Appendix A-3
Early Consultation Response Letters
December 22, 2014

Ms. Laura Kaufman
Director of Environmental Services
Envicom Corporation
4165 E. Thousand Oaks Blvd., Suite 290
Westlake Village, CA 91362

RE: School Facility Planning for Specific Plan Project in Riverside County/ Paradise Valley Development

Dear Ms. Kaufman:

This is in response to your letter, dated November 11, 2014 regarding the Paradise Valley Development Specific Plan Project. The information being provided is for the current school year 2014-2015.

1) District Boundary Map showing the project site is within the service area. (See Attachment A)

2) “School Capacity Report 2014-2015” this includes the following information: School Sites within the District/ Grade Level/ School Capacity/ Current Enrollment/ Student Exceed Capacity. (See Attachment B)

3) The District has no changes planned for the current district boundaries

4) The Paradise Valley Development Project will be attending the following school sites because there are no schools close to the project area, until new schools are built within the development area. We are currently planning a construction of 5 additional classrooms at Valle Del Sol to help with future growth. The construction project will start January of 2015. (See Attachment C, D, and E; School Site Boundaries)

<table>
<thead>
<tr>
<th>School Name</th>
<th>Grade</th>
<th>Address/Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Valle Del Sol Elementary School</td>
<td>K-6</td>
<td>51-433 Education Way, Coachella, CA</td>
</tr>
<tr>
<td>Bobby Duke Middle School</td>
<td>7-8</td>
<td>85-358 Bagdad Ave., Coachella, CA</td>
</tr>
<tr>
<td>Coachella Valley High School</td>
<td>9-12</td>
<td>83-800 Airport Blvd., Thermal, CA</td>
</tr>
</tbody>
</table>

5) Elementary School kids are bused to school if they live outside the one mile radius from the school site. High Schools students are bused to school if they live outside the two mile radius from the school site. The district is not experiencing any current difficulties.

6) Future plan improvements- The district has requested a designated area for a future Elementary School, Middle School, and High School at the proposed specific plan project. Meetings with the developer will need to happen to identify potential school sites within the development. (See Attachment F and G)

"Together We Build The Future"
7) The District adheres to the California Department of Education (CDE) guidelines, but also has acquired larger site sizes to accommodate growth, for example 20 acres for Elementary Schools, 30 acres for Middle Schools, and 50 to 60 acres for High Schools.

The following information are the regulations for the future school sites:

Pursuant to the California Code of Regulations it is recommended to have a distance of 1,500 feet to 2,500 feet from the railroad track easement to the school site. Like railroad setbacks, the highways or freeways are not established by law. However the California Code of Regulations does state: "The site shall not be adjacent to a road or freeway that any site-related traffic and sound level studies have determined will have safety problems or sound levels which adversely affect the educational program." The District recommends having the same distance of 1,500 feet to 2,500 feet from any Highways or Freeways for safety purposes. For more information on school construction regulations please refer to the California Department of Education guidelines.

8) The current Student Generation Factors and Development Fees for single family and multi-family are as follows:

<table>
<thead>
<tr>
<th>SGF</th>
<th>CVUSD</th>
<th>SF</th>
<th>MF</th>
<th>FEES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>0.3266</td>
<td>0.3266</td>
<td>0.6845</td>
<td>Level 1</td>
</tr>
<tr>
<td>Middle School</td>
<td>0.1107</td>
<td>0.0831</td>
<td>0.1200</td>
<td>Level 2</td>
</tr>
<tr>
<td>High School</td>
<td>0.2019</td>
<td>0.1336</td>
<td>0.1911</td>
<td>Level 3</td>
</tr>
<tr>
<td>TOTAL</td>
<td>0.7483</td>
<td>0.5433</td>
<td>0.9956</td>
<td>COMMERCIAL</td>
</tr>
</tbody>
</table>

➢ Potential Impacts- the number of students generated will be identified at the sites and determine any necessary future school development. The District accommodates fluctuations in enrollment by placing portable classrooms at the school sites most needed.

