

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



**SUBMITTAL DATE:**  
December 03, 2009

**FROM:** Redevelopment Agency

**SUBJECT:** Thermal Fire Station #39 Project

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

- 1) Make the following findings in accordance with Section 33445 of the Health and Safety Code:
  - a) The proposed Thermal Fire Station Project is of primary benefit to the Thermal Sub-Area of the Desert Communities Project Area (DCPA);
  - b) No other reasonable means of financing the project are available to the community, as the Thermal community is low-income without private interest or funding for the proposed fire station;
  - c) The proposed fire station will assist in the elimination of physical and economic blight by providing essential public facilities necessary to improve public safety; and
  - d) The proposed fire station is consistent with the Redevelopment Implementation Plan for the DCPA.
- 2) Adopt the Mitigated Negative Declaration (MND) RDA/CEQA 2008-03 and the Mitigation Monitoring Program (MMP) for the Thermal Fire Station #39;

**BACKGROUND:** (Continued on Page 2)

*Robert Field*

Robert Field  
Executive Director

**FINANCIAL DATA**

Current F.Y. Total Cost:	\$ 5,200,000	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:** Development Impact Fees Eastern Coachella Valley Area Plan Fire Facilities Fund \$3,000,000; Desert Communities Project Area Redevelopment Agency Capital Improvement Funds - balance

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

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

APPROVE

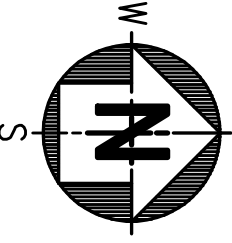
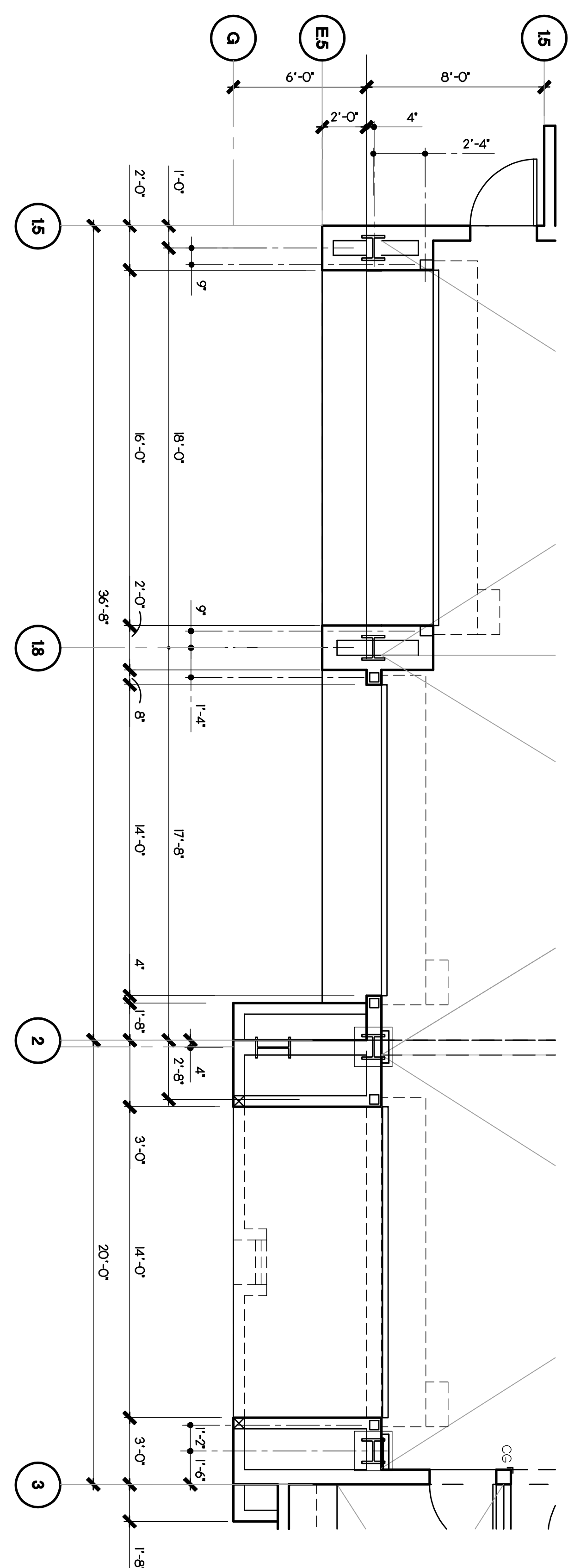
BY: *Jennifer L. Sargent*  
Jennifer L. Sargent

County Executive Office Signature

FISCAL PROCEDURES APPROVED  
 ROBERT E. BYRD, AUDITOR-CONTROLLER  
 BY: *Susana Garcia-Bocanegra* 12/15/09  
 SUSANA GARCIA-BOCANEGRA  
 Departmental Concurrence

