

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, JANUARY 26, 2016**

**YUCCA VALLEY COMMUNITY CENTER
YUCCA ROOM
57090 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284**

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**Planning Commission
Jeff Drozd, Commissioner
Jeff Evans, Commissioner
Charles McHenry, Commissioner
Steven Whitten, Vice Chairman
Vicki Bridenstine, Chairman**

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**TOWN ADMINISTRATIVE OFFICE:
760-369-7207**

www.yucca-valley.org

**AGENDA
MEETING OF THE
PLANNING COMMISSION
TUESDAY, JANUARY 26, 2016
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.

An agenda packet for the meeting, and any additional documents submitted to the majority of the Planning Commission, are available for public view in the Town Hall lobby and with respect to the staff agenda packet, on the Town's website, www.yucca-valley.org, prior to the Regular Meeting. Any materials submitted to the Agency after distribution of the agenda packet will be available for public review in the Town Clerk's Office during normal business hours and will be available for review at the Regular 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 subject on the agenda, or any subject not on the agenda during public comments, please fill out a card and give it to the Commission Secretary. The Chair will recognize you at the appropriate time. 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:

PLEDGE OF ALLEGIANCE:

PRESENTATIONS, INTRODUCTIONS, RECOGNITIONS:

APPROVAL OF AGENDA:

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.

MINUTES APPROVAL:

1. Planning Commission - Regular Meeting - Dec 8, 2015 6:00 PM
2. Planning Commission - Regular Meeting - Jan 12, 2016 6:00 PM

PUBLIC HEARING:

2. Environmental Assessment, EA-01-15; Conditional Use Permit, CUP 02-15
Burrtec Transfer Station and Collection Vehicle Maintenance Yard

Recommendation:

Project Description: **A proposal for the construction of a collection operations facility and transfer station. The proposed project includes a truck terminal, an approximate 15,000 square foot transfer station, an approximate 16,000 square foot vehicle maintenance facility, a 3,025 square foot administration office, a 3,300 square foot employee building, parking facilities, fueling facilities, scales, bin storage and landscaping. The project is located on the southeast corner of Sunnyslope Drive and Indio Ave and is also identified as APN's: 601-551-09, 601-551-10 and 601-551-11.**

Environmental Assessment, EA 01-15: **That the Planning Commission adopts the Resolution, the Mitigated Negative Declaration and the Mitigation Monitoring Report for Environmental Assessment, EA 01-15.**

Conditional Use Permit, CUP 02-15: **That the Planning Commission approves CUP 02-15 based upon the information contained within the staff report, the required findings and the recommended conditions of approval.**

DEPARTMENT REPORTS:

3. Selection of Planning Commission Chairman

Recommendation:

Nominate and Elect Chairman

That the Planning Commission move to appoint the selected Commissioner to serve as the Chairman of the Planning Commission for the next twelve months.

4. Selection of Planning Commission Vice-Chairman

Recommendation:

Nominate and Elect Vice-Chairman

That the Planning Commission move to appoint the selected Commissioner to serve as the Vice-Chairman of the Planning

Commission for the next twelve months.

FUTURE AGENDA ITEMS:

PUBLIC COMMENTS:

In order to assist in the orderly and timely conduct of the meeting, the Planning Commission takes this time to consider your comments on items of concern which are on the Closed Session or not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to three (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 included on the printed agenda.

STAFF REPORTS AND COMMENTS:

COMMISSIONER REPORTS AND COMMENTS:

ANNOUNCEMENTS:

The next meeting of the Planning Commission will be held on February 9, 2016.

ADJOURNMENT:

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
DECEMBER 8, 2015**

OPENING CEREMONIES

Vice Chairman Steven Whitten called the meeting to order at 6:00 PM.

CALL TO ORDER

ROLL CALL

PRESENT: Drozd, Evans, McHenry, Whitten

ABSENT: Bridenstine (Excused)

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

RESULT: APPROVED [UNANIMOUS]

MOVER: Jeff Evans, Commissioner

SECONDER: Charles McHenry, Commissioner

AYES: Jeff Drozd, Jeff Evans, Charles McHenry, Steven Whitten

EXCUSED: Vicki Bridenstine

CONSENT AGENDA

MINUTES APPROVAL

1. Approval of November 10, 2015 Planning Commission Regular Meeting Minutes

Recommendation

That the Planning Commission approve as submitted the minutes of the Planning Commission meeting of November 10, 2015.

PUBLIC COMMENTS ON CONSENT AGENDA

None

CLOSE PUBLIC COMMENTS

MOTION

Commissioner Evans moved that the Planning Commission approve the Consent Agenda. Commissioner Drozd seconded, and the motion passed unanimously.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jeff Evans, Commissioner
SECONDER: Jeff Drozd, Commissioner
AYES: Jeff Drozd, Jeff Evans, Charles McHenry, Steven Whitten
EXCUSED: Vicki Bridenstine

DEPARTMENT REPORTS

2. Landscape Plan, LP 01-14; Native Plant Plan, NPP 82-14; Sage Estates, Tract 17862: Southeast corner of Golden Bee and Sage Avenue

Recommendation:

That the Planning Commission accepts the revised Native Plant inventory information and requires the submittal of a revised landscaping plan consistent with Section 9.07.130, Native Landscape Documentation Package, of the Yucca Valley Development Code.

STAFF REPORT

Deputy Town Manager Stueckle provided the staff report. The Planning Commission previously reviewed the Native Plant Plan and Landscape Plan for Tract 17862 at their meeting of December 2, 2014, and construction was begun. Since that time, the applicant submitted revised native plant inventory information. The initial native plant survey identified 859 Joshua Trees, 790 of which were likely to survive transplanting and 517 Mojave Yuccas, 422 of which were likely to survive transplanting. The submitted revised survey only identifies 298 Joshua Trees, 210 of which are viable for transplanting, and 166 Mojave Yuccas.

Commissioner Whitten opened the floor for public comment.

PUBLIC COMMENT ITEM 2

- Laura Emerick, spoke in opposition of the item. She asked about the apparent inconsistencies in the number of trees adopted off site. She also said that the native plant ordinance should be strengthened.
- Bill Shack, applicant, spoke in support of the item. He clarified that there weren't inconsistencies in the number of adopted trees. He said that the difference in the number of trees was due to trees dying due to the drought, or being taller than 6 feet, which made them too tall to survive transplantation. He said that they had saved every tree possible. He described the landscaping they intended to construct and said that they would be adding 250 cat claws in addition to the Joshua Trees and Mojave Yuccas. He said that another reason for the discrepancy was that the original survey counted all the seedling in a Joshua tree cluster as individual trees. Mr. Shack said that these

seedlings are too small and would not survive. He said that a biologist was on site during the removal and moving of the trees. He asked that the Planning Commission accept the documentation presented to the Commission.

- David Fick, Joshua Tree, spoke in opposition of the applicants request. He said that he commented on the project when it was originally reviewed. Spoke against the approval of the applicant's request. He asked why the biologist, Ed LaRue, wasn't present. He also said that it was possible to transplant Joshua trees much taller than 6 feet and have them survive. He asked where 515 Joshua trees had gone.
- John Stevens, Yucca Mesa, said that when work began on the project there was a lot of talk on social media about it. Mr. Stevens said that he, along with several others, met with foreman on the job who explained what was going on and showed them the nursery. He was told by the foreman that on a previous job they had moved a large number of trees with a hundred percent survival rate. When he attempted to follow up with a request for location of the previously transplanted trees he did not receive an answer.
- Michael Hildebrand, Yucca Valley, spoke in support of the applicant's request. He said that he did the grading and grubbing on several project in town, and that he moved a lot of trees. He said that the adoption program was unclear and that people had come to adopt trees without documentation.
- Bill Shack, Applicant, said that he is sensitive to Joshua tree issues. He said that this is the fourth tract he has developed in Yucca Valley. He said that they have left 25% of the tract undeveloped, as required. Met that requirement. He said that it was redundant to go to additional expense to redo something that can't be redone. He asked the Planning Commission to approve what was submitted to the Commission.

Commissioner Drozd asked Mr. Shack about discrepancy in the number of trees. Mr. Shack said that original survey was done prior to 2009 and since that time due to drought, the counting of individual trees in clusters and other causes the number had lessened. Mr. Shack said that there were currently 300 Mojave yuccas and 200 Joshua trees in the nursery. Vincent Shack said that during the drought it was easy for individuals to dig up and take Joshua trees. Bill Shack said that it was easier for them to transplant trees rather than destroy them.

Commissioner Evans said that he struggled with accepting that 561 Joshua trees disappeared since 2009. He said that he understood that the counts had been done by different individuals and with different methods, and the drought and previous fire had effect trees, but still found that number difficult to accept. Bill Shack said that the original count wasn't a count of healthy transplantable trees.

Commissioner Drozd asked the applicant how many trees were identified as unhealthy requiring destruction. Bill Shack clarified that Ed LaRue identified the unhealthy trees. Mr. Hildebrand said that that only about 30 trees were not moved to the nursery.

Commissioner Whitten said that there were different surveyors in the process and everyone has different opinions about what is or isn't viable.

CLOSE PUBLIC COMMENT

Deputy Town Manager Stueckle summarized that the original approval was for 525 Joshua trees and 372 Mojave yuccas, and the revised request is for 210 Joshua Trees and 310 Mojave Yuccas. He also stated that the original survey counted all trees in a cluster while the revised survey did not include the small trees in a cluster. Staff has not received any additional clarification. Staff said that their recommendation was that the Planning Commission accepts the revised Native Plant inventory information and requires the submittal of a revised landscaping plan, which was the minimum required by the development code. Staff also said that as an alternative action the Planning Commission could require the applicant to come back with additional documentation regarding the discrepancy.

Commissioner Drozd said that he believes this is a big issue to the community, but the most important issue is that we follow the Development Code. He said that he thought that the applicant had followed the development code and had done everything they could do. He said that if changes needed to be made they should be made in the Development Code. He said he would be open to asking them to come back with more information, or approving the item.

Commissioner McHenry said that he had several issues with the item. The primary issue was how large the difference between the two numbers was. He said that even with the drought and the counting of clusters, it was hard to accept over fifty percent of the trees being lost. The second issue he had was that the native plant survey was redone in January of this year, but a revised plan wasn't submitted until October, once grading was complete. He asked why the applicant would proceed with grading if he knew the numbers were wrong. He said it seemed like a case of asking for forgiveness rather than permission. Commissioner McHenry said that he would only be willing to support requiring the applicant to come back with more information. He said that he had lost some Joshua Trees to drought, but nothing like sixty or eighty percent of them.

Commissioner Evans agreed with Commissioner Drozd that they need to adhere to the Development Code, and that if changes needed to be made they should be made in the Code itself. He said that there may need to be work on the native plant ordinance. He said he would be willing to support asking the applicant to come back with additional information.

Commissioner Whitten said that Planning Commission spent a great deal of time on the native plant ordinance and did a very good job considering the difficulty of the issue.

Commissioner Whitten said that a year ago the Planning Commission approved the applicant's relocation and nursery plan with the grading plan. Commissioner Whitten said that you can't undo what has already been done. He said the question was whether or not the Commission would allow the applicant to proceed with their revised plan. Commissioner Whitten said that he thought they should accept the plan and allow the developer to move on. He said that attempting to account for every discrepancy between the counts would be a waste of the Commission's time and the applicant's time. Commissioner Whitten said that he was ready to entertain a motion if there were no other comments.

Commissioner Drozd made the following comment:

[The following section is recorded verbatim]

I have one comment. I just want to mention the native plant ordinance. After it left the Planning Commission, it went to the Town Council, and I believe they made a few changes. Staff can verify that, but I believe they made a few changes and actually made it more strict than what we recommended to them. So, it's been to the Town Council. It went through us, and that's, you know, that's what the Town Council accepted. I think we're all interested in Town Character, the way the Town looks. I think the Yuccas, the Mojave Yuccas, are really important with that, but as far I'm concerned if we were to entertain checking up on any plant, I would just want it to be the Joshua Trees, because they are the ones that are protected, but I'm not even sure if we should do that. I don't think we should be messing around with the Mojave Yucca. They're not protected. There great, and they're putting one on every lot, at least one on every lot, so I think that adds to the Town character.

[End of verbatim section]

MOTION

Commissioner Whitten moved that that the Planning Commission accepts the revised Native Plant inventory information and requires the submittal of a revised landscaping plan consistent with Section 9.07.130, Native Landscape Documentation Package, of the Yucca Valley Development Code. Commissioner Drozd seconded, and the motioned passed three to one, with Commissioner McHenry as the dissenting vote.

RESULT: **APPROVED [3 TO 1]**
MOVER: Steven Whitten, Vice Chairman
SECONDER: Jeff Drozd, Commissioner
AYES: Jeff Drozd, Jeff Evans, Steven Whitten
NAYS: Charles McHenry
EXCUSED: Vicki Bridenstine

3. Commercial Establishment Outdoor Merchandise Display Commercial Establishment Parking Lot Sales

Recommendation:

That the Planning Commission reviews and discusses the sample draft ordinances, and forwards a recommendation to the Town Council for direction on the potential Development Code amendments.

STAFF REPORT

Deputy Town Manager Stueckle provided the staff report. Staff recommended that, due to Chair Bridenstine's absence, the Commission discuss the item and wait to take action until the full Commission was present. The item was a request that the Planning Commission discuss the issue of outdoor display of merchandise and parking lot sales events. Deputy Town Manager Stueckle said that this is an important issue to the Community and that the businesses along Hwy 62 is important to the perception of the community. Staff said that, except for projects where outdoor display is approved through a Conditional Use Permit, regular outdoor display of merchandise is generally prohibited by the Development Code. Staff said that they had included two sample ordinance, one addressing outdoor displays and one addressing parking lot sales, for the Commission to review.

PUBLIC COMMENT ITEM 3

- Shirley Paxton, Yucca Valley, spoke in support of allowing outdoor display and parking lot sales. She spoke on behalf of Estate Sales Marketplace.
- Valita Gephart, Morongo Valley, spoke in support of allowing outdoor displays. She spoke on behalf of Estate Sales Marketplace.
- Christine Vattuone, spoke in support of allowing outdoor display and parking lot sales. She said that outdoor displays and parking lot sales are necessary for her business. She submitted a document to the Commission. She spoke on behalf of Estate Sales Marketplace.
- Mike Heron, spoke in support of allowing outdoor display and parking lot sales. He said that parking lot sales events should be limited to once or twice a month for a few days. He spoke on behalf of Estate Sales Marketplace.
- Amber Huff, Yucca Valley, spoke in support of allowing parking lot sales. She spoke on behalf of Estate Sales Marketplace.
- William Paxton, Yucca Valley, spoke in support of allowing outdoor displays.
- Lynn Lund, Yucca Valley, spoke in support of allowing outdoor display and parking lot sales. She spoke on behalf of Christina Estate Sales.

CLOSE PUBLIC COMMENT

Commissioner McHenry said that he like the sample ordinances that staff presented. He spoke in support of dividing the two issues into two ordinances. He also said that he thought parking lot sales should be limited and that once a quarter was enough. He also said that he likes the idea that all outdoor displays are removed by end of business, and that 250 sq ft was a reasonable size limit.

Commissioner Drozd said that he liked the way staff wrote the sample ordinance. He said that the bigger question was whether or not to allow them at all. He said that four annually was a reasonable limit for parking lot sales events. He thinks that limiting it is a good compromise.

Commissioner Evans believes that outdoor display and parking lot sales are profitable and important to small businesses. He said that he supported what staff presented in the sample ordinances, but he has concerns about obstruction of traffic and use of parking lot spaces as display area. He said that traffic flow issues can be created by these type of events and some kind of guidance is necessary.

Commissioner Whitten said that having a commercial corridor that was lively was more attractive than some of the local signage. He spoke in support of outdoor displays. He said he would like to see outdoor display addressed as part of the sign ordinance. He also said that he thought that parking lot sales were already addressed in the code under temporary special events, and that staff had the latitude necessary to address those issues. He said that he doesn't think that it needs an ordinance, and that if parking lot sales were added to the code fundraisers and political events would need to be added as well. He said that one event a month was fair.

Commissioner Drozd said that he wondered if it would be viable to consider different standards for Old Town. He said that parking lot sales and outdoor display are viewed differently in the Old Town area.

Commissioner Whitten said that he didn't like having different standards for different areas. He said that he supported having parking lot sales be treated as temporary special events under the current ordinance.

Commissioner Evans asked Commissioner Whitten if his position was that staff already had the latitude in the code they needed and that no recommendation needed to be sent to the Town Council.

Deputy Town Manager Stueckle said that it is difficult for staff when the code is unclear and doesn't provide precise standards. He said that it was staff's opinion that parking lot sales events do not fit sufficiently within the current temporary special event

regulations. He said that the Commission should keep in mind that if the Commission allowed outdoor sales, they wouldn't be able to regulate what was being sold.

Commissioner Whitten said that he thought it should be brought before Town Council so they could provide direction on whether or not Planning Commission should be working on this issue at all. He said that there were outstanding issues in the Development Code that needed to be addressed, such as the sign regulations. Staff said that direction from Town Council was required before a public hearing on a development code amendment could be held, and that was why the item was structured to go to the Town Council for guidance.

MOTION

Commissioner Evans moved that the item be tabled until future meeting where all five Commissioners were present. Commissioner McHenry seconded and the motion passed unanimously.

RESULT: **TABLED [UNANIMOUS]**
MOVER: Jeff Evans, Commissioner
SECONDER: Charles McHenry, Commissioner
AYES: Jeff Drozd, Jeff Evans, Charles McHenry, Steven Whitten
EXCUSED: Vicki Bridenstine

FUTURE AGENDA ITEMS

Deputy Town Manager Stueckle announced that there would not be a Planning Commission meeting on December 22, 2015, and that public hearings for CUP-04-15 Stake and Shake and CUP-03-15 Cortel would be held in on the first meeting of January.

PUBLIC COMMENTS

None

STAFF REPORTS AND COMMENTS

Staff provided an overview of the status of current private land development within the Town of Yucca Valley.

COMMISSIONER REPORTS AND COMMENTS

Commissioner Drozd thanked everyone for their work, and said it was nice seeing everyone attend. He wished everyone a happy holiday.

Commissioner Jeff Evans said that the Planning Commission is confronted with a lot of difficult issues, and that health discussion was necessary. He wished everyone a happy and safe Christmas and New Year, thanked staff for their work, and commented on the

possibility of including multiple recommendations for future items. He also spoke about the danger of illegal left turning motion in front of the AMPM gas station. Staff said that Caltrans had denied the Town's request for markers.

Commissioner Charles McHenry thanked staff for the Christmas party, and wished everyone a wonderful Christmas. Commissioner McHenry also commented on the timing of the light at Yucca Trail and Palomar. Staff said will be looking at the timing for that signal, among other issues, as part of the Yucca Trail study.

Commissioner Steven Whitten encouraged everyone to stay safe for the holiday, and thanked staff for their work. He spoke about the issue of motorists driving the medians in front of Star Market.

ANNOUNCEMENTS

The next meeting of the Planning Commission will be held on January 12, 2016.

ADJOURNMENT

The meeting was closed at 7:50 AM

Respectfully Submitted,

Allison Brucker

Commission Secretary

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
JANUARY 12, 2016**

OPENING CEREMONIES

CALL TO ORDER

Chair Vicki Bridenstine called the meeting to order at 6:00 PM.

ROLL CALL

PRESENT: Drozd, Evans, McHenry, Whitten, Bridenstine

ABSENT:

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

RESULT: APPROVED [UNANIMOUS]

MOVER: Steven Whitten, Vice Chairman

SECONDER: Jeff Evans, Commissioner

AYES: Drozd, Evans, McHenry, Whitten, Bridenstine

CONSENT AGENDA

MINUTES APPROVAL

1. Approval of December 8, 2015 Planning Commission Regular Meeting Minutes

Commissioner Drozd requested tabling the approval of the Planning Commission minutes of December 8, 2015 to allow edits to clarify the comments he made. Reference was made to his comments during discussion of Agenda Item No. 2, stamped page 9, second paragraph. Consensus was made among the commissioners to table approval of the minutes.

PUBLIC HEARING

1. Environmental Assessment, EA 10-15; Conditional Use Permit, CUP 04-15 Steak N Shake

Recommendation

Environmental Assessment, EA 10-15: The review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with

program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

Conditional Use Permit, CUP 04-15: That the Planning Commission approves Conditional Use Permit, CUP 04-15 based upon the information contained within the staff report, the required findings and the recommended conditions of approval.

STAFF REPORT

Deputy Town Manager Stueckle presented the staff report. He provided an overview of the project which was a proposal to construct a 3,200 square foot restaurant with a drive thru, including required parking and landscaping. The proposed project was located on 29 Palms Hwy, east of Avalon Avenue on the Home Depot outparcels. Staff determined that the scope of the project was included in the Environmental Impact Report, which was approved as part of the Home Depot Retail Center Specific Plan, and no additional environmental review was required.

Applicant Mike Sater spoke on the background of Steak and Shake Restaurant as a family owned business, originating in Indiana. The restaurant plans to be open for breakfast, lunch and dinner.

PUBLIC COMMENT ITEM 1

Michael Hildebrand, Yucca Valley spoke favorably of the Steak and Shake chain and offered condolences for the loss of Town Building Inspector, Mike Martin.

CLOSE PUBLIC COMMENT

Commissioner McHenry spoke favorably of the project.

Commissioner Drozd spoke of concern on the turning radius at the drive thru exit.

Jack Rittenhouse, representing the applicant, explained that though tight, the turning radius meets minimum requirements. Larger vehicles have the option of turning the other direction when exiting the drive thru area.

Vice Chair Whitten also spoke of concern of the turning radius at the drive thru exit and expressed favor in seeing to the project moving forward.

Commissioner Evans inquired on landscaping options planned for the project as the plans do not show much room for landscaping.

Chair Bridenstine commented favorably on the project and questioned the inclusion of only five parking spaces in front of the building compared to 13 spaces shown in the application. Jack Rittenhouse responded on behalf of the applicant, explaining that the original proposal was for a larger building site.

MOTION:**Environmental Assessment, EA 10-15:**

The review and approval of the Home Depot Retail Center Specific Plan included a program Environmental Impact Report (EIR). The EIR evaluated future projects within the boundaries of the Home Depot Retail Center Specific Plan. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the program EIR. The project is consistent with program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

Conditional Use Permit, CUP 04-15: That the Planning Commission approves Conditional Use Permit, CUP 04-15 based upon the information contained within the staff report, the required findings and the recommended conditions of approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Steven Whitten, Vice Chairman
SECONDER: Charles McHenry, Commissioner
AYES: Drozd, Evans, McHenry, Whitten, Bridenstine

2. Environmental Assessment, 03-15; Conditional Use Permit, CUP 03-15; Cortel

Recommendation:

Environmental Assessment, EA 03-15: ; That the Planning Commission finds the project to be exempt from CEQA under Section 15061(b) (3) since there is no possibility of a significant impact on the environment caused by this project.

Conditional Use Permit, CUP 03-15: That the Planning Commission approves CUP 03-15 based upon the information contained within the staff report, the required finding and the recommended conditions of approval.

STAFF REPORT

Staff stated that the applicant had request that the item be continued until the meeting of February 9, 2016.

Chair Bridenstine opened the public hearing to take public comment.

PUBLIC COMMENT ITEM 2

- Michael Hayward, Yucca Valley spoke of concern of having a cell tower in his neighborhood. Hayward inquired if the Planning Commission could research other cities to see if cell towers are allowed in residential areas.
- Rick Sayers, Yucca Valley, spoke as a member of Yucca Mesa Community Association,

and stated concerned over a water tower structure that residents would have to look at on a daily basis.

CLOSE PUBLIC COMMENT

MOTION

Chair Whitten moved to continue the public hearing for Environmental Assessment EA 03-15 Cortel until February 2, 2016. Commissioner Evans seconded. Motion carried 5-0 on a roll call vote.

MOTION:

Environmental Assessment, EA 03-15: ; That the Planning Commission finds the project to be exempt from CEQA under Section 15061(b) (3) since there is no possibility of a significant impact on the environment caused by this project.

Conditional Use Permit, CUP 03-15: That the Planning Commission approves CUP 03-15 based upon the information contained within the staff report, the required finding and the recommended conditions of approval.

RESULT: CONTINUED [UNANIMOUS]
MOVER: Steven Whitten, Vice Chairman
SECONDER: Jeff Evans, Commissioner
AYES: Drozd, Evans, McHenry, Whitten, Bridenstine

FUTURE AGENDA ITEMS

Deputy Town Manager reported that the Planning Commission will be considering CUP 02-15 Burrtec on January 26, 2016.

PUBLIC COMMENTS

Chair Bridenstine opened public comments for items not on the agenda. With no members of the public wishing to speak, public comments were closed.

STAFF REPORTS AND COMMENTS

None

COMMISSIONER REPORTS AND COMMENTS

Commissioner Evans questioned commercial parking lot sales and would like to see this discussion scheduled in the future. Evans inquired on the status of the requested traffic study near Yucca Valley High School.

Commissioner Drozd commented on great customer service from his Burrtec driver, but also spoke of concern on the amount of trash blowing from the trucks and the facility

near Buena Vista.

Commissioner McHenry wished everyone well during this flu season and congratulated Steak and Shake on their new facility.

Vice Chair Whitten also spoke of concern of blowing trash from Burrtec's facility near Buena Vista and commented favorably on how well the town fared during the recent rain storms. Whitten also announced the installation of a 4-way stop being installed on Yucca Trail at Warren Vista this week and looks forward to another great year.

Chair Bridenstine thanked Town staff for their work and requested a status update on local development projects.

ANNOUNCEMENTS

The next meeting of the Planning Commission will be held on January 26, 2016.

ADJOURNMENT

The meeting was closed at 6:41 p.m.

Respectfully Submitted,

Lesley Copeland

Town Clerk

TOWN OF YUCCA VALLEY

PLANNING COMMISSION STAFF REPORT

To: Planning Commission & Planning Commission Chair
From: Diane Olsen, Planning Technician
 Shane Stueckle, Deputy Town Manager
Date: October 8, 2015
Meeting Date: January 26, 2016

Subject: Environmental Assessment, EA-01-15; Conditional Use Permit, CUP 02-15
 Burrtec Transfer Station and Collection Vehicle Maintenance Yard

Recommendation

Project Description: A proposal for the construction of a collection operations facility and transfer station. The proposed project includes a truck terminal, an approximate 15,000 square foot transfer station, an approximate 16,000 square foot vehicle maintenance facility, a 3,025 square foot administration office, a 3,300 square foot employee building, parking facilities, fueling facilities, scales, bin storage and landscaping. The project is located on the southeast corner of Sunnyslope Drive and Indio Ave and is also identified as APN's: 601-551-09, 601-551-10 and 601-551-11.

Environmental Assessment, EA 01-15: That the Planning Commission adopts the Resolution, the Mitigated Negative Declaration and the Mitigation Monitoring Report for Environmental Assessment, EA 01-15.

Conditional Use Permit, CUP 02-15: That the Planning Commission approves CUP 02-15 based upon the information contained within the staff report, the required findings and the recommended conditions of approval.

Prior Commission Review:

There has been no prior Commission review of this matter.

Executive Summary:

The Planning Commission is the review authority for Conditional Use Permit applications. Conditional Use Permit, CUP 02-15, was submitted on April 22, 2015, and deemed complete on December 08, 2015. The Planning Commission's decision is final unless appealed to the Town Council.

The project is proposal for the construction of a collection operations facility and transfer station. The proposed project includes a truck terminal, an approximate 15,000 square foot transfer station, an approximate 16,000 square foot vehicle maintenance facility, a 3,025 square foot administration office, a 3,300 square foot employee building, parking facilities, fuel facilities, weight scales, bin storage and landscaping.

The action before the Planning Commission also includes review of the Initial Study and a recommended Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Order of Procedure:

Request Staff Report
 Request Public Comment
 Commission Discussion/Questions of Staff
 Motion/Second
 Discussion on Motion
 Call the Question (Roll Call Vote)

Discussion:

The following information provides both summary and detailed data on the project application. The property is located on ten (10) acres of a forty (40) acre parcel located on the southeast corner of Sunnyslope Drive and Indio Avenue and is also identified as APN's: 601-551-09, 601-551-10 and 601-551-11

Case: ENVIRONMENTAL ASSESSMENT, EA 01-15
 CONDITIONAL USE PERMIT, CUP 02-15 BURRTEC

Request: A PROPOSAL FOR THE CONSTRUCTION OF A COLLECTION OPERATIONS FACILITY AND TRANSFER STATION. THE PROPOSED PROJECT INCLUDES A TRUCK TERMINAL, AN APPROXIMATE 15,000 SQUARE FOOT TRANSFER STATION, AN APPROXIMATE 16,000 SQUARE FOOT VEHICLE MAINTENANCE FACILITY, A 3,025 SQUARE FOOT ADMINISTRATION OFFICE, A 3,300 SQUARE FOOT EMPLOYEE BUILDING, PARKING FACILITIES, FUELING FACILITIES, SCALES, BIN STORAGE AND LANDSCAPING.

Applicant: BURRTEC WASTE AND RECYCLING SERVICES
 41575 ECLECTIC STREET
 PALM DESERT, CA 92260

Property Owner:
 ANDREW DAE WONG
 SUSAN MIJIN BYUN
 1784 S SANTA ANA AVE
 ARCADIA, CA 91006

Representative:
 GARY KOONTZ
 9890 CHERRY AVE

FONTANA, CA 92335

Location: 10 ACRES ON THE NORTHWEST CORNER OF A 40 ACRE VACANT LOT LOCATED AT THE SOUTHEAST CORNER OF SUNNYSLOPE DR AND INDIO AVE. THE PROPERTY IS ALSO IDENTIFIED AS APN'S: 601-551-09, 601-551-10 AND 601-551-11.

Existing General Plan Land Use Designation:

THE SITE IS DESIGNATED INDUSTRIAL (I) AND IS LOCATED IN THE EAST SIDE SPECIAL POLICY AREA

Existing Zoning Designation:

THE SITE IS DESIGNATED INDUSTRIAL (I), WITH A SPECIFIC PLAN OVERLAY

Surrounding General Plan Land Use Designations:

NORTH: PUBLIC/QUASI PUBLIC (P/QP), EAST SIDE SPA
 SOUTH: INDUSTRIAL (I), EAST SIDE SPA
 EAST: INDUSTRIAL (I) PUBLIC/QUASI PUBLIC (P/QP), EAST SIDE SPA
 WEST: INDUSTRIAL (I), EAST SIDE SPA

Surrounding Zoning Designations:

NORTH: PUBLIC/QUASI PUBLIC (P/QP)
 SOUTH: INDUSTRIAL (I), SPECIFIC PLAN OVERLAY
 EAST: INDUSTRIAL (I), SPECIFIC PLAN OVERLAY AND PUBLIC/QUASI PUBLIC (P/QP)
 WEST: INDUSTRIAL (I), SPECIFIC PLAN OVERLAY

Surrounding Land Use:

NORTH: VACANT, FUTURE HDWD WASTERWATER RECLAMATION FACILITY
 SOUTH: COMMUNITY DEVELOPMENT DEPT
 EAST: VACANT, SCHOOL
 WEST: VACANT

RECOMMENDATIONS:

Environmental Assessment, EA 01-15: That the Planning Commission adopts the Resolution, approving and adopting the Mitigated Negative Declaration and the Mitigation Monitoring Report for Environmental Assessment, EA 01-15.

Conditional Use Permit, CUP 02-15: That the Planning Commission approves Conditional Use Permit, CUP 02-15 based upon the information contained within the staff report, the required findings and the recommended conditions of approval.

PROJECT PLANNER: DIANE OLSEN

REVIEWED BY: SHANE STUECKLE

Appeal Information:

Actions by the Planning Commission, including any finding that a negative declaration be adopted, may be appealed to the Town Council within 10 calendar days. Appeal filing and processing information may be obtained from the Planning Division of the Community Development Department. Pursuant to Section 9.63.090 of the Development Code, minor modifications may be approved by the Planning Division if it is determined that the changes would not affect the findings prescribed in Section 9.63.080 of the Development Code, Required Findings, and that the subject of the proposed changes were not items of public controversy during the review and approval of the original permit, including modifications to phasing schedules for the project.

I. GENERAL INFORMATION

PROJECT DESCRIPTION:

The project consists of a collection operations facility and transfer station. The proposed project includes a truck terminal, an approximately 15,000 square foot transfer station, an approximately 16,000 square foot vehicle maintenance facility, a 3,025 square foot administration office, a 3,300 square foot employee building, parking facilities, fueling facilities, scales, bin storage and landscaping.

Administrative Office: A single-story approximately 3,025 square-foot administration building would be located near the corner of Indio Avenue and Sunnyslope Drive. The building would house facility management and customer service staff and include offices, conference rooms, a customer reception area, file storage, restrooms, and an employee break area.

Employee Building: A single-story, approximately 3,300 square-foot building would provide services to collection truck drivers and shop staff. The building would include supervisor and dispatcher offices, an employee training/break room, a conference room, and employee locker rooms and restrooms.

Truck Maintenance Facility: The truck maintenance would occur in a designated single-story, approximately 16,000 square-foot building located southwest of the administrative office. The maintenance shop would consist of a series of drive through bays for general truck maintenance, a lube rack, enclosed wash rack, paint booth, and a bin maintenance bay. Additional uses within the building would include an office for the shop supervisor, restrooms, and a storage area.

Fueling Facilities: A covered 10,000-gallon diesel fuel dispensing island is proposed adjacent to the collection truck parking area. There will be no Compressed Natural Gas (CNG) fueling on-site; provisions have been made for appropriately equipped trucks to utilize the Town of Yucca Valley's CNG fueling station.

Bin Storage Area: Bin storage includes the storage of empty residential wheeled carts, dumpsters, and roll-off boxes and storage boxes. These containers will be staged in the southwest corner of the proposed project and east of the maintenance facility. Bin and boxes requiring repair would be staged near the bin repair shop, containers ready for use would be staged near the southwest corner of the proposed project.

Vehicle Parking: Four parking areas would be developed throughout the proposed project to serve the various types of vehicles used for operations and by employees. Proposed parking includes, an approximately 22-space lot for waste and recyclable collection trucks; an approximately 6-space lot for transfer trucks; an approximately 6-space lot for small and medium sized support vehicles including bin delivery trucks, supervisor pickup trucks, bulky

waste collection flatbed trucks, and maintenance trucks; and an approximately 59-space employee/public parking lot.

Transfer Station: The transfer station would be located in the southeast corner of the proposed project. It would consist of an approximately 15,000 square-foot pre-engineered approximately 30-foot tall metal building with a detached scale house and truck scales. All refuse and recyclables unloading will be conducted within this structure.

Operations

Once in operation, the proposed project would receive a maximum throughput of 500 tons per day (tpd), including solid waste and recyclables. The proposed project is anticipated to employ approximately 30 people for all aspects of operations including: collection fleet, transfer station, maintenance, customer service, and management.

Vehicles delivering waste and recyclables would enter through a designated driveway on Sunnyslope Drive leading to a 70-foot long in-ground truck scale. From the scale house, vehicles would be directed to the designated tipping floor within the transfer station. Once waste has been unloaded, vehicles would be directed back to the main entrance driveway.

Operations within the transfer station would include sorting of recyclables, inspection of all materials and removal of unacceptable materials, such as hazardous wastes. Large recyclable items, such as metals, wood, and cardboard, may be removed from the waste loads and incorporated into the recyclables. Once sorted, waste materials would be pushed into a load-out bay in the transfer station floor using a front-end bucket loader. Waste is dropped into an open-top 120 cubic yard walking floor transfer trailer. Axle scales mounted in the floor of the load-out bay monitor the axle weight to assure that the vehicle meets legal California highway load limits. A walking floor transfer truck typically holds between 20 and 23 tons of municipal solid waste.

Once full, the transfer truck would exit the load out bay and move into an elevated tarping station where external litter would be removed and the trailer would be securely covered with a tarp prior to exiting the Project Site.

An area of the transfer station would be designated for local resident recyclable materials and electronic wastes (universal-wastes) drop-off. Hazardous waste drop-off and recyclable buy-back operations are not proposed at this time, but may be incorporated in the future.

Days and Hours of Operation

The proposed project will receive non-hazardous recyclables, non-hazardous municipal solid waste, construction/demolition materials, and green/woody wastes six days per week. The Proposed Project will be closed for New Year's Day, Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas. On all other days the proposed project will operate during the day and hours as shown in the table below.

Operating Days and Hours

Activity	Days	Hours
Office	Monday - Saturday	8:00 a.m. – 5:00 p.m.
Transfer Station – Inbound		
All Vehicles	Monday - Saturday	6:00 a.m. – 6:00 p.m.
Self-Haul Only	Sunday	1:00 p.m. – 5:00 p.m.
Transfer Station – Outbound	Monday - Saturday	6:00 a.m. – 7:00 p.m.
Recyclables – Outbound	Monday – Saturday	4:30 a.m. – 11:00 p.m.
Public Drop-Off/Buy Back	Monday - Saturday	8:00 a.m. – 5:00 p.m.
Antifreeze, batteries, oil & paint (ABOP)	Saturday	8:00 a.m. – 5:00 p.m.
Antifreeze, batteries, oil & paint (ABOP)	Sunday	1:00 p.m. – 5:00 p.m.
Maintenance/Internal Operations	Monday - Sunday	24 hours per day

Environmental Controls

Signs will be posted at the Proposed Project to direct customers regarding the types of wastes that can be handled at the facility. In addition, administrative and emergency phone numbers will be posted with local emergency contacts, fire department and police department numbers.

The Proposed Project is designed to incorporate the existing County Load Checking Program to eliminate household hazardous waste from the waste stream. A hazardous materials storage container will be used for temporary storage of hazardous materials that are observed/collected. These wastes are removed by a licensed hazardous waste contractor within the maximum 90-day storage period allowed by law. Materials that are collected in minor quantities may be stored for extended lengths subject to approval by the Certified Unified Program Agency (CUPA)/Hazardous Material Division of the San Bernardino County Fire Department. Any hazardous material will be handled in accordance with applicable regulations. The remainder of wastes will be screened for hazardous materials at the receiving landfill in accordance with the County load-checking program.

Vectors (rodents, insects, etc.) will be controlled consistent with County and state regulations. Waste will not be kept on the Project Site for more than 48 hours, thereby limiting the odor generation potential of the waste. The Proposed Project and surrounding area will be cleaned

daily. Bins will be kept closed when not in use to discourage vectors. The tipping area will be swept daily to remove stray litter and debris.

The transfer station operations will be conducted within a fully enclosed 16,200 square-foot pre-engineered metal building. Issues with gusting winds, common in the area will be minimal at the transfer station since solid waste transfer will be conducted indoors. Wind-blown litter will also be controlled by the required covering of all incoming refuse and outgoing transfer loads. Lighting will be provided on the exterior of the building for security purposes. The building will have a total of six unloading bays and will include three public/contractor self-haul unloading bays and three bays that can be used for commercial unloading. The transfer building also includes a below-level load-out tunnel and chute with a scale.

Waste will be removed daily from underneath equipment by facility personnel to prevent accumulated material from interfering with the safe operation of the transfer station. The tipping area will be kept clear of waste and will have signs posted informing the public of how to properly dispose of waste. A daily site walk by facility personnel will focus on cleaning up wind-blown litter. The Proposed Project will be surrounded by a chain link fence to prevent wind-blown litter from leaving the Project Site.

Dust will be controlled at the Proposed Project by restricting waste unloading and loading to the interior of buildings. No waste will be handled outdoors. Except for the landscape areas, the Proposed Project will be paved to accommodate routine sweeping and cleaning of the facility. To control dust generation within the building, the tipping floor will be cleaned regularly. Loads with a high potential to generate dust, such as some construction and demolition loads, may be misted with water during unloading operations. A dust control system which includes a mister will prevent dust from being generated during activities at the staging and tipping areas.

Surface water is collected in drainage swales and conveyed to two on-site stormwater retention basins. All waste transfer operations are conducted within an enclosed building thereby keeping wind, nuisance water and rain from infiltrating the refuse and hampering operations.

Vehicle and equipment exhaust emissions will be controlled through a ventilation system which includes three, 8'x 8' wall vents, a continuous roof vent, and six roll-up doors which will remain open during operating hours. The proposed ventilation system will provide adequate ventilation and be in compliance with all building and safety requirements.

Other Regulatory Permits Required

Operation of the Proposed Project will require issuance of a Solid Waste Facility Permit by the County of San Bernardino Division of Environmental Health Services and concurred upon by California Department of Resources Recycling and Recovery (CalRecycle). These agencies are responsible for the following:

- County of San Bernardino Division of Environmental Health Services acting as the Local Enforcement Agency (LEA) - responsible for review of the Solid Waste Facility Permit SWFP Permit Application for the Proposed Project. The LEA additionally reviews the application for conformance to local ordinances, ensures that the revisions to the SWFP are consistent with local planning and zoning, and ensures that the project has conformed to the requirements of CEQA. The LEA issues the SWFP and it is concurred with by the California Department of Resources Recycling and Recovery (CalRecycle).
- California Department of Resources Recycling and Recovery (CalRecycle) – as a responsible agency for the California Environmental Quality Act (CEQA), is responsible for review of revised SWFP's and concurrence with decisions of the LEA.

PROJECT SYNOPSIS**SITE COVERAGE**

PROJECT AREA	10 acres of a 40 acre site								
BUILDING AREA	<table> <tr> <td>Transfer Station</td> <td>15,000</td> </tr> <tr> <td>Vehicle Maintenance Facility</td> <td>16,000</td> </tr> <tr> <td>Administration Office</td> <td>3,025</td> </tr> <tr> <td>Employee Building</td> <td>3,300</td> </tr> </table>	Transfer Station	15,000	Vehicle Maintenance Facility	16,000	Administration Office	3,025	Employee Building	3,300
Transfer Station	15,000								
Vehicle Maintenance Facility	16,000								
Administration Office	3,025								
Employee Building	3,300								
PHASED CONSTRUCTION	No								
FLOOD ZONE	Maps 8120 and 8860 Zone X (areas determined to be outside the 0.2% annual chance floodplain).								
ALQUIST PRIOLO ZONE	No								
OFF-SITE IMPROVEMENTS REQ.	Yes, Sunnyslope Drive and Indio Ave								
ASSESSMENT DISTRICTS REQ.	Yes, streets, landscaping, lighting, and drainage								
RIGHT-OF-WAY DEDICATION REQ.	Yes, Sunnyslope Drive and Indio Ave								
UTILITY UNDERGROUNDING	All new service lines shall be underground in conformance to Ordinance 233, or as amended by Town Council.								
AIRPORT INFLUENCE AREA	No								
TRAILS & BIKE LANE MASTER PLAN	There are no trails or bike lanes on or adjacent to the project site. See detailed discussion in Staff Report								
PUBLIC FACILITY MASTER PLAN	Community Development/Public Works to the south of the project site								
PARKS AND RECREATION MASTER PLAN	There are no park and recreation facilities on or adjacent to the project site. See detailed discussion in staff report.								
MASTER PLAN OF DRAINAGE	There are no MPD facilities on or adjacent to the site. See detailed discussion in staff report								

STREET LIGHTS	Yes
SPECIFIC PLAN/PLANNED DEVELOPMENT	No
GATEWAY REIMBURSEMENT DISTRICT	No
AVALON SIGNAL REIMBURSEMENT DISTRICT	No
FUTURE PLANNING COMMISSION ACTION REQUIRED	No
FUTURE TOWN COUNCIL ACTION REQUIRED	Only if the Commission action is appealed

II. PROJECT ANALYSIS

GENERAL PLAN CONSIDERATION:

The proposed facility is to be located on a parcel designated as Industrial. The property is also located within the East Side Special Policy Area. The Industrial land use district is intended for “Industrial and related used, 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.

