

## **Section 15.6**

### **Correspondence**

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Board of Education  
Donna Munoz, President  
David Jones  
Roger W. Renquist, Sr.  
Phyllis Swinnerton  
Ed Will

5715 Utah Trail (P.O. Box 1209), Twentynine Palms, CA 92277, (760) 367-9191 or 365-3394 Fax: (760) 367-7189

To: Lindsay Anderson – RBF Consulting  
RE: Old Town Yucca Valley Specific Plan EIR Questionnaire  
From: Joseph P. Sullivan – Director of Facilities Planning  
Morongo Unified School District  
5715 Utah Trail  
Twentynine Palms, CA 92277  
Phone: (760) 367-9191 x 232  
FAX: (760) 367-1041  
e-mail: [joe\\_sullivan@morongo.k12.ca.us](mailto:joe_sullivan@morongo.k12.ca.us)

District Superintendent  
James Majchrzak

Date: February 13, 2006

Q.1 *Please list the name and addresses of all elementary, junior high and high schools that are available to serve the Specific Plan area.*

A. Yucca Valley Elementary  
7601 Hopi Trail  
Yucca Valley, CA 92284

La Contenta Middle School  
7050 La Contenta Road  
Yucca Valley, CA 92284

Yucca Valley High School  
7600 Sage Avenue  
Yucca Valley, CA 92284

Q.2 *What is the current enrollment of each school in the vicinity of the Specific Plan area, and what is the maximum capacity of each school?*

A. Yucca Valley Elementary – 538 Capacity – 550  
La Contenta Middle School – 714 Capacity – 700  
Yucca Valley High School – 1,519 Capacity – 1,550

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Q.3 *What is the distance of each school to the Specific Plan area?*

A. Yucca Valley Elementary – < 1 mile (adjacent and west)  
La Contenta Middle School – 3.5 miles east  
Yucca Valley High School – 2 miles southeast

RBF CONSULTING

Q.4 *What are the average student generation rates per dwelling unit for the proposed project at each school level? Will new facilities be required?*

A. .7 Students per Dwelling Unit. (Same at all levels) - Yes, new facilities will be needed at "build-out". (Particularly because of general population growth in all areas of the incorporated Town of Yucca Valley)

Q.5 *Do you anticipate that project implementation would result in the need for physical additions to your school district (i.e., construction of new school facilities)?*

A. Yes, most likely.

Q.6 *Is there any other relevant information regarding significant project impacts?*

A. Morongo Unified School District anticipates steady growth in student enrollment in all of the communities we serve in the Morongo Basin. Almost all of our schools are operating with student enrollment substantially exceeding original design capacities.

Q.7 *Are there any assessment fees or other required or recommended mitigation measures for the project? If so, please explain.*

A. MUSD collects Level I School Fees for Residential and Commercial Development. These fees are matched with the State School Building Program. In addition, other funds will be coming from MUSD's Measure "O" (General Obligation Bond) passed in November 2005.

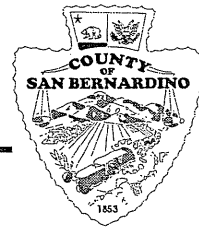
Spot Construction on infill-lots within the Specific Plan Area will not create the need for any additional mitigation measures. However, large tract developments of residential housing in concentrated areas within the Specific Plan area may require the establishment of Community Facility Districts.

If we can be of further assistance, please contact the undersigned.

James Majchrzak  
Superintendent



Joseph P. Sullivan,  
Director – Facilities Planning



GARY PENROD, SHERIFF-CORONER

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JUL 5 2006

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June 29, 2006

Leah Price  
RBF Consulting  
P. O. Box 57057  
Irvine, CA 92619-7057

Dear Ms. Price:

Per your request, please find attached the completed Police Service Questionnaire, Old Town Yucca Valley Specific Plan Environmental Impact Report.

If you have any further questions, please contact Sergeant Richard Boswell or me at (760) 366-4175.

Sincerely,

GARY PENROD, SHERIFF

By: James R. Williams, Captain  
Morongo Basin Station  
6527 White Feather Road  
P. O. Box 337  
Joshua Tree, CA 92252

**POLICE SERVICE QUESTIONNAIRE  
OLD TOWN YUCCA VALLEY SPECIFIC PLAN  
ENVIRONMENTAL IMPACT REPORT**

Please respond to the following questions on your agency letterhead and provide maps to illustrate facility locations.

