

Hello Emily,

Please see the below answers to your EIR questions related to the Nichols Ranch project.

The following are the answers to the EIR questions related to the Nichols Ranch project.

1. The Sheriff's Station that serves the project area is the Lake Elsinore Sheriff's Station
2. Our city units are assigned any of 6 city beats, 90-95 and deploy from the Lake Elsinore Station daily. In addition, there is a Sergeant, Corporal, Special Team (POP Team, Quality of Life and Traffic) that also deploy daily from the station and service the area.
3. There are no other Sheriff's facilities planned in this area.
4. This location is encompassed in city zone 95 or "95 Beat". Average response times in this area for priority 1 calls are in the 5-minute range. The 2017 Response times for all 4 priority responses within this are as follows:

Priority 1	5.23
Priority 2	11.33
Priority 3	17.7
Priority 4	21.73

5. If the described Nichols Ranch Development adds 668 residents plus proposed commercial retail and recreational area the following should be considered:
 - The addition of 628 full time residents in this project plus the addition of over 32,000 square feet of retail would likely require additional staff to mitigate the impact on our existing patrol resources in the area. Our current staffing levels are inadequate to absorb this increase. Without an associated increase in staffing, the likely impact of the increase in calls for service would result in unacceptable service levels in this and surrounding areas, by increasing our response times and greatly reducing our ability to do proactive patrols and/or maintain a high-visibility presence in problem areas.
6. The existing Sheriff Department facilities would be able to manage the increased personnel and or equipment necessary to provide services for the area.

Thank You,

Captain Daniel Anne

Lake Elsinore Station, Riverside County Sheriff

From: Arnold, Jeremy
To: [Emilie Colwell](#)
Cc: [Chapin, Khylia](#)
Subject: Riverside County - Lake Elsinore Library Service/Facilities Availability Information - Nichols Ranch Specific Plan
Date: Friday, July 20, 2018 3:01:13 PM

Hi Emilie,

Below are our responses to the questions on that Request for Information we received:

1. Yes, your understanding is correct regarding the operation of the two (2) libraries within the City of Lake Elsinore; they are operated by the Riverside County Library System (RCLS).

2. Evaluation of the existing library facilities
 - a) Total number of volumes of materials currently available: Lake Elsinore Library – 37,642 volumes; Lakeside Library – 29,044 volumes
 - b) Total square footage of library facilities: Lake Elsinore Library – 7,500 sqft; Lakeside Library (joint use with high school) – 10,000 sqft
 - c) Total number of library staff: Lake Elsinore Library – 7 employees; Lakeside Library – 5 employees

3. At this time, there are no new library facilities, no new planned expansions, and no planned improvement projects proposed for the City of Lake Elsinore.

If you have any other questions, regarding the libraries in Lake Elsinore, please do not hesitate to ask.

Thank you,

Jeremy Arnold

Development Specialist
Riverside County EDA/RCLS
Desk: 951.955.7275
Mobile: 951.201.9727

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[County of Riverside California](#)



Lake Elsinore Unified School District

July 19, 2018

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Emilie Colwell
T&B Planning, Inc.
3665 Ruffin Road, Suite 208
San Diego, CA 92123

RE: Nichols Ranch Specific Plan Project (Tentative Tract No.37305)

Dear Ms. Colwell:

In response to your inquiry, please be advised that the Lake Elsinore Unified School District may not have adequate facilities within your project's school attendance boundaries to accommodate all existing students as well as those students generated by your development.

You can use the District's current student generation factors (SGF) shown below to estimate the number of students your project will generate.

