

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

374



**SUBMITTAL DATE:**  
June 30, 2009

**FROM:** Economic Development Agency

**SUBJECT:** Mesa Verde Community and Childcare Center Project

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt the Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP) for the Mesa Verde Community and Childcare Center based on the following findings:
  - a). That although the Initial Study identified a potentially significant impact, revisions made prior to release for public review would mitigate the effects to a point where clearly no significant effect would occur; and
  - b). There is no substantial evidence, in light of the whole record before the Board, that the project as revised may have a significant effect on the environment if revisions are adopted.
2. Approve the Mesa Verde Community and Childcare Center Project;
3. Approve the Plans and Specifications for the construction of the Project; and
4. Authorize the Clerk of the Board to advertise the Notice Inviting Bids for the Project.

**BACKGROUND:** (Commences on page 2)

Robert Field  
Assistant County Executive Officer/EDA

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A

**COMPANION ITEM ON BOARD OF DIRECTORS AGENDA:** No

<b>SOURCE OF FUNDS:</b> Palm Desert Finance Authority Bond Proceeds	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** APPROVE

BY:   
Jennifer L. Sargent

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
DATE 6/22/09  
BY: MARSHAL VICTOR

Reviewed by  
  
Christopher Hans

Dep't Recomm.:  Consent  Policy  
 Per Exec. Ofc.:  Consent  Policy

**Prev. Agn. Ref.:** 07/01/08, Item 3.27      **District:** 4th      **Agenda Number:**

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.21

## **BACKGROUND**

On July 1, 2008 the Board approved the professional services agreement for the development of construction documents for the Mesa Verde Community and Childcare Center. The Project will be located at the northwest corner of Mesa Drive and Pepper Drive in the community of Mesa Verde. The community center will consist of a 5,937 square foot building to be divided into a 3,302 square foot child care center and a 2,635 square foot community center. The community of Mesa Verde has an identified need for child care services and for a public meeting space. The community center will also provide office space for Community Service Area 122 staff, Code Enforcement staff and Desert Alliance for Community Empowerment staff.

Source and amount funding for the design and construction of the community center was identified previously by the Board on July 1, 2008. The funds to construct the community center will come from Palm Desert Financing Authority bond proceeds and will not impact the County's General Fund.

In compliance with the California Environmental Quality Act (CEQA) an environmental assessment of the impacts of the construction of the community center where reviewed. Based on the Initial Study a potentially significant impact was identified, but revisions made prior to release for public review would mitigate the effects to a point where clearly no significant effect would occur and a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared for adoption by the Board of Supervisors.

County Fire and Facilities Management have completed their plan check review and have approved the Plans. County Counsel has reviewed and approved the bid document as to form, therefore, EDA staff recommends that the Board adopt the Mitigated Negative Declaration and Mitigated Monitoring and Reporting Program, approve the Project, approve the Plans and Specifications for the Mesa Verde Community and Childcare Center and authorize the Clerk of the Board to advertise Notice Inviting Bids.

### **Attachments:**

**Mitigated Negative Declaration with Initial Study  
Mitigation Monitoring and Reporting Program**

# MITIGATED NEGATIVE DECLARATION

**Initial Study Number:**

EDA Indio -2009-06

**Project Title:**

Mesa Verde Community and Childcare Center

**Project Applicant:**

Riverside County Economic Development Agency

**Telephone Number:**

(760) 863-2552

**Project Location:**

The Project is located at the northwest corner of Mesa Drive and Pepper Drive in the unincorporated community of Mesa Verde, Riverside County, California; Township 6 South, Range 21 East, Section 36, described as Assessor's Parcel Numbers: 818-305-009 & 818-305-010.

**Project Description:**

Project consists of the construction of a 28 foot high, 5,500 square foot community and childcare center of wood frame and stucco construction with ancillary parking lot, curb, gutter and sidewalk on .61 acres within the community of Mesa Verde, California.