General Plan Commercial and Industrial Land Use Policies as established by the General Plan include the following.

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.

Policy LU 1-16 Require high quality building design, property maintenance, amenities for pedestrian access, and adequate circulation, utilities, and infrastructure.

Policy LU 1-17 Encourage the renovation of existing commercial and industrial areas to improve appearance, environmental responsiveness, use of infrastructure, and functionality.

Policy LU 1-18 Locate industrial uses near commercial uses when feasible to create synergy between the uses and established business nodes.

Policy LU 1-19 Encourage the relocation of industrial operations that are not compatible with adjacent uses to areas that are conducive to such operations.

Policy LU 1-20 Focus commercial development along SR-62 to take advantage of infrastructure improvements.

Policy LU 1-21 Facilitate lot consolidation to create larger sites for higher performing commercial and industrial projects.

Policy LU 1-22 Attract and retain nonpolluting, clean industrial development that expands the economic opportunities in the Town.

Policy LU 1-23 Adequately buffer or otherwise ensure compatibility between commercial and industrial uses and residential areas (See also Policy LU 1-17).

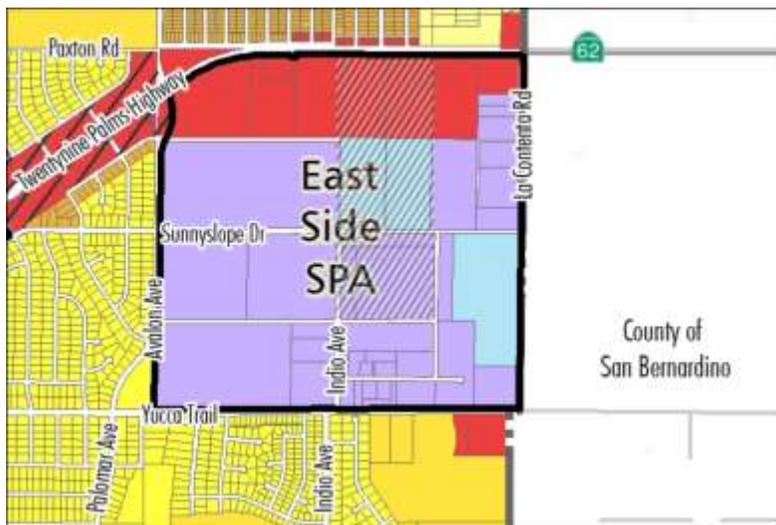
Based upon Project and environmental review of the proposed Project, the findings contained within the recommended actions identify and find the project consistent with the General Plan and its Policies, based upon the facts contained within this staff report and the environmental documentation.

The Project is located in the East Side Special Policy Area. The General Plan identifies the following.

East Side Special Policy Area

The East Side SPA is envisioned as the Town’s primary industrial employment center. The East Side SPA is approximately 480 acres and contains the largest concentration of industrial uses in the Town. The Rural Mixed Use SPA also allows for industrial uses; however, the nature and scale of those uses is envisioned to be significantly different than the industrial uses in the East Side SPA. Although most of the land in the East Side SPA is currently vacant, it is important to maintain the industrial land use designation in the area to ensure the Town has reserved enough industrial land to provide for a growing industrial jobs base for the community as it builds out over time. Future conversion of the commercial and industrial uses in this area is discouraged. The East Side SPA consists of several large parcels that can be developed as part of a comprehensive vision and conceptual master plan for the area.

Large-scale retail uses are envisioned along the SR-62 corridor. Commercial uses in this area will likely be compatible or complementary to industrial uses, or they could be smaller retail uses that can capture business from adjacent communities or visitors traveling to Joshua Tree National Park. The retail properties at the intersection of Yucca Mesa Road and SR-62 also serve as a gateway into Yucca Valley, providing a prime opportunity to create an entryway statement through landmark landscaping or signage treatments. La Contenta Middle School and the Black Rock High School are along Yucca Mesa Road, and a wastewater treatment plant is proposed east of Indio Drive at the core of the SPA. As new development occurs over time, adequate buffers will be needed to ensure that there is an appropriate transition and ongoing interface between these public facilities and the industrial uses envisioned for the area.



East Side Special Policy Area

The interface between the industrial uses in the East Side SPA and the adjacent residential neighborhoods to the west and south will also be a high priority in this area. Consideration should be made to design a buffer that can provide a physical and visual separation of uses, but could also possibly serve as a landscape or recreational amenity for the

residents and businesses in the area. A Specific Plan or creation of a Master Development Plan is required in the SPA for new development to ensure that each new project relates to one another; that opportunities for design, development, or infrastructure improvements that can benefit the entire SPA are not overlooked; and that a comprehensive vision for the area is achieved.

As the Commission is aware, the Hi Desert Water District wastewater reclamation site is located immediately north of the proposed Project. The following diagram identifies the location of both projects within the East Side Special Policy Area. While the General Plan language identifies the need for preparation of a master plan or similar document for the ESSPA, the combined area between the HDWD site and the proposed Project site consume a significant portion of the eastern half of the ESSPA. Roadway alignments both north south and east west have already been determined for both the extensions of Indio as well as Sunnyslope Drive, significantly limiting any advantages to master planning and infrastructure planning and design. While HDWD has not yet submitted their Conditional Use Permit application to the Town for review, it is staff's understanding based upon discussion with HDWD staff that those application materials will be available in approximately 6 to 9 months.

Site design for the project has instituted General Plan policy language in regards to:

As new development occurs over time, adequate buffers will be needed to ensure that there is an appropriate transition and ongoing interface between these public facilities and the industrial uses envisioned for the area. The interface between the industrial uses in the East Side SPA and the adjacent residential neighborhoods to the west and south will also be a high priority in this area. Consideration should be made to design a buffer that can provide a physical and visual separation of uses, but could also possibly serve as a landscape or recreational amenity for the residents and businesses in the area.

The project site is situated on only a portion of a 40 acre site, providing significant buffer and separation from adjacent and surrounding uses, except for frontages along Indio and Sunnyslope of the 10 acre portion of the entire site. Future expansion beyond 500 tons per day can easily be accommodated on the 10 acre site, and there is no identified waste generated need for expansion from the 10 acre portion of the site into the remainder of the 40 acres. The site is situated a significant distance from residential uses, and the grading design for the site is planned to minimize structure height on the site.

ESSPA Policies adopted in the General Plan provide the following guidance.

East Side SPA Policies

Policy LU 2-7 Facilitate the development of master planned industrial and business park uses.

Policy LU 2-8 Encourage large and tourist-serving retailers to locate along properties directly abutting SR-62 to capture sales from visitors entering and departing Joshua Tree National Park.

Policy LU 2-9 Coordinate with the Hi-Desert Water District to facilitate development of a new wastewater treatment plant in the area.

Policy LU 2-10 Require adequate buffering between the wastewater treatment plant and adjacent uses.

Policy LU 2-11 Require adequate buffering for residential uses immediately to the west and south of the East Side Special Policy Area.

Policy LU 2-12 Explore the possibility to integrate recreational opportunities into new development that could serve dually as buffers and new amenities for businesses in the SPA and residents in adjacent neighborhoods.

Based upon evaluation of the project, staff finds and as included in the recommended action, that the Project is consistent with the General Plan and its policies.

Park and Recreation Master Plan Considerations:

The Park and Recreation Master Plan identified this site as a “potential” site for a new park, identified as the East End Community Sports Park in coordination with La Contenta Middle School. The Park and Recreation Master Plan identified the overall purpose as follows.

To meet the current and future need for sports fields it is recommended that the Town develop a Community Sports Park (Soccer Fields, Softball Fields and Tennis Courts) adjacent to La Contenta Middle School.

No actions have been taken by the Town or actions in coordination with Morongo Unified School District for development of the park as of this date. While the Parks and Recreation Master Plan identifies the site as a “potential” site for a park facility, this does not create an inconsistency between the Parks and Recreation Master Plan, General Plan or with the proposed Project. The proposed Project remains consistent with the General Plan, Development Code, and the Town’s master plans.

The Parks and Recreation Master Plan also identifies a potential trail in proximity to the project site. This proposed or potential trail is identified along the alignment of the Covington Wash. It should be noted that the current alignment of the wash does not intersect with the proposed Project site. As such, there are no conditions of approval or requirements for trail easement dedications or construction.

Master Plan of Drainage Considerations:

As identified in the Master Plan of Drainage, Covington Wash runs from the southwest to the northeast through the ESSPA, and is located west of the proposed Project site. While there is some degree of drainage influence of Covington Wash to or towards the project site, the wash boundaries/limits are not on the proposed Project site. As such, there are no conditions of approval or requirements for drainage easement dedications or construction.

DEVELOPMENT CODE CONSIDERATION:

Chapter 9.10, Industrial Districts, of the Yucca Valley Development Code identifies the standards and requirements for the development of industrially designated properties, as well as permitted uses/conditionally permitted uses within the District.

Standards within the District include: Minimum lot size; minimum lot dimensions; setbacks, maximum floor area ration; maximum lot coverage; height limit, and minimum district size.

Other applicable Development Code standards and regulations include: Dedications and infrastructure improvements; landscaping and native plant protection; performance standards; property maintenance standards; signs; solar energy systems; wind energy systems and wireless communications.

Based upon the proposed Project design, changes made to the proposed Project design following initial submittal, and environmental review, the proposed Project is consistent with the Town’s Development Code standards and requirements.

ENVIRONMENTAL CONSIDERATIONS:

The proposed project was evaluated to determine whether it could have a significant effect on the environment as a result of project completion. “Significant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

The project will not have a significant effect on the environment in that the attached initial study identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

ADJACENT LAND USES:

The project site is located on 10 acres on the northwest corner of a 40 acre parcel located the southeast corner of Sunnyslope Drive and Indio Avenue.

Surrounding development includes a school bus maintenance yard approximately 0.25 miles to the east, Black Rock High School approximately 0.20 miles to the east, the Town of Yucca Valley Public Works Yard approximately 0.30 miles to the south, an industrial business park approximately 0.40 miles to the south and La Contenta Middle School approximately 0.5 miles to the southeast. To the north of the proposed project is a vacant lot that is the future HDWD Wastewater Reclamation Facility Site

SITE CHARACTERISTICS/NATIVE PLANTS:

The site a ten acre portion of a forty acre vacant lot that contains 108 Joshua Trees within the project area, 106 of which are located within the footprint of the development. Forty-two Joshua Trees were identified as available for transplantation. Mojave Yucca Plants, along with other small shrubs and grasses are also located on the project site. Any Joshua Trees and Mojave Yuccas not relocated into the project landscaping shall be made available for adoption.

Setbacks:	Required	Proposed
Indio Avenue	15’	90’
Sunnyslope Drive	15’	105’
South	0’	95’
East	0’	35’

LANDSCAPING/FENCING:

A preliminary landscape plan was submitted with project application. The applicant is proposing the installation of approximately sixty, 15 gallon trees, which include afghan pine and holly oak trees and approximately 92 24” box trees which include catclaw acacia, thornless palo

verde, desert willow, and honey mesquite. The preliminary landscape plan also shows the installation of assorted shrubs, vines and ground cover to include big berry manzanita, dwarf coyote bush, red bird of paradise, trailing indigo bush, bladderpod, creosote bush, desert sage, jojoba and wild plum

The applicant is proposing to install fencing around the project area. A wrought iron fence with pilasters spaced approximately 15 feet apart will be installed along Sunnyslope Drive and along the northern portion of Indio Avenue. A block wall will be installed along the southern portion of Indio Avenue to screen the operations area. Chain link fencing will be installed along the south and the east property lines. The remainder of the forty acres will not be fenced.

BUILDING ELEVATIONS:

The structures for the proposed project are single story, wood frame construction. The administration office building has a stucco exterior and a vertical profile of 17 feet. The maintenance building/ employee office building has a metal wall panel exterior and a vertical profile of 38 feet. The transfer station has a metal wall panel exterior and a vertical profile of 40 feet. All structures at the proposed project will be a painted khaki, with a darker tan trim and will have decorative grey stone accents.

The maximum building height in the industrial zone is 75 feet, therefore the project is in compliance with development code standards.

ACCESS/PARKING:

Three points of access to the site are proposed on Sunnyslope Drive and two points of access are proposed on Indio Avenue. Four of the five access points are gated.

Parking requirements for this project are based upon one parking space per 500 square feet of building area for the Transfer Station and Maintenance Building. Based upon a total of 31,000 square feet for these two structures, 62 parking spaces are required for the project. Three of the required spaces are to be ADA accessible, with one space being van accessible.

The applicant is proposing the installation of 72 parking spaces, including 4 ADA spaces.

ADA ACCESS:

The project will be required to adhere to all applicable ADA requirements for the on-site development. Along the project's frontage sidewalks will be required. These sidewalks will provide ADA access to the site in the future when the street improvements are extended southerly on Indio Avenue and both easterly and westerly on Sunnyslope Drive. The extensions noted are not required to be installed with this project

AIRPORT COMPREHENSIVE LAND USE PLAN:

The subject site is located outside of Safety Review Areas 1, 2 and 3 of the Yucca Valley Airport. The site is also located outside of the area where deed notices are required.

DRAINAGE/ON-SITE RETENTION:

The project is being conditioned to retain the incrementally larger storm runoff volume from the site caused by the development, plus an additional 10% minimum. This is a normal Condition applied to all development within the Town

FUTURE HDWD SEWER CONNECTION:

The project is located within Phase I of the HDWD sewer project. The project has been conditioned to connect to the sewer system when available.

PUBLIC IMPROVEMENTS:

The project is located at the southeast corner of Sunnyslope Drive and Indio Ave. These roads are both currently unpaved and the project has been conditioned to install half-width paving, curb, gutter and sidewalk.

Pursuant to the Town's development code (Table 3-1 in the Code), non-residential projects of all sizes are required to install street improvements along their project frontage. Therefore the project has been conditioned to install the following improvements:

The south half of Sunnyslope Drive shall be improved (curb and gutter, paving and sidewalk) per Town standards for a 2-lane Arterial street plus an additional five (5) feet of paving for 30 feet total travel way. Sunnyslope Drive shall be improved from the centerline of Indio Avenue easterly to the existing pavement easterly of Skypark Drive.

The east half Indio Avenue shall be improved (curb and gutter, paving and sidewalk) per Town standards for an Industrial street plus an additional three (3) feet of paving on the westerly right of way for 30 feet total travel way. Indio Avenue shall be improved from the project's southerly limit northerly to Sunnyslope Drive.

TRAFFIC/CIRCULATION

Access to and from the site will occur via La Contenta Road to Sunnyslope Drive and via Yucca Trail to Indio Ave.

Alternatives:

None recommended

Fiscal Impact:

N/A

Conditional Use Permit Findings:

- (a) 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 property is located on ten (10) acres of a forty (40) acre parcel located on the southeast corner of Sunnyslope Drive and Indio Avenue.

The project consists of a collection operations facility and transfer station. The proposed project includes a truck terminal, an approximate 15,000 square foot transfer station, an approximate 16,000 square foot vehicle maintenance facility, a 3,025 square foot administration office, a 3,300 square foot employee building, parking facilities, fueling facilities, scales, bin storage and landscaping.

The property is located within the General Plan and Zoning designation of Industrial. These designations are intended for and allow for operations such as hazardous waste facilities, recycling facilities and manufacturing. The maximum structure height in the Industrial zoning district is 75 feet. The tallest structure for the project is proposed at 40 feet. The maximum lot coverage is 75% and the project is proposed at approximately 8% lot coverage. The project also complies with the required setback standards of the Industrial zoning district.

Therefore, the project is consistent with the policies and standards of the General Plan and the Development Code.

- (b) 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 project is located on ten acres of a forty acre parcel on the southeast corner of Sunnyslope Drive and Indio Avenue. The surrounding development includes a middle school and industrial complex to the east, the Community Development /Public Works Dept and vacant land to the south, vacant land to the west and and vacant property to the north that is the Future HDWD Wastewater Reclamation Facility Site. Surrounding developments are all one story structures, approximately the same height as the proposed project.

- (c) The proposed development produces compatible transitions in the scale, bulk, coverage, density and character of the development between adjacent land uses;

The proposed project is located on ten acres of a forty acre parcel on the southeast corner of Sunnyslope Drive and Indio Avenue. The surrounding development includes a middle school and industrial complex to the east, the Community Development /Public Works Dept and vacant land to the south, vacant land to the west and and vacant property to the north that is the Future

HDWD Wastewater Reclamation Facility Site. Surrounding developments are all one story structures, approximately the same height as the proposed project

- (d) The building site and architectural design is accomplished in an energy efficient manner;

The site is being developed consistent with adopted set back and building height standards, allowing opportunities to maximize energy efficiency and conservation measures in construction and building operations.

- (e) The materials, textures and details of the proposed construction, to the extent feasible, are compatible and consistent with the adjacent and neighboring structures;

The structures for the proposed project are single story, wood frame construction. The administration office building has a stucco exterior and a vertical profile of 17 feet. The maintenance building/ employee office building has a metal wall panel exterior and a vertical profile of 38 feet. The transfer station has a metal wall panel exterior and a vertical profile of 40 feet.

The surrounding development includes a middle school and industrial complex to the east, the Community Development /Public Works Dept and vacant land to the south, vacant land to the west and and vacant property to the north that is the Future HDWD Wastewater Reclamation Facility Site. Surrounding developments are all one story structures, approximately the same height as the proposed project

- (f) 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 structures for the proposed project are single story, wood frame construction. The administration office building has a stucco exterior and a vertical profile of 17 feet. The maintenance building/ employee office building has a metal wall panel exterior and a vertical profile of 38 feet. The transfer station has a metal wall panel exterior and a vertical profile of 40 feet.

The surrounding development includes a middle school and industrial complex to the east, the Community Development /Public Works Dept and vacant land to the south, vacant land to the west and and vacant property to the north that is the Future HDWD Wastewater Reclamation Facility Site. Surrounding developments are all one story structures, approximately the same height as the proposed project.

- (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 submitted with project application identifies the installation of approximately sixty, 15 gallon trees and approximately 55 24" box trees along with assorted shrubs, vines and ground cover.

Overall, the project landscaping plan exceeds the quality of common commercial landscaping designs and concepts presented.

- (h) The quality in architectural design is maintained in order to enhance the visual desert environment of the Town and to protect the economic value of existing structures;

The structures for the proposed project are single story, wood frame construction. The administration office building has a stucco exterior and a vertical profile of 17 feet. The maintenance building/ employee office building has a metal wall panel exterior and a vertical profile of 38 feet. The transfer station has a metal wall panel exterior and a vertical profile of 40 feet.

The maximum building height in the industrial zone is 75 feet, therefore the project is in compliance with development code standards.

- (i) 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 proposed project includes a proposal for interim on-site septic systems to serve the transfer station office building and the administration building. On-site sewer infrastructure would be constructed to connect to a sewer line on Indio Avenue when it is available.

The proposed project will be served by the Hi-Desert Water District and will connect to an existing main on Sunnyslope Drive.

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. Natural gas services are provided to by The Gas Company. The Hi-Desert Water District (HDWD, District) serves the Town of Yucca Valley.

- (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;

The project is located at the southeast corner of Sunnyslope Drive and Indio Avenue. Access to the site is from La Contenta Road to Sunnyslope Drive and from Yucca Trail to Indio Ave. The project has been conditioned to install half-width paving, curb gutter and sidewalk on Sunnyslope Drive and on Indio Ave.

- (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;

Pursuant to the Town's Development Code (Table 3-1 in the Code), non-residential projects of all sizes are required to install street improvements along their project frontage. Therefore the project has been conditioned to install the following improvements:

The south half of Sunnyslope Drive shall be improved (curb and gutter, paving and sidewalk) per Town standards for a 2-lane Arterial street plus an additional five (5) feet of paving for 30 feet total travel way. Sunnyslope Drive shall be improved from the centerline of Indio Avenue easterly to the existing pavement easterly of Skypark Drive.

The east half Indio Avenue shall be improved (curb and gutter, paving and sidewalk) per Town standards for an Industrial street plus an additional three (3) feet of paving on the westerly right of way for 30 feet total travel way. Indio Avenue shall be improved from the project's southerly limit northerly to Sunnyslope Drive.

- (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 project is located on the southeast corner of Sunnyslope Drive and Indio Avenue. Access to the site is via La Contenta Drive to Sunnyslope and from Yucca Trail to Indio Avenue. The project has been conditioned to install half-width street improvements, to include paving, curb, gutter and sidewalk on Sunnyslope Drive and on Indio Avenue.

- (m) 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;

A biological study was prepared for the project. Any impacts upon environmental quality and natural resources have been mitigated to a level of non-significance.

- (n) 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 was prepared for the project. All potential environmental impacts have been mitigated to a level of non-significance. A Mitigated Negative Declaration has been prepared for the project.

- (o) 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 considered to be detrimental to the public health, safety and welfare of the community or be materially injurious to properties and/or improvements within the immediate vicinity or be contrary to the General Plan; and

The proposed project was evaluated to determine whether it could have a significant effect on the environment as a result of project completion.

“Significant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

The project will not have a significant effect on the environment in that the attached initial study identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

- (p) The proposed development will comply with each of the applicable provisions of the Development Code, and applicable Town policies, except approved variances.

The project consists of a collection operations facility and transfer station. The proposed project includes a truck terminal, an approximately 15,000 square foot transfer station, an approximately 16,000 square foot vehicle maintenance facility, a 3,025 square foot administration office, a 3,300 square foot employee building, parking facilities, fueling facilities, scales, bin storage and landscaping.

The property is located on ten (10) acres of a forty (40) acre parcel located on the southeast corner of Sunnyslope Drive and Indio Avenue and is also identified as APN's: 601-551-09, 601-551-10 and 601-551-11.

Chapter 9.10, Industrial Districts, of the Yucca Valley Development Code identifies the standards and requirements for the development of industrially designated properties, as well as permitted uses/conditionally permitted uses within the District.

Standards within the District include: Minimum lot size; minimum lot dimensions; setbacks, maximum floor area ration; maximum lot coverage; height limit, and minimum district size. Other applicable Development Code standards and regulations include: Dedications and infrastructure improvements; landscaping and native plant protection; performance standards; property

maintenance standards; signs; solar energy systems; wind energy systems and wireless communications.

Based upon the proposed Project design, changes made to the proposed Project design following initial submittal, and environmental review, the proposed Project is consistent with the Town's Development Code standards and requirements

Attachments

- 01 Conditions of Approval
- 02 Standard Exhibts
- 03 Application Materials
- 04 Site Plan
- 05 Elevations
- 06 Preliminary Landscape Plan
- 07 Initial Study
- 07.5 Mitigation Monitoring And Reporting Program
- 08 Notice of Hearing
- 09 Notice of Determination
- 10 Chapter 9.63 Conditional Use Permit
- 11 Chapter 9.10 Industrial Districts
- 12 CalRecycle Response
- 13 Fish and Wildlife Response
- 14 Chapter 9.30 Infrastructure Improvements
- 15 HDWD Process Description and Site Plan
- 16 Park and Recreation Master Plan Information

RESOLUTION NO. PC-01-16**RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF YUCCA VALLEY APPROVING EA-01-15 AND CUP-02-15 (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-01-15 and Conditional Use Permit application CUP-02-15 (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 development of a for the construction of a collection operations facility and transfer station. The proposed project includes a truck terminal, an approximate 15,000 square foot transfer station, an approximate 16,000 square foot vehicle maintenance facility, a 3,025 square foot administration office, a 3,300 square foot employee building, parking facilities, fueling facilities, scales, bin storage and landscaping. The project is located on the southeast corner of Sunnyslope Drive and Indio Ave and is also identified as APN's: 601-551-09, 601-551-10 and 601-551-11; 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-01-15 and CUP-02-15) 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 26th day of January, 2016.

Planning Commission Chair

ATTEST:

Planning Commission Secretary

**TOWN OF YUCCA VALLEY
CONDITIONS OF APPROVAL
ENVIRONMENTAL ASSESSMENT, EA 01-15
CONDITIONAL USE PERMIT 02-15 BURRTEC**

This approval is for Environmental Assessment, EA 01-15 and Conditional Use Permit, CUP 02-15. The project includes a truck terminal, an approximate 15,000 square foot transfer station, an approximate 16,000 square foot vehicle maintenance facility, a 3,025 square foot administration office, a 3,300 square foot employee building, parking facilities, fueling facilities, scales, bin storage and landscaping.

The project is located on ten (10) acres of a forty (40) acre parcel located on the southeast corner of Sunnyslope Drive and Indio Avenue and is also identified as APN's: 601-551-09, 601-551-10 and 601-551-11.

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 proceedings arising from the Town's approval of this project, and the Town shall cooperate in the defense.
- 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: January 26, 2016
Expiration Date: January 26, 2019**

- 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. 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.
- G8. All refuse shall be removed from the premises in conformance with Yucca Valley Town Code 33.083.
- G9. 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.
- G10. 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
- G11. 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).
- G12. 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.

- G13. At least one sign per fronting street shall be posted on the site and must contain the following information: the grading permit number, the project name, map number (if appropriate), the authorized dust controller phone number(s), the Town phone number and the Mojave Desert Air Quality Management District (MDAQMD) phone number. The signs must be obtained and installed by the developer using the sample format to be provided. The signs must be present at the pre-construction meeting or the grading permit will not be issued. The developer must keep the contact name and phone number active and current at all times. Failure of the contact system may be considered grounds for revocation of the permit.
- 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 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.
- 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.

PLANNING CONDITIONS

- P1. 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. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to modifying existing facilities or by securing a drainage easement.
- P2. Utilities shall be underground in conformance with Ordinance 233, or as amended by Town Council.
- P3. All exterior lighting shall comply with the Ordinance 90, Outdoor Lighting and shall be illustrated on all construction plans.
- P4. **All mitigation measures identified in the Initial Study and included in the Mitigation Monitoring Program are included as conditions of approval by this reference.**
- P5. A final plan identifying all protected plants as well as a Native Plant Relocation Plan with any area proposed to be disturbed in accordance with the Town's Native Plant Protection Ordinance shall be submitted for approval prior to issuance of any construction permits, including grading and utility installations, for the project. **The applicant shall make every effort to relocate the native plants back onsite. The adoption of native plants shall be consistent with the Native Plant Ordinance in effect at the time of grading permits. The final native plant plan shall be reviewed and approved by the Planning Commission prior to the issuance of any construction permits for the project site.**
- P6. 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. The Landscape Plan shall be approved by Hi-Desert Water District.

- P7. 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) A minimum of sixty-two (62) paved parking spaces shall be provided
 - b) 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'.
 - c) Any occupancy, which requires additional parking that has not been provided for through this Conditional Use Permit, shall not be approved until a revision is submitted for review and approval showing the additional parking.
 - d) 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.

ENGINEERING CONDITIONS

- E1. Prior to the issuance of a Grading Permit, a precise grading plan prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town prior to any grading activity. The precise grading plan shall be reviewed and approved by the Town Engineer 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.
- E2. Prior to construction of street improvements street plans prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town prior to any activity.**
- E3. The current site plan appears to cross over the existing property lines as shown on the assessor's map. The site plan also shows four future parcels, the proposed site and three additional parcels. If any portion of the proposed project crosses property lines then a Lot Line Adjustment/Parcel Merger shall be prepared by the applicant so that**

- all development occurs on one legal parcel. If four parcels are proposed then a parcel map shall be prepared to subdivide the existing three parcels into four.
- E4. The south side of Sunnyslope Drive currently has 40' (half street) right of way. No right of way existing for the northerly portion of Sunnyslope Drive. The General Plan street section for this reach of Sunnyslope Drive is for a 2-Lane Arterial street with 35' (half street) right of way. The applicant may apply to have the excess right of way vacated by the Town and reverted to the property owner. Processing fees will apply.
 - E5. The south half of Sunnyslope Drive shall be improved (curb and gutter, paving and sidewalk) per Town standards for a 2-lane Arterial street plus an additional five (5) feet of paving for 30 feet total travel way. To achieve the 30 foot travel way width the applicant will either have to obtain a 5 foot street and public utility easement north of centerline on Sunnyslope Drive or forgo the right of way vacation noted above and construct the entire street section within the existing 40 foot right of way. Special care shall be taken in the design of Sunnyslope Drive street improvements to ensure that the existing drainage patterns are not altered. Sunnyslope Drive shall be improved from the centerline of Indio Avenue easterly to the existing pavement easterly of Skypark Drive.
 - E6. Indio Avenue currently has 80' (40 foot half street) right of way. The General Plan street section for this section of Indio Avenue is for an Industrial street with 35' (half street) right of way. The applicant may apply to have the excess right of way vacated by the Town and reverted to the property owner. Processing fees will apply.
 - E7. The east half Indio Avenue shall be improved (curb and gutter, paving and sidewalk) per Town standards for an Industrial street street plus an additional three (3) feet of paving on the westerly right of way for 30 feet total travel way.
 - E8. Indio Avenue shall be improved from the project's southerly limit northerly to Sunnyslope Drive.
 - E9. A final drainage report, prepared by a registered Civil Engineer, shall be prepared to determine the flows exiting the site under current undeveloped conditions compared to the incrementally larger flows due to the development of the site. The retention basin size will be determined, per County of San Bernardino Flood Control methodology, such that incremental 100 year 24-hour storm volume, plus 10% minimum, 20% preferred, is retained on-site.
 - E10. All manufactured slopes over the height of 3 feet shall be irrigated and landscaped immediately following grading. Prior to issuance of a grading permit for any portion of the site, the applicant/owner shall submit, for review and approval, an irrigation and landscaping plan or other appropriate treatment for all slope areas.
 - E11. There is an existing low point on Sunnyslope Drive easterly of the Indio Avenue intersection. Rip-rap slope protection shall be provided on the north side of the roadway to ensure that the road surface is not eroded during storm events. An easement may be required from the northerly property owner for construction of the slope protection.

- E12. The Engineer-of-Record or other civil engineer shall survey and provide pad certification for the site prior to issuance of building permits.
- 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. The soils engineering report shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, when necessary and opinions and recommendation covering the adequacy of sites for development. The report shall identify if the site contains any areas susceptible to landslide risk, liquefaction potential and/or subsidence potential on the project site. The report shall identify and include the location of major geologic features, topography and drainage, distribution and general nature of rock and soils, a reasonable evaluation and prediction of the performance of any proposed cut or fill in relation to geological conditions, and the capability of soils and substrata to support structures.
- E14. All street centerlines, and curve radii shall be monumented and horizontally tied to identified control points. A copy of the monumentation survey and centerline tie notes shall be provided to the Town Engineer prior to certificate of occupancy. If required, a corner record and/or record of survey shall be filed with the County surveyor.**
- E15. All recommended approved measures identified in the Soils Report shall be incorporated into the project design.
- E16. A pre-filtration system shall be installed for all drain lines connected to any underground storage system to collect sediment and hydrocarbon material prior to discharge into the underground system.
- E17. Any grading or drainage onto private off-site or adjacent property shall require a written permission to grade and/or a permission to drain letter from the affected property owner.
- E18. In conjunction with precise grading certification, all retention/detention basins shall be certified by a civil engineer that they have been constructed in substantial conformance with the approved plans, and shall be certified that they have the required capacity and will operate in accordance with the approved drainage reports for the project.
- E19. In conjunction with precise grading certification, all drainage systems, both public and private, shall be certified by a civil engineer that they have been constructed in substantial conformance with the approved plans, and shall be certified that they have the required capacity and will operate in accordance with the approved drainage reports for the project.

- E20. 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.
- E21. All grading activities shall minimize dust through compliance with MDAQMD Rules 402 and 403.
- E22. Prior to issuance of a grading permit, a Fugitive Dust and Erosion and Sediment Control Plan shall be submitted and approved by the Town Engineer. The Fugitive Dust and Erosion and Sediment Control Plan shall illustrate all proposed phasing for construction of the project.
- E23. A Notice of Intent to comply with Statewide General Construction Stormwater Permit (Water Quality Order 99-08-DWQ as modified December 2, 2002 or as otherwise updated by the Board) 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. The Applicant 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.
- E24. 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.
- E25. 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 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.
- E26. The Applicant shall accept and properly dispose of all off-site drainage flowing onto or through the site.
- E27. 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.
- E28. The Applicant shall install all water and sewer systems required to serve the project. All water and sewer systems shall be completed to the requirements of the Hi Desert Water District.
- E29. The Applicant 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 applicant shall be responsible for the repair of any damage occurring to offsite infrastructure and/or property damage as

- determined by the Town Engineer. The applicant 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 applicant may petition the Town Engineer for additional conditions that may allow him the time, amount of surety and other requirements to repair the damage.
- E30. The Applicant shall be responsible for all improvements 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 Applicant. The Applicant 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.
- E31. All improvement plans shall be designed by a Registered Civil Engineer.
- E32. Any area which remains undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers or a desert wildflower mix hydroseed on the affected portion of the site.
- E33. The Applicant shall be responsible for inspection, modification, and proper maintenance of the erosion control devices as necessary. If the Applicant fails or refuses to properly maintain the erosion control devices, the Town official may cause emergency maintenance work to be done in order to protect potentially impacted property. The cost shall be deducted from the erosion control security posted for the project and shall include all costs related to the emergency maintenance including initial mobilization and performance of the work in addition to applicable administrative costs.
- E34. If construction of erosion control systems outside of the project boundaries is necessary, permission to construct such systems from the owner of such off-site property is required. Plans for the off-site system shall be included with the on-site plans submitted to the Town Engineer. The plans for the off-site erosion control system shall include permission to grade and maintain the erosion control system from all affected property owners and letters of clearance and/or permits from all appropriate governmental entities.
- E35. The Applicant shall submit a post construction erosion and sediment control plan which identifies and illustrates all necessary improvements to prevent the movement and or loss of any soil and sediment materials from the project site, including all individual lots for construction of habitable structures, all slope banks, and all areas of the site capable of resulting in the deposit of soils and sediments with the street or storm drain system. The post construction erosion and sediment improvements shall be certified by a civil engineer that they were constructed in substantial conformance with the approved plans and specifications.
- E36. It is understood that the project plans correctly shows all existing easements, traveled ways and drainage courses, and that their omission may require the plans to be resubmitted for further consideration.

- E37. Private drainage easements for cross-lot drainage shall be dedicated and delineated on the final map.
- E38. A construction area traffic control plan, including temporary and final permanent striping, shall be designed by a registered Civil Engineer or Traffic Engineer for review and approval by the Town Engineer for any street construction, closure, detour or other disruption to traffic circulation.
- E39. All street closures must be approved by Town Council action.
- E40. The following shall information regarding the presence of the Marine Corps Air Ground Combat Center (MGAGCC) shall be recorded on the title of each property contained within the boundaries of the Conditional Use Permit.
- “The Marine Corps Air Ground Combat Center is located in the Morongo Basin. To prepare Marines for future conflicts, the MGAGCC carries out realistic training with military munitions, both day and night. As a result, Military aircraft fly over the area, and military vehicles drive on and off the base every day. This property is located directly under two aircraft flying routes and is located approximately 13 miles from the installation boundary. Consequently, you should expect to hear military training, see low-flying military aircraft, and encounter other experiences associated with the important mission of the MCAGCC”.
- E41. 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 the Town Engineer’s signature must contain the design engineer’s wet signature and stamp and all other required signatures.
- E42. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patters with respect to tributary drainage area and outlet points. Unless otherwise approved by the Town Engineer, lot lines shall be located at the top of slopes.
- E43. Street improvement plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the Town Engineer. **The design of Indio Avenue shall be coordinated with the existing street design approved for the Continuation School proposed southerly from the site on Indio Avenue. Any vertical curves required shall meet Caltrans design standards. Similarly, Sunnyslope Drive shall be designed to provide a smooth transition with the existing street improvements easterly of the project.**
- E44. Prior to final parcel map approval, the applicant shall enter into a subdivision improvement agreement with the Town of Yucca Valley. In addition to the subdivision improvement agreement, the applicant shall submit bonds including but not limited to, 100% faithful performance bond, 50% labor and materials bond, 25% guaranty/warranty bond, monument bond and grading bond.
- E45. The engineer-of-record shall prepare bond estimates for public improvements required for the project. The estimates shall be prepared on estimating forms provided by the Town. The bond estimate shall be reviewed and approved by the Town Engineer.

- E46. Drainage easements, when required, shall be shown on the final map and noted as follows: "Drainage Easement – no buildings, obstructions or encroachments by land fills are allowed".
- E47. If improvements associated with this project are not initiated within the approval time period of the development agreement, the Town Engineer may require that plans be modified to reflect current codes and standards in effect at the time of request for an extension of time for the development agreement or issuance of a permit.
- E48. Private drainage easements for cross-lot drainage shall be dedicated and delineated on the final (parcel) map.**
- E49. With submittal of grading plans, street improvement plans, storm drain and retention/detention basin plans, and erosion and sediment control plans, the Applicant shall cause to be formed, or shall be annexed into an existing, maintenance district(s) for landscape, lighting, streets, drainage facilities or other infrastructure as required by the Town. The Applicant shall initiate the maintenance and benefit assessment district(s) formation, or annexation, by submitting a landowner petition and consent form (provided by the Town) and deposit necessary fees concurrent with the application for street and grading plan review and approval; and said maintenance and benefit assessment district(s) shall be established concurrent with the approval of the final map in the case of the subdivision of land, or prior to issuance of any certificate of occupancy where there is no subdivision of land.

BUILDING AND SAFETY CONDITIONS

- B1. Applicant/developer shall provide plans and obtain the required permits that comply with applicable provisions of the 2013 California Building, Plumbing, Electrical, and Mechanical Codes, the 2013 California Green Building Standards Code, and Title 24.
- B2. All Plans to be stamped and wet signed by California Licensed Engineer or Architect.
- B3. Provide all required ADA access plan (Parking, path of travel, building access, restroom, ADA workspace, etc.) per 2013 CBC, Chapter 11B.
- B4. Obtain San Bernardino Environmental Health approval for on-site septic/Treatment system.
- B5. Obtain San Bernardino County Fire approval for building and site improvements.
- B6. Obtain will serve letter from Hi-Desert Water.
- B7. 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.

- B8. Submit 2 complete sets of plans and provide 1 electronic copy of all plans and all calculations at the initial plan review submittal.

FIRE CONDITIONS

- F1. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
- F2. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code (Standard 903.1). The fire flow for this project shall be:
 1,500GPM for 2 hour duration at 20PSI residual operating pressure, based upon a 3,600 square foot structure.
- F3. The Applicant shall be responsible for all fees required by San Bernardino County Fire Department.
- F4. The Development shall have a minimum of two points of vehicular access. These are for fire/emergency equipment access and evacuation routes.
- F5. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.
- F6. Not less than 2 complete sets of Building Plans shall be submitted to the Fire Department for review and approval.
- F7. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of forty five (45) foot radius for all turns. In FS1, FS2 or FS3 Fire Safety Overlay District areas, there are additional requirements.
- F8. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.
- F9. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved

fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufactures specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.

Mojave Desert Air Quality Management District Condition

M1. A "Notification of Demolition/Renovation" application must be completed and submitted to the District pursuant to Health and Safety Code Section 19827.5 for the demolition of any load bearing wall or foundation.

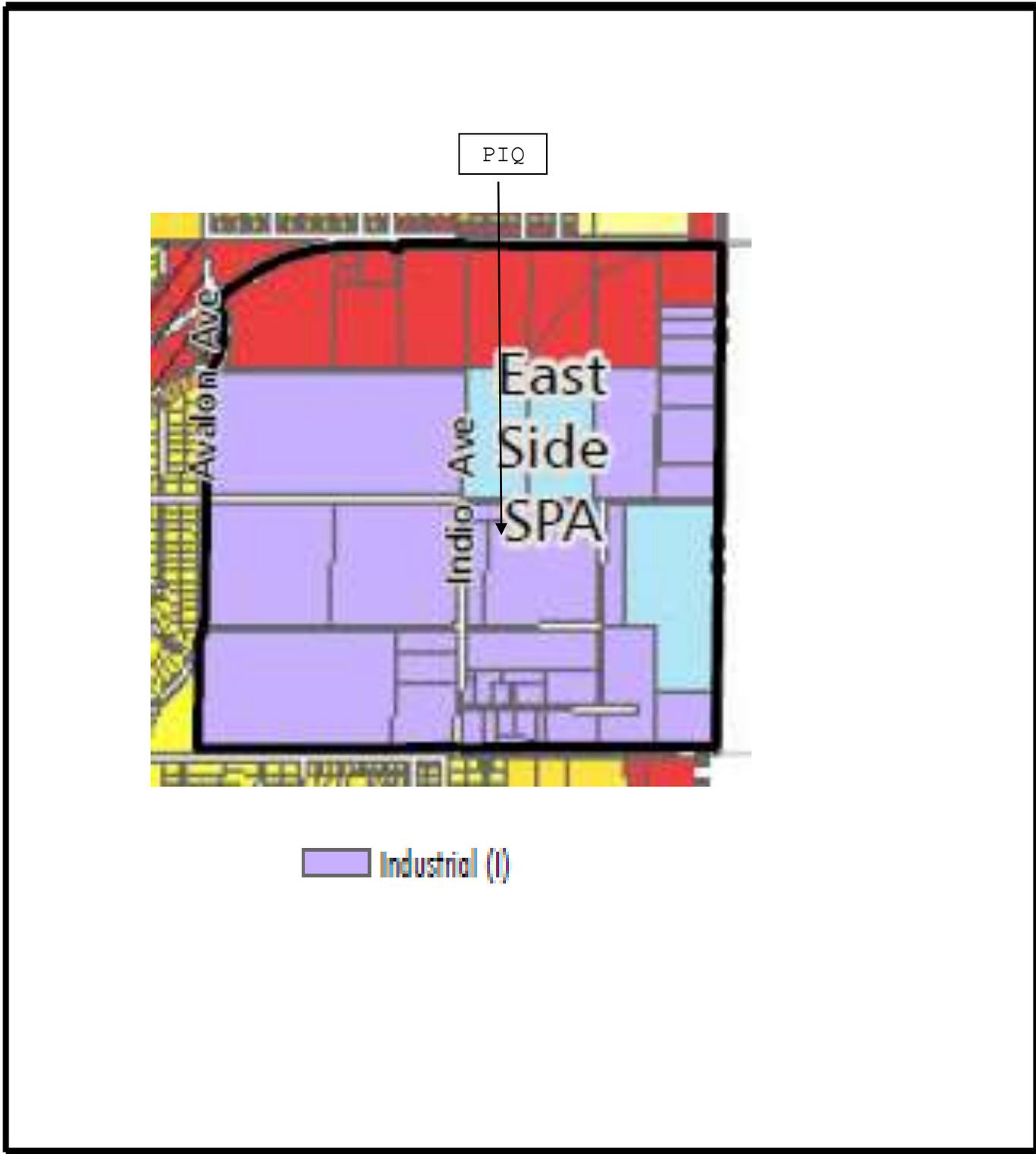
I HEREBY CERTIFY THAT THE APPROVED CONDITIONS OF APPROVAL WILL BE SATISFIED PRIOR TO OR AT THE TIMEFRAMES SPECIFIED AS SHOWN ABOVE. I UNDERSTAND THAT FAILURE TO SATISFY ANY ONE OF THESE CONDITIONS WILL PROHIBIT THE ISSUANCE OF ANY PERMIT OR ANY FINAL MAP APPROVAL.