Number of homes (unknown)

<u>Grades</u>	<u># Dwelling Units</u>		<u>SGF</u>		<u># Students</u>
K-5 =	_____	@	.2644	=	_____
6-8 =	_____	@	.1315	=	_____
9-12 =	_____	@	.1743	=	_____
Total:		=	_____		

Using the District's current attendance boundaries, new students from your development would be enrolled at the following schools:

<u>Grades</u>	<u>Schools</u>
K-5	Elsinore Elementary School 512 W. Sumner Street Lake Elsinore, CA 92530 (951) 253-7615

Administration

Dr. Doug Kimberly
Superintendent

Dr. Gregory J. Bowers
Assistant Superintendent
Facilities & Operations
Support Services

Dr. Alain Guevara
Assistant Superintendent
Administrative & Instructional
Technology Support Services

Dr. Kip Meyer
Assistant Superintendent
Student and Instructional
Support Services

Arlene Sanchez
Chief Business Official
Fiscal Support Services

Tracy Sepulveda
Assistant Superintendent
Personnel Support Services

Sam Wensel
Executive Director
Personnel Support Services

(951) 253-7000

545 Chaney Street
Lake Elsinore, CA 92530

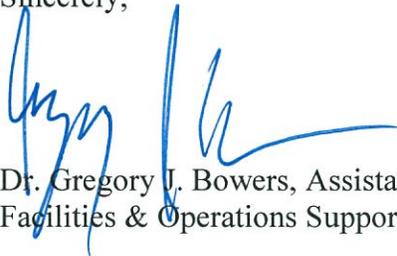
www.leusd.k12.ca.us

- 6-8 Elsinore Middle School
 1203 W. Graham Ave
 Lake Elsinore, CA 92530
 (951) 674-2118
- 9-12 Temescal Canyon High School
 28755 El Toro Road
 Lake Elsinore, CA 92532
 (951) 253-7250

Please be advised that while the District will continue to accept enrollments from new students in your development, the District **cannot guarantee** those students will actually be able to attend the above listed facilities due to increasing enrollment. All new students enrolling in the District are subject to available space at their home school.

Please ensure that your subdivision report includes the information provided in this letter and that a copy of your report is forwarded to the undersigned concurrent with submittal to the California Department of Real Estate.

Sincerely,



Dr. Gregory J. Bowers, Assistant Superintendent
Facilities & Operations Support Services Division



CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

Daniel R. Talbot - Fire Chief

210 West San Jacinto Avenue, Perris, CA 92570-1915
Bus: (951) 940-6900 Fax: (951) 940-6373 www.rvcfire.org

PROUDLY SERVING THE
UNINCORPORATED AREAS
OF RIVERSIDE COUNTY
AND THE CITIES OF:

BANNING

BEAUMONT

CANYON LAKE

COACHELLA

DESERT HOT SPRINGS

EASTVALE

INDIAN WELLS

INDIO

JURUPA VALLEY

LAKE ELSINORE

LA QUINTA

MENIFEE

MORENO VALLEY

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RANCHO MIRAGE

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Date: 7/16/2018

Ms. Emilie Colwell
Assistant Project Manager
T&B Planning, Inc.
3665 Ruffin Rd. Suite 208
San Diego, CA 92123

**RE: Nichols Ranch Specific Plan Request for Information Regarding Fire Service
Availability (APN 389200038)**

Dear Ms. Colwell,

With respect to the initial study for the Nichols Ranch Specific Plan Project, the Riverside County Fire Department offers the following:

The development project is located in an LRA (local response area) Very High Fire Hazard Severity Zone of Riverside County. Any building constructed on lots created by this project shall comply with the special construction provisions contained in current local, State and Federal applicable codes. Plans must be submitted to the Riverside County Office of the Fire Marshal for review and approval prior to building permit issuance.

The Riverside County Fire Department has a cooperative agreement with the California Department of Forestry and Fire Protection (CAL FIRE) and responds to various types of emergency incidents within this area.

Fire protection for the above referenced project will be provided by the Rosetta Canyon Fire Station 97, located at 41725 Rosetta Canyon Drive in Lake Elsinore and will respond with one Aerial Fire Truck providing paramedic service. The distance from the station to the proposed development is approximately three (3) miles. This is outside our standard for a travel time of 4 minutes for the first arriving engine company and a total response time of 6 minutes and 30 seconds. This station is staffed 24 hours a day, 7 days a week, with a 4-person crew, providing paramedic service.

