

PLANNING COMMISSION

ATTACHMENT E

Agency Comments

Mojave Desert Air Quality Management District

Brad Poiriez, Executive Director
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September 27, 2023

City of Victorville
Planning Division
14343 Civic Drive
Victorville, CA 92392

Project: PLAN22-00027

Dear Planning Division:

The Mojave Desert Air Quality Management District (District) has received a request for comments on PLAN22-00027, a Site Plan with an Environmental Exemption to allow for the development of a new wholesale establishment (26,847 SF) and a Zone Change from C-2 General Commercial to IPD Industrial Park District on approximately 1.6 acres of undeveloped property located at the northwest corner of Dos Palmas Road & Park Avenue.

We have reviewed the project as proposed and based on the information available to us at this time, the District requires that fugitive dust best management practices (including but not limited to applicable provisions of District Rule 403) are implemented on all non-paved transport roads, access points, and parking areas. Additionally, the District also requires that the proponent obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to internal combustion engines with a manufacture's maximum continuous rating greater than or equal to 50 brake horsepower.

Thank you for the opportunity to review this planning document. If you have any questions regarding this letter, please contact me at (760) 245-1661, extension 1846, or Bertrand Gaschot at extension 4020.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Anderson'.

Chris Anderson
Planning and Air Monitoring Supervisor



Date: September 19, 2023

Project: PLAN 22-027

Reviewer: Gary Koontz

Email: gkoontz@burrtec.com

Phone: (909) 429-4200

Project Description: Construct a retail distribution facility.

Comments: The Site Plan dated June 2023 identifies a single trash enclosure located at the northeast corner of the proposed building. Keynote 15 notes that the enclosure dimensions are 17' 4" X 13' 8". It is accessed by a looped 33-foot wide alley connecting Park Avenue to Amargosa Road.

Based upon the information provided, the project meets or exceeds Burrtec's minimum requirements for trash enclosure location and accessibility. The enclosure shall be designed to accommodate at least two standard 4-cubic yard commercial bins for trash and mixed recyclables and one 2-cubic yard commercial bin for food waste. Please provide a detail of the trash enclosure.

Any changes to the overall project design, enclosure specifications or location, or access may adversely impact Burrtec's ability to service the project. Any design modifications that could impact Burrtec's service will be subject to review and approval by Burrtec.

Prior to issuance of grading permits, the developer or their contractor shall contact Burrtec to coordinate the preparation and implementation of a Construction Waste Management Plan.

Burrtec's review of this project is limited to determining whether it meets Burrtec's minimum standards for waste and recycling collection services. Any comments or approvals by Burrtec are limited to these minimum standards as they relate to our equipment and personnel and do not pertain to the project's compliance with applicable federal, state and local land use and environmental laws, building codes or other applicable government regulations. Any approvals by Burrtec do not warrant or represent that Burrtec accepts any liability relative to the performance of waste and recycling collection services within this project.

Gary Koontz, Facility Project Manager