail systems similar to Illustration #49 in the Commercial Design Guidelines, pictured below.



Barbed Wire - Alternative #1



Wire Mesh - Alternative #2



Illustration #49

Split Rail Wood Post Fence - Alternative #3



Corral Gate

The applicant has provided a rendering of the proposed fence and gate, pictured below.



Fence and Gate Rendering

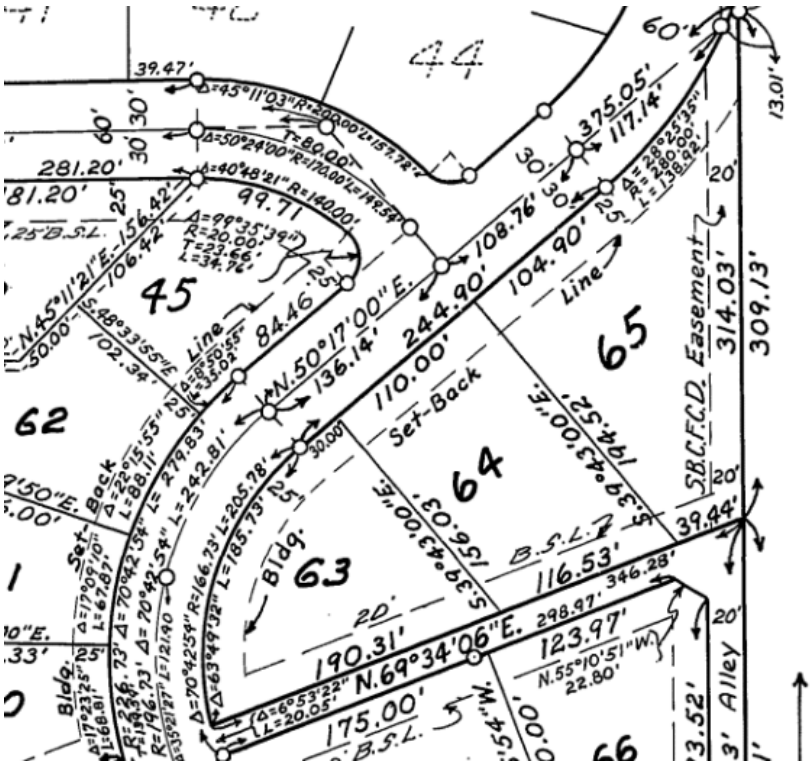
The property and surroundings are pictured below.







The underlying Tract Map No. 4856 for the property illustrates that the property is encumbered by an easement for the San Bernardino County Flood Control District, measuring 20' in width along the east property line, pictured below.



It is staff's recommendation that the proposed fence material, Split Rail Wood Post Fence — Illustration #49 of the Commercial Design Guidelines—and proposed corral gate be approved with the following condition:

1. Fencing may not project into the recorded San Bernardino County Flood Control District Easement.

Alternatives

Fiscal Impact:
None.

Attachments
1. EC 02-26 @ 7021 Airway Ave - Eric Linnert - Application

Exterior Color Change and Commercial Design Review Application

Date Received 1.21.2026
By AY
Case # EC 02-26

General Information

APPLICANT Eric Linnert Phone 760-262-4240

Mailing Address 6938 Airway Avenue Email elinnert@gmail.com

City Yucca Valley State CA Zip 92284

REPRESENTATIVE _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

PROPERTY OWNER _____ Phone _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

Project Information

Business Name _____

Business Address 7021 Airway Avenue, Yucca Valley, CA 92284

Assessor Parcel Number 0595202070000

Name of Color of Building Siding _____

Name of Color of Building Trim _____

Design Description Perimeter fencing around undeveloped area of the property. Proposed fencing to be 4 feet tall using metal t-posts every 10 feet with 2 rowed barbed wire every 20 inches high. An access gate to be on the southeast corner of this area using railroad ties as posts and corral gates. (please see attached site sketch)

Applicant Signature _____

Property Owner Signature _____

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

7021 Airway Avenue - Fencing Site Sketch



- 8ft Railroad ties (buried 4ft)
- 2 rowed barbed wire every 20" high
- 6ft t-posts (buried 2ft deep) at every 10ft span
- 2 - 12ft corral gates







Illustration #49


PRIVATE
PROPERTY
NO
TRESPASSING
PRIVATE
PROPERTY
NO
TRESPASSING



Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Evan Willoughby, Assistant Planner, Jared Jerome, Associate Planner

Date: March 17, 2026

Meeting Date: March 24, 2026

Subject: Development Code Interpretation (DCI) 01-26 — Architectural Compatibility of Cargo/Shipping Containers in Residential Zoning Districts

Recommendation:
That the Planning Commission reviews Chapter 9.07 Residential and Hillside Reserve Districts, Section 9.07.060(C) and adopts Resolution No. PC 26-03, attached to this staff report.

Prior Review:
The Planning Commission previously reviewed and approved, (Vote 5-0), an application for Expansion of Nonconforming Use or Structure (ENC) 001-23, at their meeting of August 22, 2023, for a cargo/shipping container at 7357 Apache Trail. Meeting minutes of the Planning Commission's prior review are attached to this staff report.

The Planning Commission reviewed this item at their meeting of February 27, 2026, and requested additional information from staff, including examples of policies regulating storage/shipping containers from other communities and other shipping containers that have been permitted in Town, which have been attached to this updated staff report.

Discussion:
Staff requests Planning Commission confirmation of how Section 9.07.060 applies to cargo/shipping containers located on residential properties containing less than 2.5 acres. The Development Code establishes standards that must be satisfied before a cargo/shipping container may be approved as an accessory structure.

The plans submitted on December 18, 2025, to permit the proposed cargo/shipping container at 7357 Apache Trail, were given a Planning Correction on December 22, 2025, to illustrate how the proposed container will comply with Chapter 9.07.060(C) of the Town of Yucca Valley Development Code.

The plans were resubmitted on January 14, 2026, with one additional note, but do not illustrate

an architectural treatment to not appear as a shipping container.

The applicant proposes to paint the color of the cargo/shipping container to match the metal roofline and a custom metal fence at the front of the property. However, the use of paint by itself may not comply with the standards of Section 9.07.060(C). Additional treatments may be necessary to ensure compliance with Section 9.07.060(C).

The Planning Commission may provide direction on acceptable architectural treatments, including but not limited to siding, roofing, or screening to implement these requirements.

Staff research of other jurisdictions identified that where storage/cargo containers are allowed as permanent residential accessory structures, architectural treatment and/or screening are required. The codes below cite a variety of approaches to ensuring compatibility with the primary residence or surroundings, including but not limited to the following:

- Wood siding
- Stucco siding
- Masonry siding
- Decorative siding / exterior cladding
- Full exterior “skin” or enclosure
- Stick-built enclosure with eaves
- Pitched roof addition
- Matching paint / compatible color schemes
- Matching trim details
- Matching roofing style
- Landscaping (screening)
- Opaque fencing (screening)

The **Town of Apple Valley** regulates architectural compatibility of storage containers in residential districts as follows, based on Town of Apple Valley Development Code, Chapter 9.29 Specific Use Regulations for Residential Districts, Section 9.29.020 Accessory Uses and Structures (E):

Architectural Compatibility*. Accessory structures larger than one hundred twenty (120) square feet in area or taller than eight (8) feet in height shall meet the architectural compatibility with*

primary structure requirements for residential districts found in Chapter 9.31, Residential Design Standards of this Code.

1. Accessory structures larger than one-hundred, twenty (120) square feet in area or taller than eight (8) feet in height and located in front of the back line of the house shall be constructed of materials and colors which are similar to the primary building on the site. Structures built on site, or structures assembled from modular or similar units on site, or structures assembled off site and moved on site as one unit may not use metal exteriors except as described below and as described in Section 9.29.022. Structures built, assembled or fabricated, off site having metal exteriors, such as metal containers, cargo containers, freight and similar containers, modified trailers, modified rail-road cars, butler buildings, and the like, are expressly prohibited, unless said container and roofline/structure is covered or skinned with siding materials (i.e. wood, stucco, or masonry) similar to the primary residence and the design is compatible with the primary residence. All applicable building permits for alteration of prefabricated structure shall be required.

The **City of Twentynine Palms** regulates architectural compatibility of storage containers in residential districts as follows, per City of Twentynine Palms Development Code, Chapter 19.70 Accessory Uses and Structures, Section 19.70.060 Allowed Uses and Development Standards-Residential:

C. Seagoing cargo containers and similar storage facilities may be permitted as permanent storage facilities on a lot containing a residence subject to the following conditions. A maximum of two cargo containers are permitted on any residentially zoned property.

1. Approval of a Cargo Container Review Permit where it is demonstrated that the requested container(s) is to be located within the rear one-half of the lot and shall be screened from view of any public rights-of-ways or adjacent residential properties by residential structures, landforms or physical features of the lot, landscaping or opaque fencing of up to eight feet in height, with any visible remaining exterior portion of the container(s) painted in a manner compatible with the principal residence on-site.
2. Screening shall be waived if the container(s) is/are completely encased within an on-site, stick-built skin and eaves, which are architecturally consistent with the primary residence on-site and are in compliance with the required setbacks for the zoning district.
3. Containers shall be maintained in reasonable aesthetic condition at all times, as determined by the Community Development Director; shall not exceed 50 percent of the floor area of the primary residence on-site, inclusive of all accessory structures; shall not be stacked one atop another; and shall not be used for habitation of persons or animals.

The **City of Escondido** regulates architectural compatibility of storage containers in residential districts as follows, per Chapter 33 Zoning Code, Article 36 Cargo Container Restrictions, Section 33-722 Authorized residential use and 33-727 Standards:

A cargo container may be allowed in the RA and RE zones only for storage uses if it meets all of the following requirements:
(a) A parcel within the RE and RA zone must be a minimum of one acre in size. Only one cargo

container is allowed for the first one acre and one additional cargo container per every additional five acres.
(b) A legal primary use exists on the property.
(c) The cargo container meets all applicable use, development standards and maintenance regulations in the Escondido Municipal and Zoning Codes.
(d) The cargo container is appropriately screened from public view by fencing, landscaping, terrain, buildings, exterior architectural enhancements to the container (i.e., decorative siding, pitched roof, etc.) or some combination of these methods.
(e) Cargo containers must meet setback requirements for primary structures, but shall not be allowed closer than 10 feet to any property boundary. A container also must maintain a separation of 10 feet from the primary structure and other accessory structures, except for other authorized cargo containers.

(a) It is unlawful for any property owner, tenant or other responsible party to use, allow or maintain a cargo container in violation of any standard provided in this section.
(b) Cargo containers shall not be stored in a manner that impedes access to public rights-of-way, public utility or drainage easements or adjacent structures and buildings. The cargo container(s) shall not block, obstruct, or reduce in any manner any required exits, windows, vent shafts, parking spaces, and/or access driveways.
(c) Cargo containers may be used for storage only and shall not be used for human habitation or for commercial business purposes.
(d) Cargo containers shall not be used to store hazardous materials in violation of any local, state or federal requirements.
(e) Cargo containers may not occupy any required off-street parking spaces, loading/unloading areas, or fire lanes. Parking spaces may be used for temporary storage in commercial zones to support seasonal events provided the amount of spaces is not more than 20% of the required parking spaces for the sponsoring business or 5% of the overall spaces within a commercial center containing multiple tenants.
(f) No signage shall be allowed on any permanent cargo container.
(g) Cargo containers shall not be stacked on top of each other or on another structure.
(h) Containers shall be prohibited from having windows, heating and cooling, plumbing, or multiple entrances. Cargo containers may include passive systems to provide appropriate ventilation. Utility services shall not be provided to the container.
(i) All cargo containers shall be operated in a safe manner, and be structurally sound, stable and in good repair. The container shall not contain any holes, peeling paint, rust, damage or structural modifications.
(j) Cargo container(s) used for long-term storage shall not be visible from the portion of any public or private road that abuts the lot or property. Acceptable screening features for a cargo container include landscaping, fencing, terrain, existing structures, exterior architectural enhancements, or a combination of these features.
(k) Cargo container(s) used for temporary storage in commercial zones may not be placed within any designated landscape or storm water facility.
(l) Cargo container(s) shall be painted a nonreflective neutral color that is compatible with the primary structure or to blend in with the surrounding environment.

The **City of Murrieta** regulates architectural compatibility of storage containers in residential

districts as follows, per City of Murrieta Development Code, Chapter 16.44 Standards for Specific Land Uses, Section 16.44.150 Residential Accessory Uses and Structures (K):

Cargo Containers As An Accessory Structure. The purpose of this section is to allow cargo containers to be placed on private property in a permanent manner that is safe and secure, will not create adverse impacts to either the property on which they are located or to the immediate residential neighborhood and will not become a nuisance to the community.
1. Permanent use.
a. It shall be limited to one (1) cargo container for parcels between one (1) and two (2) acres. One (1) additional container may be proposed for parcels greater than two (2) acres.
b. The permanent placement of a cargo container shall be limited to the Rural Residential (RR) and Estate Residential 1 (ER-1) zones that are greater than one (1) acre or more.
c. The approval shall be specific to a location and shall not be transferable to other locations or property.
d. It shall meet all requirements as set forth in the California Building and Fire Code(s).
e. It shall be limited to a “storage occupancy” as categorized under the California Building and Fire Code(s).
f. It shall be accessory to the primary use of the property for the storage of nonflammable, noncombustible, nonhazardous materials and supplies.
g. The cargo container shall be modified in such a manner to match the main residential structure in terms of exterior colors, trim, and roofing style. On larger parcels, over two (2) acres or more, the modifications shall be limited to the paint color of the exterior in terms of matching the main residential structure.
h. Structure setbacks shall be provided as noted in Table 16.44.150-1.
i. It shall comply with and height and lot coverage thresholds as defined within Rural Residential (RR) and the Estate Residential 1 (ER-1) zones.
j. Landscape screening methods shall be provided on-site for the portions of the container visible from the public right-of-way to the satisfaction of the Development Services Director or their designee.
k. Existing cargo containers at existing residential properties can remain in place 18 months from the effective date of Ordinance

Photo examples of architectural treatments for storage containers as permanent residential accessory structures are provided below from the City of Murrieta.





Photos of a storage container permitted as a permanent residential accessory structure to a multifamily residence within the Town are depicted below.


03/04/2026


03/04/2026

Alternatives

Provide alternate direction to staff regarding interpretation and/or implementation of the relevant Town of Yucca Valley Development Code section.

Fiscal Impact:

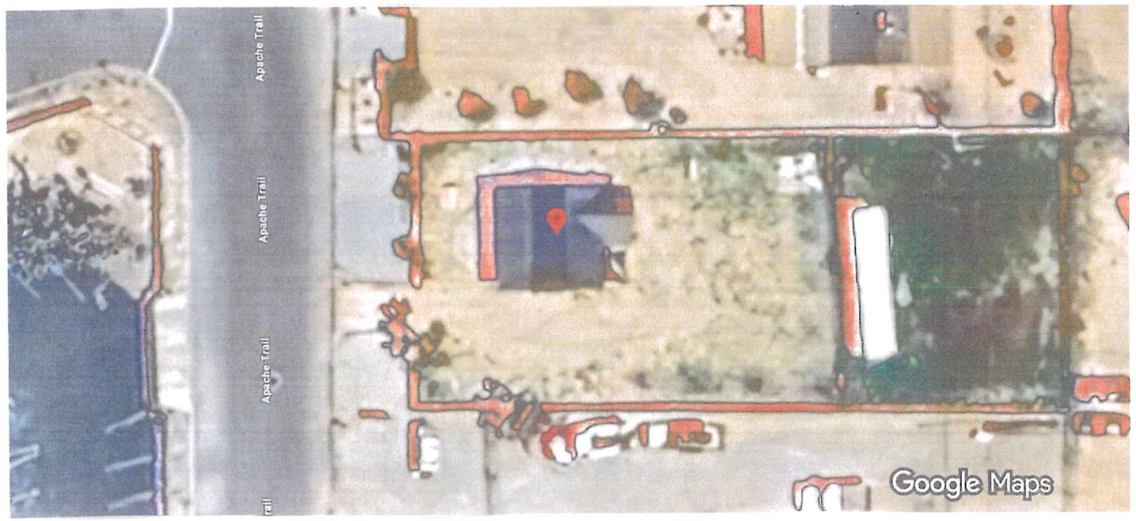
None.

Attachments

1. 7357 Apache Trail - Submittal #1 - 12-18-2025
2. 7357 Apache Trail - Planning Corrections #1 - 12-22-26
3. 7357 Apache Trail - Submittal #2 - 1-14-2026
4. 08_22_2023 PC Minutes
5. TOYV Development Code - Chapter 9.07
6. TOYV Development Code - Chapter 9.03
7. Resolution PC 26-03