Should you have any questions or need further documentation please call Elsa Esqueda at (760) 848-1872.

Sincerely,

Dr. Darryl S. Adams
Superintendent

Cc: Elsa F. Esqueda, Director of Facilities, Planning and Construction File

Attachments

"Together We Build The Future"
## COACHELLA VALLEY UNIFIED SCHOOL DISTRICT
### FACILITIES DEPARTMENT
#### SCHOOL CAPACITY REPORT 2014-2015

Updated December 16, 2014

<table>
<thead>
<tr>
<th>SCHOOL NAME</th>
<th>GRADE LEVEL</th>
<th>SCHOOL CAPACITY</th>
<th>CURRENT WEEKLY ENROLLMENT</th>
<th>STUDENT EXCEED CAPACITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOBBY DUKE M.S.</td>
<td>7-8</td>
<td>1500</td>
<td>736</td>
<td>-764</td>
</tr>
<tr>
<td>CDA</td>
<td>7-8</td>
<td>990</td>
<td>928</td>
<td>-62</td>
</tr>
<tr>
<td>CESAR CHAVEZ</td>
<td>K-6</td>
<td>669</td>
<td>992</td>
<td>323</td>
</tr>
<tr>
<td>CORAL MOUNTAIN ACAD.</td>
<td>K-6</td>
<td>963</td>
<td>1056</td>
<td>93</td>
</tr>
<tr>
<td>CVHS</td>
<td>9-12</td>
<td>1,712</td>
<td>2,510</td>
<td>798</td>
</tr>
<tr>
<td>DESERT MIRAGE H.S.</td>
<td>9-12</td>
<td>2,200</td>
<td>1,866</td>
<td>-334</td>
</tr>
<tr>
<td>JOHN KELLEY</td>
<td>K-6</td>
<td>792</td>
<td>632</td>
<td>-160</td>
</tr>
<tr>
<td>LA FAMILIA CONT. H.S.</td>
<td>9-12</td>
<td>47</td>
<td>121</td>
<td>74</td>
</tr>
<tr>
<td>LAS PALMITAS</td>
<td>K-6</td>
<td>900</td>
<td>716</td>
<td>-184</td>
</tr>
<tr>
<td>MECCA</td>
<td>K-6</td>
<td>608</td>
<td>845</td>
<td>237</td>
</tr>
<tr>
<td>MOUNTAIN VISTA</td>
<td>K-6</td>
<td>750</td>
<td>1,012</td>
<td>262</td>
</tr>
<tr>
<td>OASIS</td>
<td>K-6</td>
<td>497</td>
<td>739</td>
<td>242</td>
</tr>
<tr>
<td>PALM VIEW</td>
<td>K-6</td>
<td>630</td>
<td>583</td>
<td>-47</td>
</tr>
<tr>
<td>PETER PENDLETON</td>
<td>K-6</td>
<td>560</td>
<td>609</td>
<td>49</td>
</tr>
<tr>
<td>SAUL MARTINEZ</td>
<td>K-6</td>
<td>750</td>
<td>1161</td>
<td>411</td>
</tr>
<tr>
<td>SEA VIEW</td>
<td>K-6</td>
<td>800</td>
<td>544</td>
<td>-256</td>
</tr>
<tr>
<td>TORO CANYON M.S.</td>
<td>7-8</td>
<td>1,200</td>
<td>1,039</td>
<td>-161</td>
</tr>
<tr>
<td>VALLE DEL SOL</td>
<td>K-6</td>
<td>938</td>
<td>857</td>
<td>-81</td>
</tr>
<tr>
<td>VALLEY VIEW</td>
<td>K-6</td>
<td>580</td>
<td>773</td>
<td>193</td>
</tr>
<tr>
<td>WEST SHORES H.S.</td>
<td>7-12</td>
<td>1020</td>
<td>437</td>
<td>-583</td>
</tr>
<tr>
<td>WESTSIDE</td>
<td>K-6</td>
<td>678</td>
<td>575</td>
<td>-103</td>
</tr>
</tbody>
</table>

