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**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
July 20, 2009

**SUBJECT:** Mecca Fire Station #40, Brown Street Commercial, Mecca Post Office

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

- 1) Adopt Mitigated Negative Declaration RDA/CEQA 2009-05 and the mitigation monitoring program for the Mecca Fire Station #40, Brown Street Commercial, Mecca Post Office Project ("Project"); and
- 2) Make the following findings in accordance with Health & Safety Code Section 33445;
  - a. The proposed Project is of benefit to the Desert Communities Project Area, Mecca Sub-area ("Project Area");
  - 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 project is consistent with the implementation plan adopted for the Project Area; and
- 3) Approve the Mecca Fire Station #40, Brown Street Commercial, Mecca Post Office Project.

**BACKGROUND:** (Commences)

Robert Field  
Executive Director

**FINANCIAL DATA**

Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
Annual Net County Cost:	\$ 0	For Fiscal Year:	09 / 10

**COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: YES**

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

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

APPROVE

BY:   
Jennifer L. Sargent

**County Executive Office Signature**

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 8/20/09  
Departmental Concurrence

Dept't Recomm.:  Consent  Policy

Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.: BOD 1/10/06 4.1

District: 4th

Agenda Number:

4.7

**BACKGROUND:**

On January 10, 2006, the Redevelopment Agency approved the Mecca Downtown Revitalization Plan (Plan), which included preliminary planning for the Mecca Fire Station. The Plan identified and defined key components needed to improve the community, which included increased access to public services and the revitalization of the downtown area. From this, several public service facilities have been constructed; Mecca Family Service Center and Community Health Clinic, Mecca Community Library, and Riverside County Sheriff Sub-Station. Other projects defined in the plan are in various stages of development; Mecca Downtown Street Revitalization, Mecca Fire Station #40, Brown Street Commercial, Mecca Post Office, and Mecca Senior Center. The new facilities will further the County's efforts to create a community services core in Mecca.

The Redevelopment Agency authorized the acquisition and relocation of businesses and residents of 11 parcels in the Mecca Downtown. These parcels represent 75% of a block, which is the preferred location for the Mecca Fire Station #40, Brown Street Commercial, and the Mecca Post Office.

The site for Mecca Fire Station #40, (APNs 727-193-010, -011, -012, -013 and 727-193-023, -024) has been cleared and is ready for development as new construction which will replace the obsolete station located on 4<sup>th</sup> Street. The new fire station will be immediately adjacent to the Mecca Community Library and Riverside County Sheriff Sub-Station.

The site for the Brown Street Commercial (APNs 727-193-014 and -025) has been cleared and is also ready for development as new construction that will replace a substandard and blighted facility on the same block. The new commercial facility will be immediately adjacent to the new fire station.

APNs 727-193-027, -028, -030 are currently occupied by the obsolete Mecca Post Office and a substandard commercial building that is subject to an RDA relocation plan. Once the commercial building is vacated it will be demolished, allowing the construction of the new Mecca Post Office.

The environmental review for the development of the eleven parcels acquired for redevelopment purposes has been completed in compliance with the California Environmental Quality Act (CEQA). 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 no significant effect would occur. A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program has been prepared for adoption by the Board of Directors.

Attached is a summary report which has been made available to the public, detailing the facts supporting the redevelopment purposes for this project. Staff recommends approval of all motions.

**Attachments:**

Notice of Intent to Adopt a Mitigated Negative Declaration  
Initial Study  
Summary Report  
Proof of Publication for Public Hearing

# MITIGATED NEGATIVE DECLARATION

**Initial Study Number:**

RDA/CEQA Indio 2009-07

**Project Title:**

Mecca Fire Station #40, Brown Street Commercial, Mecca Post Office

**Project Applicant:**

Redevelopment Agency for the County of Riverside

**Telephone Number:**

(760) 863-2552

**Project Location:**

¼ City Block, located in the unincorporated Riverside County community of Mecca, California and bordered by Date Palm, Brown Street, 66th Avenue and 2nd Street. Assessors parcels 727-193-010 thru 727-193-014, 727-193-023 thru 727-193-025, 727-193-027 thru 727-193-028 and 727-193-030

**Project Description:**

The provision of community service facilities has been identified as a priority community development need in the unincorporated 4th District community of Mecca. In response to this need, the Redevelopment Agency is proposing the development of three facilities that will replace obsolete and blighted structures in the immediate vicinity. The new construction will be located in the newly established public service core of downtown Mecca. The new construction will consist of single story wood framed stucco structures. In addition the site will be improved with parking, landscape and hardscape appropriate to the new structures.