7357

Apache trl Y.V

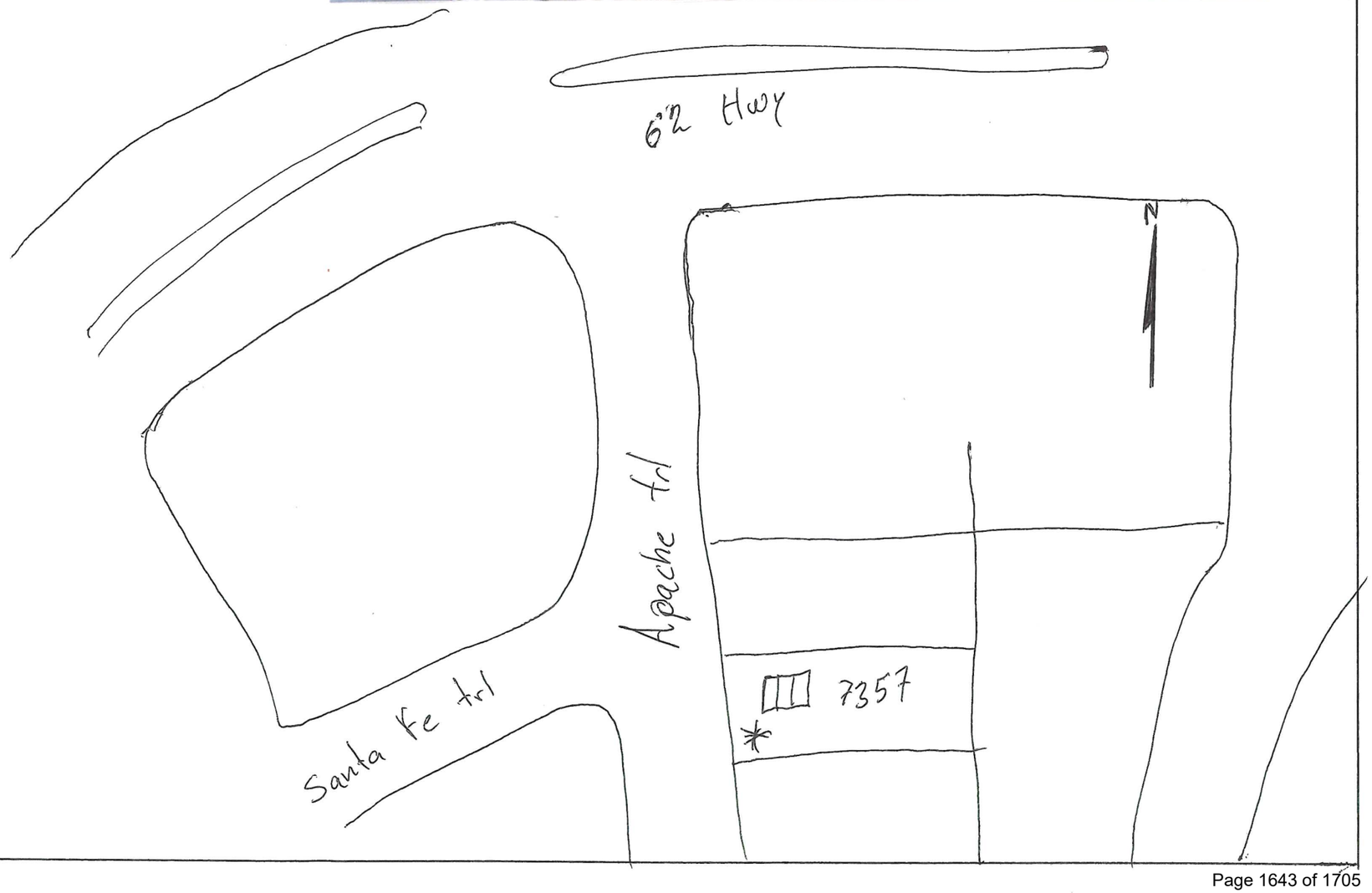


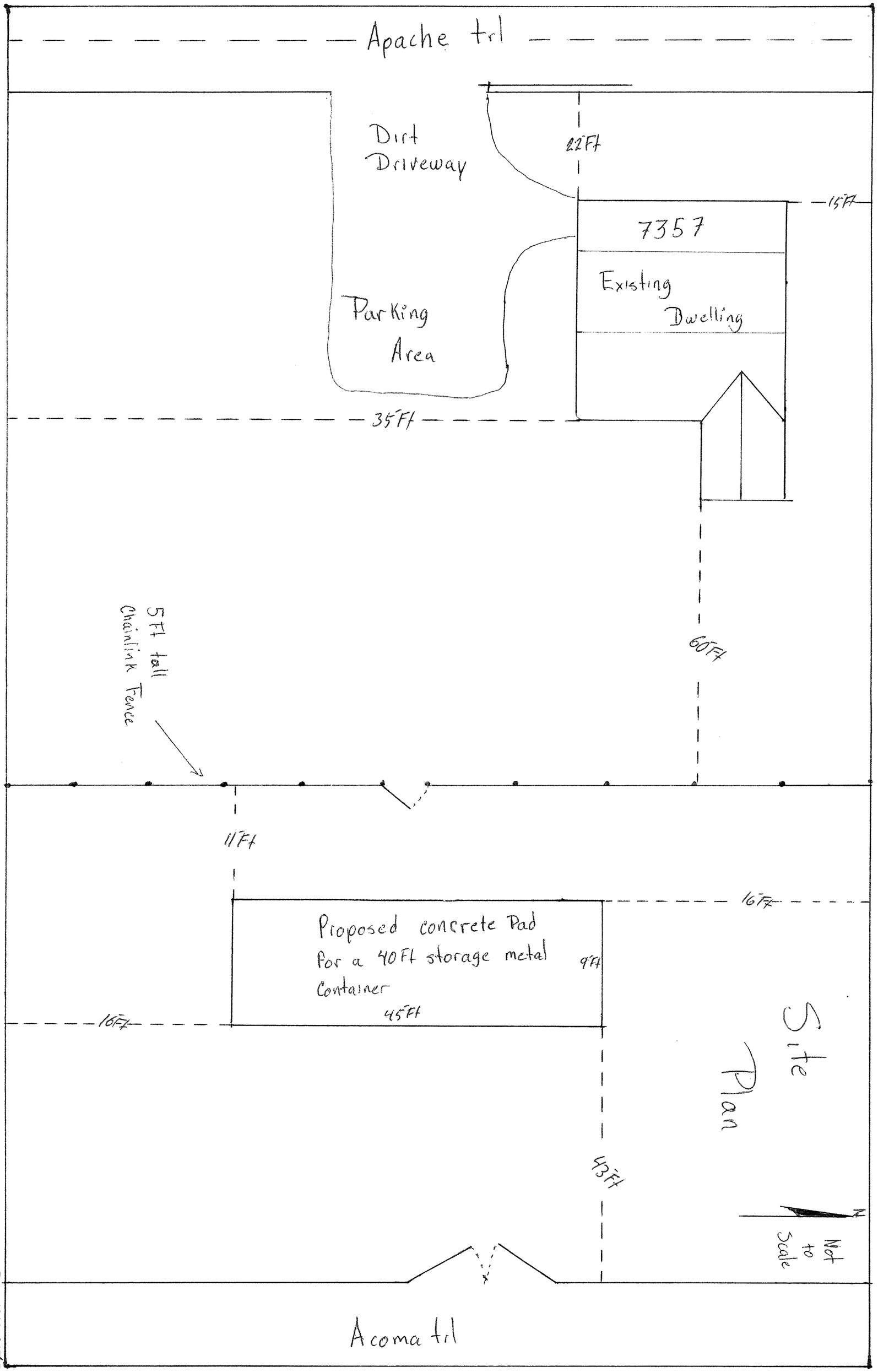


7357 Apache Trail
Building

Directions Save Nearby Send to phone Share

7357 Apache Trail, Yucca Valley, CA 92284




Apache trl
Dirt Driveway
22Ft
15Ft
7357
Existing Dwelling
Parking Area
35Ft
5Ft tall Chainlink Fence
60Ft
11Ft
16Ft
Proposed concrete Pad For a 40Ft storage metal Container
45Ft
9Ft
16Ft
43Ft
Site Plan
N
Not to Scale
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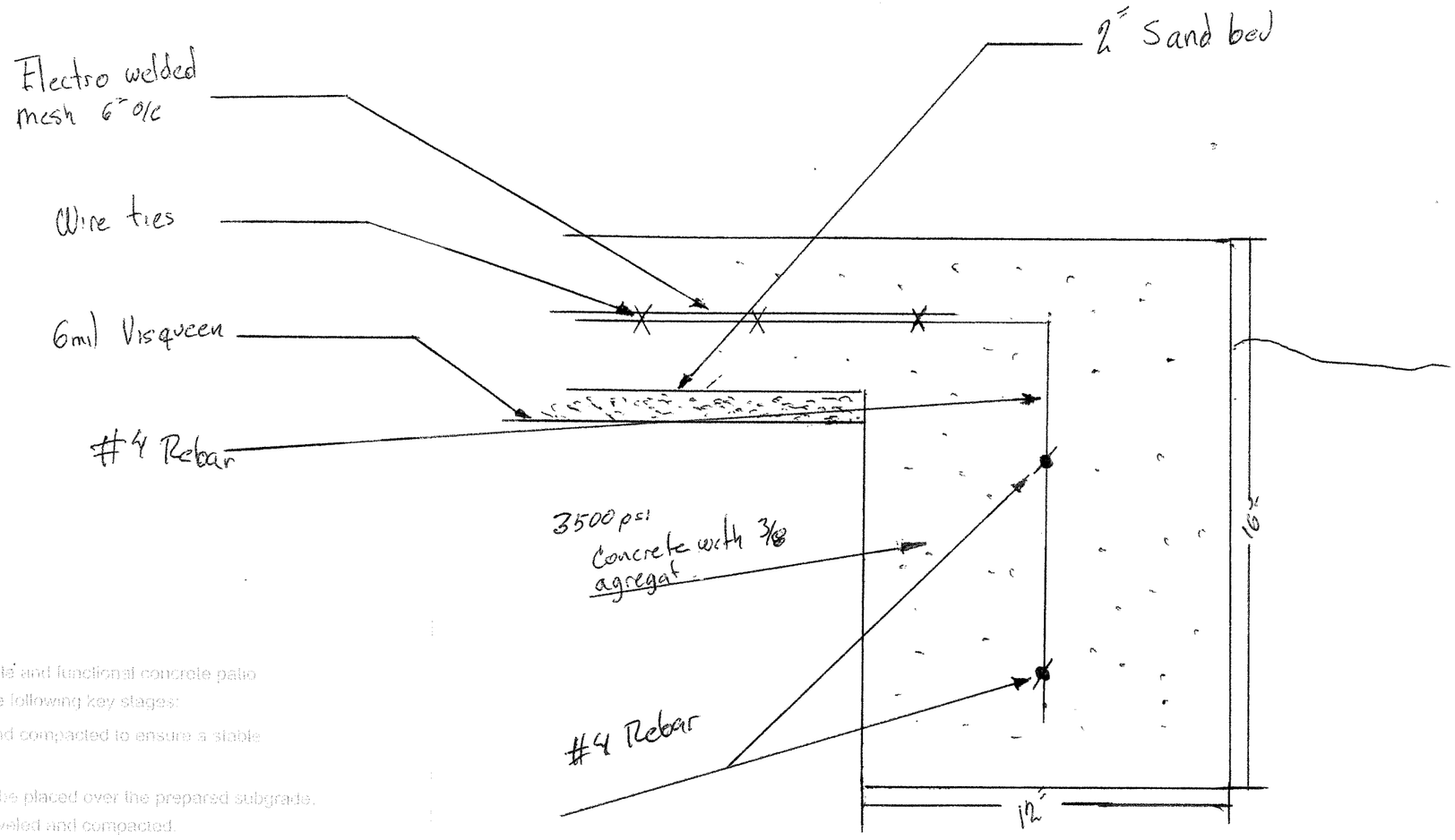
Not to Scale

Foundation



Scope of Work: Concrete Patio Installation

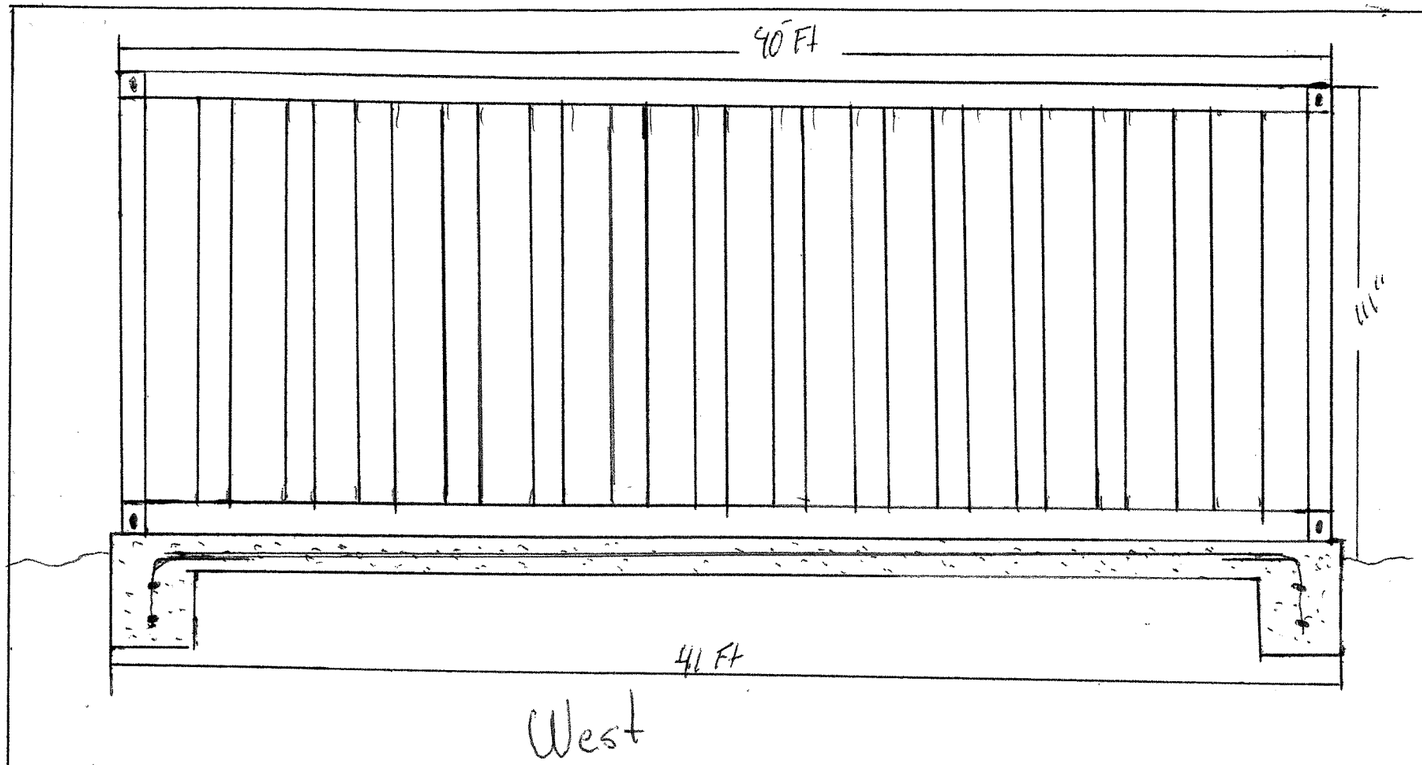
This scope of work details the comprehensive process for constructing a durable and functional concrete patio measuring 9 feet by 41 feet. The project shall include, but not be limited to, the following key stages:

1. **Site Preparation:** The designated patio area will be cleared, leveled, and compacted to ensure a stable foundation.
2. **Moisture Barrier and Sand Bed:** A 6 millimeter moisture barrier will be placed over the prepared subgrade, followed by a 1 and a half inch layer of sand, which will be properly leveled and compacted.
3. **Formwork and Rebar Installation:** Sturdy formwork will be erected to define the patio perimeter, and a steel rebar grid will be placed within the forms. Rebar will be installed around the footings at 12 inches by 16 inches on center to provide additional structural integrity.
4. **Concrete Pouring and Finishing:** A standard 3500 PSI concrete mix will be poured into the forms, spread evenly, and finished to the desired specifications, with the pad thickness at 3 and a half inches.
5. **Curing and Cleanup:** The concrete will be cured to achieve optimal strength and durability. Upon completion, all formwork will be removed, and the site will be cleared of debris.

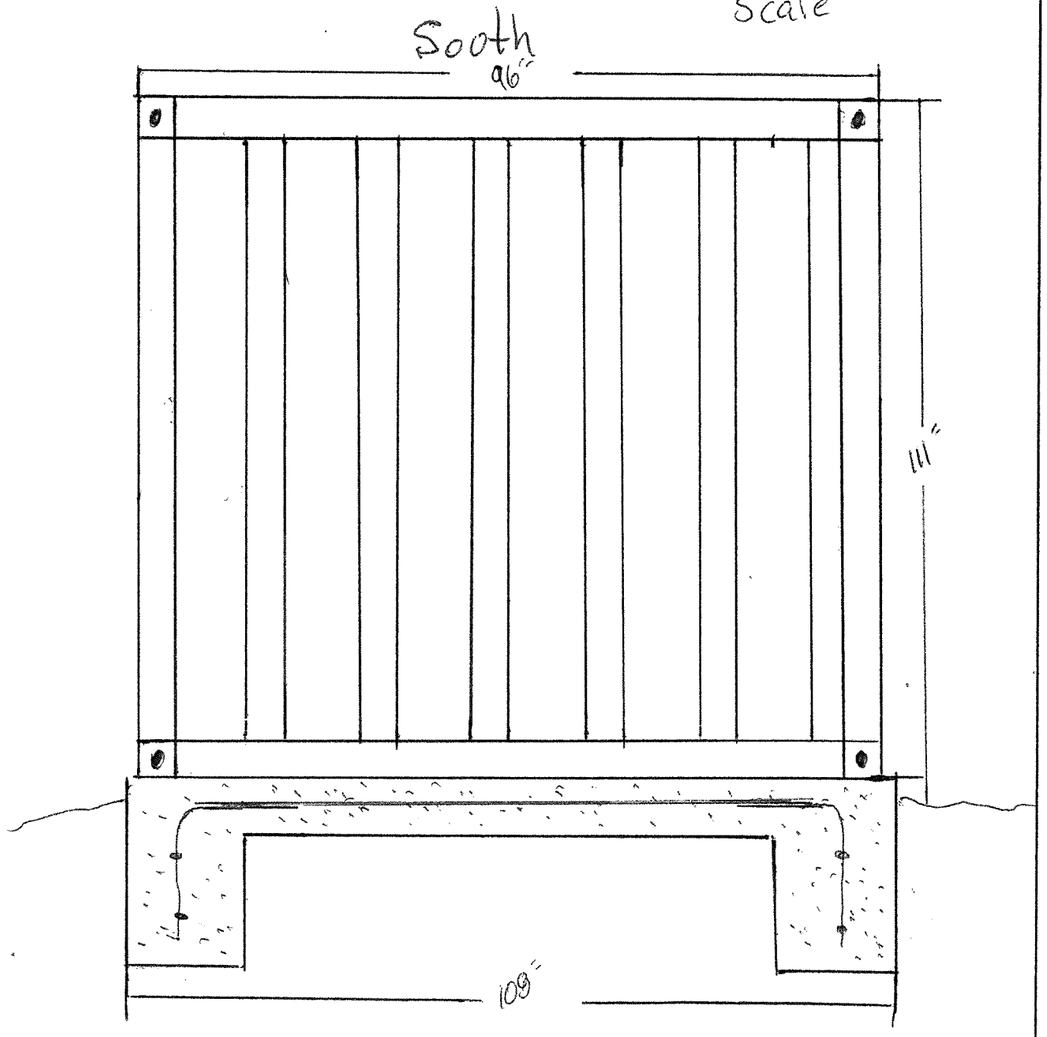
This scope of work ensures a high-quality concrete patio installation that meets industry standards and specifications.

Elevations

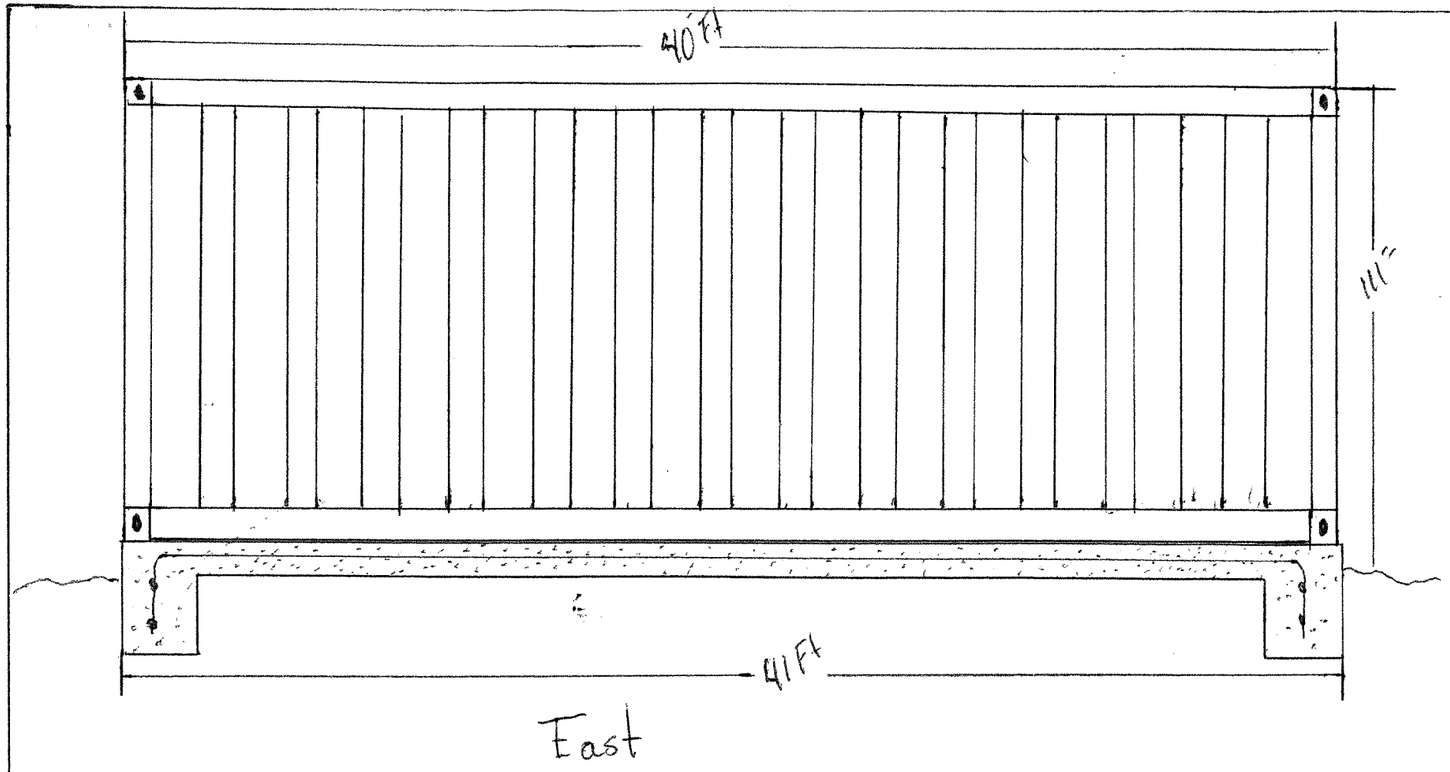
Not to Scale



West



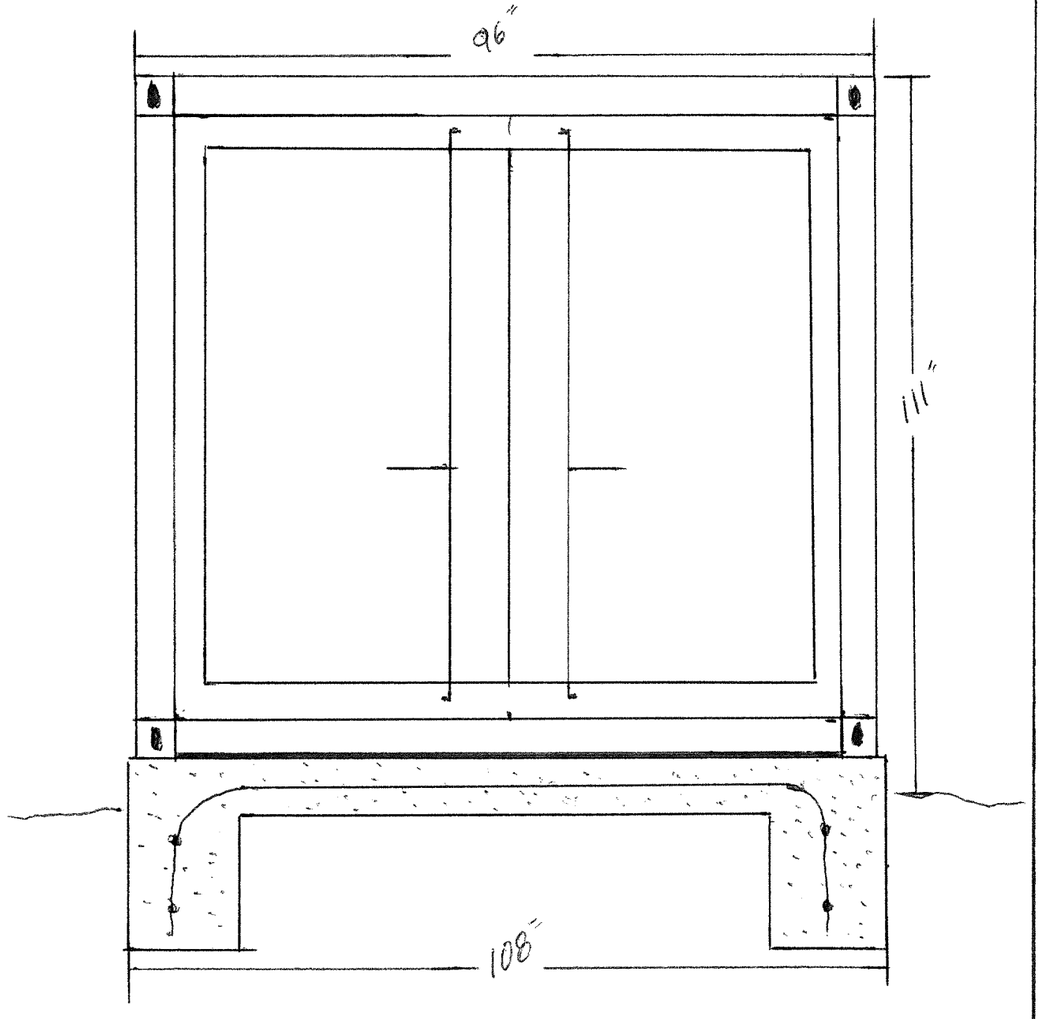
Elevations



East

Not to Scale

North



Planning Corrections

Date: 12-22-25

Project: CARGO CONTAINER

Address: 7357 APACHE TRAIL

Reviewer: E.Willoughby (ewilloughby@yucca-valley.org)

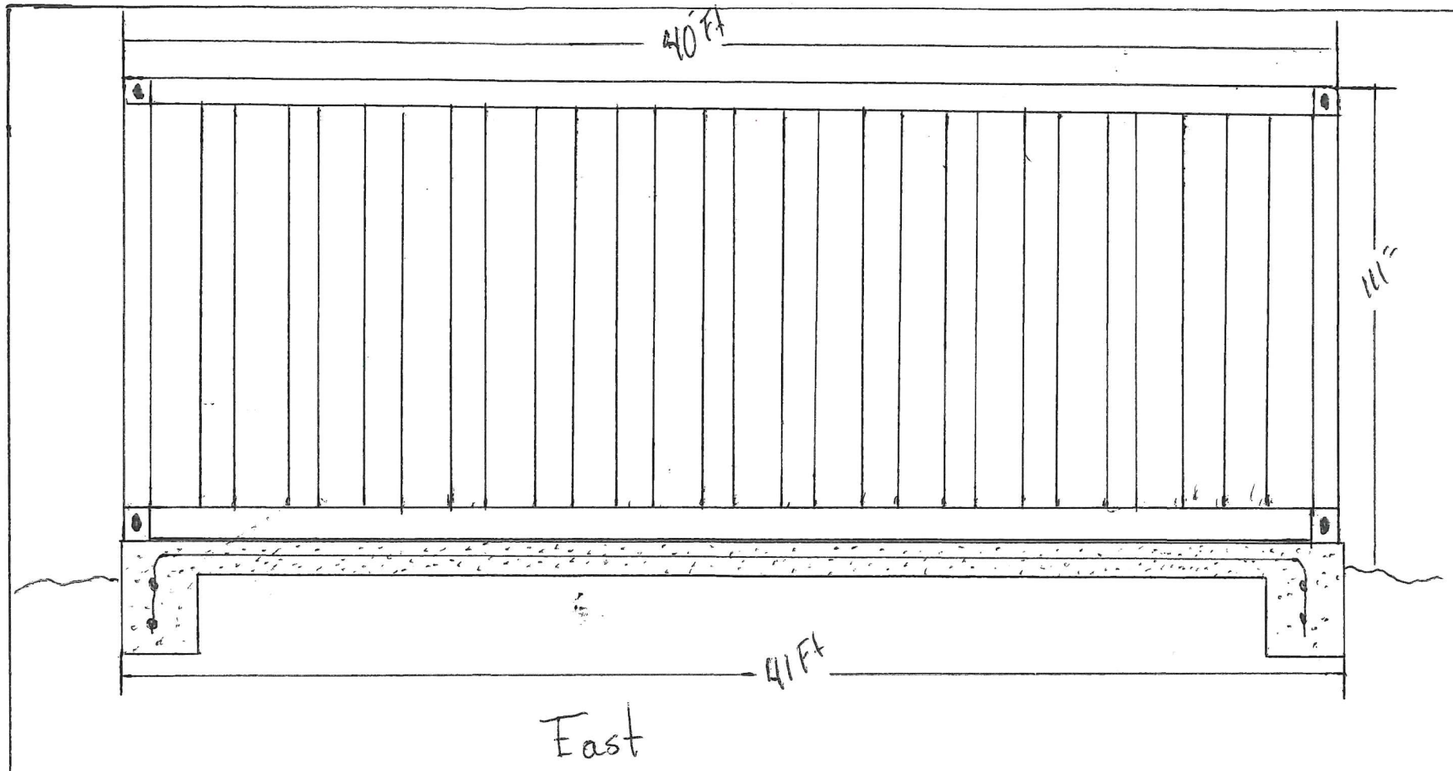
Planning corrections are as follows:

1. Please revise elevations to illustrate how the proposed container will comply with chapter 9.07.060(C) of the Town's Development Code, architecturally designed and constructed so that the structure is compatible with the primary structure and is not distinguishable as a cargo/shipping container.