**TOTALS:** 17,284 18,731 -53
Preliminary Land Use Plan – Phase 1

Development
Acres: 382 AC Net

Natural Open Space: 36 AC

Parks/Trails: 36 AC

Residential Units: 1,979 DU

Retail: 44,050 SF

Office: 166,950 SF

Lt. Industrial: 22,651 SF

Community/Rec. Center: 43,100 SF

School Facilities: 7.5 AC
## Preliminary Land Use Plan

<table>
<thead>
<tr>
<th>Category</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Ownership</td>
<td>8,113 AC</td>
</tr>
<tr>
<td>Development Acres</td>
<td>1,786 AC Net</td>
</tr>
<tr>
<td>Natural Open Space</td>
<td>227 AC</td>
</tr>
<tr>
<td>Parks/Trails</td>
<td>159 AC</td>
</tr>
<tr>
<td>Residential Units</td>
<td>7,621 DU</td>
</tr>
<tr>
<td>Retail</td>
<td>417,339 SF</td>
</tr>
<tr>
<td>Office</td>
<td>462,723 SF</td>
</tr>
<tr>
<td>Lt. Industrial</td>
<td>125,453 SF</td>
</tr>
<tr>
<td>Community/ Rec.</td>
<td>75,226 SF</td>
</tr>
<tr>
<td>Hotel/Time Share</td>
<td>40.6 AC</td>
</tr>
<tr>
<td>School Facilities</td>
<td>64.9 AC</td>
</tr>
</tbody>
</table>
December 15, 2014

Laura Kaufman
Envcim Corporation
4165 E. Thousand Oaks Blvd
Suite 290
Westlake Village, CA 91362

Re: Response to library planning letter - Paradise Valley Project in Riverside County

Dear Ms. Kaufman:

Attached is the response to your letter dated November, 11, 2014 for information to include with the environmental impact report for the proposed Paradise Valley Project in Riverside County.

Please let me know if you have any questions.

Sincerely,

[Signature]

Jennie L. Wagner
Administrative Services Supervisor

attachment
1. Identify library service area limits and, identify any “service area” boundaries for particular libraries or library services, if applicable.

   The proposed population at build out of 21,186 residents merits a new library to provide services to this new community.

2. Provide current system/service capacity (e.g. number of libraries and staff and books/materials by library, or other measure used).

   Currently there is no library with capacity to provide comprehensive library services to the proposed Paradise Valley project (project).

3. Identify any improvements planned for the future that would provide improved service, and indicate the timing of these improvements, if known (e.g., number of libraries and staff and books/materials by library).

   The project is proposed for an area that currently does not require services from the Riverside County Library System (RCLS). The proposed project will need to mitigate library services to provide comprehensive library services to this new community.

4. Describe the adequacy (or deficiencies/challenges) in the current and projected future ability to provide library services.

   RCLS does not provide services to areas of Riverside County without residents. The project is proposing to bring in residents to an area that currently does not require services.

5. Provide demand/generation factors by land use type (see attached Land Use Map and Table); in other words what factors would you use to calculate library demand (number of books/materials) for these land uses (e.g., number of books/materials/staff by household or person).

   Using the estimated population of 21,186, current library standards are between .6 to 1.0 square feet of building space per person served as the recommended range for successful, functional library facilities. Using .6 as the suggested minimum, a library facility of approximately 12,712 square feet would adequate for the project area.