FORM APPROVED COUNTY COUNSEL  
 BY: *Marshall L. Victor* 12/14/09  
 MARSHALL L. VICTOR  
 DATE

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

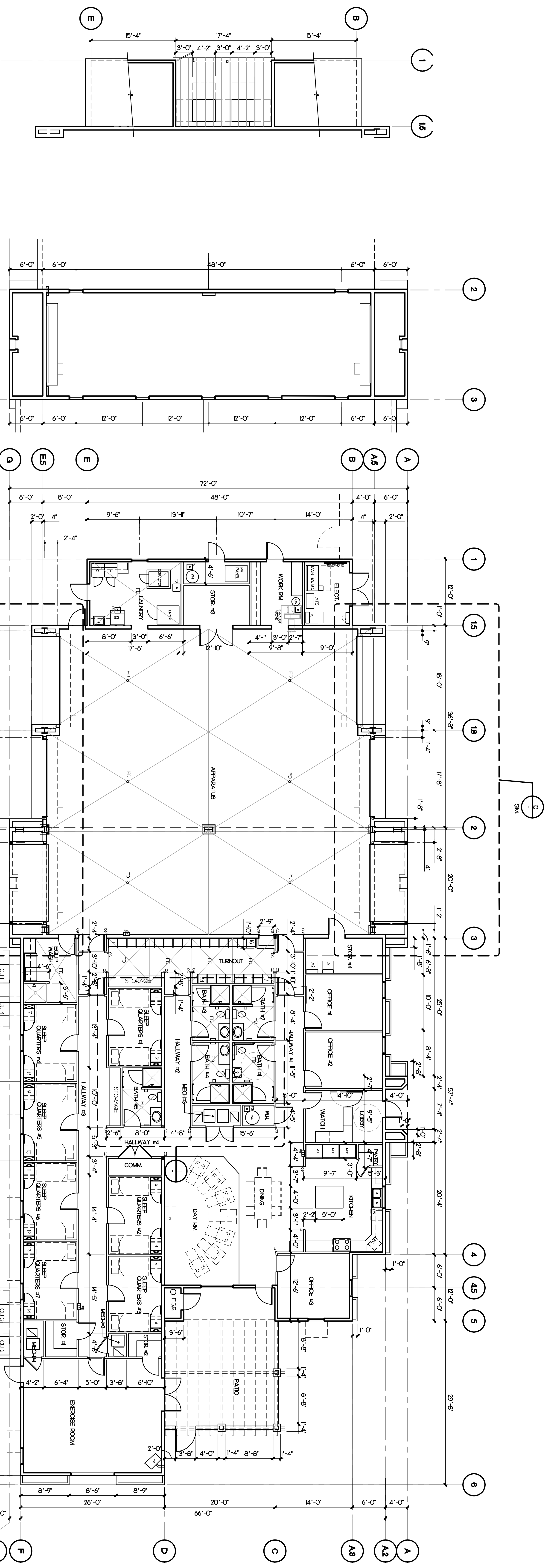
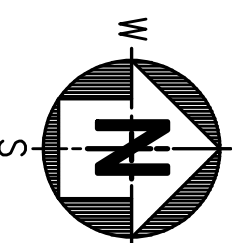
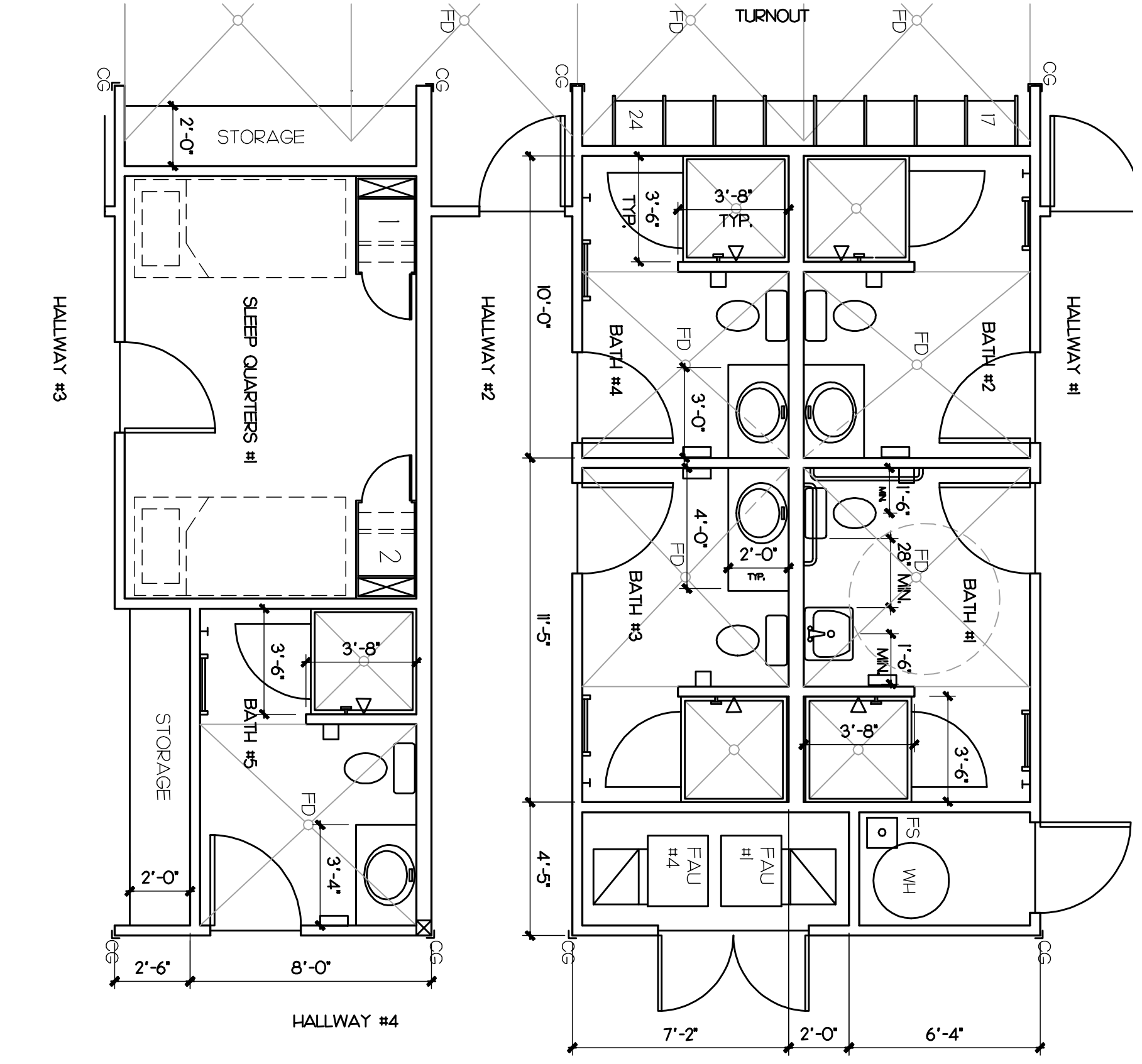