1. Please indicate the location of the sheriff stations that would serve the Specific Plan area.

**The Specific Plan area is served by the Morongo Basin Sheriff's Station located in Joshua Tree.**

2. What is the geographical area and total population that is serviced by the station?

**The Morongo Basin Station serves an area of approximately 5200 square miles with a population in excess of 65,000.**

3. How many law enforcement officers and patrol cars presently serve the Specific Plan area vicinity?

**Patrol units assigned to the Town of Yucca Valley serve the Specific Plan area. This level of service on most days and most shifts is two officers and two patrol cars for Town-wide response.**

4. What is the approximate response time to the Specific Plan area?

**Emergency response time is approximately five minutes.**

5. Do you anticipate any significant impacts from the project on current service around the Specific Plan area, such as increasing service calls or the need for additional manpower or patrol cars? Please provide generation factors if it is determined that additional manpower or patrol cars are required?

**The Specific Plan build out will see the construction of 1,115 residential units representing an increase in population of approximately 2,800 (1,115 units x 2.5 residents). The Town's law enforcement strategy includes the achievement of a policing ratio of one law enforcement officer per one thousand citizens. This would require the addition of three patrol officers at the conclusion of the Specific Plan build out.**

**We require more information as to the specific use of the commercial/ industrial development to determine probable policing impacts of this segment of the Specific Plan.**

6. Do you anticipate that project implementation would result in the need for physical additions to your agency (i.e., construction of new police stations)?

**Not at this time, however, consideration should be given to the inclusion of a satellite police department office in the Specific Plan area at build out.**

7. Is there any other relevant information regarding significant project impacts?

**No.**

8. Do you have any required or recommended mitigation measures for significant impacts of the project?

**No.**

JUL-06-06 01:13PM FROM-WATER RESOURCES

T-768 P.01/07 F-041

2

# FAX COVER SHEET



JN 10-104893

Date: July 6, 2006

To: Ms. Linda Grove

Company: Yucca Valley Public Library  
FAX: 760.228.5459

TO  
From: Leah Price

Department: Environmental Planning  
Phone/Ext: 949/855-5772  
FAX: 949/837-4122

Subject: Old Town Yucca Valley Specific Plan EIR Questionnaire

Total pages (including Cover Sheet): 7

### MESSAGE:

You may return the questionnaire by fax, or mail it to the address at the bottom of this Memo. Thank you again for your corporation in this matter. Please respond by July 21, 2006 or as soon as possible. If you have any questions, please feel free to contact me at 949.855.5772.

Thank You.

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION. NO PORTION OF THIS DOCUMENT MAY BE EXTRACTED OR REPRODUCED FOR ANY PURPOSES WITHOUT THE ADVANCE PERMISSION OF RBF CONSULTING.

If there are any questions, or if you do not receive all documents, please call us.

14725 Alton Parkway, Irvine, CA 92618-2027 • P O Box 07087, Irvine, CA 92610-7087 • 949 478 3888 • FAX 949 478 8579  
Offices located throughout California, Arizona & Nevada • www.RBF.com

07/18/2006 09:34 7602285459

PAGE 03/08

T-766 P.02/07 F-041

B

JUL-06-08 01:33PM FROM: WATER RESOURCES



JN 10-104893

July 6, 2006

Attn: Linda Grove  
 Yucca Valley Branch Library  
 57098 29 Palms Hwy  
 Yucca Valley, CA 92284

**Subject: Environmental Impact Report for the Old Town Yucca Valley Specific Plan**

Dear Linda:

RBF Consulting (RBF) is in the process of preparing an Environmental Impact Report (EIR) for the Old Town Yucca Valley Specific Plan. RBF is seeking a response from your agency, to be incorporated into the EIR, with regard to the services provided by your agency. A questionnaire (attached) identifies the relevant issues to be addressed in the EIR document.

#### Project Description

Regionally, the Old Town Yucca Valley Specific Plan (Specific Plan) area is located near the western end of Yucca Valley, within San Bernardino County. The Specific Plan area includes approximately 164 acres along SR-62, between Church Street to the east and Kickapoo Trail to the west, and between Yucca Trail to the north and just beyond Santa Fe Trail to the south. Refer to the attached exhibit.