Thank you!

Community Development – Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284
760.369.6579 extension 317 or 328

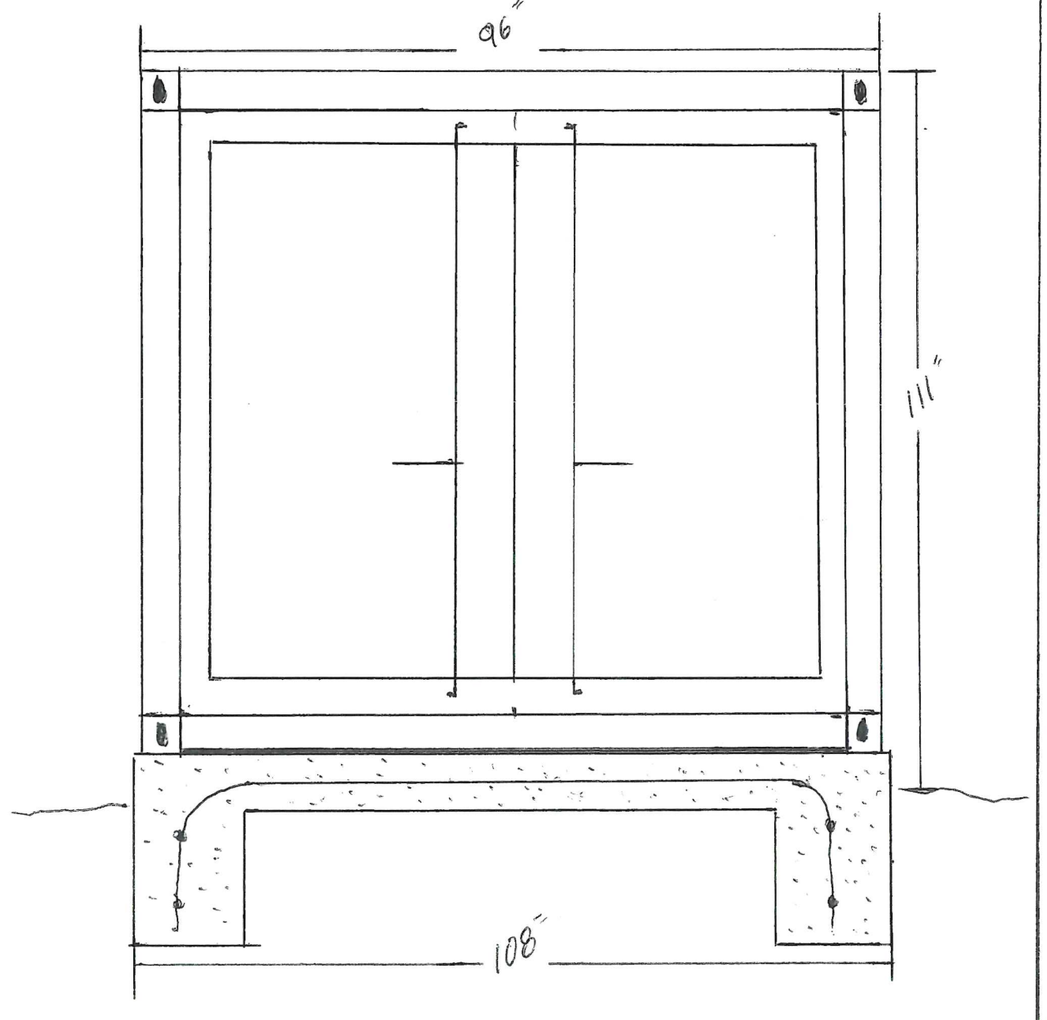
Elevations



East

Not to Scale

North



* Complying with Yucca Valley developmet code 9.07.060(C) the container is painted the same color to match metal roof line and Custom metal Fence in Front of the property

NWOT

Commissioner Noonan asked you referenced the new Las Casitas near town hall. Is that saying that's going to be Las Casitas again?

Associate Planner Jerome said, sorry I misspoke. Las Palmas is moving into the former Las Casitas building at the corner of Dumosa and the highway. Las Palmas is moving in there, they purchased the property.

Commissioner Noonan asked if we have any language from any other nearby townships or cities about how they handle the statues and branding of mascots, perhaps Big Bear or something like that?

Deputy Town Manager commented that will be part of the staff's presentation to the commission at your meeting on September 19th.

MOTION:
That the Planning Commission receives and files the report.

RESULT:	**RECEIVED AND FILED [UNANIMOUS]**
MOVER:	J Clint Stoker, Chair
SECONDER:	Mathew Thomas, Commissioner
AYES:	Henderson, Noonan, Thomas, Vasconcelos, Stoker

19. **Expansion of Non-Conforming Use or Structure, ENC 01-23 7357 Apache Trail, Yucca Valley CA. APN: 0586-304-07: Installation of one (1) 40' long shipping container located in the backyard of the subject property.**
Chair Stoker made a motion to move Item 19 from staff reports and comments to department reports. Commissioner Henderson second.

Associate Planner Jerome said all right. So, the recommendation is that the Planning Commission reviews ENC01-23, a request to install one 40-foot long shipping container in the backyard of the existing nonconforming residence located at 7357 Apache Trail, and also that the Planning Commission finds that the proposed project is exempt from CEQA pursuant to Section 15303, new construction or conversion of small structures, because the proposed project is less than 2,500 square feet in floor area and does not involve the use of significant amounts of hazardous substances where all necessary public services and facilities are available in the surrounding areas are not environmentally sensitive. A PowerPoint presentation was presented showing site photos of the location and as follows. So, in April, the town received an application for a short-term vacation rental license for the property located at 7357 Apache Trail. In May 9th, the town notified the applicant that we didn't have a building permit on file for the shipping container in the backyard and that the applicant would need to obtain a building permit for that structure. And then on July 26th, 2023, the town received an expansion of nonconforming use or structure application. And just a quick note, the reason it's considered nonconforming is single-family residences are not a permitted use

in old town commercial or residential. And it's a single-family house, for context. So, this is a guidance from the old town specific plan for nonconforming uses. There's a request that gets made to the department director. And if that request is requesting the floor area that expands the use by more than 25%, then it can be forwarded to the Planning Commission for your review. The house is approximately 579 square feet. The shipping container is approximately 320 square feet. So that would exceed that 25% limit for a nonconforming approval without Planning Commission review. So, this is an aerial image. You can see this must have been when they first installed the container. As you'll see in photos, it looks like it's been painted to match the color of the house. But the yellow container on the east side of the property is the structure seeking planning approval. This is the site plan that the applicant provided. You see the container there on the east, on the other side of what seems like a fence. This is their elevations. And I would expect for the building permit-- after planning approval, certainly a building permit that this is likely going to be updated with a little bit more detail. So, here's a photo from the front. This is an older photograph. They've since kind of spruced up the front of the property a bit, but you can see in this photo that the container has been painted to match the house. This is a photo taken about a week ago. So, this is from the east side of the property, a vacant property that's being used for parking. So, it shows the approximate location. The one thing to note that I saw when I was out there is the container that is requesting the permit is this gray one in the back. The applicant has indicated that the brick red colored container located in the foreground of this photo is temporary, and he plans to relocate it. And we would ask that it's relocated prior to any sort of building signoffs for this request. So, I believe the applicant intends to move it soon. So that completes our presentation. And just to reiterate, the recommendation is that the Planning Commission reviews ENC01-23, a request to install one 40-foot long shipping container in the backyard in an existing nonconforming residence located at 7357 Apache Trail and that the Planning Commission finds that the proposed project is exempt from CEQA pursuant to Section 15303, new construction or conversion of small structures, because it's less than 2,500 square feet and does not involve hazardous substances and all public services and facilities are available in the surrounding areas, not environmentally sensitive. And with that, we can answer questions after public comment. I believe the applicant is hopefully online. Perfect.

Chair Stoker opened public comment and with no one wishing to make a comment he moved onto the applicant online.

Applicant Paul Chakalian said hi, can everyone hear me. Great. Thanks for the presentation there. It was mostly thorough. I do have a couple of comments. I'd like to point out that the timeline on it was the first or second slide that sort of started with our application for the short-term vacation rental, I would argue that that's not the most accurate or pertinent context for this use. I think the timeline actually starts a couple of years prior when that property burned down. And then we purchased it, did a structural engineering assessment, and got it permitted to rebuild as a single-family residence. The reason that I think that's the important timeline to think about is because the container, when it was yellow, in that satellite image that you saw was placed on the property before the final building and safety approval for that reconstruction project, which you can actually tell very clearly from that presentation. So, in the photo of the satellite

view, you saw the yellow container, and then a little later, we saw the front view of the property where the house was clearly unfinished, and that container had been painted gray. And so, when the residence was signed off, final building and safety approval fully permitted, ready to occupy, that gray container was there in location. And so, it has been quite burdensome and surprising, and unexpected to have to now deal with all this extra bureaucracy for a container that was there during all of the construction, that was there when the property was signed off as finished, complete, and certified to occupy. So, I just want to provide that context because I think it's important. The other thing that I'd like to mention is the old town commercial, residential overlay, I have not read the details. It sounds like the residential portion of that phrasing is maybe intended to be multi-family. That is what it is. It's hard to imagine a more fitting use for a hybrid mixed-use area between the highway residential, commercial than something like a shipping container as a garage. It's hard to imagine a better place in town for that type of application. And I think it's also important to note that our immediate neighbor is a plumber who has Caterpillar tractors, bulldozers, huge mounds of sand. I mean, honestly, it's an industrial use or a light industrial use. So, it just does not seem to in any way impact the existing character of the neighborhood. It seems very, very fitting. So those are my two most important comments. My final comment is in regards to the second container and if we need-- well, really, it's one big question, which is, I recently found out, about a week ago, on a call with the planning department that we're going to need not only this meeting, but if the Planning Commission today, if you choose to approve this nonconforming expansion, that we will still need building and safety permits for a metal box. So, I'd like to just request that that be waived. We've waited over a year to-- well over a year to get this property occupied. We were trying to do something helpful by purchasing a burned-down, dilapidated building and restoring it, making it really nice with the metal roof and high quality materials and really pretty. And I think we took something that could have been blighted and vacant and ugly for years, which happens all over town, and made it nice. And we've been trying to check all our boxes and do everything appropriately, but it's just dragging on. And we really need to get this property generating some sort of income because it hasn't for many years. And so, needing to get elevations drawn by a hired architect or engineer is just totally unnecessary and an egregious burden, honestly, for a prefabricated metal container.

Chair Stoker said we may have other questions for you. We'll move it back to the commission.

Commissioner Thomas asked is the container just for storage?

Associate Planner Jared said Yeah. The applicant indicated that's for household storage, yard tools, things of that nature.

Deputy Town Manager Stueckle commented, I would address that question to the applicant.

Commissioner Thomas said, okay I'm sorry.

Applicant Chakalian said, yes. That's correct. Yeah. Household storage, types of things you'd find in a garage.

Deputy Town Manager Stueckle added, and maybe the Commission would want to ask, why such a large container for a small home? And what's actually being stored? Is it storing items related to that property or off-site of the property? That would be a legitimate question, I believe, before the Commission.

Commissioner Thomas asked, I guess, that's a good question. My other question would be, why would it matter though? I mean, here's my question. So, looks like he's got the property in front of him, he's got it fenced off. So, if he rented the property in the front, people wouldn't be accessing the container in the back. So, he's using the other part of his property to store additional items. Is that what we're looking at? And the second question I had is, are we approving this? It's just saying we're reviewing it. I don't understand what we're doing here. So, we're just reviewing it or we're approving it? Or it's up for approval? Okay.

Deputy Town Manager Stueckle commented that typically, when the Commission is acting on any land use item, you want to know what's occurring on the site. And so, if it's being used for storage, it's storage for what? And so, I think the applicants indicated, at least from staff's interpretation, it's being used to store materials that are not used on this site. And that is a legitimate land use question. Okay?

Commissioner Thomas said, all right. So, I may come back and ask another question based.

Commissioner Noonan said I'm going to pass and maybe my question will be resolved with one of the other questions.

Commissioner Henderson said Jared, two questions. One is, as I was reading through the staff report, so my understanding is that one container has to be removed, and then the other container has to be affixed to a concrete pad. So that has to be poured as well, correct?

Associate Planner Jerome said, it is required to be on a permanent foundation that's approved by the building department.

Commissioner Henderson said, okay. And is there any other steps in here that I'm missing besides those two?

Associate Planner Jerome said, there is also a requirement that the shipping container is architecturally compatible with the single-family residence.

Commissioner Henderson said, walk me through what that might look like.

Associate Planner Jerome said, for shipping containers, most commonly, some people

add siding to the side of the shipping container, they'll paint it to match the house, things that are fairly minor improvements.

Deputy Town Manager Stueckle asked Jared, what's the size of the property?

Associate Planner Jerome said, I mean, from what I recall, it was between a quarter and half acre, but I don't remember exactly the size.

Deputy Town Manager Stueckle commented, so why is this an issue? So, your codes, as approved by the Planning Commission, the town council do not allow a storage container to just be dropped on a single-family residential parcel of smaller than two and a half acres. That's prohibited by code and has been for a number of years. In order for someone or a single-family residentially zone property to have a storage container on a property less than two and a half acres, it's on a permanent foundation, and it's architecturally treated so it does not have the appearance of a cargo container. To be exempt from those requirements, your parcel must be larger than two and a half-- two and a half acres or larger. So, this is a single-family home. It's in a different zone. But a single-family home is a nonconforming use. And that's why staff has brought the recommendation before you, so that we're applying the same standards, in this particular case, for a single-family home, following the codes that every other single-family homeowner has to abide by. So therefore, the recommendation that's before you.

Chair Stoker said, gotcha. Question, just to go out and turn, I'm sorry, but had this been a commercial property and utilizing the commercial side of things and not been.

Deputy Town Manager Stueckle commented, it would be an expansion of use that would have to come before this commission for architectural review, landscaping plans, full parking lot paving, ADA access, etc., if this was commercially zoned.

Chair Stoker said, gotcha. Or mixed-use or whatever. Fair. So even if this process seems large, it's smaller than it could have been had it been a commercially zone property?

Deputy Town Manager Stueckle commented, absolutely.

Commissioner Henderson said, yeah. Question for-- thank you. If this was another single-family resident zoned area, would we have a concern about what the contents would be stored in there would be? I know you kind of posed that question to the Commission maybe for the applicants, but would we-- Would we be concerned about that for our regular single-family residence zoned area?

Deputy Town Manager Stueckle commented, the typical application that we receive is for owner-occupied. In this particular case, it's not owner-occupied. The application is ultimately going to be for the short-term vacation rental. And therefore, the difference, and therefore, the question.

Commissioner Henderson said, okay, I see. I may come back.

Commissioner Vasconcelos said, so, I guess, my main concern on this is that what I've seen other people attempt to do with short-term vacation rentals is to convert these containers into a living space to be utilized and be rented out, additionally, or be utilized maybe even under the radar that people could rent this room out and have more people at these locations. In this particular area, I have never seen a large shipping container like this utilized in a backyard with the lot sizes that are there. Have there been any exceptions in the past that we've allowed this to happen, where we were to permit a shipping container to go in here like the way the applicant wants without having all these requirements being met with the foundation, with architectural, with all these other standards that we have? Is there any record of any of that?

Associate Planner Jerome said, as Shane mentioned, it would only be if it's two and a half acres or larger, they wouldn't have those requirements. So, it would be the same for any other building requests for a container. The difference for this one just being that it's nonconforming, which is why it's in front of the Commission.

Commissioner Vasconcelos said, I have a question for the applicant. I have a question for the applicant. So, do you have any intent on modifying the appearance of the shipping container in any way structurally, like cutting out windows or putting in doors or anything of that other than the existing doors that are on this container?

Applicant Chakalian said, Hi. Yeah. No. I can confidently and emphatically tell you that this is for storage. There's zero interest whatsoever in having anybody in there, whether permitted or not permitted or over or under the radar. It's very intentionally separated on the property with a chain link fence, with a locked gate so that people who are renting the short-term vacation rental, hopefully, one day, won't even really need to interact with it or get near it for liability and just all sorts of reasons. It's good to separate things where you can. So, no, it won't be modified. We spent a considerable amount of money to paint it really high-quality paint, good roof, epoxy. I felt like I was doing my due diligence to have it not be an eyesore and fit in the neighborhood and the property. I also just want to provide a little additional context because I recognize that this wouldn't be obvious. But just so Planning Commission is aware, I didn't buy this container and drop it on that lot thoughtlessly or willy-nilly. I did call the planning department probably 2020 and ask, I said, "I'm interested in buying a shipping container, putting it on my property." And I believe I talked to Jared, it could have been somebody else in planning. And they asked me where, and I told them the address. And they said, "Yeah. That should be fine." So not only was the container not mentioned when we got final building and safety approval for the home, even though it was right there in broad daylight, I also was under the impression that it was totally fine as it was. And so, it was truly quite a surprise when this whole process has gotten kicked off. So just to be clear, we weren't trying to get away with something. We thought that it was totally acceptable how it was.

Commissioner Noonan said, all right, sorry. Shane, maybe you can answer this. So, I'm

looking at this property, and it's curious to me how there's a shopping center and then it looks like a residence and then it looks like this particular property and then right next to it is what looks to be a commercial plumbing company. Is this all residential zoning here? And if so, how does the plumbing company operate?

Associate Planner Jerome said, so the zoning's old town commercial, residential. In a nutshell, it allows low-impact commercial uses, kind of transitionally used as residential and multi-family residential and live, work, but does not allow single-family.

Commissioner Noonan said, but this is a single-family residence--

Associate Planner Jerome said, this residence predates that zoning designation.

Commissioner Thomas said, okay. So that's a question that I have then. So, the residents predated the zoning, but then when it burned down, permits were issued to rebuild it?

Associate Planner Jerome said, yeah. You can rebuild a nonconforming structure as long as it fits a certain criteria.

Chair Stoker said, Mr. Chakalian, I had a couple of questions for you. The first being, I don't see any gates coming into this area from the residence. Is that correct?

Applicant Chakalian said, there is one pedestrian chain link gate, single hinge, single kind of doorway.

Chair Stoker said, but in your comments afterwards, you said you did not intend for any of your guests to use that space.

Applicant Chakalian said, oh, that's correct. That's for use of-- there's a lock on it. That's for use of me or property managers because there are things stored in there that are-- rakes and shovels and things. But that way, guests won't climb on top or get into any trouble, that kind of thing.

Chair Stoker said, okay. And there wouldn't be anything stored here from another business that would make it to where this would need to have a separate type of a license or something?

Applicant Chakalian said, no.

Chair Stoker said, okay. And then so what's the deal with the second container?

Applicant Chakalian said, the second container was brought in before this process got kicked off. So, as I mentioned, in 2020, I called planning and they said that it'd be fine to have a container there. And then we got the house all situated. And then shortly before our short-term vacation rental permit got kicked back to us for this problem, I had an opportunity to get this other container and thought I would put it there. And didn't

actually have a specific use for it yet, but I thought this could be a useful thing to hold on to. It was kind of a deal sort of situation. And again, at that time, I was under the impression that this was completely okay to have. The other container had been there for two years. The house got permitted with it there. This is great.

Chair Stoker said, and you've mentioned that many times. And I think you're probably a smart guy, so I know you can't really equate a building permit to the permit for the container, correct?

Applicant Chakalian said, no, I absolutely can. The entire property was empty, leveled, burned down. We got permits to rebuild the home. Every week for like a year or 16 months, inspectors came and nitpicked every single nail everywhere that was in the house getting rebuilt. And you're telling me that if they saw a 40-foot container taking up a fifth or a fourth of the property and that shouldn't have been there, that it's not reasonable for me to expect they would have said something? I think it is incredibly reasonable for me to expect they would have said something.

Chair Stoker said, I can tell you from my own experience that they don't actually.

Applicant Chakalian said, well, that shouldn't be that way.

Chair Stoker said, again, what you feel is reasonable, it's not necessarily accurate. A lot of times for many people, they use storage containers during the course of construction just for storage. And they're there for the course of construction, and after construction is over, those things move on to the next resting place.

Applicant Chakalian said, regardless, that still doesn't explain why I was told by the planning department over the phone that it was okay to have the container there.

Chair Stoker said, well, again, being permittable and okay to just toss it on a property are two different things.

Applicant Chakalian said, but that's ridiculous. If a citizen calls into the planning department and says, "I would like to do this thing. Is that allowed?" and the person at the other end of the phone, the civil servant, says, "Yeah. That should be fine."
Chair Stoker said, right. So when you call—

Applicant Chakalian said, but what they mean is—

Chair Stoker said, let me cut you off for a second, sir. You're on mute right now. When you call the planning department to say, "I want to build a house on a lot," it doesn't mean I just get to show up there and just start building a house. There's a process by which you go through to be able to build that house, even if it's allowed. When you call planning, you're talking about a loud use. And I think that's what our entire job is here as a commission is to discuss the code and apply the use of a property. When somebody says you can use the property in a certain way, it does not give you the ability to do it

without going through the process from which to be able to do it. And now you're in the middle of that process. And that process is there, and you're going through that process. For Jared, so if we approve the container that's there, I don't have a problem personally with being a color change complementary to the house being an applicable thing for architectural relevance based on the fact that the current elevation, when I stopped by the house today, utilizes a lot of corrugated metal, standing seam metal on the roof. So, the metallic element and the industrial, if I want to say it that way, element, it's part of what's going on in the property. So, I don't see an issue with having it painted the right color. I have an issue with the second container just showing up. Because I think in theory, you were thinking if one is good, two is better. And I don't think that's necessarily our thought process, because we do have a process. Does anyone else have any kind of comments about it?

Commissioner Vasconcelos said, I do have another comment. You went to the point exactly what I was thinking about with the container being there while active construction. That's a very common use of shipping containers. Everyone stores their materials in it. They lock it up so there's no theft. So, I could easily see someone going and inspecting this and not realizing that this is part of the permanent building and that it was there temporarily to house the materials and whatever it is while they're rebuilding a house.

Chair Stoker said, right. And that's what gets me. And I understand Mr. Chakalian's comments, but those comments, it's really pointing the finger at our inspectors. And that's not really what they're looking for. They're looking at the house, they're looking at the plans for what is permitted and what they're there to look at. Quite often, on many projects that I've worked on, you see things that are existing, but maybe not conforming or nonpermitted even on the backside of a property, but I'm working on this little section. And they're looking at that section really with blinders on just to try to get my permit process approved.

Deputy Town Manager Stueckle commented, just as a sidebar note, it's really interesting the different perspectives we hear from residents. On the other hand, we were involved in a code enforcement case for about three years on an individual who was livid with the town because we actually saw something nonpermitted on the site when we were there to inspect a solar system, and we found a nonpermitted garage. And we spent three years essentially in a litigation case with the individual. So sometimes the public agency never gets to win, and the public agency is always the bad guy.

