

PROJECT REPORT

TO: Planning Commission

AGENDA DATE: November 9, 2022

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 9:00am/ No.6

PROJECT TYPE: Border Valley Trading, LTD
Time Extension #22-0013 for CUP #972-91 SUPERVISOR DIST #5

LOCATION: 604 Mead Road APNS: 049-250-005-000

Brawley, CA, 92227 PARCEL SIZE: +/- 107.88

GENERAL PLAN (existing) Agriculture GENERAL PLAN (proposed) N/A

ZONE (existing) A-2-R (General Agriculture within Rural Zone) ZONE (proposed) N/A

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: November 9, 2022

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: N/A

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: N/A

INITIAL STUDY: N/A

NEGATIVE DECLARATION MITIGATED NEGATIVE DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG. COMMISSIONER	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
DEH/EHS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE/OES	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER: <u>N/A</u>				

STAFF RECOMMENDATION:

IT IS RECOMMENDED THAT YOU CONDUCT A PUBLIC HEARING, THAT YOU HEAR ALL THE OPPONENTS AND PROPONENTS OF THE PROPOSED PROJECT. STAFF WOULD THEN RECOMMEND THAT YOU TAKE THE FOLLOWING ACTIONS:

- 1) FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO SECTION 15301 OF THE CEQA GUIDELINES AND THAT NO FURTHER DOCUMENTATION IS NECESSARY;
- 2) FIND THAT THE TIME EXTENSION #22-0013 FOR CONDITIONAL USE PERMIT #972-91 IS CONSISTENT WITH APPLICABLE ZONING, STATE LAWS, AND COUNTY BUILDING ORDINANCES; AND
- 3) APPROVE TIME EXTENSION #22-0013 FOR CONDITIONAL USE PERMIT #972-91 FOR A NEW 15-YEAR TERM, SUBJECT TO THE EXISTING CONDITIONS.

Planning & Development Services Department

801 MAIN STREET, EL CENTRO, CA, 92243 (442) 265-1736

(Jim Minnick, Director)

STAFF REPORT
Planning Commission
November 9, 2022
Time Extension #22-0013 for CUP #972-91

Applicant: **Border Valley Trading, LTD**
 604 Mead Road,
 Brawley, CA 92227

Project Location:

The existing hay processing and shipping facility is located at 604 Mead Road, Brawley, CA 92227; also known as Assessor's Parcel Number #049-250-005-000 and legally described as Parcel 2, of PM #2394, a portion of TR #129, East of McConnell Road, Section 1, T14S, R14E, S.B.B.M.

Project Summary:

The applicant, Border Valley Trading, is requesting a fifteen (15) year time extension for Conditional Use Permit #972-91 for an existing hay processing and shipping facility. Upon approval of the fifteen (15) year time extension, CUP #972-91 will be subject to three (3) year time extensions, starting April 17, 2025, every three (3) years until April 17, 2037 when a new fifteen (15) year time extension will be required. After a thorough review of the project file and compliance report, it can be determined that CUP #972-91 complies with the CUP's conditions of approval and applicable County land use regulations.

Project Background:

Border Valley Trading had applied for a time extension every three (3) years until 2005 when according to the applicant, due to a misplacement of correspondence led new management to be unaware of the existing Conditional Use Permit. The applicant wishes to be compliant with the Conditional Use Permit and has paid all relevant and required fees along with the request for the times extension for CUP #972-91.

County Ordinance:

Time Extension #22-0013 for CUP #972-91 is consistent with the Imperial County Title 9 Land Use Ordinance, Section 90508.02, "uses permitted only with a Conditional Use Permit" subsection LL) Hay processing and storage.

Land Use Analysis:

According to the Imperial County General Plan, the land use designation for the parcel is "Agriculture" and zoned A-2-R (General Agriculture with Rural Zone) pursuant to Zone Map #35.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL PLAN
Project Site	Hay Processing Facility	A-2-R (General Ag with Rural Zone)	Agriculture
North	Agriculture	A-2-R (General Ag with Rural Zone)	Agriculture
South	Agriculture	A-3 (Heavy Agriculture)	Agriculture
East	Agriculture	A-2-R (General Ag with Rural Zone)	Agriculture
West	Agriculture	A-2 (General Agriculture)	Agriculture

Environmental Determination:

The previously approved Conditional Use Permit #972-91 was environmentally assessed and reviewed by the Environmental Evaluation Committee on January 18, 1991. It was found that the project would not have a significant effect on the environment and received a Negative Declaration.

Time Extension #22-0013 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines (Class 1 – Existing Facility).

Staff Recommendation:

Staff recommends that the Planning Commission hold a public hearing, hear all the proponents and opponents of the proposed project, and then take the following actions:

1. Find that the project is categorically exempt from CEQA under the Government Code, Section 15301 and that no further environmental documentation is necessary; and,
2. Find that Time Extension #22-0013 for Conditional Use Permit #972-91 is consistent with applicable zoning and building ordinances; and
3. Approve Time Extension #22-0013 for Conditional Use Permit #972-91 for a new 15-year term, subject to the existing conditions.

PREPARED BY: Derek Newland, Planner II
Planning & Development Services



REVIEWED BY: Michael Abraham, AICP, Assistant Director of
Planning & Development Services



APPROVED BY: Jim Minnick, Director of
Planning & Development Services

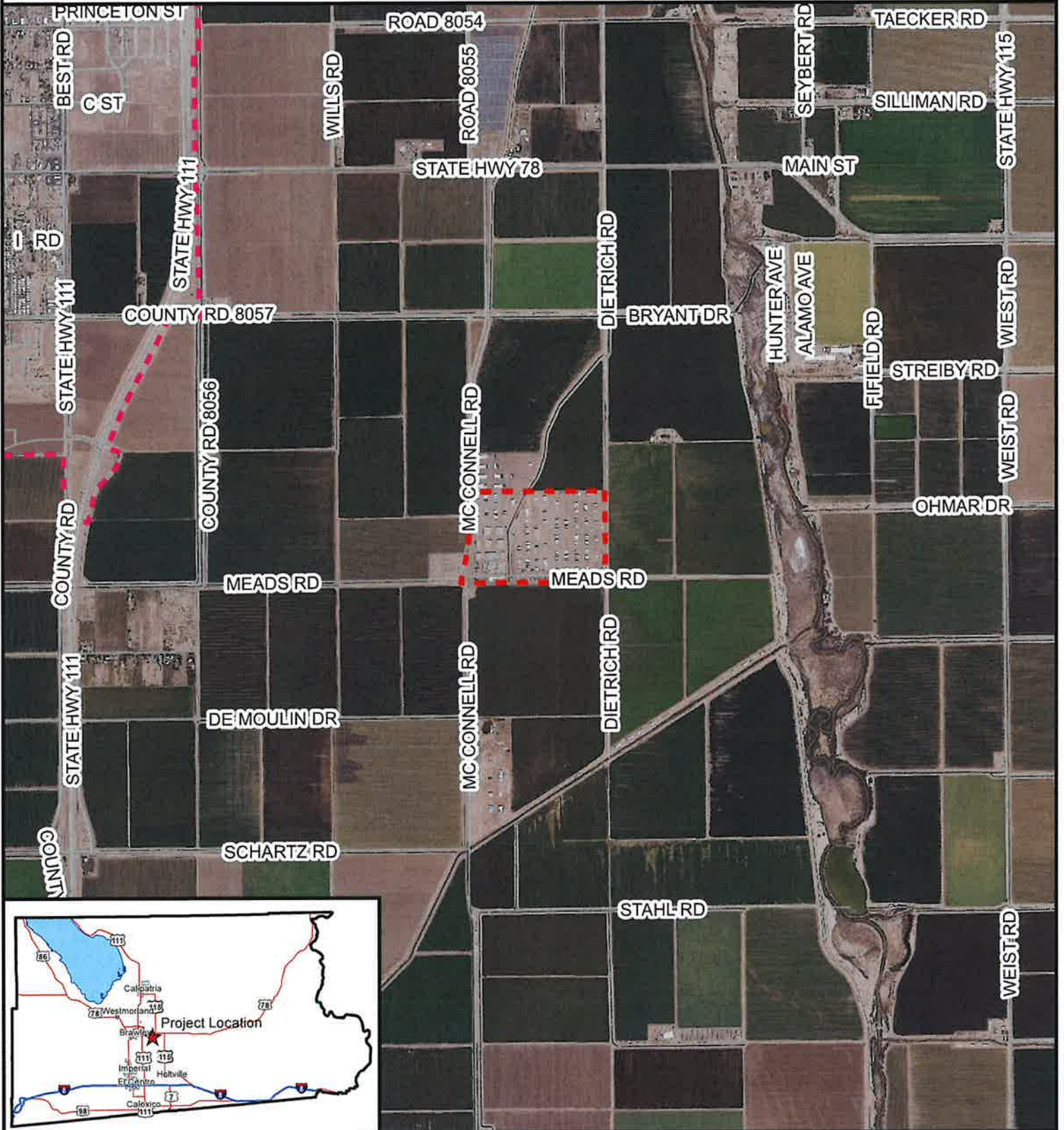


ATTACHMENTS:


- A. Vicinity Map
- B. Site Plan
- C. Planning Commission Resolution
- D. Conditional Use Permit #972-91
- E. Time Extension Request Documents
- F. Comment Letters

ATTACHMENT "A"
Vicinity Map

PROJECT LOCATION MAP

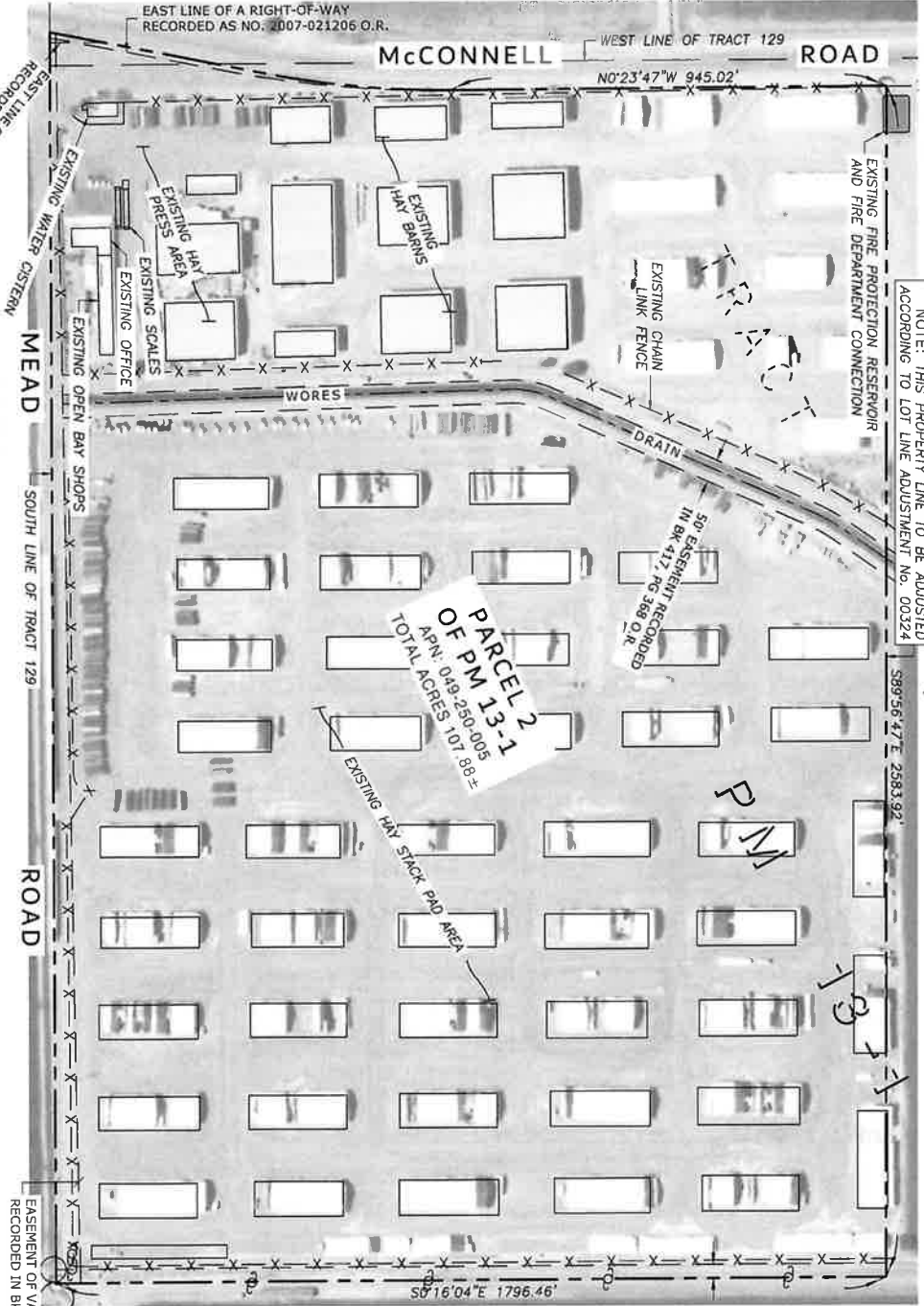


BORDER VALLEY TRADING, LTD
EXT #22-0013
APN 049-250-005

 Project Location
 Brawley City Limit



ATTACHMENT "B"
Site Plan



NOTE: THIS PROPERTY LINE TO BE ADJUSTED ACCORDING TO LOT LINE ADJUSTMENT NO. 00324

589'56'47\"/>

BORDER VALLEY, LLC DBA BORDER VALLEY TRADING, LTD SITE PLAN
 PARCEL 2 OF PARCEL MAP RECORDED IN BOOK 13, PAGE 1 OF PARCEL MAPS IN TOWNSHIP 14 SOUTH, RANGE 14 EAST, S.B.M. IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

- LEGEND**
- INDICATES BOUNDARY
 - INDICATES TRACT LINE
 - INDICATES EASEMENT AS NOTED
 - X-X- EXISTING FENCE
 - O- EXISTING UTILITY POLE

Precision Engineering & Surveying, Inc.
 P.O. Box 2216
 El Centro, CA 92244
 Telephone: (760) 353-2864
 799 E. Heil Avenue
 El Centro, CA 92243
 Fax: (760) 353-2886

SITE PLAN CUP 972-91 RENEWAL		SHEET	
DRAWN BY: A.D.	CHECKED BY: T.P.	1	
CLIENT: BORDER VALLEY, LLC	JOB No. 22-146	OF 1	
LOCATION: 604 MEAD ROAD, BRAWLEY, CA	Date: MAY 26, 2022		

LEGAL DESCRIPTION

THAT PORTION OF TRACTS 128 AND 129, IN TOWNSHIPS 13 AND 14 SOUTH, RANGE 14 EAST, S.B.M. IN IMPERIAL COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL MAP OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAN THEREON, LING EASTING TO THE EASTERN LINE OF LAND DESCRIBED IN DEED TO COLT, IMPERIAL, WHICH WAS RECORDED AGAINST BOOK 10, PAGE 12967, PAGE 074 OF OFFICIAL RECORDS AS DOCUMENT 12967, SHOWN AND DESIGNATED AS PARCEL 2 OF PARCEL MAP NO. 022994 ON FILE IN BOOK 13, PAGE 1 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

FLOOD ZONE

ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL 7002250400, ADDED BY FICHER, 2/8/2009, THE FLOOD ZONE IS ZONE X1, AREAS OF 0.2% ANNUAL CHANCE FLOOD.

VESTED IN

APN 049-250-005:
 BORDER VALLEY TRADING LTD.

ATTACHMENT “C”

Planning Commission Resolution

RESOLUTION NO. 2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING “TIME EXTENSION #22-0013” FOR A NEW (15-YEAR) TERM UNDER “CONDITIONAL USE PERMIT #972-91” FOR BORDER VALLEY TRADING, LTD.

WHEREAS, Border Valley Trading, LTD has submitted Time Extension #22-0013 requesting a new 15-year term for the existing hay processing and shipping facility;

WHEREAS, this existing hay processing and shipping facility was previously approved under Conditional Use Permit #972-91;

WHEREAS, the project is categorically exempt in accordance with section 15301 of the requirements of the California Environmental Quality Act, the State Guidelines, and the County's “Rules and Regulations to Implement CEQA as Amended”;

WHEREAS, the Planning Commission of the County of Imperial has been delegated with the responsibility of CEQA determinations, and adoptions and certifications of CEQA documents;

WHEREAS, public notice of said request has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on October 28, 2022;

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

SECTION 1. The Planning Commission has considered the proposed Time Extension #22-0013 request for Conditional Use Permit #972-91 prior to approval. The Planning Commission finds and determines that the Time Extension for Conditional Use Permit #972-91 is adequate and prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for approving Time Extension #22-0013 have been made as follows:

A. The proposed use is consistent with goals and policies of the adopted County General Plan.

The General Plan designates the subject site as “Agriculture”. This site is zoned A-2-R (General Agriculture within Rural Zone) pursuant to Title 9, Division 5, Section 90508.00. The Time Extension

request is found consistent with the approved Conditional Use Permit #972-91 and with the goals/policies of the General Plan.

B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.

The Project could be found consistent with the purpose of the zone it is located within. The proposed use could be considered a compatible use with a Conditional Use Permit pursuant to Title 9 Division 5 Section 90508.2 "Uses permitted only with a conditional use permit", Subsection II) Hay processing and storage.

C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed or similar conditional use according to the procedures of Section 90203.00.

The existing hay processing and shipping facility is listed as a use subject to a Conditional Use Permit in Land Use Ordinance, Title 9, Division 5, Section 90508.2, Subsection II) Hay processing and storage.

D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulation of the County of Imperial and the State of California.

The Project complies with the minimum requirements of this Title. The project complies with the applicable laws by obtaining a CUP pursuant to Title 9, Division 5, and Section 90508.02. The Conditions of Approval will further ensure that the project complies with all applicable regulations of the County of Imperial and the State of California. Therefore, the proposed project meets the minimum requirements of the Land Use Ordinance, Section 90508.02.