   Library staffing shall be calculated at .3 full-time equivalent (FTE) to .6 FTE per 1,000 of the population served. Using the proposed population at build out of 21,186 and using the minimum .3 FTE, library staffing shall be calculated at a minimum at 6.4 FTE.
Computers shall be calculated at 1.0 to 1.1 per 1,000 of the population served, which would be 21 computers at minimum, however, 40 computers will be required for this new facility. See response to question #10.

6. Indicate the service demand ratios or goals (e.g., how many libraries or books/materials needed per 1,000 population – or other metric, such as desired proximity to a library) used by the Riverside County Library System (RCLS).

Books and materials range from 2 to 6 per capita based on population density. Using the minimum of 2 per capita, the library collection for the proposed project area should be at least 42,450 new items that would be required to be purchased for the new facility.

7. Identify the trigger(s) used to determine when a new library or increment of expansion, such as additional books/materials/computers for public use is needed (e.g., service population increment or land use acreage increment).

RCLS would like to see preliminary proposals for location and building when the population is at 5,000 residents and the new facility in service when the population reaches 10,000 residents.

8. Confirm whether RCLS has plans to construct a new library facility for the community of Thermal. If planned, has a specific site been identified?

At this time, there are no plans to construct a new library for the community of Thermal.

9. List any requirements/specifications for localized service (e.g., book mobile, additional materials at the nearest library), if any.

The project should be served by a permanent library facility located within the development. The nearby library branches of Mecca and Coachella have reached maximum capacity and cannot accommodate the population proposed by the project. The eastern county bookmobile currently runs 5 days a week and cannot accommodate additional stops for the proposed project.

10. Provide any additional information the Riverside County Library System can suggest that would assist in planning the project (i.e., facility/specification needs for library properties/buildings) or in determining the project's impacts.

The new library facility for the proposed project would be at least 12,712 square feet, with 40 computers, 42,450 new items and have at least 6.4 full time staff members.

RCLS Paradise Valley Library branch will continue to offer core services such as traditional books and materials but will also emphasize technology based information
and learning. A computer lab (25 computers) and public computer terminals (15 computers) will be a primary component required for the delivery of future library services. Multiple large screen televisions will be used as electronic information boards that will advertise library programming and services. All custom desks and tables will contain plug in and charging stations for use by laptops, tablets, smart phones, and other devices. High speed broadband internet services (100 mbps) will be required to ensure uninterrupted internet connectivity to all users. RFID (radio frequency identification) security system and self-checkout system shall be deployed for the convenience of the library customers. Computerized sorting bins will be utilized to facilitate placing items back into the system as soon as possible.
December 23, 2014
EnviCom Corporation
4165 E Thousand Oaks Blvd., Ste. 290
Westlake Village, CA 91362

Attn: Laura Kaufman, Director of Environmental Services

Subj: Paradise Valley Project

Below please find our responses to the questions posed to us on the letter dated November 11, 2014.

1. Yes this is in Riverside County Fire service area. It is within our East Desert Division which covers from Washington Street in La Quinta/Palm Desert, East to the state boundary, and north to the San Bernardino / Riverside County line and South to the Imperial/Riverside County line.

2. This project will be required to provide a fire station(s), equipment, and staffing, as it is too far removed from other fire station locations for them to be the primary fire /EMS services for this project. Station 87 – Indio Terra Lago station is 19 miles, Station 86 – Indio is 19.5 miles, Station 79 - Coachella is 20 miles, Station 49 - Lake Tamarisk is 33.5 miles away from the Frontage Road exit that will be the off ramp into this project, so additional time and mileage would have to be added to locations within the project.

3. Station 86 - 21 minutes plus, Station 87 - 20 minutes plus, Station 79 - 23 minutes plus, Station 49 32 minutes plus. Stations 86, 87, and 79 would respond from the West and would experience delays due to the distance to this project that is mostly all up hill and posted speeds may not be able to be achieved.

4. None; all surrounding stations are in the Riverside County Fire Regional Fire Protection System as described in numbers 2 & 3 above.