Commissioner Thomas said, I just wanted to be clear on one thing. I just wanted to know this because I see them all over town. There's shipping containers on private property all over town. And so, you're saying that that is not permitted regardless, wherever it is, other than an industrial commercial property?

Associate Planner Jerome said, no, you can get permits for—

Commissioner Thomas said, I mean, if they're unpermitted. I mean, they need to have a permit to drop it on a piece of property in town. Is that right?

Deputy Town Manager Stueckle commented, so If staff comes across a cargo container in a residential zone, they will check to see what is the parcel size. Is it two and a half acres or not? And historically, did it ever have a permit. If there's not, it's a code enforcement case. So those in residential zones. The ones that you see in commercial zones, none of those are permitted. Those are all a violation of the municipal code. Those are expansion of a commercial use, which requires either a land use compliance review, a site plan review, or a conditional use permit. None of those have approvals.

Commissioner Thomas said, okay. And that goes all the way to industrial zoning as well, right?

Deputy Town Manager Stueckle said, yes, sir. That's correct.

Commissioner Thomas said, perfect. I just wanted to get this zoning thing.

Commissioner Noonan said, actually, while you're on that, I want to ask that because it's very informative as well. So, is there such a thing as a temporary storage permit, whether it be commercial or residential, if this was in the act of construction or you're rebuilding and you need to put furniture and materials in it?

Deputy Town Manager Stueckle commented, staff will have to answer that question. I believe what the code says is only during construction. We do understand there are some places that have very busy seasons and then when the busy season is over, they don't have those inventory struggles. So, we know that occurs. But in terms of what the code says, it is only for construction, I believe.

Associate Planner Jerome said, yeah. Evan is looking up the code, but yeah. So temporary use permit for something like a shipping container if you're storing construction materials can be issued as a temporary use. So, we have a temporary use permit for active construction.

Commissioner Noonan said, I mean, I use them for construction, but they're definitely known as temporary. So, a reasonable thinker would look at a container and think it's there for construction only.

Associate Planner Jerome said, yeah. As Commissioner Vasconcelos noted, it's a very common situation.

Chair Stoker asked Commissioner Vasconcelos if he had any comment. Commissioner Vasconcelos responded no.

Commissioner Henderson said, yeah. Just to finish up, Jared, on the architectural siding for this, did staff approved that, or does that have to come back to the Commission?

Associate Planner Jerome said, typically, the building inspector verifies in the field.

Commissioner Henderson said, okay. And I'm clear what has to happen for the applicant at this point. Have you received any pushback from him, or are we just reviewing and voting on this?

Associate Planner Jerome asked, could you clarify on the pushback?

Commissioner Henderson asked, have you received any pushback from the applicant? Do we need to make it clear from the staff report exactly what needs to happen here?

Associate Planner Jerome said, I believe staff is clear. I'm not positive on the applicant's understanding.

Deputy Town Manager Stueckle commented, so I think under the applicant's testimony this evening, he made a formal request that the Commission waive the building and safety permitting requirement process. I don't believe the Commission has that authority, number one. Number two, that would make this being treated differently than anybody else in the same circumstance. And you may address that question back to the applicant if you so choose, but that's what staff heard as part of the applicant's testimony this evening.

Commissioner Thomas said, just a question. But that's not what we would be voting on tonight.

Deputy Town Manager Stueckle response, no, that is not the staff recommendation that's before you this evening. That's correct.

Commissioner Vasconcelos said, I did have one more thing. I remembered. So, I mean, I can completely understand the frustration of having a phone conversation with somebody and asking them a question about if this is permitted or allowed or whatever it may be and maybe not really knowing a process and getting an answer and then coming back, finding out that there's a whole other process. And there's nothing more frustrating than that, believe me. When you have that happen, you lose your mind. I mean, at least I do. But at the same time, I think, be able to ask the appropriate questions. Maybe go to the town, ask them certain things rather than a phone call conversation to confirm that, yeah, you can do this. And give the full detail of a plan for what you want for the use of that rather than just saying, "Can I put this on here?" which I think would have been maybe a better way of going about it.

Chair Stoker said, I think maybe we maybe bring the applicant back on for one minute just to make sure he understands the process moving forward for himself. Mr. Chakalian, so you understand that with the approval tonight, one, we would, in essence, be approving one shipping container in the back. And you would still need to go through the building permit process and the inspection process for that container.

Applicant Chakalian said, yeah. I'm hearing what you're saying. I need to respond to the

commissioner's comment, that I couldn't go talk to somebody in person because it was COVID.

Chair Stoker said understood. And I recognize—

Applicant Chakalian said no. I want to be clear.

Chair Stoker said, you got muted again, sorry. So, I mean, we're trying to ask specific comments. We had your time to deviate and let us know what was going on, but we have some specific questions that we just wanted to make sure of, if that's okay. Okay. So, I just want to verify that you do understand—

Applicant Chakalian said, I mean, this is not okay. I'm a public citizen. I'm a resident. I pay my taxes. And you're muting me when I'm trying to speak to my elected representatives, which is really ironic because at the same time, you're telling me I should have done a better job communicating with the people that you're muting me from talking to. So, no, this is not acceptable behavior at all. And, no, I don't-- I mean, so tonight was the first time I found out we might have to pour a concrete foundation. How is it proper, reasonable, or right that this is the juncture at which I'm told I might have to spend $40,000 on a concrete foundation. Isn't that something I probably should have been told a long, long time ago? So, nothing about this process has been—

Chair Stoker said hold for one second. Jared.

Associate Planner Jerome said, we did have a conversation prior to the staff report. And I believe the staff report also notes that it is required to be on permanent foundation, but we did discuss that it would have to be built to the California Building Code. And if no prescribed code applies to it, then it would need to be engineered in that case.

Applicant Chakalian said, nobody knows what those word means. I have a literal PhD. I have a doctorate in environmental science. I've been doing my absolute best. How do you think other residents in Yucca Valley navigate these processes?

Chair Stoker said, I don't have a PhD, and I can handle it, so.

Applicant Chakalian said, well, I didn't go to school for civil engineering. And when he says it has to be engineered, I do not know that that means that I need to pour a concrete foundation because I am not a civil servant in the planning department. And so, I mean, there is a systemic structural failure in the way that you guys are administering your planning department and your building and safety. And it's no one individuals failing or fault or problem, but it isn't right. And it isn't reasonable that it should be this difficult for somebody with an education, with means, who's intelligent, who's literate, who is trying to go through the process and has been trying to go through the process for years—

Chair Stoker said, which is what I'm asking you, if you understand the process moving

forward?

Applicant Chakalian said, what I'm hearing now is that the process moving forward is that there is absolutely no way the second container can stay and that we'll need to get a full building and safety permit cycle, process with architectural drawings and engineering. And what I can tell you right now is it can't happen. I don't have the money. I can't afford it. That's impossible. So what I could do is I could burn the house back down and let homeless people live there and it'll be dilapidated and full of rats and it'll be hideous, or we can try and find a productive path forward that makes our collective town better and nicer.

Chair Stoker said, well, I think there's other options that are maybe less extreme than that. I would say the one option you have is not to have any containers there and make this entire process, to this point, moot. And then you'd have an existing single-family residence on a nonconforming lot that you could short-term rent. Would that be a correct statement, Jared?

Associate Planner Jerome said, yes.

Chair Stoker said, so if there's no containers there, then it's no longer an issue. Having a container there does make it an issue. It's a process I've been through on prior occasions on different projects to satisfy the requirement to have it bolted down to a permanent foundation. It's not overly complicated. Any concrete contractor that you talk to that's done several of these will know exactly what to do. Drawing a small set of drawings for this, which is not very complicated, is also not a complicated process. Using numbers like $40,000, I think, is grossly exaggerated. Being that I am in the construction trade, I think that's an exaggeration in several fold, not just a little bit, but maybe by several times what it would cost to do this. But I just want to make sure you understand the process, because, I think, that was one of our questions as a board is making sure you understand that the process moving forward is to obtain a building permit, permanently attach this single container to a permanent foundation, and have that building permit final.

Applicant Chakalian said, yes. I'm hearing you say that. Yes.

Chair Stoker asked, but do you understand that that is the process? Just so we're clear. Because that way, later, it doesn't come back to us and we don't understand the process. We all want you to understand the process.

Applicant Chakalian said, I appreciate that. It would have been nice if that attempt was made three years ago. But yes, no, I hear you. That's the process. I don't think that process is going to work for me. So, we're going to have to-- I'm going to have to come up with another plan or solution. But, yes, I hear you saying that that is the process.

Chair Stoker said, that is the process. I've been through the process, and I've asked these same questions regarding shipping containers myself of our planning department both

before and after I was on the Planning Commission to understand the process on specific properties in different zones because it is a little different depending on where the property is or how large the property is. So just like everything, I know that our code or any building code in any jurisdiction can be confusing. We don't want to be confusing to anyone regardless of whether you have a PhD or not. We're here to make sure that everyone, regardless of their background and education or means, other things were brought up, regardless of what that is, we want to make sure everyone understands the process because it is somewhat difficult to navigate at times, and we understand that, which is why we wanted to make sure. Because in your comments earlier, it was kind of clear to at least one of us or a couple of us on the board that maybe you didn't quite understand what the process was or where you were at in the process at this time.

Applicant Chakalian said, yeah. I think that I hear you, and that's a good goal. And I hope that other people can navigate this process more easily, because it has not been straightforward or clear, but that was past tense. Now, I hear you. It's clear. Thank you

Chair Stoker said, understood. Yeah. And it always is a process. Regardless of whether it's a commercial zone project or a TI or a shipping container, all those processes are a little different and it's a learning curve, for sure. But based on your educational background, I'm sure you'll be able to navigate it and become a pro in no time. With that, I do thank you for your time here today, sir. And I think we maybe have enough information to come to a decision looking side to side here.

MOTION:

Expansion of Non-Conforming Use or Structure, ENC 01-23:

That the Planning Commission reviews ENC 01-23, a request to install one (1) 40' long shipping container in the backyard at the existing non-conforming residence located at 7357 Apache Trail.

Environmental Assessment, EA 02-23:

The Planning Commission finds that the proposed project is exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures, because the proposed project is less than 2,500 square feet in floor area and does not involve the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	James Henderson, Commissioner
SECONDER:	Mathew Thomas, Commissioner
AYES:	Henderson, Noonan, Thomas, Vasconcelos, Stoker

FUTURE AGENDA ITEMS

PUBLIC COMMENTS

STAFF REPORTS AND COMMENTS

COMMISSIONER REPORTS AND COMMENTS

Commissioner Henderson excited about the move for las palmas restaurant. thanks you for the sand bags. past issued storm drains and collecting those fees it helps for the future.

Commissioner Thomas did a great job on the storm and sand bags.

Commissioner Vasconcelos thanks again and thanks for the towns support, emails outpouring to the public

Vice Chair Noonan thank you for your wisdom and issues. great job on getting the roads open. that's amazing. other municipalities. not because it didn't come down hard but because we were on top of it.

Chair Stoker thank you to Mr. Chalkian naviagating the process is difficult. thank you for handling and getting it handling we look forward to you. thankss so much to staff for the detail. in my opinion we dodge the bullet. fine job of getting things cleaned up and back to as good as they could be.

ANNOUNCEMENTS

Upcoming Meeting Schedule

The next regular meeting of the Yucca Valley Planning Commission is scheduled for Tuesday, September 19, 2023, at 6PM in the Yucca Valley Community Center Yucca Room.

ADJOURNMENT

The meeting was closed at 7:02 PM

CHAPTER 9.07

RESIDENTIAL AND HILLSIDE RESERVE DISTRICTS

SECTION:

9.07.010: Purpose

9.07.020: General Provisions

9.07.030: Residential Zoning Districts

9.07.040: Permitted Uses And Permit Requirements

9.07.050: Development Standards

9.07.060: Accessory Buildings And Uses

9.07.070: Antennas

9.07.080: Drainage, On Site Retention, And Dust Control

9.07.090: Fences, Walls, And Hedges

9.07.100: Manufactured Home And Single-Family Residential Construction Standards

9.07.110: Outdoor Lighting

9.07.120: Projections And Encroachments Into Required Setback Areas And Above Height Limits

9.07.130: Native Landscape Documentation Package

9.07.010: PURPOSE:

These zones are established to implement the Residential-Hillside Reserve, Rural Living, Residential Single-Family, and Residential Multi-Family land use designations of the general plan. The various designations are intended to provide a range of residential densities from Residential-Hillside Reserve lands constrained by topography to higher density Multi-Family designations. The standards, uses and densities allowed in these zones are intended to maintain a character consistent and compatible with residential neighborhoods. (Ord. 253, 12-16-2014)

9.07.020: GENERAL PROVISIONS:

A. Residential-Hillside Reserve: The specific purpose of the Residential-Hillside Reserve Zoning District regulations and standards are to:

1. Provide for limited single-family residential development within hillside areas and similarly constrained areas and provide the greatest potential for open space preservation and managed animal keeping.

2. Provide adequate light, air, privacy, and open space for each dwelling unit and protect residents from harmful effects of excessive noise, population density, traffic congestion, and other adverse environmental impacts.

3. Provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment.

4. Ensure the provision of public services and facilities needed to accommodate planned population densities.

B. Residential: The specific purpose for the Residential Zoning District regulations and standards are to:

1. Provide adequate light, air, privacy, and open space for each dwelling unit and protect residents from harmful effects of excessive noise, population density, traffic congestion, and other adverse environmental impacts.

2. Provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment.

3. Ensure the provision of public services and facilities needed to accommodate planned population densities. (Ord. 253, 12-16-2014)

9.07.030: RESIDENTIAL ZONING DISTRICTS:

A. Residential-Hillside Reserve (R-HR): The R-HR Zoning District is established to provide areas for the development of hillside residential uses and similar and compatible uses and includes the following designations:

1. Residential-Hillside Reserve District (R-HR): One dwelling unit/twenty (20) acres. (Ord. 253, 12-16-2014)

No more than one dwelling unit is allowed on each lot, except as otherwise provided in section 9.08.100, "Accessory Dwelling Units", of this article 2. (Ord. 253, 12-16-2014; amd. Ord. 281, 11-6-2018)

B. Rural Living Districts (RL): The RL Zoning Districts are established to provide areas for the development and preservation of residential uses, incidental agricultural uses, and similar and compatible uses. There are the following RL

Residential Zones that provide a variety of living environments based upon the required minimum gross lot size.

1. Rural Living District (RL-10): One dwelling unit/ten (10) acres.
2. Rural Living District (RL-5): One dwelling unit/five (5) acres.
3. Rural Living District (RL-2.5): One dwelling unit/2.5 acres.
4. Rural Living District (RL-1): One dwelling unit/acre. (Ord. 253, 12-16-2014)

No more than one dwelling unit is allowed on each lot, except as otherwise provided in section 9.08.100, "Accessory Dwelling Units", of this article 2.

C. Single-Family Residential Districts (RS): The RS Districts are established to provide areas for the development and preservation of residential subdivisions consisting of detached residences and accessory uses compatible with the residential use of the zone and includes the following designations. There are the following Single-Family (RS) Residential Zones that provide a variety of living environments based upon the required minimum net lot size. No more than one dwelling unit is allowed on each lot, except as otherwise provided in section 9.08.100, "Accessory Dwelling Units", of this article 2. Required minimum lot sizes for each of the following zones are as follows: (Ord. 253, 12-16-2014; amd. Ord. 281, 11-6-2018)

1. Single-Family Residential District (RS-2): Two (2) dwelling units/acre.
2. Single-Family Residential District (RS-3.5): 3.5 dwelling units/acre.
3. Single-Family Residential District (RS-5): Five (5) dwelling units/acre.

D. Multi-Family Residential District (RM): The RM Zone is established to accommodate higher density, multi-story residential development, with a focus on providing an intensity and function at locations within close proximity to recreation and community facilities and commercial services and includes the following designations:

1. Multi-Family Residential District (RM-4): Up to four (4) dwelling units/acre.
2. Multi-Family Residential District (RM-8): Up to eight (8) dwelling units/acre.
3. Multi-Family Residential District (RM-10): Up to ten (10) dwelling units/acre.
4. Multi-Family Residential District (RM-14): Up to fourteen (14) dwelling units/acre. (Ord. 253, 12-16-2014)

9.07.040: PERMITTED USES AND PERMIT REQUIREMENTS:

Table 2-3 of this section identifies the uses of land allowed by this Development Code in each Residential Zoning District established by chapter 9.05, "Zoning Districts And Zoning Map", of this article 2.

All uses listed in the following table are subject to the applicable standards of this Development Code and the permit requirements referenced in the "Notes And Other Regulations" column and in subsection 9.06.030B, "Permit Requirements", of this article 2.

Pursuant to subsection 9.06.030A3, "Similar And Compatible Use May Be Allowed", of this article 2, the Director may determine that a proposed use is permitted, provided that the Director makes the required findings that the proposed use is similar, compatible and consistent with the uses described in the table, the purposes, and the General Plan. (Ord. 253, 12-16-2014)

TABLE 2-3

PERMITTED LAND USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL

AND HILLSIDE RESERVE ZONING DISTRICTS

Zoning districts:		
R-HR: Residential-Hillside Reserve	RL: Rural Living	
RS: Residential, Single-Family	RM: Residential, Multi-Family	
Permit required:		
CUP: Conditional use permit	P: Permitted	SUP: Special use permit
HOP: Home occupation permit	PD: Planned development permit	TSEP: Temporary special event permit
NP: Not allowed	SPR: Site plan and design review	TSTVRP: Temporary short-term vacation rental permit
		TUP: Temporary use permit

Type Of Use	Permit Required By Zoning District				Notes And Other Regulations
	R-HR	RL	RS	RM	

Type Of Use		Permit Required By Zoning District				Notes And Other Regulations
		R-HR	RL	RS	RM	
Residential:						
	Accessory dwelling unit	P	P	P	P	Pursuant to section 9.08.100 of this article 2
	Accessory structures and uses	P	P	P	P	Permitted only in conjunction with an approved dwelling unit. Includes uses that are accessory or incidental to the primary use of the same property. Pursuant to section 9.07.060, "Accessory Buildings And Uses", of this chapter
	Garage and yard sales	P	P	P	P	
	Home occupation	HOP	HOP	HOP	HOP	Permitted with a home occupation permit, pursuant to chapter 9.50, "Home Occupation Permits", of this title
	Manufactured home/mobilehome unit	P	P	P	P	Pursuant to section 9.08.060 of this article 2
	Mobilehome and recreational vehicle parks	CUP	CUP	CUP	CUP	Pursuant to section 9.08.060, "Manufactured Housing, Mobilehomes And Recreational Vehicle Parks", of this article 2
	Multi-family dwellings:					
	1 - 3 units	NP	NP	NP	P	Pursuant to Multi-Family Residential standards, section 9.08.070 of this article 2
	4 or more units	NP	NP	NP	SPR	Pursuant to Multi-Family Residential standards, section 9.08.070 of this article 2
	Planned residential development	PD	PD	PD	PD	Pursuant to section 9.08.080 of this article 2
	Single-family dwelling unit	P	P	P	P	Pursuant to Residential District standards, section 9.07.050 of this chapter
	Farmworker/employee housing	P	P	P	P	6 or fewer employees, pursuant to Health and Safety, Section 17021.5
	Temporary short-term vacation rental	TSTVRP	TSTVRP	TSTVRP	TSTVRP	Pursuant to Chapter 5.40
Care uses:						

	Child daycare:					
	Small family		P	P	P	P	8 or fewer children, pursuant to residential district standards, section 9.08.040 of this article 2
	Large family		SUP	SUP	SUP	SUP	9 to 14 children, pursuant to residential district standards, section 9.08.040 of this article 2
	Child daycare center		CUP	CUP	CUP	CUP	15 or more children, pursuant to section 9.14.020 of this article 2
	Social care facility:					
	6 or fewer		P	P	P	P	Includes, but is not limited to, elderly care and sober living facilities. Pursuant to residential district standards, section 9.08.090 of this article 2
	7 or more		SPR	SPR	SPR	SPR	Includes, but is not limited to, elderly care and sober living facilities. Pursuant to section 9.08.090, "Residential/Social Care Facilities", of this article 2
Agriculture and animal related:							
	Agriculture (for commercial use), not including animal husbandry or stockyards		CUP	CUP	CUP	NP	Including, but not limited to, row, field, tree, and nursery crop cultivation
	Farmworker/employee housing		CUP	CUP	CUP	NP	7 or more employees and consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by a single family or household, pursuant to Health and Safety Code Section 17021.6 and projects eligible for ministerial review pursuant to section 17021.8.
	Animal keeping, breeding/raising of densities greater than those specified by section 9.08.020 of this article 2		SUP	SUP	SUP	SUP	Animal raising over densities allowed require a special use permit, pursuant to section 9.08.020 of this article 2
	Animal keeping of densities allowed by section 9.08.020 of this article 2		P	P	P	P	Pursuant to section 9.08.020 of this article 2, animal keeping
	Commercial or private kennels		CUP	CUP	NP	NP	Pursuant to section 9.08.020 of this article 2, minimum 1 acre parcel size
	Exotic animals:						
		Up to 2	SUP	SUP	SUP	SUP	Pursuant to chapter 9.49 of this title
		3 - 4	CUP	CUP	CUP	NP	Pursuant to chapter 9.49 of this title
	Horticulture (for private use), including growing fruit, flowers, ornamental plants, and vegetables		P	P	P	P	Permitted as a use that is incidental to the primary use
Other uses:							
	Bed and breakfast/lodging		SUP	SUP	SUP	SUP	Pursuant to section 9.08.030 of this article 2
	Cemeteries		CUP	CUP	NP	NP	Pursuant to chapter 9.45 of this title
	Marijuana dispensaries, marijuana cultivation, marijuana deliveries, additional prohibited marijuana		NP	NP	NP	NP	Pursuant to chapter 9.53 of this title
	Temporary special events		TSEP	TSEP	TSEP	TSEP	Pursuant to chapter 9.38 of this title

	Temporary uses		TUP	TUP	TUP	TUP	Pursuant to chapter 9.39 of this title
Recreation, education, and public assembly uses (institutional uses):							
	Arboretums, botanical gardens, historic and monument sites, zoos		CUP	CUP	CUP	CUP	Pursuant to section 9.08.050 of this article 2
	Archery and gun ranges:						
		Indoor	NP	NP	NP	NP	
		Outdoor	NP	NP	NP	NP	
	Campgrounds		CUP	CUP	NP	NP	Pursuant to section 9.08.050 of this article 2
	Conference centers/group camps		CUP	CUP	NP	NP	Pursuant to section 9.08.050 of this article 2
	Governmental facility		CUP	CUP	CUP	CUP	
	Hospitals and convalescent homes		CUP	CUP	CUP	CUP	Pursuant to section 9.08.050 of this article 2
	Museum, art gallery, library, and associated outdoor exhibits		CUP	CUP	CUP	CUP	Pursuant to section 9.08.050 of this article 2
	Off road vehicle parks		CUP	CUP	NP	NP	
	Park/playground		SPR	SPR	SPR	SPR	
	Religious institutions, religious assembly, and other public assembly		CUP	CUP	CUP	CUP	Pursuant to section 9.08.050 of this article 2
	Schools (public and private)		CUP	CUP	CUP	CUP	Pursuant to section 9.08.050 of this article 2
	Sports and recreation facility (commercial operations open to the general public)		CUP	CUP	CUP	CUP	Including, but not limited to, equestrian facilities, golf courses, hunting clubs, and tennis and swim clubs
	Sports or entertainment assembly		NP	CUP	NP	NP	Including, but not limited to, racetracks and stadiums, and per location criteria and performance standards, section 9.08.050 of this article 2
Transportation, communication and infrastructure:							
	Communication facility		CUP	CUP	NP	NP	Including, but not limited to, radio and television stations or towers, satellite receiving stations, but not wireless telecommunication facilities
	Solar/wind or other alternative energy:						
		Accessory	P	P	P	P	Pursuant to chapters 9.42 and 9.43 of this title, permitted as a use that is incidental/accessory to the primary use
		Primary use	NP	NP	NP	NP	Pursuant to chapter 9.46 of this title, not permitted as a primary use
	Transmission utility lines, pipelines, and control stations		CUP	CUP	CUP	CUP	
	Utility and service uses and structures		CUP	CUP	CUP	CUP	Electrical power generation, transportation facilities (airports, bus stations, car pool facilities), and sewage treatment and disposal facilities, require General Plan amendment and zone change to public/quasi-public designation
	Wireless telecommunication facilities		CUP	CUP	CUP	CUP	Pursuant to chapter 9.44 of this title

(Ord. 253, 12-16-2014; amd. Ord. 268, 7-18-2017; Ord. 281, 11-6-2018; Ord. 300, 3-1-2022; Ord. 320, 11-5-2024)

9.07.050: DEVELOPMENT STANDARDS:

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the requirements in table 2-4 of this section, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in article 3, "Development Standards", of this title.