E. The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

The project is zoned A-2-R (General Agriculture within Rural Zone). The project site is surrounded in its majority by actively farmed agricultural land; the existing hay processing and shipping facility does not appear to create potential impacts near or around the project site. The existing hay processing and shipping facility appears not to be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

F. The proposed use does not violate any other law or ordinance.

The project will be subject to the Conditional Use Permit and current Federal, State, and Local regulations; the subject use does not violate any law or ordinance.

G. The proposed use is not granting a special privilege.

The project is a permitted use subject to approval of a Conditional Use Permit #972-91 under Land Use Ordinance, Section 90203.00 and 90508.00 *et. seq.* and will not grant a special privilege.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE** Time Extension #22-0013 for a new 15-year term under Conditional Use Permit #972-91, subject to the existing Conditions of Approval.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on **November 9, 2022** by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jim Minnick, Director of Planning & Development Services
Secretary to the Planning Commission

ATTACHMENT "D"
Conditional Use Permit #972-91

RECORDING REQUESTED BY
Planning Department
County of Imperial
Courthouse
El Centro, CA 92243

91006084

BOOK 1670 PAGE 1664

DOLORES PROVENCIO

COUNTY RECORDER

BOOK 1670 PAGE 1664
'91 APR 18 AM 11 04

OFFICIAL RECORDS
IMPERIAL COUNTY, CA

REG	\$ 3
RIF	\$ 1
MG	\$ 1
MI	\$ —
TOTAL	\$ 5

And When Recorded Mail To

Planning Department
County of Imperial
Courthouse
El Centro, CA 92243

HOLD

MEMORANDUM OF CONDITIONAL USE PERMIT

This is a Memorandum of Conditional Use Permit recorded by the County of Imperial, to witness that:

Pursuant to County Ordinance Section 83423(37), a Conditional Use Permit (Permit # 972-91) to Border Valley Pressing Company for a Hay Processing/Shipping Facility has been granted by the County of Imperial for certain premises located at East of Brawley, further described as (LEGAL DESCRIPTION) portion Tract 128 & 129, 13/14-14, 310.50 acres, and further East of Mc Connell Road described by Assessor's Parcel # 049-250-03-01 situated in Imperial County, California.

The term of the Conditional Use Permit (Permit # 972-91) is for Three years commencing on the date of recordation, and the permit does have provisions for extensions. (This is an optional and should be checked).

A complete copy of the Conditional Use Permit is available for review at the Office of Imperial County Planning Department, 939 Main Street, El Centro, California.

Executed on 4/17/91 at El Centro, Imperial County, California.

By: JURG HEUBERGER
Planning Director, County of Imperial

ACKNOWLEDGEMENT

STATE OF CALIFORNIA) ss.
COUNTY OF IMPERIAL)

On this 18th day of APRIL, of 1991, before me, LINDA K. WEAVER appeared Jurg Heuberger, Planning Director, in and for the County of Imperial, a political subdivision of the State of California, known to me to be the Planning Director of said County, and whose name is subscribed hereto, and hereby acknowledges to me that he executed the within instrument.

In witness whereof, I have hereunto set my hand, the day and year in this Memorandum first above written.

By: Linda Weaver
LINDA WEAVER, Clerk of the
Board of Supervisors
County of Imperial



CONDITIONAL USE PERMIT #972-91

**HAY STORAGE, COMPRESS AND TRUCKING FACILITY
FOR
BORDER VALLEY PRESSING COMPANY**

An application has been made for construction of a hay storage, compress and trucking facility by Border Valley Pressing Company on Assessor's Parcel Number 049-250-03-01, being legally described as a Portion Tract 128 & 129, 13/14-14, 310.50 acres, East of Mc Connell Road, generally located East of Brawley, the project site being approximately 310.5 acres.

The Imperial County Planning Commission, having considered the information contained in the application for the project described herein, the environmental documentation and other relevant evidence, both written and verbal, hereby grants authority for the construction of a hay storage, compress and trucking facility in compliance with the application and SUBJECT TO THE FOLLOWING CONDITIONS:

GENERAL CONDITIONS

G-1 ACQUISITION OF PERMITS AND LICENSES AND COMPLIANCE WITH GENERAL LAWS

The Permittee shall obtain, comply with, and maintain all applicable County, State, and Federal permits, licenses, and/or approvals, including but not limited to those required by Imperial County Planning/Building Department, Air Pollution Control District (APCD), County Division of Environmental Health Services (EHS), and Public Works Department. Additionally, Permittee agrees to comply with all applicable laws, ordinances, and/or regulations promulgated by County, State, and Federal jurisdictions whether specified herein or not. Furthermore, Permittee shall submit a copy of such additional permit/license to the Planning Department within thirty (30) days of receipt, including amendments or alterations thereto.

G-2 RECORDATION

This permit shall not be effective until it is recorded at the Imperial County Records Office, and payment of the recordation fee shall be the responsibility of the Permittee. If the Permittee fails to pay the recordation fee within six (6) months from date of approval, this permit shall be deemed null and void.

G-3 INDEMNIFICATION

Applicant shall defend at his/her sole expense any action brought against the County because of issuance of this permit or, in the alternative, the relinquishment of such permit. Applicant shall reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve applicant of his/her obligations under this condition.

G-4 RIGHT OF ENTRY

The County reserves the right to enter the premises to make the appropriate inspection(s) and to determine if the condition(s) of this permit are complied with. Access to authorized enforcement agency personnel shall not be denied.

G-5 RESPONSIBLE AGENT

All operations shall be conducted under the direction of a responsible agent. The name and telephone number of this individual shall be provided to the Planning Department. The agent shall insure that the project's activities comply with the conditions contained herein.

G-6 CONDITION PRIORITY

This project shall be constructed/operated as described in the Conditional Use Permit application, the Environmental Assessment, the project description, and as specified in these conditions. Where a conflict occurs, the Conditional Use Permit conditions shall govern and take precedence.

G-7 INVALID CONDITIONS/SEVERABILITY

Should any condition(s) of this permit be determined by a Court or other agency with proper jurisdiction to be invalid for any reason, such determination shall not invalidate the remaining provision(s) of this permit.

G-8 TIME LIMIT

Unless otherwise specified within the project's specific conditions this permit/project shall be limited to a maximum of (3) three years from the recordation of the CUP. The CUP may be extended for successive (3) three year period(s) by the Planning Director upon a finding by the Planning Department that the project is in compliance with all conditions of the CUP as stated herein and any applicable Land Use regulation of the County of Imperial. Unless otherwise specified herein, no Conditional Use Permit(s) shall be extended for more than (4) four consecutive periods by the Planning Department. If an extension is necessary or is requested beyond (15) fifteen years the permittee shall file a written extension request with the Planning Director at least (60) sixty days prior to the expiration date of the Permit. Such an extension request shall include the appropriate extension fee. If the original approval was granted by the Planning Commission and/or the Board of Supervisors, such an extension shall only be considered by the Planning Commission and/or the Board of Supervisors, after a noticed Public Hearing. Nothing stated or implied within this permit shall constitute a guarantee that an extension shall be granted. An extension may not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the permit conditions.

G-9 PERMIT/MONITORING-RELATED FEES

The permittee shall pay any and all amounts determined by the County Planning Department to defray any and all cost(s) for the review of reports, field investigations, monitoring, and other activities directly related to the enforcement/monitoring for compliance of this Conditional Use Permit, County Ordinance or any other applicable law. All County Departments, directly involved in the monitoring/enforcement of this project may bill permittee under this provision, however said billing shall only be through and with the approval of the Planning Department.

G-10 REPORTS/INFORMATION

If request by the Planning Director, Permittee shall provide any and all such documentation/report as necessary to ascertain compliance with the Conditional Use Permit. The format, content and supporting documentation shall be as required by the Director.

G-11 DEFINITIONS

In the event of a dispute, the meaning(s) or the intent of any word(s) phrase(s) and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an appeal is made to the Board of Supervisors 10 days from the date of their decision.

G-12 SPECIFICITY

The issuance of this permit does not authorize the permittee to construct or operate this project in violation of any state, federal, local law nor beyond the specified boundaries of the project as shown the application/project description/permit, nor shall this permit allow any accessory or ancillary use not specified herein. This permit does not provide any prescriptive right or use to the permittee for future addition and or modifications to this project.

G-13 COMPLIANCE/REVOCAATION

Upon the determination by the Planning Department that the project is or may not be in full compliance with any one or all of the conditions of this Conditional Use Permit, or upon the finding that the project is creating a nuisance as defined by law, the issue shall be brought immediately to the appropriate enforcement agency or to the Planning Commission for hearing to consider appropriate response including but not limited to the revocation of the CUP or to consider possible amendments to the CUP. The hearing shall be held upon do notice having been provided to the permittee and to the public in accordance with established ordinance/policy.

G-14 FIRE PROTECTION

(a) A complete fire protection plan as required by the County Fire Marshall shall be prepared and submitted to the County Fire Department, for review and approval.

(b) Where a fire protection plan is required, permittee shall install all approved systems according to plan and shall obtain all required approvals from the responsible agency.

(c) Permittee shall provide adequate fire protection system, equipment and storage, and accessibility to all on-site facilities in accordance with National Fire Protection Act (NFPA), Uniform Fire Code and County Fire Department Standards.

G-15 ROAD ENCROACHMENT

An encroachment permit shall be secured from the Department of Public Works for all new or altered driveways that may be necessary to access the lot or lots, and provide entrance/exit improvements as required by Public Works and Planning Department.

G-16 CONSTRUCTION STANDARDS

All structures, facilities, buildings, dikes, etc. shall be constructed in accordance with County Ordinance(s) and the Uniform Codes, as adopted by the County, for Seismic Zone 4, and in compliance with State and Federal regulations. Permits from all agencies (electric, plumbing, grading, among others) shall be secured for all facilities prior to any construction being commenced.

G-17 LIGHTING

On Site lighting shall be shielded to confine direct rays to the Site. Lighting shall be installed to provide a safe working environment in and around the facility and/or equipment meeting OSHA standards.

SPECIFIC CONDITIONS:

S-1 SITE USE:

The project site is described as Assessor's Parcel Number 049-250-03-01, also described as a Portion of Tract 128 & 129, Township 13/14 South, Range 14 East, being approximately 310.5 acres., which shall be used for and only for the purpose described within the project description as assessed within the Environmental Assessment.

S-2 FIRE PROTECTION:

In addition to G-14, Permittee shall at a minimum provide a 40,000 gallon reservoir to provide fire fighting water reserve. Said system shall be connected to a dry hydrant connection and shall be reviewed and approved by the Fire Chief. Additional equipment or systems as required by the Fire Chief shall also be provided.

S-3 LIMITATION OF USE:

This CUP authorizes the use of the site as a hay storage and transfer facility and for use as a hay compress facility. While it also includes limited office space, parking areas, and a scale it does not allow for truck/vehicle maintenance shops or any other use not specifically delineated herein.

S-4 ON SITE LIGHTING:

All on site lighting shall be shielded and/or directed in such a way as to eliminate and reduce off-site glare particularly towards highways.

8-5 NOISE:

All equipment shall be muffled or otherwise noise-controlled to minimize the generation of noise both to workers and off-site.

8-6 ACCESS:

The site shall be accessed from Mead Road as shown on the "General Site Plan". All connections and improvements to a County Road shall be reviewed and approved by Public Works prior to installation/construction.

8-7 FENCING:

Site shall be secured by fencing as shown on the "General Site Plan". Fencing shall be installed and maintained as shown.

8-8 ON SITE ROADS/DRIVEWAYS:

All on-site roads/driveways or parking areas shall be constructed with a minimum of 6 inch Class II base and shall be maintained in a dust free manner.

8-9 SCALE:

The on-site scale shall only be utilized for weighing of trucks/materials incidental to the use of the facility. Commercial weighing, (i.e. weighing of trucks/equipment not part of the operation) is strictly prohibited.

8-10 SCALE INSTRUCTION:

Scale shall be installed with permits and in accordance with engineered plans. Scale shall also be reviewed/approved and certified by Ag/Weights and Measures prior to use.

8-11 ON-SITE PARKING:

Permittee shall provide a minimum of 10 on site (car) parking spaces including one handicapped space for use by employees and/or customers.

8-12 HANDICAPPED FACILITIES:

Permittee shall provide the required handicapped facilities, (i.e. ramps, bathrooms, parking) as required by State law.

8-13 RESERVOIR:

Permittee shall install and maintain proposed fire protection reservoir as shown on the "General Site Plan". Reservoir shall at all times be full of water. An empty (less 1/2 full) reservoir shall constitute a lack of fire protection ability and all operations shall cease.

ATTACHMENT "E"
Time Extension Request
Documents



Precision Engineering & Surveying, Inc.

P.O. Box 2216 El Centro, CA 92244 799 E. Heil Ave., El Centro, CA 92243.
Tel. (760) 353-2684 • Fax (760) 353-2686

May 25, 2022

Jim Minnick, Director
Planning & Development Services
County of Imperial
801 Main St
El Centro, CA 92243

Subject: Conditional Use Permit #972-91

Mr. Minnick,

This letter is requesting a renewal/ replacement of Conditional Use Permit (CUP) #972-91 for a Hay Processing/ Shipping facility formerly known as Border Valley Pressing Company. The CUP was signed on April 17, 1991 between Border Valley Pressing Company and the County of Imperial.

This facility is located at the intersection of Mead and McConnell Road east of Bawley, CA and is described as Parcel 2 of Parcel Map Number 02394 on file in Book 13, Page 1 of Parcel Maps in the Office of the County Recorder of Imperial County. The Address is 604 Mead Road Brawley, CA and is known as Assessor Parcel Number 049-250-005.

The CUP has been extended every three years with Imperial County until 2005 where correspondence between Border Valley Trading and Imperial County was misplaced on the behalf of Border Valley Trading. The misplacement of the correspondence left new management unaware of the existing Conditional Use Permit and therefore management was not aware of the need for the renewal of said CUP. It is Border Valley Trading's intent to comply with the guidelines set forth in the Land Use Ordinances of Imperial County and make the current facility and operations thereof in compliance with the Imperial County Zoning Ordinances.

Therefore, Precision Engineering and Surveying is formally requesting a renewal/replacement of the existing Conditional Use Permit #972-91 on behalf of Border Valley LLC, dba Border Valley Trading.

If you or your staff need any additional information, please contact me at 760-587-6572.

Sincerely,

A handwritten signature in blue ink, appearing to read 'TJ Preece', written over a horizontal line.

Taylor J. Preece, PLS

RECORDING REQUESTED BY

Planning Department
County of Imperial
Courthouse
El Centro, CA 92243

91006884

BOOK 1670 PAGE 1664

DOLORES PROVENCIO

COUNTY RECORDER

BOOK 1670 PAGE 1664
'91 APR 18 AM 11 04

OFFICIAL RECORDS
IMPERIAL COUNTY, CA

REG	\$ 3
RIF	\$ 1
MC	\$ 1
ML	\$ 1
TOTAL	\$ 5

And When Recorded Mail To

Planning Department
County of Imperial
Courthouse
El Centro, CA 92243

HOLD

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The term of the Conditional Use Permit (Permit # 972-91) is for Three years commencing on the date of recordation, and the permit does have provisions for extensions. (This is an optional and should be checked).

A complete copy of the Conditional Use Permit is available for review at the Office of Imperial County Planning Department, 939 Main Street, El Centro, California.

Executed on 4/17/91 at El Centro, Imperial County, California.

By: JURG HEUBERGER
Planning Director, County of Imperial

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF IMPERIAL)

On this 18th day of APRIL of 1991, before me, LINDA K. WEAVER appeared Jurg Heuberger, Planning Director, in and for the County of Imperial, a political subdivision of the State of California, known to me to be the Planning Director of said County, and whose name is subscribed hereto, and hereby acknowledges to me that he executed the within instrument.

In witness whereof, I have hereunto set my hand, the day and year in this Memorandum first above written.

By: Linda Weaver
LINDA WEAVER, Clerk of the
Board of Supervisors
County of Imperial



CONDITIONAL USE PERMIT #972-91

**HAY STORAGE, COMPRESS AND TRUCKING FACILITY
FOR
BORDER VALLEY PRESSING COMPANY**

An application has been made for construction of a hay storage, compress and trucking facility by Border Valley Pressing Company on Assessor's Parcel Number 049-250-03-01, being legally described as a Portion Tract 128 & 129, 13/14-14, 310.50 acres, East of Mc Connell Road, generally located East of Brawley, the project site being approximately 310.5 acres.

The Imperial County Planning Commission, having considered the information contained in the application for the project described herein, the environmental documentation and other relevant evidence, both written and verbal, hereby grants authority for the construction of a hay storage, compress and trucking facility in compliance with the application and SUBJECT TO THE FOLLOWING CONDITIONS:

GENERAL CONDITIONS

G-1 ACQUISITION OF PERMITS AND LICENSES AND COMPLIANCE WITH GENERAL LAWS

The Permittee shall obtain, comply with, and maintain all applicable County, State, and Federal permits, licenses, and/or approvals, including but not limited to those required by Imperial County Planning/Building Department, Air Pollution Control District (APCD), County Division of Environmental Health Services (EHS), and Public Works Department. Additionally, Permittee agrees to comply with all applicable laws, ordinances, and/or regulations promulgated by County, State, and Federal jurisdictions whether specified herein or not. Furthermore, Permittee shall submit a copy of such additional permit/license to the Planning Department within thirty (30) days of receipt, including amendments or alterations thereto.

G-2 RECORDATION

This permit shall not be effective until it is recorded at the Imperial County Records Office, and payment of the recordation fee shall be the responsibility of the Permittee. If the Permittee fails to pay the recordation fee within six (6) months from date of approval, this permit shall be deemed null and void.