As shown in Table 1-1 (Land Use Plan Buildout Summary), buildout of the Specific Plan would include development of approximately 2.9 million square feet of commercial/industrial uses and a total of 1,115 residential uses. In comparison to existing conditions stated in the current General Plan, this would represent an increase of approximately 1,088 residential units and a decrease of approximately 478,435 square feet of commercial/industrial uses in the area.

The Land Use Plan for the Specific Plan provides for the development of four planning subdistricts: the Old Town Mixed-use Subdistrict; the Old Town Commercial/Residential Subdistrict; the Old Town Industrial/Commercial Subdistrict; and the Old Town Highway Commercial Subdistrict. An additional subdistrict, the Highway Environs Overlay, addresses those areas that may be affected by the potential realignment of SR-62 (to be addressed in a separate study) and require additional discretionary review.

We would greatly appreciate your assistance and cooperation in providing the requested information to our attached questionnaire. We are requesting background information regarding services provided to the Specific Plan area. Please provide your written response on agency letterhead. In order for the consultant team to maintain our Old

PLANNING ■ DESIGN ■ CONSTRUCTION

14725 Alton Parkway, Irvine, CA 92618-2027 ■ PO Box 97057, Irvine, CA 92610-2957 ■ 949.472.3588 ■ Fax 949.472.8372

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JUL-08-06 01:33PM FROM: WATER RESOURCES

T-785 P.03/07 F-041

Town Yucca Valley Specific Plan EIR  
June 21, 2006  
Page 2

projected schedule, we would appreciate your written response as soon as possible or by July 6th 2006.

For your convenience, you may also FAX your response to (949) 837-4122. Please note that this questionnaire is not a request for service but simply an inquiry of current operations and conditions to evaluate impacts on services, utilities, and other related areas.

If you have any questions or require information, please do not hesitate to contact me at (949) 855-5772. Again, thank you for your cooperation.

Sincerely,

Leah Price  
Environmental Analyst

Attachments include:  
Questionnaire  
Specific Plan Area Exhibit: Proposed Uses  
Table 1-1, Land Use Buildout Summary



PLANNING & DESIGN & CONSTRUCTION

### LIBRARY SERVICE QUESTIONNAIRE OLD TOWN YUCCA VALLEY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

Please respond to the following questions, on your agency letterhead, via fax or mail.

1. Please list and describe existing library facilities in the City (i.e. sq footage of facility, number of volumes, number of employees and volunteers, etc.).  
Are these facilities currently adequate?  
8,250 sq'; 51,000 vols; 8.41 FTE; 72 VOLUNTEERS  
FACILITY NOT ADEQUATE. CO. LIBRARY'S 2001 MASTER FACILITY PLAN PROJECTED need for 20,500 sq' FACILITY TO ACCOMMODATE TO 2001 PROJECTED POP
2. Are there any planned additions to existing library resources or facilities?  
NOT AT THIS TIME
3. What services/programs does the Yucca Valley Branch Library currently offer?  
MATERIALS - BOOKS, AUDIOS, VIDEOS; ADULT LITERACY; YOUTH/ADULT PROGRAMMING; early childhood LITERACY; PUBLIC PC ACCESS
4. How many visitors does the library have on a daily/annual basis?  
05/06 - 155,000
5. How are library service needs/standards determined (i.e. x volumes/population)?  
COUNTY LIBRARY CURRENT ALLOCATIONS = 1 VOLUME/CAPITA  
CO'S MASTER FACILITY PLAN, 2001, ALLOCATES .0458' /CAPITA
6. What are the current sources of revenue or funds for the library? Are new developments assessed fees, and if so, what are the amounts?  
A. PROPERTY TAXES; STATE LIBRARY FUNDING  
B. NO



7. Do you anticipate any significant impacts from the project on current services and capacities at the library? If so please describe how this determination came to be in as much detail as possible.

8. Do you anticipate that project implementation would result in the need for physical additions to the library?

The project will have an incremental negative effect on the library, both in terms of needed additional space and the need for more materials.