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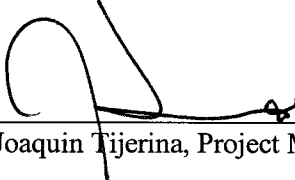
## FINDING

The Riverside County Economic Development Agency has reviewed the above project in accordance with the California Environmental Quality Act, and has determined that an Environmental Impact Report need not be prepared because:

- { } The proposed project will not have a significant effect on the environment.
- {X} Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the Initial Study have been added to the project and are hereby made part of this Mitigated Negative Declaration.

This determination is based upon an Initial Study. The Initial Study is available for review during normal business hours (7:30 a.m. to 5:30 p.m. Monday thru Thursday and 8:00 a.m. to 5:00 p.m. on alternate Fridays) at the County of Riverside Economic Development Agency, 44-199 Monroe Street, Indio, CA 92201, Telephone (760) 863-2552.

Prepared By: \_\_\_\_\_

  
Joaquin Tijerina, Project Manager

Date: \_\_\_\_\_

06-08-09

**MESA VERDE COMMUNITY AND CHILDCARE CENTER**  
**MITIGATED NEGATIVE DECLARATION**  
**MITIGATION MONITORING AND REPORTING PROGRAM**

California Environmental Quality Act (CEQA) requires that a lead agency adopt a Mitigation Monitoring and Reporting Plan (MMRP) for the revisions the agency has required of a project and the measures it has proposed to avoid or mitigate significant environmental effects (CEQA Guidelines Section 15097). The purpose of this MMRP is to ensure that the project revisions and mitigation measures identified are implemented and to identify responsibility for implementation.

The Mitigation Monitoring and Reporting Program for this project ensures adequate implementation of mitigation for the following potential impact:

**Air Quality**

The development of the proposed community and childcare center may result in impacts to air quality related to construction activities, construction equipment and transportation/traffic during construction.

Table 1 identifies the mitigation measures for the Mesa Verde Community and Childcare Center Project and identifies the parties responsible for implementing and monitoring the mitigation measures, as well as the timing of the mitigation.

**Table 1**

Mitigation Measures	Timing	Implementing Entity	Monitoring Entity
Air Quality			
<ul style="list-style-type: none"> <li>• Prior to Grading Permit and/or Building Permit issuance, the Riverside County Department of Facilities Management (DFM) will require a Fugitive Dust Control Plan Application and Fugitive Dust Control Plan be submitted to DFM and Mojave Desert Air Quality Management District (MDAQMD).</li> <li>• Prior to any earth moving activities notification of no less than 24 hours via a Project Initiation Form will be submitted to DFM and MDAQMD.</li> <li>• Contractor must comply with Air Quality Management District's (AQMD) Rule 403 and Riverside County fugitive dust control regulations.</li> <li>• Environmental Unit of DFM will conduct unannounced site visits to monitor compliance with AQMD regulations.</li> </ul>	Prior to and during construction	Economic Development Agency	Environmental Unit of DFM

**RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY**  
**Initial Study and Environmental Checklist**  
**No. EDA-Indio 2009-06**  
**for the Mesa Verde Community and Childcare Center**  
(California Code of Regulations, Title 14, Division 6, Chapter 3,  
Sections 15000 – 15387 and Appendices A – K)

**1. Project title:**

Mesa Verde Community and Childcare Center

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**2. Lead Agency name and address:**

Riverside County Economic Development Agency  
1325 Spruce Street, Suite 400, Riverside, CA 92501

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**3. Contact person and phone number:**

Joaquin Tijerina, Project Manager                      Phone: (760) 863-2529

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**4. Project location:**

As shown in Figure 2, the subject property is located at the northwest corner of Mesa Drive and Peeper Drive within the community of Mesa Verde. Township 6 South, Range 21 East, Section 36, described as Assessor's Parcel Numbers: 818-305-009 and 818-305-010

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**5. Project sponsor's name and address:**

Riverside County Economic Development Agency  
1325 Spruce Street, Suite 400, Riverside, CA 92501

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**6. General plan designation:**

CT- Commercial Tourist

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**7. Zoning:**

CT- Commercial Tourist

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**8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**

Project consists of the construction of new wood frame, stucco building at a maximum height of 28 feet. As shown in Figure 3, the project proposes construction of a 5,500 square foot community and childcare center with ancillary parking lot, sidewalks, curb and gutter. There will be two to five full time employees to start with and capacity to expand to eight employees in the future. The site contains approximately 0.61 acres, with Onsite hydrologic area of 0.50 acres.