PARTIAL ENLARGED FLOOR PLAN-APPARATUS

SCALE: 1/2"=1'-0"

PARTIAL ENLARGED FLOOR PLAN-BATHROOMS

SCALE: 1/2"=1'-0"



HIGH PLAN / EVAP COOLERS

HIGH PLAN / APPARATUS

DIMENSION FLOOR PLAN

SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"





**BACKGROUND:** (Continued)

- 3) Approve the Thermal Fire Station #39 Project;
- 4) Approve the Plans and Specifications for the construction of the proposed Thermal Fire Station;  
and
- 5) Authorize the Clerk of the Board to advertise the Notice Inviting Bids for the construction of the Project.

The Redevelopment Agency for the County of Riverside has identified the need to expand the Public Safety services for the community of Thermal. The construction of the Thermal Fire Station #39 will improve the safety and function for the community of Thermal and ultimately enhance the viability of the DCPA. The scope of the project includes the construction of a new 3-bay, seven bed facility with a total floor area of approximately 8,900 sq. ft.

The plans and specifications for the project have been completed and the preliminary construction estimate for the project is \$5,200,000. Funding for the construction of this replacement fire station has been identified from two sources; Development Impact Fees (DIF) – Fire Facilities Funds and RDA Capital Improvement Funds. Currently \$3,000,000 has been allocated for the construction from DIF Fire Facilities Fund and any gap funding required will come from RDA funds once the project is bid and the budget is developed. The County General Fund will not be impacted by the construction of the project.

In compliance with the California Environmental Quality Act (CEQA) an environmental assessment of the impacts of the construction of the fire station were reviewed. Based on Initial Study RDA/CEQA 2008-03 two potentially significant impacts were 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 MND and MMP have been prepared for adoption by the Board of Directors.

County Counsel has reviewed and approved the bid documents as to form, therefore, staff recommends that the Board adopt the Mitigated Negative Declaration and Mitigated Monitoring Program, approve the Project, approve the Plans and Specifications for the Thermal Fire Station and authorize the Clerk of the Board to advertise the Notice Inviting Bids.

Attachments:  
Mitigated Negative Declaration with Initial Study  
Mitigated Monitoring and Reporting Program  
Notice Inviting Bids

RF:LB:CAC:AER:JAT:AC  
S:\EDA Administration\Araceli's Folder\Thermal Fire Station\2009.11.23RDA-F11MNDandMMPTThermalFireJoaquin.doc

NOV 25 2009

LARRY W. WARD, CLERK  
M. Meyer  
Deputy

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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 following location:

Riverside County Economic Development Agency  
44-199 Monroe Street, Suite B  
Indio, CA 92201.