1115 x 2.9 residents per household = 3233  
3.3 = 3679.5  
3233 x 0.4 sq ft per sq ft = 1293 sq ft

It would not be feasible to add 1293 square feet to the building. I would ask that the town consider the imposition of developer impact fees to mitigate the growth of this project and other. The library <sup>fund</sup> has no capital funds to expand the facility.

3233 residents x 1 book per person = 3233



# COUNTY FIRE DEPARTMENT

COUNTY OF SAN BERNARDINO  
PUBLIC AND SUPPORT  
SERVICES GROUP

P.O. Box 2109 Yucca Valley, CA 92286-2109 (760) 365-3335  
FAX (760) 365-3337



PAT A. DENNEN  
Fire Chief  
County Fire Warden

## TELECOPY TRANSMITTAL COVER LETTER

DATE: 6/23/06 TIME: 0845

PLEASE DELIVER THE FOLLOWING 3 PAGES (INCLUDING COVER LETTER) TO:

NAME: LEAH PRICE (RBF) ANDY TAKATA (TOWN OF YUCCA VALLEY)

FIRE/AGENCY: Peter Brisby (OFM)

FAX NO.: 949-837-4122, TOWN, OFM

SENDER: PAUL SUMMERS

PHONE NO.: 760 365 3335

IF YOU DO NOT RECEIVE ALL OF THE PAGES IN THIS TRANSMITTAL, PLEASE CALL THE SENDER AT THE REFERENCED PHONE NUMBER.

- 1. Action Required.....
- 2. FYI - No Action Required.....
- 3. Per Your Request.....

MARK UFFER  
County Administrative Officer  
NORMAN A. KANOLD  
Assistant County Administrator  
Public and Support  
Services Group

Board of Supervisors  
BILL POSTMUS, Chair ..... First District DENNIS HANSBERGER ..... Third District  
PAUL BIANE, Vice Chair .. Second District GARY C. OVITT ..... Fourth District  
JOSIE GONZALES ..... Fifth District

**COUNTY FIRE DEPARTMENT**

COUNTY OF SAN BERNARDINO  
PUBLIC AND SUPPORT  
SERVICES GROUP

P.O. Box 2109 Yucca Valley, CA 92286-2109 (760) 365-3335  
FAX (760) 365-3337



**PAT A. DENNEN**  
Fire Chief  
County Fire Warden

June 23, 2006

Ms. Leah Price  
Environmental Analyst  
RBF Consulting  
14725 Alton Parkway  
Irvine, CA. 92618-2027

Re: Old Town Yucca Valley - Specific Plan

Dear Ms. Price,

In response to your request of June 21, 2006, I am pleased to forward you the information you requested.

1. **Locations** of fire stations serving the Specific Plan area and resources assigned:
  - a. Fire Station 121 – 57201 Twentynine Palms Highway
    - i. (1) Type One Paramedic Engine Company
    - ii. (1) Paramedic Ambulance
    - iii. (6) On duty personnel
  - b. Fire Station 122 – 58612 Aberdeen
    - i. (1) Type One Paramedic Engine Company
    - ii. (1) Paramedic Ambulance
    - iii. (4) On duty personnel
  - c. Fire Station 36 – 6715 Park Blvd. Joshua Tree
    - i. (1) Type One Paramedic Engine Company
    - ii. (3) On duty personnel
2. **Fire Flows** will be determined when more information is available. However, based on current information, the available fire flow currently supplied by the Hi-Desert Water District is inadequate for the project.

MARK UFFER  
County Administrative Officer  
NORMAN A. KANOLD  
Assistant County Administrator  
Public and Support  
Services Group

Board of Supervisors  
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PAUL BIANE, Vice Chair .. Second District GARY C. OVITT ..... Fourth District  
JOSIE GONZALES ..... Fifth District