Assessors Parcels	Proposed Use
727-193-010 thru -013 and 727-193-023 and -024	New Construction of Mecca Fire Station #40
727-193-014 and 727-193-025	Brown Street Commercial
727-193-027,-028,-030	Existing use by US Postal Service Future new construction to replace obsolete facility

## 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 (8:00 a.m. to 5:00 p.m. Monday through Friday) at the County of Riverside Economic Development Agency, 44-199 Monroe Street, Indio, CA 92201, Telephone (760) 863-2552.

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

Leah Rodriguez, Project Manager

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

June 26, 2009

**NOTICE**

The public is invited to comment on the Mitigated Negative Declaration. The appropriateness and adoption of the Mitigated Negative Declaration will be considered by the following governing body on the following date in light of the information presented in the Initial Study, the recommendation of Redevelopment Agency staff, and all of the comments received:

**Governing Body:**

- Riverside County Board of Supervisors
- Board of Directors of the Redevelopment Agency for the County of Riverside

**Proposed Adoption Date of the Mitigated Negative Declaration:**

Date: September 01, 2009  
Time: 9:00 a.m., or as soon thereafter as possible  
Location: Board of Supervisors Chambers  
County Administrative Center  
4080 Lemon Street  
Riverside, California 92501

**PLEASE SUBMIT ALL WRITTEN COMMENTS TO THE FOLLOWING ADDRESS:**

Redevelopment Agency for the County of Riverside  
C/O Project Manager  
44-199 Monroe, Suite B  
Indio, California 92201

**Please Note:** All written comments regarding the Mitigated Negative Declaration must be received by no later than 3:00 p.m. on August 01, 2009 at the Redevelopment Agency. Thereafter, comments can be submitted to the Clerk of the Board of the Supervisors on the date of or during the public hearing at 9:00 a.m. on September 01, 2009.

**MECCA FIRE STATION #40,  
BROWN STREET COMMERCIAL,  
MECCA POST OFFICE**

**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 project 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 Mecca Fire Station #40, Brown Street Commercial, Mecca Post Office 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 South Coast Desert Air Quality Management District (SCAQMD).</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 SCAQMD.</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	Redevelopment Agency for the County of Riverside	Environmental Unit of DFM

## Cultural Resources

The development of the project may result in impacts to paleontological resources during construction related earthmoving activities.

Table 2 identifies the mitigation measures for the Mecca Fire Station #40, Brown Street Commercial, Mecca Post Office Project and identifies the parties responsible for implementing and monitoring the mitigation measures, as well as the timing of the mitigation.

**Table 2**

Mitigation Measures	Timing	Implementing Entity	Monitoring Entity
<b>Cultural Resources</b>			
<ul style="list-style-type: none"> <li>An archeologist will be contracted as part of the construction team. As part of the construction team the archeologist will be present during the pre-construction meeting and will be present during any earthmoving activities.</li> </ul>	Prior to and during construction	Redevelopment Agency for the County of Riverside	Redevelopment Agency for the County of Riverside
<ul style="list-style-type: none"> <li>The archeologist will be notified no less than 24 hours prior to any earth moving activities by the general contractor.</li> </ul>	Prior to earth moving activities	General Contractor	Redevelopment Agency for the County of Riverside
<ul style="list-style-type: none"> <li>If significant finds are made, all work in that area shall be halted or diverted until the nature and significance of the find can be evaluated.</li> </ul>	Upon occurrence during construction	Project Archeologist with General Contractor	Redevelopment Agency for the County of Riverside
<ul style="list-style-type: none"> <li>In the case of human remains, the Riverside County Coroner will be called to the site to determine that no investigation into the cause of death is required and if the Coroner determines the remains to be Native American the Coroner shall contact the Native American Heritage Commission with 24 hours.</li> </ul>	Upon occurrence during construction	General Contractor with Riverside County Coroner	Riverside County Coroner or Native American Heritage Commission

REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE

Initial Study and Environmental Checklist

RDA/CEQA (Indio)-2009-07

for the Mecca Fire Station #40

Brown Street Commercial

Mecca Post Office Project

(California Code of Regulations, Title 14, Division 6, Chapter 3,  
Sections 15000 – 15387 and Appendices A – K)

1. **Project title:**

Mecca Fire Station #40, Brown Street Commercial, Mecca Post Office Project

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

Redevelopment Agency for the County of Riverside  
44-199 Monroe Street, Suite B, Indio, Ca 92201