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**9. Surrounding land uses and setting: Briefly describe the project's surroundings:**

To the south-single family residence  
To the north- vacant land  
To the west-single family residence  
To the east-vacant land

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**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

Riverside County Transportation Land Management Agency, Mojave Desert Air Quality Management District; Regional Water Quality Control Board, Riverside County Department of Facilities Management; County of Riverside Department of Environmental Health.

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# MESA VERDE COMMUNITY AND CHILD CARE CENTER

San Bernardino

ARIZONA

FIGURE 1, REGIONAL MAP

DILLON RD

RANCHO MIRAGE

COVINA HILLS

LA QUINTA COVACHILLA

62ND AVE

65TH AVE

66TH AVE

195

86

San Diego

Imperial

6TH AVE

10TH AVE

BLVD

BLYTHE

25TH AVE

78

62

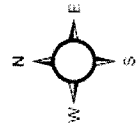
171

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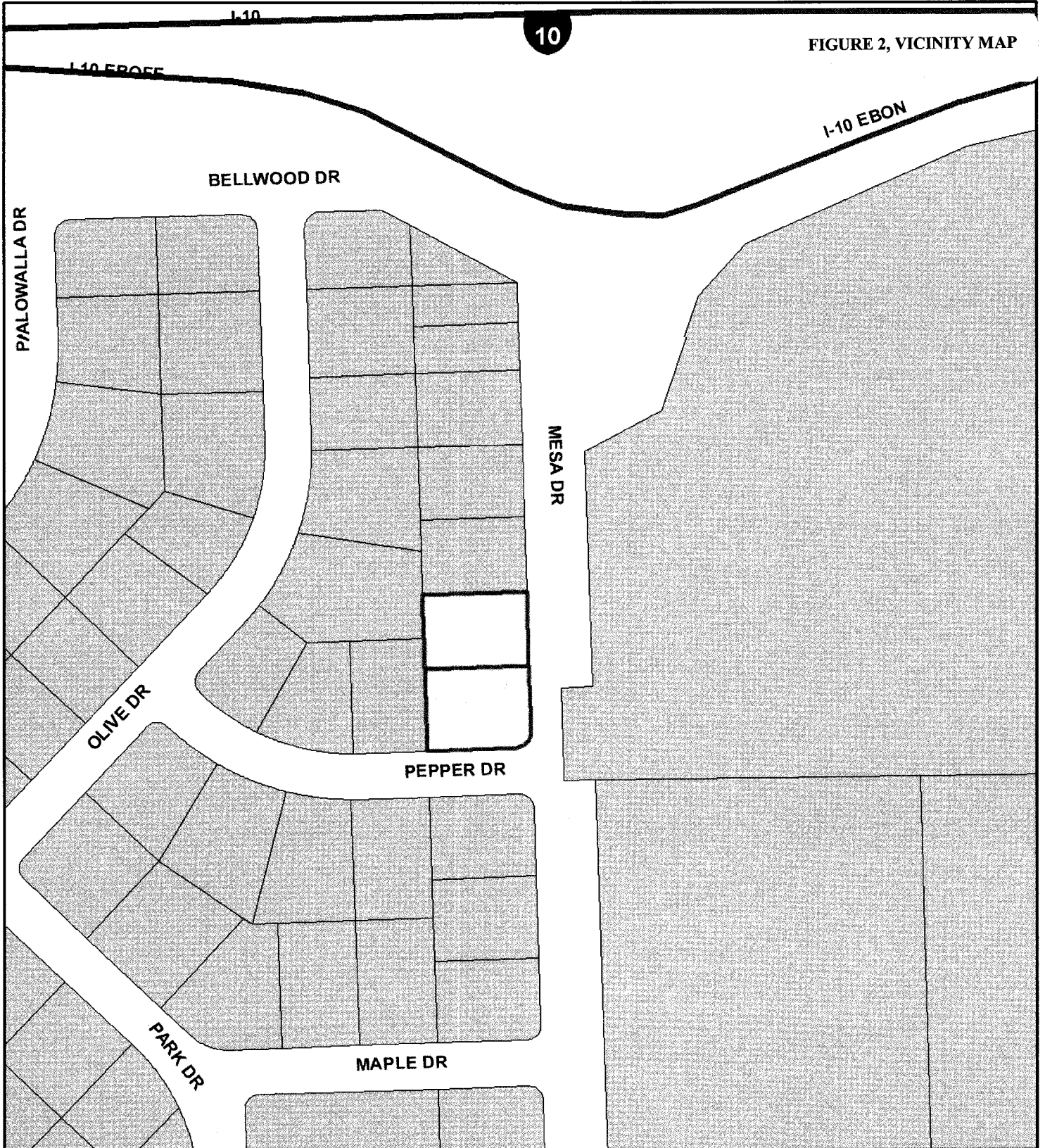
## Legend






