

Appendices

Appendix J Service Provider Questionnaire Responses

Appendices

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AGUA MANSA COMMERCE PARK SPECIFIC PLAN
CAL FIRE/Riverside County Fire Department

1. Please confirm the four CAL FIRE/RCFD fire stations within Jurupa Valley as listed below, and provide detail on equipment and staffing at each station.

Station	Location	Equipment	Staffing
Pedley Station 16	9270 Limonite Avenue Jurupa Valley, CA 92509	Type 1	3 person crew providing Paramedic Service
Glen Avon Station 17	10400 San Sevaine Way Jurupa Valley, CA 91752	Type 1 Urban Search Rescue Water Rescue Aerial Truck	3 person crew providing Paramedic Service on Engine 2 person crew providing Paramedic Service on Urban Search Rescue 4 person crew providing Paramedic Service on Aerial Truck
West Riverside Station 18	7545 Mission Boulevard Jurupa Valley, CA 92509	Type 1 Type 3 Medic Squad	3 person crew providing Paramedic Service on Engines 2 person crew providing Paramedic Service on Medic Squad
Rubidoux Station 38	5721 Mission Boulevard Jurupa Valley, CA 92509	Type 1	3 person crew providing Paramedic Service

2. Confirm or correct: Rubidoux Station 38 would be the first-in station to an emergency at the project site.

Yes, Station 38 will be the first-in station.

3. What is CAL FIRE/RCFD's response time goal for:

- a. *Emergency* incidents in the City?

Varies depending on call type

- b. *Non-emergency* incidents in the City?

Varies depending on call type

4. What is CAL FIRE/RCFD's current response time for:

- a. *Emergency* incidents in the City?

Varies depending on call type

- b. *Non-emergency* incidents in the City?

Varies depending on call type

AGUA MANSA COMMERCE PARK SPECIFIC PLAN
CAL FIRE/Riverside County Fire Department

5. Are there any existing deficiencies in the level of fire protection service currently provided to the project site?

There are no deficiencies currently in this area.

6. Please summarize any plans for new or expanded fire stations, if any, that would serve the project area.

There are currently no plans for new fire stations or expansions to existing facilities in the project area. However, new fire stations may be required if development occurs in County areas without existing fire service coverage or if projected call volumes and response times increase to unacceptable levels. Also, the Riverside County Fire Master Plan currently requires a new fire station be constructed for 3 million square feet of new commercial/ industrial buildings.

- a. What are the funding sources for the planned improvements?

Funding of future facilities can be mitigated through a development agreement or development impact fees.

7. How would the proposed project affect CAL FIRE/RCFD's ability to provide fire services?

The proposed project will have a 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.

The Riverside County Fire Master Plan currently requires a new fire station be constructed for 3 million square feet of new commercial/ industrial buildings.

The project proponents/developers will be expected to provide capital improvements and/or impact fees to mitigate the effects on fire services in the project area.

- a. Please summarize any additional facilities, personnel and equipment that would be needed.

The Riverside County Fire Master Plan currently requires a new fire station be constructed for 3 million square feet of new commercial/ industrial buildings.

- b. What factors are used to project these needs?

The following factors are analyzed when determining an acceptable level of service:

- *Existing call volume of responding stations*
- *Existing response times of responding stations*
- *Projection of additional call volume and response times as a result of new development*
- *Potential incidents as a result of hazardous material storage that will require special equipment/ personnel*

AGUA MANSA COMMERCE PARK SPECIFIC PLAN
CAL FIRE/Riverside County Fire Department

8. Will CAL FIRE/RCFD be able to serve any known cumulative developments in the City in addition to the proposed project?

The Riverside County Fire Department will have the ability to serve the existing service areas and other new developments but require additional facilities, equipment and staff due to the size of the proposed development.

9. What, if any, fire facilities or development impact fees would the project applicant be required to pay for the proposed uses?

