

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

534



**FROM:** Redevelopment Agency

**SUBMITTAL DATE:**  
January 11, 2012

**SUBJECT:** Mecca Senior Center Project - Adopt Mitigated Negative Declaration

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

1. Make the following findings:
  - a. That there is no substantial evidence that the project will have a significant effect on the environment; and
  - b. That the Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis.
2. Adopt Mitigated Negative Declaration (State Clearinghouse Number 2011081045) and the Mitigation Monitoring and Reporting Program for the Mecca Senior Center Project.

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

Robert Field  
Executive Director

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2011/12

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

**SOURCE OF FUNDS:** N/A

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

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

APPROVE

**County Executive Office Signature**

**MINUTES OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY**

On motion of Supervisor Tavaglione, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Date: January 24, 2012  
 xc: RDA

Kecia Harper-Ihem  
 Clerk of the Board  
 By: Deputy

FORM APPROVED BY COUNTY COUNSEL  
 BY: ANITA C. WILLIS  
 DATE: 1-12-12  
 Departmental Concurrence

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



**BACKGROUND:**

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

The Redevelopment Agency authorized the acquisition and relocation of businesses and residents of 17 parcels in the Mecca Downtown for the purpose of developing a Senior Center. Two of these parcels may be acquired after the environmental review is complete. These parcels represent a  $\frac{3}{4}$  block which is the preferred location for the Mecca Senior Center project. The site further identified as 91196 66<sup>th</sup> Avenue; northeast corner of 66<sup>th</sup> Avenue and Hammond Road. The site is clear of structures and ready for development.

The environmental review for the development of the 17 parcels acquired for redevelopment purposes has been completed in compliance with the California Environmental Quality Act (CEQA). Based on the Initial Study it is found that there is no significant effect on the environment, with incorporation of the mitigation measures recommended, caused by the project. A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared for adoption by the Board of Directors.

**Attachments:**

Notice of Intent to Adopt a Mitigated Negative Declaration  
Final Initial Study  
Mitigation Monitoring & Reporting Plan  
Proof of Publication



Notice of Determination

To:

Office of Planning and Research
For U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St.
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Riverside
Address: 4080 Lemon Street, 1st Floor
Riverside, CA 92502-2204

From:

Public Agency: Redevelopment Agency for the County of Riverside
Address: 3403 10th Street, 4th Floor
Riverside, CA 92501
Contact: Vikki Kuntz
Phone: (951) 955-0166

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2011081045

Project Title: Mecca Senior Center Project

Project Location (include county): Community of Mecca, Riverside County, California

Project Description:

The proposed project consists of construction and operation of a senior/community center approximately 17,000 square feet in size on a 1.9-acre property.

This is to advise that the County of Riverside has approved the above described project on
Lead Agency or Responsible Agency

and has made the following determinations regarding the above described project:
(Date)

- 1. The project [X]will [ ]will not] have a significant effect on the environment.
2. [ ] An Environmental Impact Report and Addendum were prepared for this project pursuant to the provisions of CEQA.
[X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X]were [ ]were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not] adopted for this project.
5. A statement of Overriding Considerations [ ] was [X] was not] adopted for this project.
6. Findings [X]were [ ] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: 3403 10th Street, 4th Floor, Riverside, CA 92501

Signature (Public Agency) Title

Date Date Received for filing at OPR

JAN 24 2012 4.2



The Desert Sun  
750 N Gene Autry Trail  
Palm Springs, CA 92262  
760-778-4578 / Fax 760-778-4731

legals@thedesertsun

State Of California ss:  
County of Riverside

Advertiser:

RIVERSIDE COUNTY ECONOMIC  
44199 MONROE ST STE B  
INDIO CA 922013

2000274387

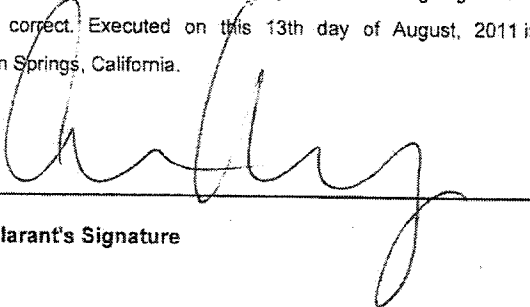
I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Newspaper: The Desert Sun

8/13/2011

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 13th day of August, 2011 in Palm Springs, California.



Declarant's Signature

Certificate of Publication

PROJECT MGMT OFFICE

2011 AUG 17 AM 9:21

AM: VIKKI KUNTZ

No 2744  
**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the Redevelopment Agency for the County of Riverside (RDA) has completed an Initial Study for the proposed Mecca Senior Center Project in accordance with the California Environmental Quality Act, and will act as the lead agency. The proposed Mecca Senior Center project would be located on a 1.9-acre property (on the northeast corner of 66th Avenue and Hammond Road in the unincorporated community of Mecca, California. The site is currently vacant. Several design options are under consideration for the project, but the overall area of the site's buildings would total approximately 17,000 square feet, with 75 to 90 parking spaces. The senior center would contain a multipurpose hall, activity rooms, a lounge area, office space, and possibly a dialysis facility. On a typical day it is likely that up to 50 persons would visit the facility, with visitation levels reaching approximately 100 persons per day during special events. Approximately five persons would be employed at the facility. The project would also include the creation of a small outdoor park area to the west of the site across the existing Coahuilla Street. Coahuilla Street is currently blocked off from traffic and would be incorporated into the park area. The park would be landscaped with a desert plant palette, and would include a walkway and shaded seating areas.

Copies of the Draft Initial Study Mitigated Negative Declaration are on file and are available for public review at the Redevelopment Agency for the County of Riverside located at 3403 Tenth Street, 5th Floor, Riverside, CA 92501 and the Mecca Public Library located at 91-260 Avenue 66, Mecca, CA 92254 and are available for public review from August 12, 2011 through September 12, 2011. Any person wishing to comment on this matter must submit comments in writing or via email to Redevelopment Agency for the County of Riverside, Attn: Vikki Kuntz, Environmental Planner, 3403 Tenth Street, 5th Floor, Riverside, CA 92501 or vkuntz@rivcoeda.org by the close of the public review period. Comments of all Responsible Agencies are also requested. The Board of Directors (Board) will consider the project and the Draft Mitigated Negative Declaration. If the Board finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration. Therefore, the Board may make a decision on the project without the preparation of an Environmental Impact Report.

Published: 8/13/11







## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the Redevelopment Agency for the County of Riverside (RDA) has completed an Initial Study for the proposed Mecca Senior Center Project, in accordance with the California Environmental Quality Act, and will act as the lead agency. The proposed Mecca Senior Center project would be located on a 1.9-acre property (on the northeast corner of 66th Avenue and Hammond Road in the unincorporated community of Mecca, California. The site is currently vacant. Several design options are under consideration for the project, but the overall area of the site's buildings would total approximately 17,000 square feet, with 75 to 90 parking spaces. The senior center would contain a multipurpose hall, activity rooms, a lounge area, office space, and possibly a dialysis facility. On a typical day it is likely that up to 50 persons would visit the facility, with visitation levels reaching approximately 100 persons per day during special events. Approximately five persons would be employed at the facility. The project would also include the creation of a small outdoor park area to the west of the site across the existing Coahuilla Street. Coahuilla Street is currently blocked off from traffic, and would be incorporated into the park area. The park would be landscaped with a desert plant palette, and would include a walkway and shaded seating areas.