5. None are planned, but would be required for this project.

6. Riverside County Fire Standard Response Plan is for the first fire engine, squad, or truck- company to arrive at fire and EMS emergencies within a four (4) minute drive time within developed areas. As noted above, this does not currently exist in the project area and would require station(s), equipment and personnel to be provided.

7. With properly located fire station(s) within the development the four (4) minute drive time should be achieved.
8. Fire engines are staffed with 3 personnel with one of them being a paramedic, squads are staffed with 2 personnel with one of them being a paramedic, and trucks are staffed with 4 personnel. Squads are not used as stand alone in a fire station, but may be paired with a fire engine at a station as response load and service demands increase. Density, facility demands (assisted care, urgent care facilities) and travel times dictate fire station location, but generally are placed within 3 miles of each other in the urban planned community setting. Additional stations or equipment may be required when incident volumes exceed target thresholds. For a stand-alone station without supporting stations within acceptable distances, this threshold is projected at 2190 calls per year. This is under review.

9. Currently under review.

10. A fire station with 1 staffed 3 person paramedic fire engine will be required prior to a certificate of occupancy being issued. Prior to build out, a squad or second fire engine may be required. High hazard occupancies or industrial facilities may require additional mitigations. Note #8 above.

11. Please reference the 2013 California Fire Code (including adopted appendixes). Additionally, the following information may be useful in your planning. It is taken from a department standard which is currently being updated:

**Specific Requirements**

20 foot width – 2-way traffic with center median, one drive lane and one bike lane on each side of median. (Commercial access - 20 feet each side of median)

24 foot width – Minimum width for parking lots, alleys no greater than 300 feet connecting at each end to a circulating standard width road. (2-story elevations only)

32 foot width – Non-circulating roadways used for access to cluster development, minimum width for alleys with 3-story elevations and/or greater than 300 feet in length. Alleys with standard 20’ deep x 16 feet wide driveways, for each residential unit, may reduce to 24 feet for 2-story elevation only. Commercial/Industrial with exterior walls greater than 30 feet or dependent on use and occupancy type.

36 foot width – Standard minimum width for circulating and non-circulating roads.

Alleys – Alleys may be no greater than 300 feet in length, curb to curb, with connection at each end by a standard circulating road. Dead end alleys shall be 32 feet in width with an approved turn-a-round for alleys greater than 150 feet in length. No portion of any structure shall be more than 150 feet from an approved vehicular travel way. Dead end alleys 24 feet in width shall provide that no
portion of any structure shall be more than 150 feet from the circulating road and
alley access intersect.

**Center Median** – When access across a center median is unduly difficult, a
median crossover may be required per transportation standards.

**Pop-outs (Landscape and Architectural)** – Pop-outs may not intrude on the
required unobstructed width of roadways. Intrusion on required access width will
create stacking and chokers.

**Roundabouts** – Roundabouts may be accepted interior of developments on
roadways with speeds no greater than 25 miles per hour. Roundabouts shall meet
the inside and outside radii of fire department apparatus. This application will be
addressed on a case-by-case basis.

12. None currently

13. Because of the distance and time for other fire equipment to arrive, we would require
attic sprinklers be installed within all buildings. Additionally, Riverside County Fire operates
first response paramedic fire engines, but does not provide hospital transportation to/from this
area. American Medical Response (AMR) is the transporting (ambulance) company currently
under contract with the County of Riverside Emergency Medical Services Agency (REMS).
It is recommended that REMS be contacted for input into response times and/or additional
services needed.

14. None currently

The above information has been compiled by our staff and reviewed by myself. We realize
that some information is not as thorough as may ultimately be needed. We look forward to
further working with you to meet your needs and answer additional questions that may
develop. Thank you for your patience.

Respectfully

/s/
Dorian J. Cooley
Deputy Chief – Operations
Eastern Operational Area.
Mr. Morrison,

Attached is the additional information you have requested. Please contact me if additional information is needed for your project.