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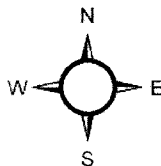
# MESA VERDE COMMUNITY AND CHILD CARE CENTER

FIGURE 2, VICINITY MAP



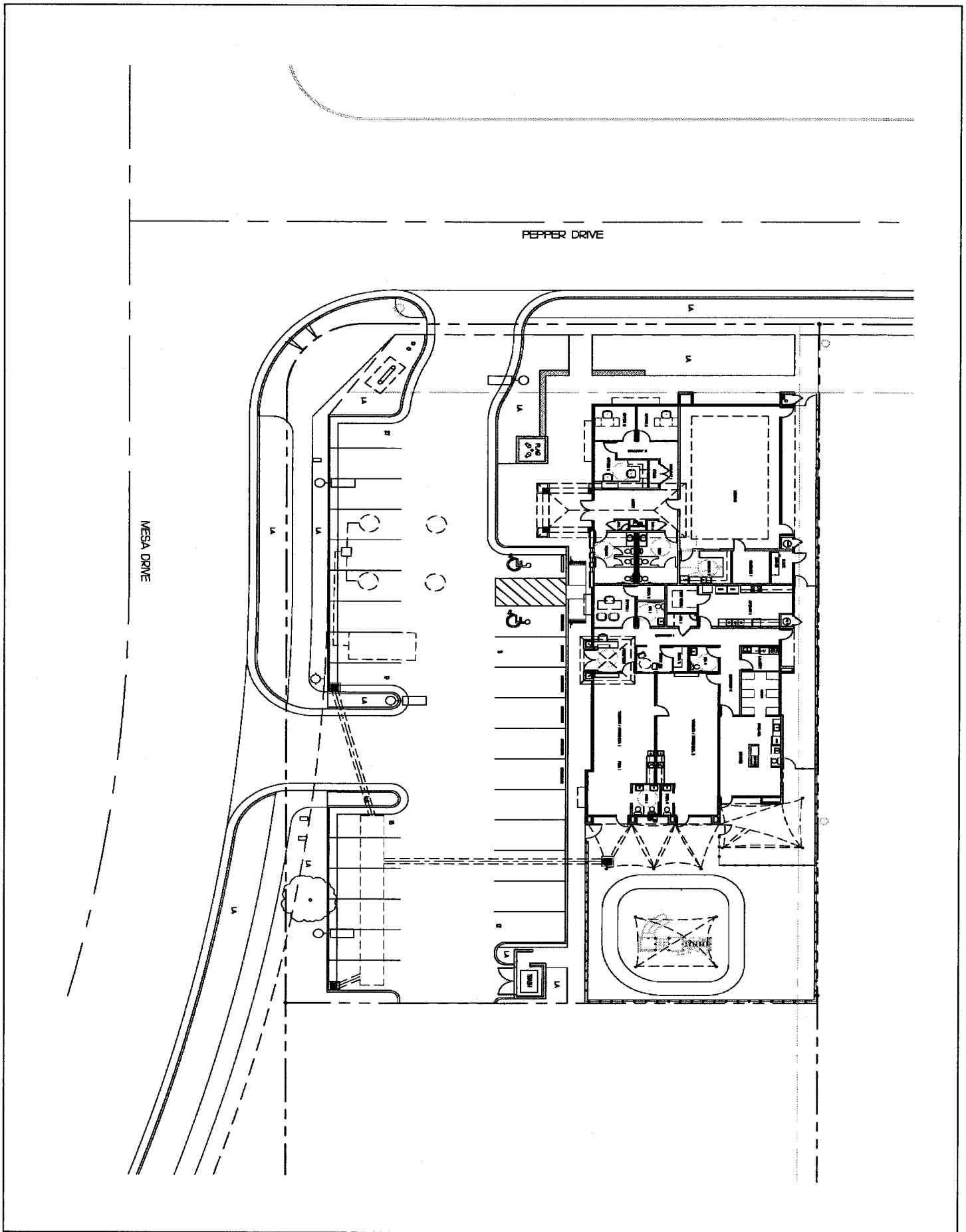
## Legend

-  Proposed Site
-  Highways
-  County Assessor Parcels



This map was made by the Riverside County Economic Development Agency utilizing Geographic Information System (GIS) technology. The map elements were produced by the Assessor and the Transportation and Land Management Agency. The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to update and modification. TLMA and other sources should be queried for the most current information.

FIGURE 3, SITE PLAN



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

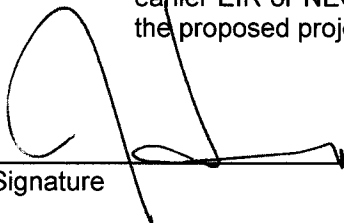
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils         |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality          | <input type="checkbox"/> Land Use / Planning    |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing   |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance |   |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Signature

06-08-09  
\_\_\_\_\_  
Date

Joaquin Tijerina  
Printed Name

Riverside County Economic Development Agency

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

I. **AESTHETICS** -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

There are some mountain views available from the site toward the west and north towards Interstate 10. The proposed building height is under 28 feet and should not impede views from surrounding areas. The site itself consists of cleared vacant land within an urban setting. There are no sensitive view receptors from surrounding lands and no scenic resources within the project site or immediate vicinity. The visual appearance of the site itself would be improved by replacing two vacant lots with visually appealing landscape treatments along the street frontage. The project will include parking lot lighting and exterior lighting for the proposed building. There are no sensitive receptors located adjacent to the property which would be affected by the proposed lighting.

Mitigation:

In compliance with Riverside County Ordinance No. 348, all lighting fixtures shall be focused, directed and arranged to prevent glare or direct illumination on streets or adjoining property.