Comments regarding the determination may be directed to the Economic Development Agency (Attention: Joaquin Tijerina, Project Manager) no later than 9:00 am, December 14, 2009.

The Mitigated Negative Declaration will be considered by the Riverside County Board of Supervisors at its December 15, 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, 1<sup>st</sup> 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 hearing date. The final decision will be mailed to anyone requesting such notification.

**Project Description and Location**

The Initial Study RDA/CEQA 2008-03, for the project titled "Thermal Fire Station #39" has been completed. The project is the construction of an approximate 8,900 square foot fire station on the southwest corner of Avenue 58 and Polk Street in the unincorporated Riverside County community of Thermal, California.

Please direct all questions regarding this notice to Joaquin Tijerina at (760) 863-2529.

COUNTY OF RIVERSIDE  
DECLARATION  
NOV 25 2009  
CLERK

# MITIGATED NEGATIVE DECLARATION

**Initial Study Number:**

RDA/CEQA -2008-03

**Project Title:**

Thermal Fire Station #39

**Project Applicant:**

Redevelopment Agency for the County of Riverside

**Telephone Number:**

(760) 863-2552

**Project Location:**

The Project is located at the southwest corner of Polk Street at Avenue 58 in the Northwest corner of Section 28, Township 6 South, Range 8 East, San Bernardino Base Meridian within the Jacqueline Cochrane Regional Airport Boundary, in the unincorporated Riverside County community of Thermal, California and more specifically described as Assessor's Parcel Number: 759-100-005.

**Project Description:**

Project consists of the construction of a 8,900 square foot, 3 bay, urban fire station of wood frame and stucco construction with ancillary parking lot, curb, gutter and sidewalk on approximately two acres within the community of Thermal, California.

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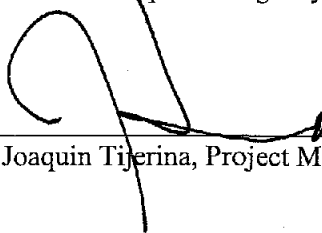
## FINDING

The Redevelopment Agency for the County of Riverside 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 Initial Study RDA/CEQA-2008-03. The Initial Study is available for review during normal business hours (7:30 a.m. to 5:30 p.m. Monday thru Thursday) at the County of Riverside Economic Development Agency, 44-199 Monroe Street, Suite B, Indio, CA 92201, Telephone (760) 863-2552.

**Prepared By:**

  
Joaquin Tijerina, Project Manager

**Date:**

11-23-09

**NOTICE**

The public is invited to comment on the Draft 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 Initial Study RDA/CEQA-2008-03, 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 of the Mitigated Negative Declaration:

Date: December 15, 2009  
Time: 09:00 a.m., or as soon thereafter as possible  
Location: Board of Supervisors Hearing Room, 1<sup>st</sup> Floor  
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 Joaquin Tijerina, Project Manager  
44-199 Monroe Street, Suite B  
Indio, California 92201

**Please Note:** All written comments regarding the Mitigated Negative Declaration must be received by no later than 9:00 a.m. on December 15, 2009 at the Redevelopment Agency. Thereafter, comments can be submitted to the Clerk of the Board of the Supervisors prior to or during the public hearing at 09:00 a.m. on December 15, 2009.

**THERMAL FIRE STATION  
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 insures adequate implementation of mitigation for the following potential impacts:

**Air Quality and Cultural Resources**

The development of the proposed fire station may result in impacts to air quality related to construction activities, construction equipment and transportation/traffic and cultural resources during earthmoving operations.

**Air Quality**

Table 1 identifies the Air Quality mitigation measures for the Thermal Fire Station #39 Project and identifies the parties responsible for implementing and monitoring the mitigation measures, as well as the timing of the mitigations.

**Table 1**

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

## Cultural Resources

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

Table 2 identifies the Cultural Resources mitigation measures for the Thermal Fire Station #39 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(RDA)	RDA
<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	RDA
<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	RDA
<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

No. RDA/CEQA-2008-03

for Thermal Fire Station #39

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

1. **Project title:**

Thermal Fire Station #39

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

Redevelopment Agency for the County of Riverside  
1325 Spruce Street, Suite 400, Riverside, CA 92501

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

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

4. **Project location:**

As shown in Figure(s) 1 and 2, the subject property is located at the southwest corner of Polk Street at Avenue 58 in the Northwest corner of Section 28, T6S R8E, San Bernardino Base Meridian within the Jacqueline Cochrane Regional Airport Boundary just south of the community of Thermal.