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

Leah Rodriguez, Project Manager Phone: (760) 863-2552

4. **Project location:**

$\frac{3}{4}$  City Block, located in unincorporated Riverside County community of Mecca, California and bordered by Date Palm, Brown Street, 66<sup>th</sup> Avenue and 2<sup>nd</sup> Street. Assessors parcels 727-193-010 thru 727-193-014, 727-193-023 thru 727-193-025, 727-193-027 thru 727-193-028 and 727-193-030

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

Redevelopment Agency for the County of Riverside  
44-199 Monroe Street, Suite B, Indio, Ca 92201

6. **General plan designation:**

Commercial Retail-Local and regional serving retail and services uses

7. **Zoning:**

C-P-S: Scenic Highway Commercial

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.)

New construction of Mecca Fire Station #40 – approximate sqft 12,360

New construction of Brown Street Commercial – approximate sqft 8,600

Demolition of structures, new construction of Mecca Post Office – approximate sqft 6,000

Construction will be wood framed stucco single story structures that will replace obsolete and blighted facilities within the community.

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

North – 2<sup>nd</sup> Street and beyond is residential; East – Brown Street and beyond is vacant; South – 66<sup>th</sup> Avenue and beyond is the County of Riverside Mecca Social Services and Health Center; West – Date Palm Street and beyond is vacant land.

The overall character of the surrounding area consists primarily of residential, commercial and undeveloped land. Residential properties were identified to the north and west of the site. It is an urban built up community.

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

Riverside County Transportation and Land Management Agency, Riverside County Facilities Management, Coachella Valley Water District, South Coast Air Quality Management District

**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.

Leah Rodriguez  
Signature

June 2009  
Date

Leah Rodriguez  
Printed Name

Redevelopment Agency for the County of Riverside

## 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

The site is located near a scenic highway. The highway leads to the Painted Canyons (approximately 5 miles to the east) and the Joshua Tree National Monument (approximately 10 miles to the east). The site itself is part of an urban built up area that does not contain sensitive scenic receptors or resources. The visual appearance of the site would be improved by removing obsolete, substandard structures; illegally dumped debris; weedy non-native plants and replacing with more visually appealing modern construction with drought tolerant landscape treatments. The new construction will include parking lot lighting and exterior lighting as appropriate for each facility. There are no sensitive receptors located adjacent to the property which would be negatively 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. **AGRICULTURE RESOURCES:** 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 1990 Farmland designation for the site is "Urban Built Up Land". The site is not located within an Agricultural Preserve and therefore is not the subject of a Williamson Act Contract. The proposed use is consistent with existing zoning and land use. The project will 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. Riverside County Geographic Information Services

III. **AIR QUALITY.** 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
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a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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)?

d) Expose sensitive receptors to substantial pollutant concentrations?

e) Create objectionable odors affecting a substantial number of people?

Findings of Fact:

During construction, the site will be graded and may temporarily become a source of blowsand and fugitive dust. During demolition and construction, vegetation and debris will be removed from the site as part of the grading process which may create a slight increase in particulate matter (PM-10). However the site is relatively flat and it is not anticipated that extensive grading will be required for the construction of the facilities, nor is it anticipated that dirt be removed from the site. Fill dirt may be added.

Mitigation:

All disturbed areas shall be stabilized to prevent windborne particulate pollution. Compliance with South Coast Air Quality Management District (SCAQMD) 2002 Coachella Valley PM-10 State Implementation Plan and Riverside County dust control regulations; restricting grading to areas designated on the project site disturbance plan; compliance with Riverside County Ordinance No. 457 and Riverside County Ordinance 742 Coachella Valley Dust Control Plan.

Monitoring:

Monitoring Provided by Riverside County Department of Facilities Management.

Source(s):

SCAQMD's Coachella Valley PM10 State Implementation Plan; Riverside County Ordinance No. 457.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

The site is located within an established community that is characterized as urban and built up in nature. The site was previously developed in the 1940's and remained in use as residential and commercial since then. The site does not contain any wetlands or serve as part of a migration corridor for wildlife. No signs or direct observations of special status plants, animals or habitats were found on-site. The site is not within a conservation area as established by the Coachella Valley MultiSpecies Habitat Conservation Plan. Grading or development of the site will have no direct or indirect adverse impacts upon biological resources. The project will have no impact on any listed or sensitive plant and animal species or habitat.

Mitigation:

None required.

Monitoring:

None required.

Source(s):

Riverside County Transportation Land Management Agency Geographic Information Services.