Applicant's Signature _____ Date _____

Attachment: 01 Conditions of Approval (1187 : Burrtec)

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-15 BURRTEC WASTE AND RECYCLING

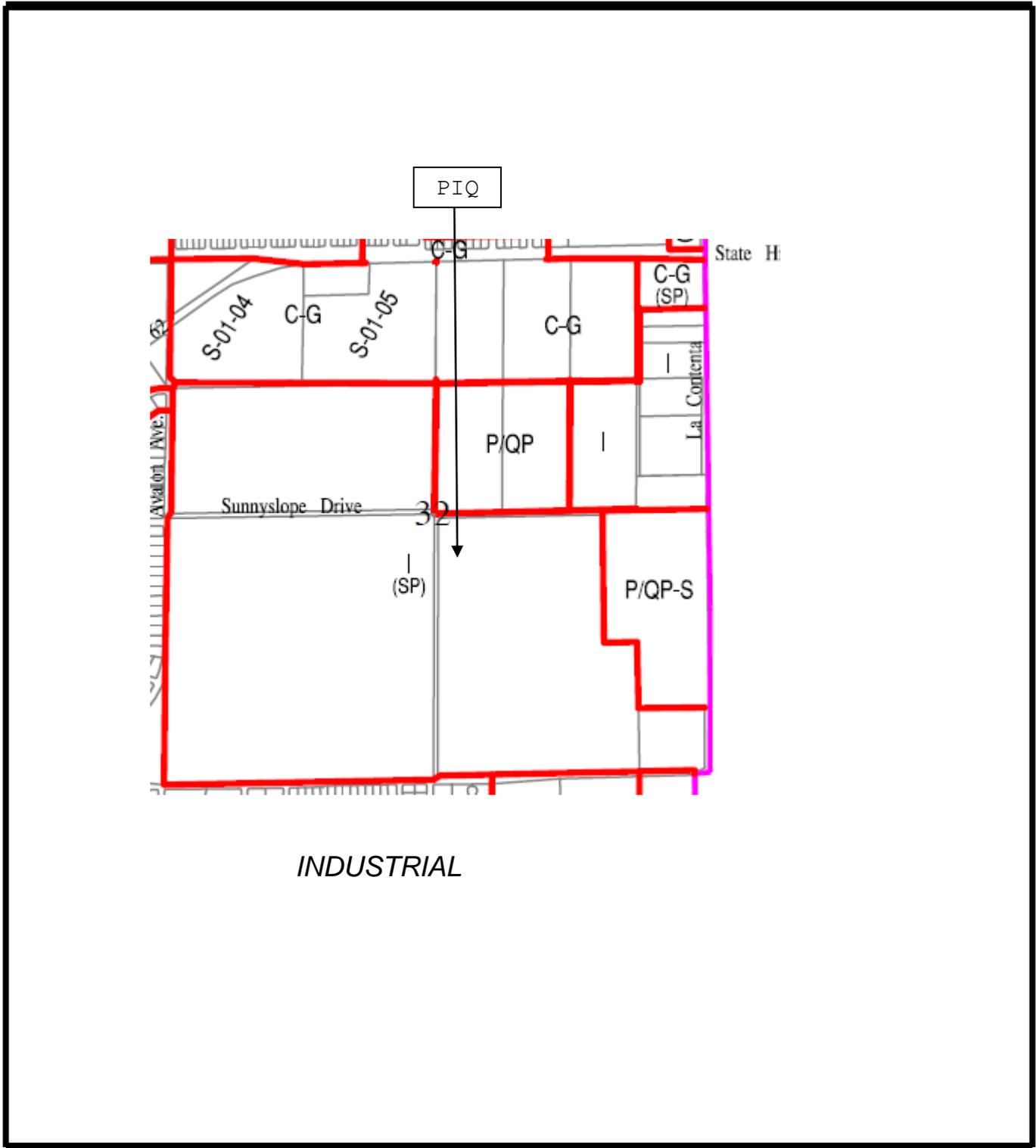


Attachment: 02 Standard Exhibts (1187 : Burrtec)

GENERAL PLAN LAND USE MAP

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-15 BURRTEC WASTE AND RECYCLING

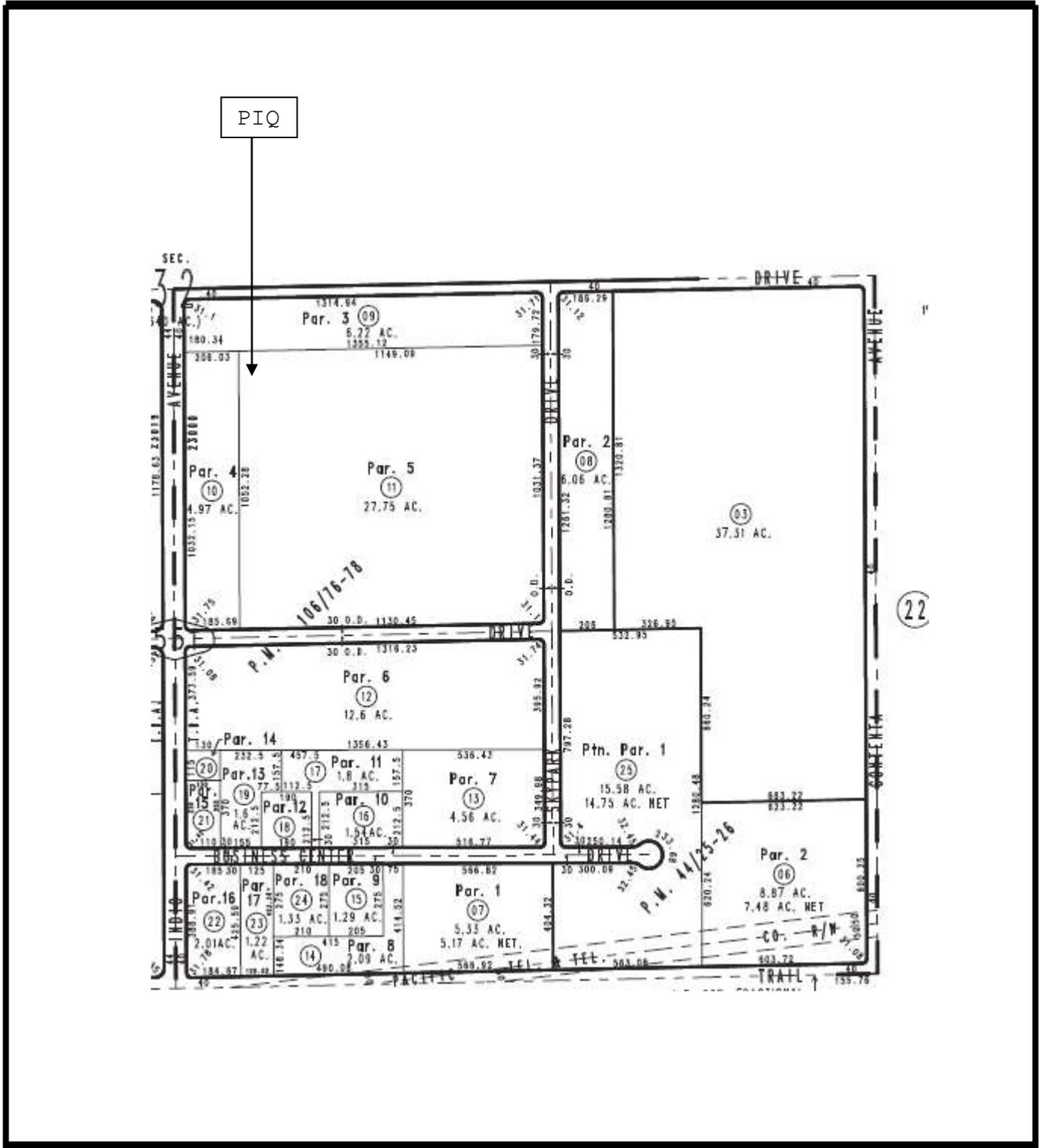


ZONING MAP

Attachment: 02 Standard Exhibits (1187 : Burrtec)

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-15 BURRTEC WASTE AND RECYCLING

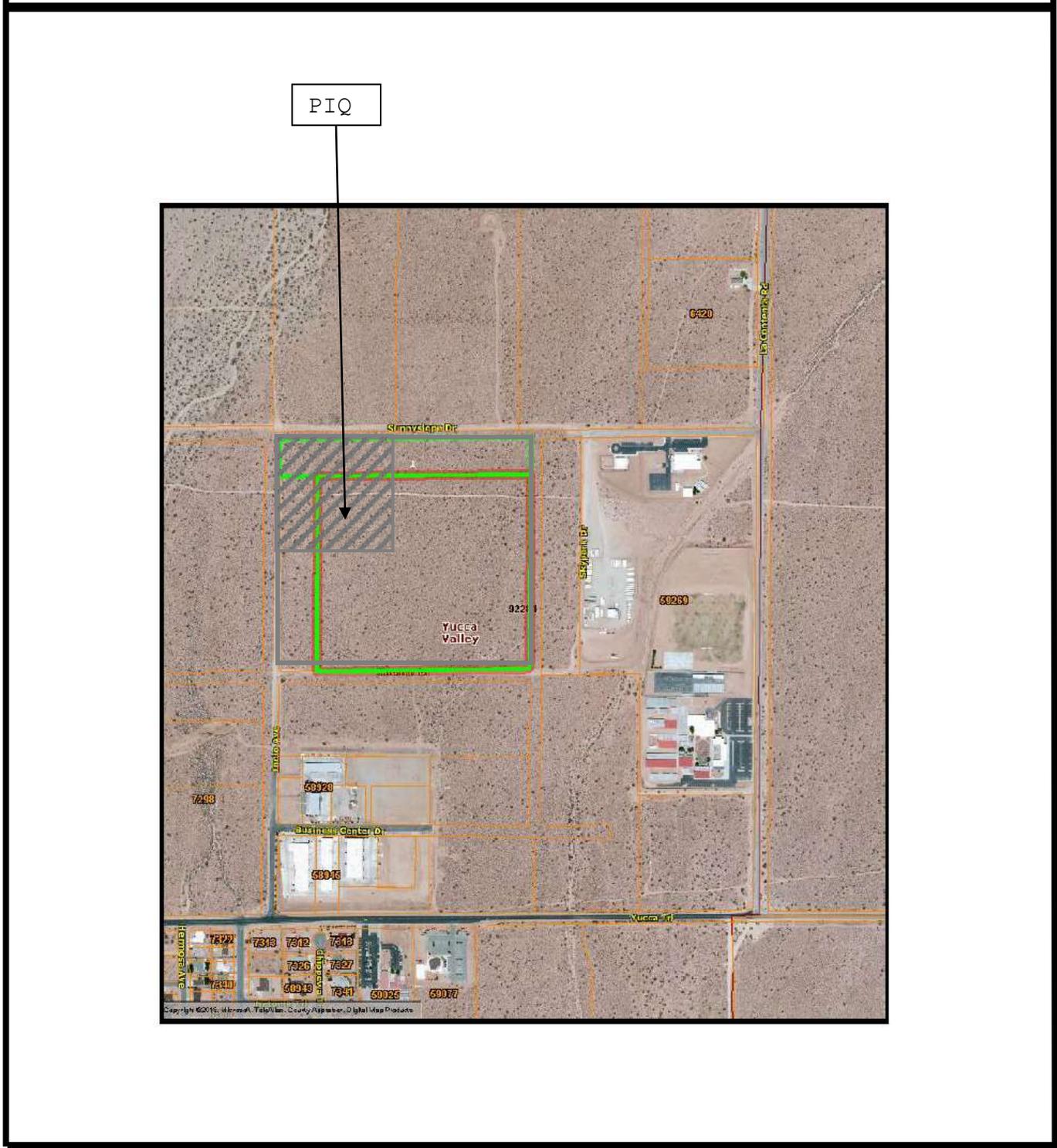


Attachment: 02 Standard Exhibits (1187 : Burrtec)

ASSESSORS PARCEL MAP

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-15 BURRTEC WASTE AND RECYCLING

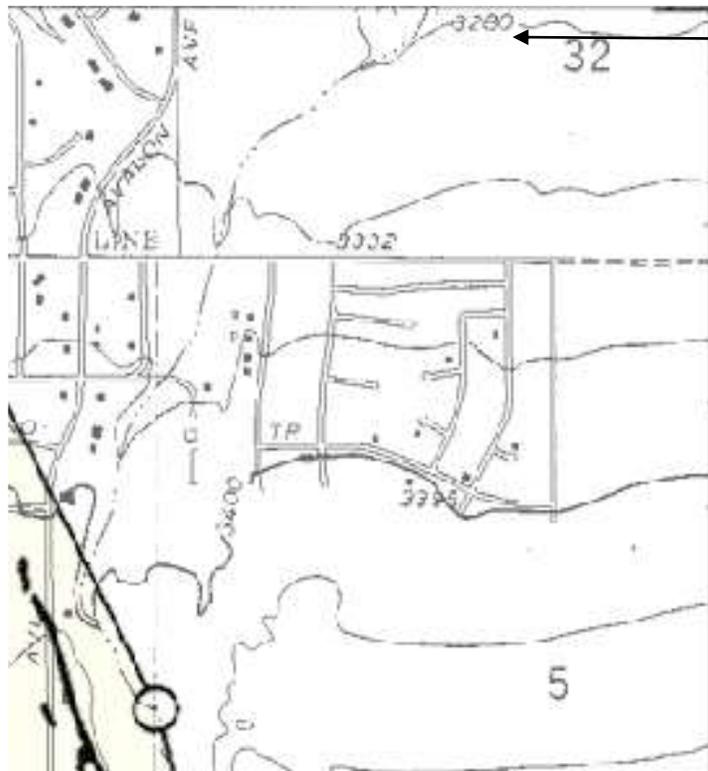


AERIAL PHOTO

Attachment: 02 Standard Exhibits (1187 : Burrtec)

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-15 BURRTEC WASTE AND RECYCLING



PIQ

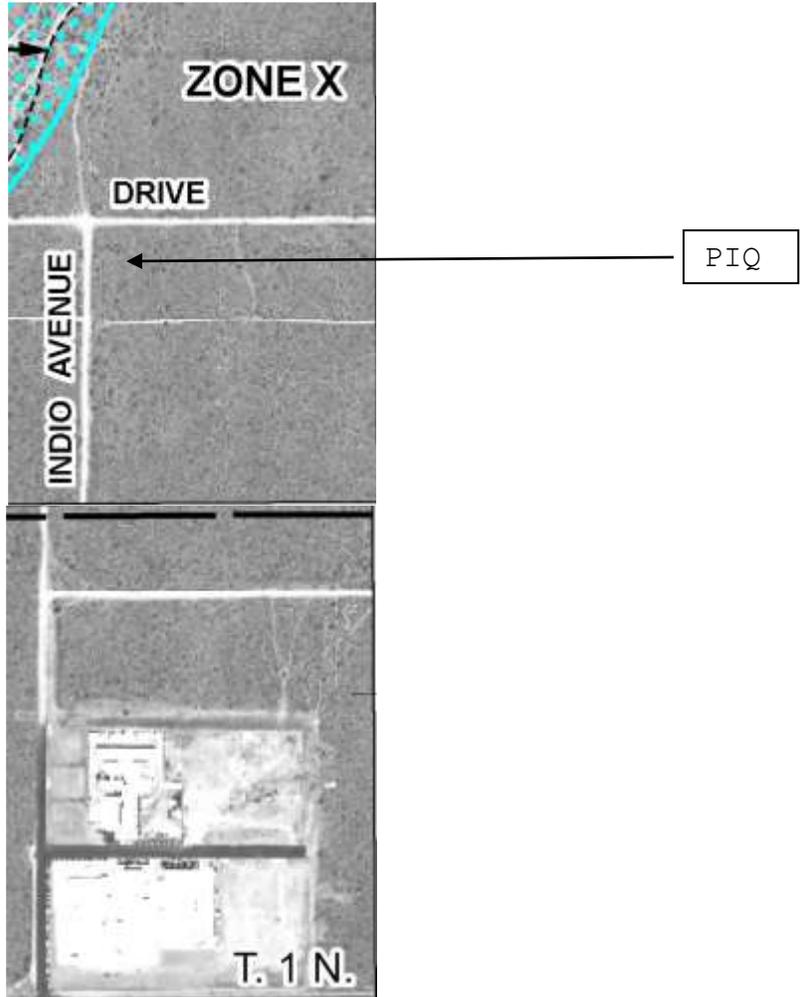
ALQUIST PRIOLO YUCCA VALLEY SOUTH

ALQUIST PRIOLO MAP

Attachment: 02 Standard Exhibts (1187 : Burrtec)

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-15 BURRTEC WASTE AND RECYCLING



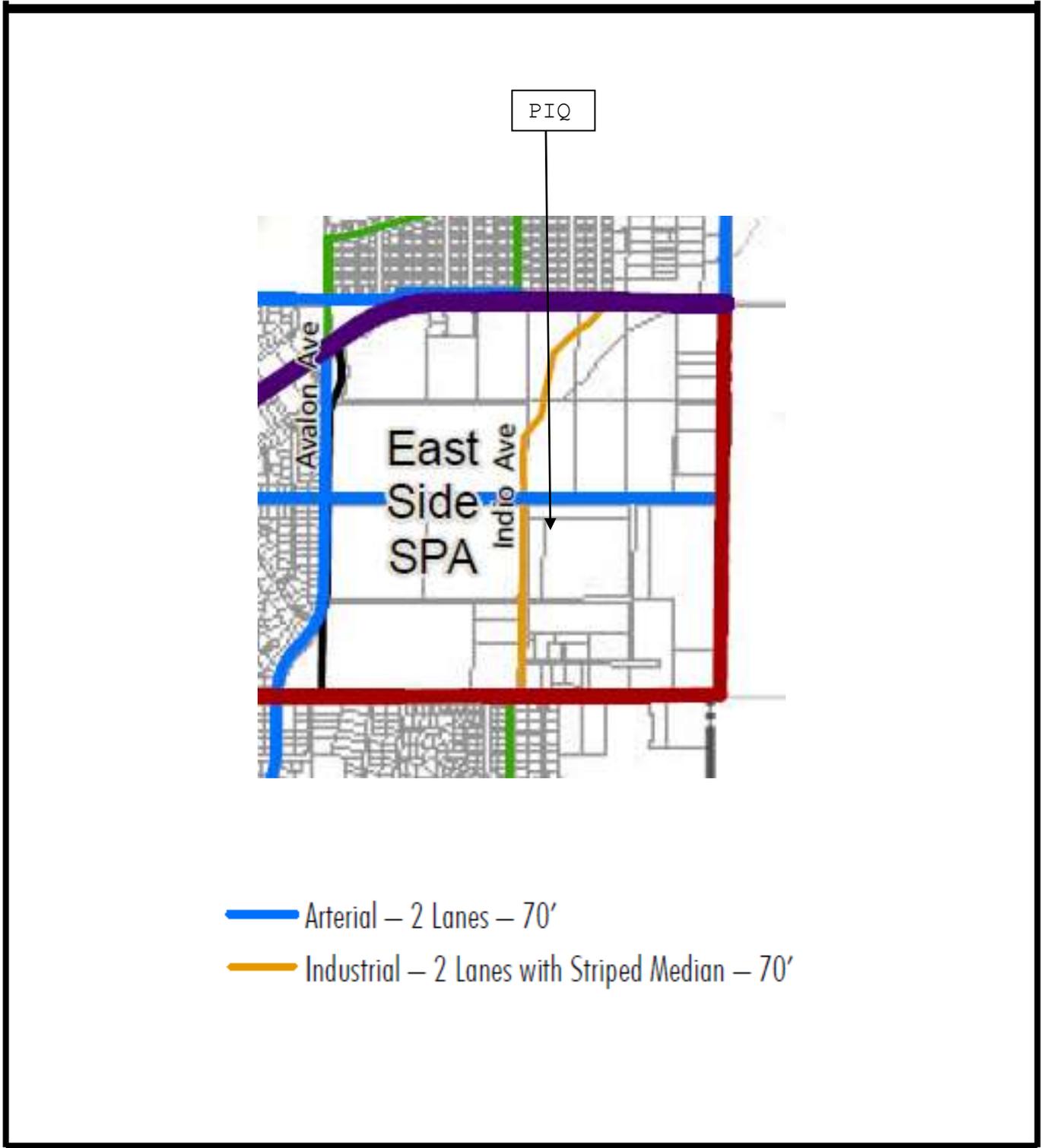
FEMA MAPS 8120 and 8860

FEMA FLOOD MAP

Attachment: 02 Standard Exhibits (1187 : Burrtec)

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-15 BURRTEC WASTE AND RECYCLING



Attachment: 02 Standard Exhibits (1187 : Burrtec)

CIRCULATION MAP

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-15 BURRTEC WASTE AND RECYCLING

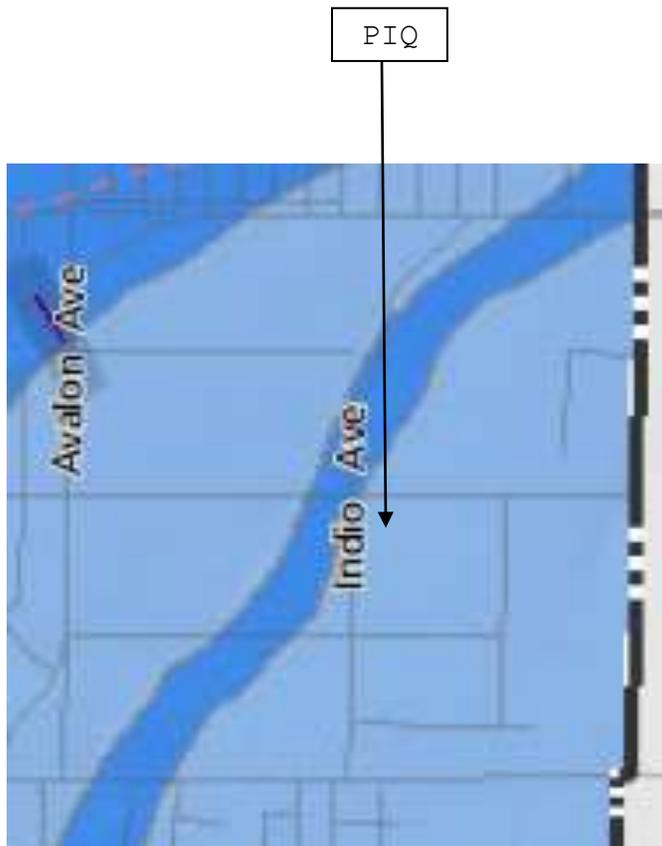


Attachment: 02 Standard Exhibits (1187 : Burrtec)

BIKE ROUTES

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-15 BURRTEC WASTE AND RECYCLING



SEISMIC HAZARDS MAP

Attachment: 02 Standard Exhibts (1187 : Burrtec)

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-15 BURRTEC WASTE AND RECYCLING



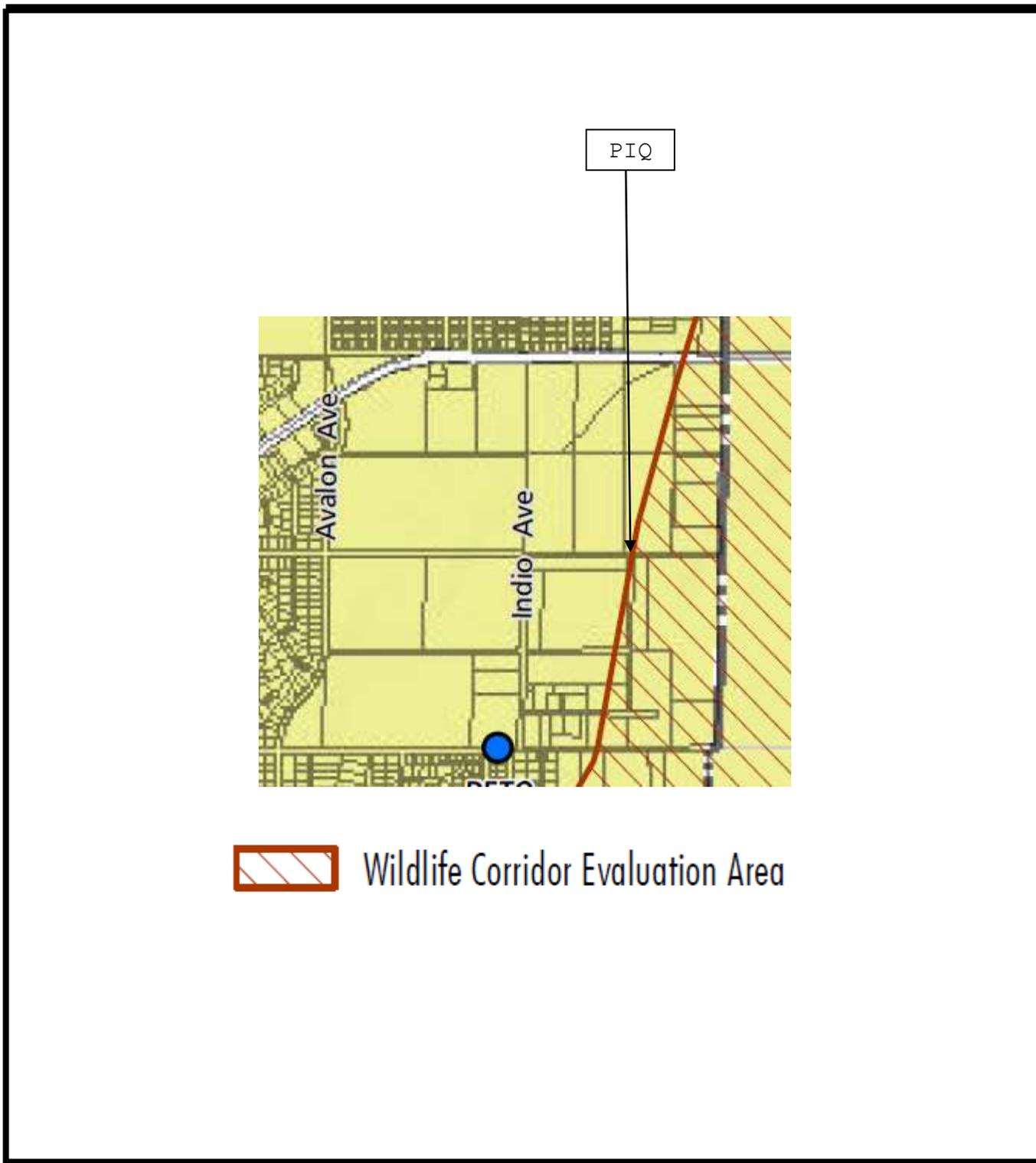
— Riding Trails (Future)

Attachment: 02 Standard Exhibts (1187 : Burrtec)

TRAILS MAP

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 02-15 BURRTEC WASTE AND RECYCLING



Attachment: 02 Standard Exhibts (1187 : Burrtec)

BIOLOGICAL RESOURCE MAP



Conditional Use Permit Application

Date Received	04/22/15
By	DOLSEN
Fee	
Case #	CUP-02-15
EA #	01-15

General Information

APPLICANT Burretec Waste & Recycling Services Phone 760.340.5901 Fax _____

Mailing Address 41575 Eclectic Street Email forlett@burretedesert.com

City Palm Desert State CA Zip 92260

REPRESENTATIVE Gary Koontz Phone 909.429-4200 Fax 909.429.4298

Mailing Address 9890 Cherry Avenue Email gkoontz@burretec.com

City Fontana State CA ZIP 92335

PROPERTY OWNER Andrew Dae Wong & Susan Mijin Byun Phone _____ Fax _____

Mailing Address 1784 S. Santa Ana Ave. Email _____

City Arcadia State CA Zip 91006

Project Information

Project Address No Address Assessor Parcel Number(s) 0601-551-09, 10, 11

Project Location Southeast corner of Sunnyslope Drive and Indio Avenue

Project Description: Relocate existing Burretec operations facility and construct a 12,000 square foot municipal solid waste and recyclable transfer station

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

Town of Yucca Valley
Community Development Department
Planning Division
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 attached.
2. Existing site zoning: I (SP) 3. Existing General Plan designation: East Side Special Policy Area
4. Precisely describe the existing use and condition of the site: Vacant desert lands
5. Existing Zoning of adjacent parcels:
 North P/QP South I(SP) East I(SP), PO/PS West I (SP)
6. Existing General Plan designation of adjacent parcels:
 North P/QP South I (SPA) East I(SPA) West I(SPA)
7. Precisely describe existing uses adjacent to the site: Undeveloped vacant property
8. Describe the plant cover found on the site, including the number and type of all protected plants: Native desert vegetation including Joshua Trees. Biologic study in progress.

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

Complete the items below as they pertain to your project. Attach a copy of any plans submitted as part of the project application and any other supplemental information that will assist in the review of the proposed project pursuant to CEQA.

1. Commercial, Industrial, or Institutional Projects:

- A. Specific type of use proposed: Waste collection operations facility and transfer station
- B. Gross square footage by each type of use: See Site Plan
- C. Gross square footage and number of floors of each building: See Site Plan
- D. Estimate of employment by shift: 25 maximum shift
- E. Planned outdoor activities: Collection truck parking, employee & visitor parking, empty bin and roll off storage

2. Percentage of project site covered by:

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

3. Maximum height of structures 30 ft. _____ in.

4. Amount and type of off street parking proposed: 55 spaces, 2 ADA

5. How will drainage be accommodated? Diversion berms for runoff.
Onsite retention basins for runoff.

6. Off-site construction (public or private) required to support this project: Extension of Sunnyslope Avenue from existing pavement to the east

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

8. Description of project phasing if applicable: Phase 1 - Collection operations facility
Phase 2 - Transfer Station

9. Permits or public agency approvals required for this project: Town grading and building permits, Solid Waste facility Permit (County Local Enforcement Agency)

10. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s) _____
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?

Certification

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

Signature: Gay Z Long Date: 4/21/15

Owner/Applicant Authorization

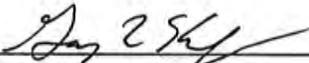
Applicant/Representative: I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and may set conditions 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.

Signed: _____

Date: _____

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

Burrtec Waste & Recycling Services 
to act as my agent and is further authorized to sign any and all documents on my behalf.

Signed: 

Dated: 4/22/15

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: \$ 4,260.00

Applicant's Signature *Gary Koontz* Date: 4/21/15

Applicants Name Gary Koontz
(Please print)

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: Southeast corner of Sunnyslope & Indio

Cross street: _____

Date this Disclosure Statement is completed: 4/22/15

Name of Applicant: Burrtec Waste & Recycling Services

The Applicant is a:

- Limited Liability Company (LLC)
 Partnership
 Corporation
 None of the above

Information for LLC, Partnership, Corporation

Name Burrtec Waste & Recycling Services, LLC Phone 760.744.5615 Fax 760.744.8364

Mailing Address 224 S. Las Posas Road Email awalsh@edcodisposal.com

City San Marcos State CA Zip 92078

State of Registration California

Managing member(s), General Partner(s) officer(s)

Name Ed Burr Phone 619.287.7555 Fax 619.287.5242

Mailing Address 6670 Federal Way Email awalsh@edcodisposal.com

City Lemon Grove State CA Zip 91945

Attach additional sheets if necessary

Agent for Service of Process

Name Ed Burr Phone _____ Fax _____

Mailing Address Same as above Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name Not Applicable Phone _____ Fax _____

Mailing Address _____ Email _____

City _____ State _____ Zip _____

The Party in escrow is a (if property is in escrow):

- Limited Liability Company (LLC)
- Partnership
- Corporation
- None of the above

Information for LLC, Partnership, Corporation

Name Desert Properties Phone 760.744.5615 Fax 760.774.8364

Mailing Address 224 S. Las Posas Road Email awalsh@edcodisposal.com

City San Marcos State CA Zip 92708

State of Registration California

Managing member(s), General Partner(s) officer(s)

Name Ed Burr Phone 619.287.7555 Fax 619.287.5242

Mailing Address 6670 Federal Way Email awalsh@edcodisposal.com

City Lemon Grove State CA Zip 91945

Attach additional sheets if necessary

Agent for Service of Process

Name Ed Burr Phone _____ Fax _____

Mailing Address Same As Above Email _____

City _____ State _____ Zip _____

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name Not Applicable Phone _____ Fax _____

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 None

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

Signature _____

Print Name: _____

Title: Gary Koontz

Date of signing: April 21, 2015

Location: Fontana, CA



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).

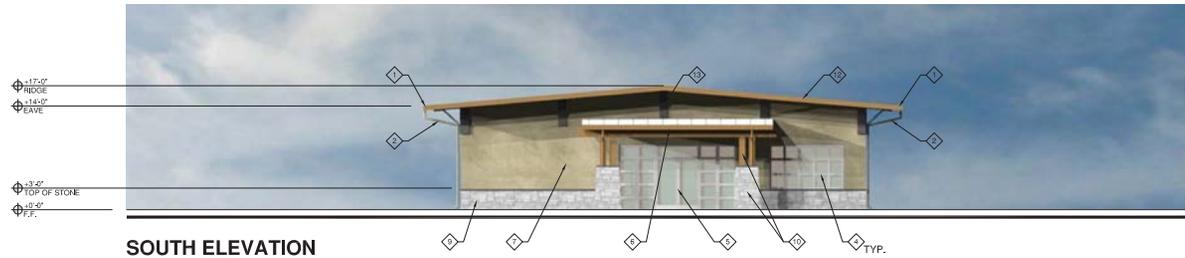
I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

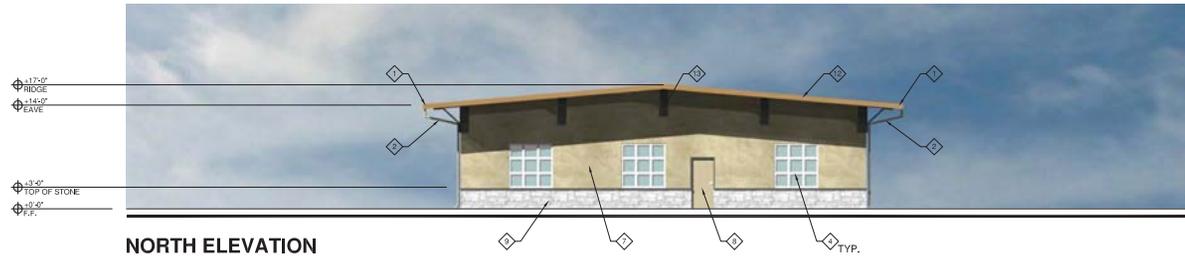
Dated: 4/22/15

Gary Koontz
Applicant/Representative printed name

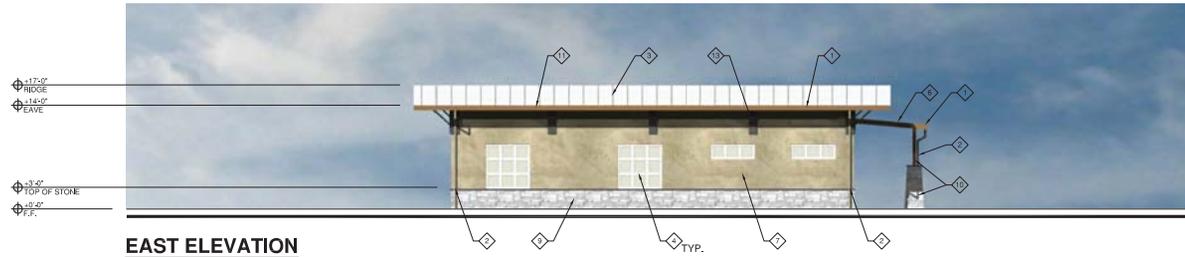
Gary Koontz
Applicant/Representative signature



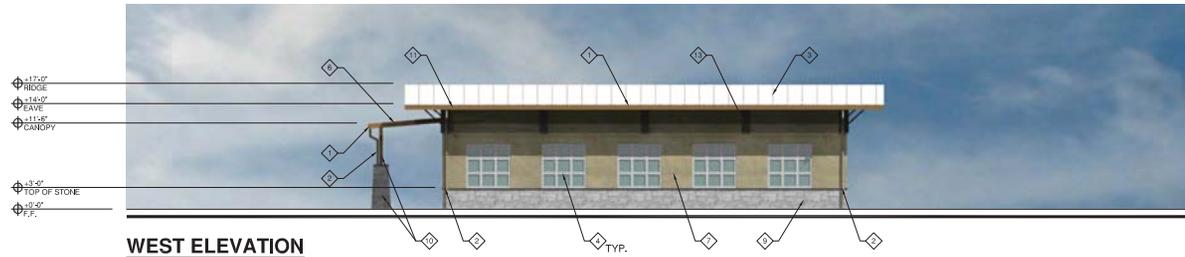
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

KEYNOTES

- ◇ METAL GUTTER [D]
- ◇ METAL DOWNSPOUT [D]
- ◇ METAL ROOF PANEL [B]
- ◇ STOREFRONT DUAL PANE WINDOWS [G][H]
- ◇ STOREFRONT DOOR [G][H]
- ◇ BUILDING CANOPY [D]
- ◇ STUCCO WALL [A]
- ◇ HOLLOW METAL DOOR [A]
- ◇ DECORATIVE STONE [J]
- ◇ STEEL COLUMN WITH STONE BASE [D][J]
- ◇ EAVE TRIM [D]
- ◇ RAKE TRIM [D]
- ◇ ARCHITECTURAL CORBEL [C]

FINISH KEYNOTES

- [A] LAHABRA SANTA BARBARA MISSION FINISH: COLOR KHAKI OR EQUIVALENT
- [B] METAL SALES: LINEN WHITE OR EQUIVALENT
- [C] METAL SALES: SLATE GREY OR EQUIVALENT
- [D] METAL SALES: TERRA COTTA OR EQUIVALENT
- [E] CLEAR CONCRETE SEALER
- [F] CAUTION YELLOW
- [G] CLEAR FINISH ALUMINUM
- [H] GLAZING COLOR: PPG AZURIA
- [J] ELDERADO STONE: BLUFFSTONE - MINERET

SCALE: 1/8"=1'-0"



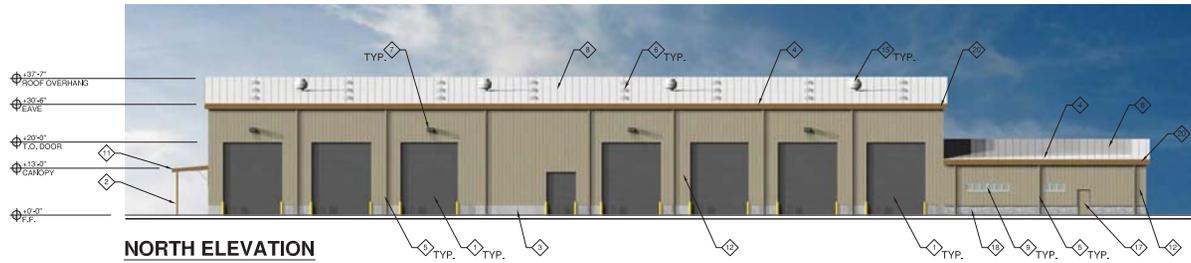
BURRTEC WASTE & RECYCLING FACILITY

YUCCA VALLEY, CALIFORNIA

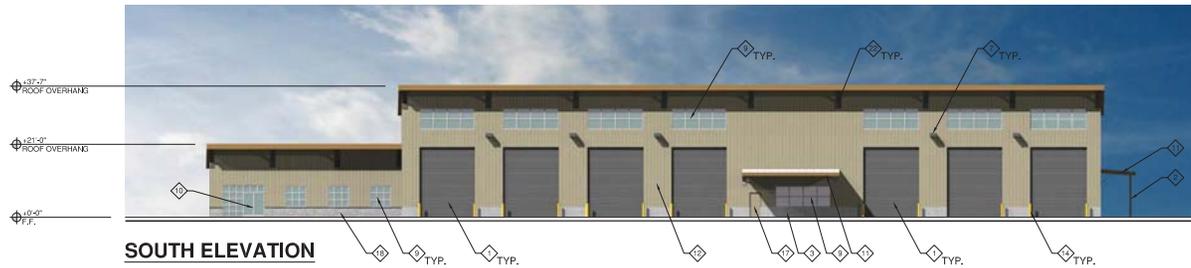
A3.1
OFFICE BUILDING EXTERIOR ELEVATIONS

JOB # 4960

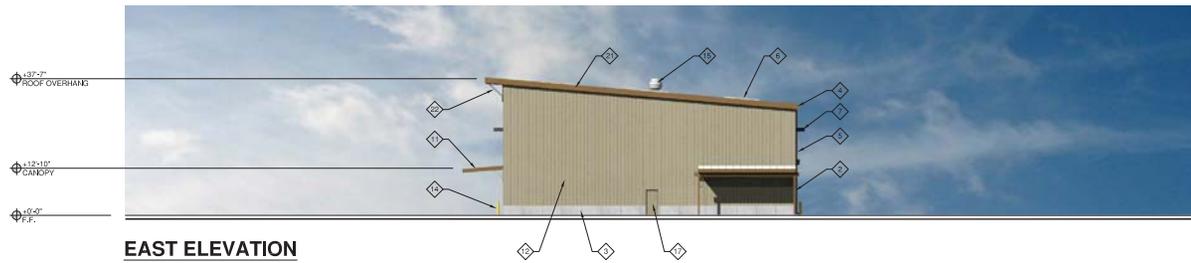
JULY 6, 2015



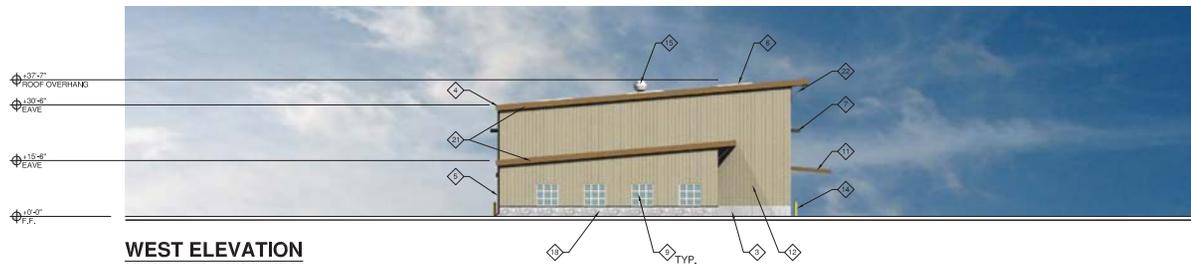
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

KEYNOTES

- ◇ OVERHEAD COILING DOOR [C]
- ◇ STEEL COLUMN [D]
- ◇ CONCRETE WALL [E]
- ◇ METAL GUTTER [D]
- ◇ METAL DOWNSPOUT [A]
- ◇ SKYLIGHT
- ◇ LIGHTING FIXTURE [E]
- ◇ METAL ROOF PANEL [E]
- ◇ STOREFRONT DUAL PANE WINDOWS [G][H]
- ◇ STOREFRONT DOOR [G][H]
- ◇ BUILDING CANOPY [D]
- ◇ VERTICAL METAL WALL PANEL [A]
- ◇ NOT USED
- ◇ BOLLARD [E]
- ◇ EXHAUST FAN
- ◇ NOT USED
- ◇ HOLLOW METAL DOOR [A]
- ◇ DECORATIVE STONE [J]
- ◇ NOT USED
- ◇ EAVE TRIM [D]
- ◇ RAKE TRIM [D]
- ◇ ARCHITECTURAL CORBEL [C]