G-3 INDEMNIFICATION

Applicant shall defend at his/her sole expense any action brought against the County because of issuance of this permit or, in the alternative, the relinquishment of such permit. Applicant shall reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve applicant of his/her obligations under this condition.

G-4 RIGHT OF ENTRY

The County reserves the right to enter the premises to make the appropriate inspection(s) and to determine if the condition(s) of this permit are complied with. Access to authorized enforcement agency personnel shall not be denied.

G-5 RESPONSIBLE AGENT

All operations shall be conducted under the direction of a responsible agent. The name and telephone number of this individual shall be provided to the Planning Department. The agent shall insure that the project's activities comply with the conditions contained herein.

G-6 CONDITION PRIORITY

This project shall be constructed/operated as described in the Conditional Use Permit application, the Environmental Assessment, the project description, and as specified in these conditions. Where a conflict occurs, the Conditional Use Permit conditions shall govern and take precedence.

G-7 INVALID CONDITIONS/SEVERABILITY

Should any condition(s) of this permit be determined by a Court or other agency with proper jurisdiction to be invalid for any reason, such determination shall not invalidate the remaining provision(s) of this permit.

G-8 TIME LIMIT

Unless otherwise specified within the project's specific conditions this permit/project shall be limited to a maximum of (3) three years from the recordation of the CUP. The CUP may be extended for successive (3) three year period(s) by the Planning Director upon a finding by the Planning Department that the project is in compliance with all conditions of the CUP as stated herein and any applicable Land Use regulation of the County of Imperial. Unless otherwise specified herein, no Conditional Use Permit(s) shall be extended for more than (4) four consecutive periods by the Planning Department. If an extension is necessary or is requested beyond (15) fifteen years the permittee shall file a written extension request with the Planning Director at least (60) sixty days prior to the expiration date of the Permit. Such an extension request shall include the appropriate extension fee. If the original approval was granted by the Planning Commission and/or the Board of Supervisors, such an extension shall only be considered by the Planning Commission and/or the Board of Supervisors, after a noticed Public Hearing. Nothing stated or implied within this permit shall constitute a guarantee that an extension shall be granted. An extension may not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the permit conditions.

G-9 PERMIT/MONITORING-RELATED FEES

The permittee shall pay any and all amounts determined by the County Planning Department to defray any and all cost(s) for the review of reports, field investigations, monitoring, and other activities directly related to the enforcement/monitoring for compliance of this Conditional Use Permit, County Ordinance or any other applicable law. All County Departments, directly involved in the monitoring/enforcement of this project may bill permittee under this provision, however said billing shall only be through and with the approval of the Planning Department.

G-10 REPORTS/INFORMATION

If request by the Planning Director, Permittee shall provide any and all such documentation/report as necessary to ascertain compliance with the Conditional Use Permit. The format, content and supporting documentation shall be as required by the Director.

G-11 DEFINITIONS

In the event of a dispute, the meaning(s) or the intent of any word(s) phrase(s) and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an appeal is made to the Board of Supervisors 10 days from the date of their decision.

G-12 SPECIFICITY

The issuance of this permit does not authorize the permittee to construct or operate this project in violation of any state, federal, local law nor beyond the specified boundaries of the project as shown the application/project description/permit, nor shall this permit allow any accessory or ancillary use not specified herein. This permit does not provide any prescriptive right or use to the permittee for future addition and or modifications to this project.

G-13 COMPLIANCE/REVOCAATION

Upon the determination by the Planning Department that the project is or may not be in full compliance with any one or all of the conditions of this Conditional Use Permit, or upon the finding that the project is creating a nuisance as defined by law, the issue shall be brought immediately to the appropriate enforcement agency or to the Planning Commission for hearing to consider appropriate response including but not limited to the revocation of the CUP or to consider possible amendments to the CUP. The hearing shall be held upon do notice having been provided to the permittee and to the public in accordance with established ordinance/policy.

G-14 FIRE PROTECTION

(a) A complete fire protection plan as required by the County Fire Marshall shall be prepared and submitted to the County Fire Department, for review and approval.

(b) Where a fire protection plan is required, permittee shall install all approved systems according to plan and shall obtain all required approvals from the responsible agency.

(c) Permittee shall provide adequate fire protection system, equipment and storage, and accessibility to all on-site facilities in accordance with National Fire Protection Act (NFPA), Uniform Fire Code and County Fire Department Standards.

G-15 ROAD ENCROACHMENT

An encroachment permit shall be secured from the Department of Public Works for all new or altered driveways that may be necessary to access the lot or lots, and provide entrance/exit improvements as required by Public Works and Planning Department.

G-16 CONSTRUCTION STANDARDS

All structures, facilities, buildings, dikes, etc. shall be constructed in accordance with County Ordinance(s) and the Uniform Codes, as adopted by the County, for Seismic Zone 4, and in compliance with State and Federal regulations. Permits from all agencies (electric, plumbing, grading, among others) shall be secured for all facilities prior to any construction being commenced.

G-17 LIGHTING

On Site lighting shall be shielded to confine direct rays to the Site. Lighting shall be installed to provide a safe working environment in and around the facility and/or equipment meeting OSHA standards.

SPECIFIC CONDITIONS:

S-1 SITE USE:

The project site is described as Assessor's Parcel Number 049-250-03-01, also described as a Portion of Tract 128 & 129, Township 13/14 South, Range 14 East, being approximately 310.5 acres., which shall be used for and only for the purpose described within the project description as assessed within the Environmental Assessment.

S-2 FIRE PROTECTION:

In addition to G-14, Permittee shall at a minimum provide a 40,000 gallon reservoir to provide fire fighting water reserve. Said system shall be connected to a dry hydrant connection and shall be reviewed and approved by the Fire Chief. Additional equipment or systems as required by the Fire Chief shall also be provided.

S-3 LIMITATION OF USE:

This CUP authorizes the use of the site as a hay storage and transfer facility and for use as a hay compress facility. While it also includes limited office space, parking areas, and a scale it does not allow for truck/vehicle maintenance shops or any other use not specifically delineated herein.

S-4 ON SITE LIGHTING:

All on site lighting shall be shielded and/or directed in such a way as to eliminate and reduce off-site glare particularly towards highways.

8-5 NOISE:

All equipment shall be muffled or otherwise noise-controlled to minimize the generation of noise both to workers and off-site.

8-6 ACCESS:

The site shall be accessed from Mead Road as shown on the "General Site Plan". All connections and improvements to a County Road shall be reviewed and approved by Public Works prior to installation/construction.

8-7 FENCING:

Site shall be secured by fencing as shown on the "General Site Plan". Fencing shall be installed and maintained as shown.

8-8 ON SITE ROADS/DRIVEWAYS:

All on-site roads/driveways or parking areas shall be constructed with a minimum of 6 inch Class II base and shall be maintained in a dust free manner.

8-9 SCALE:

The on-site scale shall only be utilized for weighing of trucks/materials incidental to the use of the facility. Commercial weighing, (i.e. weighing of trucks/equipment not part of the operation) is strictly prohibited.

8-10 SCALE INSTRUCTION:

Scale shall be installed with permits and in accordance with engineered plans. Scale shall also be reviewed/approved and certified by Ag/Weights and Measures prior to use.

8-11 ON-SITE PARKING:

Permittee shall provide a minimum of 10 on site (car) parking spaces including one handicapped space for use by employees and/or customers.

8-12 HANDICAPPED FACILITIES:

Permittee shall provide the required handicapped facilities, (i.e. ramps, bathrooms, parking) as required by State law.

8-13 RESERVOIR:

Permittee shall install and maintain proposed fire protection reservoir as shown on the "General Site Plan". Reservoir shall at all times be full of water. An empty (less 1/2 full) reservoir shall constitute a lack of fire protection ability and all operations shall cease.



Precision Engineering & Surveying, Inc.

P.O. Box 2216 El Centro, CA 92244

799 E. Heil Ave., El Centro, CA 92243.

Tel. (760) 353-2684 • Fax (760) 353-2686

CONDITIONAL USE PERMIT No. 972-91

May 25, 2022

The following are updates, responses and/or comments to the General and Site-Specific Conditions for CUP No. 972-91. These responses are included with the application for a renewal/ replacement of the current Conditional Use Permit.

General Conditions

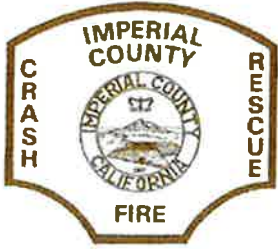
- G-1 Acquisition of permits and licenses and compliance with general laws:** Complying with Air Pollution Control District, Environmental Health Services, and Public Works Department.
- G-2 Recordation:** Conditional Use Permit No. 972-91 was recorded in Book 1670, Page 1664, Official Records Imperial County, CA on April 18, 1991.
- G-3 Indemnification:** Was signed when the CUP was recorded in 1991.
- G-4 Right of Entry:** There is access from McConnell/ Mead Road on the Southwest corner of the property with no restrictions to County access.
- G-5 Responsible Agent:** The responsible Agent that ensures compliance with all conditions set forth in said CUP is Jared Brady, COO of Border Valley, who can be contacted at (760) 344-6700 or via email at jared@bordervalley.com.
- G-6 Condition Priority:** The conditions set forth in said CUP take priority over all operations.
- G-7 Invalid Conditions/ Severability:** Remaining conditions to stay in place.
- G-8 Time Limit:** Out of Compliance, this is the reason for the request to renew/ replace the existing CUP No. 972-91.
- G-9 Permit/Monitoring-Related Fees:** Fees to be paid by Border Valley for any/all costs of the Imperial County to monitor the conditions set forth in said CUP.
- G-10 Reports/Information:** Border Valley shall submit any necessary reports required.
- G-11 Definitions:** Border Valley agrees that the County of Imperial will make the final decision of the intent of said conditions.

- G-12 Specificity:** Border Valley is not in violation of any Federal, State, or Local Laws.
- G-13 Compliance/Revocation:** Non-Compliance will be brought to the attention of the appropriate enforcement agency.
- G-14 Fire Protection:**
- (a) Border Valley has a complete fire protection plan approved by the Imperial County Fire Marshall. See attached Fire Inspection Results.
 - (b) Border Valley has installed all approved fire protection systems. See attached Fire Inspection Results.
 - (c) Border Valley has provided adequate fire protection systems in accordance with the National Fire Protection Act. See attached Fire Inspection Results.
- G-15 Road Encroachment:** Any driveway improvements will be submitted to Public Works to obtain an encroachment permit.
- G-16 Construction Standards:** Any structures, facilities, buildings, etc. shall be constructed in accordance with Federal, State, and County Codes and Border Valley shall obtain the necessary permits.
- G-17 Lighting:** All on-site lighting is directed to reduce or eliminate off-site glare and complies with OSHA standards.

Specific Conditions

- S-1 Site Use:** The site is only being used as a Hay Processing/ Shipping facility.
- S-2 Fire Protection:** Border Valley has a 80,000 gallon water reservoir that is connected to an approved Fire Department Connection and a 50,000 gallon water cistern at the southwest corner of the property. See attached Fire Inspection Results.
- S-3 Limitation of Use:** The site is only being used as a Hay Compress/ Storage/ Shipping facility.
- S-4 On Site Lighting:** All on-site lighting is directed to reduce or eliminate off-site glare and complies with OSHA standards.
- S-5 Noise:** Equipment is muffled or has noise control to minimize on-site or off-site sensitive receptors.
- S-6 Access:** Access was approved from Mead/McConnell Road along with road dedications to Imperial County as shown on Parcel Map No. 02394 on File in Book 13, Page 1 of Parcel Maps in the Imperial County Recorder.

- S-7 Fencing:** The site is secured by a 6-foot-tall chain link fence along the property boundaries.
- S-8 On-site Roads/ Driveways:** All driveways and roads on-site are all-weather surface and are constructed with either asphalt paving or a minimum of 6 inches of Class II Base.
- S-9 Scale:** The two on-site scales are only being used for weighing trucks for the benefit of the operation of the hay compress/ shipping facility.
- S-10 Scale Instruction:** The existing scales at Border Valley were installed with permits and engineered plans. The scale was certified by Ag/Weights and Measures.
- S-11 On-Site Parking:** Border Valley currently has 31 standard parking stalls for the use of employees and customers.
- S-12 Handicapped Facilities:** Border Valley currently has 1 handicap parking stalls and facilities to accommodate.
- S-13 Reservoir:** Border Valley has an existing fire protections reservoir as shown on the attached site plan located at the Northwest corner of the property.



Imperial County Fire Department

Occupancy: **Border Valley Trading**
Address: **604 E Mead RD**
Brawley CA 92227

Inspection Type: **Annual**

Inspection Date: **7/11/2017**

By: **Loper, Andrew (1668)**

Time In: **07:58**

Time Out: **08:52**

Authorized Date: **Not Author**

By:

Form: ICFD Fire and Life
Safety Inspection Form

Next Inspection Date: **No Inspection Scheduled**

Inspection Topics:

PREMISES IDENTIFICATION

Address numbers are posted and clearly visible from the street

Buildings must have approved address numbers placed in a position that is plainly legible and visible from the street or road fronting the property.

Status: **PASS**

Notes:

Each occupancy/structure in a multi-building complex must be individually identified.

Individual buildings in a multi-building complex sharing a common street address must each be identified by a number, letter, or series of apartments in the building.

Status: **N/A**

Notes:

Verification and posting of current business license if applicable.

Does the business have a business license if required and is it currently up to date

Status: **N/A**

Notes:

Other:

This field is used for items/issues not included elsewhere. See Note

Status: **N/A**

Notes:

FIRE APPARATUS ACCESS & WATER SUPPLY

Fire department access roads (fire lanes) are unobstructed and provide adequate width and height.

Fire apparatus access roads shall be provided to within 150 feet of all portions of a building. Roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Except for approved security gates, access roads may not be obstructed in any manner

Status: **PASS**

Notes:

Required fire lanes are clearly marked by paint and stenciling or a permanent sign.

Signs or other approved markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

Status: **N/A**

Notes:

If present, security gates across a fire access road have a Knox switch or are secured by other approved means.

The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

Status: **PASS**

Notes:

If provided, Knox Box entry system is accessible and contains current keys to the facility.

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes such as buildings with a fire alarm, fire sprinkler system, or high hazard buildings, the fire code official is authorized to require a key box to be installed in an approved location. The operator of the building shall immediately notify the fire code official and provide the new key when a lock is changed or rekeyed.

Status: **N/A**

Notes:

<p>Draft hydrants meet Imperial County Fire Department rural water requirements, and are accessible, full, and in good working condition.</p> <p>Must meet and be maintain to Imperial County Fire Department rural water requirements</p> <p>Status: PASS</p> <p>Notes:</p>
<p>Fire hydrants are visible and accessible with adequate clearance and are protected from physical damage when necessary.</p> <p>Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Unobstructed access to fire hydrants shall be maintained at all times. A 3-foot clear space shall be maintained around the circumference of fire hydrants except as otherwise required. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall be provided.</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Other:</p> <p>This field is used for items/issues not included elsewhere. See Note</p> <p>Status: N/A</p> <p>Notes:</p>
<p>FIRE PROTECTION SYSTEMS</p>
<p>Identification signs (if required) are in place and legible for all components of a fire suppression system.</p> <p>In place and legible</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Fire sprinkler control valves are open, operational, and accessible.</p> <p>Control valves are in normal open position; test and drain valves are in normal closed position Vales are properly sealed, locked, and supervised. All valves are accessible. Valves are free of external leaks.</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Fire department connection (FDC) is properly maintained.</p> <p>FDC is visible and accessible. Couplings are free of damage and swivel freely Plugs or caps are in place and undamaged Clapper (if present) is in place and operating properly. Identification signs (if required) are in place and legible Check valve is not leaking.</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Gauge is in good condition and shows normal water supply pressure.</p> <p>Gauges must be maintained and serviced/replaced if broken.</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Fire sprinkler alarm devices (water flow switch and alarm bell) are free of damage or leaks.</p> <p>Alarm devices shall be inspected quarterly to verify they are free of physical damage.</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Fire sprinkler riser has label verifying annual test within one year and five year certification within last 5 years.</p> <p>Fire sprinkler contractors conducting annual inspection/testing and 5 year certification must place a label on the system when work is complete and any deficiencies are corrected. Tags shall not be removed except at the next service interval. Failure to maintain fire sprinkler systems is a violation of Health and Safety Code 13195.5</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Spare sprinkler heads and wrench are provided.</p> <p>At least 3 spare heads of each type found in the system must be provided. A sprinkler head wrench shall also be provided. Items must be stored in an accessible cabinet</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Fire sprinkler heads in accessible areas are free of obstructions and protected from physical damage.</p> <p>Sprinkler heads have no visible leaks. Sprinkler heads are free of corrosion, damage, paint, or foreign materials of any sort. Sprinkler heads have proper orientation. Sprinkler heads subject to physical damage are protected by cages. Storage is kept 18 inches below sprnkler deflectors.</p> <p>Status: N/A</p> <p>Notes:</p>