Monitoring:

Monitoring to be provided by the Riverside County Department of Facilities Management.

Source(s):

Riverside County Ordinance No. 348 (land use ordinance).

II. <b>AGRICULTURE RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment				

which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Findings of Fact:

The project comprising of .61 acres would be located on land that is not used for agricultural production. The project does not contain any parcels which are zoned for agricultural use. The project site is urban built up land within the Nicholls Warm Springs subdivision. It has been developed since 1950 when subdivision was constructed. The property is not affected by a Williamson Act contract. Therefore, the project would not result in conversion of farmlands or of those lands designated for agriculture.

Mitigation:

None required

Monitoring:

None required

Source(s): California Department of Conservation, Division of Land Resource Protection. Important Farmland Database, 2003.

III. <b>AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

The project site is located within the Mojave Desert Air Basin and is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The project is located within a State designated non-attainment air basin for particulate matter (PM 10). The County of Riverside is responsible for enforcing the MDAQMD's standards for the preservation of air quality within its jurisdiction. The development of the project will result in temporary impacts to air quality related to construction activities, construction equipment and construction traffic. With the site's relatively flat terrain is not anticipated that extensive grading will be required for the development of the community center and cut and fill is expected to be less than three feet.

Mitigation:

Prior to Grading Permit and/or Building Permit issuance, the Riverside County Department of Facilities Management (DFM) will require a Fugitive Dust Control Plan Application and Fugitive Dust Control Plan be submitted to DFM and AQMD. Prior to any earth moving activities notification of no less than 24 hours via a Project Initiation Form will be submitted to DFM and AQMD. Compliance with AQMD's Rule 403 and Riverside County fugitive dust control regulations.