Copies of the Draft Initial Study Mitigated Negative Declaration are on file and are available for public review at the Redevelopment Agency for the County of Riverside located at 3403 Tenth Street, 5th Floor, Riverside, CA 92501 and the Mecca Public Library located at 91-260 Avenue 66, Mecca, CA 92254 and are available for public review from August 12, 2011 through September 12, 2011. Any person wishing to comment on this matter must submit comments in writing or via email to Redevelopment Agency for the County of Riverside, Attn: Vikki Kuntz, Environmental Planner, 3403 10th Street, 5th Floor, Riverside, CA 92501 or [vkuntz@rivcoeda.org](mailto:vkuntz@rivcoeda.org) by the close of the public review period. Comments of all Responsible Agencies are also requested. The Board of Directors (Board) will consider the project and the Draft Mitigated Negative Declaration. If the Board finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration. Therefore, the Board may make a decision on the project without the preparation of an Environmental Impact Report.



## MITIGATED NEGATIVE DECLARATION

**Project Name:** Mecca Senior Center Project, Mecca, County of Riverside, California

**State Clearinghouse Number:** 2011081045

**Lead Agency/Project Proponent:** Redevelopment Agency for the County of Riverside,

**Brief Project Description:** The Mecca Senior Center would be located on a 1.9-acre property on the northeast corner of 66th Avenue and Hammond Road in the unincorporated community of Mecca, California. See Exhibit 8 for a conceptual site plan of the proposed project. The site is currently vacant. Several design options are under consideration for the project, but the overall area of the site's buildings would total approximately 17,000 square feet, with 75 to 90 parking spaces. The senior center would contain a multipurpose hall, activity rooms, a lounge area, office space, and possibly a dialysis facility.

On a typical day it is likely that up to 50 persons would visit the facility, with visitation levels reaching approximately 100 persons per day during special events. Approximately five persons would be employed at the facility.

The project would also include the creation of a small outdoor park area to the west of the site across the existing Coahuilla Street. Coahuilla Street is currently blocked off from traffic, and would be incorporated into the park area. The park would be landscaped with a desert plant palette, and would include a walkway and shaded seating areas.

**Project Location:** 91196 66th Avenue, northeast corner of 66th Avenue and Hammond Road, in the unincorporated community of Mecca, Riverside County. Assessor Parcel Numbers 727-184-008, 727-184-009, 727-184-010, 727-184-011, 727-184-015, 727-184-016, 727-184-021, 727-184-024, 727-184-030, 727-184-031, 727-184-032, 727-184-033, 727-184-034, 727-184-035, 727-184-036, 727-184-037, and 727-184-038.

**Initial Study:** An Initial Study has been prepared in accordance with the California Environmental Quality Act in order to ascertain whether the proposed project may have a significant effect on the environment. A copy of the Initial Study is attached to this Mitigated Negative Declaration and is incorporated herein by reference. On the basis of this study, it is determined that the proposed action will have:

Either *no impact* or a *less-than-significant impact* on aesthetics, agricultural and forestry resources, resources, air quality and greenhouse gas emissions, biological resources, geology and soils, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems.

A *less-than-significant impact with mitigation* on cultural resources based upon incorporation of the following mitigation measures:

*CR-1:* If evidence of an archaeological site or other suspected historic resource is discovered during construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the County (Lead Agency) notified. The County shall retain a qualified archaeologist to assess the find, and to determine whether the resource requires further study. The qualified archeological personnel shall assist the County by generating measures to protect the discovered resources. Any previously undiscovered resources found during construction should be recorded on appropriate Department of Parks and Recreation (DPR) 523

forms to be filed at the Eastern Information Center and evaluated for significance under all applicable regulatory criteria.

*CR-2:* Prior to the commencement of ground-disturbing activities, a qualified paleontologist approved by the County of Riverside shall be retained to monitor all earth-moving activities for the purpose of identifying potentially significant paleontological resources. Full-time or part-time paleontological monitoring, as determined appropriate by the project paleontologist, shall occur until the project paleontologist has determined that the overall sensitivity of the project area has been reduced from high to low as a result of mitigation monitoring. In the event that the project paleontologist determines that the project area has low potential to yield paleontological resources, then all monitoring may cease. The monitor should be empowered to halt or divert earthmoving operations in the event that potentially significant paleontological resources are encountered. The monitoring program should be consistent with the provisions of CEQA and the Society of Vertebrate Paleontology. In the event that sediments are encountered that appear conducive to the preservation of microfossils, and said sediments are found to contain microfossils, then it may be necessary to remove bulk samples for future processing and analysis. The determination as to the need for the collection of bulk samples shall be at the discretion of the qualified paleontologist in accordance with applicable regulations and protocols in effect at the time of the activity.

*A less-than-significant impact with mitigation* on hazards and hazardous materials based upon incorporation of the following mitigation measure:

*HAZ-1:* Prior to the issuance of a grading permit, the County shall coordinate with the CRDEH and/or RWQCB to develop a cleanup plan that will remediate affected soils to contaminant levels that are below applicable thresholds established by the CRDEH and/or the RWQCB, whichever is more stringent. The remediation plan shall also include a human health risk assessment to evaluate the need for engineering controls to lessen potential impacts from vapor intrusion. The remediation plan shall be implemented to the satisfaction of the CRDEH and/or RWQCB prior to the issuance of a grading permit.

**Response to Comments Received on the Initial Study:** The Initial Study was circulated to the public for 30 days, beginning on August 12, 2011 and concluding on September 12, 2011. During that time, three comment letters were received, which are included with the attached Final Initial Study as Appendix D. Those comments are summarized and responded to herewith:

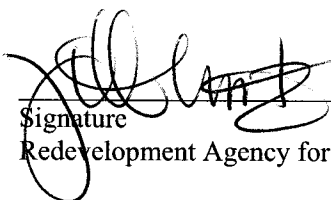
**Native American Heritage Commission:** The Commission provided its standard informational letter that lists specific CEQA issues that should be analyzed in the Initial Study. A listing of Native American contacts was also provided. **Response:** The comment is informational in nature and does not require a response. The County followed all applicable CEQA protocols when preparing the Initial Study. Native American tribes were contacted as per standard procedure. Responses received from the tribes were informational in nature and do not require a response.

**California Department of Transportation:** The Department indicated that the proposed project would be unlikely to result in any impacts to state transportation facilities. **Response:** The comment is informational in nature and does not require a response.

**Department of Toxic Substances Control:** The Department provided an informational letter that listed specific issues that should be analyzed in the Initial Study. **Response:** As indicated in Section VII(c) of the attached Final Initial Study, the proposed project site was evaluated for hazardous materials per established professional standards. One Recognized Environmental

Condition (REC) was detected during Phase 1 and Phase 2 Environmental Site Assessments of the site. Mitigation (see Mitigation Measure HAZ-1, above) was prescribed to mitigate this potential impact. It is the County's finding that the information contained in the Final Initial Study adequately addresses each of the issues presented in the Department's comment letter. Further response is not required.

**Finding:** The County finds, on the basis of the whole record before it, that there is no substantial evidence showing that the proposed project would have a significant effect on the environment, with incorporation of the mitigation measures recommended herein. This Initial Study and Mitigated Negative Declaration reflects the County's independent judgment and analysis.