V. <b>CULTURAL RESOURCES</b> .-- 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 not listed as a historical / archeological resource and none are listed in the immediate vicinity. The site is not located within tribal boundaries. The site is not known to be associated with California history or cultural heritage; is not known to be associated with the lives of historically significant persons; does not embody distinctive characteristics of a type, period, region or method of construction; does not represent the work of a creative individual; does not possess high artistic values. Based on geologic formations or mapable rock units that are rocks that contain fossilized body elements, and trace fossils such as track, nests and eggs this site is of high paleontological sensitivity (High A).

Mitigation:

An archeologist will be on site during any earthmoving activities. Should any significant paleontological items or buried cultural materials or human remains be discovered during any earth moving operations associated with the project, all work in that area shall be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. In the case of human remains the Riverside County Coroner will be called to the site to determine that no investigation into the cause of death is required and if the Coroner determines the remains to be Native American the Coroner shall contact the Native American Heritage Commission within 24 hours.

Monitoring:

Redevelopment Agency for the County of Riverside.

Source(s):

California Register of Historical Resources. Public Resources SS5097.98

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

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

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 site is not within a fault zone nor is it located within 1/2 mile of a fault. The site is in an area of documented subsidence and high liquefaction potential. A geotechnical investigation of the site classifies the near surface soils to have a very low expansion potential. The groundwater was encountered at 4 and 8 feet. The soil is highly corrosive to metals and requires special concrete mixes and protection of embedded steel components when concrete is placed in contact with native soil. The project area, as with most areas of the valley floor, contains slopes of less than 15% 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 on site structures, which will ensure potential geological hazards would have a less than significant impact on life or property. The project will not use septic system, rather it will be served by the Coachella Valley Water District. 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.

Mitigation:

None required.

Monitoring:

None required.

Source(s):

Geotechnical Investigation Report prepared by Landmark Consultants, Inc. February 2008 for the proposed Mecca Fire Station #40, Mecca California.  
Riverside County Geographic Information Services.

**VII. HAZARDS AND HAZARDOUS MATERIALS.**

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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?

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 result in a safety hazard for people residing or working in the project area? | <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 result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**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, as well as any hazardous fire suppressing materials kept onsite, will be required to comply with all federal, state, and local laws regulating the management and use of hazardous materials. There will be a 1,000 gallon above ground diesel fuel tank near the rear bay entrance of the Fire Station. The tank will be double steel with concrete between each layer and will be located within a spill containment pond designed to contain 100 percent of the volume of fuel in the event of a spill or leak. No other hazardous materials are to be stored on-site and the operation of a fire station/post office/commercial center will not create or emit hazardous substances. The site is not listed as a hazardous materials site. The site is not located within an airport influence area nor in an airport compatibility zone. The project site is not within or adjacent to wildlands nor is it in a high fire area as defined by Ordinance 787.

**Mitigation:**

None required.

**Monitoring:**

None required.

**Source(s):**

Riverside County Geographic Information Services

**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 type="checkbox"/> | <input checked="" 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 is located within the Whitewater watershed. The flood control district is managed by the Coachella Valley Water District (CVWD). The site is within Floodplain Zone D–Undetermined with no floodplain review required. The project was presented to CVWD and their recommendations will be incorporated in the design. The project will not alter the flow of any rivers or streams. Water and sewer service are available and will be provided by CVWD. The development will retain storm water runoff on-site in accordance with conditions imposed provided by the Riverside County Transportation and Land Management Agency per Riverside County Ordinance 754. 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:

None Required

Monitoring:

Coachella Valley Water District (utility Provider and flood control agency)

Riverside County Transportation Land Management Agency

Source(s):

Flood Hazard Map, Riverside County General Plan

Riverside County Geographic Information Services

Riverside County Ordinance 754

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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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"/>
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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 located within the Mecca Downtown area of the unincorporated Mecca community and will not divide the community. The current zoning and land use designations are appropriate for the project site without variance. The project does not conflict with the Coachella Valley Multi-Species Habitat Plan.

Mitigation:

None Required.

Monitoring:

Riverside County Transportation Land Management Agency

Riverside County Facilities Management

Source(s):

Coachella Valley Multi-Species Habitat Conservation Plan; Riverside County Integrated Plan, Riverside County Ordinance No. 348 (Land Use Ordinance), Riverside County Geographic Information Services

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 adjacent to an existing or abandoned mine or quarry

Mitigation:

None required

Monitoring:

None required.