The Riverside County Fire Master Plan currently requires a new fire station be constructed for 3 million square feet of new commercial/ industrial buildings.

10. Please add any other comments you may wish to make regarding this project.

Further review of the project will occur upon environmental review and receipt of building plans. Additional requirements may be necessary at that time.

Response Prepared By:

Dexter Galang

Fire Facilities Planner

Name

Title

Riverside County Fire Department Strategic Planning Division

9-14-2017

Agency

Date

AGUA MANSA COMMERCE PARK SPECIFIC PLAN
Riverside County Sheriff's Department

1. Please confirm, correct, or supplement:

- a. Jurupa Valley contracts police services from the Riverside County Sheriff's Department (RCSD).

Confirm

- b. The closest station that serves the project site is located at 7477 Mission Boulevard, Jurupa Valley, CA 92509

Correct

- c. RCSD currently has 49 sworn officers and 2 non-sworn personnel staffed to serve the City of Jurupa Valley.

2. What are the response time goals and the current average response times for the Jurupa Valley Station service area for following categories of service calls?

Jurupa Valley Station Service Area – Response Times

	Response Time Goal	Average Response Time, latest year for which data available
Emergency	A safe and timely response	5.87 min. (Jan. 2018)
Non-Emergency	A safe and reasonable response	28.53 min. (Jan. 2018)

3. Are there any existing deficiencies (staff, equipment) in the police protection currently provided to the project site?

None noted

4. Please summarize any plans for police service improvements plans or expanded capacity (station, personnel, equipment), if any, that would serve the project area.

N/A

- a. What are the funding sources for the planned improvements?

AGUA MANSA COMMERCE PARK SPECIFIC PLAN
Riverside County Sheriff's Department

5. Would the proposed project have an adverse impact on RCSD's ability to provide police services in the project area?

There is a potential for increased traffic congestion in the area. To reduce congestion roads should be widened with additional lighting to the area. There should be clear routes for commercial trucks to use to enter and leave the affected area. Traffic congestion could delay response times.

6. What, if any, development impact fees would the project applicant be required to pay for the proposed uses?

Development impact fees should be used to enhance public safety with appropriate signage and lighting along the public roadways. Further, traffic control signals or signs to safely regulate the flow of traffic impacted by the project.

7. Will RCSD be able to serve any known cumulative developments in addition to the proposed project?

Yes, RCSD will respond to calls for service and take appropriate enforcement action. RCSD will work with the developer with employing crime prevention techniques to enhance public safety in the area.

- a. Please summarize any additional resources (stations, equipment, personnel) needed.

None noted

- b. What factors or standards are used to project these needs?

RCSD already have the resources in place to educate and assist the community with their public safety concerns.

8. Please add any comments you may wish to make regarding this project.

Response Prepared By:

CAPT Daniel Hedge

Name

Captain

Title

RIVERSIDE SHERIFF'S DEPT. - JUVENILE VALLEY STATION

Agency

Date

3/14/18

AGUA MANSA COMMERCE PARK SPECIFIC PLAN
Rubidoux Community Services District

WATER SERVICES

1. Please confirm, correct or fill-in the following information obtained from the RCSD 2015 Urban Water Management Plan and Jurupa Valley General Plan Draft EIR (April 2017):

- a) The project site is currently outside RCSD's service boundary, but RCSD would be able to provide water services to the site after its annexation into RCSD's boundary through LAFCO.

Yes, the above is correct.

- b) The sole source of potable water supply for RCSD is groundwater extracted from the southern portion of the Riverside-Arlington Subbasin via six potable and six non-potable (irrigation only) groundwater wells.

In addition to the above, the RCSD has an emergency potable water interconnection with the Jurupa Community Services District.

2. Are there currently any deficiencies in RCSD's water collection and treatment facilities?

No

3. Are there any planned improvements or expansions to RCSD's water facilities?

Yes, additional water treatment facilities are in the preliminary design stage, as is the construction of an additional groundwater well.