FINISH KEYNOTES

- [A] METAL SALES: KHAKI OR EQUIVALENT
- [B] METAL SALES: LINEN WHITE OR EQUIVALENT
- [C] METAL SALES: SLATE GREY OR EQUIVALENT
- [D] METAL SALES: TERRA COTTA OR EQUIVALENT
- [E] CLEAR CONCRETE SEALER
- [F] CAUTION YELLOW
- [G] CLEAR FINISH ALUMINUM
- [H] GLAZING COLOR: PPG AZURIA
- [J] ELDORADO STONE: BLUFFSTONE - MINERET

SCALE: 1/16"=1'-0"



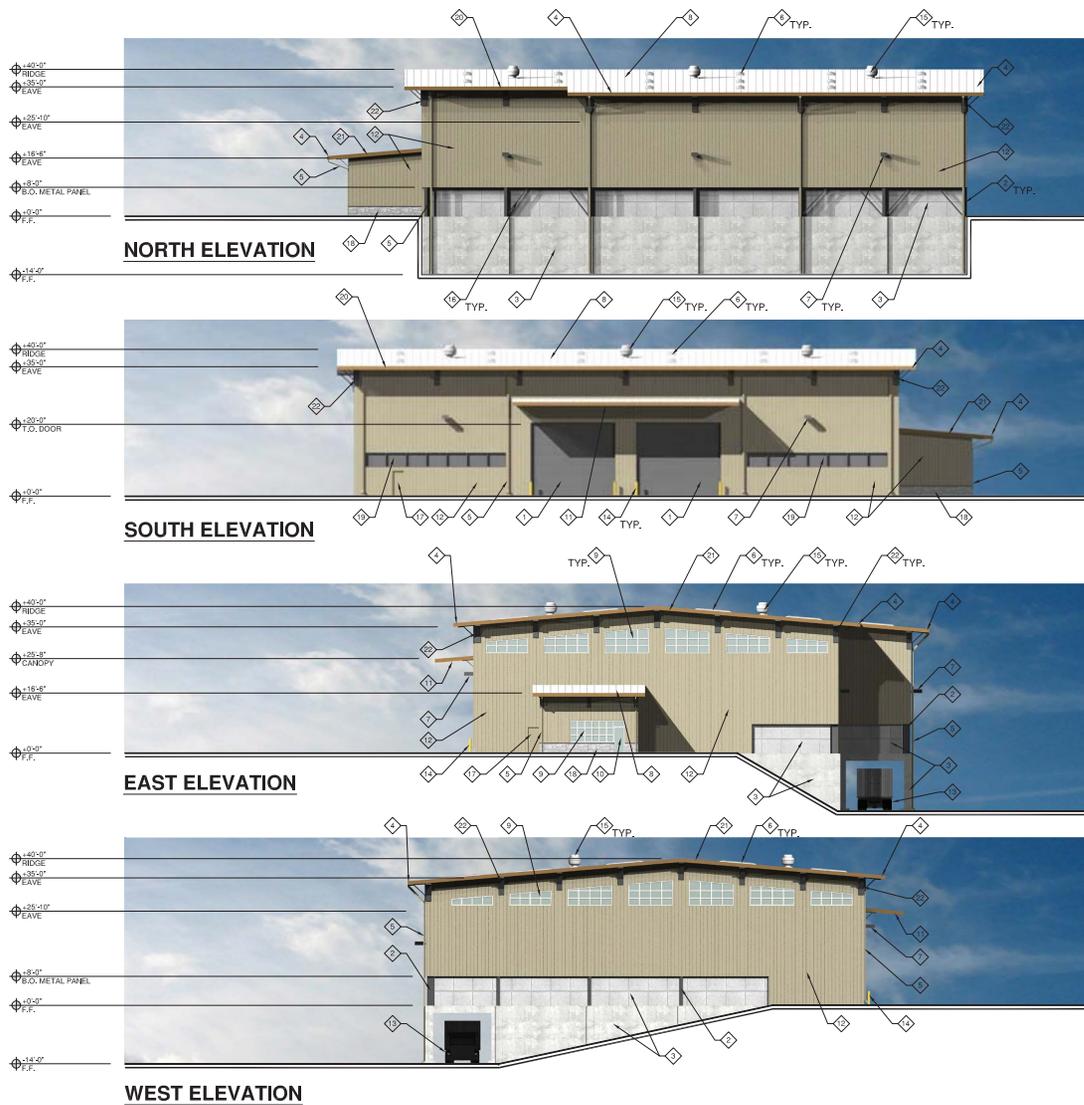
BURRTEC WASTE & RECYCLING FACILITY

YUCCA VALLEY, CALIFORNIA

A3.2
MAINTENANCE BUILDING EXTERIOR ELEVATIONS

JOB # 4960

JULY 6, 2015



KEYNOTES

- ◇ OVERHEAD COILING DOOR [C]
- ◇ STEEL COLUMN [D]
- ◇ CONCRETE WALL [E]
- ◇ METAL GUTTER [D]
- ◇ METAL DOWNSPOUT [A]
- ◇ SKYLIGHT
- ◇ LIGHTING FIXTURE [C]
- ◇ METAL ROOF PANEL [B]
- ◇ STOREFRONT DUAL PANE WINDOWS [G,H]
- ◇ STOREFRONT DOOR [G,H]
- ◇ BUILDING CANOPY [D]
- ◇ VERTICAL METAL WALL PANEL [A]
- ◇ LOADOOUT TUNNEL
- ◇ BOLLARD [E]
- ◇ EXHAUST FAN
- ◇ STEEL BRACING [C]
- ◇ HOLLOW METAL DOOR [A]
- ◇ DECORATIVE STONE [I]
- ◇ MECHANICAL LOUVER [C]
- ◇ EAVE TRIM [D]
- ◇ RAKE TRIM [D]
- ◇ ARCHITECTURAL CORBEL [C]

FINISH KEYNOTES

- [A] METAL SALES: KHAKI OR EQUIVALENT
- [B] METAL SALES: LINEN WHITE OR EQUIVALENT
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- [F] CAUTION YELLOW
- [G] CLEAR FINISH ALUMINUM
- [H] GLAZING COLOR: PPG AZURIA
- [I] ELDORADO STONE: BLUFFSTONE - MINERET

SCALE: 1/16"=1'-0"



BURRTEC WASTE & RECYCLING FACILITY

YUCCA VALLEY, CALIFORNIA

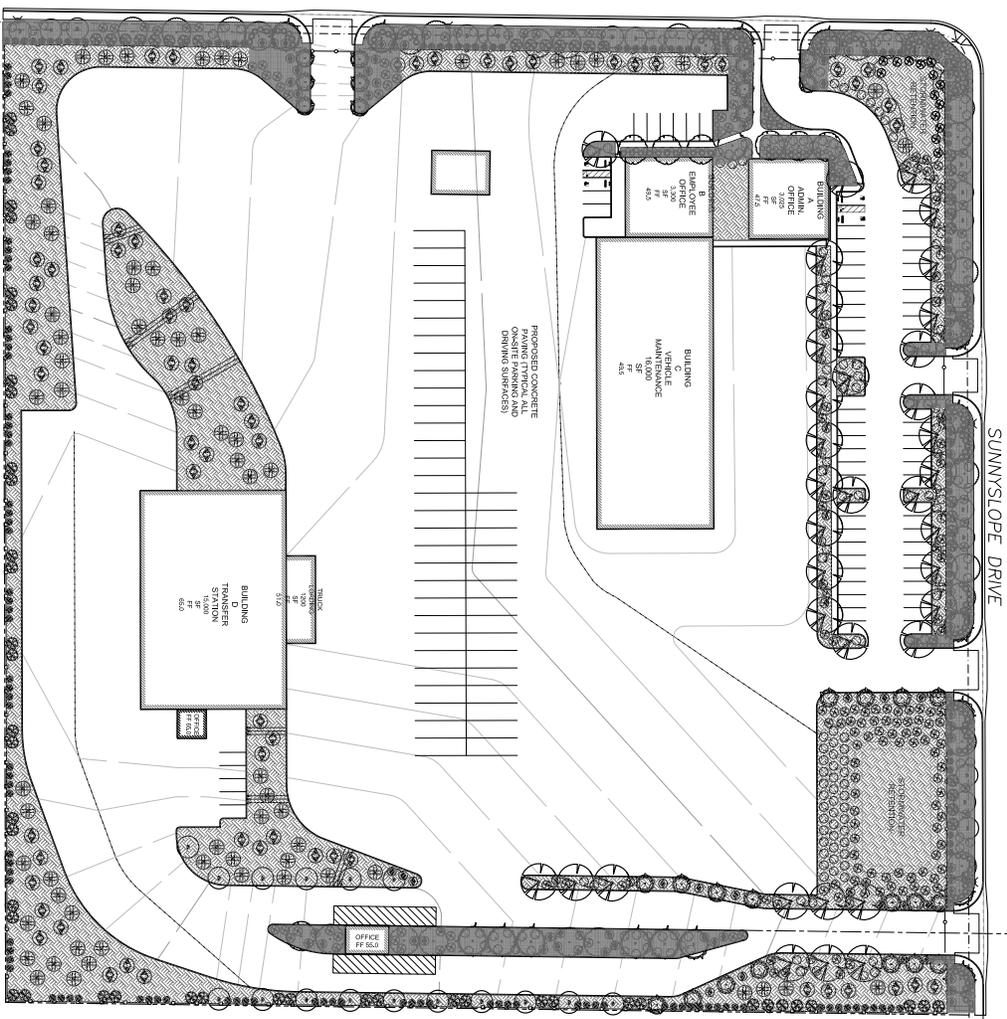
A3.3
TRANSFER STATION EXTERIOR ELEVATIONS

JOB # 4960

JULY 6, 2015

ARCHITECTS
ENGINEERS
PLANNERS
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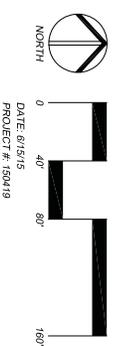
PRELIMINARY LANDSCAPE PLAN

BURRTEC WASTE & RECYCLING

TOWN OF YUCCA VALLEY

PLANTING LEGEND:

BOTANIC NAME	COMMON NAME	SIZE / SPACING	WINDS
ADONIS GRECOI	ADONIS	24" BOX	LOW
CERODIUM FLORIDUM	DESERT MUSELUM	24" BOX MULTI	LOW
CHILOPSIS LINARIAS	DESERT WILLOW	24" BOX	LOW
PNUS ELDADICA	AFGHANI PINE	15 GAL	LOW
PROSOPIS GAMBOLUSA	HONEY MESQUITE	24" BOX	LOW
QUERUS ILIX	HOLLY OAK	15 GAL	LOW
ARTOCARPUS GUYANA	BROGGER MANZANITA	5 GAL	LOW
BACCHARIS FULVIDENS	THIN PEDALS	1 GAL	LOW
CASUALINA FULCIBERRIMA	RED BIRD OF PARADISE	5 GAL	LOW
DALEA GRECOI	TRAILING INDIAN BUSH	1 GAL	LOW
ISOMERS ARBEREA	BLOODBERRY	5 GAL	LOW
LARREA TRIDENATA	CROSCOTT BUSH	5 GAL	VERY LOW
SALINA DOBRI	DESERT SAGE	1 GAL	VERY LOW
SIMONONIA CHINENSIS	JOJOBA	5 GAL	VERY LOW
ZIZIPHUS PARRII	WILD PLUM	5 GAL	VERY LOW



4444 Riverside Ave.
 Riverside, CA 92506
 (951) 398-0700
 Fax (951) 398-4039
<http://www.wardenspgroup.com>

NOTES:

- ALL TREES WITHIN 6' OF HARDSCAPE TO RECEIVE ROOTBARRIER
- PLANT WATER USE VALUES ARE PER WINDS IV PLANT LIST

2" MINIMUM LAYER OF COMPRESSIBLE GRANITE MULCH TO BE PLAIN SPRINKLES GOLD
 2" MINIMUM LAYER OF GRANITE MULCH TO BE PLAIN SPRINKLES GOLD
 NATIVE SOIL APPLY NON-TOXIC SPRAY SOIL STABILIZER FOR NON-TRAFFIC AREAS

B CEQA ENVIRONMENTAL CHECKLIST

PROJECT DESCRIPTION AND BACKGROUND

Project Title:	Burrtec Yucca Valley Refuse Transfer Station and Collection Vehicle Maintenance Yard
Lead agency name and address:	Town of Yucca Valley 58928 Business Center Yucca Valley, CA 92284
Contact person and phone number:	
Project location:	The Project is located on the southeast corner of Indio Avenue and Sunnyslope Drive. The Project Site is further identified as portions of APNs: 0601-551-09, 0605-551-10, and 0601-551-11
Project sponsor's name and address:	Burrtec Waste & Recycling Services 41575 Eclectic Avenue Palm Desert, Ca 92230 Gary Koontz, Facility Project Manager: P: 909-429-4200
Owner:	Andrew Dae Wong & Susan Mijjing Byun 1601 Perkins Drive Arcadia, Ca 91007
General plan description:	Industrial – East Side Special Policy Area
Zoning:	Industrial – Specific Plan
Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)	Refer to the project description below.
Surrounding land uses and setting; briefly describe the project's surroundings:	Refer to the project description below.
Other public agencies whose approval is required (e.g. permits, financial approval, or participation agreements):	Refer to the project description below.

PROJECT DESCRIPTION

Burrtec Waste and Recycling Services (Burrtec) is proposing the construction and operation of an approximately 10-acre Waste Transfer Station and Vehicle Maintenance Yard (Proposed Project). The Proposed Project would be located on approximately 10 acres of a 40-acre Project Site comprised of three parcels (0601-551-09, 0605-551-10, and 0601-551-11), on the southeast corner of Indio Avenue and Sunnyslope Drive in the Town of Yucca Valley.

This Initial Study (IS) addresses the potential impacts of the proposed Burrtec Yucca Valley Waste Transfer Station and Vehicle Maintenance Yard, including all the associated discretionary actions and approvals required to implement the Project, as well as all subsequent construction and operation activities. As part of the Proposed Project, the Town of Yucca Valley will consider various discretionary approvals including, but not limited to issuance of a Conditional Use Permit, lot line adjustment, and general construction permit. Additionally, permits and approvals may be required from other public entities including but not necessarily limited to the California Department of Resources Recycling and Recovery (CalRecycle), California Regional Water Quality Control Board, Colorado Region (RWQCB – Colorado Region), and the County of San Bernardino Division of Environmental Health Services acting as the Local Enforcement Agency (LEA).

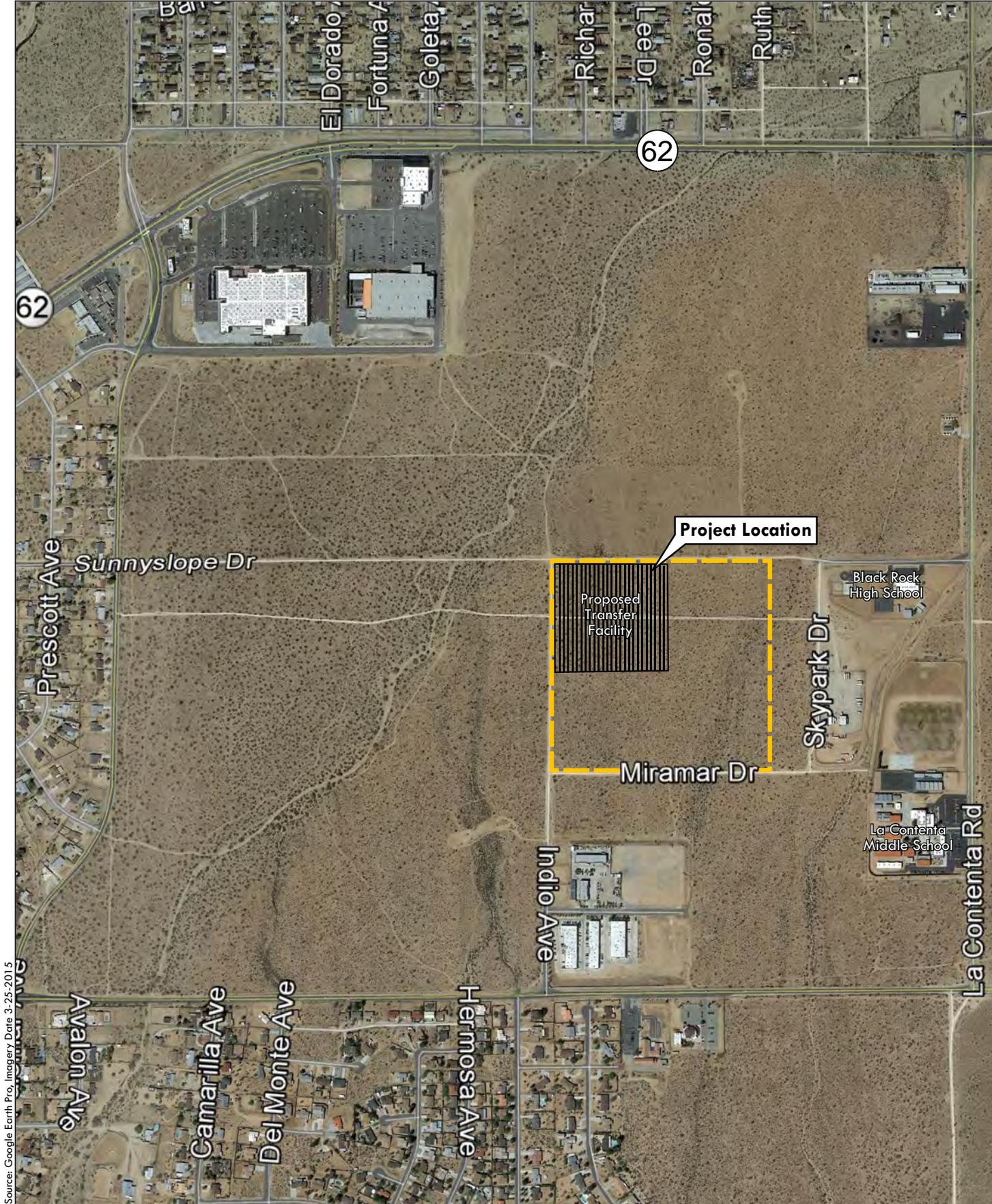
Project Location

The Proposed Project is located in the Town of Yucca Valley, near the southern boundary of the central portion of San Bernardino County. The Town of Yucca Valley is surrounded by portions of unincorporated San Bernardino County, including the unincorporated communities of Morongo Valley and Joshua Tree (Refer to Figure 1: Regional Location). The Project Site is located near the eastern boundary of the Town limits, on the southeastern corner of Indio Avenue and Sunnyslope Drive (Refer to Figure 2: Project Vicinity). The approximately 40-acre Project Site consists of three San Bernardino County Assessor Parcels: 0601-551-09, 0601-551-10, and 0601-551-11. The Proposed Project consists of approximately 10 acres on the northwest corner of the 40-acre Project Site.

Description of the Proposed Project

Burrtec currently operates a truck terminal at an existing facility located at the northeast corner of Old Woman Springs Road and Buena Vista Road in the Town of Yucca Valley. The facility includes an administrative office, truck maintenance shop, vehicle parking, waste container storage and a recycling transfer facility. All uses and activities at the current location would be relocated to the Proposed Project.

Development of the approximate 10-acre Proposed Project includes a truck terminal for Burrtec's collection fleet and an approximate 15,000 square-foot solid waste transfer station, an approximate 16,000 square-foot vehicle maintenance shop, and ancillary administrative/employees office buildings totaling approximately 6,445 square-feet. Additional improvements include landscape frontages on Indio Avenue and Sunnyslope Drive, parking for visitors, employees, collection trucks and transfer trucks, a maintenance shop, a fueling station, in-ground truck scales, and stormwater detention basins. Refer to Figure 3: Site Plan for the Proposed Project layout.



Source: Google Earth Pro, Imagery Date 3-25-2015

Attachment: 07 Initial Study (1187 : Burrtec)

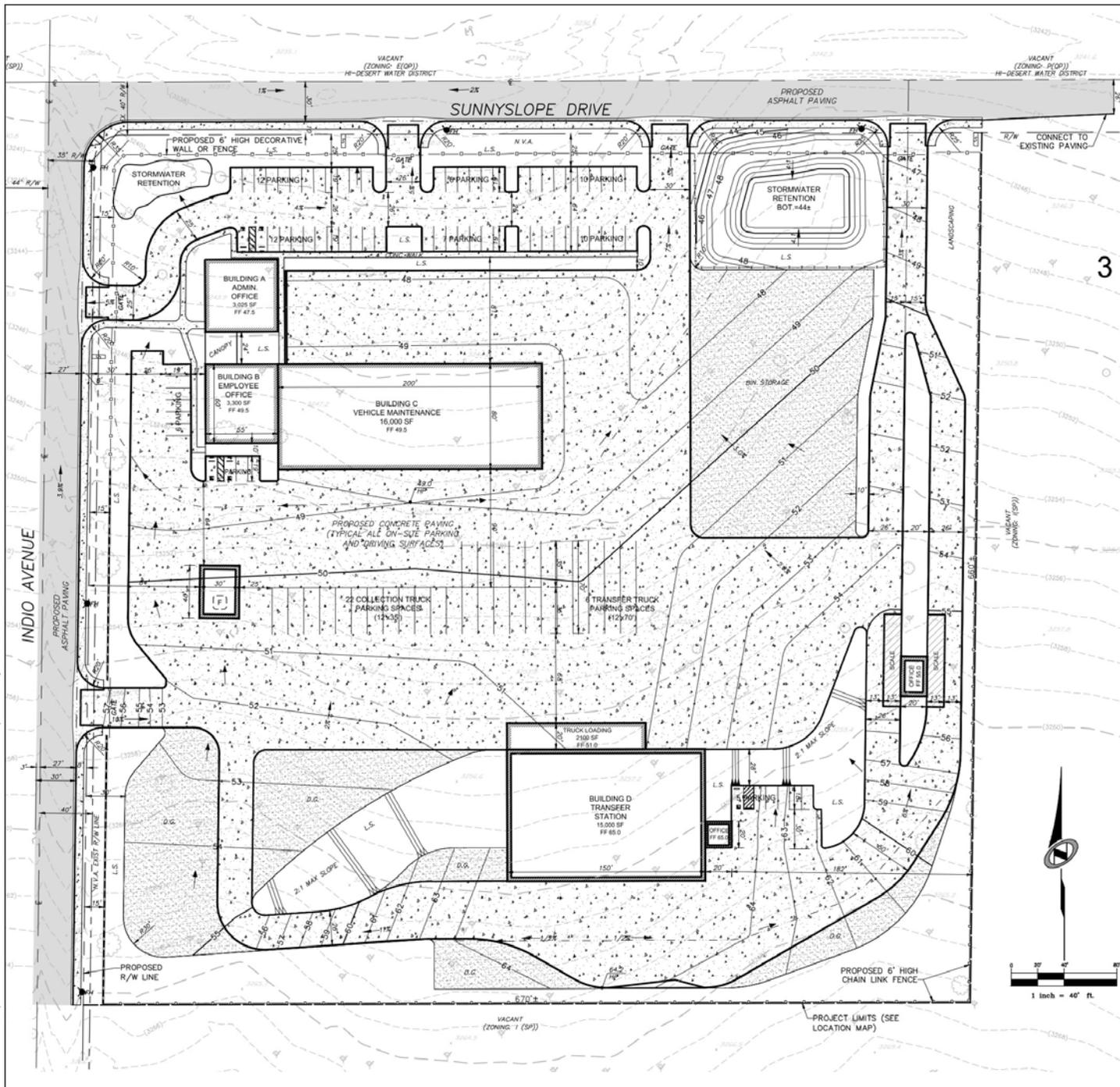


LILBURN CORPORATION

PROJECT VICINITY

Burrtec Yucca Valley Refuse Transfer Station and Maintenance Yard
Town of Yucca Valley, CA

Source: Adapted from Nolte Vertical Five Site Plan and Preliminary Grading Plan, October 23, 2015



3

Attachment: 07 Initial Study (1187 : Burrtec)

Construction of the Proposed Project and all improvements would occur over a period of 6-12 months with the transfer station and collection vehicle maintenance yard opening in the summer of 2016.

The following uses would occur once the Proposed Project becomes operational:

Administrative Office: A single-story approximately 3,025 square-foot administration building would be located near the corner of Indio Avenue and Sunnyslope Drive. The building would house facility management and customer service staff and include offices, conference rooms, a customer reception area, file storage, restrooms, and an employee break area.

Employee Building: A single-story, approximate 3,300 square-foot building would provide services to collection truck drivers and shop staff. The building would include supervisor and dispatcher offices, an employee training/break room, a conference room, and employee locker rooms and restrooms.

Truck Maintenance Facility: The truck maintenance would occur in a designated single-story, approximately 16,000 square-foot building located southwest of the Administrative Office. The maintenance shop would consist of a series of drive through bays for general truck maintenance, a lube rack, enclosed wash rack, paint booth, and a bin maintenance bay. Additional uses within the building would include an office for the shop supervisor, restrooms, and a storage area.

Fueling Facilities: A covered 10,000-gallon diesel fuel dispensing island is proposed adjacent to the collection truck parking area. There will be no Compressed Natural Gas (CNG) fueling on-site; provisions have been made for appropriately equipped trucks to utilize the Town of Yucca Valley's CNG fueling station.

Bin Storage Area: Bin storage includes the storage of empty residential wheeled carts, dumpsters, and roll-off boxes and storage boxes. These containers will be staged in the southwest corner of the Proposed Project and east of the Maintenance Facility. Bin and boxes requiring repair would be staged near the bin repair shop, containers ready for use would be staged near the southwest corner of the Proposed Project.

Vehicle Parking: Four parking areas would be developed throughout the Proposed Project to serve the various types of vehicles used for operations and by employees. Proposed parking includes, an approximately 22-space lot for waste and recyclable collection trucks; an approximately 6-space lot for transfer trucks; an approximately 6-space lot for small and medium sized support vehicles including bin delivery trucks, supervisor pickup trucks, bulky waste collection flatbed trucks, and maintenance trucks; and an approximately 72-space employee/public parking lot. The location and configuration of all parking areas is shown on Figure 3: Site Plan.

Transfer Station: The transfer station would be located in the southeast corner of the Proposed Project. It would consist of an approximate 15,000 square-foot pre-engineered approximately 30-foot tall metal building with a detached scale house and truck scales. All refuse and recyclables unloading will be conducted within this structure.

Upon opening of the Proposed Project, the existing refuse collection truck facility and maintenance yard will be decommissioned and either leased or sold.

Operations

Once in operation, the Proposed Project would receive a maximum throughput of 500 tons per day (tpd), including solid waste and recyclables. The Proposed Project is anticipated to employ approximately 30 people for all aspects of operations including: collection fleet, transfer station, maintenance, customer service, and management. All employees from the existing Burrtec Facility will be relocated to the new facility.

Vehicles delivering waste and recyclables would enter through a designated driveway on Sunnyslope Drive leading to a 70-foot long in-ground truck scale. From the scale house, vehicles would be directed to the designated tipping floor within the transfer station. Once waste has been unloaded, vehicles would be directed back to the main entrance driveway.

Operations within the transfer station would include sorting of recyclables, inspection of all materials and removal of unacceptable materials, such as hazardous wastes. Large recyclable items, such as metals, wood, and cardboard, may be removed from the waste loads and incorporated into the recyclables. Once sorted, waste materials would be pushed into a load-out bay in the transfer station floor using a front-end bucket loader. Waste is dropped into an open-top 120 cubic yard walking floor transfer trailer. Axle scales mounted in the floor of the load-out bay monitor the axle weight to assure that the vehicle meets legal California highway load limits. A walking floor transfer truck typically holds between 20 and 23 tons of municipal solid waste.

Once full, the transfer truck would exit the load out bay and move into an elevated tarping station where external litter would be removed and the trailer would be securely covered with a tarp prior to exiting the Project Site.

An area of the transfer station would be designated for local resident recyclable materials and electronic wastes (universal-wastes) drop-off. Hazardous waste drop-off and recyclable buy-back operations are not proposed at this time, but may be incorporated in the future.

Operations

The Proposed Project is designed to efficiently and economically transfer commingled recyclables to distance Materials Recovery Facilities for processing and to transfer municipal solid waste to distant landfills. Ancillary aspects of the Proposed Project will include refuse/recyclable collection and transfer truck maintenance, collection bin maintenance and repair, and customer service offices.

The Proposed Project would accept:

- Municipal solid waste
 - Residential
 - Commercial
 - Industrial

- Recyclables
 - Commingled residential and commercial recyclables
 - Source separated recyclables
 - White goods
 - Tires
- Green Waste
 - Residential curbside
 - Commercial
 - Commercial landscapers
 - Self-haul
- Construction and demolition wastes (Average 20 tpd)
 - Commercial
 - Self-haul
 - Contractors
- Universal Wastes
- ABOP (Antifreeze, batteries, oil & paint)

Traffic

The Proposed Project will be limited to a maximum of 500-tpd throughput for refuse and recyclables. Based upon a 500-tpd operation, the vehicles entering the Proposed Project that would be hauling refuse and recyclables will be 177 as indicated in Table 1.

Table 1
Maximum Daily Project Vehicles*
Hauling Refuse and Recyclables at 500 tpd

Vehicle Type	Tons/Day	Tons/Load	# of Vehicles
Collection Trucks	357	7.0	51
Large Self-Haul	128	3.0	43
Small Self-Haul	15	0.25	60
Subtotal	500		154
Transfer Trucks			
Municipal Solid Waste	380	22	17
Recyclables	60	20	3
Organics	40	20	2
Construction & Demolition waste	20	20	1
Subtotal	500		23
Total	500		177

*Projected Traffic for all vehicles is addressed in Initial Study Section XVI Transportation/Traffic.

Days and Hours of Operation

The Proposed Project will receive non-hazardous recyclables, non-hazardous municipal solid waste, construction/demolition materials, and green/woody wastes six days per week. The Proposed Project will be closed for New Year's Day, Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas. On all other days the Proposed Project will operate during the day and hours as shown on Table 2.

Table 2
Operating Days and Hours

Activity	Days	Hours
Office	Monday - Saturday	8:00 a.m. – 5:00 p.m.
Transfer Station – Inbound		
All Vehicles	Monday - Saturday	6:00 a.m. – 6:00 p.m.
Self-Haul Only	Sunday	1:00 p.m. – 5:00 p.m.
Transfer Station – Outbound	Monday - Saturday	6:00 a.m. – 7:00 p.m.
Recyclables – Outbound	Monday – Saturday	4:30 a.m. – 11:00 p.m.
Public Drop-Off/Buy Back	Monday - Saturday	8:00 a.m. – 5:00 p.m.
ABOP	Saturday	8:00 a.m. – 5:00 p.m.
ABOP	Sunday	1:00 p.m. – 5:00 p.m.
Maintenance/Internal Operations	Monday - Sunday	24 hours per day

*Actual operating hours may be reduced by the operator subject to notification of the Local Enforcement Agency.

Environmental Controls

Signs will be posted at the Proposed Project to direct customers regarding the types of wastes that can be handled at the facility. In addition, administrative and emergency phone numbers will be posted with local emergency contacts, fire department and police department numbers.

The Proposed Project is designed to incorporate the existing County Load Checking Program to eliminate household hazardous waste from the waste stream. A hazardous materials storage container will be used for temporary storage of hazardous materials that are observed/collected. These wastes are removed by a licensed hazardous waste contractor within the maximum 90-day storage period allowed by law. Materials that are collected in minor quantities may be stored for extended lengths subject to approval by the Certified Unified Program Agency (CUPA)/Hazardous Material Division of the San Bernardino County Fire Department. Any hazardous material will be handled in accordance with applicable regulations. The remainder of wastes will be screened for hazardous materials at the receiving landfill in accordance with the County load-checking program.

Vectors (rodents, insects, etc.) will be controlled consistent with County and state regulations. Waste will not be kept on the Project Site for more than 48 hours, thereby limiting the odor generation potential of the waste. The Proposed Project and surrounding area will be cleaned daily. Bins will be kept closed when not in use to discourage vectors. The tipping area will be swept daily to remove stray litter and debris.

The transfer station operations will be conducted within a fully enclosed 16,200 square-foot pre-engineered metal building. Issues with gusting winds, common in the area will be minimal at the transfer station since solid waste transfer will be conducted indoors. Wind-blown litter will also be controlled by the required covering of all incoming refuse and outgoing transfer loads. Lighting will be provided on the exterior of the building for security purposes. The building will have a total of six unloading bays and will include three public/contractor self-haul unloading bays and three bays that can be used for commercial unloading. The transfer building also includes a below-level load-out tunnel and chute with a scale.

Waste will be removed daily from underneath equipment by facility personnel to prevent accumulated material from interfering with the safe operation of the transfer station. The tipping area will be kept clear of waste and will have signs posted informing the public of how to properly dispose of waste. A daily site walk by facility personnel will focus on cleaning up wind-blown litter. The Proposed Project will be surrounded by a chain link fence to prevent wind-blown litter from leaving the Project Site.

Dust will be controlled at the Proposed Project by restricting waste unloading and loading to the interior of buildings. No waste will be handled outdoors. Except for the landscape areas, the Proposed Project will be paved to accommodate routine sweeping and cleaning of the facility. To control dust generation within the building, the tipping floor will be cleaned regularly. Loads with a high potential to generate dust, such as some construction and demolition loads, may be misted with water during unloading operations. A dust control system which includes a mister will prevent dust from being generated during activities at the staging and tipping areas.

Surface water is collected in drainage swales and conveyed to two on-site stormwater retention basins. All waste transfer operations are conducted within an enclosed building thereby keeping wind, nuisance water and rain from infiltrating the refuse and hampering operations.

Vehicle and equipment exhaust emissions will be controlled through a ventilation system which includes three, 8'x 8' wall vents, a continuous roof vent, and six roll-up doors which will remain open during operating hours. The proposed ventilation system will provide adequate ventilation and be in compliance with all building and safety requirements.

Existing General Plan Land Use Designation and Zoning

The Proposed Project is consistent with the General Plan vision for the East Side Special Policy Area (SPA) as described in the Town of Yucca Valley General Plan. The Project Site is designated Industrial (I) in the Town's General Plan Land Use Map (Figure LU-1). The Site is located within the East Side Special Policy Area (ESPA) as identified in the General Plan. The Project Site is designated Industrial-Specific Plan (I-SP) in the Town's 2014 Official Zoning District Map.

Surrounding Land Use Designations and Setting

The Project Site is vacant and there are no improvements on the Project Site. Vegetation at the Project Site consists primarily of creosote bush scrub and Joshua Trees. The Project Site slopes in a general south to north direction with an approximately 4% slope. All immediately surrounding property beyond the approximate 10-acre Project Site is vacant. A continuation high

school and a bus maintenance facility are located approximately 0.25 miles to the east and southeast. A business park that includes the Town of Yucca Valley Public Works Department is located approximately 0.30 miles to the south. The General Plan land use designations and zoning for the surrounding parcels are summarized in Table 3.

Table 3
Surrounding Property
General Plan and Land Use Designations

Direction	General Plan Land Use Designation	Zoning Designation
North	Public/Quasi-Public	Industrial
East	Industrial – ESPA	Industrial – Specific Plan
South	Industrial – ESPA	Industrial – Specific Plan
West	Industrial – ESPA	Industrial – Specific Plan

Other Regulatory Permits Required

Operation of the Proposed Project will require issuance of a Solid Waste Facility Permit by the County of San Bernardino Division of Environmental Health Services and concurred upon by California Department of Resources Recycling and Recovery (CalRecycle). These agencies are responsible for the following:

- County of San Bernardino Division of Environmental Health Services acting as the Local Enforcement Agency (LEA) - responsible for review of the Solid Waste Facility Permit SWFP Permit Application for the Proposed Project. The LEA additionally reviews the application for conformance to local ordinances, ensures that the revisions to the SWFP are consistent with local planning and zoning, and ensures that the project has conformed to the requirements of CEQA. The LEA issues the SWFP and it is concurred with by the California Department of Resources Recycling and Recovery (CalRecycle).
- California Department of Resources Recycling and Recovery (CalRecycle) – as a responsible agency for the California Environmental Quality Act (CEQA), is responsible for review of revised SWFP’s and concurrence with decisions of the LEA.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. Please see the checklist beginning on page 3 for additional information.

- Aesthetics
- Biological Resources
- Greenhouse Gas Emissions
- Land Use/ Planning
- Population / Housing
- Transportation/Traffic
- Agriculture & Forestry Resources
- Cultural Resources
- Hazards & Hazardous Materials
- Mineral Resources
- Public Services
- Utilities / Service Systems
- Air Quality
- Geology /Soils
- Hydrology / Water Quality
- Noise
- Recreation
- Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- 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.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- 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.
- 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:
Printed Name:	For: Town of Yucca Valley

Attachment: 07 Initial Study (1187 : Burrtec)

CEQA ENVIRONMENTAL CHECKLIST

This checklist identifies physical, biological, social, and economic factors that might be affected by the proposed project. In many cases, background studies performed in connection with the projects indicate no impacts. A NO IMPACT answer in the last column reflects this determination. Where there is a need for clarifying discussion, the discussion is included either following the applicable section of the checklist or is within the body of the environmental document itself. The words “significant” and “significance” used throughout the following checklist are related to CEQA, not NEPA impacts. The questions in this form are intended to encourage the thoughtful assessment of impacts and do not represent thresholds of significance.

I. AESTHETICS

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) No impact. As described in the Town of Yucca Valley General Plan many of the scenic resources valued by the community are outside of 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. The Proposed Project is located on the valley floor within the East Side Special Policy Area of the General Plan. The East Side Special Policy Area is zoned for industrial development and implementation of the project would not impact scenic resources identified in the General Plan.				
b) Less than significant. Implementation of the Proposed Project would require the grading and clearing of approximately 10 acres of Joshua tree woodland vegetation. Removal of vegetation would occur in accordance with the Town of Yucca Valley’s Native Plant Protection and Management Ordinance and less than significant impacts are anticipated.				

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- c) **No impact.** Development of the Burrtec Yucca Valley Refuse Transfer Station and Vehicle Maintenance Yard would involve the development of an approximately 10-acre area. The facility frontage on Sunnyslope Drive and Indio Avenue would be landscaped as shown on Figure 4: Preliminary Landscape Plan. The dominant visual features of the facility would be the administration building with a vertical profile of 17 feet, the employee office building with a vertical profile of 21 feet, the vehicle maintenance building with a vertical profile of 38 feet, and the transfer station building with a vertical profile of 40 feet. According to the Town of Yucca Valley Development Code (Chapter 9.10) the maximum height allowed in Industrial Zoning Districts is 75-feet. The proposed building heights are consistent with the Development Code and are visually consistent with the surrounding development within the East Side Special Policy Area. Surrounding development includes a school bus maintenance yard approximately 0.25 miles to the east, Black Rock High School approximately 0.20 miles to the east, the Town of Yucca Valley Public Works Yard approximately 0.30 miles to the south, an industrial business park approximately 0.40 miles to the south and La Contenta Middle School approximately 0.5 miles to the southeast. Implementation of the Proposed Project would not substantially degrade the existing visual character or quality of the site and its surroundings.
- d) **No impact.** The Town of Yucca Valley enforces a Night Sky Ordinance (Ordinance No. 90) to minimize impacts to night skies. The Ordinance requires new construction located in industrial land use districts to use fully shielded or recessed lights in a manner as to preclude adverse impacts to adjacent property. A Photometric Plan completed by AKY Group Inc., documents that development of the site will include perimeter lighting on the site buildings and in the parking lot and driveway areas. Per the Photometric Plan, illumination at the edge of the area to be developed with the Refuse Transfer Station and Vehicle Maintenance Yard does not exceed one lumen. No conflicts with the Night Sky Ordinance are anticipated and no impacts related to lighting and nighttime views are anticipated.

II. AGRICULTURE AND FOREST RESOURCES

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) **No impact.** The Project Site is not located within an area mapped by the State of California Department of Conservation Farmland Mapping and Monitoring Program. Therefore, the Project site is not identified to support Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project Site is zoned for Industrial development in the Town of Yucca Valley General Plan and zoning map and under existing conditions no agricultural uses occur at the

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Project Site. Implementation of the Proposed Project would not result in the conversion of farmland to non-agricultural use.

- b) **No Impact.** The Project Site is not zoned for agricultural uses and there is no Williamson Act contract over the site. No conflicts with agricultural zoning or Williamson Act contract land would occur.
- c) **No Impact.** Designated zoning at the Project Site is “Industrial” in the Town of Yucca Valley Official Zoning District Map (2014). Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No impacts related to forest land or timberland are anticipated.
- d) **No Impact.** Implementation of the project would not result in the loss of forest land or conversion of forest land to non-forest use. According to Figure OSC-3 Biological Resources and Overlays, of the Yucca Valley General Plan, vegetation resources at the Project Site consist of Mojave creosote bush scrub. Additionally, the Project Site is not part of a wildness area or a conservation area for forest land. No impacts related to the loss of forest land are anticipated.
- e) **No Impact.** Implementation of the Proposed Project does not involve changes to the environment that would result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use because these uses do not occur at the Project Site. No impacts are anticipated.

Level of Significance: Less than Significant

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Kunzman Associates, Inc. prepared the Air Quality and Global Climate Change Impact Analysis Report for the Proposed Yucca Valley Hauling Yard and Transfer Station (July 15, 2015). The results of the report are summarized herein.

- a) **No Impact.** The Proposed Project is located within the Mojave Desert Air Basin (MDAB) The Mojave Desert Air Quality Management District (MDAQMD) includes the desert portion of San Bernardino County. The MDAQMD is responsible for controlling emissions primarily from stationary sources within the MDAQMD and also maintains air quality monitoring stations to document historical and current levels of air quality within the District. The MDAQMD is also responsible for developing, updating, and implementing the Ozone Attainment Plan (MDAQMD 2004) which established a plan to implement, maintain, and enforce a program of emission control measures to attain and maintain the federal ozone air quality standards. Attainment plans prepared by the various air pollution control districts throughout the state are used to develop the State Implementation Plan (SIP) for the State of California. The Proposed Project is located within the MDAB and, thus is subject to the rules and regulations of the MDAQMD.

The MDAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing the air quality attainment plan (AQAP) for the

Attachment: 07 Initial Study (1187 : Burrtec)

Basin. Regional AQAPs were adopted in 1991, 1994, and 1997. The following SIP and AQAP are currently approved plans for the MDAB.

- 1997 SIP for O₃, PM₁₀, and NO₂
- 1995 Mojave Desert Planning Area Federal PM₁₀ Attainment Plan; no formal action by the EPA

According to the MDAQMD, a project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable MDAQMD rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and it is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan). The Proposed Project is not anticipated to significantly increase local air emissions (see Item b) below, and therefore would not conflict with or obstruct implementation of the plan.

- b) **Less than significant.** For the purposes of the air quality impact analysis, a regional air quality impact would be considered significant if emission exceed the MDAQMD significance thresholds identified by the MDAQMD (Table 4).

Table 4
MDAQMD Air Quality Significance Thresholds

Pollutant	Annual Thresholds (tons/year)	Daily Thresholds (lbs/day)
NO _x	25	137
VOC	25	137
PM ₁₀	15	82
PM _{2.5}	15	82
So _x	25	137
CO	100	548
Lead	0.6	3
Greenhouse Gases (CO ₂ e)	100,000	548,000

Implementation of the Proposed Project would result in short-term construction impacts to air quality and in long-term operation impacts to air quality. The two impacts were analyzed separately to determine if impacts above the significance thresholds would occur.