The proposed project will have an incremental, cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population. It is recommended that the City collect proportional development impact fees to help fund mitigation measures to address impacts to fire services.

While Development Impact Fees (DIF) might assist in the one-time mitigation for capital projects, considering ongoing governmental funding challenges, we encourage your administrative staff and legislative bodies to review and determine if mitigations are necessary for ongoing fiscal impacts to our operational services. An example of a mitigation to assist with operational funding is a Community Facilities District. Other ongoing funding methods could be explored.

Please be advised that prior to building permit issuance, plans will be required to be submitted to the Riverside County Fire Marshal for review and approval. Please contact the County Fire Marshals Office at 951-955-4777 for more information regarding submittal requirements.

If I can be of further assistance, please feel free to contact me at (951) 293-1993 or email dexter.galang@fire.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dexter Galang', with a stylized flourish at the end.

Dexter Galang
Fire Facilities Planner
Strategic Planning

June 13, 2018

Emilie Colwell, Staff Planner
T&B Planning
3665 Ruffin Road, Suite 208
San Diego, CA 92123

RE: Response to the Request for Information (RFI) for the proposed Nichols Ranch Specific Plan (Project) Draft Environmental Impact Report (DEIR) in the City of Lake Elsinore

Dear Ms. Colwell,

The Riverside County Department of Waste Resources (RCDWR) has received and reviewed your letter dated May 30, 2018 (copy attached) for the Nichols Ranch Specific Plan Project DEIR. The proposed Project site comprises 72.5 acres and is located east of and adjacent to Interstate 15, south of Nichols Road, and west of Wood Mesa Court/El Toro Road in the City of Lake Elsinore. The following responses are enumerated in accordance with your questionnaire:

1-3) The following information serves to verify and supplement the information provided in question 1 (a-d) and questions 2 and 3 and will assist you in evaluating potential impacts associated with the proposed project:

CR&R is the franchise waste hauler for the Project area and will haul solid waste to the CR&R Perris Transfer Station/Material Recovery Facility (RAN TS/MRF) before loading residual solid waste into larger trucks and transferring it to the El Sobrante landfill for disposal. Currently, the Project would be served primarily by the El Sobrante landfill, but may also be served by the Badlands and Lamb Canyon landfills. El Sobrante Landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc. Badlands and Lamb Canyon landfills are owned and operated by Riverside County Department of Waste Resources. The following information is the most current information available for El Sobrante, Badlands and Lamb Canyon landfills. This information includes facility locations serving the Project area and their maximum permitted throughput (tons/day); average daily tonnage, remaining capacity; and estimated closure dates, for the following landfills:

El Sobrante Landfill:

The El Sobrante Landfill is located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc., and encompasses 1,322 acres, of which 645 acres are permitted for landfill operation. The El Sobrante Landfill has a total disposal capacity of approximately 209.9 million cubic yards and can receive up to 70,000 tons per week (tpw) of refuse. USA Waste must allot at least 28,000 tpw for County refuse. The landfill's permit allows a maximum of 16,054 tons per day (tpd) of waste to be accepted into the landfill, due to the limits on vehicle trips. If needed, 5,000 tpd must be reserved for County waste, leaving the maximum commitment of Non-County waste at 11,054 tpd. Per the 2017 Annual Report, the landfill had a remaining in-County disposal capacity of

approximately 55.1 million tons.¹ In 2017, the El Sobrante Landfill accepted a daily average of 10,607 tons with a period total of approximately 3.2 million tons. The landfill is expected to reach capacity in approximately 2060.

Badlands Landfill

The Badlands Landfill is located northeast of the City of Moreno Valley at 31125 Ironwood Avenue and accessed from State Highway 60 at Theodore Avenue. The landfill is owned and operated by Riverside County. The existing landfill encompasses 1,168.3 acres, with a total permitted disturbance area of 278 acres, of which 150 acres are permitted for refuse disposal. The landfill is currently permitted to receive 4,500 tpd of MSW for disposal and has an estimated total capacity of approximately 20.5 million tons². As of January 1, 2018 (beginning of day), the landfill had a total remaining disposal capacity of approximately 6.9 million tons.³ The current landfill remaining disposal capacity estimated to last, at a minimum, until approximately 2022.⁴ From January 2017 to December 2017, the Badlands Landfill accepted a daily average of 2,758 tons with a period total of approximately 846,769 tons. Landfill expansion potential exists at the Badlands Landfill site.