  
\_\_\_\_\_  
Signature  
Redevelopment Agency for the County of Riverside

9-22-2011  
\_\_\_\_\_  
Date

ENVIRONMENTAL PLANNER  
\_\_\_\_\_  
Title

Vikki Kuntz  
\_\_\_\_\_  
Printed Name



# **Mitigation Monitoring and Reporting Plan**

## **Mecca Senior Center Project Community of Mecca, Riverside County, California**

**County of Riverside**  
Redevelopment Agency  
3403 10<sup>th</sup> Street, 4<sup>th</sup> Floor  
Riverside, CA 92501  
951-955-0166

Contact: Vikki Kuntz, Environmental Planner

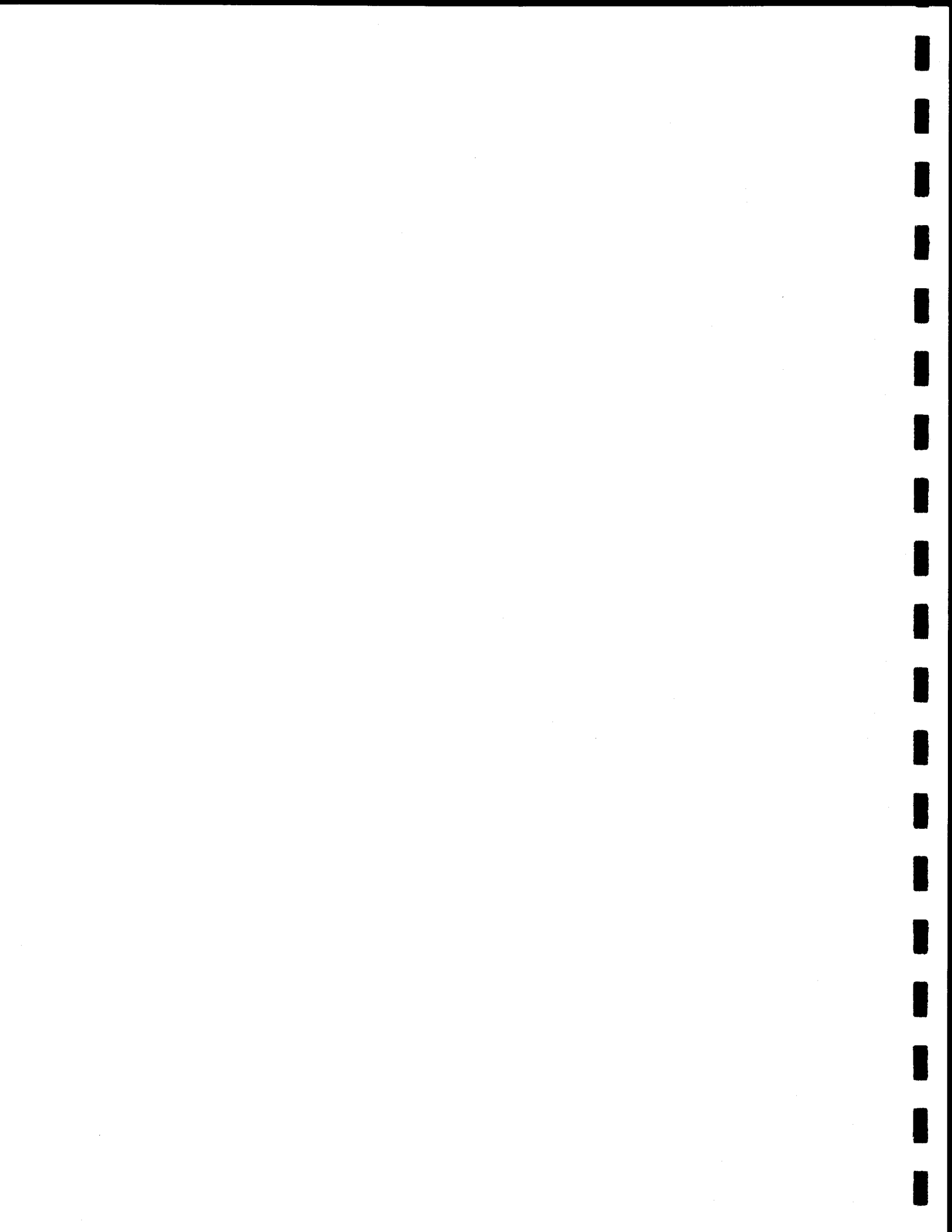
Prepared By:

# **ATKINS**

475 Sansome Street, Suite 2000  
San Francisco, California 94111  
415-813-5163

Contact: Luke Evans, Senior Project Manager

**September 15, 2011**





	Mitigation Measure	Method of Verification of Completion	Timing of Verification	Responsible for Verification	Status/Date/Initials
CR-1	<p>If evidence of an archaeological site or other suspected historic resource is discovered during construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the County (Lead Agency) notified. The County shall retain a qualified archaeologist to assess the find, and to determine whether the resource requires further study. The qualified archeological personnel shall assist the County by generating measures to protect the discovered resources. Any previously undiscovered resources found during construction should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms to be filed at the Eastern Information Center and evaluated for significance under all applicable regulatory criteria.</p>	<p>Assessment of relevant areas by a qualified archaeologist</p>	<p>Ongoing throughout construction activities</p>	<p>Redevelopment Agency for the County of Riverside</p>	
CR-2	<p>Prior to the commencement of ground-disturbing activities, a qualified paleontologist approved by the County of Riverside shall be retained to monitor all earth-moving activities for the purpose of identifying potentially significant paleontological resources. Full-time or part-time paleontological monitoring, as determined appropriate by the project paleontologist, shall occur until the project paleontologist has determined that the overall sensitivity of the project area has been reduced from high to low as a result of mitigation monitoring. In the event that the project paleontologist determines that the project area has low potential to yield paleontological resources, then all monitoring may cease. The monitor should be empowered to halt or divert earthmoving operations in the event that potentially significant paleontological resources are encountered. The monitoring program should be consistent with the provisions of CEQA and the Society of Vertebrate Paleontology. In the event that sediments are encountered that appear conducive to the preservation of microfossils, and said sediments are found to contain microfossils, then it may be necessary to remove bulk samples for future processing and analysis. The determination as to the need for the collection of bulk</p>	<p>Assessment of relevant areas by a qualified paleontologist</p>	<p>Ongoing throughout grading and site preparation activities, or until qualified paleontologist determines that monitoring is no longer warranted</p>	<p>Redevelopment Agency for the County of Riverside</p>	

	Mitigation Measure	Method of Verification of Completion	Timing of Verification	Responsible for Verification	Status/Date/Initials
HAZ-1	<p>samples shall be at the discretion of the qualified paleontologist in accordance with applicable regulations and protocols in effect at the time of the activity.</p> <p>Prior to the issuance of a grading permit, the County shall coordinate with the CRDEH and/or RWQCB to develop a cleanup plan that will remediate affected soils to contaminant levels that are below applicable thresholds established by the CRDEH and/or the RWQCB, whichever is more stringent. The remediation plan shall also include a human health risk assessment to evaluate the need for engineering controls to lessen potential impacts from vapor intrusion. The remediation plan shall be implemented to the satisfaction of the CRDEH and/or RWQCB prior to the issuance of a grading permit.</p>	Acceptance of approved remediation plan	Prior to issuance of grading permit	Redevelopment Agency for the County of Riverside	



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

Notice is hereby given that the public agency named below has completed a Revised Initial Study of the following described project:

<b>Public Agency:</b>	County of Riverside Redevelopment Agency 3403 Tenth Street, 5 <sup>th</sup> Floor, Riverside, CA 92501
<b>Project Name:</b>	Mecca Senior Center Project, Community of Mecca, California
<b>Project Location:</b>	91196 66th Avenue, northeast corner of 66th Avenue and Hammond Road, in the unincorporated community of Mecca, Riverside County. See attached map.
<b>Project Description:</b>	<p>The proposed Mecca Senior Center would be located on a 1.9-acre property on the northeast corner of 66th Avenue and Hammond Road in the unincorporated community of Mecca, California. The site is currently vacant. Several design options are under consideration for the project, but the overall area of the site's buildings would total approximately 17,000 square feet, with 75 to 90 parking spaces. The senior center would contain a multipurpose hall, activity rooms, a lounge area, office space, and possibly a dialysis facility.</p> <p>On a typical day it is likely that up to 50 persons would visit the facility, with visitation levels reaching approximately 100 persons per day during special events. Approximately five persons would be employed at the facility.</p> <p>The project would also include the creation of a small outdoor park area to the west of the site across the existing Coahuilla Street. Coahuilla Street is currently blocked off from traffic, and would be incorporated into the park area. The park would be landscaped with a desert plant palette, and would include a walkway and shaded seating areas.</p>

An Initial Study was completed in accordance with the County's Guidelines implementing the California Environmental Quality Act (CEQA). This Initial Study was undertaken for the purpose of determining whether the project may have a significant effect on the environment. On the basis of such Initial Study, County Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the County.