If a parcel is also located within an overlay district, see chapter 9.15, "Overlay Districts", of this article 2. In the event of conflict between the base zone regulations and the overlay zone regulations, the provisions of the overlay zone shall apply. The overlay zoning districts are described in chapters 9.16 through 9.22 of this article 2.

TABLE 2-4

RESIDENTIAL ZONING DISTRICTS DEVELOPMENT STANDARDS

Development Feature	Requirement By Zoning District			
	R-HR	**RL**[3]	RS[3]	RM[1,3]
Development Feature	**Requirement By Zoning District**			
	R-HR	**RL**[3]	RS[3]	RM[1,3]
Minimum lot size[2]	20 ac	RL-1: 1 ac RL-2.5: 2.5 ac RL-5: 5 ac RL-10: 10 ac	RS-5: 6,000 sf RS-3.5: 7,200 sf RS-2: 18,000 sf	18,000 sf
Minimum lot dimensions (W: width; D: depth)	W: 150' D: 150'	W: 150' D: 150'	<1 ac: W: 60' D: 100' =1 ac: W: 150' D: 150'	W: 100' D: 150'
Minimum street frontage	150'	100'	<1 ac: 60' =1 ac: 100'	60'
Maximum lot dimensions (width to depth)	1:4	< 10 ac: 1:4 = 10 ac: 1:3	<10 ac: 1:4 =10 ac: 1:3	--
Maximum density (dwelling units [du[4]]/acres [ac])	1 du/20 ac	RL-1: 1 du/ac RL-2.5: 1 du/2.5 ac RL-5: 1 du/5 ac RL-10: 1 du/10 ac	RS-5: 5 du/ac RS-3.5: 3.5 du/ac RS-2: 2 du/ac	RM-4: 4 du/ac RM-8: 8 du/ac RM-10: 10 du/ac RM-14: 14 du/ac
Setbacks	Minimum setbacks required unless different setbacks are delineated on final map, parcel map, composite development plan, or are allowed pursuant to section 9.07.120 of this chapter, projection into yards			
Front	75'	25'	25'	20'
Rear	75'	15'	15'	10' per story[5]
Side - street side	75'	Arterial: 25' Collector: 25' Local: 15'	Arterial: 25' Collector: 25' Local: 15'	Arterial: 25' Collector: 25' Local: 15'
Side - interior (each)	75'	15'	5' on 1 side, 10' on other	10' per story[5]
Lot coverage	Maximum percentage of total lot area that may be covered by buildings			
	20%	25%	40%	60%
Height limit	Architectural features and equipment may exceed height pursuant to section 9.31.030 of this title			
	35'	35'	35'	40'
Minimum district size	100 ac	30 ac	10 ac	10 ac
Parking	See chapter 9.33, "Parking And Loading Regulations", of this title for additional parking regulations			
	2 parking spaces per unit within a garage or carport, with minimum interior clearance of 18' width for 2 spaces and 19' length			See chapter 9.33 of this title

Accessory structures	See section 9.07.060, "Accessory Buildings And Uses", of this chapter. Accessory buildings have the same setback requirements as primary buildings, except they may encroach within 3' of rear property line, but not occupy more than 25% of the required rear yard
Other applicable standards	See article 3, "Development Standards", of this title, including the following standards:
	• Dedications and infrastructure improvement standards, chapter 9.30 of this title (also, see subsection 9.07.100A8 of this chapter, dedication and infrastructure requirements for single-family residential dwelling)
	• Landscaping and native plant protection, section 9.07.130 of this chapter
	• Chapter 9.34, "Performance Standards", of this title relating to avoiding adverse impact to adjoining properties relating to fire, explosive, or other hazards; noise or vibration; smoke, dust, odor or other form of air pollution; heat, cold, dampness; electrical or other disturbance
	• Chapter 9.35, "Property Maintenance Standards", of this title
	• Signs, chapter 9.36 of this title
	• Chapter 9.42, "Accessory Solar Energy Systems", of this title
	• Chapter 9.43, "Accessory Wind Energy Systems", of this title
	• Chapter 9.44, "Wireless Communications Facilities", of this title

Notes:

1. See section 9.08.070 of this article 2 for additional standards for the Multiple Residential Zoning District.

2. The above referenced acreages that are equal to 1 acre or more refer to gross acreage (total acreage including streets/infrastructure); less than 1 acre refers to net acreage (acreage not including streets, sidewalks, infrastructure).

3. Map suffix: The number placed after the zoning district initial is the allowable dwelling units (du) per 1 acre.

4. du: Dwelling unit.

5. One-story buildings are required to have a rear and interior side setback of 10 feet; two-story buildings are required to have a rear and interior side setback of 20 feet (for each additional story an additional 10 feet are required).

(Ord. 253, 12-16-2014)

9.07.060: ACCESSORY BUILDINGS AND USES:

This section applies to all residential accessory buildings and uses within the Town, other than accessory dwelling units regulated in section 9.08.100 of this article 2. Residential accessory buildings include any of those customarily related to a residence, including garages, greenhouses, storage sheds, studios, barns, workshops, guest houses, and similar buildings.

A. General Development Standards: Any new accessory building shall be subject to the standards in table 2-5, "Accessory Building Development Standards", of this section.

1. Zoning District Regulations Applicable: Unless otherwise provided, accessory buildings and uses shall be subject to the same regulations as the primary building or use on the site. Accessory buildings shall have the same setback requirements as primary buildings, except pursuant to section 9.07.120, "Projections And Encroachments Into Required Setback Areas And Above Height Limits", of this chapter, they may encroach within three feet (3') of rear property line, but not occupy more than twenty five percent (25%) of the required rear yard.

2. Accessory To Legally Established Primary Use: An accessory building or use shall always exist in conjunction with, and never without, a legally established primary building or primary use. Where the primary use has not yet been established, an accessory building or structure may only be built subject to the issuance of a temporary use permit in compliance with chapter 9.72, "Temporary Use Permits", of this title.

a. Exception: An accessory building may be constructed on a vacant parcel that is contiguous to a parcel under common ownership that contains a primary use.

3. Determination Of Accessory Uses: In addition to the accessory uses specifically provided for by this chapter or elsewhere within this Development Code, each land use shall be deemed to include other accessory uses that are necessarily and customarily associated with and are clearly incidental and subordinate to the primary land use. The Director shall be responsible for determining if a proposed accessory use meets the criteria in this chapter.

TABLE 2-5

ACCESSORY BUILDING DEVELOPMENT STANDARDS[1]

Development Feature	Requirement By Zoning District		
	R-HR	RL	RS
Maximum floor area of a single accessory building	100 percent of primary building	100 percent of primary building	50 percent of primary building
Maximum number of accessory buildings	4, regardless of any requirement for a building permit[2]	4, regardless of any requirement for a building permit[2]	4, regardless of any requirement for a building permit[2]
Maximum height	25 feet	25 feet	25 feet

Notes:

1. Cumulative area of all buildings and impervious surfaces (i.e., driveways, patios, pools, etc.) shall not exceed the allowable lot coverage. Properties which are 10 acres or larger in size in the Rural Hillside Reserve (R-HR) Zoning District are exempt from square footage requirements for accessory buildings. If a property has an accessory dwelling unit (ADU) regulated by section 9.08.100 of this article 2, then only 3 accessory structures governed by this section9.07.060 may be located on the property. A guesthouse regulated by this section 9.07.060 which contains no kitchen (cooking facilities, sinks, refrigerator, or cabinets), is not permitted on a property that contains an ADU.

2. The following structures are not counted towards the maximum number of 4 accessory buildings: a) any structure under 120 square feet; b) pool houses under 200 square feet; c) covered patios or similar structures associated with swimming pools; d) gazebos under 200 square feet.

B. Architecturally Compatible: Any accessory building greater than one hundred twenty (120) square feet in area shall be architecturally compatible with the primary building. To be considered architecturally compatible, accessory buildings shall have roofing materials and/or colors similar to the primary structure. Metal material roofs are allowed provided the roof is painted a similar color to the roof of the primary residence. Siding materials may consist of wood, metal, stucco or similar materials. Proposed accessory buildings which do not conform to these architecturally compatible standards may be reviewed and acted upon by the Planning Commission, based upon consistency and compatibility in the residential neighborhood and surrounding areas.

C. Cargo/Shipping Containers: Other than as a temporary use for construction purposes subject to, or where a building permit has been issued, cargo/shipping containers are not allowed in a Residential Land Use Districts, including containers under one hundred twenty (120) square feet.

Properties that are located in the Single Family Residential (RS), Rural Living (RL), and Hillside Reserve (R-HR) Zoning Districts and are 2.5 acres or larger may contain one cargo/shipping container. Cargo/shipping containers may be located on residential properties containing less than 2.5 acres, but those cargo/shipping containers are subject to Building Division requirements, must be attached to a permanent foundation, and must be architecturally treated so as not to appear as a cargo/shipping container.

As storage for construction clean-up or construction material, a cargo/shipping container used as a temporary storage device may be located anywhere on the property, except in the clear sight triangle, as defined in section 9.31.020,"Clear Sight Triangle", of this title, during the duration of the construction activity associated with an active building permit subject to the approval of a temporary use permit.

When converted to a structure as defined in the adopted Building Codes, attached to a permanent foundation, and architecturally designed and constructed so that the structure is not distinguishable as a cargo/shipping container, these structures are allowed in accordance with the adopted Building Codes and this Development Code. (Ord. 280, 10-2-2018)

9.07.070: ANTENNAS:

The following noncommercial, receive-only antennas for the sole use of a resident occupying a residential structure shall be permitted subject to the specified standards:

A. A ground or structure mounted, radio or satellite dish antenna that does not project above the roof ridgeline and does not have a diameter greater than one meter (1 m) (39 in), which does not encroach within any required setback.

B. A ground or structure mounted radio or television aerial not exceeding seventy five feet (75') in overall height, which does not encroach within any required setback, and which is set back from any property line by at least half the height of the overall height of the antenna structure.

C. Any noncommercial, receive-only antenna which is proposed to exceed the allowed height or encroach within a described setback shall be subject to the review and approval of a special use permit.

Commercial satellite and wireless communications antennas are not exempt, and are instead subject tochapter 9.44, "Wireless Communications Facilities", of this title. (Ord. 253, 12-16-2014)

9.07.080: DRAINAGE, ON SITE RETENTION, AND DUST CONTROL:

All new construction, including single-family residences shall comply withchapter 9.37, "Soil Erosion And Dust Control", of this title, which includes the following:

A. Drainage: All new construction shall be designed so that drainage is directed away from any new construction. Diversions, obstructions, or confining of existing drainage courses shall not be made in a manner as to divert drainage to different properties, cause accelerated erosion, or to otherwise cause damage to other properties.

B. On Site Retention: Any development of property shall provide on site retention facilities as to retain increment plus ten percent (10%) nor shall it concentrate flows to a greater extent than predevelopment conditions.

C. Dust Control: On parcels of one acre or larger, land being utilized for residential purposes may only be cleared to provide for the installation of building pads, driveways, landscaping, yards, play areas, vehicle parking, accessory structures, property access, agricultural activities, or other accessory use normally appurtenant to residential use. The purpose of this is to reduce site disturbances and to reduce the amount of fugitive dust generated from cleared land.

D. Easements And Deed Notices: The Town may require offers of dedication, granting of easements, or recordation of deed notices to assist in the implementation of the Town's master plan of drainage pursuant to chapter 9.30, "Dedications And Infrastructure Improvements", of this title. (Ord. 253, 12-16-2014)

9.07.090: FENCES, WALLS, AND HEDGES:

A. Standards: Fences and walls within Residential-Hillside Reserve and Residential Districts shall be subject to the following standards:

1. Solid walls and fences shall not exceed four feet (4') in height within a required front yard setback area as specified in section 9.07.050, table 2-4 of this chapter, development standards. Within the required front setback area fences up to six feet (6') in height may be allowed which do not impair visibility. Horizontal fence elements shall not exceed four inches (4") in diameter to maintain visibility.

2. Barbed wire, barbless wire or similar fencing shall be allowed in the Rural Living and Residential-Hillside Reserve Land Use Districts on lot sizes of one acre or greater. Razor wire is not permitted.

3. Barbed wire, razor wire, or similar fencing or electrified fencing shall not be allowed in the Residential, Single-Family Zoning Districts.

4. Fences and walls on interior side and rear lot lines may be up to six feet (6') in height.

5. The height of walls and fences shall be measured from the highest side of the fence, however, where there are grade differences on side and rear lot lines, total height of solid fences measured from the lowest side may be increased by a maximum of two feet (2'). Within required front yard setback areas, total height of solid walls, measured from the lowest side, shall not exceed four feet (4').

6. Swimming pools, spas, and similar water elements shall be fenced in compliance with the California building codes.

7. Materials shall include wood, stone, brick, masonry, stucco, adobe, wrought iron, chainlink, or similar materials. Materials shall be consistent with chapter 9.35, "Property Maintenance Standards", of this title and shall not include materials such as garage doors, tires, plywood, or other used materials.

8. All fencing shall comply with the standard in section9.31.020, "Clear Sight Triangle", of this title.

B. Excess Heights: Fence heights in excess of these standards may be allowed by an approved conditional use permit or variance or when required by the town for reasons of health, safety, and welfare of the general public.

C. Landscaped Hedges: Solid landscaped hedges in excess of four feet (4') in height that would impair visibility shall not be allowed within required front yard setback areas. Solid landscaped hedges beyond the required front yard setback areas may be allowed in excess of four feet (4') in height. (Ord. 253, 12-16-2014)

9.07.100: MANUFACTURED HOME AND SINGLE-FAMILY RESIDENTIAL CONSTRUCTION STANDARDS:

A. Standards: The following standards shall be applied to construction or installation of all detached single-family residential structures and second units unless otherwise specified within this code:

1. Manufactured Home Foundation Systems: Manufactured home foundation systems shall comply with either Health And Safety Code section 18551 or title 25, chapter 2, sections 1333 and 1334 of the California code of regulations, and shall include tie down, clip, or anchoring systems approved by an engineer to resist lateral forces for the subject manufactured home.

2. Manufactured Home Certification Tag Or Label Required: A permit from the building and safety division for the installation of a manufactured home not within an approved and properly licensed mobilehome park shall not be issued, if more than ten (10) years have elapsed between the date of manufacture and the date of the application for the issuance of the permit to install such manufactured home except as provided below. Also, the manufacturer shall permanently affixed a label or tag to the manufactured home certifying that the manufactured home complies with federal construction and safety standards applicable to the national manufactured housing construction and safety standards act of 1974 (42 USC section 5401 et seq., section 5415).

3. Siding: Siding material shall consist of stucco, wood, brick, stone, or decorative concrete block. Synthetic products of a similar appearance and equivalent durability shall be allowed. Metal siding, if utilized, shall be nonreflective. The exterior covering material shall extend to a point at or near grade, except if an approved solid wood, metal, concrete, or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.

4. Roofing Material: The roofing material shall be tile, composite shingles, wood shakes, and shingles (if allowed by the fire safety (FS) overlay or other applicable overlay(s)), or other material customarily used in the surrounding community. Roofs shall have eave and gable overhangs of not less than twelve inches (12"), measured from the vertical side of building, except for flat roof designs, with parapets, such as southwestern architectural styles.

5. Entries And Exits: Entries and exits shall be completed in compliance with chapter 10 of the California building code.

6. Minimum Size And Dimensions: Minimum floor area shall be seven hundred twenty five (725) square feet measured from the exterior of the structure. Minimum floor width and depth shall each average twenty feet (20') measured from the exterior of the structure, excluding garages, porches, patios, eaves, cabanas, and popouts.

7. Utility Hookups: Utility hookups and an area suitable to accommodate the installation of a clothes washer and dryer shall be provided within the primary structure or within an enclosed accessory structure.

8. Dedication And Infrastructure Requirements: A building permit shall not be issued for the construction of single-family residential dwelling unless all of the following infrastructure requirements are satisfied for an existing lot of record:

a. Proof Of Legal And Physical Access:

(1) Physical access is a route which is traversable in a standard (2-wheel drive) sedan. Proof shall consist of an engineer or surveyor's signed and sealed letter, certifying that physical access has been completed.

(2) Legal access is:

(A) A dedicated right of way;

(B) A dedication to the town of Yucca Valley and to the public in general, an easement for public road, town highway and public utility purposes of a width as established by the circulation element of the general plan. The easement or road constructed on the dedicated land shall not become a town highway until and unless the council, by appropriate resolution, has caused the road to be accepted into the town maintained road system.

(C) An existing traveled way that is substantially in compliance with town road standards, where a prescriptive right by the user has been established for the public use by court decree.

(D) Private road easement.

(3) When all feasible efforts to establish legal access in accordance with subsection A8a(2) of this section have been exhausted, the lot is an existing legally created parcel, and the property owner has physical access, the director, in his/her discretion, may waive the requirement for legal access on the condition that the property owner enters into an agreement in the form required by the town which includes the property owner's: a) representation that the owner has a right to physical access; b) acknowledgment that proof of legal access has not been provided to the town's satisfaction; and c) agreement to disclose to any subsequent owners that legal access has not been established to the satisfaction of the town. Notation of said agreement and conditions of waiver shall also be included on the building permit.

b. Infrastructure: Infrastructure as determined by the director depending on the location of the parcel to be developed. This may include, but not be limited to, any of the following: paved access, curbs and gutters, sidewalk, bike paths and trails and/or appropriate drainage improvements.

c. Water:

(1) Water Purveyor: Required when in the service area of a water purveyor and the purveyor can supply the water.

(2) Substantiated Well Water: If the subject parcel is not within the service area of a water purveyor, well water may be allowed if all required setbacks are met.

d. Sanitation:

(1) Sewer: Projects shall connect as required by ordinances and policies adopted by the Hi-Desert water district.

(2) Septic systems: Allowed in compliance with the local regional water quality control board regulations.

e. Fireflow: Adequate fireflow and fire safety measures in compliance with the most current regulations adopted by the San Bernardino County fire department. (Ord. 253, 12-16-2014)

9.07.110: OUTDOOR LIGHTING:

Outdoor lighting shall be fully shielded or recessed in a manner to preclude adverse impacts to adjacent properties as a result of light trespass, or to any member of the public traveling on adjacent roadways or right of way, pursuant to title 8, chapter 8.70, "Outdoor Lighting", of this code for outdoor lighting standards. (Ord. 253, 12-16-2014)

9.07.120: PROJECTIONS AND ENCROACHMENTS INTO REQUIRED SETBACK AREAS AND ABOVE HEIGHT LIMITS:

A. General Provisions: All required yards or court areas shall be open and unobstructed from finished grade or from such other specified level at which the yard is required, to the sky, except for structures allowed in yard by table 2-6 of this section.

Nothing in this section is intended to prevent the construction of any allowed primary or accessory structure within the building envelope which is the lot area not included in any required yard or court.

B. Clear Areas:

1. The projections listed in table 2-6 of this section may not, in any event, encroach on or into the following:

a. The clear sight triangle (section 9.31.020 of this title) required at street and alley intersections. The clear sight triangle is measured along the edge of the ultimate right of way of any street or alley for thirty feet (30') from the intersection of two (2) streets, or street and alley with a diagonal connecting the end points. It is intended to limit objects which would obstruct the sight distance of motorists entering the intersection.

b. Within three feet (3') of any lot line, unless greater setback is required as noted in table 2-6 of this section (projections into yards).

C. Projections Into Yards: Projections allowed into required yards are described in the following table:

TABLE 2-6

PROJECTIONS INTO YARDS - AMOUNT

OF ENCROACHMENT ALLOWED

Facilities		Front And Street Side Yards	Interior Side Yards	Rear Yard
Facilities		**Front And Street Side Yards**	**Interior Side Yards**	**Rear Yard**
1.	Eaves; awnings, canopies, louvers, and similar shading devices; sills, cornices, planting boxes, cantilevered closet and bay windows on the first floor, and similar features; skylights, flues, and chimneys; and other similar architectural features	4 feet	2 feet	4 feet
2.	Evaporative coolers, air conditioner compressors, and pool equipment	4 feet when screened from view	2 feet	4 feet
3.	Propane tanks sited per California fire code and fire hazard design standards specified by chapter 9.17 of this article 2 (fire safety overlay)	4 feet when screened from view	2 feet	4 feet
4.	Attached patio roofs and similar residential structures having open, unwalled sides along not less than 50 percent of their perimeters, including top deck	4 feet	2 feet	15 feet, minimum 5 feet from rear lot line
5.	Breezeways and similar roofed passageways projecting from a residential building	4 feet	2 feet	2 feet
6.	Cantilevered or supported decks; and cantilevered bay windows provided the total width of bay windows on any 1 story does not exceed 50 percent of the length of the wall containing them	4 feet	3 feet	4 feet
7.	Roofed stairways, landings, corridors and fire escapes that are enclosed	5 feet	3 feet	10 feet
8.	Porches, platforms, or stairways that are uncovered, or landings of average height not greater than 4 feet above required yard or court level, plus railings up to 4 feet high	4 feet	4 feet	10 feet

9.	Open storage of boats, recreational vehicles, trailers, appliances, and similar materials and temporary trash storage. This shall not be located within 10 feet of structures	Not allowed	Allowed	Allowed
10.	Slides, clotheslines, and similar equipment and radio or television masts or antennas	Not allowed	Not allowed	Allowed
11.	Garages, carports, sheds, and other detached, enclosed accessory buildings which occupy no more than 25 percent of the required rear yard	Not allowed	Not allowed	Allowed
12.	Unroofed parking and loading areas	See parking regulations (chapter 9.33 of this title)	Allowed	Allowed
13.	Covered, underground, or partially excavated structures, such as garages, fallout shelters, wine cellars, basement and public utility or telephone/cable television vaults	Allowed, provided that the facilities do not extend more than 30 inches above the adjoining average finished grade level		
14.	Fences, screening, safety guardrails, walls, and dense hedges along property lines in residential zoning districts	4 feet maximum height[1]	6 feet maximum height	6 feet maximum height
15.	Signs	Allowed, subject to sign standards		
16.	Swimming pools and spas no closer than 5 feet from property line. Pool equipment may not project into the required setbacks	Not allowed	Not allowed	Allowed
17.	Freestanding photovoltaic or solar panels, no closer than 5 feet from property line	Not allowed	Not allowed	Allowed
18.	Handicapped access ramps are permitted in the front, side and rear setbacks	Allowed	Allowed	Allowed

Note:

1. Pursuant to section 9.07.090 of this chapter, in a front and street side yard fence height can be up to 6 feet, if it is an open design.