Lamb Canyon Landfill:

The Lamb Canyon Landfill is located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79), south of Interstate 10 and north of Highway 74. The landfill is owned and operated by Riverside County. The landfill property encompasses approximately 1,189 acres, of which 580.5 acres encompass the current landfill permit area. Of the 580.5-acre landfill permit area, approximately 144.6 acres are permitted for waste disposal. The landfill is currently permitted to receive 5,000 tpd of MSW for disposal and has an estimated total disposal capacity of approximately 20.7 million tons.⁵ As of January 1, 2018 (beginning of day), the landfill has a total remaining capacity of approximately 9.9 million tons⁶. The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2029.⁷ From January 2017 to December 2017, the Lamb Canyon Landfill accepted a daily average of 1,878 tons with a period total of approximately 576,439 tons. Landfill expansion potential exists at the Lamb Canyon Landfill site.

The following, as requested, is additional information that may be helpful in the preparation of the DEIR:

The Project proponent is encouraged to consider incorporating the following measures to help reduce the anticipated project's solid waste impacts and enhance efforts to comply with the State's mandate of 50% solid waste diversion from landfilling.

- 1) The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

¹ 2017 El Sobrante Landfill Annual Report- Based on 137,936,464 tons remaining capacity (40% for in-county waste).

² GASB_18_2017 – Engineering Estimate for total landfill capacity

³ GASB_18_2017 & SiteInfo

⁴ SWFP # 33-AA-0006

⁵ GASB 18_2017 – Engineering Estimate for total landfill capacity

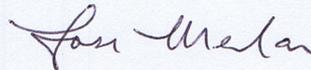
⁶ GASB 18_2017 & SiteInfo

⁷ SWFP # 33-AA-0007

- 2) Consider xeriscaping and the use of drought tolerant low maintenance vegetation in all landscaped areas of the project.
- 3) Hazardous materials are not accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
- 4) 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.
 - Provide recycling services to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code or Regulations Title 14. For more information please visit:
<http://www.rcwaste.org/business/recycling/mcr>
- 5) AB 1826 (effective April 1, 2016) 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.

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

Sincerely,



Jose L. Merlan
Urban/Regional Planner III



May 30, 2018

Riverside County Department of Waste Resources
Attn: Jose Merlan – Urban/Regional Planner III
14310 Federick Street
Moreno Valley, CA 92553

RE: NICHOLS RANCH SPECIFIC PLAN REQUEST FOR INFORMATION REGARDING SOLID WASTE SERVICE/FACILITIES AVAILABILITY

Dear Mr. Merlan:

T&B Planning, Inc. is working together with the City of Lake Elsinore to prepare an Environmental Impact Report (EIR) for the Nichols Ranch Specific Plan Project (Planning Application No. 2017-29; General Plan Amendment No. 2018-01; Specific Plan No. 2018-01; Specific Plan Amendment No. 2017-03; Zone Change No. 2018-01; Tentative Parcel Map No. 37465; Tentative Tract Map No. 37305). The purpose of this letter is to request information regarding fire protection services that will assist in the planning and environmental review of the proposed project.

The proposed project site comprises 72.5 acres and is located east of and adjacent to Interstate 15, south of Nichols Road, and west of Wood Mesa Court/El Toro Road in the City of Lake Elsinore. The project would comprise 168 “Low-Medium Residential” single-family dwelling units on 31.1 acres; 14.5 acres of commercial uses accommodating a 130-room hotel, 20,900 square feet (s.f.) of restaurant use, 4,400 s.f. of commercial retail uses, an 8,000 s.f. health and fitness club, and a gas station with 16 fueling stations; 8.3 acres of recreational uses; drainage basins; open space; and backbone roadways. Attached to this letter, please find a vicinity map and a copy of the Specific Plan Land Use Plan to assist in your review of the proposed project.