- The Project site IS on a list compiled pursuant to Government Code section 65962.5.
- The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.
- The proposed project IS considered a project of statewide, regional or areawide significance.
- The proposed project IS NOT considered a project of statewide, regional or areawide significance.
- The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
- The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
- A scoping meeting WILL be held by the lead agency.
- A scoping meeting WILL NOT be held by the lead agency.

If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows: **No Scoping meeting will be held.**

Copies of the Revised Initial Study and Draft Negative Declaration/Mitigated Negative Declaration are on file and are available for public review at the following locations:

Mecca Public Library  
91-260 Avenue 66  
Mecca, CA 92254  
(760) 396-2363

Hours: Monday 10am-6pm; Tuesday 10am-6pm; Wednesday 10am-6pm; Thursday 10am-6pm;  
Friday closed; Saturday 10am-6pm; Sunday closed

County of Riverside  
Economic Development Agency  
3403 Tenth Street, 5th Floor  
Riverside, CA 92501  
(951) 955-0166  
Hours: Monday through Thursday,  
9am-4pm

**The public comment period for the project will be 30 days, beginning on Friday, August 12 and concluding on Monday, September 12, 2011. All comments received prior to the closing of the public comment period will be considered.**

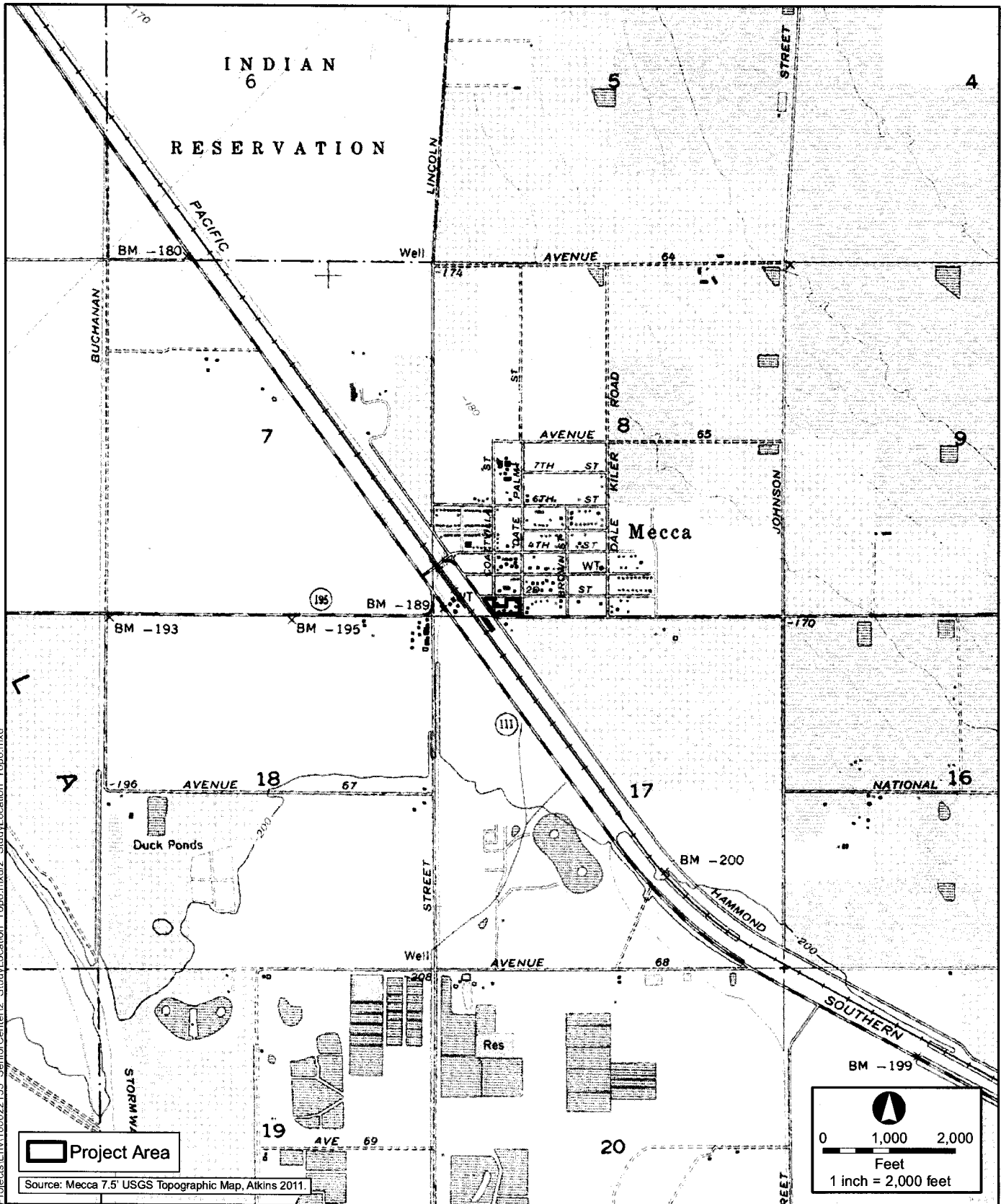
**Comments should be sent to:**

County of Riverside Economic Development Agency  
ATTN: Vikki Kuntz  
3403 Tenth Street, 5th Floor  
Riverside, CA 92501  
Comments will also be accepted via email at: [vkuntz@rivcoeda.org](mailto:vkuntz@rivcoeda.org)

Any person wishing to comment on this matter must submit such comments, in writing, to the Agency prior to this date. Comments of all Responsible Agencies are also requested.

The Board of Directors (Board) will consider the project and the Draft Mitigated Negative Declaration. If the Board finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration. Therefore, the Board may make a decision on the project without the preparation of an Environmental Impact Report.