Short-Term Construction Impacts

Construction activities associated with the Proposed Project would have the potential to generate air emissions, toxic air contaminant emissions, and odor impacts. Assumptions for the phasing duration and required equipment for the construction of the Proposed Project were obtained from the Project Applicant. The construction activities for the Proposed Project are anticipated to include: grading of approximately 9.4 acres, construction of 37,325¹ square-feet

¹ The Air Quality Analysis (Kunzman Associates Inc.) modeled total building construction of 46, 224 square-feet (worst case scenario). This analysis resulted in no exceedance of thresholds as established by the MDAQMD that could not be mitigated. Proposed Project construction of 37,325 square-feet will result in reduced impacts than assessed but not change the IS/MND conclusions.

of buildings, parking for 106 vehicles, 6.3 acres of paving, 17,887 square-feet of landscaping, and application of architectural coatings. The Proposed Project is anticipated start construction no earlier than January 2016 and last approximately six (6) months.

Methodology

Typical emission rates from construction activities were obtained from CalEEMod Version 2013.2.2. CalEEMod is a computer model published by the South Coast Air Quality Management District for estimating air pollutant emissions. The CalEEMod program uses the EMFAC2011 computer program to calculate the emission rates specific for the Mojave Desert portion of San Bernardino County for construction-related employee vehicle trips and the OFFROAD2011 computer program to calculate emissions rates from heavy truck operations. EMFAC2011 and OFFROAD2011 are computer programs generated by CARB that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour. Using CalEEMod, the peak daily air pollutant emissions during each phase was calculated and the results are presented below. These emissions represent the highest level of emissions that would occur during each of the construction phases in terms of air pollutant emissions. Activities related to construction which have been analyzed include: 1) grading, 2) building construction, 3) paving, and 4) application of architectural coatings.

Regional Construction Impacts

The construction-related criteria pollutant emissions for aspect of construction are shown below in Table 5. Table 5 shows that none of the analyzed criteria pollutants would exceed the MDAQMD Daily emissions thresholds. Therefore, a less than significant regional air quality impact would occur from construction of the Proposed Project.

**Table 5
Construction Related Pollutant Emissions¹**

Activity	Pollutant Emissions (pounds/day)					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Grading						
On-Site ²	3.67	38.45	26.08	0.03	4.74	3.33
Off-Site ³	0.07	0.10	1.11	0.00	0.12	0.03
Subtotal	3.73	38.54	27.19	0.03	4.87	3.37
Construction						
On-Site ²	3.41	28.51	18.51	0.03	1.97	1.85
Off-Site ³	1.55	6.22	22.00	0.03	1.89	0.60
Subtotal	4.96	34.73	40.51	0.06	3.85	2.45
Paving						
On-Site ²	3.05	22.39	14.82	0.02	1.26	1.16
Off-Site ³	0.07	0.10	1.11	0.00	0.12	0.03
Subtotal	3.12	22.48	15.93	0.02	1.39	1.19
Architectural Coating						
On-Site ²	33.48	2.37	1.88	0.00	0.20	0.20
Off-Site ³	0.14	0.21	2.38	0.00	0.26	0.07
Subtotal	33.63	2.58	4.26	0.00	0.46	0.27

Total of overlapping activities⁴	41.70	59.79	60.70	0.08	5.70	3.91
MDAQMD Daily Thresholds⁵	137	137	548	137	82	82
Exceeds Threshold	No	No	No	No	No	No

1 Source: CalEEMod Version 2013.2.2

2 On-site emissions from equipment operated on-site that is not operated on public roads

3 Off-site emissions from equipment operated on public roads

4 Construction, painting, and paving activities may overlap.

5 Obtained from the MDAQMD CEQA Guidelines (February 2009)

Long-Term Construction Impacts

The on-going operation of the Proposed Project would result in long-term increases in air quality emissions. This increase would be due to emissions from the project-generated vehicle trips and through on-site emissions from the on-going use of the Proposed Project. The following section provides an analysis of potential long-term air quality impacts due to: regional air quality and local air quality impacts with the on-going operations of the Proposed Project for opening year (2016) and future (2035) conditions.

Methodology

Typical emission rates from construction activities were obtained from CalEEMod Version 2013.2.2. Per the Air Quality Impact Analysis Report prepared by Kunzman Associates, the following assumptions for long-term operations were input to the model.

On-site Equipment Emissions

The Project Applicant indicated that any new equipment for this project would have at least Tier 3 emissions level engines. New equipment includes 1 loader; all other equipment would be transferred from the current location. The emissions estimate for this piece of equipment is very conservative as credit was not taken for the loader having a cleaner, Tier 3 engine; CalEEMod does not provide for the option to specify Tier level for operation equipment.

Vehicle Emissions

The air quality impacts created by vehicle trips associated with the Proposed Project have been analyzed by inputting the project-generated vehicular trips from the Yucca Valley Hauling Yard and Transfer Station Traffic Impact Analysis, prepared by Kunzman Associates, Inc. (July 2015) into the CalEEMod Model. The trip generation analysis found that the opening year (2016) scenario would generate 265 vehicle trips per day (311 in passenger car equivalents (PCE) The future (2035) scenario yield a trip generation rate of 13.67 trips per thousand square feet (TSF) (632 trips/46.224 TSF). As no specific mileage was available from the Project Applicant for vehicles utilizing the site, CalEEMod defaults were used.

The Project Applicant has stated that approximately 50 percent of the Applicant's proposed truck fleet is powered by compressed natural gas (CNG). According to Emission Testing of Washington Metropolitan Area Transit Authority (WMATA) Natural Gas and Diesel Transit

Buses, prepared by the US Department of Energy, December 2005, CNG powered vehicles produce an average of 56 percent less NO_x emissions and 72 percent less PM₁₀ and PM_{2.5} emissions than similar vehicles powered by diesel engines.

Long-Term Regional Air Quality Impacts

The opening year (2016) and Future (2035) NO_x, CO, SO_x, PM₁₀, and PM_{2.5} emissions from the Proposed Project's long-term operations have been calculated and are summarized below in Table 6. The data provided in Table 6 shows that the on-going operational activities for the Proposed Project would not exceed the MDAQMD annual thresholds of significance discussed for opening year or for future operations. Therefore, operation of the Proposed Project would not create a significant regional impact from operational emissions.

**Table 6
Unmitigated Operational Pollutant Emissions for Opening Year (2016) and
Future (2035) Operations¹**

2016 Activity						
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Sources ²	1.60	0.00	0.00	0.00	0.00	0.00
Energy Usage ³	0.01	0.08	0.06	0.00	0.01	0.06
Mobile Sources ⁴	0.26	0.79	3.62	0.00	0.31	0.09
Offroad ⁵	0.04	0.53	0.15	0.00	0.02	0.02
Total Emissions	1.92	1.39	3.84	0.00	0.33	0.16
MDAQMD Annual Thresholds	25	25	100	25	15	15
Exceeds Threshold?	No	No	No	No	No	No
2035 Activity						
Area Sources ²	1.60	0.00	0.00	0.00	0.00	0.00
Energy Usage ³	0.01	0.08	0.06	0.00	0.01	0.06
Mobile Sources ⁴	0.27	0.78	4.16	0.01	0.72	0.21
Offroad ⁵	0.02	0.04	0.12	0.00	0.00	0.00
Total Emissions	1.90	0.90	4.34	0.01	0.73	0.27
MDAQMD Annual Thresholds	25	25	100	25	15	15
Exceeds Threshold?	No	No	No	No	No	No

¹ Source: CalEEMod Version 2013.2.2. Annual Emissions (see Appendix C for annual emissions for 2016 and 2035)

- 2 Area sources consists of emissions from consumer products, architectural coatings, and landscape equipment.
- 3 Energy usage consist of emissions from generation of electricity and on-site natural gas usage.
- 4 Mobile sources consist of emissions from vehicles and road dust.
- 5 Off-road sources consist of emissions from loader used 5 hours a day.

- c) **Less than significant.** Cumulative projects include local development as well as general growth within the project area.

The project area is in non-attainment status for both ozone and particulate matter. Construction and operation of cumulative projects will further degrade the air quality of the Mojave Desert Air Basin. The greatest cumulative impact on the quality of the regional air basin will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the MDAQMD methodology, projects that do not exceed the MDAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. With respect to long-term emissions, the Proposed Project would create a less than significant cumulative impact.

- d) **Less than significant.** For purposes of a CEQA analysis, the MDAQMD considers a sensitive receptor to be a residence, school, daycare center, playgrounds, or medical facilities where children are present, or where an individual could remain at the location for 24 hours. Commercial and industrial facilities are not included in the definition of sensitive receptor because employees do not typically remain on-site for a full 24 hours.

Currently, the area is mostly rural; the nearest sensitive receptors to the Project Site are two schools; Black Rock High School located approximately 0.2 miles east of the Project, and La Contenta Middle School, located approximately 0.3 miles southeast of the Project Site. In addition, single-family detached residential dwelling units are located approximately 0.4 miles southwest, 0.7 miles west, and 0.7 miles north of the Project Site. The majority of the area surrounding the Project Site is vacant land.

Based on the above, the nearest sensitive receptors to the Proposed Project would be the two existing schools located to the east and southeast of the Project Site.

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the Proposed Project. According to MDAQMD methodology, health effects from carcinogenic air toxic are usually described in terms of “individual cancer risk.” “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the Proposed Project would not result in a long-term (i.e., 70 years) substantial source of toxic air contamination emissions and corresponding individual cancer risk. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the Proposed Project.

- e) **Less than significant.** Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process would be temporary. Due to the short-term nature and limited amounts of odor producing materials, no significant impact related to odors would occur during construction of the Proposed Project.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
a) Have substantial adverse effects, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Attachment: 07 Initial Study (1187 : Burrtec)

- a) **Less than significant with mitigation incorporated.** Hernandez Environmental Services (HES) completed a Biological Resources Study (BRS) in July 2015; a desert tortoise

presence/absence survey and burrowing owl protocol habitat assessment on October 2, 2015. The results of the BRS are summarized herein.

The field surveys included approximately 36.7 acres including APNs 0601-550-09, 0601-551-10, and 0601-551-11 and consisted of walking transects for 100 percent coverage.

As described in the BRS, the site is predominantly vegetated by Joshua tree woodland. Joshua tree (*Yucca brevifolia*) is the only tree species; the shrub layer consists of various shrub species ranging between one and four meters tall. Common species recorded at the Project Site include creosote bush (*Larrea tridentata*), white bursage (*Ambrosia dumosa*), pencil cholla (*Opuntia* sp.), brittle bush (*Encelia farinosa*), box-thorn (*Lycium* sp.), Davidson buckwheat ephedra (*Ephedra nevadensis*), interior goldenbush (*Ericameria linearifolia*), sticky snakeweed (*Gutierrezia microcephala*), Mojave sage (*Salvia mohavensis*), and desert senna (*Senna armata*). An upland vegetated ephemeral stream vegetated with patches of cheese bush (*Ambrosia salsola*), white bursage, and Nevada ephedra was identified on the eastern portion of the BRS survey area. Access roads bisecting the survey area and areas of vegetation showing impacts from human activity were identified as disturbed habitat with little to no vegetation.

Based on the results of the field survey, the BRS identified the potential of occurrence and therefore potential impacts to the following sensitive species:

Parish's club cholla (*Grusonia parishii*), a California Native Plant Society list 2B.2 plant species. The species is found on sandy and gravelly flats associated with creosote bush scrub or Joshua tree woodlands. It flowers from May through June. Although no specimens were recorded during the field survey, habitat for the species occurs on the Project Site and the species has the potential to be present. The following recommendation from the BRS may be implemented in conjunction with the Town of Yucca Valley Native Plant Protection and Management Ordinance at the discretion of the Town of Yucca Valley Planning Department.

- **Surveys for Parish's club cholla shall be performed prior to ground disturbing activities. The surveys do not have to be conducted during the species' flowering period as the plant is readily identifiable when it is not flowering. If the plant species is found within the construction impact area, the plant shall be relocated within the property to a site that would not be impacted by the proposed construction. The transplanting shall be performed by a qualified biologist.**

Pallid San Diego pocket mouse (*Chaetodipus fallx pallidus*) a State species of special concern is found in shrublands that vary from sparse desert shrublands to dense coastal shrubs. The species tends to be more abundant where rocks of shrubs provide cover. The Project Site has suitable habitat for this species and the species may be present. The proposed development of approximately 10 acres may result in impacts to this species.

Hoary bat (*Lasiurus cinereus*) is a State species of special concern. The species is found in different types of habitats where suitable trees for roosting are available. The Project Site has Joshua trees that are suitable for roosting, therefore, the species has the potential to occur on-

site. The proposed development of approximately 10 acres may result in impacts to this species.

Western yellow bat (*Lasiurus xanthinus*) is a species of special concern. Its habitat requirements are similar to the hoary bat. Because Joshua trees on-site provide suitable roosting habitat the species has the potential to occur on-site. The proposed development of approximately 10 acres may result in impacts to this species.

Coast horned lizard (*Phrynosoma blainvillii*) is a State species of special concern. The species is found in open areas of sandy soil and low vegetation in valleys, foothills and semi-arid mountains. Habitat includes grasslands, coniferous forests, woodlands, and chaparral, with open areas and patches of loose soil. The species is also found in lowlands along sandy washes with scattered shrubs and along dirt roads. The Project Site has suitable habitat for this species and the species has the potential to occur on-site. The proposed development of approximately 10 acres may result in impacts to this species.

Desert tortoise (*Gopherus agassizii*) is a State and federally listed threatened species. It is found in varying types of desert habitats ranging from sandy flats to rocky foothills. A focused desert tortoise presence/absence survey was completed by HES on October 2, 2015. The site was surveyed for 100 percent coverage according to the guidelines in the USFWS Desert Tortoise Pre-project Survey Protocol 2010 Field Survey Season. No desert tortoise, desert tortoise burrows, or other desert tortoise sign was recorded during the survey.

Burrowing Owl (*Athene cunicularia*) is a species of special concern. A focused survey for the species was completed by HES on October 2, 2015. HES concluded that due to the dominance of the site by Joshua tree woodland, there is no suitable habitat for burrowing owl within the Project Site. No mammal burrows suitable for the species were observed within the survey area. Based on the lack of direct or indirect evidence of burrowing owl presence, the survey indicates that the species does not currently occupy the project site and no impact to the species is anticipated.

Lastly, the Project Site has Joshua trees and shrubs that may be utilized for nesting; therefore, implementation of the project may result in impacts to migratory non-game native bird species.

Based on these findings the BRS included recommended avoidance, minimization, and/or compensation measures that may be implemented as part of the project to reduce potential impacts to these species to a level less than significant. The following recommendation measures from the BRS and supplemental focused surveys may be included as Conditions of Approval (COAs) or implemented as CEQA Mitigation Measures at the discretion of the Town of Yucca Valley Planning Department.

- **To avoid impacts to desert tortoise all construction activities should be confined to the proposed Burrtec Waste and Recycling Services Yucca Valley Facility site. All work should be conducted during the desert tortoise inactive period between November and February. If construction activities need to be performed beyond these areas, or during the tortoise active period between March or October, a qualified biologist should be consulted to ensure no take of desert tortoise.**

- **Prior to the onset of construction activities, a bat survey shall be conducted in the area proposed for construction. If bat species are identified roosting in areas that will be impacted by the construction, the applicant shall report the find to CDFW. In consultation with CDFW the Project Applicant shall develop a plan to avoid and/or minimize impacts to roosting bats (such as buffers around active roosts). Impact avoidance and/or minimization measures shall be implemented as agreed to between the Project Applicant and CDFW.**
- **A qualified biologist shall be present during clearing, grading, and/or trenching activities to monitor for the coast horned lizard. Any individual species found onsite during construction activities must be relocated by the biologist outside of the project impact area.**
- In order to avoid and/or minimize impacts to species protected under the Migratory Bird Treaty Act the following recommendation is made: **If construction activities cannot be avoided during the nesting bird season (February 15 through September 15), a qualified biologist shall conduct a pre-construction nesting bird survey within all areas of breeding/nesting habitat within and adjacent to the project site prior to initiation of project activities that would remove vegetation or otherwise disturb nesting activity) for instance, mobilization of heavy equipment).** Surveys shall be conducted no more than seven (7) days prior to initiation of construction activities. If nesting birds are encountered, a qualified biologist will flag an avoidance buffer zone around the nest (buffer zones vary according to species involved and shall be determined by the qualified biologist). No activities that would adversely affect the nest shall occur within the buffer zone until the qualified biologist has determined the nest is no longer active and the young are no longer dependent on the nest.

Although the BRS identified the potential for sensitive species to occur at the site, these species were not observed during the site survey completed for the BRS. Recommendations included in the BRS may be incorporated into the Proposed Project as COAs or Mitigation Measures to ensure that all potential impacts are avoided and/or minimized. Less than significant impacts are anticipated.

- b) **No impact.** The BRS did not identify riparian habitat or other sensitive natural communities within the 36.7-acre BRS survey area. The BRS identified approximately 1.65 acres of upland vegetated ephemeral stream subject to regulation by the California Department of Fish and Wildlife Streambed Alteration Program (1602) and by the Regional Water Quality Control Board (RWQCB) Porter-Cologne Act. The streambed is located in the eastern portion of the BRS survey area and outside of the 10- acre area proposed for development of the Proposed Project. Therefore, implementation of the Proposed Project would not result in impacts to riparian habitat or to a sensitive natural community.
- c) **No impact.** The BRS identified approximately 1.65 acres of upland vegetated ephemeral stream on the eastern portion of the survey area. As described in Section IV(b) above, the ephemeral stream is located east of the area of impact as shown in the Site Plan; the steam

would not be impacted by implementation of the Proposed Project. No impacts to federally protected wetlands or waters as defined by Section 404 of the Clean Water Act are anticipated.

- d) **No impact.** During the BRS field survey, the Project Site was evaluated for its function as a wildlife corridor. The BRS determined that the Project Site does not support mountain canyons or riparian corridors that are typically used for wildlife movement. No wildlife corridors occur at the site and no impacts to wildlife corridors would occur.
- e) **Less than significant impact.** The Town of Yucca Valley's Native Plant Protection and Management Ordinance (Town Ordinance No. 140) includes specific regulation for the protection of desert native plants. The following native plants are regulated by the ordinance:
- All species of the genus *Prosopis* (mesquite) with stems two inches and greater in diameter or six-feet tall or greater.
 - Creosote rings ten feet or greater in diameter
 - All species of yuccas
 - All Joshua trees
 - California juniper
 - Desert willow
 - Pinon pine
 - Palo Verde
 - Manzanita
 - Additional plants protected or regulated by the California Desert Native Plants Act

On October 10, 2015 HES biologist Juan Hernandez conducted a field survey of the portion of the Project Site to be impacted by proposed development. The purpose of the field survey was to identify impacts to species protected under Town Ordinance No. 140. A total of 108 Joshua trees were recorded within the Project Site. Of the 108 Joshua trees 106 are located within the proposed development's footprint and 42 of the trees were identified as suitable for transplantation.

A Joshua tree was determined to be suitable for transplantation if it met the following criteria.

- The tree's height was 18feet or less
- The tree had fewer than 6 branches
- The tree's canopy was less than 10 feet along the N/S and E/W axes,
- The angle of branching at the fork was equal to or less than 45°, and
- The tree was not leaning more than 45° from vertical.

Prior to the removal, relocation, or trimming of the native plants listed above, a Native Plant Removal Permit is required. Trimming of leaf (needle) points to avoid injury does not require a permit. The appropriate plant removal permits would be obtained as part of the Project permitting process through the Town of Yucca Valley. Less than significant impacts are anticipated with implementation of the following recommendations from the HES *Joshua Tree Survey Report for the Burrtec Waste and Recycling Services Yucca Valley Facility* (under separate cover).

- **Transplantation should be conducted during late fall or winter, when weather is moderately cool and soils are moist.**
- **Joshua trees should be marked systematically so that they may be transplanted in the same orientation that they were growing in prior to removal. Prior to removal, all transplantable trees within the project impact area should be thus marked.**
- **Prior to the initiation of Joshua tree salvage, the project biologist should coordinate a meeting with all contractors involved in the transplantation. The project biologist should provide the contractor(s) with a copy of the transplantation.**
- **Trees that have been marked should be removed utilizing a tree spade or backhoe and personnel with shovels. Care should be taken to remove the entire root ball intact, to minimize exposure of the root ball to air, and to maintain a moist environment around the roots at all times. Root balls should be treated with a mixture of water and rooting hormone immediately upon removal from the ground, and the salvaged trees should be immediately transported to the storage area or the transplantation site.**
- **Unless immediately transplanted to their final locations, a storage area for the salvaged trees should be prepared ahead of time. The trees should be stored by planting in their native orientations within a temporary trench, or trenches, approximately one foot wider than the root ball of the trees and long enough to accommodate all the trees to be salvaged. Trees can be plated as close as possible while still allowing any necessary room for the installation of equipment. The project biologist should coordinate with the contractors to determine the length and width of the trench required.**
- **Receiving holes for salvaged trees within the final transplantation area should be approximately one foot larger than the root balls they receive.**
- **A water and rooting hormone (vitamin B-1) mix should be prepared prior to final translocation of trees. Added minerals or chelating agents, common additives in commercially available rooting hormone mixes, are acceptable. The rooting hormone should be mixed per the manufacturer's direction. The receiving hole should be filled with a mixture of water and rooting hormone, and allowed to drain before placing the tree in the hole. Once the plant is set in the hole in the proper orientation, the hole should be backfilled and the tree watered once again. Air pockets should be eliminated from around the root ball by tamping or standing on the root ball while the soil around the plant is still wet. A basin should be left around the plant to hold water. The trees should be watered again after 10 days by soaking with a mixture of vitamin B-1 water.**
- **The trees should be watered periodically through the establishment period based upon their appearance. The project biologist (or designee) should monitor the plants**

for signs of stress and desiccation and notify maintenance personnel when the plants must be watered. For each watering, the basin should be filled and then allowed to drain (and the soil to dry) before water again. Watering should be conducted as needed to support the initial translocation; however, the goal is to establish the plants without need for supplemental watering. The transplants should be monitored weekly for three months and then monthly until the project biologist has determined that they are established.

- f) **No impact.** The Project Site is not located within a Natural Community Conservation Plan as identified in the latest California Regional Conservation Plans map published by the California Department of Fish and Wildlife (March 2014). The Project Site is located within the planning boundaries of the West Mojave Plan HCP, a federal land use plan adopted by the BLM in 2006 for the conservation of the desert tortoise, the Mohave ground squirrel, and over 100 other sensitive plants and animals, and their natural communities. However, to date no approvals or implementation plans have been approved by CDFW; therefore, the plan applies only to public lands under the jurisdiction of BLM. The Project Site is also located within the planning boundaries of the Desert Renewable Energy Conservation Plan (DRECP) NCCP/HCP. The DRECP is currently a proposed plan, a final draft of the document has not been approved, and no implementing agreements have been issued. No other NCCP/HCPs are known in the area, the Proposed Project is not anticipated to conflict with approved local, regional, or State implemented habitat conservation plans.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Less than significant impact.** A Phase I Historical/Archaeological Resources Survey of the approximately 40-acre site was completed by CRM TECH (April 2015). The purpose of the study was to provide the Town of Yucca Valley with the necessary information and analysis to determine whether the Proposed Project would cause substantial adverse changes to any “historical resources,” as defined by CEQA, that may exist in or around the project area. In order to identify such resources, CRM TECH conducted a historical/archaeological resource records search, pursued historical background research, contacted Native American Representatives, and carried out an intensive-level field survey. CRM TECH found that no potential historical resources have been previously recorded within or adjacent to the project area; and no resources were found during the present survey. The field survey encountered a segment of a dirt road that dates at least to the 1950’s. The road is described as “a minor, ubiquitous, nondescript element of the historic-period infrastructure [that] demonstrates no particular historical characteristics and no potential for California Register eligibility.” During the field survey, refuse scatters were observed along both sides of the road, but all items inspected were found to be of modern origin, and none of them was determined to have any historical or archaeological interest.

In response to CRM TECH’s inquiry, the Native American Heritage Commission reported in a letter dated April 3, 2015, that the sacred lands record search identified no Native American cultural resources within the Project Site. A subsequent inquiry was sent to local Native American groups. Two responses were received from the local Native American groups. A representative from the Chemehuevi Indian Tribe responded that the Tribe had no specific comments regarding the Proposed Project. A representative from the Morongo Band of Mission Indians identified the Project Site within the Tribe’s traditional use area and requested that the Tribe’s Standard Development Conditions be implemented. The following Standard Development Conditions provided by the Morongo Band of Mission Indians shall be incorporated into the project as Conditions of Approval:

Attachment: 07 Initial Study (1187 : Burrtec)

1. If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.
2. In the event that Native American Cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.
 - a. If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the Applicant or his archaeologist shall contact the Morongo Band of Mission Indians.
 - b. If requested by the Tribe², the Applicant of the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

Based on these findings and CEQA criteria provided for in Title 14CCR§15064.5(a)(3) for listing on the California Register of Historical Resources, CRM TECH concluded that no historical resources exist within or adjacent to the Project Site. CRM TECH concluded that the Proposed Project would not cause a substantial adverse change to any known historical resources and that no further cultural resources investigation is necessary for the Proposed Project unless development plans undergo such changes as to include areas not covered by the present CRM TECH April 2015 study. Less than significant impacts related to historical resources are anticipated.

- b) **Less than significant impact with mitigation incorporated.** The Phase I Historical/Archaeological Resources Survey completed by CRM TECH, as summarized in V(a) above, found that Proposed Project would not have a substantial adverse change to any known historical resources. However, the following recommendation from the Phase I Study shall be incorporated as mitigation to avoid and minimize potential impacts to unknown archaeological resources.

Mitigation Measure

CR-1 If buried cultural materials are discovered during earth-moving operations associated with the project, all work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

- c) **Less than significant impact.** As identified in Figure OSC-5 of the Town of Yucca Valley General Plan, the Project Site is located in an area with a moderate potential to yield fossils. Policy OSC 7-3 requires that a paleontologist be “on call” to document and recover paleontological resources that may be unearthed during excavation and earth moving activities.

² The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes or if the Town wishes to revise the condition to recognize other tribes.

Compliance with the requirements of the General Plan would ensure that potential impacts to paleontological resources would be less than significant.

- d) **Less than significant impact.** The Project Site is vacant and is not known to contain human remains. Should remains be uncovered during grading and site preparation activities, appropriate authorities would be contacted as required by State law. Therefore, there would be less than significant impacts.

VI. GEOLOGY AND SOILS

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
Would the project:				
a) Expose people or structures to 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Attachment: 07 Initial Study (1187 : Burrtec)

A Geotechnical Report was prepared by LandMark Consultants, Inc. (April 2015). The Geotechnical Report assessment is limited to the 10-acre area of the 40-acre site proposed for development. The

findings of the Geotechnical Report were utilized to complete this section of the Initial Study as applicable.

- a)
- i) **Less than significant impact.** Review of the current Alquist-Priolo Earthquake Fault Zone maps indicates that the nearest mapped Earthquake Fault Zone is the Pinto Mountain fault located approximately 0.6 miles northwest of the Project Site. Because the Project Site does not lie within an Alquist-Priolo Earthquake Fault Zone, surface fault rupture is considered to be unlikely. However, the Geotechnical Report notes that due to high tectonic activity and deep alluvium of the region, the potential for surface rupture on undiscovered or new faults that may underlie the site are not precluded. Potential substantial adverse effects, including risk of loss, injury, or death involving exposure of people or structures to fault ruptured are anticipated to be less than significant.
- ii) **Less than significant impact with mitigation incorporated.** The Project Site is located in the seismically active Morongo Valley of southern California and is considered likely to be subjected to moderate and strong ground motion from earthquake in the region. The primary seismic hazard at the Project Site as identified in the Geotechnical Report is the potential for strong ground-shaking during earthquakes along the Pinto Mountains, Burnt Mountain, Eureka Peak, and Johnson Valley faults. Engineered design and earthquake-resistant construction are the common solutions to increase safety and development in seismic areas. The following Mitigation Measure shall be implemented to ensure potential substantial adverse effects related to strong seismic ground shaking are reduced to a level of less than significant.

Mitigation Measures

GEO – 1: Designs shall comply with the latest edition of the California Building Code for Site Class D using the seismic coefficient identified in the LandMark Geotechnical Report (April 2015). Compliance shall be verified by the Town of Yucca Valley during design review and through the permit issuance process.

- iii) **Less than significant impact.** No groundwater was encountered during the core surveys conducted by LandMark Consultants, Inc. Historic groundwater levels in the vicinity have fluctuated between 300 to 385 feet below the ground surface over the last 65 years according to the California Department of Water Resources, Division of Planning and Local Assistance website (LandMark 2015). Therefore, it is anticipated that groundwater at the Project Site is deeper than 300 feet below the ground surface in the vicinity of the Project Site. LandMark concluded in the Geotechnical Report, that liquefaction is unlikely to be a potential hazard at the Project Site, due to groundwater deeper than 50 feet (the maximum depth that liquefaction is known to occur), and dense soil conditions. As discussed in Section VI(a)(i) above, LandMark cannot preclude the potential for surface rupture and seismic related ground failure due to the potential for undiscovered or new faults to underlie the site. Consistent with Section VI(a)(i), less than significant impacts related to seismic related ground failure are anticipated.

- iv) **No impact.** The hazard of land-sliding is unlikely due to the regional planar topography. No ancient landslides are shown on geologic maps of the region and no indications of landslides were observed during the LandMark field survey. No impacts related to landslides are anticipated.
- b) **No impact.** Per the design criteria recommended in the Geotechnical Study, cut and fill slopes will be constructed generally no steeper than 3 (H) : 1 (V) to permit slope maintenance with motor graders, and provide erosional stability from wind or rain while unprotected without landscape cover. Implementation of the design criteria and further development of a site landscape plan would ensure that the Proposed Project would not result in significant impacts related to soil erosion or the loss of topsoil.
- c) **Less than significant impact with mitigation incorporated.** The Project Site is relatively flat-lying with a slight slope to the south-west. The Project Site lies at an elevation of approximately 3,245 to 3,264 feet above mean sea level in the Morongo Valley Region of the California low desert. The Project Site is located in a regionally active seismic area. LandMark Consultants identified the Pinto Mountain, Burnt Mountain, Eureka Peak, and Johnson Valley faults, as the primary seismic hazard for potential strong ground-shaking at the Project Site. No hazards related to landslide, lateral spreading, subsidence, liquefaction, or collapse were identified as a result of the Geotechnical Study and the project is not expected to create these hazards off-site.

Engineered design and earthquake-resistant construction are the common solutions to increase safety and development of seismic areas. LandMark Consultants identified a series of design criteria to be implemented during final engineering and construction. In order to ensure that the design criteria are properly implemented and that no impacts related to unstable soil conditions would occur at the Project Site as a result of the Proposed Project, the following Mitigation Measure shall be implemented.

Mitigation Measures

GEO – 2: **In order to detect un-desirable materials or conditions and soft areas that may be encountered in the construction area, all site preparation and fill placement shall be continuously observed and tested by a representative of a qualified geotechnical engineering firm. The engineering firm that provides observation and testing during construction shall assume the responsibility of “geotechnical engineer of record” and, as such, shall perform additional tests and investigation as necessary to satisfy themselves as to the site conditions and the recommendations for site development.**

- d) **No impact.** The Geotechnical Study concluded that the near surface soils at the Project Site consist of silty sand and sands which are non-expansive. Expansive soils do not present a risk at the Project Site and no impacts are anticipated.
- e) **Less than significant impact with mitigation incorporated.** Under existing conditions there is no sewer service in the Town of Yucca Valley. In 2011 the Colorado River Regional Water Quality Control Board adopted an amendment to the Colorado River Basin Plan prohibiting

septic discharge in portions of the Town. As a result, the Hi-Desert Water District is currently in the process of implementing its Wastewater Reclamation Project, which would provide sewer services and a wastewater reclamation plant in the District’s service area. The projected completion date for Phase One of the sewer installation is May 2016. According to the Proposed Project’s utility drawings, interim septic systems would be installed on-site to serve facilities in the transfer station office building and in the administration buildings. Development of the site would include sewer lines that would connect to the Hi-Desert Water District sewer alignment on Indio Avenue when the system comes on-line.

The LandMark geotechnical field study included an evaluation of the non-liquefaction seismic settlement potential for dry sands. The soils beneath the site consist primarily of medium dense to dense silty sands and loose to medium dense sandy silts. Total induced settlements were calculated to be on the order of 1/5-inch in the event of a Maximum Considered Earthquake Geometric Mean 0.86g peak ground acceleration. Therefore, should settlement occur, buried utility lines, including but not limited to septic system, and buildings may not settle equally. The following Mitigation Measures is recommended to minimize impacts related to seismic related ground failure.

Mitigation Measures

GEO – 3: Utilities, especially at the points of entry to the buildings, shall be designed to accommodate differential movement.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Less than significant.** Potential impacts related to greenhouse gas emissions were evaluated in the Yucca Valley Hauling Yard and Transfer Station Air Quality and Global Climate Change Impact Analysis prepared by Kunzman Associates, Inc. The findings are summarized herein.

The Proposed Project is anticipated to generate greenhouse gas emissions from construction activities, energy usage, vehicle emissions, off-road equipment, waste disposal, and water usage. Project-related greenhouse gas emissions were calculated using CalEEMod Version

2013.2.2. Source emissions included in the analysis included: energy usage; mobile sources; waste; water; construction; and on-site equipment. The calculations were completed for opening year 2016 conditions and future operations (2035) conditions. The results are summarized in Table 7 below.

Table 7
Project-Related Greenhouse Gas Emissions for Opening Year (2016)

	CO₂	CH₄	N₂O
Area Sources ²	0.00	0.00	0.00
Energy Usage ³	240.33	0.01	0.00
Mobile Sources ⁴	366.05	0.01	0.00
Solid Waste ⁵	11.63	0.69	0.00
Water ⁶	43.22	0.35	0.01
Construction ⁷	7.47	0.00	0.00
Offroad ⁸	52.93	0.00	0.00
Total Emissions	721.63	1.06	0.01
Total (CO₂e)	747.60		
MDAQMD GHG Threshold	100,000		
Exceeds Threshold?	NO		

*Note this table is adapted from Table 9 of the "Yucca Valley Hauling Yard and Transfer Station Air Quality and Global Climate Change Impact Analysis" July 15, 2015.

- 1 Source: CalEEMod Version 2013.2.2. See Appendix C of Yucca Valley Hauling Yard and Transfer Station Air Quality and Global Climate Change Impact Analysis, July 15, 2015.
- 2 Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
- 3 Energy usage consists of GHG emissions from electricity and natural gas.
- 4 Mobile sources consist of GHG emissions from vehicles.
- 5 Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.
- 6 Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
- 7 Annual construction GHG emissions CO₂e based on a 30 year amortization rate
- 8 Off-road sources consist of emissions from loader used 5 hours a day.

Implementation of the Proposed Project would not result in greenhouse gas emissions that exceed the MDAQMD thresholds ; less than significant impacts are anticipated.

- b) **Less than significant.** Based on the CalEEMod outputs as presented above, the Proposed Project would not exceed the MDAQMD thresholds. Based on the above, the Proposed Project would not conflict with implementation of the MDAQMD Attainment Plans; impacts are considered to be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attachment: 07 Initial Study (1187 : Burrtec)

a) **Less than significant.** The proposed refuse transfer station and maintenance facility includes a proposal for a fueling station. Additionally, hazardous materials may be delivered to the site and stored for subsequent disposal as a consequence of refuse collection. The Town of Yucca Valley uses County of San Bernardino standards for the safe handling of hazardous materials at permitted facilities and partners with the County Hazardous Materials Division as needed. As required by the Town’s policy under Goal S 6 of the General Plan, Burrtec would obtain

applicable permits and file applicable plans with the Certified Unified Program Agency (CUPA)/Hazardous Material Division of the San Bernardino County Fire Department. Applicable permits and plans may include but are not limited to a Hazardous Materials Release Response Plan and Inventory (Business Plan) and an Underground Storage Tank Program. Compliance with requirements of the CUPA as required by local and state policy would reduce potential impacts associated with the transport and use of hazardous materials to a level of less than significant.

- b) **Less than Significant.** The Proposed Project includes the development of an on-site fueling station. Additionally, hazardous materials may be delivered to the site and stored for subsequent disposal as a consequence of refuse collection. CUPA permit requirements described in section VIII(a) above would include measures and protocols to address accidental releases. Compliance with requirements of the CUPA as required by local and state policy would reduce potential impacts associated with the transport and use of hazardous materials to a level of less than significant.
- c) **Less than Significant.** The project site is located approximately 0.20 miles east of Black Rock High School and 0.50 miles northwest of La Contenta Middle School. The Town's General Plan states that as new development occurs in the East Side SPA, adequate buffers will be needed to ensure that there is an appropriate transition and ongoing interface between the public facilities and the industrial uses envisioned for the area. The Proposed Project is sited on 10 acres of a 40-acre site and will allow for buffers on both the east and south sides of the facility. Compliance with CUPA permit requirements would ensure that impacts related to handling of hazardous materials at the site are reduced to a level less than significant. Handling of hazardous materials at the site is not anticipated to result in impacts at Black Rock High School or at La Contenta Middle School.
- d) **No Impact.** Pursuant to California Government Code Section 65962.5 the California Department of Toxic Substances Control (DTSC) compiles the Cortese List and updates it at least annually. The Cortese List includes hazardous waste facilities subject to corrective actions, land designated as hazardous waste property or border zone property, sites included in the abandoned site assessment program, and qualifying sites pursuant to Section 25356 of the Health and Safety Code. A copy of the most recent Cortese List was retrieved from the DTSC EnviroStor online data base on June 2, 2015; the Project site is not identified on the list. As shown on Figure 5.7-1 of the General Plan EIR, a permitted underground storage tank occurs south of Sunnyslope Avenue, east of Indio Avenue. The tank identified in the EIR is associated with the school bus maintenance facility located immediately east of the Project Site. No impacts are anticipated.
- e) **No impact.** The Project Site is located approximately 1.5 miles east of the Yucca Valley Airport. The Yucca Valley Airport is a public use general aviation facility leased and operated by the Yucca Valley Airport District for aircraft storage, maintenance, use, and training. The San Bernardino Airport Land Use Commission determines which land uses and height limits are compatible with airport operations through the Airport Comprehensive Land Use Plan (ACLUP). The project site is not located within the Airport Safety Review Area as shown in Figure 5.7-5: Yucca Valley Airport Safety Review Areas of the Town of Yucca Valley General

Plan EIR. Additionally, the Project Site is not located in an area with identified height restrictions as shown in Figure 5.7-4: Aviation Easement Map of the General Plan EIR. No impacts are anticipated.

- f) **Less than significant impact.** The Twentynine Palms Marine Corps Air Ground Combat Center (MCAGCC) is located approximately 7 miles northeast of the Yucca Valley town limits. The installation is a 24/7, live-fire military installation used for training. Operations at the MCAGCC include takeoffs and landings of military aircraft; many of these aircraft – primarily helicopters – fly over portions of Yucca Valley. As shown in Figure 5.7-6 of the Town of Yucca Valley General Plan EIR the airspace over the Project Site is part of the MCAGCC Helicopter Flight Path. Overflight of aircraft traveling to and from the MCAGCC is sporadic and at a high altitude; therefore, hazards relating to military aircraft overflight are minimal and no significant impacts are anticipated.
- g) **No impact.** The Town of Yucca Valley relies on the Town of Yucca Valley Emergency Operations Plan (EOP), San Bernardino County EOP, and Town of Yucca Valley HMP to provide guidance for the Town’s response to emergency situations including natural and manmade disasters. All new development is required to follow the Town’s emergency response and evacuation guidelines and be compatible with emergency evacuation routes. Additionally, in accordance with the General Plan, construction of new development must meet the Town and San Bernardino County Fire Department standards and codes, thereby avoiding any interference with emergency response or evacuation plans. No impacts with an adopted emergency response plan or emergency evacuation plan are anticipated.
- h) **Less than significant impact.** The Proposed Project is located in a relatively undeveloped area near the eastern boundary of the Town of Yucca Valley. The California Fire Authority designated the Town of Yucca Valley as a “community at risk” due to its location adjacent to federally regulated lands with a high wildland fire hazard. The Town of Yucca Valley General Plan EIR Figure 5.7-3: Fire Hazard Severity Zones defines fire severity zones within the Town; the Project Site is identified within the “Moderate Fire Hazard Severity Zone.” The State of California, County of San Bernardino, and the Town of Yucca Valley require adherence to building codes, including but not limited to the California Building Code and California Fire Code; additionally, per the Town’s requirements the project site plans must be reviewed by the San Bernardino County Fire Department. Implementation of the appropriate building codes and review by the County Fire Department would ensure that potential impacts related to wildland fires are less than significant.

IX. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structure that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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a) **Less than significant.** The Proposed Project would disturb approximately 10 acres and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the

NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction Permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction.

The RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities and entities of San Bernardino County. The community of Yucca Valley was incorporated in 1991 and as such the Town requires and enforces implementation of measures for a project to comply with the area-wide permit requirements. A SWPPP is based on the principles of BMPs to control and abate pollutants. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters. These would include, but are not limited to street sweeping of paved roads around the site during construction, and the use of hay bales or sand bags to control erosion during the rainy season.

Compliance with NPDES Storm Water Permit including the implementation of a SWPPP and BMPs would ensure potential impacts are reduced to a less than significant impact.

- b) **No impact.** The Proposed Project is located within the service area of the Hi-Desert Water District (HDWD). The HDWD currently obtains its groundwater from 13 active wells – 12 wells from the Warren Valley Groundwater Basin and 1 well from the Ames Valley Groundwater Basin. The HDWD conducts groundwater recharge of the Warren Valley Groundwater Basin at three recharge basins. Approval of the Proposed Project would not interfere with the HDWD groundwater recharge activities. No impacts are anticipated.
- c) **Less than significant with mitigation incorporated.** A hydrological analysis of the Project Site was prepared by Nolte Vertical Five (July 2, 2015). The study involved a hydrologic analysis of the approximately 10-acre onsite watershed and runoff flowing onto the property. Under existing conditions, the site is described to have one drainage that flows from south to north. The drainage divides the Project Site's drainage basin into two areas; one basin drains an area of 17.2 acres, the second area drains an area of 10.5 acres. Under proposed conditions on-site runoff would be directed to one of two proposed retention basins (one on the east and one on the west). The Town of Yucca Valley Draft Conditional Use Permit Conditions of Approval require that onsite retention be designed to hold the incremental increase in storm volume plus 20% for the build out of the subject property.

Based on the site characteristics and proposed conditions, the Project Site would be divided into four drainage basins. Basin A would drain a total of 3.39 acres into the proposed west retention basin. Basins B, C, and D would drain a total of 6.69 acres into the proposed east retention basin. Off-site flow from the south would be intercepted by a desilting basin centrally located near the site's southern boundary.