Source(s):

Riverside County Geographic Information Services

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 facilities are 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 am and 6:00 pm during the months of October through May and between 6:00 am and 6:00 pm during the months of June through September. The proposed fire station may expose people in the community to occasional siren noise from emergency vehicles but as the new construction is replacing an existing station in the community there should not be a significant increase in ambient noise. The Post Office and commercial new construction will also be replacing similar existing uses in the immediate vicinity and should not contribute significantly to an increase in ambient noise levels. The site is not in an airport influence area nor in an airport compatibility zone.

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 incorporate residential uses which would result in direct population growth. The new construction will replace obsolete public and commercial facilities and does not constitute an increase. Upon acquisition, housing residents were relocated in accordance with the California Relocation Act via a Relocation Plan authorized by the Riverside County Board of Supervisors and enacted by the Redevelopment Agency for the County of Riverside.

Mitigation:

None required

Monitoring:

None required.

Source(s):

Redevelopment Agency for the County of Riverside Relocation Plan  
Riverside County Board of Supervisors

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 will replace obsolete facilities for existing similar uses in the community. Currently Mecca Fire Station #40 is located on 4<sup>th</sup> Street and will relocate to the project site. The existing Post Office and commercial facilities, located at the project site, will be demolished and replaced with new construction. As the project does not constitute an increase in facilities, services or population there will not be increased need for schools, parks, facilities or police protection.

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:

The project will replace obsolete facilities for existing similar uses in the community. Currently Mecca Fire Station #40 is located on 4<sup>th</sup> Street and will relocate to the project site. The existing Post Office and commercial facilities, located at the project site, will be demolished and replaced with new construction. As the project does not constitute an increase in facilities, services or population there will not be increased need for schools, parks, facilities or police protection.

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 replace existing facilities within the community. The project will not result in any changes to air traffic patterns. Emergency access will be provided per Riverside County standards for new fire stations. Adequate off-street parking will be provided to accommodate both visitors and employee vehicles per County code. There is no conflict with any transit routes, plans, policies or programs supporting alternative transportation. Through site plan check and building construction the Riverside County Transportation Land Management Agency and the Riverside County Facilities Management Department will ensure that the project meets County standards.

Mitigation:

None required

Monitoring:

None required

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:

Coachella Valley Water District will provide both water and sewer service to the site. All components of the project are already existing and receiving service from CVWD therefore adequate capacity exists for service. The development will not result in a substantial increase in impermeable surface and storm water runoff will be retained on site. Solid waste disposal will be fulfilled in compliance with federal, state and local statues. The waste disposal service is provided by Burrtec Waste and Recycling Services.

Mitigation:

None required.

Monitoring:

None required.

Source(s):

Riverside County Ordinance No. 657.

**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 project does not have the potential to degrade the quality of the environment, nor will it cause the reduction of fish or wildlife habitat, or cause 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 affects that will harm individuals directly or indirectly. All potentially adverse impacts have been mitigated to a less than significant level.

Mitigation:

None required.

Monitoring:

None required.

Source(s):

Guide to California Environmental Quality Act 11<sup>th</sup> Edition 2006 Solano Press Books

Redevelopment Agency for the County of Riverside  
Desert Office - Indio  
44-199 Monroe, Suite B  
Indio, CA 92201  
Phone: (760) 863-2552 Facsimile: (760) 863-2551

### Summary Report:

## Mecca Fire Station #40, Brown Street Commercial, Mecca Post Office Project *(as required by Section 33679 of Health and Safety Code: Community Redevelopment Law)*

**Project Description:** Improved access to government/public services and the replacement of obsolete facilities have been identified as priority community development needs in the unincorporated 4th District community of Mecca. In response to these needs, the Redevelopment Agency is proposing the development of three facilities that will be located in the newly established public service core of downtown Mecca. It has been proposed to construct the new facilities upon a site owned by the Redevelopment Agency. The site was/is occupied by blighted structures that have been or will be removed and cleared away for the new construction. In addition to the new facilities the site will be improved with parking, landscaping, and hardscaping appropriate to the new structures.

**Project Site:** The site consists of eleven parcels located between Date Palm and Brown and 66<sup>th</sup> Avenue and 2<sup>nd</sup> Streets in Mecca, California (GIS Map Attached). Proposed uses are specified below:

Assessors Parcels	Proposed Use
727-193-010 thru -013 and 727-193-023 and -024	New Construction of Mecca Fire Station #40
727-193-014 and 727-193-025	New Construction of Brown Street Commercial
727-193-027,-028,-030	Existing use by US Postal Service Future new construction to replace obsolete facility

**Costs:**

Mecca Fire Station Project (estimated)	
Architectural / Engineering Services	\$ 368,000
Construction	4,476,000
Permits, Fees, Furniture, Fixtures and Equipment	169,440
Construction contingency	185,817
Total Estimated Costs:	\$ 5,199,257
Redevelopment Funds Allocated:	\$ 5,199,257

Brown Street Commercial and Mecca Post Office Project costs have yet to be defined.