D. Projections Above Height Limits: These shall be allowed pursuant to section 9.31.030 of this title. (Ord. 253, 12-16-2014)

9.07.130: NATIVE LANDSCAPE DOCUMENTATION PACKAGE:

A. General Provisions: This section identifies the standards and requirements for native landscaping on residential developments.

Regulated desert native plants for all residential projects, include the following:

REGULATED DESERT NATIVE PLANTS

Botanical Name	Common Name
Yucca schidigera	Mojave yucca
Nolina parryi	Parry's nolina
Juniperus californica	California juniper
Yucca whipplei	Our Lord's candle
Pinus monophylla	Pinon pine

Pursuant to section 80117 of the state Food And Agricultural Code, the clearing or removal of native plants from a canal, lateral ditch, survey line, building site, or road or other right of way by the landowner or his agent, if the native plants are not to be transported from the land or offered for sale, are not subject to state regulations. For plants regulated by the state to be transplanted off site, the town shall issue permits for their relocation in accordance with this chapter.

B. Scope:

1. Provisions: The provisions of this section shall apply to all land within the town of Yucca Valley.

a. It is prohibited for any individual or entity to remove, transplant, damage, disturb, or destroy any part of any regulated desert native plant, except its fruit, from any privately or publicly owned piece of land in the town of Yucca Valley, without first obtaining a regulated desert native plant permit from the town, unless said activity is exempt from the requirement to first obtain a regulated desert native plant permit.

b. It is prohibited for any individual or entity to remove or damage all or part of any regulated desert native plant on another property without first obtaining written permission from the landowner and an approved regulated desert native plant permit. It is unlawful for any person to falsify any document offered as evidence of permission to enter upon the property of another to remove all or parts of a regulated desert native plant, whether it is alive or dead.

c. It is prohibited for any individual or entity, unless exempted by this section, to destroy, dig up, mutilate or to possess any regulated desert native plant, including the living parts of such, unless the regulated desert native plant was disturbed under a regulated desert native plant permit. Any individual or entity shall exhibit the regulated desert native plant permit upon request for inspection by any duly authorized entity as described in this section.

d. The commercial harvesting of regulated desert native plants is prohibited.

2. Exceptions: The following are exempt from the provisions of this section:

a. The removal and transplanting on and off site of regulated desert native plants on and from lands owned by the United States government or any federal agency, the state of California, the county of San Bernardino, the town of Yucca Valley, and all special districts.

b. The removal and transplanting on and off site of regulated desert native plants required by other codes, ordinances or laws of the town of Yucca Valley, county of San Bernardino, the state of California or the United States government or any federal agency.

c. The removal and transplanting on and off site of regulated desert native plants which are an immediate threat to the public health, safety or welfare, as determined by the planning division.

d. Removal as part of a bona fide agricultural activity as determined by the town that is:

(1) Served by a water distribution system adequate for the proper operation of such activity; and/or

(2) Conducted under a land conservation contract; and/or

(3) An existing agricultural activity; and/or

(4) A proposed bona fide agricultural activity if the planning division is given thirty (30) days' written notice of the removal describing the location of the land and the nature of the proposed activity. The planning division shall notify the landowner in writing prior to the lapse of the thirty (30) day period if, in the opinion of the planning division the activity is not a bona fide agricultural activity or else the activity shall be deemed bona fide.

e. Destruction or removal of a regulated desert native plant that has died from natural causes or that has been destroyed by fire or other natural disasters.

f. Any regulated desert native plant that is within the building footprint and within twenty feet (20') of the building footprint of an existing structure and for new infill residential development, as determined by the planning division.

g. When removal is required by any public utility subject to jurisdiction of the public utilities commission or any other constituted public agency, including franchised cable TV, to establish or maintain safe operation of facilities under their jurisdiction.

3. Permit Required: A native plant permit shall be required for the removal and transplanting on and off site of any regulated desert native plants identified in this section.

a. A regulated native plant permit application shall be submitted to and approved by the town prior to the removal and transplanting on and off site of any regulated desert native plant.

b. The regulated native plant permit application shall include the following information:

(1) The botanical and common name of the regulated desert native plant.

(2) A native plant survey showing the precise location of each regulated desert native plant.

(3) The trunk or stem diameter of each regulated desert native plant.

(4) The height of each regulated desert native plant.

(5) The health or condition of the regulated desert native plant, including the identification of those regulated desert native plants that are not likely to survive transplanting procedures.

(6) The proposed placement or disposition of the regulated desert native plant, i.e., transplant on site, adopt off site, remove, etc.

(7) Additional information that may be required based upon the individual application.

C. Single-Family Residential Infill, Existing Single-Family Residences And Multi-Family Residential Three Units Or Less:

1. A regulated desert native plant permit application shall be submitted to the planning division at the time of filing a building or grading permit application for development of infill residential lots unless exempt.

2. A regulated desert plant permit application shall be submitted to the planning division for removal or relocation on or off site when the property owner is proposing improvements to the property including swimming pools, swing sets, horse arenas, other animal keeping activities, basketball courts, tennis courts, recreational or other vehicle parking, driveways and access, play areas, accessory structures, and other uses typical to single- family residences.

3. The regulated desert native plant application documentation shall contain the following information:

a. Printed photographs depicting the proposed native plant that is to be removed or transplanted. The photographs must clearly show the location, size of the subject plant, and its surroundings. At minimum, the surrounding area photographs shall include two (2) different views of the subject plant.

b. A plot plan is required in order to show location of regulated desert native plants proposed to be removed, transplanted, or retained in its native location. The plot plan shall clearly demonstrate that the property meets the standards in table 1 of this section.

4. Written permission from the property owner(s) authorizing the proposed removal or relocation of regulated desert native plants from the property.

5. The property owner may attempt to retain as many regulated desert native plants in their native location as possible. The property owner may also attempt to transplant or relocate as many regulated desert native plants as possible on site. The property shall comply with the minimum standards specified in table 1 of this section.

6. Those regulated desert native plants identified in the permit application to not remain on site following development, and which are not incorporated into a project's landscaping plan, may be available for adoption at the property owner's discretion.

7. The following chart establishes the minimum undisturbed area that shall be provided:

TABLE 1

Lot Size	Required Undisturbed Area
Up to 2.49 acres	No mandate, incentives only
2.5 to 4.99 acres	A minimum of 5% of the lot shall remain undisturbed
5+ acres	A minimum of 10% of the lot shall remain undisturbed

8. Single-family residential infill development in the rural living residential land use district, which exceed the minimum required undisturbed area from table 1 of this section by a minimum of ten percent (10%), shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 2 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 2

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		**Deviations Permitted**
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	15'	13.5'
Arterial/collector street side setback	25'	22.5'
Local street side setback	25'	22.5'
Lot dimensions	150'/150'	135'/135'
Lot coverage	20%	22%

9. Single-family residential infill development in the single- family residential land use district which voluntarily retains ten percent (10%) undisturbed area shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 3 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 3

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		**Deviations Permitted**
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	5'/10'	4.5'/9'
Arterial/collector street side setback	25'	22.5'
Local street side setback	15'	13.5'
Lot dimensions	60'/100'	54'/90'
Lot coverage	40%	44%

10. Single-family residential infill development in the residential-hillside reserve land use district which exceeds the minimum required undisturbed area from table 1 of this section by a minimum of ten percent (10%) and provide documentation that the applicant has attended educational training on native plants shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 4 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 4

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on minimum lot size required
Front setback	75'	67.5'
Side/rear setbacks	75'	67.5'
Arterial/collector street side setback	75'	67.5'
Local street side setback	75'	67.5'

D. Regulated Desert Native Plant Removal Procedures For All New Residential Subdivisions And Multi-Family Four Units Or More: Single-family residential subdivisions and multi-family four (4) units or more, shall be allowed to transplant on and off site and to remove all regulated desert native plants from their native locations within the property boundaries, pursuant to the following development standards and requirements:

1. Application Submission: A regulated desert native plant permit application shall be submitted to the planning division at the time of filing land use applications for development of residential subdivision projects. Land use applications for residential subdivision projects may include, but are not limited to, planned developments, specific plans, parcel and tract map applications, grading permit applications, building permit applications, and any other applications necessary for town authorization of land disturbing or development activity. The planning commission shall review and approve all native plant applications for residential subdivisions.

2. Application Information: The regulated desert native plant application documentation shall contain the following information:

a. The botanical and common name of the regulated desert native plant.

b. The precise location of each regulated desert native plant.

c. The trunk or stem diameter of each regulated desert native plant.

d. The height of each regulated desert native plant.

e. The health or condition of the regulated desert native plant, including the identification of those regulated desert native plants that are not likely to survive transplanting procedures.

f. The proposed placement or disposition of the regulated desert native plant, i.e., transplant on site, adopt off site,

remove, etc. The plans for the regulated desert native plant survey shall be no smaller than twenty four inches by thirty six inches (24" x 36") unless otherwise approved by the planning division.

3. Transplanting Off Site And On Site: All regulated desert native plants identified in the regulated desert native plant survey as likely to survive transplanting shall be made available for adoption or shall be transplanted on site as part of the project's landscaping plan. All native plant permit applications shall illustrate maximum utilization of regulated desert native plants in the project's landscaping plan. It is strongly encouraged that all Yucca brevifolia (Joshua trees) identified for adoption and transplantation be relocated through the use of an adequately sized tree spade.

4. Adoption: Those regulated desert native plants identified in the regulated desert native plant survey as likely to survive transplanting procedures, and which are not incorporated into a project's landscaping plan, shall be available for adoption pursuant to this section to the general public for an adoption period of thirty (30) days, or until all available plants have been adopted, whichever is sooner, prior to any other ground disturbing activity on the project site. A thirty (30) day noticing and signage period is required which noticing period may begin prior to issuance of the regulated desert native plant permit.

5. Removal: Those regulated desert native plants not incorporated into a project's landscaping plan and not adopted during the thirty (30) day adoption period are allowed to be removed.

6. Table 5: The following additional standards shall apply to all new residential subdivisions:

TABLE 5

Proposed Lot Size	Required Undisturbed Area
Up to 2.49 acres	None required, incentives only
2.5 to 4.99 acres	A minimum of 5% of the project site shall remain undisturbed
5+ acres	A minimum of 10% of the project site shall remain undisturbed

7. Table 6: New residential subdivisions in the rural living land use districts, which exceed the minimum required undisturbed area from table 5 of this section by a minimum of ten percent (10%), and provide documentation that the applicant has attended educational training on native plants shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 6 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 6

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		**Deviations Permitted**
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'
Side/rear setbacks	15'	13.5'
Arterial/collector street side setback	50'	45'
Local street side setback	25'	22.5'
Lot dimensions	150'/150'	135'/135'
Lot coverage	20%	22%

8. Table 7: New residential subdivisions in the single-family residential land use districts which exceed the minimum required undisturbed area from table 5 of this section by a minimum of ten percent (10%) shall be allowed up to a ten percent (10%) deviation of all development code standards including:

TABLE 7

Typical Standards		Deviations Permitted
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Typical Standards		**Deviations Permitted**
Lot size	Varies	Up to a 10% reduction in lot size based on property zoning
Front setback	25'	22.5'

Side/rear setbacks	5'/10'	4.5'/9'
Arterial/collector street side setback	25'	22.5'
Local street side setback	15'	13.5'
Lot dimensions	60'/100'	54'/90'
Lot coverage	40%	44%

9. Table 8: New residential subdivisions in the residential- hillside reserve land use district, which exceed the minimum required undisturbed area from table 5 of this section by a minimum of ten percent (10%), and provide documentation that the applicant has attended educational training on native plants shall be allowed up to a ten percent (10%) deviation of all development code standards listed in table 8 of this section and approved in conjunction with the project. The deviations include the following:

TABLE 8

Typical Standards		**Deviations Permitted**
Lot size	Varies	Up to a 10% reduction in lot size based on minimum lot size required
Front setback	75'	67.5'
Side/rear setbacks	75'	67.5'
Arterial/collector street side setback	75'	67.5'
Local street side setback	75'	67.5'

TABLE 9

Typical Standards For Multi-Family Projects		**Deviations Permitted**
	Residential Multi-Family RM	Residential Multi-Family RM
Typical Standards For Multi-Family Projects		**Deviations Permitted**
	Residential Multi-Family RM	Residential Multi-Family RM
Front setback	25'	22.5'
Side/rear setback	10'/10' (per story)	9'/9' (per story)
Arterial/collector street side setback	35'	31.5'
Local street side setback	25'	22.5'
Lot coverage	60%	66%
Parking	Varies	10% reduction of total parking not to include handicap stalls

(Ord. 253, 12-16-2014; amd. Ord. 291, 1-19-2021)

CHAPTER 9.02

GENERAL PROVISIONS

SECTION:

9.02.010: Rules Of Interpretation

9.02.020: Relationship To General Plan

9.02.030: Severability Of Any Portion Of The Development Code

9.02.040: Legal Defense Fee Responsibility

9.02.010: RULES OF INTERPRETATION:

A. Authority: The director has the authority to interpret provisions of this development code. Whenever the director determines that the meaning or applicability of a development code requirement is subject to interpretation, the director shall issue a written interpretation. The director may also refer any issue of interpretation to the commission for a determination. A decision of the director may be appealed to the commission and a decision of the commission may be appealed to the council in compliance with chapter 9.81, "Appeals", of this title.

B. Terminology: When used in this title, the following rules apply to all provisions of this development code:

1. Language: When used in this development code, the words "shall", "must", "will", "is to", and "are to" are always mandatory. "Should" is not mandatory but is strongly recommended; and "may" is permissive.

2. Tense: The present tense includes the past and future tense, and the future tense includes the present.

3. Number: The singular number includes the plural number, and the plural the singular, unless the natural construction of the words indicates otherwise.

4. Calculations:

a. Number Of Lots: The fractional/decimal results of calculations of the number of parcels allowed through subdivision based on a minimum lot area requirement shall be rounded down to the next lowest whole number.

b. Residential Density: When the number of dwelling units allowed on a site is calculated based on the minimum site area per dwelling unit, any fraction of a unit shall be rounded down to the next lowest whole number.

c. Other Calculations: For calculations other than residential density, the fractional/decimal results of calculations shall be rounded to the next highest whole number unless otherwise specified.

5. Conjunctions: "And" indicates that all connected items or provisions shall apply. "Or" indicates that the connected items or provisions may apply singly or in any combination. "Either ... or" indicates that the connected items and provisions shall apply singly but not in combination. "Includes" and "including" shall mean "including, but not limited to".

6. Local Reference: "Town" as used herein means the town of Yucca Valley and all public officials, bodies, and agencies referenced herein are those of the town unless otherwise stated.

7. Definitions: As defined in article 7, "Definitions", of this title and/or as determined/interpreted by the director.

C. Number Of Days: Whenever the number of days is specified in this development code, or in any permit, condition of approval or notice issued or given as provided in this development code, the number of days shall be construed as calendar days. When the last of the specified number of days falls on a weekend or town recognized holiday, time limits shall extend to the end of the next working day.

D. Conflicting Requirements: Any conflicts between different requirements of this development code, or between this development code and other regulations, shall be resolved as follows:

1. Development Code Provisions: In the event of any conflict between the provisions of this development code, the most restrictive requirement shall control, except in case of any conflict between the land use zoning district regulations of article 2, "Zoning Districts And Development Standards", of this title and the provisions of article 3, "Development Standards", of this title, the provisions of article 3 of this title shall control.

2. Development Agreements Or Specific Plans: In the event of any conflict between the requirements of this development code and standards adopted as part of any development agreement or specific plan, the requirements of the development agreement or specific plan shall control.

3. Town Code Provisions: In the event of any conflict between requirements of this development code and other regulations of the town, the most restrictive requirement shall control.

4. Mitigation Measures: In the event of any conflict between the requirements of this development code and mitigation measures adopted as part of a certified environmental impact report or approved negative declaration, the most restrictive shall control.

E. Minimum Requirements: When interpreting and applying the regulations of this development code, all provisions shall be considered to be minimum requirements, unless specifically stated otherwise.

F. Interpretation Of Boundaries: See chapter 9.05, "Zoning Districts And Zoning Map", of this title.

G. Illustrations: The figures, diagrams, and other graphics used throughout this development code are for illustration purposes only and to the extent any are in conflict with the written provisions, the written provisions shall govern. (Ord. 250, 11-18-2014)

9.02.020: RELATIONSHIP TO GENERAL PLAN:

This development code is the primary tool used by the town to carry out the goals, objectives, and policies of the general plan. It is intended that all provisions of this development code be consistent with the general plan and that any development, land use, or subdivision approved in compliance with these regulations will also be consistent with these documents. (Ord. 250, 11-18-2014)

9.02.030: SEVERABILITY OF ANY PORTION OF THE DEVELOPMENT CODE:

If any portion of this development code is held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such determination shall not affect the validity of the remaining portions of this title. The council hereby declares that this title and each article, section, subsection, paragraph, subparagraph, sentence, clause, phrase and portion thereof is adopted without regard to the fact that one or more portions of this title may be declared invalid, unconstitutional, or unenforceable. (Ord. 250, 11-18-2014)

9.02.040: LEGAL DEFENSE FEE RESPONSIBILITY:

A. Applicant's Agreement To Indemnify And Hold Harmless: The applicant shall agree to defend, indemnify and hold harmless the town of Yucca Valley, its agents, officers and employees, at his sole

expense, against any action, claim or proceedings brought against the town or its agents, officers or employees, to attack, set aside, void, or annul this approval or because of the issuance of such approval, or in the alternative, to relinquish such approval, in compliance with this development code. The applicant shall reimburse the town, its agents, officers, or employees for any court costs, and attorney fees which the town, its agents, officers or employees may be required by a court to pay as a result of such action. The town may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition. The town shall promptly notify the applicant of any claim, action or proceedings arising from the town's approval of this project, and the town shall cooperate in the defense.

B. Town's Duty To Notify Applicant And Cooperate In Defense: Any condition of approval imposed in compliance with this development code shall include a requirement that the town acts reasonably to promptly notify the applicant of any claim, action, or proceeding and that the town cooperates fully in the defense. (Ord. 250, 11-18-2014)

RESOLUTION NO. PC 26-03

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, ON DEVELOPMENT CODE INTERPRETATION (DCI) 01-26, OF TOWN OF YUCCA VALLEY DEVELOPMENT CODE, CHAPTER 9.07 RESIDENTIAL AND HILLSIDE RESERVE DISTRICTS, SECTION 9.07.060 ACCESSORY BUILDINGS AND USES, (C) CARGO/SHIPPING CONTAINERS

WHEREAS, Town of Yucca Valley Development Code, Section 9.07.060(C) allows that cargo/shipping containers may be located on residential properties containing less than 2.5 acres, but those cargo/shipping containers are subject to Building Division requirements, must be attached to a permanent foundation, and must be architecturally treated so as not to appear as a cargo/shipping container; and

WHEREAS, Town of Yucca Valley Development Code, Section 9.07.060(C) requires that cargo/shipping containers be architecturally designed and constructed so that the structure is not distinguishable as a cargo/shipping container; and

WHEREAS, Town of Yucca Valley Development Code, Section 9.02.010 allows that the director may also refer any issue of interpretation to the commission for a determination. A decision of the director may be appealed to the commission, and a decision of the commission may be appealed to the council in compliance with chapter 9.81, "Appeals", of this title; and

WHEREAS, the Town of Yucca Valley Planning Commission seeks to establish an interpretation of the Town of Yucca Valley Development Code, Section 9.07.060(C), that clarifies the implementation of the standards contained within for members of the public and staff.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, AS FOLLOWS:

SECTION 1: **THAT THE PLANNING COMMISSION** does hereby declare that a cargo/shipping container on a residential property containing less than 2.5 acres shall be on a permanent foundation and architecturally treated so as to not appear as a storage container by providing a minimum of three (3) of the architectural treatments, listed below, each of a different type, and that the Planning Commission may require additional architectural treatments as necessary to ensure consistency with Town standards.

- Residential exterior cladding (e.g., stucco, wood siding, masonry veneer)
- Trim elements (e.g., corner boards, fascia, soffits)
- Pitched roof with complementary roofing materials
- Extended eaves or parapets
- Simulated or non-operable residential-style windows
- Decorative façade elements (e.g., awnings, shutters)
- Complementary paint and color scheme
- Landscape screening integrated with the structure

SECTION 2: This Resolution is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines, as it is not a "project" and has no potential to result in a direct or reasonably foreseeable indirect physical change to the environment 14 Cal. Code Regs. 15378(b)(5). The Town Clerk shall cause a Notice of Exemption to be filed as authorized by CEQA and the State CEQA Guidelines.

ADOPTED this 24th day of March 2026.

Mathew Thomas, Chairperson

ATTEST:

Janet Yochmowitz, Secretary

Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Evan Willoughby, Assistant Planner, Jared Jerome, Associate Planner

Date: February 18, 2026

Meeting Date: March 24, 2026

Subject: Policy Discussion on Minimum Single-Family Residential Dwelling Unit Size

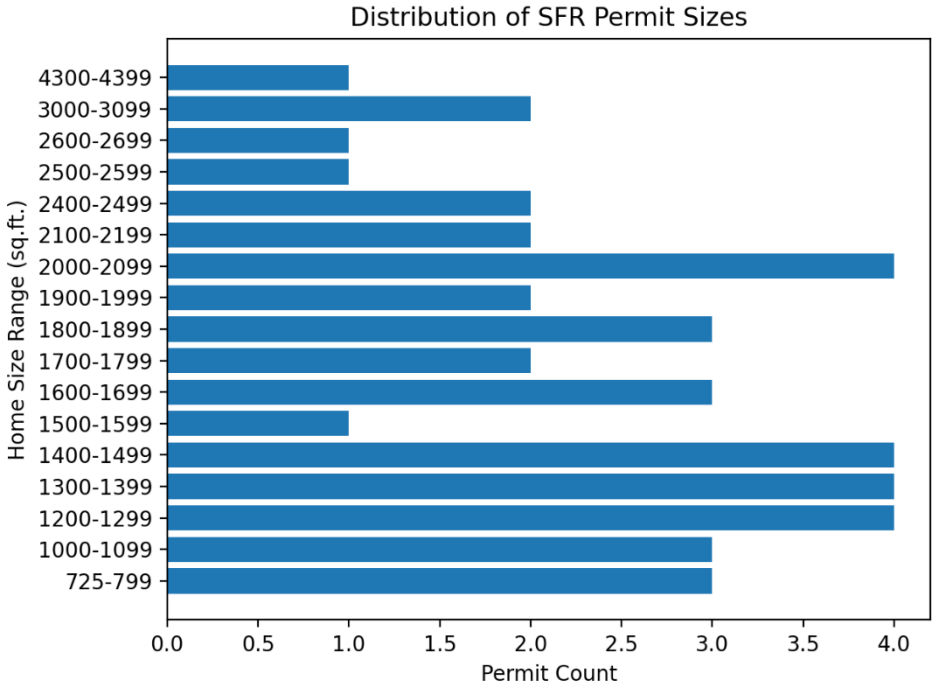
Recommendation:
That the Planning Commission retains the current minimum standard of 725 square-feet for single-family residential dwelling units and discusses the policy information provided in the Staff Report.