Johnny Rodriguez  
Lieutenant - Riverside County Sheriff Department  
Thermal Station  
86625 Airport Blvd.  
Thermal, CA 92274  
760 863 8990 – Station  
760 863 8764 – Desk  
760 578 1856 – Cell  
jrodriqu@riversidesheriff.org

From: Mitchel Morrison [mailto:mmorrison@envicomcorporation.com]  
Sent: Friday, January 02, 2015 5:37 PM  
To: Rodriguez, Johnny  
Subject: Paradise Valley: Information Request Letter and Questions

Dear Lieutenant Rodriguez,

We received your response letter dated December 5, 2014 on December 30, 2014. Thank you for the time and effort you put forth to answer our questions to inform our analysis of potential impacts to sheriff services resulting from the Paradise Valley Specific Plan project. As we continue preparation of the Environmental Impact Report (EIR), I have a couple of remaining questions for you to better assess the existing conditions of sheriff services in the area:

In response to question #2 pertaining to the number of personnel at the Thermal Station:
• How many total employees are currently assigned to the Thermal Station?
• Of these, how many are sworn officers?
• Of these, how many are support personnel?
• What is the current population of the Thermal Station service area?

In response to question #3 pertaining to expected response time(s) to the site:
Your response indicates that the expected response time to this site would be a minimum of 30 minutes with additional delays that may include volume of calls pending, call type, and deputy location.
• What are the different types of calls received by the Thermal Station? For example, are there Priority 1, 2,
3, and 4 calls for different circumstances (emergency vs. non-emergency)?
• What are the delay times (gap from when the call is initially received to when it is dispatched) associated with each type of call?
• What are the response times associated with each type of call?

Does the Thermal Station, or the Riverside County Sheriff Department in general, have any reciprocal agreements with other police agencies such as the City of Indo Police Dept or the Desert Hot Springs Police Dept?

Thank you for answering these additional questions; I realize that they are fairly detailed. Please let me know if I can clarify and have a happy new year.

Kind regards,

MITCHEL D. MORRISON
ENVIRONMENTAL SCIENTIST/PLANNER
ENVICOM CORPORATION • 4165 E. Thousand Oaks Blvd., Suite 290, Westlake Village, CA 91362 • P 818.879.4700 x236 • ENVICOMCORPORATION.COM

WE MOVED! PLEASE TAKE NOTE OF OUR NEW LOCATION IN WESTLAKE VILLAGE

The information contained in this email is confidential and may also contain privileged attorney-client information or work product. The information is intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited.

plan commu...ocx (17.3 KB)
Dear Lieutenant Rodriguez,

We received your response letter dated December 5, 2014 on December 30, 2014. Thank you for the time and effort you put forth to answer our questions to inform our analysis of potential impacts to sheriff services resulting from the Paradise Valley Specific Plan project. As we continue preparation of the Environmental Impact Report (EIR), I have a couple of remaining questions for you to better assess the existing conditions of sheriff services in the area:

In response to question #2 pertaining to the number of personnel at the Thermal Station:
- How many total employees are currently assigned to the Thermal Station? Currently there are 171 personnel assigned to the Thermal Station.
- Of these, how many are sworn officers? 144 are sworn personnel and include the Captain, lieutenants, sergeants, investigators and deputies.
- Of these, how many are support personnel? 27 are support staff and include community service officers, sheriff services officers and clerical.
- What is the current population of the Thermal Station service area? The current population covered by the Thermal Station is approximately 111,000 and includes the cities of La Quinta and Coachella; the unincorporated areas of Indio Hills, Mecca, Oasis, Bermuda Dunes, Thermal and Chiriaco Summit.