Findings:

The proposed development of three new facilities (Mecca Fire Station #40, Brown Street Commercial, Mecca Post Office) is a benefit to the Mecca Sub-Area of the Desert Communities Project Area (DCPA);

- a. No other reasonable means of financing the project are available to the community. Mecca is a low-income community without private interest or funding for the development of public facilities to serve the community;
- b. The proposed facilities will assist in the elimination of physical and economic blighting conditions through the addition of public services (fire, post office); and
- c. The proposed facility is consistent with the Redevelopment Plan adopted for the DCPA.

Purpose:

The proposed project meets the following goals of the Redevelopment Project Area plan for the Desert Communities Project Area, Mecca Sub-Area:

Where appropriate to enhance the public health, safety, welfare, provide new or improved community facilities such as...community centers...(through the construction of new public service and commercial facilities that will replace existing obsolete facilities).

Promote the improvement and centralization of commercial, industrial and residential areas to make the provision of public services more efficient and to relieve development pressure on agricultural lands (through the effective use of commercially zoned property and by furthering redevelopment efforts to establish a public service corridor in the Mecca Downtown).

Upgrade the physical appearance of the Project Area (through the new construction of permanent facilities).

**SCHEMATIC PROJECT COST ESTIMATE**

**Site/Building Cost** 12,360 SF.

Building/Site	12,360	SF	350	\$4,326,000.00
Telephone System	1	LS	25000	\$25,000.00
Radio/Communication	1	LS	50000	\$50,000.00
Exhaust Extraction System	3	EA	25000	\$75,000.00
<b>Subtotal Site/Building Cost</b>				<b>\$4,476,000.00</b>

**Indirect Cost**

Construction Testing and Inspection	1	EA	75000	\$75,000.00
Furniture/Equipment	12,360	SF	4	\$49,440.00
Utility Connection Cost/Fees	1	EA	25000	\$25,000.00
Reprographics - Construction Bid Sets	1	EA	20000	\$20,000.00
<b>Subtotal Indirect Cost</b>				<b>\$169,440.00</b>

**Total Construction Cost**

Site/Building Cost				\$4,476,000.00
Indirect Costs				\$169,440.00
<b>Subtotal</b>				<b>\$4,645,440.00</b>
Construction Contingency			4%	\$185,817.60

**TOTAL ESTIMATED CONSTRUCTION COST** **\$4,831,257.60**

Mecca Fire, Brown St Commercial, Mecca PO



Selected parcel(s):

727-193-010 727-193-011 727-193-012 727-193-013 727-193-014 727-193-023 727-193-024  
 727-193-025 727-193-027 727-193-028 727-193-030

LEGEND

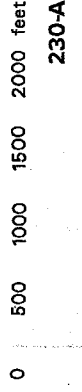
- SELECTED PARCEL
- PARCELS
- CITY BOUNDARY