<p>Written reports of Quarterly, Annual, and 5 year inspection, testing and maintenance are maintained by the system owner and available for fire department review.</p> <p>Records of all inspections, testing, and maintenance shall be retained by the building owner for a period of five years. Forms developed by the State Fire Marshal shall be used to record the results of inspections, tests, and maintenance of water based fire protection systems.</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Alternative fire suppression systems are in good working condition and have required inspection, testing, and maintenance available for review</p> <p>All inspections, testing, and maintenance are performed on systems and they are in good working condition</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Commercial cooking hood fire suppression systems are in good working condition, clean, proper nozzle placement, and with semi-annual testing completed</p> <p>Commercial cooking hoods have fire suppression systems with semi-annual testing completed, nozzle placement is correct, and system is clean and complete.</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Fire alarm and water flow monitoring systems are inspected / tested at least annually and reports of inspection / tests are available for review.</p> <p>A record of all inspections, testing, and maintenance shall be provided. Records shall be retained until the next test and for 1 year thereafter.</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Indicator lights on fire alarm control panels, annunciators, and water flow monitoring panels indicate normal operation free of trouble or supervisory signals.</p> <p>Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Non-required fire protection systems and equipment shall be inspected, tested and maintained or removed.</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Fire alarm components including pull stations, detectors, horns, strobes and bells are accessible and appear to be in working order.</p> <p>Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Non-required fire protection systems and equipment shall be inspected, tested and maintained or removed.</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Smoke/Carbon Monoxide alarms in private residential areas.</p> <p>The apartment complex owner shall be responsible for testing and maintaining smoke and carbon monoxide alarms. The owner shall ensure that smoke alarms and carbon monoxide alarms are operable when tenancy is established. The tenant is responsible for notifying the manager or owner of an inoperable smoke alarm within his or her unit.</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Smoke/Carbon Monoxide alarms in accessible public areas are functional.</p> <p>The apartment complex owner shall be responsible for testing and maintaining smoke and carbon monoxide alarms.</p> <p>Status: PASS</p> <p>Notes:</p>
<p>Fire extinguishers will meet approved sizing and rating for occupancy.</p> <p>Portable fire extinguishers shall be installed in new and existing Group A, B, E, F, H, I, L, M, R-1, R-2, R-2.1, R-3.1, R-4 and S occupancies.</p> <p>Status: PASS</p> <p>Notes:</p>
<p>At least one extinguisher for every 75 feet of travel distance. From any front door to an extinguisher is not more than 75 feet.</p> <p>Buildings having an occupancy hazard subject to Class B and/or Class C fires shall have a standard complement of Class A fire extinguishers for building protection, plus additional Class B and/or Class C extinguishers. Where fire extinguishers have more than one letter classification (such as 2-A:20-B:C), they may be considered to satisfy the requirements of each letter class. When using multipurpose extinguishers for the protection of Class B hazards, the maximum travel distances described in California Code of Regulations, Title 19, Division 1, Section 568, Table 2 must be observed.</p> <p>Status: PASS</p> <p>Notes:</p>

<p>Fire extinguishers are charged, accessible, mounted and secured, free of obstructions and not damaged.</p> <p>Fire extinguisher is in designated location. Pressure gauge is in the green. Tamper seals and pin are in place. Extinguisher is free of obvious physical damage or corrosion.</p> <p>Status: PASS</p> <p>Notes:</p>
<p>Fire extinguishers have been serviced annually and have a current tag attached OR have a verified "in service" date within the past year.</p> <p>Extinguishers shall be manually inspected at least monthly by the building owner, occupant, or his/her authorized agent or electronically monitored. Fire extinguishers shall be subjected to maintenance annually or immediately after use or when specifically indicated by an inspection. Each fire extinguisher that has undergone annual maintenance shall have an Annual Maintenance Tag attached.</p> <p>Status: PASS</p> <p>Notes:</p>
<p>Other</p> <p>This field is used for items/issues not included elsewhere. See Note</p> <p>Status: N/A</p> <p>Notes:</p>
<p>FIRE SEPARATIONS</p>
<p>Fire resistive walls and ceilings are free of holes or other damage.</p> <p>Fire-resistance-rated construction (including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained.</p> <p>Status: PASS</p> <p>Notes:</p>
<p>Attic and crawl space openings are closed.</p> <p>Required fire-blocking and draft stopping in combustibile concealed spaces shall be maintained to provide continuity and integrity of the construction.</p> <p>Status: PASS</p> <p>Notes:</p>
<p>Fire doors are not blocked, obstructed or inoperable.</p> <p>Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Fire door assemblies shall not be modified.</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Fire doors close and latch from any position.</p> <p>Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.</p> <p>Status: N/A</p> <p>Notes:</p>
<p>Other</p> <p>This field is used for items/issues not included elsewhere. See Note</p> <p>Status: N/A</p> <p>Notes:</p>
<p>EXITS & EMERGENCY ESCAPES</p>
<p>Exits and exit pathways are free of any obstructions or conditions that would prevent the use of such exits</p> <p>Required exit accesses, exits or exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency when the areas served by such exits are occupied. Security devices affecting means of egress shall be subject to approval of the fire code official.</p> <p>Status: PASS</p> <p>Notes:</p>
<p>Storage under exterior stairways is prohibited unless protected by fire resistive construction.</p> <p>There shall be no enclosed usable space under exterior exit stairways unless the space is completely enclosed in 1-hour fire-resistance-rated construction. The open space under exterior stairways shall not be used for any purpose.</p> <p>Status: N/A</p> <p>Notes:</p>

<p>Enclosed useable space under interior stairways must be protected by fire resistive construction.</p> <p>The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-hour fire-resistance-rated construction or the fire-resistance rating of the stairway enclosure, whichever is greater. Spaces under stairways serving and contained within a single residential dwelling unit in Group R-2 or R-3 shall be permitted to be protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.</p> <p>Status: N/A</p> <p>Notes:</p>	
<p>When provided, EXIT signs must be illuminated at all times or be self-luminous.</p> <p>Electrically powered, self-luminous and photo luminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Chapter 27 of the California Building Code. Exit signs shall be illuminated at all times.</p> <p>Status: PASS</p> <p>Notes:</p>	
<p>Where provided, emergency exit lighting must be maintained operational at all times.</p> <p>Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, or any other feature is required for compliance with the provisions of this code, or otherwise installed, such device, equipment, system, condition, arrangement, level of protection, or other feature shall thereafter be continuously maintained in accordance with this code and applicable referenced standards.</p> <p>Status: PASS</p> <p>Notes:</p>	
<p>Exit doors swing freely and open to the full width.</p> <p>Exit doors must open freely without excessive force. Doors must swing to the fully open position without rubbing, binding, or requiring excessive force.</p> <p>Status: PASS</p> <p>Notes:</p>	
<p>Locks and latches on exit doors are an approved type and doors open with a single motion of the hand.</p> <p>Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. Manually operated flush bolts or surface bolts are not permitted except individual dwelling units and sleeping units. The unlatching of any door or leaf shall not require more than one operation. Group A (clubhouse) group B (office) may have key locking hardware on front main entrance with a sign stating: DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED</p> <p>Status: PASS</p> <p>Notes:</p>	
<p>Required emergency escape windows open freely and are free of obstructions.</p> <p>Each sleeping area is required to have at least one operational escape opening (window or direct exit door). Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are allowed to be placed over emergency escape and rescue openings but such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening and shall be approved by the building or fire department.</p> <p>Status: N/A</p> <p>Notes:</p>	
<p>Other</p> <p>This field is used for items/issues not included elsewhere. See Note</p> <p>Status: N/A</p> <p>Notes:</p>	
<p>STORAGE & HOUSEKEEPING</p>	
<p>Buildings and grounds are free of accumulated waste material that creates a fire hazard.</p> <p>Combustible waste material creating a fire hazard shall not be allowed to accumulate in buildings or structures or upon premises.</p> <p>Status: PASS</p> <p>Notes:</p>	
<p>Dumpsters are located at least 5 ft from combustible walls, openings, and eave lines</p> <p>Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines. Dumpsters with an individual capacity of 1.0 cubic yard or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless the dumpsters are constructed of noncombustible materials or of combustible materials with a peak rate of heat release not exceeding 300 kW/m²</p> <p>Status: PASS</p> <p>Notes:</p>	
<p>Equipment room(s) free of excessive storage.</p> <p>Combustible material shall not be stored in boiler rooms, mechanical rooms or electrical equipment rooms.</p> <p>Status: PASS</p> <p>Notes:</p>	

<p>Storage is orderly and separated from possible ignition sources by a distance of at least three feet or approved shielding.</p> <p>Storage of combustible materials in buildings shall be orderly. Storage shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.</p> <p>Status: PASS</p> <p>Notes:</p>	
<p>Oily and greasy rags and material are stored in approved containers away from combustibles</p> <p>Rags are stored in approved containers</p> <p>Status: PASS</p> <p>Notes:</p>	
<p>Storage is maintained at a proper height.</p> <p>Storage shall be maintained 2 feet or more below the ceiling in nonsprinklered areas of buildings or a minimum of 18 inches below sprinkler head deflectors in sprinklered areas of buildings.</p> <p>Status: PASS</p> <p>Notes:</p>	
<p>Other</p> <p>This field is used for items/issues not included elsewhere. See Note</p> <p>Status: N/A</p> <p>Notes:</p>	
UTILITIES & APPLIANCES	
<p>Electrical wiring, equipment, and appliances are maintained in good condition.</p> <p>Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.</p> <p>Status: PASS</p> <p>Notes:</p>	
<p>A clear working space, free of storage or other obstructions, is provided in front of all electrical service equipment.</p> <p>A working space of not less than 30 inches (762 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. Where the electrical service equipment is wider than 30 inches (762 mm), the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space.</p> <p>Status: PASS</p> <p>Notes:</p>	
<p>Electrical rooms, disconnecting means for each service, and branch lines are clearly marked.</p> <p>Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign stating ELECTRICAL ROOM or similar approved wording. The disconnecting means for each service, feeder or branch circuit originating on a switchboard or panelboard shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident.</p> <p>Status: PASS</p> <p>Notes:</p>	
<p>Multi-plug adaptors are of an approved type</p> <p>Multiplug adapters, such as cube adapters, unfused plug strips or any other device not complying with the California Electrical Code shall be prohibited.</p> <p>Status: PASS</p> <p>Notes:</p>	
<p>Power taps (power strips) are properly installed and used</p> <p>Relocatable power taps shall be of the polarized or grounded type, equipped with overcurrent protection, and shall be listed in accordance with UL 1363. Relocatable power taps shall be directly connected to a permanently installed receptacle. Relocatable power tap cords shall not extend through walls, ceilings, floors, under doors or floor coverings, or be subject to environmental or physical damage.</p> <p>Status: PASS</p> <p>Notes:</p>	
<p>Extension cords are properly used and maintained</p> <p>•Extension cords may not be used in place of permanent wiring. •Extension cords may not be attached to structures or run through walls, ceilings, floors, or under doors or floor coverings. •Extension cords shall not be subject to environmental or physical damage. •Extension cords may only be used with portable equipment. •Extension cords must be maintained in good condition free of splices, deterioration, or damage.</p> <p>Status: PASS</p> <p>Notes:</p>	

Wire splices are in junction boxes. Junction boxes, switches, and outlet boxes are covered.

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Status: FAIL

Notes: Covers missing in last storage garage, press 5



Portable electric space heaters are properly used and maintained.

•Only listed and labeled portable, electric space heaters shall be used. •Portable, electric space heaters shall not be plugged into extension cords. •Portable, electric space heaters shall not be operated within 3 feet (914 mm) of any combustible materials.

Status: N/A

Notes:

Gas meters are located in an area protected from damage

Gas meters shall not be placed in a location where they may be subjected to damage.

Status: N/A

Notes:

Gas meters are marked to indicate unit/area served.

Each meter in a multiple gas meter installation is marked to indicate the building or part of the building being served

Status: N/A

Notes:

Gas outlets not in use are provided with a gas tight fitting.

After installation or when an appliance is removed, gas outlet shall be fitted with a gas tight plug, cap, or listed quick disconnect device

Status: N/A

Notes:

Portable unvented heaters shall not be allowed in residential buildings.

Portable unvented fuel- fired heating equipment shall be prohibited in occupancies in Groups A, E, I, R-1, R-2, R-2.1, R-3, R-3.1 and R-4.

Status: N/A

Notes:

Heating appliances are installed and maintained in good working order and free of lint or debris.

Heating appliances shall be installed and maintained in accordance with the manufacturer's instructions, the California Building Code, the California Mechanical Code and the California Electrical Code. Electrical motors shall be maintained free from excessive accumulations of oil, dirt, waste and debris.

Status: N/A

Notes:

Heating appliances are properly vented.

Existing chimney and vent connectors that are damaged, corroded or improperly supported shall be repaired or replaced.

Status: N/A

Notes:

Solar Photovoltaic Power systems are installed and maintained per code (Note: For detailed specification please contact Prevention Office)

Solar arrays shall be installed with correct clearances, labels and markings on required components.

Status: N/A

Notes:

Other
 This field is used for items/issues not included elsewhere. See Note
Status: N/A
Notes:

HAZARDOUS MATERIALS

Propane gas containers exceeding 21/2 lb water capacity (1 lb LPG) may not be stored inside buildings.
 Department of Transportation (DOTn) specification cylinders with maximum water capacity of 21/2 pounds (1 kg) used in completely self-contained hand torches and similar applications are allowed to be stored or displayed in a building accessible to the public
Status: PASS
Notes:

Flammable or combustible liquids in excess of 10 gallons are stored in a flammable liquid cabinet. All flammable and combustible liquids are stored in an approved location.
 In all occupancies, quantities of flammable and combustible liquids in excess of 10 gallons (38 L) used for maintenance purposes and the operation of equipment shall be stored in liquid storage cabinets. Quantities not exceeding 10 gallons (38 L) are allowed to be stored outside of a cabinet when in approved containers located in private garages or other approved locations.
Status: PASS
Notes:

Buildings, and storage containers shall have correct labels, markings, and signs for the materials being used, and/or stored and the premises
 Buildings, and storage containers shall have correct labels, markings, and signs that are required by code
Status: PASS
Notes:

Compress gas cylinders are secured from falling, caps in place, and stored correctly from hazards and incompatible material
 Compress gas cylinders must be secured from falling and stored correctly
Status: PASS
Notes:

Separation of incompatible hazardous materials
 Are incompatible stored correctly and property
Status: PASS
Notes:

Clearance from combustibles
 Hazardous material storage or handling are clear and free of combustible material
Status: PASS
Notes:

Other
 This field is used for items/issues not included elsewhere. See Note
Status: PASS
Notes:

Additional Time Spent on Inspection:		
Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

Total Additional Time: 0 minutes
Inspection Time: 54 minutes
Total Time: 54 minutes

Summary:

Overall Result: Passed
Inspector Notes:

Inspector:

Name: Loper, Andrew
Email(s): andrewloper@co.imperial.ca.us
Loper, Andrew:



Signed on: 07/11/2017 08:54

Signature

Date

Representative Signature:

Signature of: Jared Brady on 07/11/2017 08:54



Signature

Date

Imperial County



Air Pollution Control District
2022 APCD Permit

Facility name and mailing address:
Border Valley LLC dba Border Valley Trading
604 E. Mead Road
Brawley, CA 92227

Permit Number: 2472 PTO
PAID Active

Permit Type: Hay Compressing

Facility address:
604 E. Mead Road
Brawley, CA 92227

Fee For The Year: \$11,212.50
Late Fee / Penalty: \$0.00
Adjustments: \$11,212.50
Total Paid: \$0.00
Balance Due: \$0.00

Resp. Agent: Jared Brady
Phone: 760-960-0427

Issued: 5/6/2022
Expires: 12/31/2022

Certification by Authorized Agent:

The permit presented here is correct. The authorizations, certifications, and information from the application and permit being renewed, remain valid and will be kept with this ANNUAL PERMIT RENEWAL.

Date 5/12/2022

Signature [Handwritten Signature]

Certification by APC Division Manager:

This permit becomes valid when signed by authorized agent.

[Handwritten Signature]

This permit, or an approved facsimile, shall be mounted so as to be clearly visible in an accessible place within 25 feet of the article, machine, equipment, or other contrivance, or maintained readily available at all times on the operating premises. (Rule 201D)

KEEP THIS COPY FOR POSTING

RECEIVED JUL 19 2021



DEPARTMENT OF TOXIC SUBSTANCES CONTROL
Certified Unified Program Agency



DTSC IMPERIAL CUPA
627 WAKE AVENUE

EL CENTRO, CA 92243

(760)352-0381

Toll Free (866)357-3990

UNIFIED PROGRAM CERTIFICATE

Business Name:	BORDER VALLEY TRADING, LTD.	Facility ID:	FA0000175
Site Address:	604 E MEAD RD BRAWLEY, CA 92227	Issue Date:	07/08/2021
Mailing Address:	P.O. BOX 62 BRAWLEY, CA, 92227	From:	03/01/2021
Owner:	GREG BRAUN	To:	03/01/2022
		EPA ID No:	CAL000125007

The required fees of \$1815 were paid in full on 02/03/2021.

TO BE RENEWED ANNUALLY

The following Unified Program element(s) are covered.

PROGRAM ELEMENT	DESCRIPTION
Haz Waste	HAZ WASTE GENERATOR < 1 TON
Business Plan	HAZARDOUS MATERIALS BUSINESS PLAN
AST	AST <= 10,000 GALLONS

This certificate is issued based on the condition that the facility is in compliance with all applicable rules, regulations and laws pertaining to the Unified Program.

- YOU MAY CONTINUE TO OPERATE UNTIL 03/01/2022, CONTINGENT ON CONTINUED COMPLIANCE WITH ALL REQUIREMENTS FOR OPERATION.

Site Identification**Border Valley Trading, LTD.**604 East Mead Road
Brawley, CA 92227County
ImperialCERS ID
10121629EPA ID Number
CAL000125007**Submittal Status**This was a **Draft** submittal as of 2/5/2021; Last updated by *Alma lahaira Ramirez* on 2/1/2021 11:52 AM**Hazardous Materials**

Does your facility have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or is regulated under more restrictive inventory local reporting requirements (shown below if present); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

Yes**Underground Storage Tank(s) (UST)**

Does your facility own or operate underground storage tanks?

No**Hazardous Waste**

Is your facility a Hazardous Waste Generator?

Yes

Does your facility treat hazardous waste on-site?

No

Is your facility's treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

No

Does your facility consolidate hazardous waste generated at a remote site?

No

Does your facility need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?

No

Does your facility generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month greater than 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.

No

Is your facility a Household Hazardous Waste (HHW) Collection site?

No**Excluded and/or Exempted Materials**

Does your facility recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?

No

Does your facility own or operate ASTs above these thresholds? Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.

