

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Sun Mesa Self-Storage Facility

Lead Agency: Town of Yucca Valley

Contact Person: Jared Jerome, Associate Planner

Mailing Address: 58928 Business Center Drive

Phone: (760) 369-6579 x317

City: Town of Yucca Valley

Zip: 92284

County: San Bernardino

Project Location: County: San Bernardino

City/Nearest Community: Pioneertown

Cross Streets: S/E Corner of Sun Mesa Road and Newton Road

Zip Code: 92284

Longitude/Latitude (degrees, minutes and seconds): 34 ° 10 ' 04 " N / 116 ° 25 ' 16 " W Total Acres: 4.34

Assessor's Parcel No.: APN 0597-111-67

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 62 & 247

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: N/A

Document Type:

CEQA: ☐ NOP	☐ Draft EIR	NEPA: ☐ NOI	Other: ☐ Joint Document
☐ Early Cons	☐ Supplement/Subsequent EIR	☐ EA	☐ Final Document
☐ Neg Dec	(Prior SCH No.) _____	☐ Draft EIS	☐ Other: _____
☒ Mit Neg Dec	Other: _____	☐ FONSI	_____

Local Action Type:

☐ General Plan Update	☐ Specific Plan	☐ Rezone	☐ Annexation
☐ General Plan Amendment	☐ Master Plan	☐ Prezone	☐ Redevelopment
☐ General Plan Element	☐ Planned Unit Development	☐ Use Permit	☐ Coastal Permit
☐ Community Plan	☒ Site Plan	☐ Land Division (Subdivision, etc.)	☒ Other: Design Review

Development Type:

☐ Residential: Units _____ Acres _____	☐ Transportation: Type _____
☒ Office: Sq.ft. 400 Acres _____ Employees _____	☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____	☐ Power: Type _____ MW _____
☒ Industrial: Sq.ft. 89,700 Acres _____ Employees _____	☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____	☐ Hazardous Waste: Type _____
☐ Recreational: _____	☐ Other: _____
☐ Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

☒ Aesthetic/Visual	☐ Fiscal	☒ Recreation/Parks	☒ Vegetation
☒ Agricultural Land	☒ Flood Plain/Flooding	☒ Schools/Universities	☒ Water Quality
☒ Air Quality	☒ Forest Land/Fire Hazard	☒ Septic Systems	☒ Water Supply/Groundwater
☒ Archeological/Historical	☒ Geologic/Seismic	☒ Sewer Capacity	☒ Wetland/Riparian
☒ Biological Resources	☒ Minerals	☒ Soil Erosion/Compaction/Grading	☐ Growth Inducement
☐ Coastal Zone	☒ Noise	☐ Solid Waste	☒ Land Use
☐ Drainage/Absorption	☒ Population/Housing Balance	☒ Toxic/Hazardous	☐ Cumulative Effects
☐ Economic/Jobs	☒ Public Services/Facilities	☒ Traffic/Circulation	☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Industrial (I)

Project Description: (please use a separate page if necessary)

The proposed project entails the construction and operation of a self-storage facility, consisting of 16 detached storage structures, totaling approximately 89,700 square feet, plus a 400 square foot manager's office. Public infrastructure improvements as part of project implementation would include a sixty-foot (60') wide local road, requiring paving twenty-six (26') half width along Newton Lane with curb, gutter, and sidewalk, from the proposed project site south to Buena Vista Drive.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board
☐ Boating & Waterways, Department of
☐ California Emergency Management Agency
☐ California Highway Patrol
☐ Caltrans District # _____
☐ Caltrans Division of Aeronautics
☐ Caltrans Planning
☐ Central Valley Flood Protection Board
☐ Coachella Valley Mtns. Conservancy
☐ Coastal Commission
☐ Colorado River Board
☐ Conservation, Department of
☐ Corrections, Department of
☐ Delta Protection Commission
☐ Education, Department of
☐ Energy Commission
☐ Fish & Game Region # _____
☐ Food & Agriculture, Department of
☐ Forestry and Fire Protection, Department of
☐ General Services, Department of
☐ Health Services, Department of
☐ Housing & Community Development
☐ Native American Heritage Commission

☐ Office of Historic Preservation
☐ Office of Public School Construction
☐ Parks & Recreation, Department of
☐ Pesticide Regulation, Department of
☐ Public Utilities Commission
☒ Regional WQCB # 7
☐ Resources Agency
☐ Resources Recycling and Recovery, Department of
☐ S.F. Bay Conservation & Development Comm.
☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ San Joaquin River Conservancy
☐ Santa Monica Mtns. Conservancy
☐ State Lands Commission
☐ SWRCB: Clean Water Grants
☐ SWRCB: Water Quality
☐ SWRCB: Water Rights
☐ Tahoe Regional Planning Agency
☐ Toxic Substances Control, Department of
☐ Water Resources, Department of

☒ Other: California Department of Fish and Wildlife
☒ Other: Mojave Desert Air Quality Management District

Local Public Review Period (to be filled in by lead agency)

Starting Date 01/23/2026 Ending Date 02/23/2026

Lead Agency (Complete if applicable):

Consulting Firm: UltraSystems Environmental
Address: 16431 Scientific Way
City/State/Zip: Irvine, CA 92618
Contact: Betsy A. Lindsay
Phone: 949/788-4900 x227

Applicant: Rob Billings
Address: 5024 Wallaby Street
City/State/Zip: Yucca Valley, CA
Phone: 760/686-4171

Signature of Lead Agency Representative: _____

Date: 1/16/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.