Based on the peak flow rate and total onsite runoff volume calculations, Nolte Vertical Five found that while the Site Plan is configured to meet the requirements of the Town of Yucca Valley's retention requirements, revisions to the proposed basin designs may be necessary in order to ensure adequate capacity. Per the Town of Yucca Valley Conditions of Approval, the total volume to be retained on the site shall be the incremental 100-year 24-hour plus 20%. Under proposed conditions approximately two-thirds of the Project Site will drain to the east retention basin, requiring a basin capacity of approximately 24,840 cf. The remaining volume, approximately 12,625 cf, would be captured in the retention basin on the west side of the site. Nolte Vertical Five recommends that basins capacity and configuration be reviewed to ensure sufficient capacity. Additionally, in order to ensure both public and private safety Nolte Vertical Five made recommendations that are included below as mitigation measures to ensure that less than significant impacts to on-site and off-site drainage occur.

Mitigation Measures

- HWQ 1:** An additional catch basin and pipe is needed for the area draining the north parking area and the east access road will also need to be directed to the east retention basin. On the west, a drainage facility will be necessary to route flow into the basin. A revised facility drainage plan, incorporating these recommendations from the Nolte Vertical Five Preliminary Drainage Study shall be submitted to the Town of Yucca Valley for final approval in order to ensure safe and efficient drainage of the Project Site.
- HWQ 2:** The retention basins will need an overflow weir or freeboard. If full retention of the 100-year 24-hour storm is required, the basins will need to be expanded. Revised basin plans with sufficient 100-year 24-hour plus 20% capacity per the findings of the Preliminary Drainage Study and with overflow weir or freeboard shall be submitted to the Town of Yucca Valley for final approval in order to ensure that the Project Site will have sufficient retention capacity.

Incorporation of the above listed Mitigation Measures would ensure that any potential impacts related to the north-south drainage identified within the Project Site are avoided and minimized. Less than significant impacts are anticipated.

- d) **Less than significant with mitigation incorporated.** Refer to Section IX(c) above.
- e) **Less than significant with mitigation incorporated.** Conditions of Approval included in the Proposed Project Conditional Use Permit would require the facility design to retain a total volume that is the incremental 100-year 24hr plus 20%. A preliminary drainage study completed by Nolte Vertical Five found that while the site is configured to meet the Town of Yucca Valley's retention requirements, revisions to the proposed basin designs may be necessary in order to ensure adequate capacity. Implementation of Mitigation Measures HWQ 1 and 2 as described in Section IX(c) above would ensure that the Proposed Project includes sufficient onsite storm runoff retention. With implementation of Mitigation

Measure HWQ 1 and 2 the Proposed Project would not create or contribute runoff water which would exceed the capacity of offsite storm water drainage systems or provide substantial additional sources of polluted runoff.

- f) **Less than significant.** Refer to Section IX(a) above.
- g) **No impact.** The Project Site is located in an unshaded Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number 06071C8120H Dated August 28, 2008. A Zone X designation denotes areas determined to be outside of the 0.2% annual chance floodplain. Covington Wash a designated Zone A (100-year flood area) is located approximately 500 feet to the west of the Project Site. The Proposed Project does not include a proposal for housing; therefore no impacts related to housing within the 100-year flood plain are anticipated.
- h) **No impact.** The Project Site is not located within a 100-year flood hazard area as identified in the FEMA FIRM Map Number 06071C8120H and in Figure S-4: Flood Hazard Map of the Town of Yucca Valley General Plan. Development of the Proposed Project would not impede or redirect flows within a 100-year flood plain.
- i) **No impact.** The Project Site is not located in an area with an identified risk of flooding resulting from the failure of a levee or dam. No impacts are anticipated.
- j) **Less than significant.** There are no oceans, lakes or reservoirs near the Project Site; the nearest lake is Big Bear Lake located approximately 33 miles northwest of the Project Site. Given the distance, potential impacts from a seiche are considered less than significant.

X. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) No Impact. The Project Site is centrally located within the East Side Special Policy Area (SPA). The East Side SPA is envisioned as the Town’s primary industrial employment center and contains the largest concentration of industrial uses in the Town. The proposed refuse transfer station and maintenance yard is consistent with the vision for development within the East Side SPA. The closest residential neighborhoods are located approximately 0.50miles to the west and to the south of the project site. The land use designation and zoning west and south of the project site all the way to the residential developments is Industrial. Development of the site will not divide the established communities to the west and south.				
b) No Impact. The Proposed Project is consistent with the General Plan vision for the East Side SPA as described in the Town of Yucca Valley General Plan. No conflicts with applicable land use plans, policies, or regulation of any agency with jurisdiction over the project is anticipated.				
c) No impact. The project site is located within the planning area of the West Mojave Habitat Conservation Plan (HCP). The West Mojave HCP is a federal land use plan adopted by the Bureau of Land Management (BLM) in 2006 for the conservation of the desert tortoise, the Mojave ground squirrel, and over 100 other sensitive plants and animals and their natural communities. To date, no approvals or implementation plans have been approved by the California Department of Fish and Wildlife; therefore, the plan applies only to public lands under the jurisdiction of the BLM. The Project Site is privately owned and the West Mojave HCP does not apply; no impacts are anticipated.				

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XI. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a-b) No impact. According to the Town of Yucca Valley the Town lies outside of areas that have been mapped by the California Geologic Survey for mineral resource classification, and the United States Geologic Survey does not identify any mines, processing plants, or locations of potential mining resources within the Town. The Town of Yucca Valley likely does not contain mineral resources of statewide or regional importance, and, therefore the resources are not addressed in detail in the General Plan. No mineral resources are delineated to occur at the Project Site or in its vicinity. No impacts related to the loss of a mineral resource are anticipated to occur.				

XII. NOISE

Would the project result in:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attachment: 07 Initial Study (1187 : Burrtec)

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?
- | | | | | |
|--|--------------------------------------|--|--------------------------|--------------------------|
| | Potentially
Significant
Impact | Less than
Significant with
Mitigation
Incorp. | Less than
Significant | No
Impact |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Giroux & Associates analyzed existing ambient noise at the Project Site and projected noise impacts that may result with implementation of the Proposed Project. Their findings are documented in Noise Impact Analysis Yucca Valley Hauling and Transfer Station (Giroux & Associates, August 2015). The noise impact analysis findings are summarized herein.

- a) **Less than significant impact.** The sound pressure level is the most common descriptor used to characterize the loudness of an ambient sound level. The unit of sound pressure ratioed to an assumed zero sound level is called a decibel (dB). Since the human ear is not equally sensitive to all sound frequencies within the entire spectrum, noise level as maximum human sensitivity are factored more heavily into sound descriptions in a process called “A-weighting,” written as dBA.

Time variations in noise exposure are typically expressed in terms of a steady-state energy level equal to the energy content of the time varying period (called Leq), or, alternately, as a statistical description of the sound level that is exceeded over some fraction of a given observation period. Finally, because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, state law requires that, for planning purposes, an artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Community Noise Equivalent Level (CNEL).

The Town of Yucca Valley has adopted numerical standards related to noise from an industrial activity affecting off-site uses. Section 9.34.080 of the Municipal Code limits the stationary source noise level that may be propagated across the property line from a commercial or manufacturing facility. Allowed noise limits are summarized in Table 8 below. Table N-1: Land Use Compatibility for Community Noise Environments, of the General Plan identifies noise levels up to 75 CNEL (dbA) as normally acceptable at industrial, manufacturing, utilities, and agricultural land uses.

**Table 8
Noise Standards for Stationary Noise Sources**

Affected Land Uses	7 AM to 10 PM (Leq ¹)	10 PM to 7 AM (Leq)
Residential	55 dB(A)	45 dB(A)
Professional Services	55 dB(A)	55 dB(A)
Other Commercial	60 dB(A)	60 dB(A)
Industrial	70 dB(A)	70 dB(A)

Source: Town of Yucca Valley Municipal Code Chapter 9.34.080(C)(1)

Operational Traffic Impacts

Giroux & Associates used the information presented in the Yucca Valley Hauling Yard and Transfer Station Traffic Impact Analysis report prepared by Kunzman Associates, Inc. (July 2015) to calculate existing ambient noise and project future noise generation related

Attachment: 07 Initial Study (1187 : Burrtec)

to the Proposed Project. Traffic counts conducted for the traffic impact analysis recorded 100 vehicles per day on Sunnyslope Drive adjacent to the Project Site. Ambient noise levels in the project area are described as low and quantified at 50 feet from the traffic study intersections as shown on Table 9.

**Table 9
Ambient Noise Levels In Project Area**

Roadway Segment		Background Traffic Noise (dB CNEL at 50 feet from centerline)
29 Palms/	W of Avalon	71.0
	Avalon – La Contenta	70.7
	E of La Contenta	70.4
Sunnyslope/ La Contenta	Site – La Contenta	47.8
	29 Palms – Sunnyslope	59.3
Yucca Trail/	Sunnyslope – Yucca Trail	58.3
	Avalon – Indio	65.5
	Indio – La Contenta	65.2
	E of La Contenta	64.9

Project traffic noise was calculated by combining the results of the traffic impact analysis with the federal highway traffic noise prediction model (FHWA-RD-77-108). Background traffic noise was calculated for “no project” conditions, and the truck noise increment was then superimposed upon the background. Three throughput operational scenarios, consistent with the traffic impact analysis, were analyzed.

Traffic noise impacts are considered potentially significant if they cause compatibility standards to be exceeded at locations where they are currently met, or if they substantially increase any existing violations. “Substantial” was defined as a noise increment of 3 dB or more. The noise projections for each of the Facility’s operation scenarios are summarized in Tables 10 - 13.

**Table 10
231 tpd Operation With and Without Project Year 2016**

Roadway Segment		Project Traffic	Background Traffic	Project +Background	Project Impact
(dB CNEL at 50 feet from centerline)					
29 Palms/	W of Avalon	49.6	71.1	71.1	0.0
	Avalon to La Contenta	49.6	70.7	70.7	0.0
	E of La Contenta	49.6	70.4	70.5	0.0
Sunnyslope/ La Contenta	Site to La Contenta	54.4	47.8	55.2	7.4
	29 Palms to Sunnyslope	54.4	59.3	60.5	1.2
Yucca Trail/	Sunnyslope to Yucca Trail	46.6	58.3	58.5	0.3
	Avalon to Indio	46.6	65.5	65.6	0.1
	Indio to La Contenta	46.6	65.2	65.2	0.1
	E of La Contenta	46.6	64.9	65.0	0.1

Source: Giroux & Associates Noise Impact Analysis, August 6, 2015

Table 11
298 tpd Operation With and Without Project Year 2026

Roadway Segment		Project Traffic	Background Traffic	Project +Background	Project Impact
29 Palms/	W of Avalon	52.1	71.3	71.3	0.1
	Avalon – La Contenta	52.1	70.9	71.0	0.1
	E of La Contenta	49.1	70.7	70.7	0.0
Sunnyslope/ La Contenta	Site – La Contenta	55.1	47.8	55.8	8.0
	29 Palms – Sunnyslope	55.1	59.6	60.9	1.3
	Sunnyslope – Yucca Trail	46.1	58.6	58.9	0.2
Yucca Trail/	Avalon – Indio	46.1	65.9	65.9	0.0
	Indio – La Contenta	46.1	65.4	65.4	0.1
	E of La Contenta	46.1	65.2	65.2	0.1

Source: Giroux & Associates Noise Impact Analysis, August 6, 2015

Table 12
411 tpd Operation With and Without Project Year 2035

Roadway Segment		Project Traffic	Background Traffic	Project +Background	Project Impact
29 Palms/	W of Avalon	53.2	71.5	71.5	0.1
	Avalon – La Contenta	53.2	71.1	71.2	0.1
	E of La Contenta	53.2	70.9	70.9	0.1
Sunnyslope/ La Contenta	Site – La Contenta	56.2	47.8	56.8	9.0
	29 Palms – Sunnyslope	56.2	59.6	61.2	1.6
	Sunnyslope – Yucca Trail	45.2	58.6	58.8	0.2
Yucca Trail/	Avalon – Indio	45.4	66.1	66.1	0.0
	Indio – La Contenta	45.4	65.5	65.6	0.0
	E of La Contenta	45.4	65.3	65.4	0.0

Source: Giroux & Associates Noise Impact Analysis, August 6, 2015

Projected noise related to traffic shows that only one roadway segment will experience a traffic noise increase greater than three (3) dB CNEL. The segment is on Sunnyslope Drive, east of the Project Site. The only sensitive use on this roadway segment is the Black Rock High School. However, even though the +3 dB CNEL threshold is exceeded, the “with project” noise level is less than 57 dB CNEL at 50 feet from the roadway centerline. The closest high school building to the roadway is well over 100 feet from the centerline. The traffic noise level experienced at the school building, located more than 100 feet from the roadway centerline, is anticipated to be slightly over 52 dB CNEL. The nearest recreational blacktop area is over 200 feet from the roadway centerline and traffic noise levels would decay to 47 dB CNEL at this location. The project traffic noise is expected to be well below the recommended 65 dB CNEL compatibility guideline for sensitive uses and would not create a significant impact.

Operational Activity Noise Impact

Collection trucks, contractor trucks, and transfer trucks will access the Project Site from Sunnyslope Drive. They will proceed to the south for weigh in and unload in the tipping area located on the north side of the transfer station building. After off-loading, these vehicles also exit the facility via Sunnyslope Drive.

Sources of tipping noise include collection trucks unloading their loads, a loader used to move the materials, conveyor belts, sorting machinery, voices, sweepers, and occasional alarms. On-site activity noise levels at the closest sensitive uses, compared to both the Yucca Valley standards, are summarized in Table 13. Two sensitive receptors occur in the vicinity of the project: Black Rock High School is located approximately 1,600 feet east of the transfer station tipping pad; La Contenta Middle School is located more than 1,800 feet from the transfer station tipping pad. For purposes of comparison, the City's residential standard was applied to the schools.

Table 13
On-Site Activity Noise Impacts (dBA)

Source	L _{max}	L _{8.3} ¹	L ₂₅ ²	L ₅₀ ³
Activity Total Noise	60	57	46	43
Residential Standard Threshold (7 AM – 10 PM)	75	65	60	55
Exceeds Noise Threshold	No	No	No	No

Table is adapted from Giroux & Associates Noise Impact Analysis, August 6, 2015

- 1 L_{8.3} 5 minute average in one hour
- 2 L₂₅ 15 minute average in one hour
- 3 L₅₀ 30 minute average in one hour

School activities do not occur between the hours of 10 PM and 7 AM and therefore only the daytime noise standards were evaluated. Based on the reported noise levels in the noise impact analysis, the projected additional noise increment from the project operations would not exceed the Town of Yucca Valley noise standards.

The Proposed Project would increase ambient noise levels in the project vicinity; however, the increase is less than significant.

- b) **No impact.** The Town of Yucca Valley Municipal Code Section 9.34.090(C) exempts vibration generated by motor vehicles not under the control of the subject use, and vibration related to temporary construction, maintenance, or demolition activities between 7 AM and 10 PM. Heavy equipment used during site preparation and construction may generate temporary ground vibrations. Operation of the facility as a waste transfer station and vehicle maintenance facility is not anticipated to generate ground vibrations beyond the lot line. No impacts related to vibration are anticipated.
- c) **Less than significant impact.** Refer to XII(a) above.

- d) **Less than significant impact.** Temporary construction noise will occur during site preparation and mechanical assembly. Such sources are short-term and thus would not affect the long-term noise exposure in the project vicinity. Temporary construction is exempt from noise regulation as long as activities occur between 7 AM and 10 PM, except Sundays and Federal holidays (Section 9.34.080 of the Town of Yucca Valley Municipal Code).
- e) **Less than significant.** The Project Site is located approximately 1.5 miles east of the Yucca Valley Airport. The Yucca Valley Airport is a public use airport that supports private flights and does not offer any commercial passenger flight services. On-site operations include aircraft maintenance, aircraft storage, and flight training. The airport recommends a series of noise mitigation procedures related to power settings, propeller revolutions, arriving and departing traffic patterns and times, minimum altitudes before initiating certain maneuvers, and others. The project would not expose people residing or working in the project area to excessive noise levels because the airport has noise mitigation procedures in place and less than significant noise levels would be associated with operation of the Proposed Project. Less than significant impacts are anticipated at the Project Site.
- f) **Less than significant.** The Twentynine Palms Marine Corps Air Ground Combat Center (MCAGCC) is located approximately 7 miles northeast of the Yucca Valley town limits. The installation is a 24/7, live-fire military installation used for training. Operations at the MCAGCC include takeoffs and landings of military aircraft; many of these aircraft – primarily helicopters – fly over portions of Yucca Valley. As shown in Figure 5.7-6 of the Town of Yucca Valley EIR the airspace over the Project Site is part of the MCAGCC Helicopter Flight Path. Overflight of aircraft traveling to and from the MCAGCC is sporadic and at high altitude therefore, less than significant impacts related to noise at the Project Site are anticipated.

XIII. POPULATION AND HOUSING

Would the project:

- a) Induce substantial 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)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **No impact.** The Proposed Project is located within the East Side Special Policy Area as designated in the Town of Yucca Valley General Plan. The Proposed Project does not include

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housing that would result in population growth. The Project Site will have access to water service available through the Hi-Desert Water District via an existing 3495 Pipe on Sunnyslope Drive. The HDWD is currently in the process of implementing its wastewater treatment and water reclamation system. The sewer system will be implemented throughout the Town in a phased approach; it is anticipated that the Project Site will be served by the HDWD sewer system in the future. The Project Site is adequately served by existing infrastructure and would not require infrastructure extensions that would induce population growth. No impact is anticipated.

- b) **No impact.** The Proposed Project will be developed on an existing vacant lot in a portion of the Town zoned for industrial development. Implementation of the Proposed Project would not displace existing housing or people nor will it necessitate the construction of replacement housing. No impact will occur.
- c) **No impact.** Refer to XIII(b) above.

XIV. PUBLIC SERVICES

Would the project:

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Fire Protection: Less than significant.** Fire protection and emergency services in the Town of Yucca Valley are provided by the San Bernardino County Fire Department (SBCFD), Division 5. SBCFD provides fire suppression, inspection, fire safety, rescue and emergency response (emergency medical and paramedic ambulance transportation). SBCFD also monitors fire hazards in the Town and has ongoing programs for public education and the investigation and mitigation of hazardous situations. Fire-fighting resource in Yucca Valley include three fire stations (Stations 36, 41, and 42), a fourth fire station (Station 38) services the area seasonally during months of high fire risk. Additionally, SBCFD has automatic aid and mutual aid agreements with surrounding agencies, including Morongo Valley Fire, California

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Department of Forestry and Fire Prevention (CALFIRE), Bureau of Land Management (BLM), and National Park Service. Development of the Proposed Project is not anticipated to significantly impact service ratios or response times for fire protection services. Additionally, the Proposed Project would not generate a significant demand for fire services that would require construction of new or physically altered fire station facilities.

Police Protection: Less than significant. The San Bernardino County Sheriff's Department (SBCSD), through a contract with the Town, provides police protection in Yucca Valley. SBCSD's Morongo Basin substation at 63665 Twentynine Palms Highway serves as the area's regional headquarters for provision of police services. A satellite law enforcement facility is in the Yucca Valley Community Center. According to the Town of Yucca Valley General Plan EIR, in 2013, the SBCSD provided 0.6 officers per thousand residents; the industry standard is one officer per thousand residents. The General Plan EIR concluded that under current conditions, SBCSD is able to meet the Town's police protection needs, but buildout of the General Plan would result in an impact to SBCSD and their ability to deliver police services in a timely manner. The General Plan EIR states that future projects, such as the Proposed Project would be required to comply with regulations in effect at the time of permitting including but not limited to payment of impact fees. Compliance with the Town of Yucca Valley conditions of approval and payment of appropriate impact fees would ensure that potential impacts to police protection services are less than significant.

Schools: No impact. Morongo Unified School District (MUSD) currently operates six public schools within Yucca Valley. Schooling alternatives available to residents of the area include eight private schools, one charter school, and home schooling. Additionally, MUSD runs an independent continuing education and home schooling program that provides supervision for both parent and children to ensure progress in the California standards-based curriculum. The 2013 General Plan EIR reported a current unused classroom capacity of 1,945 students. The Project would generate approximately 30 job opportunities that may attract new residents to the area. However, based on the availability of classroom capacity and alternative schooling opportunities, the Proposed Project is not anticipated to have an impact on available school services or require the construction of new school facilities.

Parks: No impact. The Town implements the Yucca Valley Park Dedication and In-Lieu Fee Ordinance under the authority of the Subdivision Map Act and the Quimby Act specifically to provide the Town with sufficient parkland to meet its park standard as the Town's population grows. Parkland that contributes towards the Town's park standards includes community and neighborhood parks, special use recreational facilities, and open space used for active recreation. As reported in the Town's General Plan, the Town has a total of 182.4 acres of developed and undeveloped designated parkland. The minimum standard set by the Quimby Act is 3 acres of parkland per 1,000 residents. The United States Census Bureau reports an estimated 2013 Town of Yucca Valley population of 20,864. Based on the reported Town population and existing parkland, the Town currently meets its parkland requirement. Additionally, through implementation of the Yucca Valley Park Dedication and In-Lieu Fee Ordinance, no impacts to parkland availability are anticipated.

Other Public Facilities: No impact to public facilities is anticipated.

XV. RECREATION

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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- 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?
- 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?

- a) **Less than significant impact.** The Proposed Project would not generate more than 30 new employee families to the area; however it is anticipated that most employees would transfer from the existing facility in Yucca Valley. Therefore, substantial deterioration of parks or other recreational facilities is not anticipated; less than significant impact would occur.
- b) **Less than significant impact.** The Proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. According to the Town of Yucca Valley General Plan it is anticipated that the Town will have a population of approximately 64,559 upon buildout; therefore, the Town should plan for a total of 193.2 acres of parkland to meet the minimum Quimby Act standard. The General Plan reports at total of 182.4 acres of designated parkland, therefore the Town should plan for an additional 10.8 acres of parkland to accommodate buildout. The Proposed Project is subject to the Town’s Park Dedication and In-Lieu Fee Ordinance therefore impacts related to any future recreational facilities expansion are less than significant.

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XVI. TRANSPORTATION/TRAFFIC

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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A Traffic Impact Analysis for the Yucca Valley Hauling Yard and Transfer Station was prepared by Kunzman Associates, Inc (July 6, 2015). The findings and recommendations of the Traffic Impact Analysis (TIA) are summarized herein.

- a) **Less than significant impact.** Regional access to the Project Site is provided by SR-62 Highway. Local access is provided by various roadways in the vicinity of the Project Site. The east-west roadways which will be most affected by the Proposed Project are Sunnyslope Drive and Yucca Trail/Alta Loma road. North-south roadways which will be most affected by the Proposed Project are Avalon Avenue, Indio Avenue, and La Contenta Road.

Following a series of scoping discussions with the Town of Yucca Valley to define the desired analysis locations for each future analysis year, the following study area intersections were analyzed in the traffic impact study:

North-South Street

- 1) Avalon Avenue
- 2) Indio Avenue
- 3) Indio Avenue
- 4) Project West Access
- 5) Project Center Access
- 6) Project East Access
- 7) La Contenta Road
- 8) La Contenta Road
- 9) La Contenta Road

East-West Street

- Twentynine Palms Highway (SR-62)
- Sunnyslope Drive
- Yucca Trail
- Sunnyslope Drive
- Sunnyslope Drive
- Sunny Slope Drive
- Twentynine Palms Highway (SR-62)
- Sunnyslope Drive
- Alta Loma Road

As discussed in the TIA under existing conditions, all of the study area intersections currently operate at Level of Service C or better during the peak hours. In accordance with the Town of Yucca Valley General Plan, peak hour intersection operations of Level of Service (LOS) D or better are generally acceptable. Therefore, the Proposed Project would result in a Level of Service (LOS) deficiency if the Proposed Project deteriorates LOS at a study area intersection to LOS E or LOS F. A traffic impact is considered significant if the Proposed Project both: i) contributes measurable traffic to and ii) substantially and adversely changes the level of service at any off-site location projected to experience deficient operations under foreseeable cumulative conditions, where feasible improvements consistent with the Town of Yucca Valley General Plan cannot be constructed.

Project Traffic volumes for project operations in years 2016, 2026, and 2035 with and without the project were estimated using the manual approach based on operation information provided by the Applicant. Total traffic generation with the project for the years 2016, 2026, and 2035 is summarized in Table 14 below:

**Table 14
Project Trip Generation Summary in Passenger Car Equivalents**

Descriptor	Peak Hour						Daily ³
	Morning ¹			Evening ²			
	Inbound	Outbound	Total	Inbound	Outbound	Total	
2016 – 231 tpd Operation							
Collection	1	1	2	1	1	2	24
Contractor	1	1	2	1	1	2	28
Transfer	1	1	2	1	1	2	30
Self Haul	7	7	14	6	6	12	160
Employee	23	0	23	0	23	23	69
Total	33	10	43	9	32	41	311
2026 – 298 tpd Operation							
Collection	1	1	2	1	1	2	24
Contractor	2	2	4	2	2	4	40
Transfer	2	2	4	1	1	2	36
Self Haul	11	11	22	10	10	20	240
Employee	26	0	26	0	26	26	78
Total	42	16	58	14	40	54	418
2035 – 411 tpd Operation							
Collection	2	2	4	1	1	2	36
Contractor	3	3	6	2	2	4	56
Transfer	2	2	4	2	2	4	48

Descriptor	Peak Hour						Daily ³
	Morning ¹			Evening ²			
	Inbound	Outbound	Total	Inbound	Outbound	Total	
Self Haul	22	22	44	19	19	38	480
Employee	30	0	30	0	30	30	90
Total	59	29	88	24	54	78	710

- 1 Morning peak hour is 9% of the daily traffic with 50% Inbound/50% Outbound split of the employees Inbound.
- 2 Evening peak hour is 8% of the daily traffic with 50% Inbound/50% Outbound split of the employees Outbound.
- 3 Daily vehicle trips are calculated in Tables 1, 2, and 3 of the TIA

Based on the projected peak hour trip generation, delay values based on the geometrics of the study area intersection, and turning movement volumes, it was concluded in the TIA that the study area intersections are projected to operate at Level of Service C or better during the peak hours for opening year (2016) with and without the project, for interim year 2026 with and without project, and for year 2035 with and without project. Because the Proposed Project would not deteriorate level of service at a study area intersection to LOS E or lower, and because the Proposed Project will not substantially and adversely change the level of service at any off-site location projected to experience deficient operations under foreseeable cumulative conditions implementation of the Proposed Project would not result in significant impacts.

As identified in the “Recommendations” section of the TIA, off-site improvements may be necessary to mitigate cumulative impacts of the Proposed Project trip generation. As determined applicable by the Town of Yucca Valley the Project Applicant would be responsible for the payment of traffic signal mitigation fees for the Town’s phased construction of off-site traffic signals.

Implementation of the Proposed Project would not generate traffic impacts that conflict with the Town of Yucca Valley General Plan, the regional Congestion Management Program, or overall effectiveness for performance of the study area intersections as analyzed in the TIA. Less than significant impacts are anticipated.

- b) **Less than significant impact.** For freeway facilities, the Congestion Management Program controls the definition of deficiency for purposes of the TIA. The Congestion Management Program definition of deficiency is based on maintaining a LOS standard of LOS E or better except where an existing LOS F condition is identified in the Congestion Management Program. Therefore, a Congestion Management Program deficiency is defined as any freeway segment operating or projected to operate at LOS F, unless the segment is identified explicitly in the Congestion Management Program document.

The TIA study area included two intersections on Twentynine Palms Highway (SR-62). According to the projections in the TIA at maximum operations in year 2035, the intersection of Avalon Avenue at Twentynine Palms Highway (SR-62) is anticipated to operate at LOS C during both the morning and evening peak hours; the intersection of La Contenta Road at Twentynine Palms Highway (SR-62) is anticipated to operate at LOS B during both the morning and evening peak hours. The Proposed Project is not anticipated to degrade LOS on SR-62 to a level of LOS E or lower and therefore is not anticipated to conflict with the regional Congestion Management Program. The Proposed Project’s trip generation would result in less than significant impacts to the Congestion Management Program.

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- c) **No impact.** The Project Site is located approximately 1.5 miles east of the Yucca Valley Airport. The Yucca Valley Airport is a public use general aviation facility leased and operated by the Yucca Valley Airport District for aircraft storage, maintenance, use, and training. The San Bernardino Airport Land Use Commission determines which land uses and height limits are compatible with airport operations through the Airport Comprehensive Land Use Plan (ACLUP). The project site is not located within the Airport Safety Review Area as shown in the San Bernardino County General Plan Hazard Overlay Map FI21B therefore the Proposed Project is not anticipated to impact the airport's air traffic patterns.
- d) **Less than significant impact.** The TIA included recommendations for on-site and off-site improvements to ensure adequate circulation within the project itself. The following recommendations from the TIA shall be incorporated into the Proposed as conditions of approval to ensure that potential hazards due to design features or incompatible uses are avoided.
- T-1 Construct Indio Avenue from Sunnyslope Drive to its existing terminus to the south at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.
 - T-2 Construct Sunnyslope Drive from Indio Avenue to its existing terminus to the east at its ultimate half-section width including landscaping and parkway improvements in conjunction with development.
 - T-3 Sight distance at project accesses shall comply with standard California Department of Transportation and Town of Yucca Valley sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the Town of Yucca Valley and approved as consistent with this measure prior to issuing of grading permits.
 - T-4 On-site traffic signing and striping will be implemented in conjunction with detailed construction plans for the project.
 - T-5 Participate in the phased construction of off- site traffic signals through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.
 - T-6 A northbound left turn pocket and southbound right turn pocket shall be constructed at the intersection of La Contenta Road and Sunnyslope drive.
- e) **No impact.** Access to the Proposed Project will be provided via three (3) driveways on Sunnyslope Avenue that would provide adequate emergency access. No impacts related to emergency access are anticipated.
- f) **No impact.** According to the Town of Yucca Valley General Plan Figure C-2, no pedestrian facilities, including bicycle paths, lanes, or routes are proposed in the immediate vicinity of the Project Site on either Sunnyslope Avenue or Indio Avenue. Future Class II Bike Lanes are proposed to the west of the Project site on Avalon Avenue, to the south on Yucca Trail, and to the east on Yucca Mesa Road. Implementation of the Proposed Project would not impact planned bicycle or pedestrian facilities as outlined in the Town of Yucca Valley General Plan.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Less than significant.** Water quality in the Warren Sub-basin underlying the Town of Yucca Valley is threatened by nitrate contamination resulting from local septic systems. According to the United States Geological Survey, nearly 287 million gallons of septic discharge reach the basin each year (Hi-Desert Water Reclamation Project). As a result of groundwater pollution related to septic systems in the Town of Yucca Valley the California Regional Water Quality Control Board – Colorado River Basin Region issued an amendment to the Colorado River Basin Plan prohibiting further development of septic systems in portions of the Town of Yucca Valley. In response, the Hi-Desert Water District has developed a plan for a centralized sewer collection and wastewater treatment facility. Phase one of the system is currently under construction and is expected to come on-line in 2016. According to the Project Map available on the Hi-Desert Water District Webpage, the subject Project Site is located within Phase 1 development area of the Wastewater Reclamation Project and the Project Site will be serviced by a sewer main on Sunnyslope Drive. As shown in the Utility Plan the Proposed Project

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includes a proposal for interim on-site septic systems to serve the transfer station office building and the administration building. On-site sewer infrastructure would be constructed to connect to a sewer line on Indio Avenue when it is available. The Proposed Project is not anticipated to exceed wastewater treatment requirements of the Regional Water Quality Control Board.

- b) **No impact.** The Hi-Desert Water District is currently implementing its Wastewater Collection System and Treatment Plant Project. Impacts related to the Wastewater Collection System and Treatment Plant Project were evaluated in the *Initial Study/Environmental Assessment: Hi-Desert Water District Water Reclamation Facility, Wastewater Treatment Plant and Sewer Collection System Project* (June 2009). It was concluded in the Initial Study Checklist 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 have been made by or agreed to by the Project Applicant. No significant impacts related to the anticipated construction of a sewer collection system and waste water treatment plan that will serve the subject project are anticipated.
- c) **Less than significant impact.** Conditions of Approval included in the Proposed Project Conditional Use Permit would require the facility design to retain a total volume that is the incremental 100-year 24hr plus 20%. A preliminary drainage study completed by Nolte Vertical Five found that while the Site Plan is configured to meet the requirements of the Town of Yucca Valley’s retention requirements, revisions to the proposed basin designs may be necessary in order to ensure adequate capacity. Implementation of Mitigation Measures HWQ-1 and 2 related to storm water drainage facilities would reduce significant environmental effects.
- d) **No impact.** The Proposed Project will be served by the Hi-Desert Water District and will connect to an existing main on Sunnyslope Drive. The Hi-Desert Water District has an approximate service area of 57 square miles and 10,000 Active service connections. The District operates 16 storage tanks, 13 wells, and maintains 297 miles of pipeline. The Hi-Desert Water District has four main sources of water supply – groundwater from the Warren Valley Basin, groundwater from the Reche/Ames/Means Valley Groundwater Basin, septic system and irrigation return flows to groundwater, and State Water Project imports via the Mojave Water Agency to recharge the Warren Valley Basin. According to the Town of Yucca Valley General Plan EIR, total projected water demand for the Town was 2,923 acre-feet/year (afy), additional projections include 2,754 afy in 2020, 3,040 afy in 2035, and 7,989 afy at post-2035 General Plan build-out. The HDWD water supply forecast for the year 2035 is 37,470 afy, more than four times larger than total forecast water demand in the town of Yucca Valley at General Plan buildout. The Hi-Desert Water District has sufficient water supplies available to serve the Proposed Project from existing entitlements and resources. No impact is anticipated.
- e) **No impact.** Under existing conditions no sewer service is available at the site. The Hi-Desert Water District Water Reclamation Facility, Wastewater Treatment Plant and Sewer Collection System Project is currently underway and will have sufficient capacity to serve the Proposed Project once it is built. In the interim, on-site private septic systems will be installed.

- f) **No impact.** The Proposed Project is the construction of a refuse transfer station and refuse collection vehicle maintenance yard. The anticipated daily average number of loads is approximately 100-150 vehicles per day with a daily average of 120 tons per day. Based on an approximately 18-20-ton loading capacity, the transfer trailers would transfer an average of five (5) to ten (10) loads of refuse per day to the Landers Sanitary Landfill located approximately 12 miles north of the Town of Yucca Valley. The transfer facility service area will include the communities of Crestline, Lake Arrowhead, Cedar Glen, Running Springs, Arrowbear, and Green Valley. The Landers Sanitary Landfill has a maximum permitted throughput of 1,200 tons per day and an operation permit valid through 2021. CalRecycle reports a remaining capacity of 765,098 cubic yards as of November 01, 2009. In April 2014, the County of San Bernardino Department of Public Works-Environmental Management Division published a Notice of Preparation for a Draft Environmental Impact Report for the Landers Sanitary Landfill. The Landfill Expansion Project would expand the site life to approximately 2074 and increase the permitted gross airspace by approximately 10.9 million cubic yards for future disposal. The Proposed Project will collect refuse from its service area, sort it, and load it into transfer trucks for transport to the Landers Sanitary Landfill. Refuse transported from the site is part of the existing refuse stream and operations would not generate additional waste. Although the Landers landfill has limited capacity and is seeking an expansion, the Proposed Project in and of itself would not generate added volume of refuse; the total volume of refuse transported to the landfill may be reduced through the sorting process. Implementation of the Proposed Project will have no impact on the current solid waste disposal volume transported to the landfill. No impacts are anticipated.
- g) **Less than significant.** The Proposed Project would be required to comply with the City of Rialto waste reduction programs, including recycling and other diversion programs to diver the amount of solid waste disposed in landfills. As such, the Project Application would be required to work with refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. The Proposed Project would comply with all applicable solid waste statues and regulations; as such, impacts would be less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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- a) Does the project have the potential to 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, 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?

- 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)?

- c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly or indirectly?

a) **Less than significant with mitigation incorporated.** Implementation of the Proposed Project would result in impacts to approximately 10 acres of undeveloped desert predominantly vegetated by Joshua tree woodland. A biological resources study of the site completed by Hernandez Environmental Services determined that implementation of the Proposed Project may result in potential impacts to Parish’s club cholla, a California Native Plant Society list 2B.2 plant species. Additionally, the BRS identified suitable habitat and therefore potential impacts to four state species of special concern: pallid San Diego pocket mouse, hoary bat, western yellow bat, and coast horned lizard. Suitable habitat for the desert tortoise, a state and federally listed threatened species was also identified. As discussed in Section IV: Biological Resources, impacts to the habitat and potential impacts to these species may be avoided and/minimized with implementation of conditions of approval or mitigation measures following the recommendations included in the BRS.

A Phase I Historical/Archaeological Resources Survey was completed by CRM TECH. CRM TECH found that no potential historical resources have been previously recorded within or adjacent to the Project Site. During a field survey of the site CRM TECH encountered a dirt road that dates at least to the 1950’s. The road is described as “a minor, ubiquitous, nondescript element of the historic-period infrastructure [that] demonstrates no particular historical characteristics and no potential for California Register eligibility.” Refuse scatters observed along the road were determined to be of modern origin with and of no historical or archaeological interest. The Morongo Band of Mission Indians identified the Project Site within the Tribe’s traditional use area and requested that the Tribe’s Standard Development Conditions be implemented. Less than significant impacts related to historical resources were determined.

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- b) **Less than significant.** The Traffic Impact Analysis for the Yucca Valley Hauling Yard and Transfer Station Prepared by Kunzman Associates, Inc. identified potential off-site cumulative projects related to the Proposed Project's trip generation (July 2015). In order to address potential cumulative impacts, the Project Applicant would be responsible for the payment of traffic signal mitigation fees for the Town of Yucca Valley's phased construction of off-site traffic signals. The appropriate mitigation fee would be determined during the Plan Review and permitting process through the Town of Yucca Valley. In general, the Traffic Impact Analysis found that implementation of the Proposed Project would not generate traffic impacts that conflict with the Town of Yucca Valley General Plan, the Regional Congestion Management Program, or overall effectiveness for performance of the study area intersections and less than significant impacts are anticipated.

Potential cumulative impacts on air quality were analyzed by Kunzman Associates, Inc. in the Yucca Valley Hauling Yard and Transfer Station Air Quality and Global Climate Change Impact Analysis (July 2015). The project area is out of attainment for both ozone and particulate matter. Construction and operation of cumulative projects will further degrade the air quality of the Mojave Desert Air Basin. The greatest cumulative impact on the quality of regional air cell will be incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the MDAQMD methodology, projects that do not exceed the MDAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. With respect to long-term emissions, this project would create a less than significant cumulative impact.

- c) **Less than significant.** The incorporation of design measures, Town of Yucca Valley polices, standards, and guidelines and proposed mitigation measures would ensure that the Proposed Project would have no substantial adverse effects on human beings, either directly or indirectly on an individual or cumulative basis.

References

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http://www.sterlingcodifiers.com/codebook/index.php?book_id=659
- The Planning Center | DC&E. August 2013. *Draft Yucca Valley General Plan Update Environmental Impact Report*.

Hi-Desert Water District Wastewater Reclamation Project website

<http://protectgroundwater.org/>

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation measures for the following project:

Burrtec Yucca Valley Refuse Transfer Station and Collection Vehicle Maintenance Yard

The Mitigation Monitoring and Reporting Program has been prepared in compliance with State law and the Initial Study (IS) (State Clearinghouse No. 2015121035) prepared for the project by the Town of Yucca Valley.

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code §21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The Mitigation Monitoring and Reporting Program contains the following elements:

- **Action and Procedure.** The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- **Compliance and Verification.** A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
- **Flexibility.** The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the Mitigation Monitoring and Reporting Program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

The Mitigation Monitoring and Reporting Program checklist is included in the following pages.

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Project File Name: Burrtec Yucca Valley Refuse Transfer Station and Collection Vehicle Maintenance Yard

Applicant: Burrtec Waste & Recycling Services

Prepared by: Town of Yucca Valley

Date: January 18, 2016

Mitigation Measures No./Implementation Action	Party Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
BIOLOGICAL RESOURCES						
BIO-1: Surveys for Parish’s club cholla shall be performed prior to ground disturbing activities. The surveys do not have to be conducted during the species’ flowering period as the plant is readily identifiable when it is not flowering. If the plant species is found within the construction impact area, the plant shall be relocated within the property to a site that would not be impacted by the proposed construction. The transplanting shall be performed by a qualified biologist.	CP	B	Town review of focused survey	D		2
BIO-2: To avoid impacts to desert tortoise all construction activities should be confined to the proposed Burrtec Waste and Recycling Services Yucca Valley Facility site. All work should be conducted during the desert tortoise inactive period between November and February. If construction activities need to be performed beyond these areas or during the tortoise active period between March and October, a qualified biologist should be consulted to ensure no take of desert tortoise.	CP/BO	B/C	Town review of biological survey and monitoring reports	D		2/4
BIO-3: Prior to the onset of construction activities, a bat survey shall be conducted in the area proposed for construction. If bat species are identified roosting in areas that will be impacted by the construction, the applicant shall report the	CP/BO	B	Town review of focused survey	D		2

Attachment: 07.5 Mitigation Monitoring And Reporting Program (1187 : Burrtec)

Mitigation Measures No./Implementation Action	Party Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
find to CDFW. In consultation with CDFW the Project Applicant shall develop a plan to avoid and/or minimize impacts to roosting bats (such as buffers around active roosts). Impact avoidance and/or minimization measures shall be implemented as agreed to between the Project Applicant and CDFW.						
BIO-4: If construction activities cannot be avoided during the nesting bird season (February 15 through September 15), a qualified biologist shall conduct a pre-construction nesting bird survey within all areas of breeding/nesting activities that would remove vegetation or otherwise disturb nesting activity) for instance, mobilization of heavy equipment. Surveys shall be conducted no more than (7) days prior to initiation of construction activities. If nesting birds are encountered, a qualified biologist will flag an avoidance buffer zone around the nest (buffer zones vary according to species involved and shall be determined by the qualified biologist). No activities that would adversely affect the nest shall occur within the buffer zone until the qualified biologist has determined the nest is no longer active and the young are no longer dependent on the nest.	CP/BO	B	Town review of focused survey	D		2/4
BIO-5: Joshua tree removal and transplantation: <ul style="list-style-type: none"> • Transplantation should be conducted during the late fall or winter, when weather is moderately cool and soils are moist. • Joshua trees should be marked systematically so that they may be transplanted in the same orientation that they were growing in prior to removal. Prior to removal, all transplantable trees within the project impact area should be thus marked. 	CP/BO	B	Town review of grading plan	A/D		2

Attachment: 07.5 Mitigation Monitoring And Reporting Program (1187 : Burrtec)

Mitigation Measures No./Implementation Action	Party Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> • Prior to the initiation of Joshua tree salvage, the project biologist should coordinate a meeting with all contractors involved in the transplantation. The project biologist should provide the contractor(s) with a copy of the transplantation • Trees that have been marked should be removed utilizing a tree space or backhoe and personnel with shovels. Care should be taken to remove the entire root ball intact, to minimize exposure of the root ball to air, and to maintain a moist environment around the roots at all times. Root balls should be treated with a mixture of water and rooting hormone immediately upon removal from the ground, and the salvaged trees should be immediately transported to the storage area or the transplantation site. • Unless immediately transplanted to their final locations, a storage area for the salvaged trees should be prepared ahead of time. The trees should be stored by planting in their native orientation within a temporary trench, or trenches, approximately one foot wider than the root ball of the trees and long enough to accommodate all the trees to be salvaged. Trees can be plated as close to each other as possible while still allowing any necessary room for the installation of equipment. The project biologist should coordinate with the contractors to determine the length and width of the trench required. • Receiving holes for salvaged trees within the final transplantation area should be approximately one foot larger than the root balls they receive. 						