Yes

Does your facility have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?

No**Additional Information**

No additional comments provided.

Facility/Site

Border Valley Trading, LTD.
604 East Mead Road
Brawley, CA 92227

CERS ID
10121629

Submittal Status

Submitted on 8/23/2021 by *Fernando Ruiz* of Border Valley Trading, LTD. (Brawley, CA)
Submittal was **Accepted**; Processed on 8/25/2021 by *Nancy Villagomez* for Imperial CUPA - DTSC

Identification**Greg Braun**

Operator Phone
(760) 344-6700

Business Phone
(760) 344-6700

Business Fax
(760) 344-4305

Beginning Date

7/1/2021

Dun & Bradstreet
622267193

Ending Date

7/1/2022

SIC Code
5191

Primary NAICS

Facility/Site Mailing Address

P.O. Box 62
Brawley, CA 92227

Primary Emergency Contact

Jared Brady

Title

Risk Management

Business Phone
(760) 344-6700

24-Hour Phone
(760) 960-0427

Pager Number

Owner

Greg Braun
(760) 344-6700
604 East Mead Rd.
Brawley, CA 92227

Secondary Emergency Contact

Travis Dove

Title

Operations Manager

Business Phone
(760) 344-6700

24-Hour Phone
(760) 235-6230

Pager Number

Billing Contact

Jared Brady
(760) 344-6700 jared@bordervalley.com
604 East Mead Rd.
Brawley, CA 92227

Environmental Contact

Jared Brady
(760) 344-6700 jared@bordervalley.com
P.O.Box 62
Brawley, CA 92227

Name of Signer

Preston Richter

Additional Information

SPCC Tier 1 Plan was updated 8/23/2021.

Signer Title

Chief Operating Officer

Document Preparer

Ruiz & Associates

Locally-collected Fields

Some or all of the following fields may be required by your local regulator(s).

Property Owner

Greg Braun

Phone
(760) 344-6700

Mailing Address
604 East Mead Rd.
Brawley, CA 92227

Assessor Parcel Number (APN)

800-102-275-000

Number of Employees

40

Facility ID

13-000-0175

Facility/Site
Border Valley Trading, LTD.
 604 East Mead Road
 Brawley, CA 92227

CERS ID
10121629

Submission Status
 This was a *Draft* submittal as of 2/5/2021; Last updated by *Alma Iahaira Ramirez* on 2/1/2021 11:52 AM

Chemical Identification and Physical Properties

Chemical Name			CERS Chemical Library ID
Acetylene			
Common Name	CAS Number	US EPA SRS Number	
Acetylene	74-86-2		
Physical State	Hazardous Material Type	Trade Secret	
Gas	Pure		

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
Radioactive		Fire	2.1 - Flammable Gases
		Reactive	State Waste Code
		Pressure Release	
Curies		Acute Health	
0		Chronic Health	
		Yes PhysicalFlammable	
		Yes PhysicalGasUnderPressure	
		PhysicalExplosive	
		PhysicalSelfHeating	
		PhysicalPyrophoric	
		PhysicalOxidizer	
		PhysicalOrganicPeroxide	
		PhysicalSelfReactive	
		PhysicalPyrophoricGas	
		PhysicalCorrosiveToMetal	
		PhysicalContactWaterEmitsFlammableGas	
		PhysicalCombustibleDust	
		PhysicalHazardNotOtherwiseClassified	
		HealthCarInogenicity	
		HealthAcuteToxicity	
		HealthReproductiveToxicity	
		HealthSkinCorrosionIrritation	
		HealthRespiratorySkinSensitization	
		HealthSeriousEyeDamageEyeIrritation	
		HealthSpecificTargetOrganToxicity	
		HealthAspirationHazard	
		HealthGermCellMutagenicity	
		HealthSimpleAsphyxiant	
		HealthHazardNotOtherwiseClassified	

Inventory Location and Quantity

Chemical Location	Average Daily Amount	Maximum Daily Amount	Units
Key# 15, 27 ;Refer to Site Map	189	378	cubic feet
Chemical Location Confidential EPCRA	Largest Container	Annual Waste Amount	
	133	0	
Map# (Optional)	Grid# (Optional)	Days on Site	
		365	

Inventory Storage Information

Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
Underground Tank	Carboy	Yes Cylinder	Tank Car, Rail Car
Tank Inside Building	Silo	Glass Bottle	Other
Steel Drum	Fiber Drum	Plastic Bottle	
Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure Above Ambient		Storage Temperature Ambient	

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components

Additional Chemical/Material Description

Additional Chemical Material Information

Facility/Site

Border Valley Trading, LTD.
 604 East Mead Road
 Brawley, CA 92227

CERS ID
10121629

Submission Status

This was a *Draft* submittal as of 2/5/2021; Last updated by *Alma lahaira Ramirez* on 2/1/2021 11:52 AM

Chemical Identification and Physical Properties

Chemical Name Aerosol Cans		CERS Chemical Library ID
Common Name Aerosol Cans	CAS Number	US EPA SRS Number
Physical State Liquid	Hazardous Material Type Mixture	Trade Secret

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
Radioactive		Fire	3 - Flammable and Combustible Liquids
Curies		Reactive	State Waste Code
0		Pressure Release	Household waste
		Acute Health	
		Chronic Health	
		Yes PhysicalFlammable	
		Yes PhysicalGasUnderPressure	
		PhysicalExplosive	
		PhysicalSelfHeating	
		PhysicalPyrophoric	
		PhysicalOxidizer	
		PhysicalOrganicPeroxide	
		PhysicalSelfReactive	
		PhysicalPyrophoricGas	
		PhysicalCorrosiveToMetal	
		PhysicalContactWaterEmitsFlammableGas	
		PhysicalCombustibleDust	
		PhysicalHazardNotOtherwiseClassified	
		HealthCarcinogenicity	
		Yes HealthAcuteToxicity	
		HealthReproductiveToxicity	
		HealthSkinCorrosionIrritation	
		HealthRespiratorySkinSensitization	
		HealthSeriousEyeDamageEyeIrritation	
		HealthSpecificTargetOrganToxicity	
		HealthAspirationHazard	
		HealthGermCellMutagenicity	
		HealthSimpleAsphyxiant	
		HealthHazardNotOtherwiseClassified	

Inventory Location and Quantity

Chemical Location Key# 3; Refer to Site Map	Average Daily Amount 28	Maximum Daily Amount 55	Units gallons
Chemical Location Confidential EPCRA	Largest Container 55	Annual Waste Amount 55	
Map# (Optional)	Days on Site 365		
Grid# (Optional)			

Inventory Storage Information

Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
Underground Tank	Carboy	Cylinder	Tank Car, Rail Car
Tank Inside Building	Silo	Glass Bottle	Other
Yes Steel Drum	Fiber Drum	Plastic Bottle	
Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure Above Ambient		Storage Temperature Ambient	

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components

Additional Chemical/Material Description

Additional Chemical Material Information

Facility/Site

Border Valley Trading, LTD.
604 East Mead Road
Brawley, CA 92227

CERS ID
10121629

Submittal Status

This was a *Draft* submittal as of 2/5/2021; Last updated by *Alma lahaira Ramirez* on 2/1/2021 11:52 AM

Chemical Identification and Physical Properties

Chemical Name			CERS Chemical Library ID
Antifreeze			
Common Name	CAS Number	US EPA SRS Number	
Antifreeze	107-21-1		
Physical State	Hazardous Material Type	Trade Secret	
Liquid	Mixture		

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
Radioactive		Fire	State Waste Code
Curies		Reactive	
0		Pressure Release	
		Acute Health	
		Chronic Health	
		Yes Physical Flammable	
		Physical Gas Under Pressure	
		Physical Explosive	
		Physical Self Heating	
		Physical Pyrophoric	
		Physical Oxidizer	
		Physical Organic Peroxide	
		Physical Self Reactive	
		Physical Pyrophoric Gas	
		Physical Corrosive To Metal	
		Physical Contact Water Emits Flammable Gas	
		Physical Combustible Dust	
		Physical Hazard Not Otherwise Classified	
		Health Carcinogenicity	
		Yes Health Acute Toxicity	
		Health Reproductive Toxicity	
		Yes Health Skin Corrosion/Irritation	
		Health Respiratory/Skin Sensitization	
		Yes Health Serious Eye Damage/Eye Irritation	
		Yes Health Specific Target Organ Toxicity	
		Health Aspiration Hazard	
		Health Germ Cell Mutagenicity	
		Health Simple Asphyxiant	
		Health Hazard Not Otherwise Classified	

Inventory Location and Quantity

Chemical Location	Average Daily Amount	Maximum Daily Amount	Units
Key# 22 ; Refer to Site Map	28	55	gallons
Chemical Location Confidential EPCRA	Largest Container	Annual Waste Amount	
	55	0	
Map# (Optional)	Grid# (Optional)	Days on Site	
		365	

Inventory Storage Information

Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
Underground Tank	Carboy	Cylinder	Tank Car, Rail Car
Tank Inside Building	Silo	Glass Bottle	Other
Yes Steel Drum	Fiber Drum	Plastic Bottle	
Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure	Storage Temperature		
Ambient	Ambient		

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components
Ethylene Glycol	107-21-1	97.00		No DOT Hazard Class listed on CERS Library.
Diethylene Glycol	111-46-6	5.00		

Additional Chemical/Material Description

Additional Chemical Material Information

Facility/Site

Border Valley Trading, LTD.
604 East Mead Road
Brawley, CA 92227

CERS ID
10121629

Submittal Status

This was a *Draft* submittal as of 2/5/2021; Last updated by *Alma lahaira Ramirez* on 2/1/2021 11:52 AM

Chemical Identification and Physical Properties

Chemical Name			CERS Chemical Library ID
Argon/ Carbon Dioxide			
Common Name	CAS Number	US EPA SRS Number	
Argon/Carbon Dioxide	70343-43-0	17163148	
Physical State	Hazardous Material Type	Trade Secret	
Gas	Mixture		

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
Radioactive		Fire	State Waste Code
Curies		Reactive	
0		Pressure Release	
		Acute Health	
		Chronic Health	
		PhysicalFlammable	
		Yes PhysicalGasUnderPressure	
		PhysicalExplosive	
		PhysicalSelfHeating	
		PhysicalPyrophoric	
		PhysicalOxidizer	
		PhysicalOrganicPeroxide	
		PhysicalSelfReactive	
		PhysicalPyrophoricGas	
		PhysicalCorrosiveToMetal	
		PhysicalContactWaterEmitsFlammableGas	
		PhysicalCombustibleDust	
		Yes PhysicalHazardNotOtherwiseClassified	
		HealthCarcinogenicity	
		Yes HealthAcuteToxicity	
		HealthReproductiveToxicity	
		HealthSkinCorrosionIrritation	
		HealthRespiratorySkinSensitization	
		HealthSeriousEyeDamageEyeIrritation	
		Yes HealthSpecificTargetOrganToxicity	
		Yes HealthAspirationHazard	
		HealthGermCellMutagenicity	
		HealthSimpleAsphyxiant	
		Yes HealthHazardNotOtherwiseClassified	

Inventory Location and Quantity

Chemical Location	Average Daily Amount	Maximum Daily Amount	Units
Key# 8 ;Refer to Site Map	150	300	cubic feet
Chemical Location Confidential EPCRA	Largest Container	Annual Waste Amount	
Map# (Optional)	300	0	
Grid# (Optional)	Days on Site		
	365		

Inventory Storage Information

Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
Underground Tank	Carboy	Yes Cylinder	Tank Car, Rail Car
Tank Inside Building	Silo	Glass Bottle	Other
Steel Drum	Fiber Drum	Plastic Bottle	
Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure Above Ambient		Storage Temperature Ambient	

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components
Carbon Dioxide	124-38-9	50.00		No Fire Code or DOT Hazard Class listed on CERS Library.
Argon	7440-37-1	90.00		

Additional Chemical/Material Description

Additional Chemical Material Information

Facility/Site

Border Valley Trading, LTD.
604 East Mead Road
Brawley, CA 92227

CERS ID
10121629

Submittal Status

This was a *Draft* submittal as of 2/5/2021; Last updated by *Alma lahaira Ramirez* on 2/1/2021 11:52 AM

Chemical Identification and Physical Properties

Chemical Name			CERS Chemical Library ID
Diesel Fuel #2- Red			
Common Name	CAS Number	US EPA SRS Number	
Diesel Fuel #2- Red	68476-34-6		
Physical State	Hazardous Material Type	Trade Secret	
Liquid	Mixture		

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
		Fire	3 - Flammable and Combustible Liquids
Radioactive		Reactive	State Waste Code
		Pressure Release	
Corrosives		Acute Health	
0		Chronic Health	
		Yes Physical Flammable	
		Physical Gas Under Pressure	
		Physical Explosive	
		Physical Self Heating	
		Physical Pyrophoric	
		Physical Oxidizer	
		Physical Organic Peroxide	
		Physical Self Reactive	
		Physical Pyrophoric Gas	
		Physical Corrosive To Metal	
		Physical Contact Water Emits Flammable Gas	
		Physical Combustible Dust	
		Physical Hazard Not Otherwise Classified	
		Yes Health Carcinogenicity	
		Yes Health Acute Toxicity	
		Health Reproductive Toxicity	
		Yes Health Skin Corrosion/Irritation	
		Yes Health Respiratory/Skin Sensitization	
		Health Serious Eye Damage/Eyelrritation	
		Yes Health Specific Target Organ Toxicity	
		Yes Health Aspiration Hazard	
		Health Germ Cell Mutagenicity	
		Health Simple Asphyxiant	
		Health Hazard Not Otherwise Classified	

Inventory Location and Quantity

Chemical Location	Average Daily Amount	Maximum Daily Amount	Units
Key# 2 ;Refer to Site Map	250	500	gallons
Chemical Location Confidential EPCRA	Largest Container	Annual Waste Amount	
	500	0	
Map# (Optional)	Grid# (Optional)	Days on Site	
		365	

Inventory Storage Information

Yes	Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
	Underground Tank	Carboy	Cylinder	Tank Car, Rail Car
	Tank Inside Building	Silo	Glass Bottle	Other
	Steel Drum	Fiber Drum	Plastic Bottle	
	Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure			Storage Temperature	
Ambient			Ambient	

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components
Nonane, all isomers	Mixture	30.00		
Ethylmethybenzenes, all isomers	25550-14-5	3.00		
Naphthalene	91-20-3	3.00	Yes	
Trimethylbenzenes, all isomers	25551-12-7	2.00		
Biphenyl(Diphenyl)	92-52-4	2.00		

Additional Chemical/Material Description

Additional Chemical Material Information

Facility/Site

Border Valley Trading, LTD.
 604 East Mead Road
 Brawley, CA 92227

CERS ID
10121629

Submittal Status

This was a *Draft* submittal as of 2/5/2021; Last updated by *Alma Iahaira Ramirez* on 2/1/2021 11:52 AM

Chemical Identification and Physical Properties

Chemical Name			CERS Chemical Library ID
Gasoline			
Common Name	CAS Number	US EPA SRS Number	
Gasoline		599746	
Physical State	Hazardous Material Type	Trade Secret	
Liquid	Mixture		

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
		Fire	3 - Flammable and Combustible Liquids
Radioactive:		Reactive	State Waste Code
Curies:		Pressure Release	
0		Acute Health	
		Chronic Health	
		Yes Physical Flammable	
		Physical Gas Under Pressure	
		Physical Explosive	
		Physical Self Heating	
		Physical Pyrophoric	
		Physical Oxidizer	
		Physical Organic Peroxide	
		Physical Self Reactive	
		Physical Pyrophoric Gas	
		Physical Corrosive To Metal	
		Physical Contact Water Emits Flammable Gas	
		Physical Combustible Dust	
		Yes Physical Hazard Not Otherwise Classified	
		Yes Health Carcinogenicity	
		Yes Health Acute Toxicity	
		Health Reproductive Toxicity	
		Yes Health Skin Corrosion/Irritation	
		Yes Health Respiratory/Skin Sensitization	
		Yes Health Serious Eye Damage/Eye Irritation	
		Yes Health Specific Target Organ Toxicity	
		Yes Health Aspiration Hazard	
		Health Germ Cell Mutagenicity	
		Health Simple Asphyxiant	
		Yes Health Hazard Not Otherwise Classified	

Inventory Location and Quantity

Chemical Location	Average Daily Amount	Maximum Daily Amount	Units
Key# 1; Refer to Site Map	140	280	gallons
Chemical Location Confidential EPCRA	Largest Container	Annual Waste Amount	
	280	0	
Map# (Optional)	Grid# (Optional)	Days on Site	
		365	

Inventory Storage Information

Yes	Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
	Underground Tank	Carboy	Cylinder	Tank Car, Rail Car
	Tank Inside Building	Silo	Glass Bottle	Other
	Steel Drum	Fiber Drum	Plastic Bottle	
	Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure			Storage Temperature	
Ambient			Ambient	

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components
Toluene (methylbenzene)	108-88-3	17.00	Yes	
Methyl tert-butyl ether (MTBE)	1634-04-4	15.00		
Xylene	1330-20-7	15.00	Yes	
Pentane, 2,2,4-trimethyl-(isooctane)	540-84-1	13.00	Yes	
Benzene	71-43-2	5.00	Yes	

Additional Chemical/Material Description

Additional Chemical Material Information

Facility/Site
Border Valley Trading, LTD.
 604 East Mead Road
 Brawley, CA 92227

CERS ID
10121629

Submittal Status
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Chemical Identification and Physical Properties

Chemical Name		CERS Chemical Library ID
Gear Lubricant		
Common Name	CAS Number	US EPA SRS Number
Gear Lube		
Physical State	Hazardous Material Type	Trade Secret
Liquid	Mixture	