In response to question #3 pertaining to expected response time(s) to the site:
Your response indicates that the expected response time to this site would be a minimum of 30 minutes with additional delays that may include volume of calls pending, call type, and deputy location.
- What are the different types of calls received by the Thermal Station? For example, are there Priority 1, 2, 3, and 4 calls for different circumstances (emergency vs. non-emergency)

Definition of Priority Calls
If the call for service involves more than one crime, the call type with the highest priority shall be used.

PRIORITY 1 CALLS: Involve circumstances that pose, or did pose in the immediate past, a clearly defined threat to human life or property and which involve a high level of violence or which have the potential for serious injury. These calls shall be entered by the PSCO within 60 seconds (1 minute) of receipt. The PSCO shall keep the reporting party on the line in circumstances where officer safety is a concern or when doing so may assist the officer in apprehending the suspect(s).

PRIORITY 1A CALLS: Involve circumstances that pose, or did pose in the immediate past, a clearly defined threat to human life or property. These calls shall be entered by the PSCO within 60 seconds (1 minute) of receipt. The PSCO shall keep the reporting party on the line in circumstances where officer safety is a concern or when doing so may assist the officer in apprehending the suspect(s).

PRIORITY 2 CALLS: Involve circumstances of an urgent but not life threatening nature. They are generally disturbances with a potential for violence, minor assaults and batteries, unknown or
suspicious circumstances, and certain thefts. These calls shall be entered within 120 seconds (2 minutes) of receipt by the PSCO.

PRIORITY 3 CALLS: Involve circumstances which are neither urgent nor life threatening. Many of these calls are simple disturbances of the peace.

PRIORITY 4 CALLS: With the exception of several felonies, most past calls are considered Priority 4.

• What are the delay times (gap from when the call is initially received to when it is dispatched) associated with each type of call? These times are for the unincorporated areas serviced by the Thermal Station
  Priority 1 – 6.72 minutes / average calls per month 90.16
  Priority 2 – 60.23 minutes / average calls per month 2019.08
  Priority 3 – 134.37 minutes / average calls per month 1903.25
  Priority 4 – 186.09 minutes / average calls per month 940.08

• What are the response times associated with each type of call? In 2014 the average response times for the unincorporated areas serviced by the Thermal Station was as follows;
  Priority 1 - 9.99 minutes
  Priority 2 - 22.98 minutes
  Priority 3 - 37.28 minutes
  Priority 4 - 50.29 minutes

Does the Thermal Station or the Riverside County Sheriff Department in general, have any reciprocal agreements with other police agencies such as the City of Indo Police Dept or the Desert Hot Springs Police Dept? Yes, there is a mutual aide agreement between the Sheriff’s Department and local law enforcement agencies to assist during critical incidents. For example, an active shooter, vehicle pursuit, officer down, fugitive man-hunt, large riot or evacuation.

Thank you for answering these additional questions; I realize that they are fairly detailed. Please let me know if I can clarify and have a happy new year.

Kind regards,
January 10, 2017

Charles Cohn, Project Planner
Envicorm Corporation
4165 E. Thousand Oaks Blvd, Suite 290
Westlake Village, CA 91362

RE: Response to the Request for Information (RFI) for the proposed Paradise Valley
Specific Plan (SP) Draft Environmental Impact Report in Riverside County

Dear Mr. Cohn:

The Riverside County Department of Waste Resources (RCDWR) has received and reviewed your original letter and questionnaire dated November 11, 2014 (copy attached) for the proposed Paradise Valley SP DEIR (Project). The proposed Project is located in unincorporated Riverside County within the Eastern Coachella Valley Area Plan. As requested in an email correspondence on January 4, 2017, below are updated responses enumerated in accordance with your questionnaire (changes from the original RCDWR responses (December 1, 2014) are underlined in this document):

1. Confirm that the project site is within the Department of Waste Resources (RCDWR) service area or identify the need for annexation (provide map or description), and list of facilities that would serve the project site.