Portion of Assessor's Parcel Number: 759-100-005

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

Redevelopment Agency for the County of Riverside  
1325 Spruce Street, Suite 400, Riverside, CA 92501

6. **General plan designation:**

PF: Public Facilities

7. **Zoning:**

M-SC: Manufacturing-Service 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.)

As shown in Figure 3, the project proposes construction of a 8,900 square foot Fire Station. The project would serve to relocate an existing fire station, currently located at 56925 Higgins Drive, on the north side of the Jacqueline Cochran Regional Airport. There will be three full time employees to start with and capacity to expand to eight employees in the future. Equipment will include two fire engines and a water tender (water truck). Future plans may include:

A) Ladder Truck

B) Aircraft Fire Rescue Truck

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

To the south-vacant land

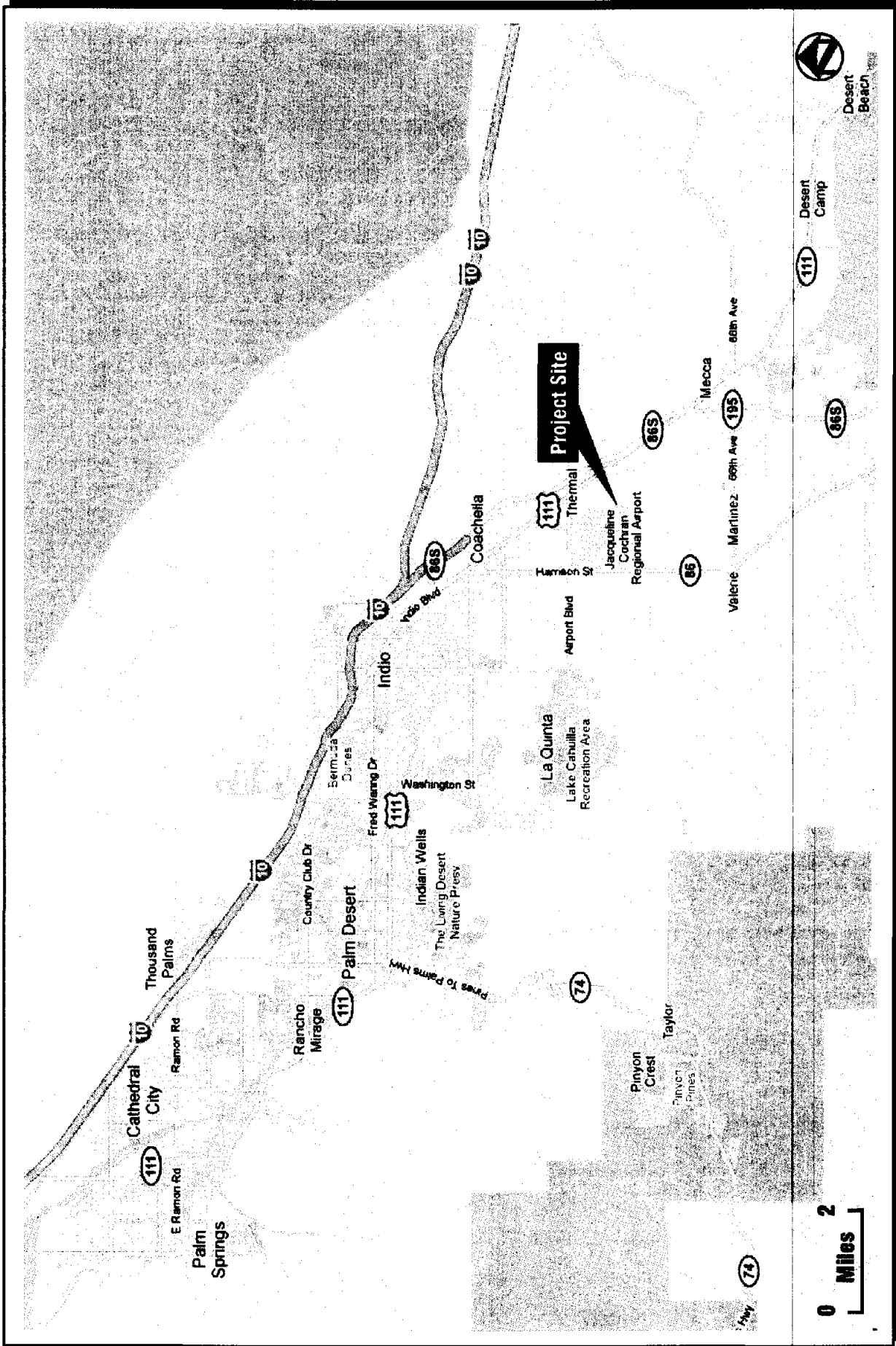
To the north- vacant land

To the west-Jacqueline Cochrane Regional Airport

To the east-agriculture

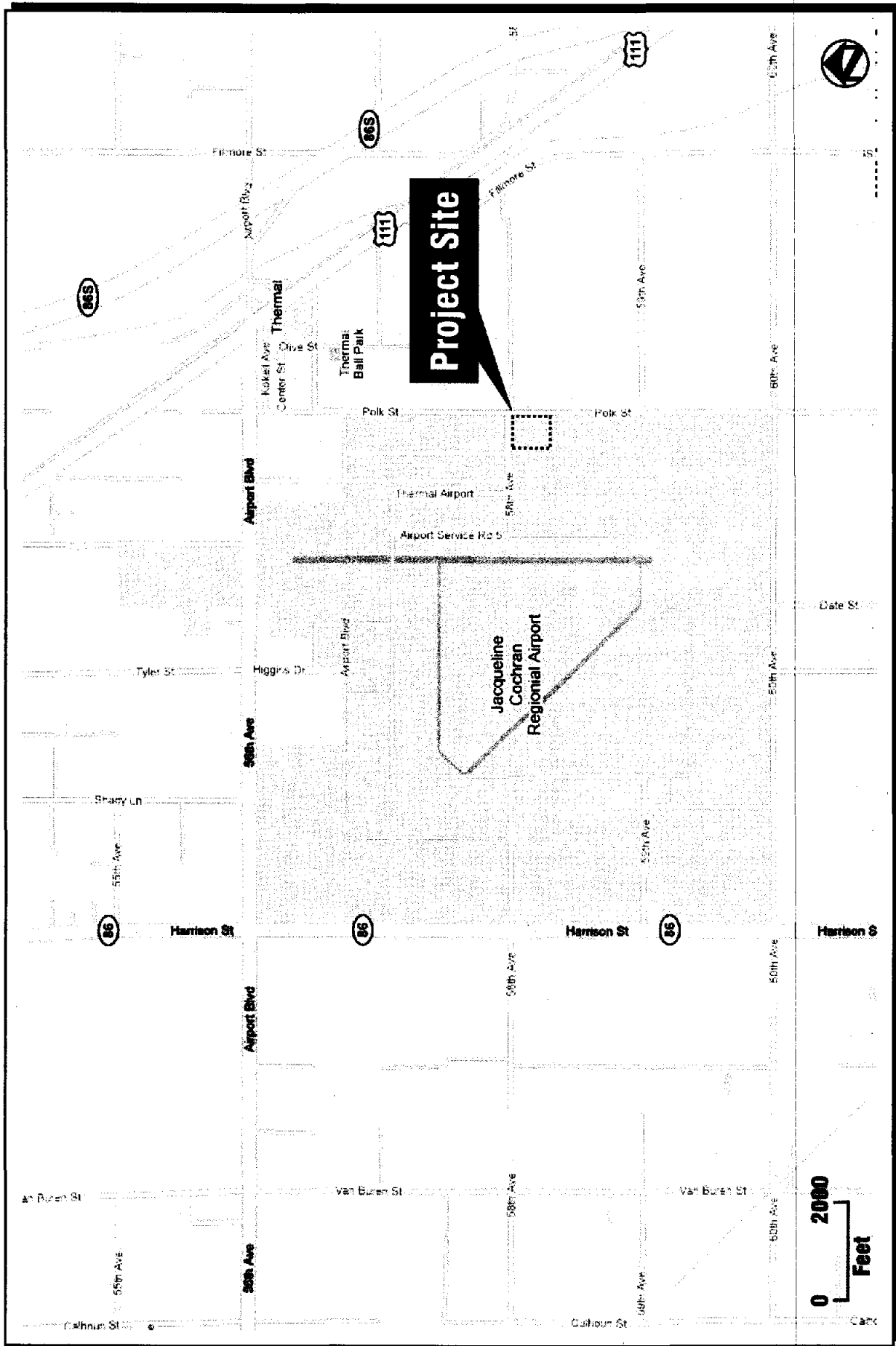
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

Riverside County Transportation Land Management Agency, South Coast Air Quality Management District;  
Regional Water Quality Control Board, Coachella Valley Water District