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
Radioactive		Fire	State Waste Code
		Reactive	Waste oil and mixed oil
		Pressure Release	
Curies		Acute Health	
0		Chronic Health	
		Yes PhysicalFlammable	
		PhysicalGasUnderPressure	
		PhysicalExplosive	
		PhysicalSelfHeating	
		PhysicalPyrophoric	
		PhysicalOxidizer	
		PhysicalOrganicPeroxide	
		PhysicalSelfReactive	
		PhysicalPyrophoricGas	
		PhysicalCorrosiveToMetal	
		PhysicalContactWaterEmitsFlammableGas	
		PhysicalCombustibleDust	
		PhysicalHazardNotOtherwiseClassified	
		HealthCarcinogenicity	
		HealthAcuteToxicity	
		Yes HealthReproductiveToxicity	
		Yes HealthSkinCorrosionIrritation	
		HealthRespiratorySkinSensitization	
		Yes HealthSeriousEyeDamageEyeIrritation	
		HealthSpecificTargetOrganToxicity	
		Yes HealthAspirationHazard	
		HealthGermCellMutagenicity	
		HealthSimpleAsphyxiant	
		Yes HealthHazardNotOtherwiseClassified	

Inventory Location and Quantity

Chemical Location	Average Daily Amount	Maximum Daily Amount	Units
Key# 16 ;Refer to Site Map	110	220	gallons
Chemical Location Confidential EPCRA	Largest Container	Annual Waste Amount	
	55	0	
Map# (Optional)	Grid# (Optional)	Days on Site	
		365	

Inventory Storage Information

Yes	Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
	Underground Tank	Carboy	Cylinder	Tank Car, Rail Car
	Tank Inside Building	Silo	Glass Bottle	Other
	Steel Drum	Fiber Drum	Plastic Bottle	
	Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure			Storage Temperature	
Ambient			Ambient	

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components
Lubricant Base Oil (Petroleum)		95.00		DOT Hazard class - Not applicable per Safety Data Sheet
Additives		5.00		

Additional Chemical/Material Description

Additional Chemical Material Information

Facility/Site

Border Valley Trading, LTD.
 604 East Mead Road
 Brawley, CA 92227

CERS ID
10121629

Submittal Status

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Chemical Identification and Physical Properties

Chemical Name			CERS Chemical Library ID
Grease			
Common Name	CAS Number	US EPA SRS Number	
Grease			
Physical State	Hazardous Material Type	Trade Secret	
Solid	Mixture		

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
Radioactive		Fire	State Waste Code
		Reactive	
		Pressure Release	
Curies		Acute Health	
0		Chronic Health	
		PhysicalFlammable	
		PhysicalGasUnderPressure	
		PhysicalExplosive	
		PhysicalSelfHeating	
		PhysicalPyrophoric	
		PhysicalOxidizer	
		PhysicalOrganicPeroxide	
		PhysicalSelfReactive	
		PhysicalPyrophoricGas	
		PhysicalCorrosiveToMetal	
		PhysicalContactWaterEmitsFlammableGas	
		PhysicalCombustibleDust	
		PhysicalHazardNotOtherwiseClassified	
		HealthCarcinogenicity	
		Yes HealthAcuteToxicity	
		HealthReproductiveToxicity	
		HealthSkinCorrosionIrritation	
		HealthRespiratorySkinSensitization	
		Yes HealthSeriousEyeDamageEyeIrritation	
		HealthSpecificTargetOrganToxicity	
		HealthAspirationHazard	
		HealthGermCellMutagenicity	
		HealthSimpleAsphyxiant	
		HealthHazardNotOtherwiseClassified	

Inventory Location and Quantity

Chemical Location	Average Daily Amount	Maximum Daily Amount	Units
Key# 18 ;Refer to Site Map	15	30	gallons
Chemical Location Confidential EPCRA	Largest Container	Annual Waste Amount	
	30	0	
Map# (Optional)	Grid# (Optional)	Days on Site	
		365	

Inventory Storage Information

Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
Underground Tank	Carboy	Cylinder	Tank Car, Rail Car
Tank Inside Building	Silo	Glass Bottle	Other
Yes Steel Drum	Fiber Drum	Plastic Bottle	
Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure	Storage Temperature		
Ambient	Ambient		

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components
Highly Refined Mineral Oil (C15 - C50)	Mixture	95.00		Not Hazardous by U.S. DOT; Hazard Class not applicable; per Safety Data Sheet.

Additional Chemical/Material Description

Additional Chemical Material Information

Facility/Site

Border Valley Trading, LTD.
604 East Mead Road
Brawley, CA 92227

CERS ID
10121629

Submittal Status

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Chemical Identification and Physical Properties

Chemical Name			CERS Chemical Library ID
Hydraulic Oil			
Common Name	CAS Number	US EPA SRS Number	
Hydraulic Oil			
Physical State	Hazardous Material Type	Trade Secret	
Liquid	Mixture		

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
		Fire	3 - Flammable and Combustible Liquids
Radioactive		Reactive	State Waste Code
		Pressure Release	Waste oil and mixed oil
Curies		Acute Health	
0		Chronic Health	
		Yes Physical Flammable	
		Physical Gas Under Pressure	
		Physical Explosive	
		Physical Self Heating	
		Physical Pyrophoric	
		Physical Oxidizer	
		Physical Organic Peroxide	
		Physical Self Reactive	
		Physical Pyrophoric Gas	
		Physical Corrosive to Metal	
		Physical Contact Water Emits Flammable Gas	
		Physical Combustible Dust	
		Physical Hazard Not Otherwise Classified	
		Health Carcinogenicity	
		Health Acute Toxicity	
		Health Reproductive Toxicity	
		Yes Health Skin Corrosion/Irritation	
		Health Respiratory Skin Sensitization	
		Yes Health Serious Eye Damage Eye Irritation	
		Health Specific Target Organ Toxicity	
		Health Aspiration Hazard	
		Health Germ Cell Mutagenicity	
		Health Simple Asphyxiant	
		Health Hazard Not Otherwise Classified	

Inventory Location and Quantity

Chemical Location	Average Daily Amount	Maximum Daily Amount	Units
Key# 12, 16, 20, 25, 29 ;Refer to Site Map	358	715	gallons
Chemical Location Confidential EPCRA	Largest Container	Annual Waste Amount	
	330	0	
Map# (Optional)	Days on Site		
	365		

Inventory Storage Information

Yes	Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
	Underground Tank	Carboy	Cylinder	Tank Car, Rail Car
	Tank Inside Building	Silo	Glass Bottle	Other
Yes	Steel Drum	Fiber Drum	Plastic Bottle	
	Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure			Storage Temperature	
Ambient			Ambient	

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components
Distillates, hydrotreated light	64742-47-8	90.00		
Highly Refined Mineral Oil (C15-C50)	Mixture	20.00		

Additional Chemical/Material Description

Additional Chemical Material Information

Facility/Site

Border Valley Trading, LTD.
604 East Mead Road
Brawley, CA 92227

CERS ID
10121629

Submittal Status

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Chemical Identification and Physical Properties

Chemical Name			CERS Chemical Library ID
Lead Acid Batteries(tractor batteries)			
Common Name	CAS Number	US EPA SRS Number	
Lead Acid Batteries(tractor batteries)			
Physical State	Hazardous Material Type	Trade Secret	
Liquid	Mixture		

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
Radioactive		Fire	8 - Corrosives (Liquids and Solids)
Curies		Reactive	State Waste Code
0		Pressure Release	Liquids with pH < 2 with metals
		Acute Health	
		Chronic Health	
		Yes PhysicalFlammable	
		PhysicalGasUnderPressure	
		PhysicalExplosive	
		PhysicalSelfHeating	
		PhysicalPyrophoric	
		PhysicalOxidizer	
		PhysicalOrganicPeroxide	
		PhysicalSelfReactive	
		PhysicalPyrophoricGas	
		Yes PhysicalCorrosiveToMetal	
		PhysicalContactWaterEmitsFlammableGas	
		PhysicalCombustibleDust	
		PhysicalHazardNotOtherwiseClassified	
		HealthCarcinogenicity	
		HealthAcuteToxicity	
		HealthReproductiveToxicity	
		Yes HealthSkinCorrosionIrritation	
		HealthRespiratorySkinSensitization	
		Yes HealthSeriousEyeDamageEyeIrritation	
		HealthSpecificTargetOrganToxicity	
		HealthAspirationHazard	
		HealthGermCellMutagenicity	
		HealthSimpleAsphyxiant	
		HealthHazardNotOtherwiseClassified	

Inventory Location and Quantity

Chemical Location	Average Daily Amount	Maximum Daily Amount	Units
Key# 24; Refer to Site Map.	106	211	pounds
Chemical Location Confidential EPCRA	Largest Container	Annual Waste Amount	
	26	0	
Map# (Optional)	Grid# (Optional)	Days on Site	
		365	

Inventory Storage Information

Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
Underground Tank	Carboy	Cylinder	Tank Car, Rail Car
Tank Inside Building	Silo	Glass Bottle	Yes Other
Steel Drum	Fiber Drum	Plastic Bottle	Lead Acid Tractor Batteries
Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure	Storage Temperature		
Ambient	Ambient		

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components
Sulfur Acid	7664-93-9	40.00		

Additional Chemical/Material Description

Additional Chemical Material Information

Facility/Site

Border Valley Trading, LTD.
 604 East Mead Road
 Brawley, CA 92227

CERS ID
10121629

Submittal Status

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Chemical Identification and Physical Properties

Chemical Name			CERS Chemical Library ID
Motor Oil			
Common Name	CAS Number	US EPA SRS Number	
Motor Oil			
Physical State	Hazardous Material Type	Trade Secret	
Liquid	Mixture		

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
		Fire	3 - Flammable and Combustible Liquids
Radioactive		Reactive	State Waste Code
		Pressure Release	Waste oil and mixed oil
Curies		Acute Health	
0		Chronic Health	
		PhysicalFlammable	
		PhysicalGasUnderPressure	
		PhysicalExplosive	
		PhysicalSelfHeating	
		PhysicalPyrophoric	
		PhysicalOxidizer	
		PhysicalOrganicPeroxide	
		PhysicalSelfReactive	
		PhysicalPyrophoricGas	
		PhysicalCorrosiveToMetal	
		PhysicalContactWaterEmitsFlammableGas	
		PhysicalCombustibleDust	
		PhysicalHazardNotOtherwiseClassified	
		HealthCarcinogenicity	
		HealthAcuteToxicity	
		HealthReproductiveToxicity	
		HealthSkinCorrosionIrritation	
		HealthRespiratorySkinSensitization	
		HealthSeriousEyeDamageEyeIrritation	
		HealthSpecificTargetOrganToxicity	
		HealthAspirationHazard	
		HealthGermCellMutagenicity	
		HealthSimpleAsphyxiant	
		HealthHazardNotOtherwiseClassified	

Inventory Location and Quantity

Chemical Location	Average Daily Amount	Maximum Daily Amount	Units
Key# 13, 20, 25 ;Refer to Site Map	138	275	gallons
Chemical Location Confidential EPCRA	Largest Container	Annual Waste Amount	
	110	0	
Map# (Optional)	Grid# (Optional)	Days on Site	
		365	

Inventory Storage Information

Yes	Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
	Underground Tank	Carboy	Cylinder	Tank Car, Rail Car
	Tank Inside Building	Silo	Glass Bottle	Other
Yes	Steel Drum	Fiber Drum	Plastic Bottle	
	Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure			Storage Temperature	
Ambient			Ambient	

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components
Highly Refined Mineral Oil (C15 - C50)	Mixture	100.00		
Zinc alkyl dithiophosphate	68649-42-3	2.00		

Additional Chemical/Material Description

Additional Chemical Material Information

Facility/Site

Border Valley Trading, LTD.
 604 East Mead Road
 Brawley, CA 92227

CERS ID
10121629

Submittal Status

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Chemical Identification and Physical Properties

Chemical Name			CERS Chemical Library ID
Oxygen			
Common Name	CAS Number	US EPA SRS Number	
Oxygen	7782-44-7	154302	
Physical State	Hazardous Material Type	Trade Secret	
Gas	Pure		

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
		Fire	2.2 - Nonflammable Gases
Radioactive		Reactive	State Waste Code
		Pressure Release	
Curies		Acute Health	
0		Chronic Health	
		PhysicalFlammable	
		Yes PhysicalGasUnderPressure	
		PhysicalExplosive	
		PhysicalSelfHeating	
		PhysicalPyrophoric	
		Yes PhysicalOxidizer	
		PhysicalOrganicPeroxide	
		PhysicalSelfReactive	
		PhysicalPyrophoricGas	
		PhysicalCorrosiveToMetal	
		PhysicalContactWaterEmitsFlammableGas	
		PhysicalCombustibleDust	
		PhysicalHazardNotOtherwiseClassified	
		HealthCarcinogenicity	
		Yes HealthAcuteToxicity	
		HealthReproductiveToxicity	
		HealthSkinCorrosionIrritation	
		HealthRespiratorySkinSensitization	
		Yes HealthSeriousEyeDamageEyeIrritation	
		HealthSpecificTargetOrganToxicity	
		HealthAspirationHazard	
		HealthGermCellMutagenicity	
		HealthSimpleAsphyxiant	
		HealthHazardNotOtherwiseClassified	

Inventory Location and Quantity

Chemical Location	Average Daily Amount	Maximum Daily Amount	Units
Key# 26, 28 ;Refer to Site Map	250	500	cubic feet
Chemical Location Confidential EPCRA	Largest Container	Annual Waste Amount	
	200	0	
Map# (Optional)	Grid# (Optional)	Days on Site	
		365	

Inventory Storage Information

Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
Underground Tank	Carboy	Yes Cylinder	Tank Car, Rail Car
Tank Inside Building	Silo	Glass Bottle	Other
Steel Drum	Fiber Drum	Plastic Bottle	
Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure		Storage Temperature	
Above Ambient		Ambient	

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components

Additional Chemical/Material Description

Additional Chemical Material Information

Facility/Site

Border Valley Trading, LTD.
604 East Mead Road
Brawley, CA 92227

CERS ID
10121629

Submittal Status

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Chemical Identification and Physical Properties

Chemical Name			CERS Chemical Library ID
Transmission Oil			
Common Name	CAS Number	US EPA SRS Number	
Transmission Oil			
Physical State	Hazardous Material Type	Trade Secret	
Liquid	Mixture		

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
Radioactive		Fire	State Waste Code
		Reactive	Waste oil and mixed oil
		Pressure Release	
Curies		Acute Health	
0		Chronic Health	
		PhysicalFlammable	
		PhysicalGasUnderPressure	
		PhysicalExplosive	
		PhysicalSelfHeating	
		PhysicalPyrophoric	
		PhysicalOxidizer	
		PhysicalOrganicPeroxide	
		PhysicalSelfReactive	
		PhysicalPyrophoricGas	
		PhysicalCorrosiveToMetal	
		PhysicalContactWaterEmitsFlammableGas	
		PhysicalCombustibleDust	
		PhysicalHazardNotOtherwiseClassified	
		HealthCarcinogenicity	
		Yes HealthAcuteToxicity	
		HealthReproductiveToxicity	
		Yes HealthSkinCorrosionIrritation	
		HealthRespiratorySkinSensitization	
		Yes HealthSeriousEyeDamageEyeIrritation	
		HealthSpecificTargetOrganToxicity	
		HealthAspirationHazard	
		HealthGermCellMutagenicity	
		HealthSimpleAsphyxiant	
		HealthHazardNotOtherwiseClassified	

Inventory Location and Quantity

Chemical Location	Average Daily Amount	Maximum Daily Amount	Units
Key# 14 ;Refer to Site Map	28	55	gallons
Chemical Location Confidential EPCRA	Largest Container	Annual Waste Amount	
	55	0	
Map# (Optional)	Grid# (Optional)	Days on Site	
		365	

Inventory Storage Information

Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
Underground Tank	Carboy	Cylinder	Tank Car, Rail Car
Tank Inside Building	Silo	Glass Bottle	Other
Yes Steel Drum	Fiber Drum	Plastic Bottle	
Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure Ambient		Storage Temperature Ambient	

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components
Highly Refined Mineral Oil (C15 - C50)	Mixture	100.00		No Fire Code or DOT Hazard Class listed on Safety Data Sheet. ; Not Hazardous by U.S. DOT Hazard Class Not Applicable.
Zinc Dialkyldihlopphosphate	68649-42-3	2.00		

Additional Chemical/Material Description

Additional Chemical Material Information

Facility/Site

Border Valley Trading, LTD.
 604 East Mead Road
 Brawley, CA 92227

CERS ID
10121629

Submittal Status

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Chemical Identification and Physical Properties

Chemical Name			CERS Chemical Library ID
Propane			
Common Name	CAS Number	US EPA SRS Number	
Propane			
Physical State	Hazardous Material Type	Trade Secret	
Gas	Pure		

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
		Fire	2.1 - Flammable Gases
Radioactive		Reactive	State Waste Code
		Pressure Release	
Curies:		Acute Health	
0		Chronic Health	
		Yes Physical Flammable	
		Yes Physical Gas Under Pressure	
		Physical Explosive	
		Physical Self Heating	
		Physical Pyrophoric	
		Physical Oxidizer	
		Physical Organic Peroxide	
		Physical Self Reactive	
		Physical Pyrophoric Gas	
		Physical Corrosive To Metal	
		Physical Contact Water Emits Flammable Gas	
		Physical Combustible Dust	
		Physical Hazard Not Otherwise Classified	
		Health Carcinogenicity	
		Yes Health Acute Toxicity	
		Health Reproductive Toxicity	
		Health Skin Corrosion/Irritation	
		Health Respiratory/Skin Sensitization	
		Health Serious Eye Damage/Eye Irritation	
		Yes Health Specific Target Organ Toxicity	
		Health Aspiration Hazard	
		Health Germ Cell Mutagenicity	
		Health Simple Asphyxiant	
		Health Hazard Not Otherwise Classified	

Inventory Location and Quantity

Chemical Location	Average Daily Amount	Maximum Daily Amount	Units
Key# 23 ; Refer to Site Map	160	320	pounds
Chemical Location Confidential EPCRA	Largest Container	Annual Waste Amount	
	80	0	
Map# (Optional)	Grid# (Optional)	Days on Site	
		365	