As part of the EIR for the proposed project, we will need to disclose the project’s potential to result in impacts to solid waste facilities. This letter serves as a formal request for information to assist us in our analyses. Accordingly, please respond to the following questions, preferably in writing, at your earliest convenience:

1. Based on our experience in the area, the following reflects our understanding of waste management facilities/services within the project area. Please confirm or correct our understanding, as appropriate, and please do not hesitate to provide any supplemental information that may be appropriate:
 - a. The project is located within the City of Lake Elsinore, where solid waste collection is handled by CR&R Waste Services under a franchise agreement with the City of Lake Elsinore. CR&R Waste Services would take solid waste to the El Sobrante Landfill, Lamb Canyon Landfill, or Badlands Landfill for disposal.
 - b. The El Sobrante Landfill is permitted to receive a maximum of 5,000 tons per day (tpd) of refuse for County waste.
 - c. The Lamb Canyon Landfill is permitted to receive a maximum of 5,000 tpd of refuse.



- d. The Badlands Landfill is permitted to receive a maximum of 4,500 tpd of refuse.
2. If known, please indicate the current daily tonnage received at the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill (and any landfills that may now be in operation in the area), so that we can confirm whether the existing capacity of these facilities is adequate to serve the proposed project.
3. Please indicate the current remaining disposal capacity for the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill.

In addition to responding to the above questions, please feel free to provide any additional information you believe would be helpful in analyzing the project's potential impacts to solid waste services/facilities. Because the EIR will be a publicly reviewed document, it would be very helpful to receive written responses to these questions so that your responses may become a part of the public record for the project.

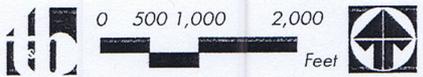
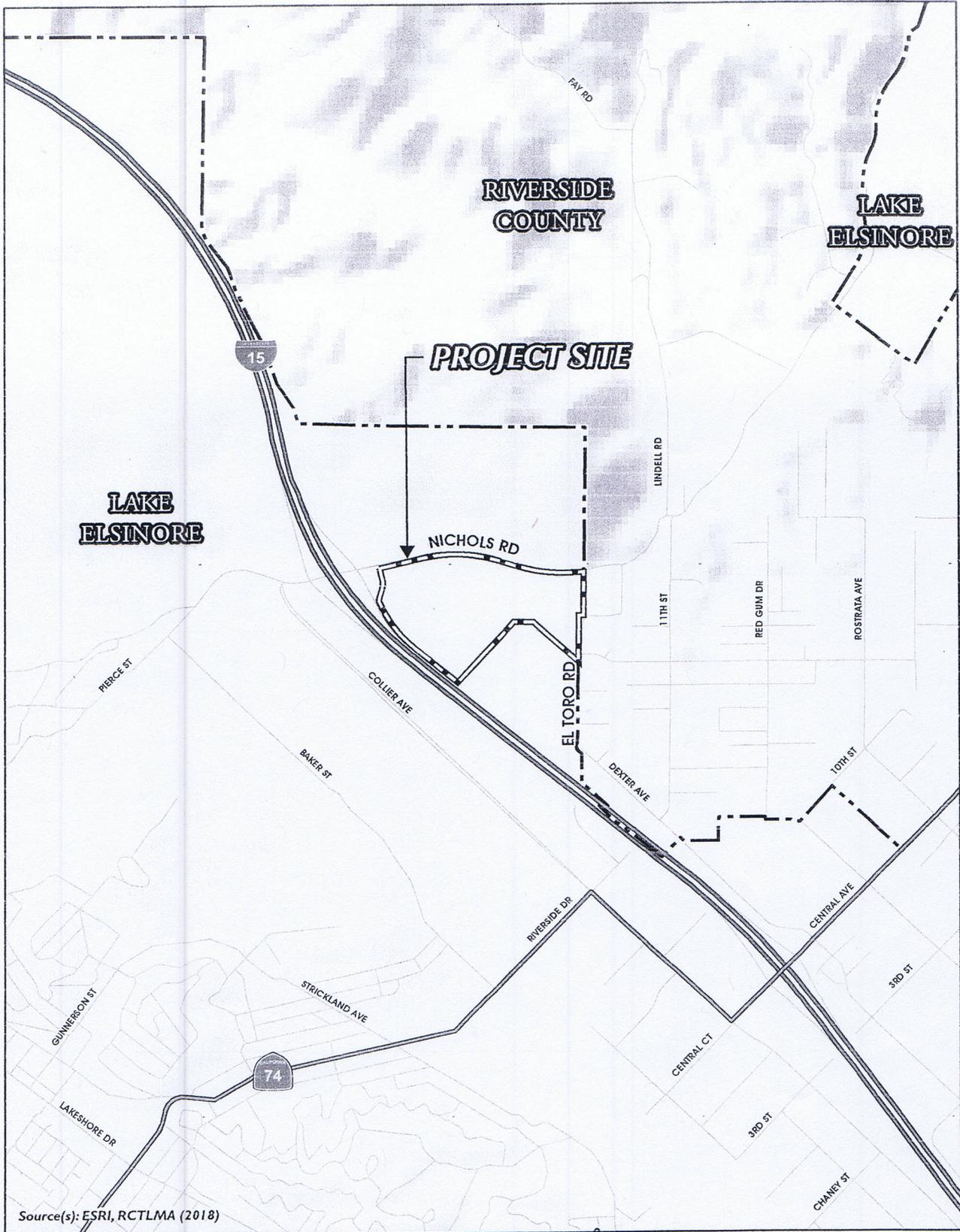
If you should have any questions or require additional information, please do not hesitate to contact me at (619) 501-6041x103, or via e-mail at ecolwell@tbplanning.com.