\*IMPORTANT\*

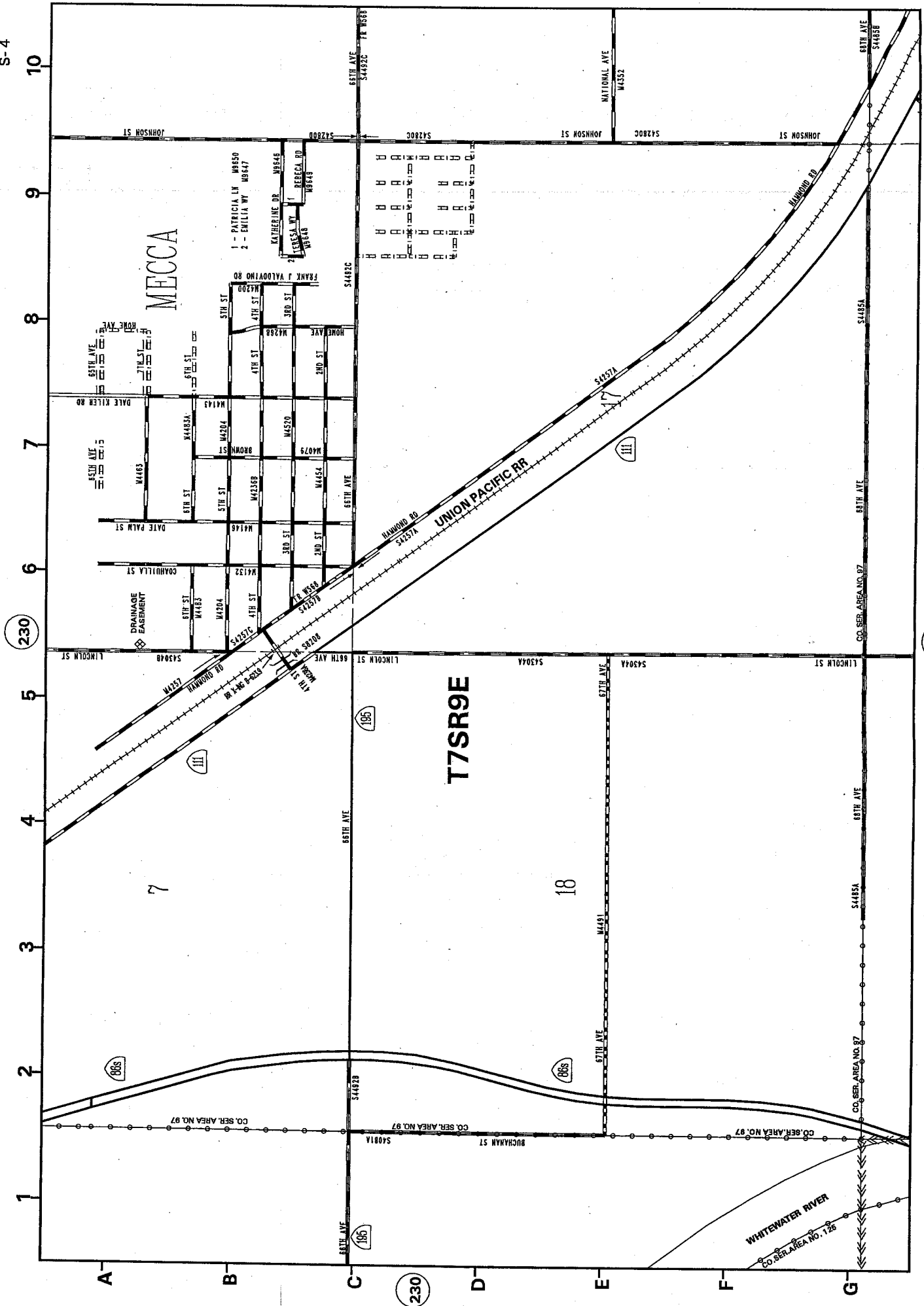
This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