Monitoring:

Riverside County Department of Facilities Management Environmental Unit and Mojave Desert Air Quality Management District.

Source(s): AQMD's Rule 403; Riverside County Ordinance No. 457. Site Preliminary Geotechnical Report, Inland Foundation Engineering, Inc. December 24, 2008.

IV. <b>BIOLOGICAL RESOURCES.</b> – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation				

Plan, or other approved local, regional, or state habitat conservation plan?

**Findings of Fact:**

The project site lies within developed subdivision known as Nichols Warm Springs and does not contain any wetlands or serve as part of a migration corridor for wildlife. The site is vacant and flat with no plants, animals or habitats on it. There are no mapped federally protected wetlands within the project site. Grading and development of the site will have no direct or indirect adverse impacts upon biological resources. The project site is not within any conservation areas of the Multiple Species Habitat Conservation Plan. The project would not conflict with any local policies or ordinances protecting biological resources. There are no local, regional, or state conservation plans for the project site. Therefore, the project would have no impact on any listed or sensitive plant and animal species or their habitat.

**Mitigation:**

None required.

**Monitoring:**

None required.

**Source(s):** Riverside County Land Information System GIS, 2008.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

The project site is vacant land part of the Nicholls Warm Springs subdivision developed in April 1950. No buildings, structures, objects, sites, features, or artifacts more than 50 years of age exist on the site. There are no known historical and/or archaeological resources located in the project area. There are no paleontological resources in the project area. In the unlikely event that any historical, archaeological or paleontological resources are uncovered the appropriate steps for preserving these resources outlined in CEQA will be followed. No cemeteries are located on the proposed project site. If human remains are identified onsite, all legally required protocols will be followed.

Mitigation:

None required

Monitoring:

None required.

Source(s): Blythe Water System Improvements, Nolte and Associates, 1999. Riverside County Land Information System GIS, 2008.

VI. **GEOLOGY AND SOILS.** -- Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the

disposal of wastewater?

Findings of Fact:

The project site is not in an Alquist-Priolo Earthquake Fault Zone or County of Riverside Fault Zone. There are no known mapped or active earthquake faults located on or near the project site. The nearest active fault is the San Andreas fault zone located approximately 95 miles away southwesterly of the project site. The project site is not located in a seismically active region and would not be subject to sever shaking during an earthquake on a nearby fault. The ground water beneath the site is in excess of 50 feet from the surface, therefore there is a low potential for liquefaction on project site. The project site is flat with no discernable slope and would therefore not be subject to landslides. The site may be susceptible to soil erosion during the short-term construction activities. However, the potential short-term erosion effects during the construction phase of the project would be prevented through implementation of a Storm Water Pollution Prevention Plan (SWPPP), which is required in accordance with the countywide National Pollutant Discharge Elimination System (NPDES) General Construction Activities Permit. The project will incorporate the California Building Code (CBC) seismic design parameters in construction of onsite structures, which will ensure potential geological hazards, including expansive soils, would have a less than significant impact on life or property. Based on field and laboratory exploration and testing the soils are suitable for foundation support and are non-expansive. The Fire Station will be designed in accordance with the values and parameters given within the California Building Code (CBC). With the incorporation of applicable CBC seismic design standards, potential impacts associated with exposure of people to geological hazards is less than significant. These measures are required as part of the Building Permit process and additional mitigation measures are not required. No municipal wastewater system exists in the community therefore the project will require the use of a 4,000 gallon septic system. Percolation and infiltration tests was done to determine rates of infiltration in units of inches per hour and seepage pit testing to satisfy design criteria needs per County of Riverside, Department of Environmental Health. The tests indicate that that the use of a subsurface sewage effluent disposal system consisting of a septic tank and seepage pits will be feasible on the site.

Mitigation:

None required.

Monitoring:

None required.

Source(s): Riverside County Integrated Plan, General Plan Final Program Environmental Impact Report, August 2002, 1997 Uniform Building Code, Table 18-1-B; Site Preliminary Geotechnical Report, Inland Foundation Engineering, Inc, December 24, 2008. Percolation Investigation, Inland Foundation Engineering, Inc. April 24, 2009.