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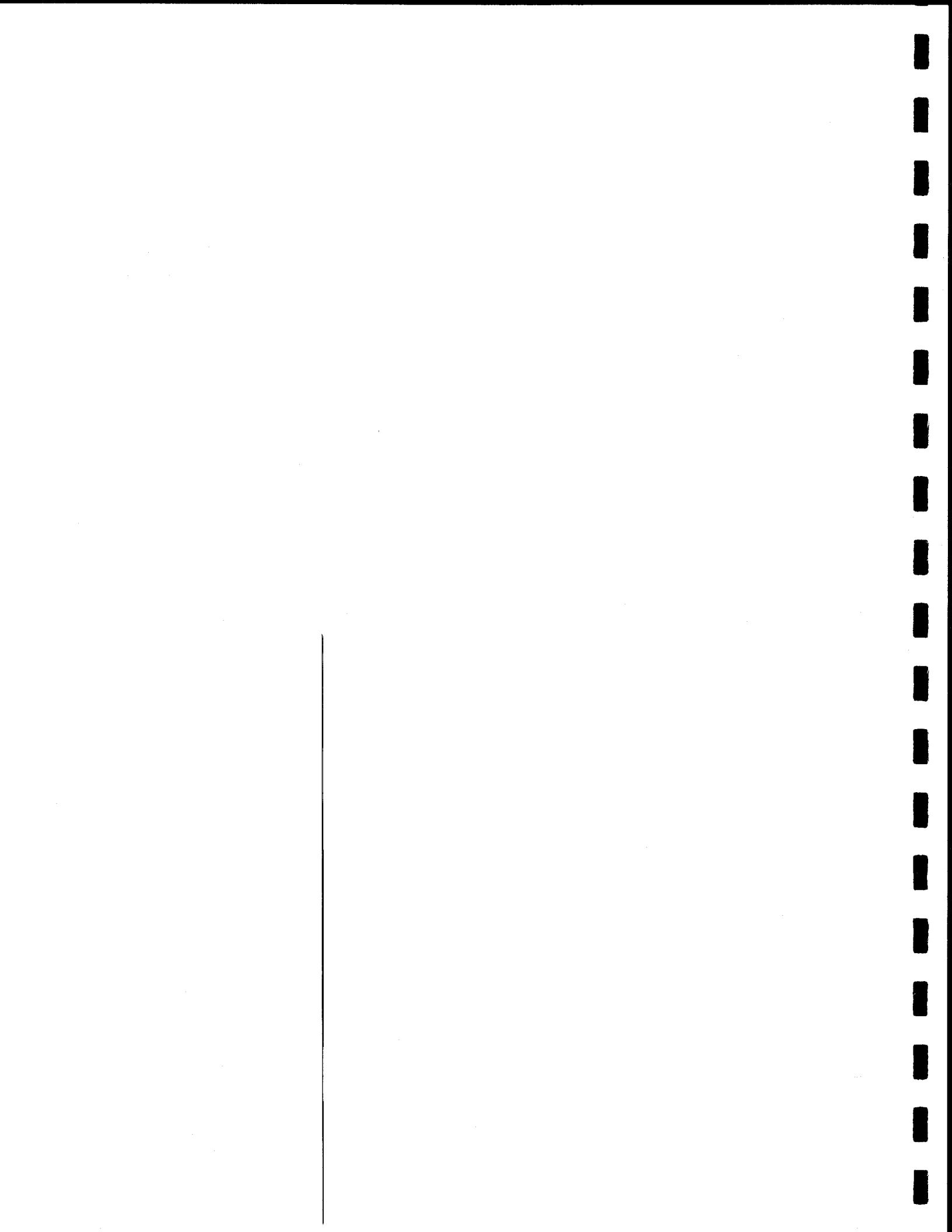
**ATKINS**

Local Vicinity USGS Map

County of Riverside

100022135

Mecca Senior Center Project Initial Study



**Final Initial Study  
Mecca Senior Center Project  
Community of Mecca, Riverside County,  
California**

State Clearinghouse Number 2011081045

**Project Location: 91196 66th Avenue, Mecca, California 92254**

Prepared For:

**Redevelopment Agency  
for the County of Riverside**  
3403 10<sup>th</sup> Street, 5<sup>th</sup> Floor  
Riverside, CA 92501  
951-955-0166

Contact: Vikki Kuntz, Environmental Planner

Prepared By:

**ATKINS**

475 Sansome Street, Suite 2000  
San Francisco, California 94111  
415-362-1500, extension 213

Contact: Luke Evans, Senior Project Manager

**September 15, 2011**





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## Chapter 1 Introduction

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Independently reviewed, analyzed and exercised judgment in making the determination, by the Redevelopment Agency for the County of Riverside on September 15, 2011, pursuant to Section 21082 of the California Environmental Quality Act (CEQA).

CEQA requires the preparation of an Initial Study (IS) when a proposal must obtain discretionary approval from a governmental agency and is not exempt from CEQA. The purpose of the IS is to determine whether or not a proposal, not exempt from CEQA, qualifies for a Negative Declaration (ND) or whether or not an Environmental Impact Report (EIR) must be prepared.

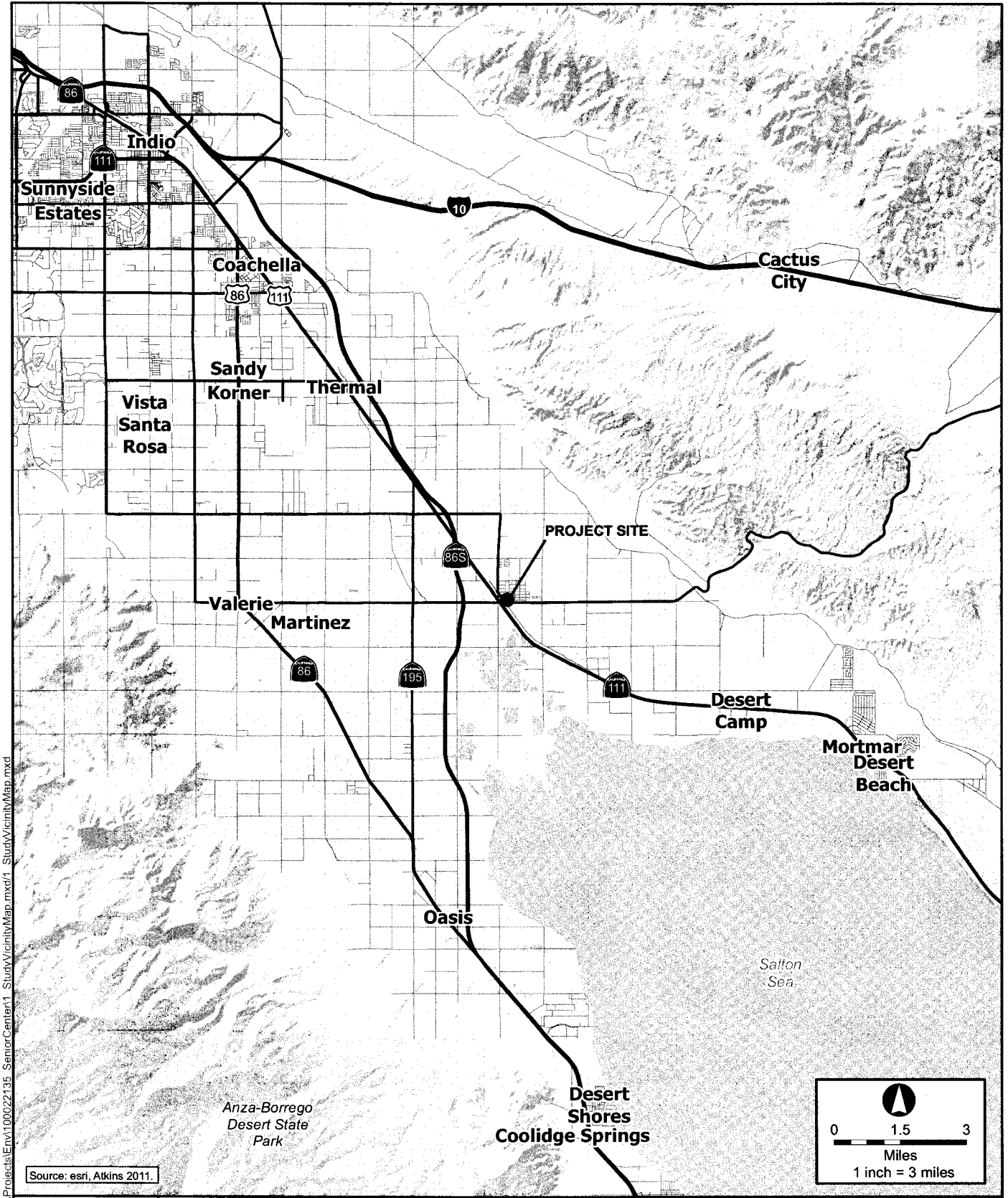
1. **Project Title:** Mecca Senior Center Project, Mecca, County of Riverside, California (State Clearinghouse Number 2011081045)
2. **Lead Agency Name:** Redevelopment Agency  
for the County of Riverside
3. **Address:** 3403 10th Street, 5th Floor  
Riverside, CA 92501
4. **Contact Person:** Vikki Kuntz, Environmental Planner  
951-955-8764
5. **Project Location:** 91196 66th Avenue, northeast corner of 66th Avenue and Hammond Road, in the unincorporated community of Mecca, Riverside County (see Exhibits 1 through 3).
6. **Geographic Coordinates of Project Site:** Approximate center of site: 33°34'11" North, 116°04'30" West (NAD83 datum).
7. **U.S. Geological Survey (USGS) Topographic Map:** Mecca 7.5-minute USGS Topographic Quadrangle (see Exhibit 2).
8. **Public Land Survey System:** Township 7 South, Range 9 East, Section 8.
9. **Thomas Guide Location:** Page 5592, grid F-7.
10. **Assessor Parcel Numbers (APNs):** 727-184-008, 727-184-009, 727-184-010, 727-184-011, 727-184-015, 727-184-016, 727-184-021, 727-184-024, 727-184-030, 727-184-031, 727-184-032, 727-184-033, 727-184-034, 727-184-035, 727-184-036, 727-184-037, and 727-184-038 (see Exhibit 4).
11. **General Plan Designation:** Commercial Retail (CR), Redevelopment Area.
12. **Description of Project:** The proposed Mecca Senior Center would be located on a 1.9-acre property on the northeast corner of 66th Avenue and Hammond Road in the unincorporated