4. Does RCSD have water demand rates (e.g. xx gallons per square foot) used to estimate future water supply demand?

Demand factors used were established by the developer's project manager.

If so, please provide water demand rates for the following uses:

- a) Neighborhood-serving Retail:

- b) Industrial (i.e., warehousing, distribution centers, research/development):

5. If the site is annexed into RCSD's service boundary, would existing water supply and facilities be sufficient to serve the estimated project-generated water demand, or would construction of new or expanded water facilities be required?

AGUA MANSA COMMERCE PARK SPECIFIC PLAN
Rubidoux Community Services District

Yes

6. Would the proposed project, in combination with other cumulative projects, adversely impact RCFD's water services?

No.

- a. Please summarize any additional resources (e.g., water supplies or treatment capacity) needed.

Additional groundwater wells and associated treatment will be necessary to meet additional demand, which has been identified in the District's water master plan.

- b. What factors or standards are used to project these needs?

AWWA and RCSD standards.

WASTEWATER SERVICES

1. Please confirm, correct or fill-in the following information obtained from the RCSD website and Jurupa Valley General Plan Draft EIR (April 2017):

- a) The project site is currently outside RCSD's service boundary, but RCSD would be able to provide wastewater services to the site after its annexation into RCSD's boundary through LAFCO.

Yes

- b) Wastewater collected by RCSD is transported to the City of Riverside Water Quality Control Plant (RWQCP) and the Western Riverside County Regional Wastewater Authority's (WRCRWA) treatment plant.

- c) RWQCP has a treatment capacity of ____ mgd and currently treats approximately 40 mgd.

40 MGD Capacity, 26 MGD treated (City of Riverside must confirm)

- d) WRCRWA has a treatment capacity of ____ mgd and currently treats approximately ____ mgd.

The RCSD does not participate in the WRCRWA

2. Are there currently any deficiencies in RCSD's wastewater treatment facilities?

AGUA MANSA COMMERCE PARK SPECIFIC PLAN
Rubidoux Community Services District

None known.

3. Are there any planned improvements or expansions to RCSD's wastewater facilities?

No, not at the RWQCP. The City of Riverside is completing an expansion of the RWQCP.

4. Does RCSD have wastewater generation rates (e.g. xx gallons per square foot) used to estimate future wastewater generation?

The RCSD uses 300 gallons/day per EDU based on water meter size.

If so, please provide wastewater generation rates for the following uses:

a) Neighborhood-serving Retail:

b) Industrial (i.e., warehousing, distribution centers, research/development):

5. If the site is annexed into RCSD's service boundary, would existing wastewater treatment facilities be sufficient to serve the estimated project-generated wastewater, or would construction of new or expanded wastewater treatment facilities be required?

That question cannot be answered at this time. Capacity available is based on when development occurs.

6. Would the proposed project, in combination with other cumulative projects, adversely impact RCSD's wastewater services?

Additional capacity in the RWQCP or other treatment options might be needed to meet ultimate development.

a. Please summarize any additional resources (e.g., water supplies or treatment capacity) needed.

b. What factors or standards are used to project these needs?

7. Please provide any additional comments you may have regarding the proposed project.

AGUA MANSA COMMERCE PARK SPECIFIC PLAN
Rubidoux Community Services District

Response Prepared By:

Steven W. Appel, P.E., Assistant General Manager/District Engineer

Name	Title
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Rubidoux Community Services District, 9/20/17

Agency	Date
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Hans W. Kernkamp, General Manager-Chief Engineer

VIA ELECTRONIC MAIL ONLY
fyau@placeworks.com

September 18, 2017

Frances Yau, AICP
3 MacArthur Place, Suite 1100
Santa Ana, CA 92707

RE: Response to the Request for Information (RFI) for the Agua Mansa Commerce Park Specific Plan (Project) Environmental Impact Report (CJV-01.0)

Dear Ms. Yau:

The Riverside County Department of Waste Resources (RCDWR) has received and reviewed your letter and questionnaire dated August 29, 2017 for the Agua Mansa Commerce Park Specific Plan Environmental Impact Report. The following responses are enumerated in accordance with your questionnaire:

1. Burrtec Inc. (Burrtec) is the franchise waste hauler for the City of Jurupa Valley (City) and will haul solid waste to the Robert A. Nelson Transfer Station/Material Recovery Facility (RAN TS/MRF) before loading residual solid waste into larger trucks and transferring it to the Badlands landfill for disposal. Currently, the Project would be served primarily by the Badlands, and Lamb Canyon landfills, but may also be served by the El Sobrante Landfill. Badlands and Lamb Canyon landfills are owned and operated by Riverside County Department of Waste Resources. El Sobrante Landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc.

Please note that RAN TS/MRF is located at 1830 Agua Mansa Road, in the City of Jurupa Valley, adjacent to the proposed Project development. Active operations at the RAN TS/MRF include a municipal solid waste transfer station/material recovery facility, as well as composting/organics processing. The maximum permitted tons per day (tpd) are 4,000 (tpd) for all waste material types received onsite (municipal solid waste, green and woody waste, recyclables, construction and demolition (C&D) debris, etc.) The permitted traffic volume for RAN TS/MRF is 1,582 vehicles per day. Traffic impacts and other relevant resource areas should be analyzed in consideration of the proximity of the proposed Project to the RAN TS/MRF.

The following information is the most current information available for Badlands, Lamb Canyon and El Sobrante landfills. This information includes facility locations serving the Project area and their maximum permitted throughput (tons/day); remaining capacity; and estimated closing dates, for the following landfills:

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 and another 128 acres are designated for existing and planned ancillary facilities and activities. The landfill is currently permitted to receive 4,500 tons per day for disposal and had an estimated total capacity of approximately 20.4 million tons¹. As of January 1, 2017 (beginning of day), the landfill had a total remaining disposal capacity of approximately 7.7 million tons.² The Badlands Landfill is projected to reach capacity, at the earliest time, in 2022.³ From January 2016 to December 2016, the Badlands Landfill accepted a daily average volume of 2,527 tons and a period total of approximately 780,899 tons. Further 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 tons of refuse per day and had an estimated total disposal capacity of approximately 20.7 million tons.⁴ As of January 1, 2017 (beginning of day), the landfill had a total remaining capacity of approximately 10.5 million tons⁵. The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2029.⁶ From January 2016 to December 2016, the Lamb Canyon Landfill accepted a daily average volume of 1,667 tons and a period total of approximately 515,134 tons. Landfill expansion potential exists at the Lamb Canyon Landfill site.

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. According to Solid Waste Facility Permit (SWFP) # AA-33-0217 issued on 09/09/2009, 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 SWFP 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

¹ GASB_18_2016 – Engineering Estimate for total landfill capacity

² GASB_18_2016 & SiteInfo

³ SWFP # 33-AA-0006

⁴ GASB 18_2016 – Engineering Estimate for total landfill capacity

⁵ GASB 18_2016 & SiteInfo

⁶ SWFP # 33-AA-0007

must be reserved for County waste, leaving the maximum commitment of Non-County waste at 11,054 tpd. As of January 1, 2017, the landfill had a remaining in-County disposal capacity of approximately 56.4 million tons.⁷ In 2016, the El Sobrante Landfill accepted a total of 852,987 tons of waste generated within Riverside County. The daily average for in-County waste was 2,760 tons during 2016. The landfill is expected to reach capacity in approximately 2045.

2. As explained above, the Badlands and Lamb Canyon Landfills are the primary landfills used for the City's solid waste disposal. The table, as shown below, and as provided in the questionnaire has been updated to reflect the most relevant and recent available data.