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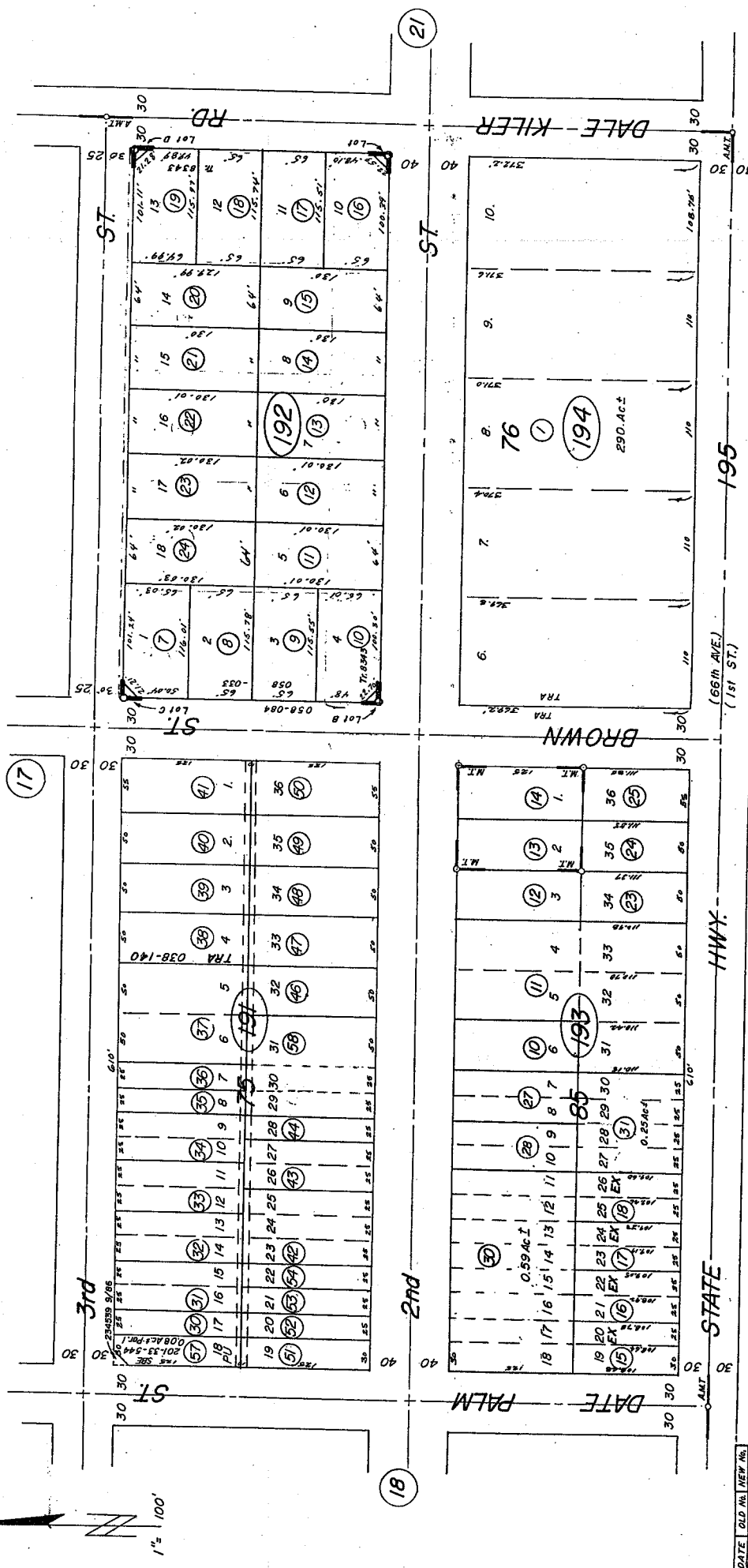


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T.R.A. 058-033  
058-084  
058-140

POR S1/2, SE1/4, SW1/4, SEC. 8, T.7S, R.9E.

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



DATE	OLD MAP	NEW MAP
2/27	4-G-10	2-C-14
3/22	18-1-107	193-2-53
5-2-72	191-5-22	193-2-53
7/26	193-1-15	193-2-8
1/24	192-1-104	6
"	"	193-2-1
10/77	191-1-53	30-56
4-81	192-7-8	30
5-83	193-2-28	193-3-1
4-86	191-2-8	87-51
4-87	191-5-1	191-5-9

M.B. 7/53 Mecca Township  
M.B. 9/93 Amended Map Mecca Township  
M.B. 93/46-47 Tract No. 8343

DATA: GOV'T PLAT, Co. RD. MAPS P-141, Inst. No. 2230-11/46, 51896-6/62, 117

60' Rd. per Inst.  
32692 4/59

AUGUST 1965

ASSESSOR'S MAP BK. 727 PG. 19  
RIVERSIDE COUNTY, CALIF.

FILED  
RIVERSIDE COUNTY

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION JUL 01 2009

LARRY W. WARD, CLERK  
Deputy

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 that finding has been completed. The Mitigated Negative Declaration and accompanying Initial Study may be examined at the Economic Development Agency 44-199 Monroe Street, Indio, CA 92201. Comments regarding the determination may be directed to the Economic Development Agency (Attention Leah Rodriguez, Senior Development Specialist) no later than 3:00 pm, August 1, 2009.

The Mitigated Negative Declaration will be adopted by the appropriate public official or body that has the authority to approve or deny the project. Any comments received will be forwarded to the appropriate official or body and will be considered before the Mitigated Negative Declaration is adopted or denied. The official or body may take action on the project any time on or after September 1, 2009. The final decision will be mailed to anyone requesting such notification.

**Project Description and Location**

An Initial Study for the project titled "Mecca Fire Station #40, Brown Street Commercial, Mecca Post Office" has been completed for the construction of three new facilities that will replace existing obsolete facilities within the Mecca Downtown area of the unincorporated community of Mecca. The new construction will consist of wood framed stucco single story construction with appropriate parking, landscape and hardscape.

Please direct all questions regarding this notice to Leah Rodriguez at 760/863-2552.

COUNTY CLERK  
Neg Declaration/Ntc Determination  
Filed per P.R.C. 21152  
POSTED

JUL 02 2009

Removed: \_\_\_\_\_

By: \_\_\_\_\_ Dept.  
County of Riverside, State of California