community of Mecca, California. See Exhibit 8 for a conceptual site plan of the proposed project. The site is currently vacant. Several design options are under consideration for the project, but the overall area of the site's buildings would total approximately 17,000 square feet, with 75 to 90 parking spaces. The senior center would contain a multipurpose hall, activity rooms, a lounge area, office space, and possibly a dialysis facility.

On a typical day it is likely that up to 50 persons would visit the facility, with visitation levels reaching approximately 100 persons per day during special events. Approximately five persons would be employed at the facility.

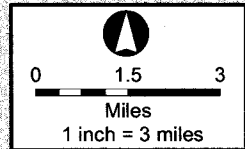
The project would also include the creation of a small outdoor park area to the west of the site across the existing Coahuilla Street. Coahuilla Street is currently blocked off from traffic, and would be incorporated into the park area. The park would be landscaped with a desert plant palette, and would include a walkway and shaded seating areas.

13. **Surrounding Land Uses and Setting:** The project site is located in the Eastern Coachella Valley Area Plan, and is within the Mecca Redevelopment Area. The project site consists of 17 APNs, all of which are vacant. A commercial retail complex lies immediately north of and adjacent to the project site. Another retail center lies further to the northwest of the site across 2nd Street. County facilities, including a fire station, sheriff's station, and health clinic lie to the east and southeast of the site, while a retail convenience store and a vacant property lie immediately to the south across 66th Avenue. The site is bounded by 2nd Street to the north, Date Palm Street to the east, 66th Avenue to the south, and Hammond Road to the west. State Highway 111 lies approximately 850 feet to the southwest of the site. See Exhibit 2 for an aerial overview of the project area, and Exhibits 5 through 7 for photographs of the project site.
14. **Other agencies whose approval is required (e.g., permits, finance approval, or participation agreement):** The Redevelopment Agency for the County of Riverside would review the proposed development plans.



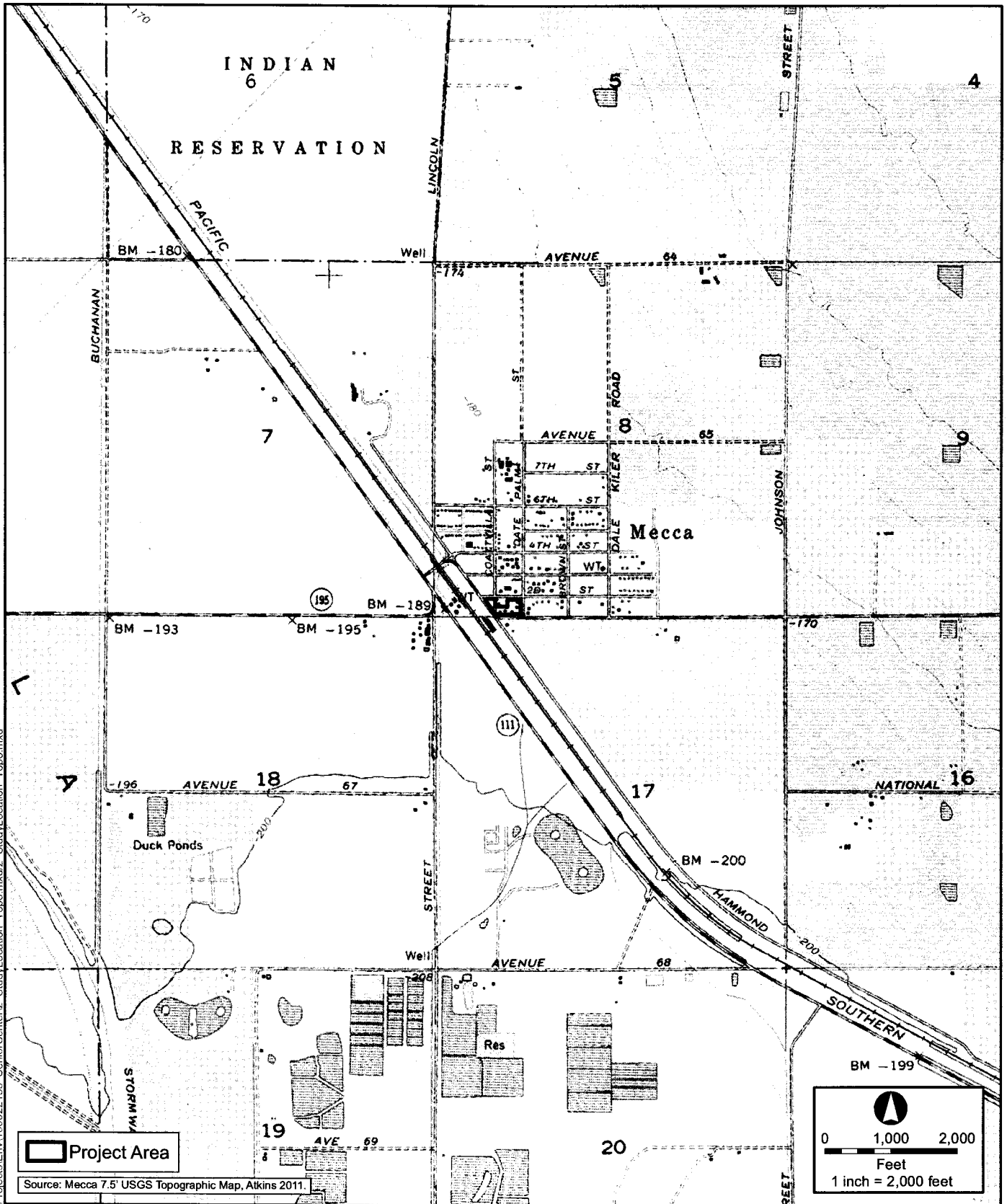
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Source: esri, Atkins 2011.



