

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



1080

FROM: Economic Development Agency

SUBMITTAL DATE:
July 21, 2009

SUBJECT: Thermal Water, Sewer and Road Improvements Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Make the following findings in accordance with Health & Safety Code Section 33445:
 - a. The proposed improvements will benefit the Thermal Sub Area of the Desert Communities Project Area (DCPA) by improving water and sewer services and road surfaces.
 - b. Due to limited funding for new capital improvements, there are no other reasonable means of financing available to the community for this project.
 - c. The proposed improvements will assist in the elimination of physical blighting conditions within the project area and provide essential services.
 - d. The projects are consistent with the implementation plan adopted for the DCPA; and
2. Consent to the payments by the Redevelopment Agency for the County of Riverside.

BACKGROUND (commences on Page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost: Project cost to be determ.	In Current Year Budget:	Yes
	Current F.Y. Net County Cost: \$ 0	Budget Adjustment:	No
	Annual Net County Cost: \$ 0	For Fiscal Year:	2009/2010

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: Yes

SOURCE OF FUNDS: Redevelopment Agency Capital Improvement Funds - Desert Communities Project Area	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

BY: Jennifer J. Sargent

FORM APPROVED COUNTY COUNSEL
DATE 7/21/09
MICHELLE CLACK
Departmental Concurrence

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

Prev. Agn. Ref.: Item 3.9 11/29/05; Item 3.64
10/25/05

District: 4th

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3 50
ED 001a-51
Form 11 (Rev 06/2003)

BACKGROUND: The Thermal Water, Sewer and Road Improvements Project involves the installation of water lines, sanitation sewer lines, road improvements and the replacement of irrigation and drain lines within the Thermal Sub Area of the DCPA. These improvements are necessary to provide the domestic water, sewer and fire flow requirements for the development of current and future public projects. In addition, the project will remove current barriers to the development of commercial and industrial projects along the Airport Boulevard corridor due to lack of adequate infrastructure in Project Area.

The first component of the project is the replacement of approximately 8,200 lineal feet of agricultural irrigation line and 8,700 lineal feet of agricultural drain line within Airport Boulevard. The lines must be replaced within existing easements because they were not designed to withstand traffic loads that the new road improvements will bring. The remaining water, sewer and road projects within the Thermal Water, Sewer and Road Improvements Project will be brought forward individually to the Board at later dates.

The funding for the Thermal Water, Sewer and Road Improvements Project will come from DCPA funds and will not impact the County's General Fund.

Coachella Valley Water District has completed their plan check review and has approved the plans. County Counsel has reviewed and approved the bid document as to form. Therefore, EDA staff recommend that the Board make the findings in accordance with Health & Safety Code Section 33445.

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
& PUBLIC NOTICE OF AVAILABILITY FOR THE
REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE
PROPOSED THERMAL WATER, SEWER, AND STREET IMPROVEMENTS PROJECT**

In accordance with the California Environmental Quality Act (CEQA), the Redevelopment Agency for the County of Riverside has found that the project listed below will not have a significant effect on the environment, and a Mitigated Negative Declaration documenting the finding has been completed. The Mitigated Negative Declaration, the accompanying Initial Study, and all documents referenced therein may be examined at the Riverside County Economic Development Agency, 44-199 Monroe Street, Suite B, Indio, CA 92201 from July 1, 2009 to July 20, 2009.

The Mitigated Negative Declaration will be considered by the Riverside County Board of Supervisors at its July 21, 2009 meeting at 9:00 am, or soon thereafter as the matter may be heard, in the meeting room of the Board of Supervisors, Riverside County Administrative Center, 1st Floor, 4080 Lemon Street, Riverside, CA 92501. Any person wishing to comment on the project must submit such comments in writing to the Redevelopment Agency prior to the meeting date. The final decision will be mailed to anyone requesting such notification.

Project Description and Location

An Initial Study for the project titled "Thermal Water, Sewer, and Street Improvements Project" has been completed. The Project consists of constructing water pipelines and appurtenances, sewer pipelines and appurtenances, and street improvements (including street widening; constructing curbs, gutters, and sidewalks; paving and striping the streets; constructing storm water drainage facilities; constructing and landscaping medians; installing street lights; constructing an entry monument sign; constructing a covered bus stop; and relocating existing irrigation laterals and drains) within the community of Thermal. Said improvements are described in additional detail in the project Initial Study.

The Project is located in the unincorporated community of Thermal, Riverside County, California; Sections 13 and 19 and along the easterly one-half of the northerly boundary of Section 24, Township 6 South, Range 7 East, SBM; Section 22, along the southerly boundaries of Sections 16 and 17, along the northerly boundary of Section 20, along the northerly and easterly boundaries of Section 21, along the easterly boundaries of Sections 28 and 33, and along the westerly boundaries of Sections 27 and 34, Township 6 South, Range 8 East, SBM; and along the easterly boundary of Section 4 and along the easterly and southerly boundaries of Section 9, Township 7 South, Range 8 East, SBM. The project alignment also extends within the dedicated street rights-of-way of Airport Boulevard, Kokell Avenue, Center Street, Church Street, Main Street, Date Street, Palm Street, Market Street, Olive Street, Polk Street, Calhoun Street, 55th Avenue, and 66th Avenue. The specific locations of the water, sewer, and street improvements are shown in Figures 2 and 3, copies of which are included in each copy of the Initial Study.

The Initial Study was conducted to assess the potential significant environmental effects, if any, including those related to biological resources, cultural resources, climate change, land use, population, housing, employment, hazards, traffic and circulation, air quality, public services and flood control. Based on our Initial Study of the project site and the corresponding environmental assessment of the project site, any potential significant impacts to the community will be mitigated to eliminate or reduce them to a level of insignificance.

Please direct all questions and comments concerning this notice to the Redevelopment Agency for the County of Riverside, Attn: Joaquin Tijerina, Project Manager, 44-199 Monroe Street, Suite B, Indio, CA 92201. All written comments regarding the Mitigated Negative Declaration must be received no later than July 20, 2009, 5:00 pm, or they can be submitted at the above referenced meeting date.