Prior Review:
There has been no current prior review of this policy item.

Discussion:
The Planning Commission requested an agenda item to discuss the Town's policy on minimum single-family residential dwelling unit size at their meeting of January 27, 2026.

The Town's Development Code establishes a minimum size for single-family residential dwelling units at 725 sq.ft. The Town adopted the minimum unit size from the County at the time of incorporation.

The current trends for single-family residential dwelling unit size are summarized in the table below for calendar years 2023, 2024, and 2025. The average SFR size for issued permits over the calendar years 2023, 2024, and 2025 is 1,758 sq.ft. The range from lowest to highest floor area is 762 sq.ft. to 4,325 sq.ft. The trend towards larger (1000+ sq.ft.) SFR sizes is consistent across cities surveyed, including cities with an adopted minimum SFR size lower than 725 sq.ft. and jurisdictions that follow the minimum established under the Title 24 Building Code of approximately 164 sq.ft.



Staff reviewed local zoning/development codes in California cities to identify the minimum size for single-family detached dwellings. A detailed list is attached to this staff report with those results and links to the relevant code sections.

Out of twenty-six (26) cities reviewed, five (5) relied almost exclusively on the minimum SFR size established by the California Building Code and two (2) had a minimum SFR size lower than the Town's, established by local development standards. Five (5) cities had a uniform development standard for minimum SFR size city-wide. Fifteen (15) cities had a varying standard for minimum SFR size, which was facilitated through a variety of approaches, including varying by Tract/Neighborhood (mirroring CC&Rs), varying by underlying zoning district, varying by number of bedrooms, or a combination of those approaches.

Town records indicate that some Tracts were originally subject to Covenant's, Conditions, and Restrictions (CC&Rs) on minimum SFR size. However, these restrictions were not adopted or enforced by the Town. A copy of that historical list prepared by Art Miller, Jr. of Western Hills Estates & Ranchos and a corresponding map created by staff are attached to this staff report for reference. The range in minimum SFR size on that list is 600 sq.ft. to 1400 sq.ft.

While the Town does take a uniform approach to minimum SFR size, it is of note that the Town's multifamily residential minimum dwelling unit size varies by bedroom count, requiring 500 sq.ft. for a studio, 650 sq.ft. for a one (1) bedroom, 750 sq.ft. for a two (2) bedroom, and 1000 sq.ft. for a three (3) bedroom. The two (2) bedroom and three (3) bedroom minimum dwelling unit sizes required for multifamily both exceed the minimum SFR size adopted by the Town. The Town's multifamily codes regulate more than just unit size but also require open space, landscaping, and amenities. Multifamily standards facilitate orderly development and create a standard quality of living in areas where the zoning allows higher-density living. In

effect, the Town applies stricter dimensional controls to multifamily housing to manage higher-density living conditions, while maintaining a simpler minimum standard for low-density development of single-family homes. The purposes stated in the Town's Development Code for multi-family residential standards are listed below.

- Provide appropriately located areas for multiple-family dwellings that are consistent with the general plan and the standards of public health and safety established by this code;
- Provide adequate light, air, privacy, and open space for each dwelling unit and protect residents from the harmful effects of excessive noise, population density, traffic congestion and other adverse environmental impacts;
- Provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment; and
- Ensure the provisions of public services and facilities needed to accommodate planned population densities.

While the Town can set a minimum size for primary single-family residences, accessory dwelling units are regulated under State law and are not restricted to a minimum of 725 sq.ft. The standards set by the State allow the following as accessory dwellings to a primary single-family residence.

- One (1) Junior ADU - Limited to 500 sq.ft. within the footprint of the existing or proposed SFR and/or attached garage.
- One (1) New Construction ADU - Limited to 1,200 sq.ft. for detached and 50% of the SFR size for attached, but not precluding an ADU of least 800 sq.ft.
- One (1) Conversion ADU - Limited to size of existing, detached accessory building to be converted.

Alternatives

That the Planning Commission provides a recommendation to the Town Council requesting policy direction to research Development Code Amendments relating to dwelling unit size, including but not limited to single-family and multifamily standards, and minimum dwelling size standards varying by the underlying residential zoning district.

Fiscal Impact:

N/A

Attachments

1. TOYV_Section 9.07.100 Manufactured and Single-Family Residential Construction Standards
2. PERMIT REPORT TOYV 2023-2025
3. Minimum SFR Size - Research
4. Minimum SFR Size - Research - Links
5. ArtMillerJr_TractRestrictions

6. ArtMillerJr_TractRestrictionsMap
7. TOYV_Section 9.08.070 Multi-Family Residential Standards, Site Design Guidelines and Architectural Design Guidelines

9.07.100: MANUFACTURED HOME AND SINGLE-FAMILY RESIDENTIAL CONSTRUCTION STANDARDS:

A. Standards: The following standards shall be applied to construction or installation of all detached single-family residential structures and second units unless otherwise specified within this code:

1. Manufactured Home Foundation Systems: Manufactured home foundation systems shall comply with either Health And Safety Code section 18551 or title 25, chapter 2, sections 1333 and 1334 of the California code of regulations, and shall include tie down, clip, or anchoring systems approved by an engineer to resist lateral forces for the subject manufactured home.

2. Manufactured Home Certification Tag Or Label Required: A permit from the building and safety division for the installation of a manufactured home not within an approved and properly licensed mobilehome park shall not be issued, if more than ten (10) years have elapsed between the date of manufacture and the date of the application for the issuance of the permit to install such manufactured home except as provided below. Also, the manufacturer shall permanently affixed a label or tag to the manufactured home certifying that the manufactured home complies with federal construction and safety standards applicable to the national manufactured housing construction and safety standards act of 1974 (42 USC section 5401 et seq., section 5415).

3. Siding: Siding material shall consist of stucco, wood, brick, stone, or decorative concrete block. Synthetic products of a similar appearance and equivalent durability shall be allowed. Metal siding, if utilized, shall be nonreflective. The exterior covering material shall extend to a point at or near grade, except if an approved solid wood, metal, concrete, or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.

4. Roofing Material: The roofing material shall be tile, composite shingles, wood shakes, and shingles (if allowed by the fire safety (FS) overlay or other applicable overlay(s)), or other material customarily used in the surrounding community. Roofs shall have eave and gable overhangs of not less than twelve inches (12"), measured from the vertical side of building, except for flat roof designs, with parapets, such as southwestern architectural styles.

5. Entries And Exits: Entries and exits shall be completed in compliance with chapter 10 of the California building code.

6. Minimum Size And Dimensions: Minimum floor area shall be seven hundred twenty five (725) square feet measured from the exterior of the structure. Minimum floor width and depth shall each average twenty feet (20') measured from the exterior of the structure, excluding garages, porches, patios, eaves, cabanas, and popouts.

7. Utility Hookups: Utility hookups and an area suitable to accommodate the installation of a clothes washer and dryer shall be provided within the primary structure or within an enclosed accessory structure.

8. Dedication And Infrastructure Requirements: A building permit shall not be issued for the construction of single-family residential dwelling unless all of the following infrastructure requirements are satisfied for an existing lot of record:

a. Proof Of Legal And Physical Access:

(1) Physical access is a route which is traversable in a standard (2-wheel drive) sedan. Proof shall consist of an engineer or surveyor's signed and sealed letter, certifying that physical access has been completed.

(2) Legal access is:

(A) A dedicated right of way;

(B) A dedication to the town of Yucca Valley and to the public in general, an easement for public road, town highway and public utility purposes of a width as established by the circulation element of the general plan. The easement or road constructed on the dedicated land shall not become a town highway until and unless the council, by appropriate resolution, has caused the road to be accepted into the town maintained road system.

(C) An existing traveled way that is substantially in compliance with town road standards, where a prescriptive right by the user has been established for the public use by court decree.

(D) Private road easement.

(3) When all feasible efforts to establish legal access in accordance with subsection A8a(2) of this section have been exhausted, the lot is an existing legally created parcel, and the property owner has physical access, the director, in his/her discretion, may waive the requirement for legal access on the condition that the property owner enters into an agreement in the form required by the town which includes the property owner's: a) representation that the owner has a right to physical access; b) acknowledgment that proof of legal access has not been provided to the town's satisfaction; and c) agreement to disclose to any subsequent owners that legal access has not been established to the satisfaction of the town. Notation of said agreement and conditions of waiver shall also be included on the building permit.

b. Infrastructure: Infrastructure as determined by the director depending on the location of the parcel to be developed. This may include, but not be limited to, any of the following: paved access, curbs and gutters, sidewalk, bike paths and trails and/or appropriate drainage improvements.

c. Water:

(1) Water Purveyor: Required when in the service area of a water purveyor and the purveyor can supply the water.

(2) Substantiated Well Water: If the subject parcel is not within the service area of a water purveyor, well water may

be allowed if all required setbacks are met.

d. Sanitation:

(1) Sewer: Projects shall connect as required by ordinances and policies adopted by the Hi-Desert water district.

(2) Septic systems: Allowed in compliance with the local regional water quality control board regulations.

e. Fireflow: Adequate fireflow and fire safety measures in compliance with the most current regulations adopted by the San Bernardino County fire department. (Ord. 253, 12-16-2014)

ADDRESS	PERMIT #	ISSUANCE	SQ.FT. LIVING AREA
7082 AVALON AVE	2024-1016	Issued in 2025	1627
57069 MONTECELLO LN	2023-991	Issued in 2025	3032
6583 PRESCOTT AVE	2024-872	Issued in 2025	1992
57961 IVANHOE DR	2025-075	Issued in 2025	1883
57885 SIERRA VISTA DR	2025-098	Issued in 2025	1636
57688 DOWNEY ST	2024-354	Issued in 2025	1202
57980 SAN ANDREAD RD	2024-1071	Issued in 2025	2159
56779 LITTLE LEAGUE DR	2024-096	Issued in 2025	1692
4986 ELATA AVE	2025-370	Issued in 2025	2047
53091 HIDDEN GOLD DR	2024-1001	Issued in 2025	2585
55063 CHEECHACO TRAIL	2025-376	Issued in 2025	2462
56479 DUARTE ST	2025-427	Issued in 2025	3030
55722 HIGHLAND TRAIL	2023-1260	Issued in 2025	1280
57413 BUENA SUERTE RD	2025-340	Issued in 2025	1705
54776 ONAG TRAIL	2024-634	Issued in 2025	1026
57459 WARREN WAY	2025-488	Issued in 2025	1992
56555 SAN ANDREAS RD	2024-645	Issued in 2025	1895
7785 PINON DR	2023-1385	Issued in 2024	1712
56983 PANCHITA RD	2023-530	Issued in 2024	762
56215 COBALT RD	2022-980	Issued in 2024	770
57296 MANZANITA DR	2021-2689	Issued in 2024	2062
6000 INDIO AVE	2022-236	Issued in 2024	1500
5900 INDIO AVE	2022-727	Issued in 2024	1000
54576 MUNSON TRAIL	2022-686	Issued in 2024	2094
57067 MONTECELLO LN	2022-2219	Issued in 2024	4325
56317 NELSON AVE	2024-514	Issued in 2024	795
56242 CARLSBAD CT	2021-1864	Issued in 2024	1849
6340 FORTUNA AVE	2024-053	Issued in 2024	1315
58637 BARRON DR	2024-052	Issued in 2024	1315
6679 HANFORD AVE	2024-295	Issued in 2024	2027
57106 CRESTVIEW DR	2021-1665	Issued in 2023	1200
58357 JOSHUA DR	2022-906	Issued in 2023	1441
56427 GOLD NUGGET RD	2022-763	Issued in 2023	2493
7385 CIBOLA TRAIL	2020-1973	Issued in 2023	1428
56870 ANTELOPE TRAIL	2020-1972	Issued in 2023	1428
55003 MOUNTAIN VIEW TR	2022-437	Issued in 2023	1000
58036 EL DORADO DR	2022-975	Issued in 2023	1445
7465 DESERT SKY DR	2023-1403	Issued in 2023	1325
56675 CLUBHOUSE VW	2023-1402	Issued in 2023	1325
7453 DESERT SKY DR	2023-1401	Issued in 2023	1241
54947 NAVAJO TRAIL	2022-1869	Issued in 2023	2600
6178 BUENA SUERTE RD	2022-1620	Issued in 2023	2143

JURISDICTION	MINIMUM SFR (SQ.FT.)
City of Twentynine Palms	400
Town of Apple Valley	1100, 1200
City of Victorville	1400
City of Hesperia	800, 1100, 1200, 1400
City of Palm Springs	Title 24 Building Code
City of La Quinta	1200, 1400, 2500
City of Palm Desert	600, 1000, 1250, 1500
City of Indio	Title 24 Building Code
City of Beaumont	Title 24 Building Code
City of Banning	1200
City of Rancho Mirage	1400, 1700, 1900
City of Cathedral City	600, 750, 900, 1000, 1100, 1350, 2000, 2500, 3000
City of Desert Hot Springs	800, 900, 1000
City of Coachella	1200, 2000
City of Indian Wells	1000, 1800, 2000
City of Moreno Valley	1000, 1250, 1500
City of Riverside	Title 24 Building Code
City of Loma Linda	1000
City of Highland	800
City of Colton	800, 1000, 1200, 1300, 2000
City of San Bernardino	1000, 1200, 1700
City of Rialto	850, 1000, 1200, 1260, 1440, 1620, 1800
City of Rancho Cucamonga	Title 24 Building Code, 1000
City of Upland	1000, 1400, 1600, 1800, 2000
City of Montclair	1300, 1400
City of Fontana	1200, 2000

JURISDICTION	REFERENCE	REFERENCE - CITATION
City of Twentynine Palms	https://library.municode.com/ca/twentynine_palms/codes/code_of_ordinances?nodeId=CD_ORD_ART2LAUSZODI_CH19.08RULIDIRL_19.08.040DEST	Sec. 19.08.040 Table 19.08.040-1
	https://library.municode.com/ca/twentynine_palms/codes/code_of_ordinances?nodeId=CD_ORD_ART2LAUSZODI_CH19.10SIMIREDIRS_19.10.040DEST	Sec. 19.10.040 Table 19.10.040-1
	https://library.municode.com/ca/twentynine_palms/codes/code_of_ordinances?nodeId=CD_ORD_ART2LAUSZODI_CH19.12MUMIREDIRM_19.12.040DEST	Sec. 19.12.040 Table 19.12.040-1
	https://library.municode.com/ca/twentynine_palms/codes/code_of_ordinances?nodeId=CD_ORD_ART2LAUSZODI_CH19.14HIDEREDI_19.14.040DEST	Sec. 19.14.040 Table 19.14.040-1
	https://library.municode.com/ca/twentynine_palms/codes/code_of_ordinances?nodeId=CD_ORD_ART2LAUSZODI_CH19.16CODICOCGCNCT_19.16.040DEST	Sec. 19.16.040 Table 19.16.040-1
	https://library.municode.com/ca/twentynine_palms/codes/code_of_ordinances?nodeId=CD_ORD_ART2LAUSZODI_CH19.20OPSPREDIOS_19.20.040DEST	Sec. 19.20.040 Table 19.20.040-1
Town of Apple Valley	https://library.municode.com/ca/apple_valley/codes/code_of_ordinances?nodeId=TIT9DECO_CH9.28REDI_9.28.040SIDESTAMOR314341354	Sec. 9.28.040 Table 9.28.040-A(14)
City of Victorville	https://library.municode.com/ca/victorville/codes/code_of_ordinances?nodeId=TIT16DECO_CH3ZOLAUSRE_ART8REDI_S16-3.08.020DEST	Sec. 16-3.08.020 Table 8-1
City of Hesperia	https://library.municode.com/ca/hesperia/codes/code_of_ordinances?nodeId=TIT16DECO_CH16.20GERE_ARTVGEPEST_16.20.160MIRECOST	Sec. 16.20.160(A)(5)
City of Palm Springs	https://destinyhosted.com/palmsdocs/2020/CC/20200319_1219/2152_2B_OCR.pdf	3/19/2020 City Council Staff Report - Page 7
	https://ecode360.com/43598343#43598797	Sec. 92.01.03
City of La Quinta	https://library.municode.com/ca/la_quinta/codes/municipal_code?nodeId=TIT9ZO_CH9.50REDEST_9.50.030TADEST	Sec. 9.50.030 Table 9-2
City of Palm Desert	https://ecode360.com/43848849#43848882	Sec. 25.10.050 Table 25.10-3
City of Indio	https://www.indio.org/home/showpublisheddocument/3314/638046229914700000	Sec. 2.02.03 Table 2.02.03-1, Page 29-30
City of Beaumont	https://library.municode.com/ca/beaumont/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.03ZOMAZODI	Ch. 17.03
City of Banning	https://library.municode.com/ca/banning/codes/code_of_ordinances?nodeId=TIT17ZO_DIVIILAUSDI_CH17.08REDI_ARTIILAUSDIDEST_17.08.110MIDWSIST	Sec. 17.08.110(A)
City of Rancho Mirage	https://ecode360.com/43377904#43378019	Sec. 17.30.100(A) Table 3-15
City of Cathedral City	https://ecode360.com/43677162#43677183	Sec. 9.12.140
	https://ecode360.com/43677191#43677232	Sec. 9.14.140
	https://ecode360.com/43677239#43677286	Sec. 9.16.140
	https://ecode360.com/43677295#43677334	Sec. 9.18.140
City of Desert Hot Springs	https://ecode360.com/43990761#43990776	Sec. 17.08.040 Table 17.08.02
City of Coachella	https://library.municode.com/ca/fontana/codes/zoning_and_development_code?nodeId=CH30ZODECO_ARTVREZODI	Sec. 30-434, Table 30-434
City of Indian Wells	https://ecode360.com/42807316#42807444	Sec. 21.20.070(a)(b)
	https://ecode360.com/42807602	Sec. 21.22.080
	https://ecode360.com/42807691	Sec. 21.23.080
	https://ecode360.com/42807725	Sec. 21.24.080
	https://ecode360.com/42807763	Sec. 21.26.080
	https://ecode360.com/42807803	Sec. 21.27.080
City of Moreno Valley	https://ecode360.com/43228552	Sec. 9.03.040, Table 9.03.040-6
City of Riverside	https://library.municode.com/ca/riverside/codes/code_of_ordinances?nodeId=PTIICOOR_TIT19ZO_ARTVBAZOREUSDEPR_CH19.100REZORCRRRE1-2AC1300010500850070004000300025002000150OR-_19.100.040REDEST	Sec. 19.100.040, Table 19.100.040.A
City of Loma Linda	https://ecode360.com/42461924#42461953	Sec. 17.32.030, Table 2-2
City of Highland	https://ecode360.com/48780012	Sec. 16.16.040, Table 16.16.040.B (12)
City of Colton	https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.10VEWREZO_18.10.050PRDEST	Sec. 18.10.050, Table 18.10.050-1 (K)
	https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.12LODEREZO_18.12.050PRDEST	Sec. 18.12.050, Table 18.12.050-1 (K)
	https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.14R2MEDERE_18.14.050PRDEST	Sec. 18.14.050, Table 18.14.050-1 (K)
	https://library.municode.com/ca/colton/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.16MUMIREZO_18.16.050PRDEST	Sec. 18.16.050, Table 18.16.050-1 (K)
City of San Bernardino	https://sanbernardino.gov/DocumentCenter/View/2764/1904-Residential-Zones-PDF	Sec. 19.04.030 (H), Page 39
City of Rialto	https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.10SIFAZO_18.10.030LOYAHERE	Sec. 18.10.030 (J)
	https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.12A-SIFAZO_18.12.030REXC	Sec. 18.12.030 (D)
	https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.14BSIFAZO_18.14.030REXC	Sec. 18.14.030 (D)
	https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.16CSIFAZO_18.16.030REXC	Sec. 18.16.030 (D)
	https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.18DSIFAREZO_18.18.060DEST	Sec. 18.18.060 (E)
	https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.22MUFAZO_18.22.030DEST	Sec. 18.22.030 (J)(1)
	https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.24HIDEMUFAZO_18.24.030HEBUSPRE	Sec. 18.24.030 (J)
City of Rancho Cucamonga	https://ecode360.com/43292479	Sec. 17.36.010, Table 17.36.010-1A, Table 17.36.010-1B
City of Upland	https://ecode360.com/44428948	Sec. 17.04.030, Table 17-04-2
City of Montclair	https://library.municode.com/ca/montclair/codes/code_of_ordinances?nodeId=TIT11ZODE_DIVIIZO_CH11.18ZO-SMIRE_11.18.050SPDEST	Sec. 11.18.050(A)(1)(2)
	https://library.municode.com/ca/montclair/codes/code_of_ordinances?nodeId=TIT11ZODE_DIVIIZO_CH11.20ZO-TMIRE_11.20.010TMIREZO	Sec. 11.20.010(C)
City of Fontana	https://library.municode.com/ca/fontana/codes/zoning_and_development_code?nodeId=CH30ZODECO_ARTVREZODI_DIV4DESTPRST_S30-434REDEST	Sec. 30-434, Table 30-434

Art Miller's

Western Hills Estates & Ranchos

"Where Land is Security"

29 PALMS HIWAY AT VICTORVILLE ROAD · YUCCA VALLEY, CALIFORNIA

MAILING ADDRESS: P. O. DRAWER 820, YUCCA VALLEY, CALIFORNIA 92284
PHONE: AREA CODE 714 365-2392



PEAVINE'S GOLDEN MAJOR
ART MILLER UP

TO WHOM IT MAY CONCERN:

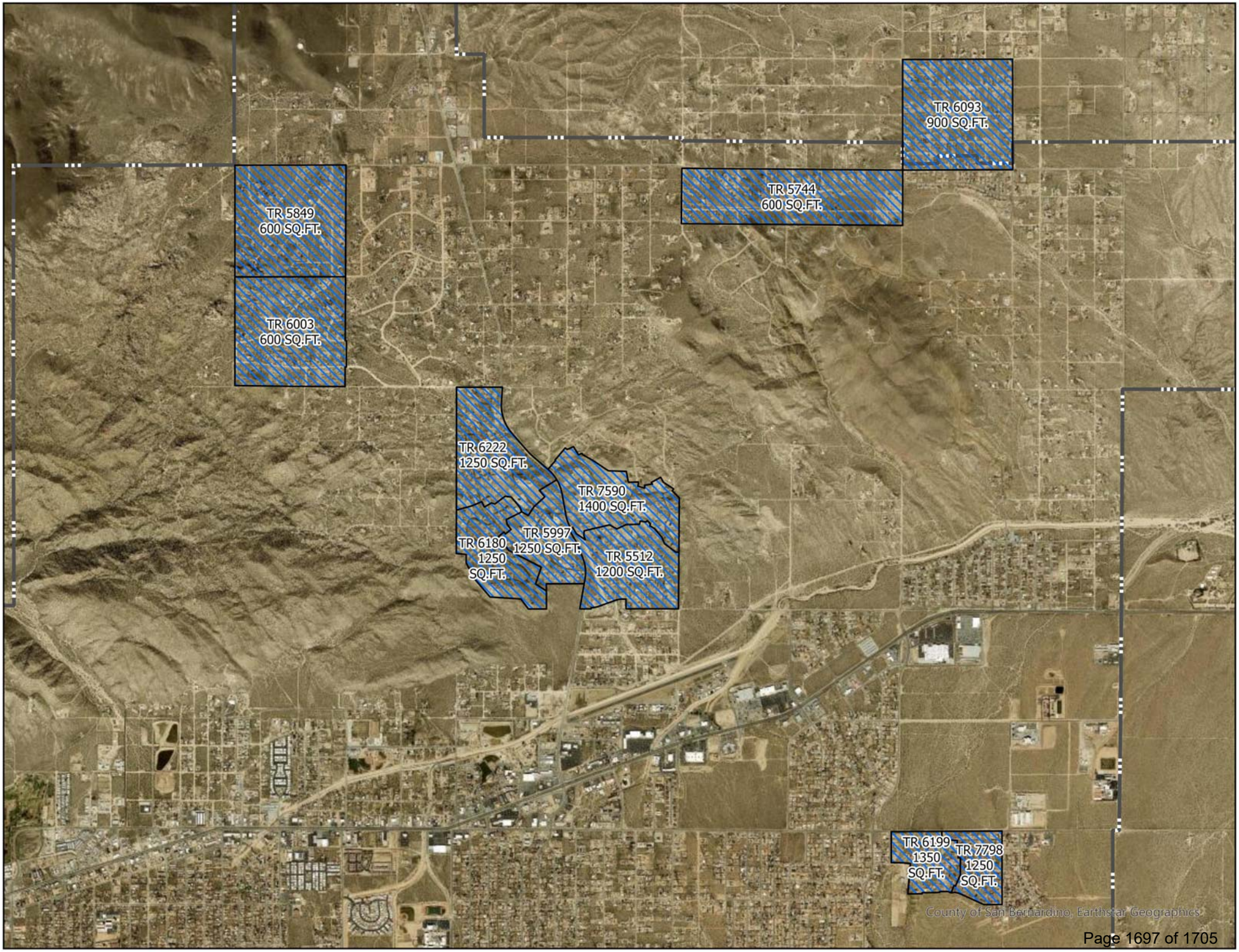
The following Tracts have Recorded Tract Restrictions:

5512	1200 sq. ft.
5744	600
5849	600
5997	1250
6003	600
6093	900
6180	1250
6199	1350
6222	1250
7590	1400
7798	1250
7803	1000
7812	1000
7959	1000

Information regarding these Restrictions can be obtained from Art Miller's Western Hills Estates & Ranchos office located at 29 Palms Highway and Old Woman Springs Road.