3. **Average Response Times** by fire station/units
  - a. **Fire Station 121 – Travel time:** 6 to 7 minutes assuming resources are static in the fire station and not committed to other incidents. This does not include call processing (reporting and dispatching) or reflex (preparation) time.
  - b. **Fire Station 122 – Travel time:** 22 to 28 minutes assuming resources are static in the fire station and not committed to other incidents. This does not include call processing (reporting and dispatching) or reflex (preparation) time.
  - c. **Fire Station 36 – Travel time:** 17 to 24 minutes assuming resources are static in the fire station and not committed to other incidents. This does not include call processing (reporting and dispatching) or reflex (preparation) time.
4. **Assessment Fees** – Will be determined when more information is available. Project developers and interested parties should expect applicable fees that will be sufficient to cover mitigation costs.
5. Will the **anticipated tax revenue** and mitigation fees be sufficient?
  - a. Unknown at this time. No information has been presented on anticipated tax revenues for evaluation.
6. **Current ISO rating** for the Specific Plan area is Class 5. Depending on construction type, additional fire stations, fire apparatus and personnel, built-in fire protection, and water distribution upgrades, the ISO classification may lower, resulting in lower insurance premiums.
7. **Future needs** – I anticipate the need for an additional fire station and staffed Engine company with four (4) on duty personnel. The realignment of Highway 62 and surrounding streets will impact the residential area to the south, north, and west of the Specific Plan area will result in longer response times to the current service area.
8. Insufficient information at this time.
9. Insufficient information at this time.

I hope this information is of assistance to you. Should you need more information please feel free to contact me through our administrative office in Yucca Valley. I will be sharing this information with Andy Takata, Town Manager, and our Fire Marshal, Peter Brierty.

Sincerely,

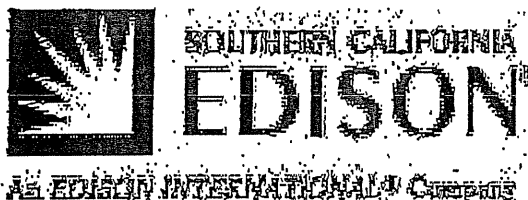


Paul Summers

Division Chief

South Desert Division

San Bernardino County Fire Department.



6999 Old Woman Springs Rd.  
Yucca Valley, Ca 92284  
Fax Number (760) 369-5423

**FOR IMMEDIATE DELIVERY**

TO: Lesh Price

Department/Company: RBF

PAX/Telephone Number: 949-~~449-7505~~-855-5772

FAX Number: 949-837-4122

FROM: Cheryl Ruiz

Department/Company: SCE

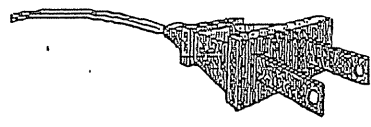
PAX/Telephone Number: 760-369-5449

FAX Number: 760-369-5409

Number of Pages Including Coversheet: 2

Instructions/Description: All requests for locations of our facilities are to be directed to the attached office - Direct all future inquiries to them.

REMARKS:  Urgent  For Your Review  Reply ASAP  Please Comment



CALL TO CONFIRM UPON RECEIPT?  
YES  NO

**ELECTRIC SERVICE QUESTIONNAIRE  
OLD TOWN YUCCA VALLEY SPECIFIC PLAN  
ENVIRONMENTAL IMPACT REPORT**

Please respond to the following questions, on your agency letterhead, to the fullest extent possible. We understand there may be security/confidentiality issues that restrict full disclosure of facility location and future and past projects.

1. What is the present service area and/or general location of your facilities? Are any of these facilities within the proposed project boundaries as shown on the attached Site Vicinity Map? *Need to contact facilities mapping. There is a fee for this info*
2. What is the present capacity and/or nature of you facilities? (Please provide any available information necessary to evaluate existing conditions in the project area and potential impacts.) *Will be on maps from existing maps - We do not provide present capacity -*
3. What is the projected electrical demand for the project based upon the information provided (Table 1-1)? *Not avail - Info provided is not relevant - Need actual load cables for every proj.*
4. Can your facilities in the service area supply the required additional electricity currently or upon project build-out? *Need your project designed  
No info provided by you - ~~info~~*
5. Do you anticipate any project related impacts to you facilities? Specifically, will the proposed project impact service or require new or modified facilities? If so, please list/summarize additions or modifications?  
*As needed by cust requests*
6. Do you anticipate any short-term construction or related impacts, such as a possible disruption of service? *As needed by individual cust requests*
7. Is there any other relevant information regarding potential significant impacts of the project?  
*None available*
8. Do you require or recommend any mitigation measures for any project impacts?  
*Depends on specific project*