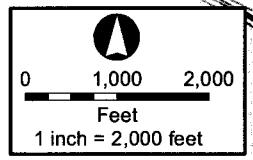
<b>ATKINS</b>	<p>EXHIBIT 1  <b>Regional Location Map</b></p> <hr/> <p>100022135</p>	<p>County of Riverside</p> <p>Mecca Senior Center Project Initial Study</p>
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Project Area

Source: Mecca 7.5' USGS Topographic Map, Atkins 2011.



**ATKINS**

EXHIBIT 2  
**Local Vicinity USGS Map**

100022135

County of Riverside

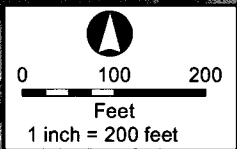
Mecca Senior Center Project Initial Study

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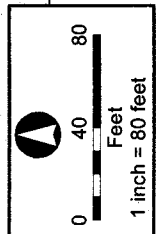
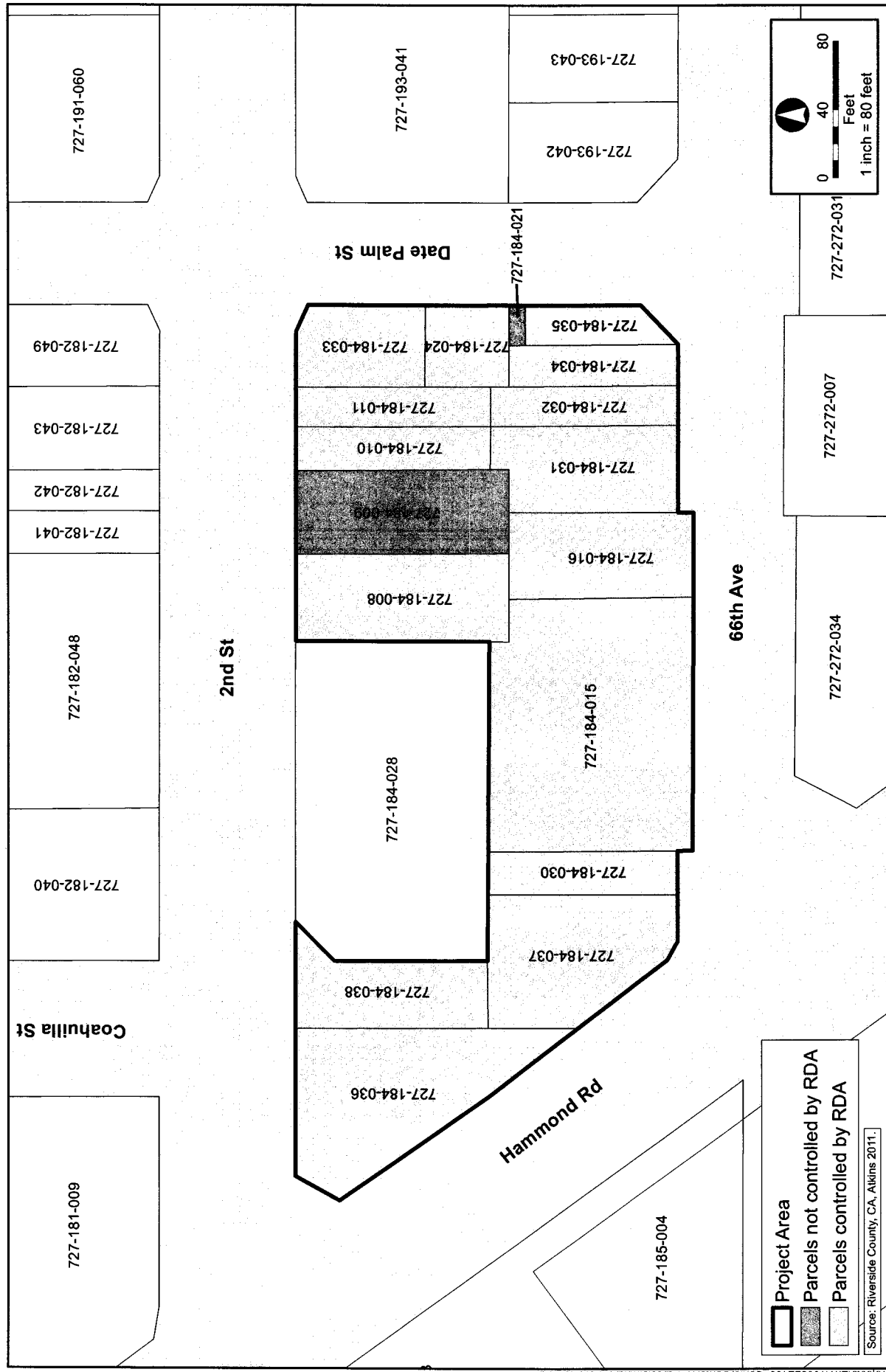





 Project Area

Source: esri, Atkins 2011.



<b>ATKINS</b>	EXHIBIT 3	County of Riverside
	<b>Local Vicinity Aerial Map</b>	
100022135	Mecca Senior Center Project Initial Study	



-  Project Area
-  Parcels not controlled by RDA
-  Parcels controlled by RDA

Source: Riverside County, CA, Atkins 2011.

County of Riverside  
Mecca Senior Center Project Initial Study

EXHIBIT 4  
Assessor's Parcel Number Map

100022135

**ATKINS**





Photograph 1. Overview of the project site, taken from corner of Date Palm Street and 2nd Street, facing southwest.



Photograph 2. Overview of the project site, taken from corner of Date Palm Street and 66th Avenue, facing northwest.

Source: Atkins, 2011

**ATKINS**

Exhibit 5, Site Photographs 1 and 2



Photograph 3. Interior of project site, showing typical vegetation and residual structural debris. Facing southeast.



Photograph 4. Additional view of interior of project site. Facing northeast.

Source: Atkins, 2011

**ATKINS**

Exhibit 6, Site Photographs 3 and 4



Photograph 5. View of "Triangle Park" site. Facing northwest.