Western Hills Estates
Architectural Committee

By: Art Miller Jr.
Art Miller, Jr.


TR 6093
900 SQ.FT.
TR 5744
600 SQ.FT.
TR 5849
600 SQ.FT.
TR 6003
600 SQ.FT.
TR 6222
1250 SQ.FT.
TR 7590
1400 SQ.FT.
TR 6180
1250
SQ.FT.
TR 5997
1250 SQ.FT.
TR 5512
1200 SQ.FT.
TR 6199
1350
SQ.FT.
TR 7798
1250
SQ.FT.
County of San Bernardino, Earthstar Geographics

9.08.070: MULTI-FAMILY RESIDENTIAL STANDARDS, SITE DESIGN GUIDELINES AND ARCHITECTURAL DESIGN GUIDELINES:

A. Multi-Family Development Standards:

1. General Provisions: The specific purposes of the multiple residential district regulations are to:

a. Provide appropriately located areas for multiple-family dwellings that are consistent with the general plan and the standards of public health and safety established by this code;

b. Provide adequate light, air, privacy, and open space for each dwelling unit and protect residents from the harmful effects of excessive noise, population density, traffic congestion and other adverse environmental impacts;

c. Provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment; and

d. Ensure the provisions of public services and facilities needed to accommodate planned population densities.

2. Development Standards: All multi-family housing projects shall comply with applicable site development standards of this code. In addition, the following standards shall apply to multi-family projects:

TABLE 2-13

MULTI-FAMILY DEVELOPMENT STANDARDS

Development Feature	**Required Standards**				
Development Feature	**Required Standards**				
Separation between buildings	***2 Units***	***3 Or More Units***	***Between Accessory And Other Buildings***		
	15 ft.	25 ft.	15 ft.		
Minimum dwelling unit size	***Studio***	***1 Bedroom***	***2 Bedroom***	***3 Bedroom And Larger***	
	500 sq. ft.	650 sq. ft.	750 sq. ft.	1,000 sq. ft.	
Required open space:	***2 To 3 Units***	***4 Or More Units***	***Waiver Of Private Open Space***		
Private open space: Minimum square feet	450 sq. ft. per unit 15 ft. (minimum dimension)	First floor: 150 sq. ft. per unit Second floor: 75 sq. ft. per unit	Private open space may be waived if the dwelling unit size of the units built is at least 200 sq. ft. larger than the minimum dwelling unit size specified above		
Common open space: Minimum size	All multi-family developments, with the exception of duplexes and triplexes (2 to 3 units), shall provide not less than 30% of the net site area as common usable open space				
Required amenities: Number and size of required amenities	***2 To* 3 Units**	***4 To* 10 Units**	***11 To* 50 Units**	***51 To* 100 Units**	***101 To* 200 Units**
	Private outdoor space 450 sq. ft.	200 sq. ft. minimum space for each amenity			
		1	2	3	4

3. Common Usable Open Space Standards: Common usable open space shall meet the following requirements:

a. Usable open space areas shall not include rights of way, vehicle parking areas, areas adjacent to or between structures less than fifteen feet (15') apart, required front setbacks, private open space areas, or areas with slopes exceeding fifteen percent (15%);

b. Such areas shall be planted with turf or ground cover, or other landscape material that will control dust;

c. Such areas shall be screened from the streets and adjacent sites;

d. Common usable open space areas shall be unobstructed except by improvements that enhance the usability, such as swimming pools, fountains, sunshades, and plantings.

e. See table 2-13 of this section for common open space required.

4. Required Amenities: The following amenities are required for multi-family residential projects:

a. All multi-family housing developments shall provide recreational amenities with the site which may include: swimming pool and spa; fitness room, clubhouse; tot lot with play equipment; daycare center; picnic shelter/barbecue area with seating; court game facilities such as tennis, basketball, or racquetball, softball or baseball fields.

b. The type of amenities shall be reviewed and approved with the site plan and design review process for the project. Additional amenity(ies) may be required if the planning commission determines that the proposed amenity(ies) are not of a quality that is in keeping with the number of dwelling units/scope of the project.

c. See table 2-13 of this section for number and size of required amenities.

5. Landscaped Setback Required: A minimum landscape setback area of fifteen feet (15') as measured from the property line shall be provided along each street frontage of the project.

6. Permitted Installations Within The Required Building Setback Lines: Unless specifically regulated by another section of this code or the town code, permitted installations within the required building setback lines may include landscaping, garden walls, retaining walls, parking lots, recreational facilities (side and rear only), entry statements (decorative block/stucco, boulders, signage), sidewalks and driveways, underground utilities, lighting and similar fixtures.

7. Pedestrian Circulation: An interior walkway system with a minimum width of four feet (4') shall be incorporated into the project for the purposes of providing direct access to and from all individual dwelling units, trash storage areas, parking areas, recreational areas and other outdoor common areas.

8. Parking: The number of required parking spaces shall be in conformance with the parking code in chapter 9.33 of this title.

9. Laundry Facilities:

a. Common laundry facilities of sufficient number shall be provided (facilities are required to be accessible, consistent with the California building code); or

b. Each dwelling unit shall be plumbed and wired for a washing machine and dryer.

10. Lighting: The following areas shall be lighted during the hours of darkness in a manner consistent with the outdoor lighting ordinance:

a. Private streets and drive aisles;

b. Parking areas;

c. Walkways or pedestrian paths;

d. Individual dwelling entries;

e. Addresses;

f. Recreational facilities;

g. Active outdoor play areas; and

h. Project entryways.

11. Trash Enclosures: One trash enclosure per ten (10) units shall be located at convenient distances from the buildings they serve and sited to minimize visual and odor impacts to abutting properties.

12. Buffer Areas: There shall be a minimum fifteen foot (15') wide planted buffer between new multi-family residential development and existing single-family developments or single- family land use districts.

B. Multi-Family Site Design Guidelines:

1. Purpose: The council finds that the general quality of multi- family development throughout the town necessitates the implementation of better development standards than currently exist. The lack of architectural articulation, landscaping, proper parking accommodations, suitable amenity packages and other design features adversely affects the quality of life for multi-family development residents and adversely affects property values in these areas. Multi-family housing design standards are necessary to improve and maintain the quality of multi-family housing for the safety and benefit of residents and for the preservation of property values in the vicinity of multi-family neighborhoods.

Further, and in general, multi-family and cluster housing, because of their higher densities, tend to generate large parking areas and a decrease in private open space. If not properly designed, parking facilities can dominate the site and relegate open spaces to leftover areas not related to the structure and not useful to the residents. Multi-family developments surrounded by high walls and parking lots or rows of carports along public streets are examples of undesirable design features. These design standards are intended to mitigate these undesirable design features and promote a pleasant residential environment within the context of higher density development within the town.

2. Objectives: The following are objectives of the design standards:

a. Introduce a clear and consistent set of standards designed to assist the development community in comprehending the town's intent in regulating design quality and ensuring that long term interests of the community are met;

b. Create an environmentally based set of standards intended to realistically reflect natural constraints and development opportunities;

c. Enhance and preserve neighborhoods and property values by providing good quality design;

d. Improve site planning and appearance through the application of modern and creative solutions to commonly repeated design problems found throughout the town.

3. Site Planning And Design: Multi-family residential developments shall be sited to respond to and respect property views, site features, existing topography, dwelling unit privacy and any adjacent existing development. The following multi-family site planning standards shall be used to create a safe, neighborhood environment in the project area:

a. Integrate Structures Into Natural Landforms:

(1) Site grading shall recognize existing natural landforms and drainage patterns by providing an appropriate transition of architectural elements to grade. For example, in larger developments use the natural features as amenities by leaving natural drainage swales or rock outcroppings undisturbed and orienting buildings and open spaces around them.

(2) Building pads and vehicle circulation shall generally follow contour lines rather than cross them. When a building must cross contour lines, step building pads down the slope rather than mass grading the site.

(3) The grading plan shall direct and provide for an adequate flow of surface runoff to catch or retention basins while contouring the land to blend with existing conditions at the boundaries of the site.

b. Neighborhood Compatibility: New multi-family residential development shall relate to adjacent single-family residential districts in the following ways:

(1) By stepping down the scale, height and density of buildings at the edges of the development when surrounding neighborhoods are of lower density or smaller scale. Step the building down at the ends or sides nearest the single-family unit to a height approximately equal to that of the adjacent single-family residence (or of typical single-family residences in the vicinity if adjacent to an undeveloped single-family zoning district).

(2) By incorporating architectural elements and materials that are similar to those used in the neighborhood.

(3) By including a front yard that is similar to a single-family residence.

(4) By locating parking areas within the project interior or at the side or back when necessary to achieve the "residential front yard" appearance.

4. Entry Drives: The principal vehicular access into a multi- family development shall be through an entry drive rather than a parking drive. Entry drives provide access to parking areas free from parking and backing out movements, parking drives lead through parking stall areas and can be interrupted by vehicles pulling into or out of parking spaces. Colored, textured paving (i.e., interlocking pavers) treatment at the entry drives is encouraged.

a. Entry Statements:

(1) Entry Statement Standards: Projects with ten (10) or more units shall include vehicular and pedestrian entry statements that shall be consistent with the following:

(A) Provide one visually dominant entry to the development that conveys a sense of arrival;

(B) Entry statements shall provide an open view into the development with landscaping and project directories;

(C) Design the entry to provide a transition from the outside to an internal visual focus, such as landscaping, a water feature, sculpture or a building;

(D) Special attention shall be given to hardscape and landscape treatments at the entry to enhance the overall image of the development. An entry statement shall consist of at least two (2) of the following items:

(i) Hardscape structure (trellis, decorative, low garden wall with berming, guardhouse, decorative gate);

(ii) Specimen landscaping (large, distinctive vegetation, i.e., relocated Joshua trees) or mature trees;

(iii) Large boulder groupings;

(iv) Water saving and easy maintenance fountains;

(v) Textured or stamped concrete;

(vi) Monument signage with accompanying landscape and berming; or

(vii) Other comparable installations.

5. Clustering Of Units:

a. Consistent Application In Site Plan: The clustering of multi- family units shall be a consistent site planning element. Structures composed of a series of simple yet varied planes assure compatibility and variety in overall building form.

b. Perimeter Arrangement: Buildings shall be clustered to achieve a pleasing streetscape and visual variety at the

perimeters of the development through variation in building siting, massing, orientation and landscaping.

c. Connections Between Building Clusters: In multi-building developments, pedestrian paths shall be provided to connect buildings in the development with one another, on site amenities and adjacent streets.

6. On Site Parking: In multi-family developments, there are generally three (3) ways to accommodate parking: parking drives, parking lots/courts, and garages within the residential structures. Projects with either long, monotonous parking drives or large, undivided parking lots are prohibited. The following standards shall be followed in the design of parking areas for multi-family developments:

a. Parking Lot Layout:

(1) In general, parking areas shall be visible from the residential units that utilize them.

(2) Locate required resident parking spaces convenient to the units they serve.

(3) The location of parking and drive aisles shall minimize the points of conflict between pedestrian and vehicular traffic.

b. Parking Area Landscaping:

(1) At least one landscape or shade tree shall be provided for every seven (7) spaces of open parking areas.

(2) Provide landscaped planters in parking areas to break up expanses of pavement.

(3) Parking drives, when located on the periphery of a project, tend to isolate the project from its surroundings. Perimeter parking drives are not desirable and shall be minimized. Where a parking area separates a group of dwellings from the street, pedestrian or bicycle paths consisting of contrasting paving material shall provide access from groups of dwellings to the street.

c. Parking Lots/Courts:

(1) Parking courts shall not contain more than two (2) adjacent double loaded parking aisles.

(2) The length of parking courts shall not exceed a length greater than one-half ($^1/_2$) the length of the lot where they are located.

(3) Parking courts shall be separated by structures or by a landscape buffer of at least thirty feet (30').

d. Garages/Carports:

(1) Incorporating carports into exterior project walls adjacent to streets is strongly discouraged.

(2) Provide a visual buffer between the fronts of carports and residential units by use of planting screens and/or architectural features.

(3) Provide landscaping on exposed sides of carport or garage structures.

e. Parking Within The Front Yard Building Setback: Parking may be located within the required front yard if it is completely screened from the street by either a landscaped hedge or a decorative, architectural screen wall, integrated into the architecture of the building by use of similar materials or accent treatments.

7. Connections Between Buildings: In multi-family developments with three (3) or more buildings, pedestrian paths to facilitate circulation between buildings shall be provided.

8. Access To Amenities: Provide a pedestrian path to facilitate access between residential units and parking areas, recreational facilities, mailboxes, common open space, and to connect the development to the townwide trails system where a project is adjacent to the system.

9. Arrangement Of Open Space: Required common open space shall be conveniently located for the majority of residents and private open spaces shall be located near the units they serve.

10. Visibility: Multi-family developments shall have secure open space areas and children's play areas that are visible from the units.

11. Location Of Amenities: Recreational amenities shall be located adjacent to designated open space areas wherever possible.

12. Landscaped Areas:

a. Landscaping Considerations: Landscaping is used to frame, soften and embellish the quality of the environment, to buffer units from noise or undesirable views, to break up large expanses of parking, and to separate frontage roads within the development from public streets. To accomplish these design objectives, a landscape needs vertical elements. Trees and tall shrubs are needed in addition to ground cover and can also be used to provide shading and climatic cooling of nearby residential units.

b. Landscape For Screening And Privacy: Landscaping shall be used to maximize the privacy of adjacent single-family residences. A minimum of twenty percent (20%) of the trees used for screening purposes shall be twenty four inch

(24") box size when installed.

C. Multi-Family Architectural Design Guidelines:

1. Dwelling Unit Architecture:

a. General: New multi-family residential development shall relate to adjacent single-family residential districts in the following ways:

(1) By stepping down the scale, height and density of buildings at the edges of the development when surrounding neighborhoods are of lower density or smaller scale. Step the building down at the ends or sides nearest the single-family unit to a height approximately equal to that of the adjacent single-family residence, or of typical single-family residences in the vicinity if adjacent to an undeveloped single-family zoning district.

(2) By incorporating architectural elements and materials that are similar to those used in the neighborhood.

b. Architectural Style: While there is no particular architectural style required for multi-family residential structures, the focus shall be on the development of a high quality residential environment that provides variety and visual interest while still creating an overall unified image. Desert appropriate architectural styles shall be used to blend the development into the natural desert environment to the greatest extent possible. Desert appropriate styles will respond to desert conditions such as sun, wind, heat and cold. In selecting an architectural style, compatibility with surrounding character, including compatible building style, form, size, color, materials and roofline, shall be considered.

c. Architectural Unity And Variation: Within multi-family developments containing several buildings, a common architectural theme among the buildings must be evident so that a unified image is presented. Within the unified image, each building should contain some identifying feature(s) that sets it apart from other buildings in the development so that an occupant can readily identify his/her building.

(1) Unified Development Image: An overall unified image in a development with several buildings can be achieved through the use of common elements and/or materials. Multi-family buildings in such a context shall incorporate the following design principles:

(A) Building form, roofline and primary materials shall represent a common theme throughout the development;

(B) A similar architectural character shall be provided on all sides of a building. Repeat details on all sides of a building; make them appear functional and real;

(C) Forms, colors, architectural details and landscape materials shall be consistent throughout the development. Variations for the purpose of establishing individuality among buildings within a group shall be consistent with an overall palette of materials and colors;

(D) Building entries shall be integrated into the building architecture. Upper decks, balconies, stair towers, utility closets and mechanical screening shall be integrated into the building architecture rather than add on elements to a finished facade or roof;

(E) Interior and exterior storage areas shall be integrated into the building design to make them compatible with the building architecture;

(F) Massing and scale.

Compatibility with adjacent single-family residential development: Because multi-family developments are frequently taller than one story, their bulk can be imposing to surrounding uses, especially single-family residential uses. The scale of multi-family developments shall be considered within the context of their surroundings. This section is not intended to limit two-story buildings but to provide transitions in rooflines and articulation of buildings and rooflines. The scale of multi-family structures shall relate to adjacent single-family residential structures in a manner consistent with this code.

(2) Mitigating Mass And Scale Of Unarticulated Building Planes:

(A) Blank end walls are not allowed. Instead, end walls shall be given some form of articulation or architectural treatment.

(B) Balconies, porches, patios and chimneys shall be integrated into multi-family structures to break up large wall masses, and to offset floor setbacks.

(C) Long barrackslike multi-family structures shall be avoided through the use of separations, changes in roof plane, horizontal offsets, and the inclusion of elements such as balconies, varied floor elevations, awnings, porches and patios.

(3) Support Facilities, Compatibility With Primary Structures: Support facilities such as laundry facilities, recreation buildings, sales/lease offices or temporary sales offices within multi-family developments shall be consistent in architectural design, form, colors and materials with the residential structures.

(4) Detached Garages: Detached garages shall be designed as an integral part of the architecture of projects and shall be similar in style, form, scale, color, detailing and materials to the primary structure.

(5) Dwelling Unit Access And Entries:

(A) Use In Providing Facade Articulation: Entry areas shall be utilized to articulate building faces through recesses, covered porches, or other architectural treatments in such a manner as to increase the sense of arrival.

(B) Provide Shelter: Entries shall provide shelter from natural elements such as sun, rain and wind.

(C) Shared Entries: Access points to residential units shall be clustered in groups of four (4) or less. The use of long, monotonous balconies and corridors resulting in a "motel" type of appearance is discouraged.

(D) Visibility: Whenever possible, entrances to individual residential units shall be plainly visible from the parking areas that serve them.

(E) Maximize Privacy: Entries to individual units shall be spaced as far apart as possible to maximize privacy.

(6) Roof: The pitch and form of roofs are a visible community feature. A range of roof forms and roof pitches can add an appealing visual impact to the community streetscape.

(A) Roof Overhangs: Broad roof overhangs when compatible with the basic architectural theme of the structure are recommended to produce interest and to respond to climatic conditions, especially when used in combination with courtyards, porch enclosures, balconies and recesses.

(B) Roof Materials: The roofing material shall be constructed of nonreflective fire retardant materials and exhibit muted earth tones.

(7) Exterior Stairs, Integrate With Building Architecture:

(A) In new buildings, simple, clean, bold projections of stairways integrated into the building architecture are encouraged to complement the architectural massing and form of the multi-family structure.

(B) Stairways integrated into the building architecture are encouraged in order to provide protection from natural elements such as sun and wind.

(C) Where modifications to existing multi-family residential structures include the addition of stairways, thin looking, open metal, prefabricated metal stairways shall be avoided. Instead, materials similar to the exterior of the building shall be used to architecturally link the stairway to the building.

(8) Walls And Fences: Fencing requirements shall remain flexible, but installations shall take advantage of the natural features of the site like topography and vegetation.

(A) Privacy Screening: Closed privacy fencing should be limited to the immediate area around the private open space areas or outbuildings. If wood fencing is proposed, the fencing shall be designed to withstand the frequent high desert winds. Chainlink is not permitted.

(B) Private Courtyards: Private open space courtyards utilizing decorative walls providing shelter from wind are strongly encouraged.

(C) Materials Within Front And Street Side Yard: All walls and fences within the front yard or street side yard setback area shall be constructed of decorative materials such as split face or slump stone block, river rock or other similar materials that complement the materials used on the building or as approved by the commission.

(D) Property Line Fencing: Property line walls and fences shall be constructed of decorative materials such as rail fencing or split face block or slumpstone, or incorporate decorative enhancements such as caps or pilasters. Property line fencing with unadorned solid wood or cinder block is prohibited.

(E) Articulation: Where any solid wall or fence exceeds forty feet (40') in length, the wall or fence shall be visibly articulated by pilasters or changes in the wall plane such as insets for plantings. Such articulation shall occur at a minimum of forty foot (40') intervals. All walls shall incorporate decorative caps.

2. Building Color:

a. Colors should be muted and lighter in value. Primary, bright, and fluorescent colors shall be avoided.

D. Multi-Family Infill In Single-Family Neighborhoods: New multi- family developments shall be integrated into an existing single- family neighborhood so that they are compatible with adjacent structures and fit within the context of the existing neighborhood. Below are additional standards for these developments:

1. Architectural Compatibility: New multi-family developments in existing single-family neighborhoods shall incorporate the architectural characteristics and maintain the scale of existing single-family structures on the site and on adjacent property; for example, building height, window and door detailing, facade decoration, materials, color, roof style, roof pitch, porches, etc.

2. Front Setbacks: Front setbacks for new multi-family developments in existing single-family neighborhoods shall be equal to or greater than the average front setbacks for the two (2) adjacent properties. If one or both of the adjacent properties are vacant, then the average front setback shall be calculated on the next adjacent occupied properties.

3. Site Design: The site design of new multi-family developments in existing single-family neighborhoods shall reflect the development patterns and scale of development of the surrounding neighborhood and any existing on site single-family structures, in terms of vehicular and pedestrian circulation, access, parking and landscaping. Any substandard conditions

existing on the site shall be brought up to standard with the new development. (Ord. 253, 12-16-2014)

Town of Yucca Valley
Planning Commission Staff Report

To: Planning Commission

From: Jared Jerome, Associate Planner, Evan Willoughby, Assistant Planner

Date: February 18, 2026

Meeting Date: March 24, 2026

Subject: Land Development Update

Recommendation:
That the Planning Commission receives and files the report.

Prior Review:
There has been no prior review of this item.

Discussion:
Town staff will provide the Planning Commission with an update on current private land development and capital projects and anticipated schedules.

Alternatives
None.

Fiscal Impact:
None.

Attachments
None