**VII. HAZARDS AND HAZARDOUS MATERIALS.**

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to   |                          |                          |                          |                                     |

Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Findings of Fact:

Construction and build-out of the proposed project would not involve the routine transport, use, or disposal of hazardous materials. Small quantities of common household chemicals used during operation will be required to comply with all federal, state, and local laws regulating the management of their use. No hazardous materials are to be stored on site and the operation of the community and childcare center will not create or emit hazardous substances. The site is not within the vicinity of a private airstrip or within ¼ mile of a school. According to the June 2005 Riverside County Airport Land Use Compatibility Document (RCALUCD), the project site is within the Airport Influence Area for the Blythe Airport, a general aviation public airport operated by the City of Blythe. As shown on Map BL-1 of the RCALUCD, the project site is within Zone D of the Airport Influence Area Boundary for Blythe Airport. The allowable uses and development standards for this zone can be found in Table 2A, Basic Compatibility Criteria of the RCALUCP Policy Document (adopted October 2004). According to the criteria outlined in Table 2A, the project does not propose development which would interfere or conflict with the standards of Zone D; therefore, construction and operation of the proposed community center would not conflict with land management policies for the airport. The project site is not within or adjacent to wildlands or urbanized areas which could expose people or structures to a risk of loss, injury or death involving wildland fires.

Mitigation:

None required.

Monitoring:

None required.

Source(s): Riverside County Integrated Plan, General Plan Final Program Environmental Impact Report, August 2002; Riverside County Airport Land Use Compatibility Plan Policy Document, Blythe Airport (adopted 2004).

**VIII. HYDROLOGY AND WATER QUALITY. –**

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

The project site is not in a 100-year flood zone. The proposed project will not alter the flow of any rivers or streams, as there are none that cross the site. A proposed Underground Infiltration Facility (UIF) designed for the site has been designed for a detention volume of the incremental increase of a 24 hour, 10 year storm event. The UIF will be installed on rock bed with filter fabric that will allow infiltration rate of 5 inches of water per hour to percolate into soil. Water and sewer service are not currently extended to the site. Water service will be provided by the Community Service Area 122 which has issued a will serve letter for project. Waste water service will be provided by 4,000 gallon septic tank, installation of which will require plan approval and inspections from the County of Riverside's Department of Environmental Health. Housing is not a component of the project. Hydrologic and topographic conditions of the project site and surrounding area do not lend themselves to be susceptible to seiche, tsunami, or mudflow.

Mitigation:

Prior to construction, septic system will need to be approved and inspected by Riverside County Department of Environmental Health. Prior to grading permit and building permit Department of Facilities Management

Monitoring:

Riverside County Department of Facilities Management and Riverside County Department of Environmental Health.

Source(s):

Riverside County TLMA GIS, Mesa Verde Community and Childcare Center Water Quality Management Plan, Blaine A. Wormer Civil Engineering, May 5, 2009.

**IX. LAND USE AND PLANNING. - Would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

The project site is within the community of Mesa Verde and therefore would not result in any disruption or division of that community. The proposed project will be developed in compliance with County Zoning and General Plan regulations. The proposed project does not conflict with the Riverside County Multi-Species Habitat plan.

Mitigation:

None Required.

Monitoring:

None required

Source(s):

N/A

X. <b>MINERAL RESOURCES.</b> -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

The project site is not designated as a mineral resource zone or expected to contain any potentially significant mineral resources; the project site is not located adjacent to an existing or abandoned mine or quarry.

Mitigation:

None required

Monitoring:

None required.

Source(s):

County Integrated Plan, General Plan Final Program Environmental Impact Report, August 2002.