Thank you in advance for your assistance, and we look forward to receiving your timely response.

Sincerely,

EMILIE COLWELL
ASSISTANT PROJECT MANAGER

Attachments: Vicinity Map, Specific Plan Land Use Plan



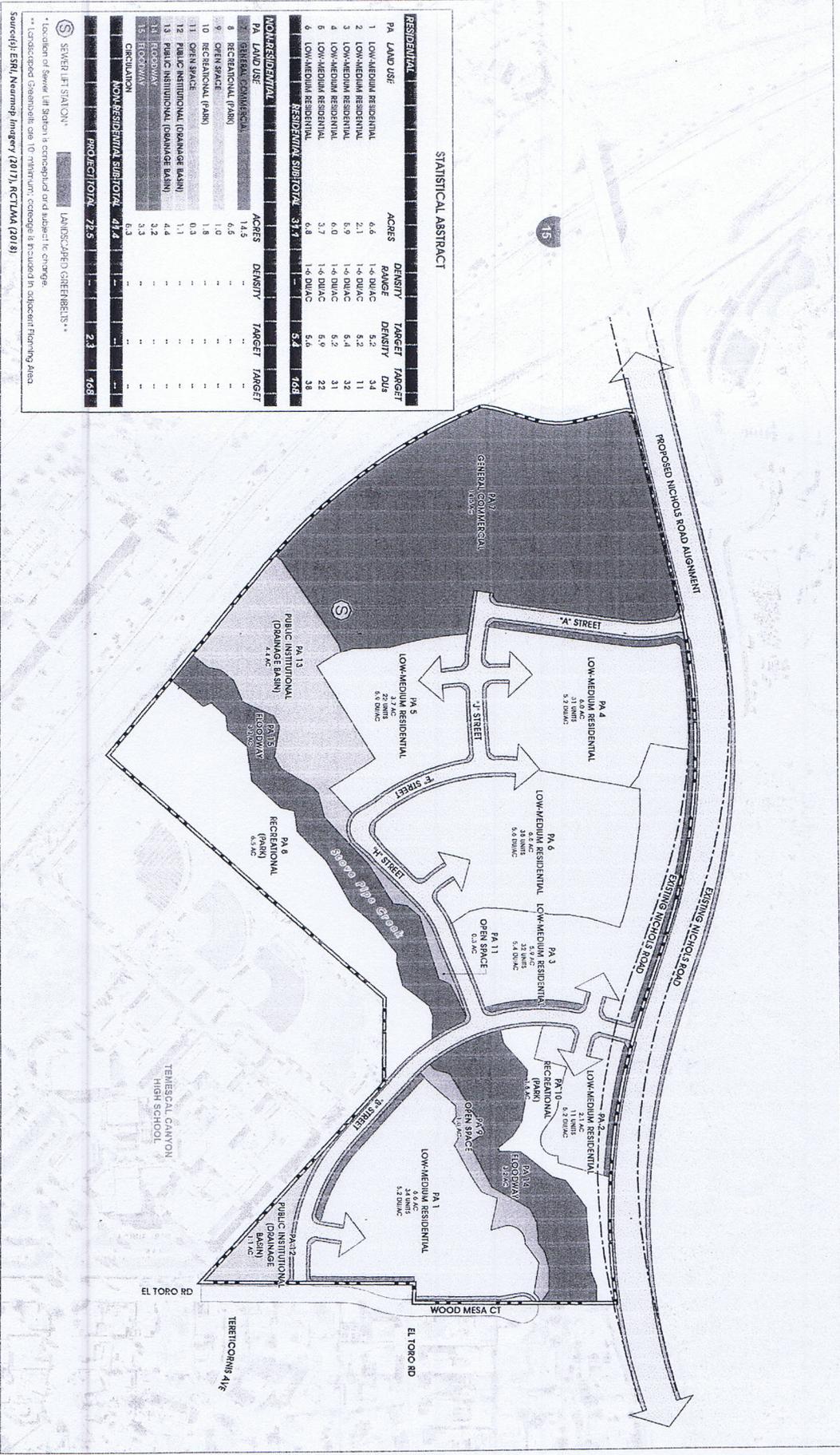
VICINITY MAP

NICHOLS RANCH SPECIFIC PLAN



NICHOLS RANCH SPECIFIC PLAN

SPECIFIC PLAN LAND USE PLAN



STATISTICAL ABSTRACT

PA LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	TARGET DUS
1 LOW-MEDIUM RESIDENTIAL	6.6	1-6 DU/AC	5.2	3.4
2 LOW-MEDIUM RESIDENTIAL	2.1	1-6 DU/AC	5.4	3.2
3 LOW-MEDIUM RESIDENTIAL	6.9	1-6 DU/AC	5.2	3.1
4 LOW-MEDIUM RESIDENTIAL	6.0	1-6 DU/AC	5.9	2.2
6 LOW-MEDIUM RESIDENTIAL	3.7	1-6 DU/AC	5.6	3.8
RESIDENTIAL SUBTOTAL	28.3		5.4	3.28

PA LAND USE	ACRES	DENSITY	TARGET	TARGET
7 GENERAL COMMERCIAL	14.5			
8 RECREATIONAL (PARK)	6.5			
9 OPEN SPACE	1.0			
10 RECREATIONAL (PARK)	1.8			
11 OPEN SPACE	0.3			
12 PUBLIC INSTITUTIONAL (DRAINAGE BASIN)	1.1			
13 PUBLIC INSTITUTIONAL (DRAINAGE BASIN)	4.4			
14 FLOODWAY	3.2			
15 FLOODWAY	3.3			
CIRCULATION	6.3			
NON-RESIDENTIAL SUBTOTAL	47.4			
PROJECT TOTAL	75.5			2.3
				768

SEWER LIFT STATION
 LANDSCAPED GREENBELTS
 * Location of Sewer Lift Station is conceptual and subject to change.
 ** Landscaped Greenbelt area 10' minimum, concrete is situated in adjacent parking area.
 Source: Esri, Navmap, Imagery (2017), ACTVIA (2018)