Inventory Storage Information

Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
Underground Tank	Carboy	Yes Cylinder	Tank Car, Rail Car
Tank Inside Building	Silo	Glass Bottle	Other
Steel Drum	Fiber Drum	Plastic Bottle	
Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure	Storage Temperature		
Above Ambient	Ambient		

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components
Propane	74-98-6	96.00		

Additional Chemical/Material Description

Additional Chemical Material Information

Facility/Site

Border Valley Trading, LTD.
604 East Mead Road
Brawley, CA 92227

CERS ID
10121629

Submittal Status

This was a **Draft** submittal as of 2/5/2021; Last updated by *Alma lahaira Ramirez* on 2/1/2021 11:52 AM

Chemical Identification and Physical Properties

Chemical Name Used Antifreeze		CERS Chemical Library ID
Common Name Used Antifreeze	CAS Number	US EPA SRS Number
Physical State Liquid	Hazardous Material Type Waste	Trade Secret

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
Radioactive		Fire	State Waste Code
Corrosives		Reactive	Unspecified aqueous solution
0		Pressure Release	
		Acute Health	
		Chronic Health	
		Yes PhysicalFlammable	
		PhysicalGasUnderPressure	
		PhysicalExplosive	
		PhysicalSelfHeating	
		PhysicalPyrophoric	
		PhysicalOxidizer	
		PhysicalOrganicPeroxide	
		PhysicalSelfReactive	
		PhysicalPyrophoricGas	
		PhysicalCorrosiveToMetal	
		PhysicalContactWaterEmitsFlammableGas	
		PhysicalCombustibleDust	
		PhysicalHazardNotOtherwiseClassified	
		HealthCardnogenicity	
		Yes HealthAcuteToxicity	
		Yes HealthReproductiveToxicity	
		Yes HealthSkinCorrosionIrritation	
		Yes HealthRespiratorySkinSensitization	
		Yes HealthSeriousEyeDamageEyeIrritation	
		Yes HealthSpecificTargetOrganToxicity	
		Yes HealthAspirationHazard	
		Yes HealthGermCellMutagenicity	
		HealthSimpleAsphyxiant	
		Yes HealthHazardNotOtherwiseClassified	

Inventory Location and Quantity

Chemical Location Key# 9, 19 ;Refer to Site Map	Average Daily Amount 83	Maximum Daily Amount 165	Units gallons
Chemical Location Confidential EPCRA	Largest Container 55	Annual Waste Amount 200	
Map# (Optional)	Grid# (Optional)	Days on Site 365	

Inventory Storage Information

Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
Underground Tank	Carboy	Cylinder	Tank Car, Rail Car
Tank Inside Building	Silo	Glass Bottle	Other
Yes Steel Drum	Fiber Drum	Plastic Bottle	
Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure	Storage Temperature		
Ambient	Ambient		

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components
Ethylene Glycol	107-21-1	68.00		DOT Hazard class - Not applicable per Safety Data Sheet
Diethylene Glycol	111-46-6	2.00		
Water	7732-18-5	87.00		
1,2-Propylene glycol	57-55-6	44.00		

Additional Chemical/Material Description

Additional Chemical Material Information

Facility/Site

Border Valley Trading, LTD.

604 East Mead Road
Brawley, CA 92227

CERS ID
10121629

Submittal Status

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Chemical Identification and Physical Properties

Chemical Name Used Oil		CAS Number 70514-12-4	CERS Chemical Library ID 777573
Common Name Used Oil			US EPA SRS Number 777573
Physical State Liquid	Hazardous Material Type Waste		Trade Secret

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
		Fire	3 - Flammable and Combustible Liquids
Radioactive:		Reactive	State Waste Code
		Pressure Release	Waste oil and mixed oil
Curies:		Acute Health	
0		Chronic Health	
		Yes PhysicalFlammable	
		PhysicalGasUnderPressure	
		PhysicalExplosive	
		PhysicalSelfHeating	
		PhysicalPyrophoric	
		PhysicalOxidizer	
		PhysicalOrganicPeroxide	
		PhysicalSelfReactive	
		PhysicalPyrophoricGas	
		PhysicalCorrosiveToMetal	
		PhysicalContactWaterEmitsFlammableGas	
		PhysicalCombustibleDust	
		PhysicalHazardNotOtherwiseClassified	
		Yes HealthCarcinogenicity	
		HealthAcuteToxicity	
		HealthReproductiveToxicity	
		Yes HealthSkinCorrosionIrritation	
		HealthRespiratorySkinSensitization	
		HealthSeriousEyeDamageEyeIrritation	
		Yes HealthSpecificTargetOrganToxicity	
		Yes HealthAspirationHazard	
		Yes HealthGermCellMutagenicity	
		HealthSimpleAsphyxiant	
		HealthHazardNotOtherwiseClassified	

Inventory Location and Quantity

Chemical Location Key# 10, 11 ;Refer to Site Map	Average Daily Amount 220	Maximum Daily Amount 440	Units gallons
Chemical Location Confidential EPCRA	Largest Container 330	Annual Waste Amount 1400	
Map# (Optional)	Grid# (Optional)	Days on Site 365	

Inventory Storage Information

Yes	Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
	Underground Tank	Carboy	Cylinder	Tank Car, Rail Car
	Tank Inside Building	Silo	Glass Bottle	Other
Yes	Steel Drum	Fiber Drum	Plastic Bottle	
	Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure			Storage Temperature	
Ambient			Ambient	

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components
Highly Refined Mineral Oil (C15 - C50)	Mixture	100.00		
Zinc alkyl dithiophosphate	68649-42-3	2.00		

Additional Chemical/Material Description

Additional Chemical Material Information

Facility/Site

Border Valley Trading, LTD.
 604 East Mead Road
 Brawley, CA 92227

CERS ID
10121629

Submittal Status

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Chemical Identification and Physical Properties

Chemical Name	Used Oil Filters	CERS Chemical Library ID
Common Name	Used Oil Filters	CAS Number
Physical State	Liquid	Hazardous Material Type
		Waste
		Trade Secret

Chemical Hazard Classification

EHS	Fire Code Hazard Classes (by priority)	Federal Hazard Categories	DOT Hazard Class
Radioactive		Fire	9 - Misc. Hazardous Materials
Curies		Reactive	State Waste Code
0		Pressure Release	Waste oil and mixed oil
		Acute Health	
		Chronic Health	
		PhysicalFlammable	
		PhysicalGasUnderPressure	
		PhysicalExplosive	
		PhysicalSelfHeating	
		PhysicalPyrophoric	
		PhysicalOxidizer	
		PhysicalOrganicPeroxide	
		PhysicalSelfReactive	
		PhysicalPyrophoricGas	
		PhysicalCorrosiveToMetal	
		PhysicalContactWaterEmitsFlammableGas	
		PhysicalCombustibleDust	
		PhysicalHazardNotOtherwiseClassified	
		HealthCarcinogenicity	
		HealthAcuteToxicity	
		HealthReproductiveToxicity	
		HealthSkinCorrosionIrritation	
		HealthRespiratorySkinSensitization	
		HealthSeriousEyeDamageEyeIrritation	
		HealthSpecificTargetOrganToxicity	
		HealthAspirationHazard	
		HealthGermCellMutagenicity	
		HealthSimpleAsphyxiant	
		HealthHazardNotOtherwiseClassified	

Inventory Location and Quantity

Chemical Location	Average Daily Amount	Maximum Daily Amount	Units
Key# 6, 7; Refer to Site Map	83	165	gallons
Chemical Location Confidential EPCRA	Largest Container	Annual Waste Amount	
	55	550	
Map# (Optional)	Days on Site		
Grid# (Optional)	365		

Inventory Storage Information

Aboveground Tank	Can	Box	Tank Truck, Tank Wagon
Underground Tank	Carboy	Cylinder	Tank Car, Rail Car
Tank Inside Building	Silo	Glass Bottle	Other
Yes Steel Drum	Fiber Drum	Plastic Bottle	
Plastic/Non-Metallic Drum	Bag	Tote Bin	
Storage Pressure	Storage Temperature		
Ambient	Ambient		

Mixture Components

Hazardous Component Name	CAS Number	% by Weight	EHS	Additional Mixture Components
Waste Petroleum Hydrocarbons	Mixture	100.00		No Fire Code Hazard Class listed on CERS.

Additional Chemical/Material Description

Additional Chemical Material Information



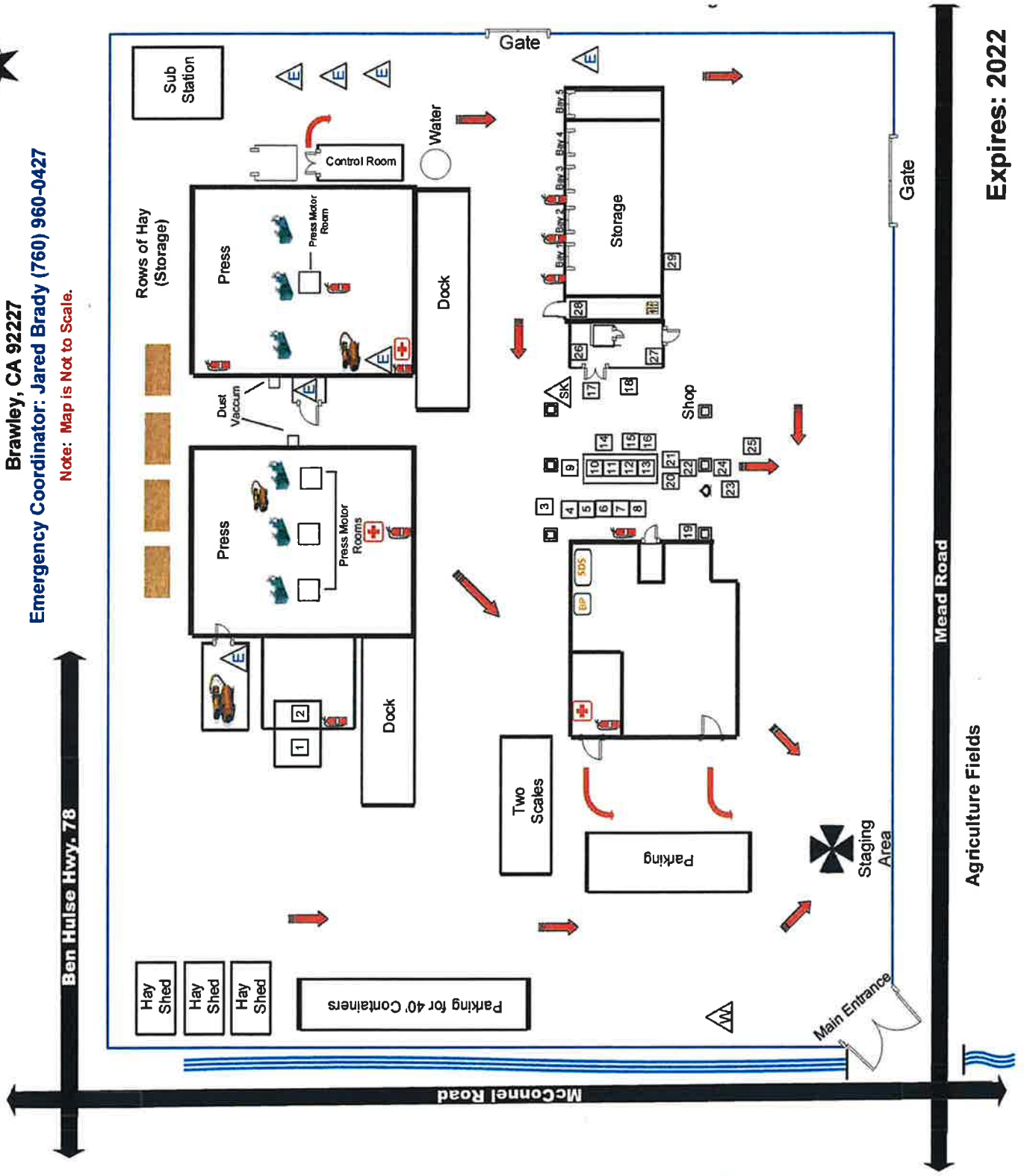
Border Valley Trading

604 E. Mead Road

Brawley, CA 92227

Emergency Coordinator: Jared Brady (760) 960-0427

Note: Map is Not to Scale.



Key:

- Business Plan
- SDS Binder
- Clean Up Spill Kit
- Fire Extinguisher
- Electrical Main
- First Aid Kit
- Restrooms
- Water Main
- Air Compressor
- Fence
- Post
- Parts Washer

Key To Numbered Items:

1. = 1 x 280 gal. Gasoline
2. = 1 x 500 gal. Diesel No. 2
3. = 1 x 55 gal. Aerosol Cans
4. = 4 x 55 gal. Oily Debris
5. = 2 x 55 gal. Oily Rags
6. = 2 x 55 gal. Used Oil Filters
7. = 1 x 55 gal. Used Oil Filters
8. = 1 x 300 cu. ft. Argon/CO2
9. = 1 x 55 gal. Used Antifreeze
10. = 1 x 330 gal. Used Oil
11. = 1 x 110 gal. Used Oil
12. = 1 x 110 gal. Hydraulic Oil
13. = 1 x 110 gal. Motor Oil
14. = 1 x 55 gal. Transmission Oil
15. = 2 x 133 cu. ft. Acetylene
16. = 1 x 55 gal. Hydraulic Oil
17. = 4 x 55 gal. Gear Lubricant
18. = 3 x 55 gal. Oily Debris
19. = 1 x 30 gal. Grease
20. = 2 x 55 gal. Used Antifreeze
21. = 1 x 55 gal. Motor Oil
22. = 1 x 55 gal. Motor Oil
23. = 4 x 55 gal. Empty
24. = 4 x 80 lbs. Propane Cylinders
25. = 26 Semi Batteries
26. = 1 x 55 gal. Motor Oil
27. = 1 x 55 gal. Used Oil
28. = 3 x 55 gal. Oily Debris
29. = 1 x 55 gal. Empty
30. = 3 x 55 gal. Hydraulic Oil
31. = 3 x 100 cu. ft. Oxygen
32. = 1 x 112 cu. ft. Acetylene
33. = 1 x 200 cu. ft. Oxygen
34. = 1 x 330 gal. Hydraulic Oil Tote

Agriculture Fields

Expires: 2022

CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS)
CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN
Prior to completing this Plan, please refer to the INSTRUCTIONS FOR COMPLETING A CONSOLIDATED CONTINGENCY PLAN

A. FACILITY IDENTIFICATION AND OPERATIONS OVERVIEW

FACILITY ID #	1.	CERS ID	A1.	DATE OF PLAN PREPARATION/REVISION	A2.
		10121629		2/1/2021	
BUSINESS NAME (Same as Facility Name or DBA - Doing Business As)					3.
Border Valley Trading, LTD.					
BUSINESS SITE ADDRESS					103.
604 E. Mead Road					
BUSINESS SITE CITY			104.	ZIP CODE	105.
Brawley			CA	92227	
TYPE OF BUSINESS (e.g., Painting Contractor)		A3.	INCIDENTAL OPERATIONS (e.g., Fleet Maintenance)		A4.
Farm Supplies					
THIS PLAN COVERS CHEMICAL SPILLS, FIRES, AND EARTHQUAKES INVOLVING: (Check all that apply)					A5.
<input checked="" type="checkbox"/> 1. HAZARDOUS MATERIALS; <input checked="" type="checkbox"/> 2. HAZARDOUS WASTES					

B. INTERNAL RESPONSE

INTERNAL FACILITY EMERGENCY RESPONSE WILL OCCUR VIA: (Check all that apply)	B1.
<input checked="" type="checkbox"/> 1. CALLING PUBLIC EMERGENCY RESPONDERS (i.e., 9-1-1)	
<input checked="" type="checkbox"/> 2. CALLING HAZARDOUS WASTE CONTRACTOR	
<input checked="" type="checkbox"/> 3. ACTIVATING IN-HOUSE EMERGENCY RESPONSE TEAM	

C. EMERGENCY COMMUNICATIONS, PHONE NUMBERS AND NOTIFICATIONS

Whenever there is an imminent or actual emergency situation such as an explosion, fire, or release, the Emergency Coordinator (or his/her designee when the Emergency Coordinator is on call) shall:

1. Activate internal facility alarms or communications systems, where applicable, to notify all facility personnel.
2. Notify appropriate local authorities (i.e., call 9-1-1).
3. Notify the California Emergency Management Agency at (800) 852-7550.

Before facility operations are resumed in areas of the facility affected by the incident, the emergency coordinator shall notify the California Department of Toxic Substances Control (DTSC), the local Unified Program Agency (UPA), and the local fire department's hazardous materials program that the facility is in compliance with requirements to:

1. Provide for proper storage and disposal of recovered waste, contaminated soil or surface water, or any other material that results from an explosion, fire, or release at the facility; and
2. Ensure that no material that is incompatible with the released material is transferred, stored, or disposed of in areas of the facility affected by the incident until cleanup procedures are completed.