   The project site is serviced by CR&R Disposal Service. CR&R operates under a Waste Delivery Agreement (WDA) which stipulates that any waste generated within the franchise area, including solid waste generated from the Project area, will be disposed of at the Blythe Landfill.

2. Provide descriptions of current capacity at landfills that would serve the project system/service capacity or refer us to the appropriate website or document.

   The Blythe Landfill is located at 1000 Midland Road, Blythe CA 92225. The landfill is owned and operated by the RCDWR. The landfill property encompasses approximately 335-acres, of which 78.1 acres are permitted for waste disposal. The landfill is currently permitted to receive a maximum of 400 tons per day of refuse, and as of January 1, 2016, had a remaining capacity of approximately 1.2 million tons. It is estimated that the remaining disposal capacity will last until approximately 2047. During 2015, the Blythe Landfill accepted a daily average volume of 70 tons, for a period total of approximately 18,656 tons.

3. Provide information on planned expansions at any of those landfills or the opening of new landfills.

   Currently, there are no expansions planned at the Blythe landfill and no new landfills are proposed.
4. **Describe the adequacy (or deficiencies/challenges) in the current and projected future ability to provide solid waste management services.**

Per AB 939, RCDWR is responsible for maintaining a minimum of 15 years of landfill disposal capacity County-wide. The project should evaluate the Project’s solid waste impacts on the Blythe Landfill, both at project build-out and during construction (i.e., construction and demolition (C&D) waste). The environmental analysis should provide the Project’s estimated daily waste generation and how it will impact the maximum daily available tonnage capacity (400 tons) at the Blythe Landfill. While future agreements with the CR&R Disposal Service may allow for waste delivery to transfer stations throughout the Coachella Valley, the existing agreement requires waste generated in the Project area to be disposed of at the Blythe Landfill.

5. **Provide the RCWMD solid waste generation factors used for each land use type.**

In order to assess waste impacts, the DEIR will need to include the projected amount of waste generated by the project, using an appropriate waste generation factor for construction activities and the project’s type(s) of land use. (Note: Consult the CalRecycle website to determine waste generation factors at: [https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates](https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates))

6. **Provide any other criteria that the Department uses to determine impacts to landfills or adequacy of service on a local or regional level.**

RCDWR reviews the current capacity of landfills, the tons per day that are permitted, and the build-out of proposed projects in order to determine impacts to a given landfill or the adequacy of service on a local or regional level. RCDWR also evaluates the location of proposed projects in relation to their proximity to system facilities (landfills, transfer stations etc.).

7. **List any RCDWR requirements/specification for solid waste handling/pick up, if any (e.g., separation of recyclables, etc.), or refer us to the appropriate website or document.**

RCDWR does not provide hauling service. However, the RCDWR owns and operates the Blythe Landfill and is responsible for handling waste at the landfill once it is delivered.

In order to mitigate the project’s potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the project will be required to implement the following measures:

- Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for
recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

- Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Department of Waste Resources.

- Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

- Prior to final building inspection, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

- Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
  - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
• Subscribe to a recycling service with their waste hauler in your service area.

• Provide recycling service to their tenants (if commercial or multi-family complex).

• Demonstrate compliance with the requirements of California Code of Regulations Title 14. For more information, please visit: www.rivcown.org/opencms/recycling/recycling_and_compost_business.html#mandatory

• AB 1826 requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

  • Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

  • Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

8. Provide any additional information the RCWMD can suggest that would assist in planning the project (e.g., “right-sizing”).

For assistance in planning the project, please view the RCDWR’s ‘Planning’ webpage: http://www.rcwaste.org/business/planning

9. Indicate any other information you may wish to provide about potential project impacts, or measures that may be warranted to avoid impacts.

Please refer to the information in Answer #7.

Please contact me at jmerlan@rcwaste.org or at (951) 486-3200 if you have any questions regarding the above responses.

Sincerely,

[Signature]

Jose L. Merlan
Urban/Regional Planner III

PD#203603