Attachment: 07.5 Mitigation Monitoring And Reporting Program (1187 : Burrtec)

Mitigation Measures No./Implementation Action	Party Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> A water and rooting hormone (vitamin B-1) mix should be prepared prior to final translocation of trees. Added minerals or chelating agents, common additives in commercially available rooting hormone mixes, are acceptable. The rooting hormone should be mixed per the manufacturer's direction. The receiving hole should be filled with a mixture of water and rooting hormone, and allowed to drain before placing the tree in the hole. Once the plant is set in the hole in the proper orientation, the hole should be backfilled and the tree watered once again. Air pockets should be eliminated from around the root ball by tamping or standing on the root ball while the soil around the plant is still wet. A basin should be left around the plant to hold water. The trees should be watered again after 10 days by soaking with a mixture of vitamin B-1 water. The trees should be watered periodically through the establishment period based upon their appearance. The project biologist (or designee) should monitor the plants for signs of stress and desiccation and notify maintenance personnel when the plants must be watered. For each watering, the basin should be filled and then allowed to drain (and the soil to dry) before watering again. Watering should be conducted as needed to support the initial translocation; however, the goal is to establish the plants without the need for supplemental watering. The transplants should be monitored weekly for three months and then monthly until the project biologist has determined that they are 						

Attachment: 07.5 Mitigation Monitoring And Reporting Program (1187 : Burrtec)

Mitigation Measures No./Implementation Action	Party Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
established.						
BIO-6: During construction if a desert tortoise wanders onto the Proposed Project construction area, all construction will have to be halted until the animal leaves. Desert tortoise that wander onto the site cannot be physically removed unless authorized by the USFWS and CDFW under an incidental take permit.	CP/BO	B/C	On-site Inspection and Town review of biologist's reports	D		2
BIO-7: A biological monitor will be on-site during construction to ensure there is no take of tortoises.	CP/BO	B/C	Town review of biologist's reports	D		2
CULTURAL RESOURCES						
CR-1: If buried cultural materials are discovered during earth-moving operations associated with the project, all work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.	CDD/BO	C	Town review of archaeologists reports	A/D		4
CR-2: If human remains are encountered during grading or other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.	CDD/BO	C	Town review of archaeologists reports	A/D		4
CR-3: In the event that Native American Cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of the Interior Standards shall be hired to assess the find. Work on the overall project may continue during this assessment period. a) If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the Applicant or his archaeologist shall contact the Morongo Band of Mission Indians.	CDD/BO	C	Town review of archaeologists reports	A/D		4

Attachment: 07.5 Mitigation Monitoring And Reporting Program (1187 : Burrtec)

Mitigation Measures No./Implementation Action	Party Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
b) If requested by a Native American Tribe, the Applicant or the project archaeologist shall in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to the tribe, etc.)						
GEOLOGY AND SOILS						
GEO-1: Designs shall comply with the latest edition of the California Building Code for Site Class D using the seismic coefficient identified in the LandMark Geotechnical Report (April 2015). Compliance shall be verified by the Town of Yucca Valley during design review and through the permit issuance process.	CE	B	Town review of grading and building plans	A/C/D		2
GEO-2: In order to detect un-desirable materials or conditions and soft areas that may be encountered in the construction area, all site preparation and fill placement shall be continuously observed and tested by a representative of a qualified geotechnical engineering firm. The engineering firm that provides observation and testing during construction shall assume the responsibility of “geotechnical engineer of record” and, as such, shall perform additional tests and investigation as necessary to satisfy themselves as to the site conditions and the recommendation for site development.	CE	B	Town review of grading and building plans	A/C/D		2
GEO-3: Utilities, especially at the points of entry to the buildings, shall be designed to accommodate differential movement.	CE	B	Town review of grading and building plans	A/C/D		2
HYDROLOGY AND WATER QUALITY						
HWQ-1: An additional catch basin and pipe is needed for the area draining the north parking area and the east access road will also need to be directed to the east retention basin. On the west,	CE	B	Town review of grading and building plans	A/C/D		2

Attachment: 07.5 Mitigation Monitoring And Reporting Program (1187 : Burrtec)

Mitigation Measures No./Implementation Action	Party Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
a drainage facility will be necessary to route flow into the basin. A revised facility drainage plan, incorporating these recommendations from the Nolte Vertical Five Preliminary Drainage Study shall be submitted to the Town of Yucca Valley for final approval in order to ensure safe and efficient drainage of the Project Site.						
HWQ-2: The retention basin will need an overflow weir or freeboard. If full retention of the 100-year 24-hour storm is required, the basin will need to be expanded. Revised basin plans with sufficient 100-year 24-hour plus 20% capacity per the findings of the Preliminary Drainage Study and with overflow weir or freeboard shall be submitted to the Town of Yucca Valley for final approval in order to ensure that the Project Site will have sufficient retention capacity.	CE	B	Town review of grading and building plans	A/C/D		2
TRAFFIC						
<p>T-1: The following design features as recommended in the Traffic Impact Analysis shall be incorporated into the project design.</p> <ul style="list-style-type: none"> a) Construct Indio Avenue from Sunnyslope Drive to its existing terminus to the south at its ultimate half-section width including landscaping and parkway improvements in conjunction with development. b) Construct Sunnyslope Drive from Indio Avenue to its existing terminus to the south at its ultimate half-section width including landscaping and parkway improvements in conjunction with development. c) Sight distance at project accesses shall comply with standard California Department of Transportation and Town of Yucca Valley 	CE	B	Town review of grading and building plans	A/C/D		3

Attachment: 07.5 Mitigation Monitoring And Reporting Program (1187 : Burrtec)

Mitigation Measures No./Implementation Action	Party Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the Town of Yucca Valley and approved as consistent with this measure prior to issuing grading permits.</p> <p>d) On-site traffic signing and striping will be implemented in conjunction with detailed construction plans for the project.</p> <p>e) A northbound left turn pocket and southbound right turn pocket shall be constructed at the intersection of La Contenta Road and Sunnyslope drive.</p>						
f) The Project Applicant shall participate in the phased construction of off-site traffic signals through payment of traffic signal mitigation fees.	CE	B	Per Fair Share Agreement with Town	C/D		3

Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification	Sanctions
CDD: Community Development Director or designee CP: City Planner or designee CE: City Engineer or designee BO: Building Official or designee PO: Police Captain or designee FC: Fire Chief or designee	A: With Each New Development B: Prior To Construction C: Throughout Construction D: On Completion E: Operating	A: On-site Inspection B: Other Agency Permit / Approval C: Plan Check D: Separate Submittal (Reports / Studies / Plans)	1: Withhold Recordation of Final Map 2: Withhold Grading or Building Permit 3: Withhold Certificate of Occupancy 4: Stop Work Order 5: Retain Deposit or Bonds 6: Revoke CUP 7: Citation

Attachment: 07.5 Mitigation Monitoring And Reporting Program (1187 : Burrtec)

NOTICE OF PUBLIC HEARING
YUCCA VALLEY COMMUNITY CENTER
57090 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

2.i

TUESDAY, JANUARY 26, 2016 - BEGINNING AT 6:00 P.M.

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

CASE NUMBER: Environmental Assessment, EA 01-15
Conditional Use Permit, CUP 02-15

APPLICANT: Burrtec Waste and Recycling
41575 Eclectic Street
Palm Desert, CA 92260

REPRESENTATIVE: Gary Koontz
9890 Cherry Avenue
Fontana, CA 92335

PROPOSAL: A proposal to construct a waste management facility, to include a 15,000 square foot transfer station, an approximate 16,000 square foot vehicle maintenance building, a 3,025 square foot administration office, a 3,300 square foot employee office building, parking facilities, fueling facilities, bin storage and scales.

LOCATION: The project is located on ten (10) acres of a forty (40) acre parcel located on the southeast corner of Sunnyslope Drive and Indio Avenue
APN's: 601-551-09, 10 and 11

ENVIRONMENTAL DETERMINATION: The project was reviewed under the California Environmental Quality Act (CEQA) and the Town's Guidelines to implement the same. A Mitigated Negative Declaration will be prepared pursuant to Section 15070 to 15075 of CEQA.

Any person affected by the application(s) may appear and be heard in support of or in 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 for more information at (760) 369-6575.

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. If you have any written correspondence delivered to the Town Planning Division at, or prior to, the Public Hearing.

December 15, 2015
Date

/s/ Lesley R. Copeland
Lesley R. Copeland, CMC
Town

Packet Pg. 158

Attachment: 08 Notice of Hearing (1187 : Burrtec)

Chapter 9.63 Conditional Use Permit

Sections:

- 9.63.010 – Purpose and General Plan Consistency
- 9.63.020 – Applicability
- 9.63.030 – Authority
- 9.63.040 – Application Submittal Requirements
- 9.63.050 – Application Fee
- 9.63.060 – Investigation and Report
- 9.63.070 – Action by Review Authority
- 9.63.080 – Required Findings
- 9.63.090 – Minor Modifications of Previously Approved Conditional Use Permit
- 9.63.100 – Lapse of Permits/Permit Expiration
- 9.63.110 – Extension of Time
- 9.63.120 – CUP Amendment
- 9.63.130 – CUP Revocation
- 9.63.140 – Development of Property Before Final Decision
- 9.63.150 – Alteration to Nonconforming Use
- 9.6344.160 – Surface Mining and Reclamation

9.63.010 – Purpose and General Plan Consistency

The Conditional Use Permit Review procedure allows the Town to evaluate proposed development and determine its consistency with the General Plan, the Development Code and applicable Town ordinances. The Conditional Use Permit Review procedure is intended to protect and enhance the visual appeal, environment, economic stability and property values of the Town's residential, commercial, and industrial areas through the application of the provisions of this Code and the General Plan. Review of such uses is necessary and specific conditions of approval may be necessary to ensure that the uses are developed, operated, and located properly with respect to their effects on surrounding properties and so that any and all potentially adverse impacts are mitigated, and to ensure the general health, safety and welfare of the community through implementation of the General Plan through this Chapter.

9.63.020 – Applicability

- A. All new construction which is listed in the use classification charts for the underlying land use districts that require a Conditional Use Permit Review.
- B. Expansions which exceed the thresholds of Table 4.2 and are permitted subject to a Conditional Use Permit Review as specified in the use classification charts for the underlying land use district shall require a Conditional Use Permit.

TABLE 4.2
CONDITIONAL USE PERMIT
EXPANSION THRESHOLDS

SQUARE FOOTAGE OF EXISTING BUILDING	MAXIMUM SQUARE FOOTAGE	MAXIMUM PERCENTAGE
up to 5,000	1250 sq ft	50%
5,001 – 10,000	2000 sq ft	40%
10,001 +	2500 sq ft	25%

C. Change in use of an existing structure

D. Projects which fall within the thresholds of the Conditional Use Permit shall comply with the General Plan, the Development Code and applicable Town Ordinances and regulations, including but not limited to:

1. Half-width (½) street Improvements (curb, gutter, sidewalk, street lights, and pavement) on all streets fronting the project, except as defined by the parameters of the Council policies regarding Street Reconstruction
2. Onsite water retention of incremental increase
3. Dedication of easements for drainage facilities, streets, trails, avigation easements as required by this code and any adopted plans
4. Improvements to drainage facilities except as defined by the parameters of the Council policies regarding drainage facilities
5. Assessment Districts formation (including Landscape and Lighting, Street and Drainage, Community Facility District, and Public Safety)
6. Utility Undergrounding, pursuant to adopted standards
7. Landscaping and Landscaping Plan regulations (greater than 500 square feet of landscape area requires approval by Hi Desert Water District)
8. Commercial Design Guidelines
9. Outdoor Lighting regulations
10. Parking and screening requirements
11. Sign regulations
12. All other Development Code regulations
13. California Environmental Quality Act (CEQA) and any required mitigation measures

- E. Expansions which fall within the thresholds specified in Table 4.2 shall be processed as a Land Use Compliance Review, pursuant to Chapter 9.66.

9.63.030 – Authority

A. Level of Review:

TABLE 4.3
CONDITIONAL USE PERMIT
LEVEL OF REVIEW

APPLICABILITY	LEVEL OF REVIEW	NOTICE REQUIREMENTS
New structures, including accessory structures and uses;	Commission	Public Hearing
Expansion of an existing structure in conformance with Table 4.2;	Director	None
Expansion of an existing structure which exceeds the thresholds in Table 4.2;	Commission	Public Hearing
Conversion of an existing structure (i.e. change in use);	Commission	Public Hearing
Construction or conversion of a structure(s) to allow a mixed-use development.	Commission	Public Hearing

Where the review for a Conditional Use Permit is not specified, the Director shall determine the appropriate review authority.

B Referral to Next Higher Review Authority. ; The Commission may refer an application for a Conditional Use Permit to the Council based upon the following criteria:

1. Impact upon public services and facilities greater than typical for the type of project proposed;
2. Impact upon surrounding properties greater than typical for the type of project proposed;
3. Floor or site square footage greater than typically found in the type of project;
4. Intensity of use greater than typically found in the type of projects;
5. Operating characteristics not typical of the type of project proposed.
6. Other factors including but not limited to public opposition to development of the project.
7. The need for Council interpretation of the General Plan and/or Development Code as related to the project.

C. General Authority. The Commission is authorized to approve, approve with conditions, or deny applications for Conditional Use Permits in compliance with the procedures established in this

Section. In approving an application for a Conditional Use Permit, the Commission may impose conditions to ensure compliance with this Code. Conditions may include, but shall not be limited to:

1. Requirements for special structure setbacks;
 2. Open spaces;
 3. Buffers;
 4. Fences;
 5. Walls and screening;
 6. Requirements for the installation and maintenance of landscaping and erosion control measures;
 7. Control of street improvements, other public infrastructure and related dedications;
 8. Control of vehicular ingress and egress;
 9. Control of traffic circulation;
 10. Control of signs;
 11. Control of hours of operation;
 12. Control of potential nuisances;
 13. Establishing standards for maintenance of buildings and grounds;
 14. Establishing development schedules and development standards;
 15. Control of periodic review;
 16. Control of architectural and/or building design;
 17. Any other conditions as may be deemed necessary to ensure the compatibility with surrounding uses, to preserve the public health, safety and welfare, and to enable the Commission to make the findings required by Section 9.63.080, *Required Findings*.
- D. Performance Guarantee.** In order to ensure implementation of conditions attached to a Conditional Use Permit, the applicant may be required to furnish a surety in a form of an instrument of credit, money or surety bond in the amount fixed by the authority granting or modifying the Conditional Use Permit.
- E. Providing Required Improvements.** Whenever a Conditional Use Permit is approved or modified subject to the condition that specified public improvements shall be installed by the applicant to meet Town standards and be accepted by the Town, the applicant may be required to

execute an agreement approved by the Town to make such improvements prior to the time/construction events specified in the Conditional Use Permit.

- F. **Conditions Declared Void.** Whenever any final judgment of a court of competent jurisdiction declares one or more of the conditions of a Conditional Use Permit to be unconstitutional or invalid, such decision shall not affect the validity of the approval as a whole, or any portion thereof other than the section so declared
- G. **Violation of Condition.** Whenever a Conditional Use Permit is approved or modified by the Commission subject to a condition(s), non-compliance with such condition(s) shall constitute a violation of this Code. Conditions which are not observed or which are violated may be enforced as provided in Chapter 9.82, *Enforcement and Violations* or said Conditional Use Permit may be revoked or modified under Chapter 9.83, *Permit Amendments* and 9.84, *Permit Revocations*.

9.63.040 – Application Submittal Requirements

Applications for Conditional Use Permits shall be filed on a form prescribed by the Planning Division and shall contain such information and reports as may be required by the application submittal package or by other applicable ordinances or by the Town in order for the Commission to make the required findings.

9.63.050 – Application Fee

The application shall be accompanied by a fee established by resolution of the Council to cover the cost of handling and processing the application as prescribed in this Chapter.

9.63.060 – Investigation and Report

The Director shall cause an analysis of each application for a Conditional Use Permit to be made. The level of detail of the analysis shall be appropriate to the type of project proposed and the needs of the Commission. The analysis shall examine the application's consistency with the content, intent and purpose of the General Plan, the Development Code, and any other applicable Town standards or policies. To insure effective implementation of General Plan policies and the provisions of this Code, applications may be reviewed by the Development Review Committee prior to consideration by the Commission. As a result of the analysis, the Director shall cause a report to be completed which shall include a listing of proposed conditions necessary to guarantee the public health, safety and welfare, should the proposed project be approved.

9.63.070 – Action by Review Authority

Commission Action. Pursuant to Section 9.63.030, *Authority*, the Commission shall review each application for a Conditional Use Permit. The applicant shall be provided with a copy of the Director's report regarding the application prior to the Commission's consideration. The Commission shall approve, deny, or conditionally approve applications for a Conditional Use Permit. Decisions by the Commission shall be final unless appealed as provided in Chapter 9.81, *Appeals*.

9.63.080 – Required Findings

Before approving a Conditional Use Permit, the Town and/or Commission shall find that the circumstances established below apply:

- 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;
- 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;
- C. That the proposed development produces compatible transitions in the scale, bulk, coverage, density and character of the development between adjacent land uses;
- D. That the building site and architectural design is accomplished in an energy efficient manner;
- E. That the materials, textures and details of the proposed construction, to the extent feasible, are compatible and consistent with the adjacent and neighboring structures;
- 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;
- 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;
- H. That quality in architectural design is maintained in order to enhance the visual desert environment of the Town and to protect the economic value of existing structures;
- 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;
- 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;
- 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;
- 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;
- 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;

- 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;
- 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 considered to be detrimental to the public health, safety and welfare of the community or be materially injurious to properties and/or improvements within the immediate vicinity or be contrary to the General Plan; and
- P. That the proposed development will comply with each of the applicable provisions of the Development Code and applicable Town policies, except approved variances.

9.63.090 – Minor Modifications of Previously Approved Conditional Use Permit

An approved Conditional Use Permit may be modified upon the request of the property owner, or by the Town. Minor Modifications may be approved by the Director if it is determined that the changes would not affect the findings prescribed in Section 9.63.080, *Required Findings*, and that the subject of the proposed changes were not items of public controversy during the review and approval of the original permit; including modifications to phasing schedules for the project.

9.63.100 – Lapse of Permits/Permit Expiration

- A. **Expiration.** A Conditional Use Permit approval shall expire three (3) years from the date the permit is approved unless it is otherwise conditioned or unless prior to the expiration of the three (3) years the following have occurred:
 - 1. A building permit is issued and substantial construction is diligently pursued towards completion of the project which was the subject of the Conditional Use Permit application. After construction is commenced, if work is discontinued for a period of two (2) years, the Conditional Use Permit shall require review and reauthorization by the Commission; or
 - 2. A certificate of occupancy is issued for the structure which was the subject of the Conditional Use Permit application.
- B. **Phased Projects.** Projects may be built in phases if so approved by the Commission or Director pursuant to Section 9.63.090, *Minor Modifications of Previously Approved CUP*.

9.63.110 – Extension of Time

The Commission may grant a time extension not to exceed three (3) years. Applications shall be made on a form to be provided by the Planning Division. Prior to the granting of an extension, the Planning Division shall review the previously approved project to ensure it is consistent with all current provisions of the General Plan, Development Code and other Town Ordinances and that the findings for approval of a Conditional Use Permit in compliance with Section 9.63.080, *Required Findings*, can be made. Based upon this review, additional Conditions of Approval may be imposed upon the project by the review authority when the Extension of Time is approved.

The Commission may grant additional extensions of time provided that the project is consistent with the General Plan, Development Code, Master Plans and Specific Plans.

9.63.120 – CUP Amendment

Refer to Article 5, Chapter 9.83 Permit Amendments.

9.63.130 – CUP Revocation

Refer to Article 5, Chapter 9.84 Permit Revocations.

9.63.140 – Development of Property Before Final Decision

A building permit shall not be issued for, and no person shall commence to use, any structure until that structure and its accompanying development has received a Conditional Use Permit in compliance with the provisions of this Chapter. In addition, no other permits shall be issued for any use or structure requiring a Conditional Use Permit unless and until the Conditional Use Permit has been approved.

9.63.150 – Alteration to Nonconforming Use

- | | | |
|-----------|----------------------|------------------------------|
| A. | Procedure: | Administrative Review |
| | Reviewing Authority: | Director |

The Director shall review and act upon requests to alter nonconforming uses.

- B.** An existing nonconforming use may be altered to accommodate a new structure or accessory use, except where it is an existing nonconforming use of land with no structure thereon.
- C. Findings.** Before any modification in a nonconforming use may be granted, it shall be found that all of the following conditions shall exist in reference to the alteration being considered:
1. The remaining normal life of the existing nonconforming use shall be determined pursuant to provisions specified in this Code prior to consideration of the proposed alteration if in a residential district.
 2. The proposed alteration shall not prolong the normal life of the existing nonconforming use.

3. The alteration of the existing nonconforming use shall not be detrimental to nor prevent the attainment of objectives, policies, general land use and programs specified in the Town General Plan.
4. The granting of permission to alter the nonconforming use shall not be substantially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and district in which the use is located.
5. The alteration shall not change the primary use of the land nor increase the intensity of that use.
6. The existing nonconforming use shall comply with all other existing regulations.
7. Any alteration required by governmental or court action shall be exempt from these conditions.

9.63.160 – Surface Mining and Reclamation

State law requires a public hearing review for the Surface Mining and Reclamation process. The Mining and Land Reclamation Plan Application combine a Conditional Use Permit and Reclamation Plan into one application.

Chapter 9.10 Industrial Districts

Sections:

- 9.10.010 – Purpose of Industrial District
- 9.10.020 – Permitted Uses and Permit Requirements
- 9.10.030 – Development Standards
- 9.10.040 – Native Landscape Documentation Package

9.10.010 – Purpose of Industrial District

This Chapter lists the land uses that may be allowed within the Industrial Zoning District established by the General Plan, determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

9.10.020 – Permitted Uses and Permit Requirements

Table 2-18 identifies the uses of land allowed by this Development Code in the industrial zoning district established by Chapter 9.05 (Zoning Districts and Zoning Map).

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 Section 9.06.030B, Permit Requirements.

Pursuant to Section 9.06.030.A.3 – Similar and Compatible Uses May be Permitted, the Director may determine that a proposed use permitted, providing 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.

The following land uses shall be permitted, pursuant to the conditions stipulated.

- A. Accessory Uses including parking lots and structures, accessory signs, and exterior storage which is fully fenced and screened with a solid fence and where no storage is visible above the fence. Accessory uses and structures shall comply with all requirements of this Code.
- B. Industrial land uses proposed to operate from existing structures shall be permitted by right in the following cases
 1. The structure has historically been utilized in fashion similar to the proposed use.
 2. There are no structural off-street, on-site improvements lack thereof which pose an immediate threat to the health safety or general welfare of the Town.
 3. There are no additions or alterations to the square footage of the existing structure.

**TABLE 2-18 : PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR THE INDUSTRIAL ZONING DISTRICT**

Zoning Districts		I: Industrial
Permit Required		
NP: Not Allowed	P: Permitted	SPR: Site Plan and Design Review
CUP: Conditional Use Permit	TSEP: Temporary Special Event Permit	SUP: Special Use Permit
PD: Planned Development Permit	TUP: Temporary Use Permit	
Type of Use	Permit Required	Notes and Other Regulations
	I	
Agriculture and Animal Related		
Animal Care Facility	SPR	Including, but not limited to animal hospitals, veterinarian, pet stores, and grooming.
Community Gardens	SPR	
Equestrian Facility	SPR	
Feed and Tack	SPR	
Horticulture/Agriculture	SPR	Including, but not limited to crop production, orchards, and vineyards.
Kennels and Catteries (over 15 animals)	SUP	
Livestock Operations	SUP	
Natural Resources Development	CUP	
Nature Preserve	SPR	
Nursery/Garden Supply (w/ outdoor display)	SPR	
Nursery/Garden Supply (w/o outdoor display)	SPR	
Industry, Manufacturing and Processing, Wholesaling		
Construction/Contractor Storage Yard	SPR	
Hazardous Waste Operations	CUP	See Section 9.34.110 (Hazardous Materials)
Manufacturing Operations	CUP	
Motor Vehicle Storage/Impound Facility	CUP	
Recycling Facility (small collection facility)	SPR	See Section 9.14.070 (Recycling Facilities)
Recycling Facility (processing facility)	SUP	
Research and Development	SPR	
Salvage Facility	CUP	
Storage – Mini-Storage (personal storage)	SPR	See Section 9.14.060 (Mini-Storage Facilities)
Storage (outdoor vehicles storage)	CUP	
Wholesaling and Distribution	CUP	

Chapter 9.10 - Industrial Districts

**TABLE 2-18 : PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR THE INDUSTRIAL ZONING DISTRICT**

Zoning Districts		I: Industrial	
Permit Required			
NP: Not Allowed		P: Permitted	
CUP: Conditional Use Permit		TSEP: Temporary Special Event Permit	
PD: Planned Development Permit		TUP: Temporary Use Permit	
SPR: Site Plan and Design Review		SUP: Special Use Permit	
Type of Use	Permit Required	Notes and Other Regulations	
	I		
Retail Commercial Uses			
Antique/Second Hand Stores	SPR		
Adult Oriented Business	CUP	See Chapter 9.52 (Adult-Oriented Uses)	
Appliance and Home Goods Sales and Repair)	SPR		
Auto and Vehicle Sales and Rentals and Parts Sales	SPR		
Building and Landscape Materials Sales (indoor)	SPR		
Building and Landscape Materials Sales (outdoor)	SPR		
Convenience Store	SPR		
Construction and Heavy Equipment Sales and Rentals	SPR		
Farmers Market/Arts and Crafts Events	TSEP	See Chapter 9.38 (Temporary Special Events)	
Fuel/Propane Dealer	SPR	See Section 9.14.040 (Gas or Other Fueling Stations)	
Grocery, Supermarket, Specialty Food Stores, Drug Stores	SPR		
Manufactured Home Sales	SPR		
Boat and Recreational Vehicle Sales	CUP		
Pawn Shop	SPR		
Retail Store (less than 80,000 sf)	SPR		
Retail Store (80,000 or greater sf)	SPR		
Seasonal Holiday Sales Facilities	TSEP	See Chapter 9.38 (Temporary Special Event Permit)	
Swap meet, Outdoor Market, Auction Yard (permanent)	CUP	See Section 9.14.080 (Swap Meets)	
Shopping Center (neighborhood, community, or regional)	CUP		
Warehouse Retail	SPR		
Business, Financial, and Professional			
ATM	P		
Financial Institution and Related Services	SPR		
Laboratory	SPR		

**TABLE 2-18 : PERMITTED LAND USES AND PERMIT REQUIREMENTS
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PD: Planned Development Permit	TUP: Temporary Use Permit	
Type of Use	Permit Required	Notes and Other Regulations
	I	
Office (Business, Professional, Corporate, Medical)	SPR	
Eating and Drinking Establishments		
Bakery (retail), Coffee Shop and Similar Uses	SPR	Including but not limited to ice cream shops, frozen yogurt shops, and candy/sweet shops
Bakery (wholesale)	SPR	
Bar, Lounge, Nightclub, Tavern, and Pool Hall	CUP	
Catering Service	SPR	
Fast Food (w/ drive through, delivery)	CUP	See Section 9.14.030 (Drive-in/Drive through Establishments)
Fast Food (w/o drive through, delivery)	SPR	
Full Service Restaurant	SPR	
Commercial Service Uses		
Ambulance Service	SPR	
Appliance Sales, Service, Repair, and Rental	SPR	
Automobile Gas Station	SPR	See Section 9.14.040 (Gas or Other Fueling Stations)
Automobile Service/Repair (minor repair and maintenance)	SPR	
Automobile Service/Repair (major repair/body work)	SPR	
Automobile Washing (car wash)	CUP	
Automobile Washing (car wash) (fund raising, temporary)	P	
Barber, Beauty Shop, and other Similar Personal Service Uses	SPR	
Printing and Duplication Services	SPR	
Equipment Sales, Service, Repair, and Rental	SPR	
Fitness Center (less than 2,000 sf.)	SPR	
Fitness Center (more than 2,000 sf.)	SPR	
Fortune Telling and Related Service	SPR	

**TABLE 2-18 : PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR THE INDUSTRIAL ZONING DISTRICT**

Zoning Districts		I: Industrial
Permit Required		
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CUP: Conditional Use Permit	TSEP: Temporary Special Event Permit	SUP: Special Use Permit
PD: Planned Development Permit	TUP: Temporary Use Permit	
Type of Use	Permit Required	Notes and Other Regulations
	I	
Funeral Service (excluding crematorium)	SPR	
Funeral Service (including crematorium)	CUP	
Laundry and Dry Cleaning	SPR	
Locksmith	SPR	
Maintenance and Repair (Minor)	SPR	
Maintenance and Repair (Major)	SPR	
Massage Establishment	SPL	
Studio (dance, music, martial arts, artists)	SPR	
Tattoo and Piercing	SPR	
Commercial Recreation		
Amusement Arcade or Park	CUP	
Carnivals/Circuses/Festivals/Fairs	TSEP	See Chapter 9.38(Temporary Special Events)
Campgrounds	NP	
Concerts, Open Air Theatres, Outdoor Entertainment Events	TSEP	See Chapter 9.38 (Temporary Special Events)
Game Arcade, Internet Café, and similar Business	SPR	
Golf Course	SPR	
Parks/ Recreation Facilities	SPR	
Private Clubs and Lodges	CUP	
Recreation and Entertainment (commercial indoor and outdoor)	CUP	
Recreational Vehicle Park	CUP	See Section 9.08.060 (Recreational Vehicle Parks)
Transportation, Communication, and Infrastructure		
Communication Facility	CUP	Including, but not limited to, radio and television stations or towers, satellite receiving stations, but not wireless telecommunication facilities
Wireless Communication Facility	CUP	Pursuant to Chapter 9.44
Parking Lot	SPR	See Chapter 9.33 (Parking and Loading Standards).

**TABLE 2-18 : PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR THE INDUSTRIAL ZONING DISTRICT**

Zoning Districts I: Industrial		
Permit Required		
NP: Not Allowed	P: Permitted	SPR: Site Plan and Design Review
CUP: Conditional Use Permit	TSEP: Temporary Special Event Permit	SUP: Special Use Permit
PD: Planned Development Permit	TUP: Temporary Use Permit	
Type of Use	Permit Required	Notes and Other Regulations
	I	
		Accessory or incidental to the primary use of the same property.
Public/Government Facilities	SPR	
Public Safety Uses (permanent)	SPR	
Solar Energy Systems (Utility grade/primary use)	NP	See Chapter 9.46 (Renewable Energy Generation Facilities)
Transmission utility lines, pipelines, and control stations	CUP	
Utilities (major)	CUP	
Wind Energy System (Utility Grade/Primary Use)	NP	See Chapter 9.46 (Renewable Energy Generation Facilities)
Other Uses		
Emergency Transitional Housing	SUP	See Chapter 9.48.
Single Room Occupancy Units	CUP	See Chapter 9.48
Cemeteries, Including Pet Cemeteries	CUP	
Religious Institutions, Religious Assembly, and Other Public Assembly	CUP	
Conference Centers and Group Camps	CUP	
Correctional Institution	CUP	
Emergency Facilities (temporary)	TUP	See Chapter 9.39 (Temporary Uses and Structures)
Hotels and Motels	CUP	
Hospitals/Medical/Rehabilitation Centers/Clinics	CUP	
Medical Marijuana Dispensary	NP	See Section 9.14.050 (Medical Marijuana Dispensary)
Museum, Library, Art Gallery, Outdoor Exhibit	SPR	
Schools (private, vocational, charter, and other)	CUP	
Temporary Special Events	TSEP	See Chapter 9.38 (Temporary Special Events)
Temporary Structures and Uses	TUP	See Chapter 9.39 (Temporary Uses and Structures)

Chapter 9.10 - Industrial Districts

9.10.030 – 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 2-19, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3 (General Development Standards).

**TABLE 2-19:
INDUSTRIAL ZONING DISTRICT
DEVELOPMENT STANDARDS**

Development Feature	Standard¹
Minimum Lot Size²	5 acres
Minimum Lot Dimensions (W: width, D: depth)	W: 60 ft. D: 100ft.
Maximum Lot Dimensions (width to depth)	1:3
Setbacks	
Front	15 ft.
Rear ³	0 ft.
Side ⁴	0 ft.
Street Side	15 ft.
Maximum Floor Area Ratio (FAR)⁵	1.0
Maximum Lot Coverage	70%
Height Limit	75 ft.
Minimum District Size	5 acres
Other Applicable Regulations	<p>See Article 3 – General Development Standards including the following standards:</p> <ul style="list-style-type: none"> • Dedications and Infrastructure Improvement Standards – Chapter 9.30 • Landscaping and Native Plant Protection – Chapter 9.40 • Performance Standards – Chapter 9.34 relating 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 • Property Maintenance Standards – Chapter 9.35 • Signs – Chapter 9.36 • Solar Energy Systems – Chapter 9.46 • Wind Energy Systems – Chapter 9.46 • Wireless Communications Facilities – Chapter 9.44

Notes:

1. All projects must comply with the performance standards indicating the acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants that are set out in Chapter 9.34 (Performance Standards).
2. Minimum lots size can be less if the subdivision application is filed concurrently with the Planned Development or Conditional Use Permit application.
3. A rear yard is required only when the adjacent property is not designated commercial or industrial, unless otherwise required by the code or fire department.
4. Side yards are only required if necessary for emergency access. If adjacent property is not commercial or industrial, a side yard shall be required along that side of the property.
5. Maximum allowed floor area ratio (FAR): floor area/lot area.

Chapter 9.10 - Industrial Districts

**TABLE 2-20 :
PROJECTIONS INTO YARDS AND COURTS**

Facilities	Front and Street Side Yards	Interior Side Yards and Courts	Rear Yard
Fences, screening, safety guard rails, walls, and dense hedges along property lines.	Allowed 8 ft. max. height	Allowed 10 ft. max. height	Allowed 10 ft. max. height

9.09.040 Native Landscape Documentation Package

General Provisions: Industrial development projects 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. Regulated desert native plants for all industrial land development projects, include the following.

Regulated Desert Native Plants	
Botanical Name	Common Name
<i>Yucca brevifolia</i>	Joshua Tree
<i>Yucca schidigera</i>	Mojave Yucca
<i>Nolina Parryi</i>	Parry's Nolina
<i>Juniperus Californica</i>	California Juniper
<i>Yucca Whipplei</i>	Our Lords Candle
<i>Pinus Monophylla</i>	Pinon Pine

Pursuant to section 80017 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.

- (A) A Native Landscaping Documentation Package shall be submitted to the Division at the time of filing land use applications for development of commercial projects. Land use applications for industrial projects may include, but are not limited to, Specific Plans, Conditional Use Permit, Site Plan and Development Review applications, Land Use Compliance applications, 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 Native Landscaping Documentation Package may be combined with Landscaping and Water Conservation requirements (Chapter 9.32).
- (B) The Native Landscaping Documentation Package shall contain the following information:
- (1) The botanical and common name of the regulated desert native plant.
 - (2) 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. The plans for the regulated desert native plant survey shall be no smaller than 24" by 36" unless otherwise approved by the Director.
- (C) Transplanting Off-Site and On-Site: All regulated desert native plants identified in the Native Landscaping Documentation Package as likely to survive transplanting shall be made available for adoption or shall be transplanted on-site as part of the projects' landscaping plan. All native plant permit applications shall illustrate maximum utilization of regulated desert native plants in the projects' landscaping plan. It is strongly encouraged that all *Yucca brevifolia* (Joshua Trees) identified for adoption and transplantation be relocated through the uses of an adequately sized tree spade.
- (D) Adoption: Those regulated desert native plants identified in the Native Landscaping Documentation Package as likely to survive transplanting procedures, and which are not incorporated into a projects' landscaping plan, shall be available for adoption,
- (1) Any regulated desert native plant that is part of a industrial development project, which are determined likely to survive transplanting procedures and not incorporated into a projects' landscaping plan shall be made available for adoption. The project shall provide a minimum thirty 30 day noticing period and 30 day adoption period. The adoption period may be less than thirty 30 days if all available regulated desert native plants have been adopted.
 - (2) A Native Landscape Permit may include non-regulated desert native plants at the remover's discretion.
 - (3) In the adoption of Regulated Desert Native Plants first priority shall be within the Town of Yucca Valley and the second priority is Morongo Basin.
 - (4) It is strongly recommended by native plant experts that native plants be moved only once to ensure survivability.
 - (5) Prior to the adoption a thirty (30) day signage period is required which may commence with submittal of the Regulated Desert Native Plant Permit. All projects required by this ordinance to offer native plants for adoption shall at a minimum install the Required On-Site Signage on the property notifying the general public pursuant to the following.

Chapter 9.10 - Industrial Districts

- (a) A minimum of one (1) sign shall be displayed. The sign may be incorporated into a subdivision sign or other permitted sign. The minimum size of the sign shall be not less than 24-inches in height by 36-inches in width. Signs shall be no larger than thirty-two (32) square feet in area.
- (b) Signage shall be displayed perpendicular to roadways.
- (c) Where multiple signs are proposed, signs shall be displayed on separate roadways, where possible.
- (d) Signs shall, at a minimum, display the following:
- (1) A heading and statement indicating that regulated desert native plants are available for adoption.
 - (2) The name of the individual or entity removing the regulated desert native plants.
 - (3) A phone number where the individual or entity removing the regulated desert native plants may be contacted.
 - (4) A statement indicating that the individual or entity removing the regulated desert native plants is the primary contact, and that the Town of Yucca Valley may be contacted for more information on the regulated desert native plants available for adoption and for contacting the individual or entity removing the regulated desert native plants.
 - (5) The phone number for the Town of Yucca Valley's Community Development Department.
- (e) Signs required by this Section are in addition to the subdivision signage allowed by the Development Code.
- (f) The sign may be installed in conjunction with the Native Landscape Documentation Package submittal.
- (E) **Adoption, Transplanting and Maintenance of Regulated Desert Native Plants.** All Regulated Desert Native Plants entered into an Adoption Program shall be transplanted and/or stockpiled and maintained until transplanted in accordance with the following standards.
- (1) Written permission must be obtained from and signed by the owner of the property on which the plants are to be located. A copy of the document granting such permission shall be submitted to the Director prior to issuance of the permit.
 - (2) Approval of transplanting must take into consideration the 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 of the native plants in question

Native plants that are proposed to be removed shall be transplanted or stockpiled for future transplanting wherever possible. In the instance of stockpiling for future transplanting the permittee shall have submitted and received approval of a native plant maintenance plan. The Maintenance Plan shall include the following:

- (a) The proposed schedule of watering
- (b) The proposed location of stockpiled plants
- (c) How the plants will be supported
- (d) The method of trap fencing to be used
- (e) Removal: Those regulated desert native plants not incorporated into a projects' landscaping plan and not adopted during the thirty (30) day adoption period are allowed to be removed. In addition plants determined to be unlikely to survive transplantation may be removed.



DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY

1001 I STREET, SACRAMENTO, CALIFORNIA 95814 • WWW.CALRECYCLE.CA.GOV • (916) 322-4027
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January 6, 2016

RECEIVED

JAN 06 2016

STATE CLEARING HOUSE

Shane Stueckle
Town of Yucca Valley Planning Department
58928 Business Center Dr.
Yucca Valley, CA 92284

Subject: SCH No. 2015121035 – Notice of Completion of a Draft Mitigated Negative Declaration for Conditional Use Permit, Burrtec Waste and Recycling Facility (Burrtec) - Facility Number 36-AA-0494, Town of Yucca Valley, San Bernardino County

Dear Mr. Stueckle:

Thank you for allowing the Department of Resources Recycling and Recovery (CalRecycle) staff to provide comments on the proposed project and for your agency's consideration of these comments as part of the California Environmental Quality Act (CEQA) process.

PROJECT DESCRIPTION

The Town of Yucca Valley, acting as Lead Agency, has prepared and circulated a Notice of Completion (NOC) of an Initial Study/Draft Mitigated Negative Declaration (Draft MND) in order to comply with CEQA and to provide information to, and solicit consultation with, Responsible Agencies in the approval of the proposed project.

The proposed Burrtec facility is located on the southeast corner of Sunnyslope Drive and Indio Avenue in the Town of Yucca Valley. The project site is on approximately 10 acres in the northwest corner of a 40 acre parcel and the site is currently zoned for Industrial Specific Plan. The project site is surrounded by two schools and bus maintenance yard to the east and southeast, a business park to the south, undeveloped land to the west, and north.

The proposed project would relocate the existing Burrtec truck terminal for collection fleet operations in Yucca Valley from the northeast corner of Old Woman Springs Road and Buena Vista Road to the project site. The existing operations include an administrative office, truck maintenance shop, vehicle parking, waste container storage, and a recycling transfer center.

Proposed project operations consist of the construction of a 15,000 square foot transfer station, an approximately 16,000 square foot collection vehicle maintenance building, a 3,300 square foot employee office, parking facilities, fueling facilities, bin storage, storm water retention basin, and scales. The proposed transfer station will be for the transfer of municipal solid waste and recyclables to material recovery processing facilities and disposal site outside of the Morongo Basin. The construction will occur over a period of 6-12 months with the transfer station and collection vehicle maintenance yard opening in the summer of 2016.

Operations would occur seven days per week. Maximum daily truck trips are estimated to be 177. A maximum throughput of 500 tons per day (TPD) of solid waste and recyclables would be received at the proposed project site. All refuse and recyclables unloading will be conducted within the transfer station structure.



Mr. Stueckle – Burrtec Waste and Recycling Facility
January 6, 2016
Page 3 of 3

Solid Waste Facility Permit

The San Bernardino County Department of Public Health, Environmental Health Services Division (as the Local Enforcement Agency (LEA) for San Bernardino County) and CalRecycle are responsible for providing regulatory oversight of solid waste handling activities such as transfer/processing facilities, including permitting and inspections. The permitting and regulatory requirements for transfer/processing facilities are contained in Title 14 and Title 27 of the California Code of Regulations (14 or 27 CCR). The LEA contact for this proposed project is Hal Hauser; he can be reached at 800-430-5540 or by e-mail at Hal.Hauser@dph.sbcounty.gov. Please contact the LEA to discuss the solid waste facility permit requirements for the proposed project.

The MND should detail all provisions in order to indicate the ability to meet State Minimum Standards for environmental protection (14 CCR Section 17000 et seq). The following internet link accesses a list developed by CalRecycle staff as a guide to Lead Agencies in the preparation of environmental documents for transfer/processing facilities:

<http://www.calrecycle.ca.gov/SWFacilities/Permitting/CEQA/Documents/Guidance/Transfer.htm>

In addition, the facility will be required to be described in the County's Non-Disposal Facility Element, pursuant to Public Resources Code Section 50001.

CONCLUSION

CalRecycle staff thanks the Lead Agency for the opportunity to review and comment on the environmental document and hopes that this comment letter will be useful to the Lead Agency preparing the Draft MND and in carrying out their responsibilities in the CEQA process.

CalRecycle staff requests copies of any subsequent environmental documents, copies of public notices and any Notices of Determination for this proposed project.

If the environmental document is adopted during a public hearing, CalRecycle staff requests 10 days advance notice of this hearing. If the document is adopted without a public hearing, CalRecycle staff requests 10 days advance notification of the date of adoption and proposed project approval by the decision making body.

If you have any questions regarding these comments, please contact me at 951.782.4168 or by e-mail at dianne.ohiosumua@calrecycle.ca.gov.