INTERNAL FACILITY EMERGENCY COMMUNICATIONS OR ALARM NOTIFICATION WILL OCCUR VIA: (Check all that apply)	C1.	
<input checked="" type="checkbox"/> 1. VERBAL WARNINGS;	<input type="checkbox"/> 2. PUBLIC ADDRESS OR INTERCOM SYSTEM;	<input checked="" type="checkbox"/> 3. TELEPHONE;
<input type="checkbox"/> 4. PAGERS;	<input type="checkbox"/> 5. ALARM SYSTEM;	<input type="checkbox"/> 6. PORTABLE RADIO

NOTIFICATIONS TO NEIGHBORING FACILITIES THAT MAY BE AFFECTED BY AN OFF-SITE RELEASE WILL OCCUR BY: (Check all that apply)	C2.	
<input checked="" type="checkbox"/> 1. VERBAL WARNINGS;	<input type="checkbox"/> 2. PUBLIC ADDRESS OR INTERCOM SYSTEM;	<input checked="" type="checkbox"/> 3. TELEPHONE;
<input type="checkbox"/> 4. PAGERS;	<input type="checkbox"/> 5. ALARM SYSTEM;	<input type="checkbox"/> 6. PORTABLE RADIO

EMERGENCY RESPONSE PHONE NUMBERS:	AMBULANCE, FIRE, POLICE AND CHP	9-1-1	
	CALIFORNIA EMERGENCY MANAGEMENT AGENCY (CAL/EMA)	(800) 852-7550	
	NATIONAL RESPONSE CENTER (NRC)	(800) 424-8802	
	POISON CONTROL CENTER	(800) 222-1222	
	LOCAL UNIFIED PROGRAM AGENCY (UPA/CUPA)	(760) 352-0381	C3.
	OTHER (Specify): EFR Environmental Services	(800) 244-1202	C4. C5.

NEAREST MEDICAL FACILITY / HOSPITAL NAME:	Pioneers Memorial Hospital	(760) 351-3333	C6. C7.
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AGENCY NOTIFICATION PHONE NUMBERS:	CALIFORNIA DEPT. OF TOXIC SUBSTANCES CONTROL (DTSC)	(916) 255-3545	
	REGIONAL WATER QUALITY CONTROL BOARD	(760) 346-7491	C8.
	U.S. ENVIRONMENTAL PROTECTION AGENCY (US EPA)	(800) 300-2193	
	CALIFORNIA DEPT OF FISH AND GAME (DFG)	(916) 358-2900	
	U.S. COAST GUARD	(202) 267-2180	
	CAL/OSHA	(916) 263-2800	
	STATE FIRE MARSHAL	(916) 445-8200	
	OTHER (Specify): DTSC Imperial CUPA	(760) 352-0381	C9. C10.
	OTHER (Specify): El Centro Regional Medical Center	(760) 339-7100	C11. C12.

D. EMERGENCY CONTAINMENT AND CLEANUP PROCEDURES

SPILL PREVENTION, CONTAINMENT, AND CLEANUP PROCEDURES: (Check all boxes that apply to indicate your procedures for containing spills, releases, fires or explosions; and preventing and mitigating associated harm to persons, property, and the environment.)

- 1. MONITOR FOR LEAKS, RUPTURES, PRESSURE BUILD-UP, ETC.;
- 2. PROVIDE STRUCTURAL PHYSICAL BARRIERS (e.g., Portable spill containment walls);
- 3. PROVIDE ABSORBENT PHYSICAL BARRIERS (e.g., Pads, pigs, pillows);
- 4. COVER OR BLOCK FLOOR AND/ OR STORM DRAINS;
- 5. BUILT-IN BERM IN WORK / STORAGE AREA;
- 6. AUTOMATIC FIRE SUPPRESSION SYSTEM;
- 7. ELIMINATE SOURCES OF IGNITION FOR FLAMMABLE HAZARDS (e.g. Flammable liquids, Propane);
- 8. STOP PROCESSES AND/OR OPERATIONS;
- 9. AUTOMATIC / ELECTRONIC EQUIPMENT SHUT-OFF SYSTEM;
- 10. SHUT-OFF WATER, GAS, ELECTRICAL UTILITIES AS APPROPRIATE;
- 11. CALL 9-1-1 FOR PUBLIC EMERGENCY RESPONDER ASSISTANCE / MEDICAL AID;
- 12. NOTIFY AND EVACUATE PERSONS IN ALL THREATENED AREAS;
- 13. ACCOUNT FOR EVACUATED PERSONS IMMEDIATELY AFTER EVACUATION CALL;
- 14. PROVIDE PROTECTIVE EQUIPMENT FOR ON-SITE RESPONSE TEAM;
- 15. REMOVE OR ISOLATE CONTAINERS / AREA AS APPROPRIATE;
- 16. HIRE LICENSED HAZARDOUS WASTE CONTRACTOR;
- 17. USE ABSORBENT MATERIAL FOR SPILLS WITH SUBSEQUENT PROPER LABELING, STORAGE, AND HAZARDOUS WASTE DISPOSAL AS APPROPRIATE;
- 18. SUCTION USING SHOP VACUUM WITH SUBSEQUENT PROPER LABELING, STORAGE, AND HAZARDOUS WASTE DISPOSAL AS APPROPRIATE;
- 19. WASH / DECONTAMINATE EQUIPMENT W/ CONTAINMENT and DISPOSAL OF EFFLUENT / RINSATE AS HAZARDOUS WASTE;
- 20. PROVIDE SAFE TEMPORARY STORAGE OF EMERGENCY-GENERATED WASTES;
- 21. OTHER (Specify):

D1.

D2.

E. FACILITY EVACUATION

THE FOLLOWING ALARM SIGNAL(S) WILL BE USED TO BEGIN EVACUATION OF THE FACILITY (CHECK ALL THAT APPLY):

- 1. BELLS;
- 2. HORNS/SIRENS;
- 3. VERBAL (I.E., SHOUTING);
- 4. OTHER (Specify):

E1.

E2.

THE FOLLOWING LOCATION(S) IS/ARE EVACUEE EMERGENCY ASSEMBLY AREA(S) (i.e., Front parking lot, specific street corner, etc.)

Refer to site map; arrows are placed on site map to indicate the route to the staging area.

E3.

Note: The Emergency Coordinator must account for all on site employees and/or site visitors after evacuation.

EVACUATION ROUTE MAP(S) POSTED AS REQUIRED

E4.

Note: The map(s) must show primary and alternate evacuation routes, emergency exits, and primary and alternate staging areas, and must be prominently posted throughout the facility in locations where it will be visible to employees and visitors.

F. ARRANGEMENTS FOR EMERGENCY SERVICES

Explanation of Requirement: Advance arrangements with local fire and police departments, hospitals, and/or emergency services contractors should be made as appropriate for your facility. You may determine that such arrangements are not necessary.

ADVANCE ARRANGEMENTS FOR LOCAL EMERGENCY SERVICES (Check one of the following)

F1.

- 1. HAVE BEEN DETERMINED NOT NECESSARY; or
- 2. THE FOLLOWING ARRANGEMENTS HAVE BEEN MADE (Specify):

F2.

A copy of our Hazmat/Contingency/Emergency Response Plan has been sent to the local Fire Department via e-mail. We included an invitation to visit our site and familiarize them with the layout.

G. EMERGENCY EQUIPMENT

Check all boxes that apply to list emergency response equipment available at the facility and identify the location(s) where the equipment is kept and the equipment's capability, if applicable. [e.g., CHEMICAL PROTECTIVE GLOVES | Spill response kit | One time use, Oil & solvent resistant only.]

TYPE	EQUIPMENT AVAILABLE ^{G1.}	LOCATION	CAPABILITY (If applicable)
Safety and First Aid	1. <input type="checkbox"/> CHEMICAL PROTECTIVE SUITS, APRONS, OR VESTS	G2.	G3.
	2. <input checked="" type="checkbox"/> CHEMICAL PROTECTIVE GLOVES	All in one Spill-Kit. G4.	G5. One time use, Oil & Solvent Resistant Only.
	3. <input type="checkbox"/> CHEMICAL PROTECTIVE BOOTS	G6.	G7.
	4. <input type="checkbox"/> SAFETY GLASSES / GOGGLES / SHIELDS	G8.	G9.
	5. <input type="checkbox"/> HARD HATS	G10.	G11.
	6. <input type="checkbox"/> CARTRIDGE RESPIRATORS	G12.	G13.
	7. <input type="checkbox"/> SELF-CONTAINED BREATHING APPARATUS (SCBA)	G14.	G15.
	8. <input checked="" type="checkbox"/> FIRST AID KITS / STATIONS	Refer to Site Map. G16.	G17. N/A
	9. <input type="checkbox"/> PLUMBED EYEWASH FOUNTAIN / SHOWER	G18.	G19.
	10. <input type="checkbox"/> PORTABLE EYEWASH KITS	G20.	G21.
	11. <input type="checkbox"/> OTHER	G22.	G23.
	12. <input type="checkbox"/> OTHER	G24.	G25.
Fire Fighting	13. <input checked="" type="checkbox"/> PORTABLE FIRE EXTINGUISHERS	Refer to Site Map. G26.	G27. One time Use.
	14. <input type="checkbox"/> FIXED FIRE SYSTEMS / SPRINKLERS / FIRE HOSES	G28.	G29.
	15. <input type="checkbox"/> FIRE ALARM BOXES OR STATIONS	G30.	G31.
	16. <input type="checkbox"/> OTHER	G32.	G33.
Spill Control and Clean-Up	17. <input checked="" type="checkbox"/> ALL-IN-ONE SPILL KIT	Refer to Site Map. G34.	G35. N/A
	18. <input type="checkbox"/> ABSORBENT MATERIAL	G36.	G37.
	19. <input type="checkbox"/> CONTAINER FOR USED ABSORBENT	G38.	G39.
	20. <input type="checkbox"/> BERMING / DIKING EQUIPMENT	G40.	G41.
	21. <input type="checkbox"/> BROOM	G42.	G43.
	22. <input type="checkbox"/> SHOVEL	G44.	G45.
	23. <input type="checkbox"/> SHOP VAC	G46.	G47.
	24. <input type="checkbox"/> EXHAUST HOOD	G48.	G49.
	25. <input type="checkbox"/> EMERGENCY SUMP / HOLDING TANK	G50.	G51.
	26. <input type="checkbox"/> CHEMICAL NEUTRALIZERS	G52.	G53.
	27. <input type="checkbox"/> GAS CYLINDER LEAK REPAIR KIT	G54.	G55.
	28. <input type="checkbox"/> SPILL OVERPACK DRUMS	G56.	G57.
	29. <input type="checkbox"/> OTHER	G58.	G59.
Communications and Alarm Systems	30. <input checked="" type="checkbox"/> TELEPHONES (Includes cellular)	N/A	G60. N/A
	31. <input type="checkbox"/> INTERCOM / PA SYSTEM	G62.	G63.
	32. <input type="checkbox"/> PORTABLE RADIOS	G64.	G65.
	33. <input type="checkbox"/> AUTOMATIC ALARM CHEMICAL MONITORING EQUIPMENT	G66.	G67.
Other	34. <input type="checkbox"/> OTHER	G68.	G69.
	35. <input type="checkbox"/> OTHER	G70.	G71.

H. EARTHQUAKE VULNERABILITY

Identify areas of the facility that are vulnerable to hazardous materials releases / spills due to earthquake-related motion. These areas require immediate isolation and inspection.

VULNERABLE AREAS: (Check all that apply) <input checked="" type="checkbox"/> 1. HAZARDOUS MATERIALS / WASTE STORAGE AREA <input type="checkbox"/> 2. PROCESS LINES / PIPING <input type="checkbox"/> 3. LABORATORY <input type="checkbox"/> 4. WASTE TREATMENT AREA	III.	LOCATIONS (e.g., shop, outdoor shed, forensic lab)	
		See Map.	H12.
			H13.
			H14.
			H15.

Identify mechanical systems vulnerable to releases / spills due to earthquake-related motion. These systems require immediate isolation and inspection.

VULNERABLE SYSTEMS: (Check all that apply) <input type="checkbox"/> 1. SHELVES, CABINETS AND RACKS <input checked="" type="checkbox"/> 2. TANKS (EMERGENCY SHUTOFF) <input checked="" type="checkbox"/> 3. PORTABLE GAS CYLINDERS <input type="checkbox"/> 4. EMERGENCY SHUTOFF AND/OR UTILITY VALVES <input type="checkbox"/> 5. SPRINKLER SYSTEMS <input type="checkbox"/> 6. STATIONARY PRESSURIZED CONTAINERS (e.g., Propane dispensing tank)	III.	LOCATIONS	
		See Map.	H17.
		See Map.	H18.
		See Map.	H19.
			H110.
			H112.

I. EMPLOYEE TRAINING

Explanation of Requirement: Employee training is required for all employees handling hazardous materials and hazardous wastes in day-to-day or clean-up operations including volunteers and/or contractors. Training must be:

- Provided within 6 months for new hires;
- Amended as necessary prior to change in process or work assignment;
- Given upon modification to the Emergency Response / Contingency Plan, and updated/refreshed annually for all employees.

Required content includes all of the following:

- | | |
|---|--|
| <ul style="list-style-type: none"> • Material Safety Data Sheets; • Hazard communication related to health and safety; • Methods for safe handling of hazardous substances; • Fire hazards of materials / processes; • Conditions likely to worsen emergencies; • Coordination of emergency response; • Notification procedures; • Applicable laws and regulations; | <ul style="list-style-type: none"> • Communication and alarm systems; • Personal protective equipment; • Use of emergency response equipment (e.g. Fire extinguishers, respirators, etc.); • Decontamination procedures; • Evacuation procedures; • Control and containment procedures; • UST monitoring system equipment and procedures (if applicable). |
|---|--|

INDICATE HOW EMPLOYEE TRAINING PROGRAM IS ADMINISTERED (Check all that apply)

<input type="checkbox"/> 1. FORMAL CLASSROOM; <input type="checkbox"/> 2. VIDEOS; <input checked="" type="checkbox"/> 3. SAFETY / TAILGATE MEETINGS; <input type="checkbox"/> 4. STUDY GUIDES / MANUALS (Specify): _____ <input type="checkbox"/> 5. OTHER (Specify): _____ <input type="checkbox"/> 6. NOT APPLICABLE BECAUSE FACILITY HAS NO EMPLOYEES	II. I2. I3.
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Large Quantity Generator (LQG) Training Records: Large quantity hazardous waste generators (i.e., who generate more than 270 gallons/1,000 kilograms of hazardous waste per month) must retain written documentation of employee hazardous waste management training sessions which includes:

- A written outline/agenda of the type and amount of both introductory and continuing training that will be given to persons filling each job position having responsibility for the management of hazardous waste (e.g., labeling, manifesting, compliance with accumulation time limits, etc.).
- The name, job title, and date of training for each hazardous waste management training session given to an employee filling such a job position; and
- A written job description for each of the above job positions that describes job duties and the skills, education, or other qualifications required of personnel assigned to the position.
- Current employee training records must be retained until closure of the facility.
- Former employee training records must be retained at least three years after termination of employment.

J. LIST OF ATTACHMENTS

(Check one of the following)

<input checked="" type="checkbox"/> 1. NO ATTACHMENTS ARE REQUIRED; or <input type="checkbox"/> 2. THE FOLLOWING DOCUMENTS ARE ATTACHED:	J1. J2.
---	----------------

K. SIGNATURE / CERTIFICATION

Certification: Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete, and that a copy is available on site.

SIGNATURE OF OWNER/OPERATOR	DATE SIGNED	K1.
	1/19/2021	
NAME OF SIGNER (print)	TITLE OF SIGNER	K3.
Jared Brady	Chief Operating Officer	

ATTACHMENT “F”
Comment Letters



June 21, 2022

Jim Minnick
Planning & Development Services Director
801 Main Street
El Centro, CA 92243

SUBJECT: Time Extension 22-0013 Border Valley Trading, LTD

Dear Mr. Minnick,

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on Time Extension (TE) 22-0013 ("Project") that will grant a 15-year time extension for Conditional Use Permit (CUP) 972-91 to Border Valley Trading, LTD for a Hay Storage, Compress, and Trucking Facility located at 604 Mead Road Brawley, California, also identified as Assessor's Parcel Number 049-250-005-000.

The original CUP was issued in 1991 and only addresses the Air District in the G-1 General Condition and does not directly address any Air Quality rules or practices as newer CUPs do. The Air District also has updated and adopted new rules and regulations that would be applicable to the Project since the original CUP issuance. In the opinion of the Air District, the original CUP is too outdated to adequately address the Air District's Air Quality responsibilities.

Since the Applicant is requesting a "renewal/replacement" of the CUP and in order to properly ensure continued compliance with Air District Rules and Regulations, the Air District is requesting the following updates/additions to the CUP.

Border Valley Trading, LTD currently has an active Permit to Operate (PTO) (#2472) with the Air District. The current PTO limits operations to 850 tons/day of hay throughput which has also been the historical limit. The Air District is requesting the 850 tons/day throughput limit be reflected on the CUP. By doing this, any future increase in throughput will require an update to the CUP and any corresponding studies.

Addition of the following language:

Specific Condition – Air Quality

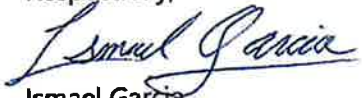
The Permittee shall maintain a valid Authority to Construct (ATC) or Permit to Operate (PTO) with the Imperial County Air Pollution Control District for the operation of the Project as required by Rule 207, New and Modified Source Review. Permittee shall comply with all review design conditions contained in the ATC/PTO including but not limited to project design, testing, and verification of compliance. Permittee shall comply with all applicable Air District rules and permit conditions. Emissions shall be controlled according to the ATC/PTO conditions to ensure that quantities released as a result of operations do not exceed federal or state standards. Permittee shall comply with all offset requirements in the event that potential emissions exceed Rule 207 thresholds.

The Permittee shall comply at all times with Air District Regulation VIII, Fugitive Dust Control. The Primary air pollutant controlled by this regulation is PM10, "fugitive dust". All identified PM10 sources, such as open acres, roads, stock piles, material transport, and grading activities, shall be controlled such that the surface areas are stabilized and visible dust emissions are below 20%.

For your convenience the Air District's rules and regulations are available via the web at <https://apcd.imperialcounty.org/rules-and-regulations/>. Please feel free to call our office should you have questions at (442) 265-1800.

Without, at minimum, the updates listed being made to the CUP, the Air District cannot concur with the Time Extension 22-0013 being granted.

Respectfully,



Ismael Garcia
APC Environmental Coordinator I



Reviewed by,
Monica N. Soucier
APC Division Manager