Map Source: Google 2008

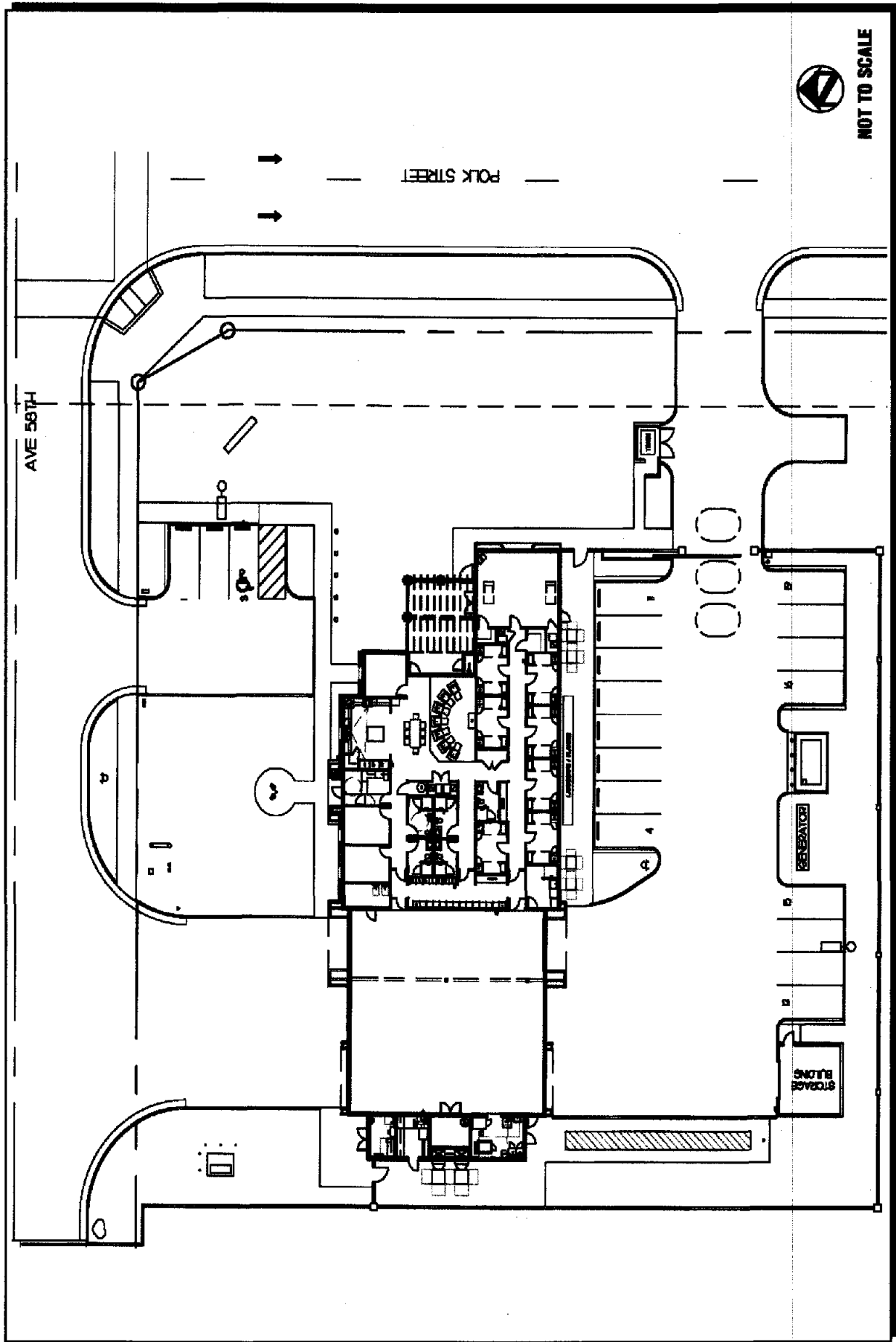
Thermal Fire Station - Mitigated Negative Declaration  
Regional Map



Map Source: Google 2008

**FIGURE 2**

**Thermal Fire Station - Mitigated Negative Declaration  
Vicinity Map**



Map Source: STK Architects

Thermal Fire Station - Mitigated Negative Declaration  
Site Plan

FIGURE  
3

**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

11.24.09  
\_\_\_\_\_  
Date

Joaquin Tijerina  
Printed Name

Redevelopment Agency for the County of Riverside  
For

## 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. <b>AESTHETICS</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 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 south and north. The site itself consists mostly of saltbush scrub and weedy non-native species as described in the biological assessment (Section IV, below). 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 removing illegally dumped debris and weedy non-native plants and replacing it with more 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 site is within the Jacqueline Cochran Regional Airport boundary and as such is labeled as "Other Land" on the farmland map prepared by the California Resources Agency. Other Lands are not considered suitable for agricultural production. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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:

During construction, the site will be graded and may temporarily become a source of blowsand and fugitive dust. During construction, vegetation and debris will be removed from the site as part of the grading process which may create a slight increase in airborne 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 fire station, nor is it anticipated that dirt be removed from the site or that fill dirt will be added to the site.

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.