XI. **NOISE.** -- Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

As the facility is constructed, temporary conditions may include the noise of heavy machinery operation typically used in building construction. Excessive construction noise shall be prohibited pursuant to Section 1(G) of Ordinance No. 457, which restricts noise resulting from construction activities to the hours between 7:00 a.m. and 6:00 p.m. during the months of October through May and between 6:00 a.m. and 6:00 p.m. during the months of June through September. According to Map JC-3 of the Riverside County Airport Land Use Compatibility Plan, the project site is well outside of the loudest noise contour (65 CNEL) for airport operations for the Blythe Airport which is below the County standard of 70 CNEL for commercial uses. The proposed community and childcare center would not result in a permanent increase in the ambient noise level.

Mitigation:

None required.

Monitoring:

None required.

Source(s):

Riverside County Ordinance No. 457.

**XII. POPULATION AND HOUSING.** -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

The project does not involve any residential uses which would result in direct population growth. The proposed project would develop a community and childcare center on a currently vacant parcel of land. Therefore, the project would not displace any housing or people residing in the area.

Mitigation:

None required

Monitoring:

None required.

Source(s):

Ordinance No. 638.

**XIII. PUBLIC SERVICES**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

The project is intended to increase public services for the community by providing a central location for community events. The project is not expected to result in any additional needs for fire or police protection. As it will not result in increased population, there will be no need for additional schools, parks or other public facilities.

Mitigation:

None required.

Monitoring:

None required.

Source(s):

N/A

**XIV. RECREATION**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

As discussed above, the project would not result in an increase in population or a substantial number of new employees which would necessitate the need for new or expanded recreational facilities.

Mitigation:

None required.

Monitoring:

None required.

Source(s):

N/A

**XV. TRANSPORTATION/TRAFFIC** -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

During the construction period there will be a temporary increase in construction related traffic on the affected roadways. There will be no long term impacts related to increased traffic volumes as the project would only include a maximum of eight employees. The project will not result in any changes to air traffic patterns. Emergency access will be provided per Riverside County standards for the community and childcare center. Adequate off-street parking will be provided to accommodate both visitors and employee vehicles per County code. There is currently no transit routes adjacent to the project site and the project would not conflict with any plans, policies or programs supporting alternative transportation.

Mitigation:

Through site plan check and building construction the Riverside County Transportation Land Management Agency will ensure that the project meets County standards for street width and circulation. Off-street parking will accommodate employee and visitor vehicles. Temporary construction traffic will be attenuated through the use of flagmen at any construction equipment entry and exit points to the site.

Monitoring:

Riverside County Transportation Land Management Agency.

Source(s):

Land Use Ordinance No. 348

**XVI. UTILITIES AND SERVICE SYSTEMS --**

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

Community Service Area (CSA) 122 will provide water service to the site and has already issued a will serve letter. A recently installed joint water system between the City of Blythe and the County of Riverside includes a new water production facility consisting of 1500 gallon per minute well, a 1 million gallon water storage tank and appurtenant facilities at the Blythe Airport. The new facility and distribution network will enable the Blythe Airport and the CSA in Mesa Verde to provide potable water and increased fire flow to the residents and businesses, therefore, operation of the community and childcare center at the site will not diminish the capacity of these services. The project will not result in a substantial increase in impermeable surfaces such that an expansion of drainage facilities would be required. A storm water system does not exist in the community, but as previously mentioned the onsite UIF will accommodate a 10 year, 24 hour storm event. The project would not result in a substantial increase in solid waste disposal needs as the community center use would be limited to one evening a month for community council meetings and other community activities that would not generate large volumes of solid waste. The project would comply with all federal, state and local statutes regarding solid waste.

Mitigation:

None required.

Monitoring:

None required.

Source(s): Blythe Airport/Mesa Verde Water System Engineering Report, February 2004; Will Serve Letter from CSA 122, June 3, 2009.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

The proposed project does not have the potential to degrade the quality of the environment including or causing the reduction of fish or wildlife habitat, or a decrease in wildlife population below self-sustaining levels. The project does not have impacts that are individually limited or cumulatively considerable and as such will not have substantial adverse environmental effects that will harm individuals directly or indirectly. All potentially adverse impacts have been mitigated to a less than significant level. Please refer to the proceeding discussions in each category as they relate to environmental impacts.

Mitigation:

None required.

Monitoring:

None required.

Source(s):

County Integrated Plan, General Plan Final Program Environmental Impact Report, August 2002.