Sincerely,



Dianne Ohiosumua, Environmental Scientist
Permitting & Assistance Branch – South Unit
Waste Permitting, Compliance & Mitigation Division
CalRecycle

cc: Virginia Rosales, Supervisor, CalRecycle, Permits and Assistance South Unit
Hal Hauser, San Bernardino County LEA (hal.hauser@dph.sbcounty.gov)
Willy Jenkins, San Bernardino County LEA (Willy.Jenkins@dph.sbcounty.gov)



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

January 11, 2016

Shane Stueckle
City of Yucca Valley
58928 Business Center Drive
Yucca Valley, CA 92284

Subject: Conditional Use Permit, CUP 02-15 Burntec Waste and Recycling Facility
SCH#: 2015121035

Dear Shane Stueckle:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on January 8, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency



State of California - Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 Inland Deserts Region
 3602 Inland Empire Blvd., Suite C-220
 Ontario, CA 91764
 (909) 484-0459
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
 CHARLTON H. BONHAM, Director



January 7, 2016

Mr. Shane Stueckle
 Town of Yucca Valley
 58928 Business Center Drive
 Yucca Valley, CA 92284

Subject: Mitigated Negative Declaration (SCH 2015121035)
 Conditional Use Permit, CUP 02-15
 Burrtec Waste and Recycling Facility

Dear Mr. Stueckle:

The California Department of Fish and Wildlife (Department) appreciates the opportunity to comment on the Initial Study (IS) and proposed Mitigated Negative Declaration (MND) prepared by the City of Victorville (Lead Agency) for the Victor Valley Material Recovery Facility and Transfer Station Expansion (Project) [State Clearinghouse No. 2015101108]. The Department is responding to the IS and proposed MND as a Trustee Agency for fish and wildlife resources (California Fish and Game Code Sections 711.7 and 1802, and the California Environmental Quality Act [CEQA] Guidelines Section 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 et seq.) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

Project Location

The proposed project is located at the southeast corner of Sunnyslope Drive and Indio Avenue, Town of Yucca Valley, in the County of San Bernardino, State of California.

Project Description

The proposed Project includes the construction and operation of a waste and recycling facility on 10 acres of an approximately 40 acre land. Construction includes a truck terminal for collection fleet and an approximate 15,000 square-foot solid waste transfer station, an approximate 16,000 square-foot vehicle maintenance shop, and ancillary administrative/employees office buildings totaling approximately 6,455 square –feet. Additional work includes landscape frontage on Indio Avenue and Sunnyslope Drive,

Conserving California's Wildlife Since 1870

Attachment: 13 Fish and Wildlife Response (1187 : Burrtec)

Mitigated Negative Declaration
 Burrtec Waste and Recycling Facility
 SCH 2015121035
 January 7, 2016
 Page 2 of 5

parking for visitors, employees, collection trucks and transfer trucks, a maintenance shop, a fueling station, in-ground truck scales, and stormwater detention basins.

Project Specific Comments and Recommendations

Following review of the Wildlife section of the MND, the Department offers the comments and recommendations listed below to assist the Lead Agency (i.e., Town of Yucca Valley) in adequately identifying and/or mitigating the Project's significant, or potentially significant, impacts on biological resources. The Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species (i.e., biological resources). The Department is a Trustee Agency with responsibility under CEQA for commenting on Projects that could affect biological resources. As a Trustee Agency, the Department is responsible for providing, as available, biological expertise to review and comment upon environmental documents and impacts arising from Project activities (CEQA Guidelines, § 15386; Fish and Game Code, § 1802). The comments and recommendations listed below are based on the requirement for the environmental document to include the following information:

- A description of feasible mitigation measures to avoid potentially significant impacts, and/or mitigate significant impacts, of the proposed Project on the environment (CEQA Guidelines, §§ 15021, 15063, 15071, 15126.2, 15126.4 & 15370).

The MND states that a completed Biological Resources Study was conducted for the site. A copy needs to be submitted to the Department in order to adequately review the impacts to the project. Also any copies of the desert tortoise and burrow surveys also need to be submitted.

State Threatened, Endangered, and Candidate Species

The Department has discretionary authority over activities that could result in the "take" of any species listed as candidate, threatened, or endangered, pursuant to the California Endangered Species Act (CESA; Fish and Game Code, § 2050 *et seq.*). The Department considers adverse impacts to CESA-listed species, for the purposes of CEQA, to be significant without mitigation. Take of any CESA-listed species is prohibited except as authorized by state law (Fish and Game Code, §§ 2080 & 2085). Consequently, if a project, including project construction or any project-related activity during the life of the project, results in take of CESA-listed species, the Department recommends that the project proponent seek appropriate authorization prior to project implementation. This may include an incidental take permit (ITP) or a consistency determination in certain circumstances (Fish and Game Code, §§ 2080.1 & 2081).

Mitigated Negative Declaration
 Burrtec Waste and Recycling Facility
 SCH 2015121035
 January 7, 2016
 Page 3 of 5

Please note that the Department must comply with CEQA prior to issuance of an ITP for a Project. As such, the Department may consider the lead agency's CEQA documentation for the Project.

Desert Tortoise

Although desert tortoise (*Gopherus agassizii*) surveys were completed on the site this past October with no tortoises found on site. The Project site is surrounded by vacant habitat and tortoises are known to reside in close proximity to the site. Zone of influence surveys should be conducted to determine if tortoises are on adjacent properties and might wander onto the site during construction and/or operation of the project. If a project, including project construction or any project-related activity during the life of the project, results in take of CESA-listed species, the Department recommends that the project proponent seek appropriate authorization prior to project implementation. This may include an incidental take permit (ITP) or a consistency determination (Fish and Game Code, §§ 2080.1 & 2081).

The site should be resurveyed for desert tortoise prior to start of construction. In addition the following language should be included: During construction, if a desert tortoise wanders onto the Proposed Project construction area, all construction will have to be halted until the animal leaves or is removed by a biologist authorized by the USFWS and CDFW once incidental take permit have been issued.

The MND states "all work should be conducted during the desert tortoise inactive period between November and February." Though this is the least active period, tortoise can be active anytime of the year depending on rainfall and temperatures. A qualified biologist should be on site when constructions activities occur.

Nesting Birds

Please note that it is the Lead Agency's responsibility to comply with all applicable laws related to nesting birds and birds of prey. Migratory non-game native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918, as amended (16 U.S.C. 703 et seq.). In addition, sections 3503, 3503.5, and 3513 of the Fish and Game Code (FGC) stipulate the following: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by FGC or any regulation made pursuant thereto; Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders FALCONIFORMES or STRIGIFORMES (birds-of-prey) to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by FGC or any regulation adopted pursuant thereto; and Section 3513 states that it is unlawful to take or possess any migratory nongame bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

Mitigated Negative Declaration
Burrtec Waste and Recycling Facility
SCH 2015121035
January 7, 2016
Page 4 of 5

Breeding bird season is usually February 15 through August 31, but note that some species of raptors (e.g., owls) may commence nesting activities in January, and passerines may nest later than August 31. The Department recommends that the Lead Agency complete nesting bird surveys and consult with a qualified biologist for advice in developing specific avoidance and minimization measures to ensure that impacts to nesting birds do not occur and that the Project complies with all applicable laws related to nesting birds and birds of prey, including Burrowing Owl. The Department recommends that Project-specific avoidance and minimization measures include, but not be limited to: Project phasing and timing, monitoring of project-related noise (where applicable), sound walls, and buffers, where appropriate.

Lake and Streambed Alteration Program

The MND states there is an upland vegetated ephemeral stream on site, so a Streambed Alteration Notification will need to be submitted to the Department. To obtain a Lake or Streambed Alteration notification package, please go to <http://www.dfg.ca.gov/habcon/1600/forms.html>.

The Department's jurisdiction includes any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream or use material from a streambed, the project applicant (or "entity") must provide written notification to the Department pursuant to Section 1602 of the Fish and Game Code. Based on this notification and other information, the Department then determines whether a Lake and Streambed Alteration (LSA) Agreement is required. The Department's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if necessary, the environmental document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <http://www.dfg.ca.gov/habcon/1600/forms.html>.

The Department's website has information regarding dryland streams in "A review of Stream Processes and Forms in Dryland Watersheds," available at this location: <http://www.dfg.ca.gov/habcon/1600/1600resources.html>.

Additional information can also be found in "Methods to Describe and Delineate Episodic Stream Processes on Arid Landscapes for Permitting Utility-Scale Solar Power Plants, With the MESA Field Guide - Final Project Report" available here: <http://www.energy.ca.gov/2014publications/CEC-500-2014-013/index.html>

Mitigated Negative Declaration
Burrtec Waste and Recycling Facility
SCH 2015121035
January 7, 2016
Page 5 of 5

CDFW is requesting the aforementioned changes to the MND to reflect the Department's comments. The requested biological reports and surveys need to be submitted to the Department.

The Department appreciates the opportunity to comment on the MND. Please contact Rebecca Jones with any questions pertaining to this letter, or to provide the biological reports and surveys at Rebecca.Jones@wildlife.ca.gov or (661)-285-5867.

Sincerely,



for
Leslie McNair
Regional Manager
Inland Deserts Region

Cc: State Clearing House
CORR

Chapter 9.30 Dedications and Infrastructure Improvements

Sections:

- 9.30.010 – Purpose and Intent
- 9.30.020 – Applicability
- 9.30.030 – Dedication of Street and/or Highway Right-of-Way
- 9.30.040 – Installation of Street and Infrastructure Improvements
- 9.30.050 – Delayed Improvements - Bonding
- 9.30.060 – Waiver of Requirements - Procedures
- 9.30.070 – Department Determination
- 9.30.080 – Utility Undergrounding

9.30.010 Purpose and Intent

This Chapter regulates and controls dedications and the installation of infrastructure improvements. The regulations are intended to preserve the public health, safety, and general welfare; to promote orderly growth and development; and to ensure the provision of adequate traffic and pedestrian circulation, utilities, flood control, trails, bike lanes and related infrastructure improvements and services.

9.30.020 Applicability

The requirements of this Chapter shall apply to all subdivisions and single-parcel commercial and industrial development. Single family residential infill development is subject to dedication of necessary easements only.

9.30.030 Dedication of Street and/or Highway Right-of-Way and Infrastructure Easements

- A. Dedications Required to Comply With Approved Plans or Ordinances.** Prior to final inspection of structures, at the discretion of the Director, the dedication of a road, street or highway right-of-way including roadway, trail or bike lane right-of-way, flood control or drainage, public utilities or easement for other infrastructure may be required to comply with the General Plan, an adopted specific plan, master infrastructure plan, or the provisions of any specific ordinance that has established a future right-of-way line.
- B. Dedications Required in Absence of Approved Plans or Ordinances.** Where approved plans or ordinances do not exist, the required dedications may be required for specific plans and planned development projects and shall be as follows:
1. Proposed development adjacent to trail and bike lane systems may be required to dedicate land for trail and bike access points, as determined by the Director.
 2. The dedication or offers of dedication of trail and bike lane easements where appropriate may be required for establishing a planned trails system alignment or where an established trail is jeopardized by impending development.

9.30.040 Installation of Street and Infrastructure Improvements

- A. Installation of Street and Infrastructure Improvements.** Prior to final inspection of any building, structure or improvement resulting in an increase or change of vehicular traffic, increases in run-off, or increases in demand on infrastructure systems such that the construction of street or infrastructure improvements are necessary for the purposes of protecting public safety and health, the installation of street improvements and infrastructure shall be required in accordance with the following and other current adopted standards, subject to the review of the Director. “Street improvements” include any or all curb and gutter, sidewalks, street lights, concrete driveway approaches, drainage structures, paving, back-filling and preparation of the road surface to rough grade for the placement of paving and other necessary improvements as determined by the Director.
1. Proof of legal and physical access is required.
 - a. Physical access is a route which is traversable in a standard (two-wheel drive) sedan. Proof of physical access shall be determined by the Director.
 - b. Legal access is:
 - 1) A dedicated right-of-way;
 - 2) A dedication to the Town of Yucca Valley and to the public in general, an easement for public road, 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 roadway until and unless the Council, by appropriate resolution, has caused the road to be accepted into the Town Maintained Road System.
 - 3) 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.
 - 4) Private road easement
 - c. When all feasible efforts to establish legal access in accordance with 9.30.040 (A)(1)(b) have been exhausted, the lot is an existing legally created parcel, and the property owner has physical access, the Director, 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: (1) representation that the owner has a right to physical access; (2) acknowledgement that proof of legal access has not been provided to the Town’s satisfaction; and, (3) 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.
 2. Water.

- a. Water purveyor. Required when in the service area of a water purveyor and the purveyor can supply the water.
 - b. 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.
3. Sanitation.
- a. Sewer. Project shall connect as required by the ordinances and policies of the Hi Desert Water District.
 - b. Septic systems: Allowed in compliance with the local Regional Water Quality Control Board regulations.
4. Fireflow. Adequate fireflow and fire safety measures in compliance with the most current regulations adopted by San Bernardino County Fire Department.
5. Street and Infrastructure Improvements. Street and infrastructure improvements shall be required for all residential and non-residential subdivisions (parcel maps and tract maps) and commercial and industrial projects in accordance with Table 3-1.

**TABLE 3-1
STREET AND INFRASTRUCTURE IMPROVEMENTS**

Standards	Residential (Lot sizes are the size of the resultant parcels after the subdivision)		Non-Residential
	Less than 1.0 acres	1.0 acres or larger (Or within Large Animal Overlay District) ⁽¹⁾	All Lot Sizes
Paved Access to nearest paved road	Yes ⁽¹⁾	No	Yes
Paved General Plan Roads Shown on the Circulation Plan Within or Abutting the Subdivision	Yes	Yes	Yes
Paved Internal Roadways, other than General Plan Roads	Yes ⁽¹⁾	No	Yes
Curbs and Gutters	Yes	No, except General Plan roads	Yes
Sidewalks	Yes ⁽¹⁾⁽²⁾	No, except General Plan roads	Yes ⁽²⁾
Street Lights	Yes ⁽¹⁾	No, except General Plan roads	Yes

Notes:

(1)Residential Parcel Maps (4 lots or less) with resultant parcels greater than 1 acre and more than 500 feet from the nearest paved road may be exempted from this requirement.

(2)Sidewalks are required both sides of the road, except sidewalks are only required on one side of the roadway for Local Residential and Industrial Roads, not including roads shown on the General Plan Circulation Plan, where the resultant parcels after subdivision are 1acre or larger.

9.30.050 Delayed Improvements - Bonding

Such dedications and installation of street and infrastructure improvements shall be required prior to the occupancy of the premises or commencement of the above- referenced uses. Where it is impractical to

Attachment: 14 Chapter 9.30 Infrastructure Improvements (1187 : Burrtec)

install the required improvements at the time of the proposed development, an agreement in writing shall be entered into with the Town to make such improvements, and a cash deposit, a surety bond or such other form of surety as may be acceptable to the Town in an amount equal to the estimated cost of the improvements as determined by the Director, shall be posted with the Town in lieu thereof, to guarantee the installation of such improvements. In the latter event, the actual installation of street improvements may be delayed until written demand therefore is made by the Town. If surety bonds are submitted, they shall be furnished by a surety company authorized to write such bonds in the State of California.

9.30.060 Waiver of Requirements - Procedures

- A. Requirements for all improvements in the public right-of-way will be specified by the Town. Request for a waiver of any of these requirements may be made to the Commission who shall have the authority to approve modifications or reject any of the requirements.
1. Prior to waiving or modifying any improvement requirement, the Commission shall find as follows:
 - a. That the waiver or modification of the required improvement would not adversely affect the public health and safety.
 - b. That neither the improvements being waived nor the modifications authorized delete improvements which are a necessary prerequisite to the orderly development of the surrounding area.
 2. Prior to waiving any improvement requirement, the Commission may require a written agreement from the applicant, agreeing to participate in any street improvement program for the area in which the property is located, whether privately or publicly initiated. This agreement shall be recorded with the County Recorder.
 3. Appeal of Action. Any decision by the Commission pertaining to a request to waive or modify required improvements may be appealed to the Council.

9.30.070 Department Determination

Prior to final inspection of any such building or structure, the Department shall determine the following:

- A. That all of the required dedications have been provided.
- B. That all of the required street improvements have either been installed or that a cash deposit, surety bond or other form of acceptable surety in an amount equal to the estimated cost of the street improvements has been posted with the Town to assure the installation of said street improvements.

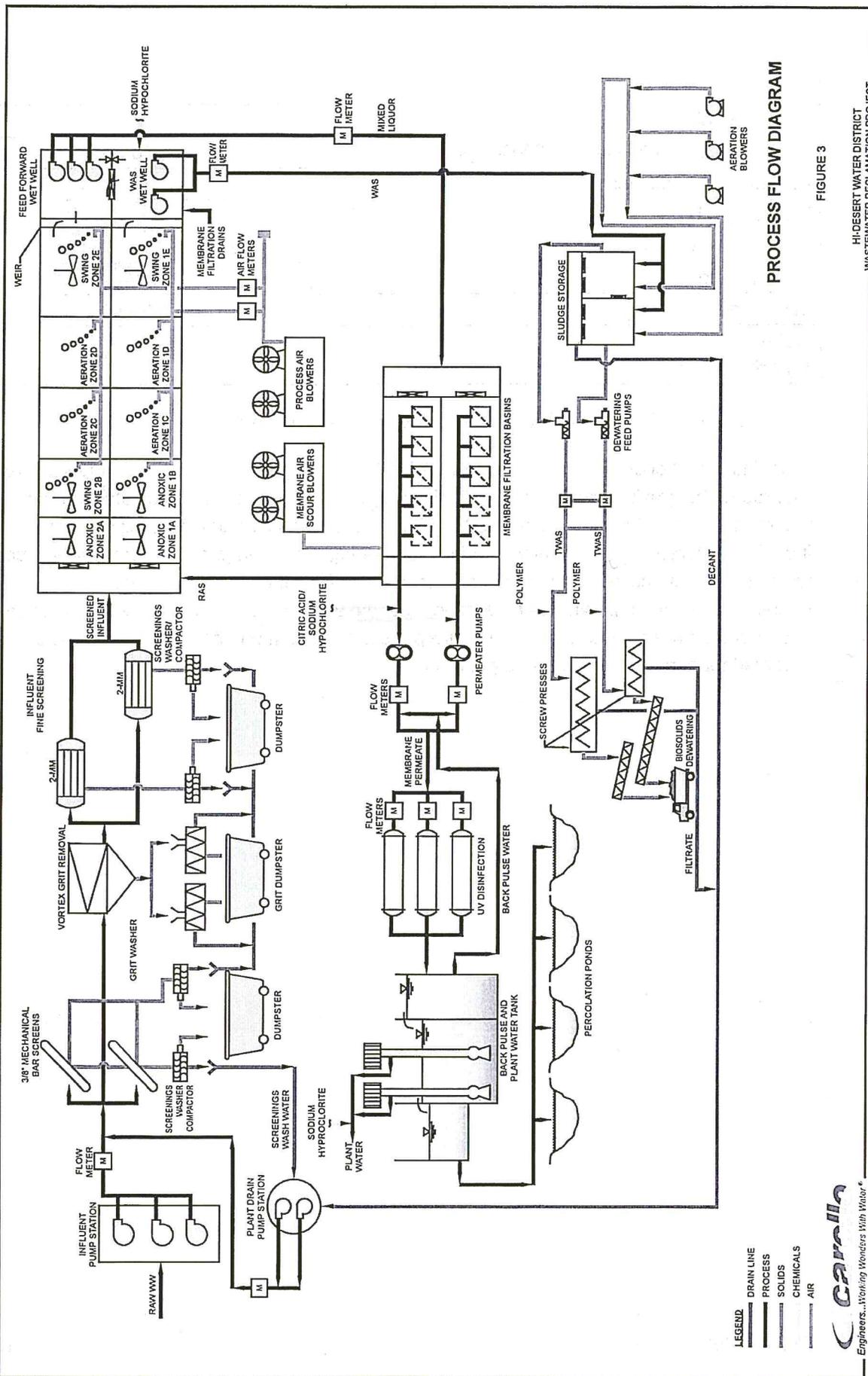
9.30.080 Utility Undergrounding

See Section 87.11 (Undergrounding Utility Districts) in Title 8 (Buildings and Construction) of the Yucca Valley Municipal Code.

- 7-day median	2.2
- Single Sample Maximum in 30-Day period	23
- No sample to exceed	240
Turbidity, NTU	
- any 24-hour Period	0.2 more than 5% of time
- at any time	0.5
pH Range	6.0 to 9.0
Notes:	
(1) Arithmetic Mean	

4.3 Process Description and Conceptual Site Plan

A preliminary Process Flow Diagram (PFD) for the proposed WRF is shown in Figure 3. As illustrated, the gravity sewer system will discharge into a new influent pump station from where the raw wastewater will be lifted to a new headworks structure that will ultimately include bar screening, grit removal and fine screening. Screenings and grit material will be washed and then collected in dumpsters for removal from the site. It is expected that a cost benefit evaluation be provide to determine if coarse screens are to be included in the initial phase of the project or deferred to a future phase. At a minimum, space will need to be reserved for coarse screening and grit removal.



PROCESS FLOW DIAGRAM

FIGURE 3

HI-DESERT WATER DISTRICT
WASTEWATER RECLAMATION PROJECT

- LEGEND**
- DRAIN LINE
 - PROCESS
 - SOLIDS
 - CHEMICALS
 - AIR



Downstream of fine screening, the wastewater will discharge into the bioreactor (aeration) basins of the membrane bioreactor (MBR) process. The bioreactor basins will be configured for BOD removal, nitrification, de-nitrification, and include anoxic, aerobic, and swing zones. The PFD presents a feed-forward configuration in which the mixed liquor from the aeration basins are pumped to the separate submerged membrane filtration tanks. The submerged membrane filtration tanks will contain membrane cassettes immersed in the mixed liquor. Excess mixed liquor leaving the membrane tanks will be sent back to the bioreactor basins via gravity. Alternatively a pump back system could be explored in which the bioreactor (aeration) basins gravity flow to the submerged membrane filtration tanks and the return activated sludge (RAS) is pumped back to the bioreactors. The feed forward and pump back approach can be further explored with the Design-Builder to determine the optimum balance of operational flexibility, capital costs, recurring costs, and sizing of the submerged membranes (flux rate ranges) relative to the plant peaking factors.

Waste activated sludge (WAS) will be discharged from the secondary process (MBR) to control the solids retention time (SRT) or sludge age. The system will also be designed with a means to remove foam (surface wasting) from the bioreactor basins and membrane tanks, and mix the surface foam with the WAS. Separate aeration systems will be provided for the bioreactor air and the submerged membrane filter agitation (scour) air.

Treated effluent will be drawn through the submerged membrane filters via permeate pumps. The permeate or filtrate will pass through in-line UV disinfection reactors and to a back-pulse/plant water tank (as required by the membrane manufacturer). Disinfected permeate will be drawn back through the permeate pumps when the flow direction is reversed to provide back pulsing of the membranes, as required by the selected membrane manufacturer. Plant water will be drawn from the plant water section of the tank, dosed with sodium hypochlorite and used for in-plant process water needs.

It is a requirement of the WDR R7-2015-0043 that out-of-compliance effluent be diverted to storage. Such out-of-compliance effluent will be returned to the plant and re-treated to achieve the effluent discharge standard before discharge to the ponds. The plant shall incorporate appropriate out-of-compliance storage facilities. Such facilities are not shown on Figure 3.

Excess water from the back-pulse/plant water tank will flow by gravity to one of four percolation ponds for final disposal.

WAS and foam from the MBR system will be discharged to sludge storage tanks. These tanks will be aerated by a separate system of blowers to keep the solids mixed and prevent them from turning anaerobic. Solids from the storage will be pumped to screw presses or belt filter presses for dewatering. Polymer addition will be provided to aid the dewatering process. Dewatered solids will be conveyed to a truck for hauling and disposal off site. Dewatering liquor and other plant discharges will be collected in a process drain pump station and pumped to the head of the plant upstream of the screens.

Chemical storage and dosing facilities will be provided with sodium hypochlorite, citric acid, dewatering polymer, and other chemicals that may be required by the MBR membrane manufacturer.

A conceptual site plan of the various processes for the proposed WRF is shown in Figure 4 for a capacity of 1.6 mgd AADF (note that Tetra Tech floodplain extents have been revised based upon recent analysis: *Hi-Desert Water District Wastewater Treatment & Water Reclamation Project - Covington Wash Floodplain Study (Final Report); October 2015; Tetra Tech, Inc.*). Adequate space is to be allowed for each process to accommodate for ultimate planned capacity of approximately 2.9 mgd AADF. Generally speaking, the site slopes from south to north, with the entrance to the site being off Sunnyslope Drive which forms the southern boundary. Currently, the paved road along the Sunny Slope drive stops at the south-east corner of the property. As part of this project, a new paved road will be constructed along the Sunny Slope drive as shown in the site layout.

Encroaching onto the western portion of the site is a wash that forms part of the flood plain. Figure 4 shows the anticipated floodplain impacts on the Project site and WRF footprint including the 2012 100-year flood plain analysis. All new facilities need to be protected from potential flooding events. Accordingly, the conceptual site plan shows the facilities located to the southeastern portion of the site. Further consideration is required to determine the site layout relative to the floodplain.

4.4 Preliminary Operations Approach

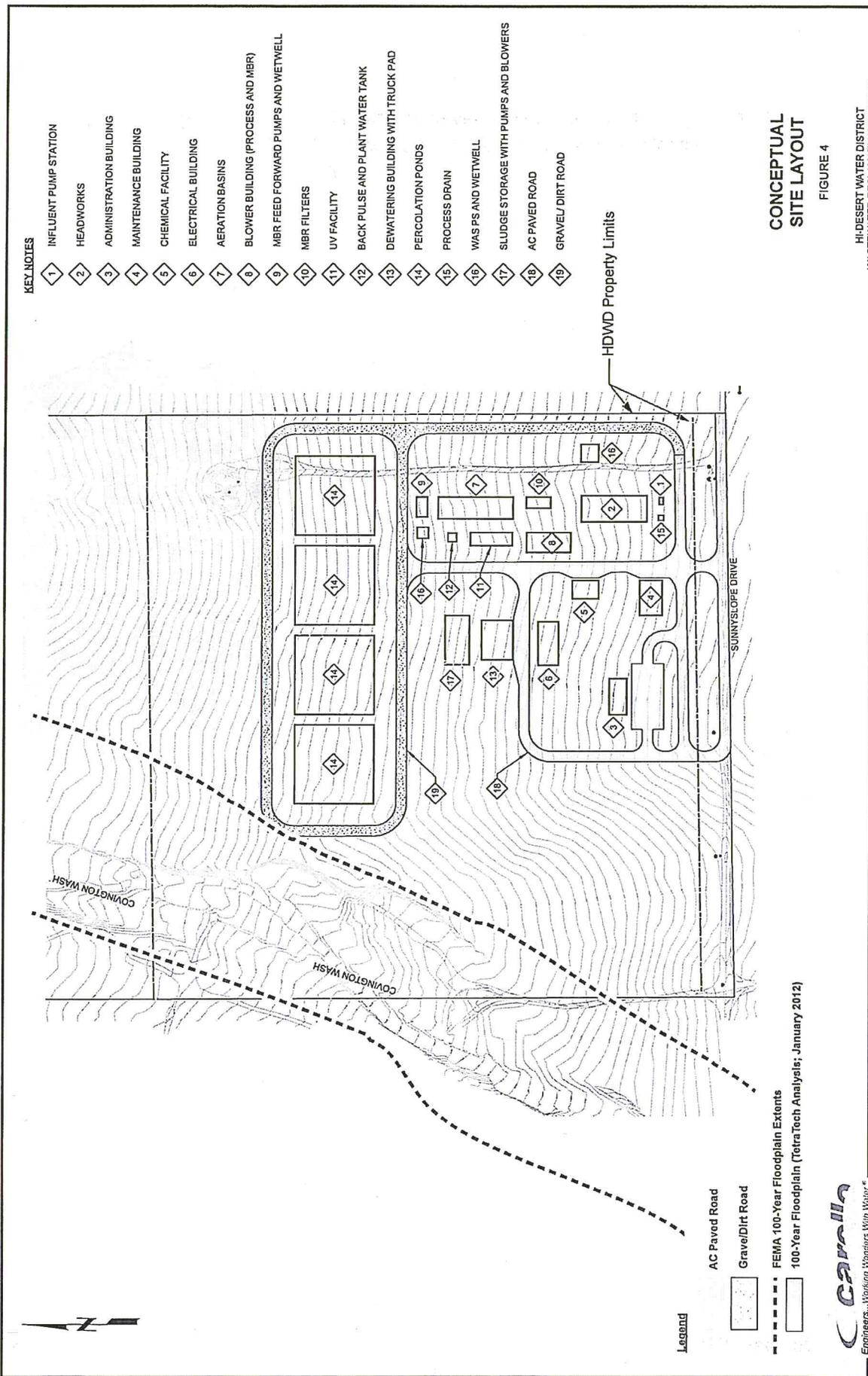
As currently envisioned, the WRF will be designed with the necessary instrumentation, redundancy, and remote notification capabilities to allow for reduced staff operations. It is anticipated that an operator will be in attendance at the site on a daily basis (8 hours per day, 7 days per week). It is anticipated that under normal conditions, a single operator will be able to operate the facility with additional resources required for maintenance and during extenuating circumstances. During periods when the WRF is unstaffed, process alarms and other notifications will be routed through the plant control system to the cell phone of on-call operator. The on-call operator will have the ability to make plant adjustments remotely from his/her laptop computer. Security notifications will be transmitted to a security management company and/or to the authorities.

The District's current plan is to hire a Contract Operations firm to operate and maintain the WRF.

4.5 Process Design Criteria

The process design criteria discussed in this section represent the specific technical parameters that are not anticipated to be revised significantly as design progresses, without justification or as a result of currently unforeseen changes. It is assumed that the following criteria are fixed through the design development efforts. However, it is recognized that

some of the process design criteria may be revisited if capital costs, operations and maintenance costs, or other reasons dictate adjustment.



KEY NOTES

- 1 INFLUENT PUMP STATION
- 2 HEADWORKS
- 3 ADMINISTRATION BUILDING
- 4 MAINTENANCE BUILDING
- 5 CHEMICAL FACILITY
- 6 ELECTRICAL BUILDING
- 7 AERATION BASINS
- 8 BLOWER BUILDING (PROCESS AND MBR)
- 9 MBR FEED FORWARD PUMPS AND WETWELL
- 10 MBR FILTERS
- 11 UV FACILITY
- 12 BACK PULSE AND PLANT WATER TANK
- 13 DEWATERING BUILDING WITH TRUCK PAD
- 14 PERCOLATION PONDS
- 15 PROCESS DRAIN
- 16 WAS PS AND WETWELL
- 17 SLUDGE STORAGE WITH PUMPS AND BLOWERS
- 18 AC PAVED ROAD
- 19 GRAVEL/DIRT ROAD

CONCEPTUAL SITE LAYOUT

FIGURE 4

HI-DESERT WATER DISTRICT
WASTEWATER RECLAMATION PROJECT

Legend

- AC Paved Road
- Gravel/Dirt Road
- FEMA 100-Year Floodplain Extents
- 100-Year Floodplain (Tetra Tech Analysis; January 2012)



determine the actual funding required and what the net costs to the Town will be after both capital costs and operating costs are determined.

9.2.7: East End Community Sports Park in coordination with La Contenta Middle School

To meet the current and future need for sports fields it is recommended that the Town develop a Community Sports Park (Soccer Fields, Softball Fields and Tennis Courts) adjacent to La Contenta Middle School.

9.2.7a: Implementation Strategies

There are two possible locations adjacent to Yucca Valley Middle School that the Town could acquire for a community sports park on the east side of town. The Needs Analysis shows that there is a current demand for six additional soccer fields. While softball fields will be needed in the future, as well as tennis courts, the first phase of the east side community sports park should be to develop multi purpose soccer fields. If four fields can be built at Brehm Park, the first phase of the east side sports complex should be two lighted soccer fields. The fields can be designed so that they can be configured to accommodate all divisions of soccer from youth through adult.

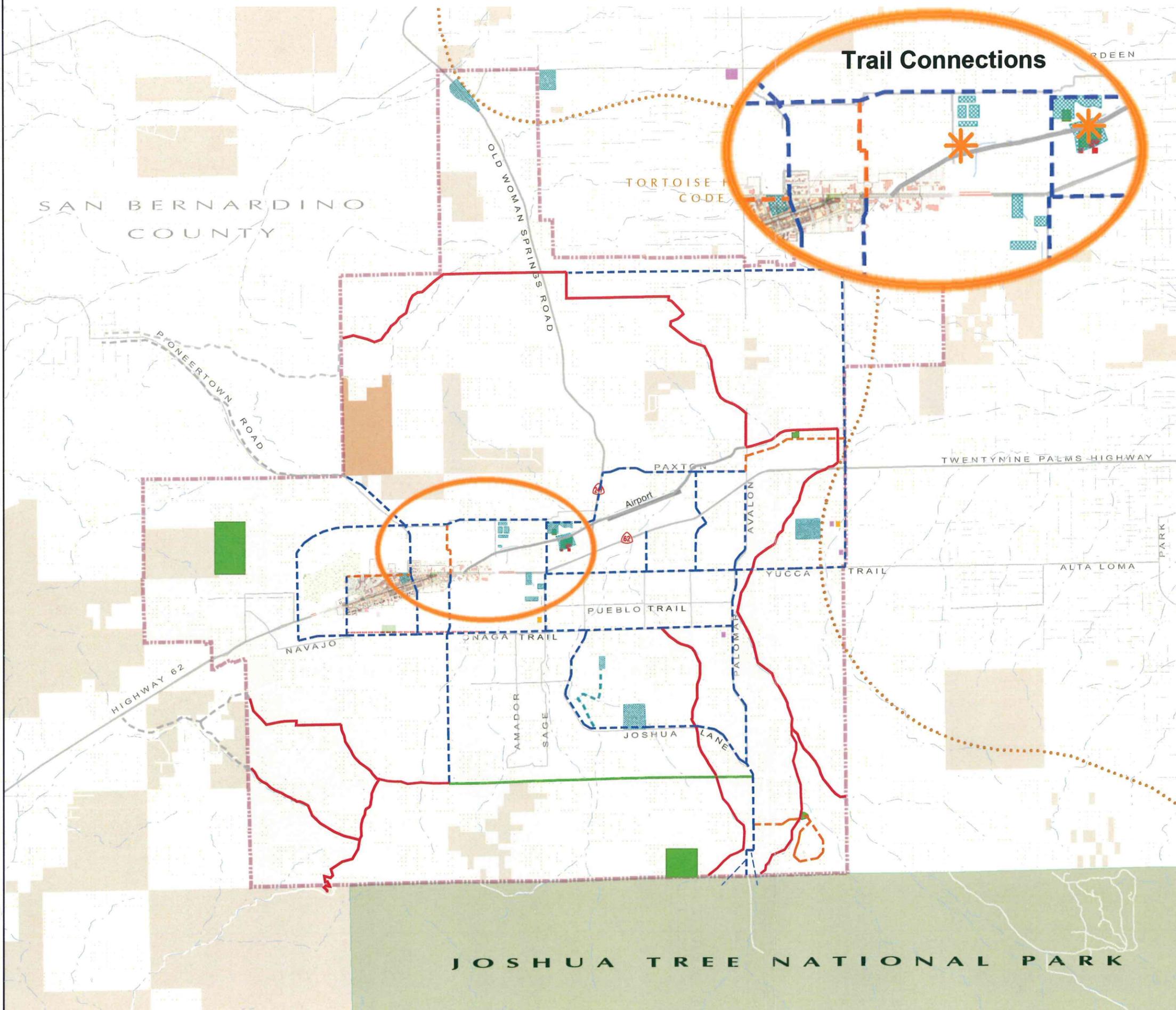
It is recommended that the fields at the community sports park be synthetic turf. Because of the weather conditions in the hi-desert turf maintenance for field use is very difficult and expensive. Artificial turf is cost efficient and would allow for year round play. The Town should try to negotiate a joint development and use agreement with the Morongo School District so that each agency can share both the cost and use of the facility. The school district has been considering a gymnasium for this site which could also be included in the plans for a community sports park. The school district should be contacted to see if there is interest in sharing softball fields and tennis courts in the future for its programming needs.



Park & Recreation Master Plan

Town of Yucca Valley, California

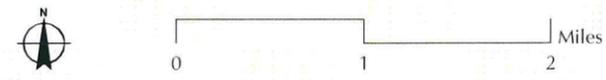
Proposed Trails Shown with Connections to Proposed New Facilities Exhibit 9.2



Yucca Valley Trail System

- Riding Trail
- Pedestrian & Bike Trail
- Multi-Use Trail (Riding, Pedestrian & Bike)
- Bike Routes - Class III
- Bike Lanes
- Proposed New Trail Connection

- Proposed New Facilities Locations
- Park Land
- Golf Course
- Joshua Tree National Forest
- US Bureau of Land Management
- State Lands Commission
- Tortoise Habitat Boundary
- City Limits
- Highway
- Major Roads
- Intermittent Streams / Rivers
- Proposed Trail Head Locations



Yucca Valley, California

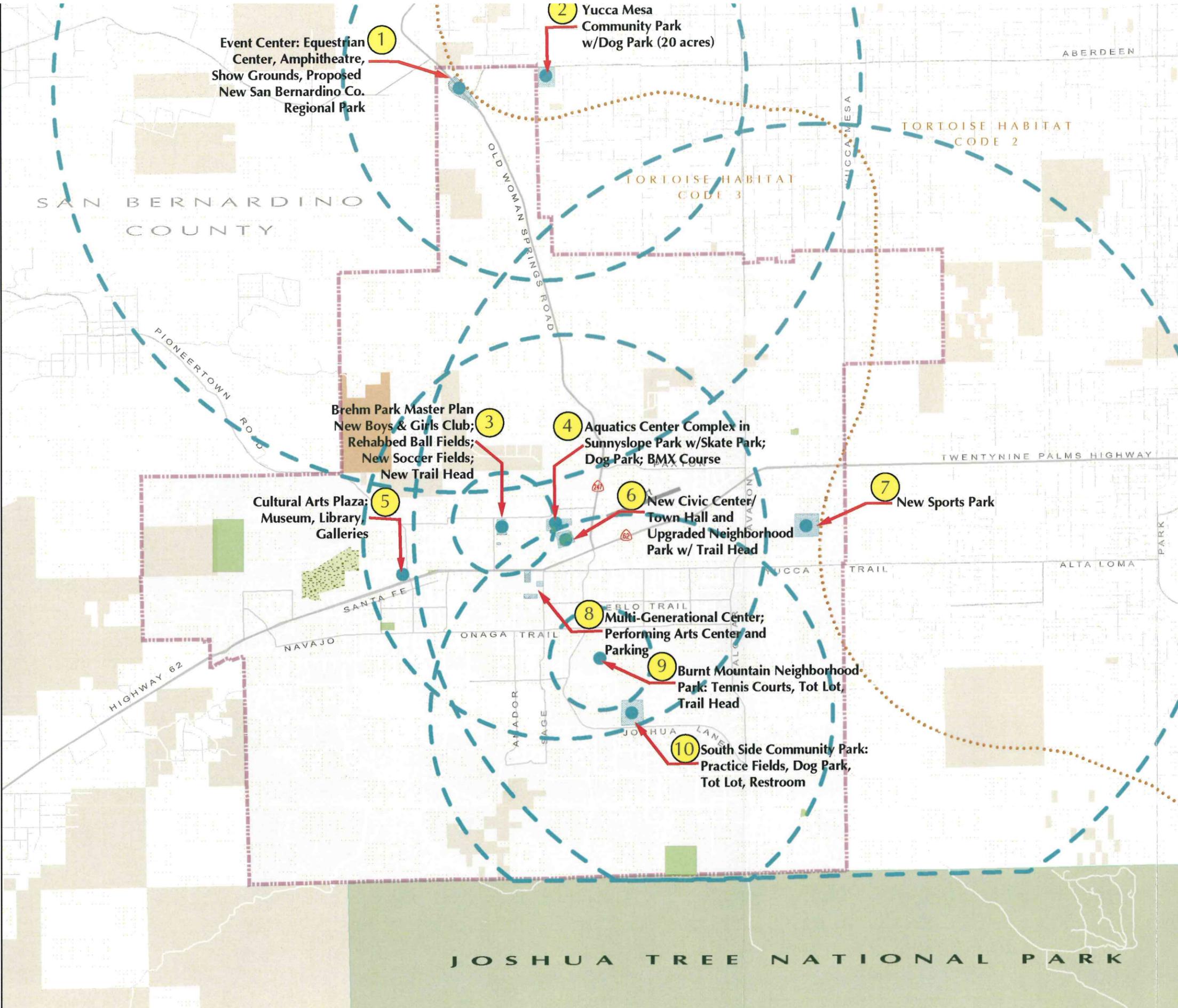


MOORE IACOFANO GOLTSMAN, INC.

July 2008



Proposed New Facilities Exhibit 9.1



- # Facility Referenced in Chapter 9 of Master Plan
 - New Facilities Proposed Locations
 - New Facilities Service Areas*
 - Golf Course
 - Joshua Tree National Park
 - US Bureau of Land Management
 - State Lands Commission
 - Tortoise Habitat Boundary
 - City Limits
 - Highway
 - Major Roads
 - Intermittent Streams / Rivers
- * Neighborhood Park 1-mile radius
Community Parks 2.5-mile radius
Regional Parks 5-mile radius



Yucca Valley, California



Town of Yucca Valley

PLANNING COMMISSION STAFF REPORT

To: Honorable Chair and Planning Commissioners
From: Allison Brucker, Administrative Assistant II
Shane Stueckle, Deputy Town Manager
Date: January 21, 2016
Meeting Date: January 26, 2016
Subject: Selection of Planning Commission Chairman

Recommendation:

Nominate and Elect Chairman

That the Planning Commission move to appoint the selected Commissioner to serve as the Chairman of the Planning Commission for the next twelve months.

Prior Review

There has been no prior review of this item.

Executive Summary

The Planning Commission is asked to nominate and elect a member of the Commission to serve as Chairman of the Planning Commission for the next twelve months.

Order of Procedure

- Request Staff Report
- Request Public Comment
- Commission Discussion/Questions of Staff
- Motion/Second
- Discussion on Motion
- Call The Question (Roll Call Vote)

Discussion

None

Alternatives

None

Fiscal Impact

None

Town of Yucca Valley

PLANNING COMMISSION STAFF REPORT

To: Honorable Chair and Planning Commissioners
From: Allison Brucker, Administrative Assistant II
 Shane Stueckle, Deputy Town Manager
Date: January 21, 2016
Meeting Date: January 26, 2016

Subject: Selection of Planning Commission Vice-Chairman

Recommendation:

Nominate and Elect Vice-Chairman

That the Planning Commission move to appoint the selected Commissioner to serve as the Vice-Chairman of the Planning Commission for the next twelve months.

Prior Review

There has been no prior review of this item.

Executive Summary

The Planning Commission is asked to nominate and elect a member of the Commission to serve as Vice-Chairman of the Planning Commission for the next twelve months.

Order of Procedure

- Request Staff Report
- Request Public Comment
- Commission Discussion/Questions of Staff
- Motion/Second
- Discussion on Motion
- Call The Question (Roll Call Vote)

Discussion

None

Alternatives

None

Fiscal Impact

None