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:

An intensive plant and animal survey was conducted on the approximately 3-acre site located in the community of Thermal, Riverside County, California. The project site lies within the widespread saltbush scrub community, and 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 during the site reconnaissance surveys. Grading and development of the site will have no direct or indirect adverse impacts upon biological resources. The project site lies outside the mitigation fee area of the threatened Coachella Valley fringe-toed lizard and is not within a conservation area of the proposed Coachella Valley Multiple Species Habitat Conservation Plan. 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): *General Biological Resources Assessment, Thermal Fire Station*, James W. Cornett, Ecological Consultants, June 23, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

A cultural resources study was conducted for the project to determine whether the project could have an adverse effect on any historical/ archaeological resources that may exist in or around the project area. The study entailed a records search, historical background research, contacting Native American representatives, and conducting a systematic field survey. During the field investigations, the entire project area was closely inspected for any evidence of human activities dating to the prehistoric or historic periods, but none was found. No buildings, structures, objects, sites, features, or artifacts more than 50 years of age were encountered during the field survey. The records search indicated no recorded historical/archaeological sites in the immediate vicinity of the project area. Historical sources consulted for this study indicate that the project area is low in sensitivity for cultural resources from the historic period. Although no records of Native American cultural resources are identified in the vicinity of the project area, the Native American Heritage Commission recommended that local Native American groups be contacted for further information. Only one of the 12 groups that were contacted responded and made the recommendation that a qualified archaeologist be on site during any ground-disturbing activities.

Mitigation:

If buried cultural materials are 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.

Monitoring: Redevelopment Agency for the County of Riverside.

Source(s): Phase I Archaeological Assessment, Thermal Fire Station #39, CRM TECH, June 23, 2008.

VI. <b>GEOLOGY AND SOILS.</b> -- 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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:**

VI (a)(i): According to Figure 4.10.1, the project area is not in an Alquist-Priolo Earthquake Fault Zone. VI (a)(ii): The project site is in the vicinity of the San Andreas fault zone (approx. 5 miles east) and the San Jacinto Fault Zone (approx. 20 miles southwest). VI (a)(iii): According to Figure 4.10.3, the project area is in a high susceptibility zone for liquefaction. VI (a)(iv): According to Figure 4.10.4, 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. VI (b): 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. VI (c): The project site is in an area of documented subsidence (Fig. 4.10.5) and high liquefaction potential. VI (d) The project will incorporate the California Building Code (CBC) seismic design parameters in construction of on site structures, which will ensure potential geological hazards, including expansive soils, would have a less than significant impact on life or property. VI (e). The project will not use septic systems. Coachella Valley Water District sewer service will be extended to the site. 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.

**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; Soil Survey of Riverside County, California-Coachella Valley Area by USDA; Special Publication 42, Division of Mines & Geology.

**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?

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, 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 1000 gallon above ground diesel fuel tank located opposite the rear bay doors 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 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 Jacqueline Cochran Regional Airport, a general aviation public airport operated by the County of Riverside. As shown on Map JC-1 of the RCALUCD, the project site is within Zone D of the Airport Influence Area Boundary for Jacqueline Cochran Regional 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 Fire Station 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

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

According to Figure 12 in the Eastern Coachella Valley Area Plan, 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. Water and sewer service is not currently extended to the site but is proposed to be provided by the Coachella Valley Water District. A 24" water line and 21" sewer line are currently in the design stage to increase capacity for Thermal area in general and east side of the airport including the proposed fire station. Coachella Valley Water District, as the flood control agency for the area, requires that all development retain storm water runoff on-site. Housing is not a component of the fire station 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, a copy of the site plan will be submitted to the Coachella Valley Water District for review and comment.

Monitoring:

Coachella Valley Water District, Riverside County Transportation Land Management Agency.

Source(s):

Flood Hazard Map, Riverside County General Plan (Eastern Coachella Valley Area Plan). Riverside County TLMA GIS.

**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 approximately 3/4 mile south of the community of Thermal and 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:

Riverside County Transportation Land Management Agency

Source(s):

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

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. <b>NOISE.</b> -- Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 Jacqueline Cochrane Regional Airport which is below the County standard of 70 CNEL for commercial businesses and 75 CNEL for industrial land uses. The proposed fire station may expose people in the community to occasional siren noise from emergency vehicles, but 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 fire station facility 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 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 would relocate an existing fire station, currently located at 56925 Higgins Drive, on the north side of the Jacqueline Cochran Regional Airport boundary to the proposed site. The project is planned to improve fire protection in the community and is not expected to result in any additional needs for 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 which are simply being relocated from the current fire station on the north side of the airport to the subject property. 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 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:

Coachella Valley Water District will provide both water and sewer service to the site. Operation of the fire station at the site is not expected to substantially diminish the capacity of these services. Planned expansion of water and sewer will benefit the community of Thermal. The project will not result in a substantial increase in impermeable surfaces such that an expansion of drainage facilities would be required. Coachella Valley Water District, as the flood control agency for the area, requires that all development retain storm water runoff on-site. Since the project is simply a relocation of an existing facility, it would not result in a substantial increase in solid waste disposal needs. The project would comply with all federal, state and local statutes regarding solid waste.

Mitigation:

None required.

Monitoring:

None required.

Source(s):

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

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 affects 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.