Landfill	Current Remaining Capacity	Total Disposal Capacity	Estimated Closure Date	Max. Permitted Throughput (tons per day)
Badlands Landfill 31125 Ironwood Ave. Moreno Valley, CA 92555	7.7 million tons	34.4 million cubic yards ¹	Year 2022	4,500
Lamb Canyon Landfill 16411 Lamb Canyon Rd. Beaumont, CA 92223	10.5 million tons	38.9 million cubic yards ²	Year 2029	5,000
El Sobrante Landfill 10910 Dawson Canyon Rd. Corona, CA 91719	56.4 million tons	209.9 million cubic yards	Year 2045 ³	5,000 ⁴

¹ SWFP 33-AA-0006 Permit Issued 5/12/16

² SWFP 33-AA-0007 Permit Issued 5/12/16

³ 2016 El Sobrante Landfill Annual Report- Based on 141,192,896 tons remaining capacity (40% for in-county waste).

⁴ Of the 16,054 tons per day permitted, 5,000 tpd are reserved for in-County waste.

3. Riverside County currently exceeds the 50 percent waste diversion mandates, as required by AB 939 goals. Additionally, as required by the Solid Waste Facility Capacity Component element of the California Integrated Waste Management Plan (CWIMP) per AB 939, the existing three landfills in Western Riverside County provide more than 15 years of waste

⁷ 2016 El Sobrante Landfill Annual Report- Based on 141,192,896 tons remaining capacity (40% for in-county waste).

disposal capacity to the entire County of Riverside, in compliance with State requirements to have 15 years of designated landfill capacity.

4. To assess solid waste impacts, and calculate the projected maximum amount of waste generated at build-out of the Project, including industrial and commercial sector generation rates for various land use types please consult the CalRecycle website to determine waste generation factors at:
<https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>

The waste generation sectors (commercial, industrial, residential, institutional etc.) and the specific subset waste generation sources (e.g., warehouse, single family residential, hospital, etc.) are not deemed to be an exhaustive list and are provided by CalRecycle as a general level of information only. Due to the various types and classes of retail, the project proponent is advised to select the most appropriate retail type that serves their specific project. No generation rates are available for distribution centers, and research and development land use types.

5. The demolition of the existing Riverside Cement Plant may cause a strain on the landfill system if waste exceeds the daily permitted capacity for any of the landfills listed in response (1). Collectively, the three landfills; Badlands (4,500 tpd), El Sobrante (5,000 tpd) and Lamb Canyon (5,000 tpd) have a daily permitted capacity of 14,500 tpd with an average daily in-County waste of 7,014, as reported in 2016, Badlands (2,587 average tpd) Lamb Canyon (average tpd 1,667) El Sobrante (2,760 average tpd). The EIR preparer will need to analyze the daily thresholds of permitted capacity for the landfill(s) proposed to be used for disposal of non-recyclable solid waste generated from demolition of the existing Riverside Cement Plant, and recommend mitigation measures as to not overburden the landfill system in Riverside County.

RCDWR does not have jurisdiction over City of Jurupa Valley projects and therefore the conditions of approval that are typically applied to Riverside County projects as mitigation measures, to lessen significant impacts, cannot be applied in this case. The RCDWR does, however, recommend the City of Jurupa Valley to apply similar mitigation measures as provided below, provided that the City of Jurupa Valley has similar programs:

- 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 approving jurisdiction for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the approving jurisdiction, 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 approving jurisdiction.

- Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the approving jurisdiction 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 approving jurisdiction 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.rivcowm.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.
- 6. Collectively, Badlands, Lamb Canyon and El Sobrante landfill have a remaining disposal capacity of 74.6 million tons for in-County waste and have disposal capacity beyond the 15-year horizon, as required by AB939. Furthermore, all three sites have expansion potential to be able to accommodate waste generated from cumulative development projects in addition to the proposed project.

Please call me at (951) 486-3200 if you have any questions regarding the above comments.

Sincerely,



Jose L. Merlan
Urban/Regional Planner III

Attachment: Solid Waste Disposal Questionnaire

PD# 214761