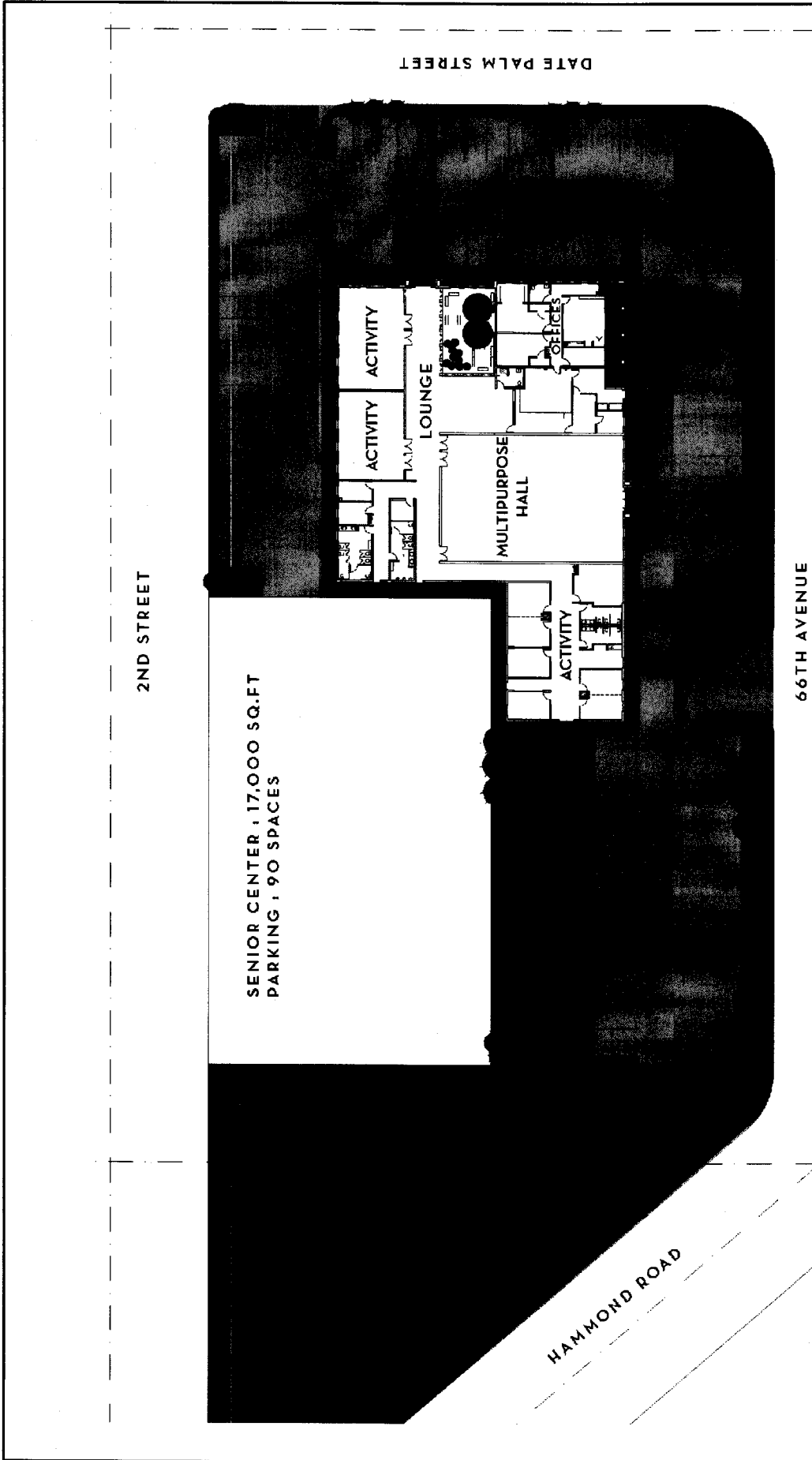


Photograph 6. View of former Cahulla Street. Facing southeast.

Source: Atkins, 2011

**ATKINS**

Exhibit 7, Site Photographs 5 and 6



Source: STK Architecture, Inc. 2009, Atkins 2011.

EXHIBIT 8  
Conceptual Site Plan

100022135

**ATKINS**

County of Riverside

Mecca Senior Center Project Initial Study

## 1.1 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<br>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<br>Significance |   |

## 1.2 Environmental Determination

On the basis of this IS, the County of Riverside Environmental Review Committee finds:

- 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 EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature  
Redevelopment Agency for the County of Riverside

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
Printed Name

---

## Chapter 2 Project Description

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### 2.1 Purpose of this Document

The purpose of this Initial Study (IS) is to identify potential environmental impacts associated with the construction of the Mecca Senior Center in the unincorporated Riverside County community of Mecca, California. This IS has been prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

Pursuant to Section 15367 of the State CEQA Guidelines, the County of Riverside is the Lead Agency in the preparation of this proposed IS. The County has primary responsibility for approval or denial of this project. The intended use of this IS is to provide adequate environmental analysis related to project construction and operational activities of the proposed project.

The remainder of this section provides a description of the proposed project location and the characteristics of the proposed project. Section 3 includes an environmental checklist that provides an overview of the potential environmental impacts that would or would not result from project implementation. Section 3 elaborates on the information contained in the environmental checklist and provides a detailed explanation of each determination.

### 2.2 Project Purpose and Need

The Mecca Senior Center has been envisioned to create an activity and support center for senior citizens that live in the southern portion of the Coachella Valley. This proposed facility would use currently vacant land set within the principal business district of Mecca, and would create a gathering locale for seniors in the community of Mecca. The facility would provide a number of enhanced community resources, including a community meeting room/multi-purpose room, activity rooms, and possibly a dialysis center. Recreational services would be provided to senior citizens and the general public. Services would include social activities, food distribution, education, and community meetings. Activities would be conducted indoors and at outdoor gathering spaces. These types of facilities and activities are currently not available in Mecca, and seniors living in the area are required to travel substantial distances to receive these types of services.

### 2.3 Project Location

The project site is generally located in the principal business district of Mecca, to the east of Highway 111 and the Union Pacific Railroad (UPRR) tracks (see Exhibit 1). More specifically, the project site is found on the northeast corner of 66th Avenue and Hammond Road, in the Community

of Mecca, in unincorporated Riverside County, California (Exhibits 2 and 3). Currently, the project site consists of 1.9 acres of vacant land comprised of 17 APNs, and is surrounded by a mix of surface streets, commercial retail, public facility, and residential uses. See Exhibit 4 for an overview of the affected APNs, and Exhibits 5 through 7 for a photographic overview of the project site.

## **2.4 Project Description**

The Redevelopment Agency (RDA) for the County of Riverside proposes to construct a senior center in the unincorporated community of Mecca. The project site consists of 1.9 acres of vacant land comprised of 17 APNs, all but two of which are owned and managed by RDA (see Exhibit 4). It is anticipated that the two parcels that have not yet been acquired by RDA (APNs 727-184-009 and 727-184-021) would be acquired via eminent domain if an agreement for purchase cannot be reached between the County and the property owners.

The Mecca Senior Center project is expected to be wood frame, stucco, single-story structure with required parking and service structures. See Exhibit 8 for a conceptual site plan. The site would be constructed by RDA and leased to a service provider. The site would be accessed by pedestrians or via personal vehicle or public transportation. Recreational services would be provided to senior citizens and the general public. Services would include social activities, food distribution, education, and community meetings. Activities would be conducted indoors and at outdoor gathering spaces.

On a typical day it is likely that up to 50 persons would visit the facility, with visitation levels reaching approximately 100 persons per day during special events. Approximately five persons would be employed at the facility.

The project would also include the creation of a small outdoor park area to the west of the site across the existing Coahuilla Street. Coahuilla Street is currently vacated and blocked off from traffic, and would be incorporated into the park area. The park would be landscaped with a desert plant palette, and would include a walkway and shaded seating areas.

Vegetated swales, infiltration basins and trenches would be incorporated into the project site to address any storm water and water quality issues. Construction of the project would commence in typical fashion, with site grubbing and fine grading occurring first, followed by soil compaction, the laying of foundations and parking areas, and then construction of the facilities themselves. Construction would be expected to last six to nine months. Surrounding streets would remain open to accommodate traffic during construction, and street closures would not be required. Though subject to change based on funding and other considerations, construction is proposed to commence in 2012. It is possible that the overall project could be phased, with the park's construction occurring after the senior center's construction, or vice versa, depending on the availability of funds.



Existing utilities would be relocated and undergrounded. Water would be provided to the site via a lateral pipeline installed from existing water mains beneath adjacent streets. Wastewater would be conveyed to an existing offsite sewage treatment facility via existing sewer lines. Several streetlights would be provided within the onsite parking area, as well as security lighting within and around the facility itself.

The Mecca Senior Center project is one part of an overall revitalization plan that represents several improvement projects in the community of Mecca that have been completed, are in active construction, or are pending construction. Environmental reviews have been completed for each project in accordance with applicable regulations.

As noted above, all but two of the 17 APNs that make up the project site have been acquired or are under the management of the RDA (see Exhibit 4). It is anticipated that the two parcels that have not yet been acquired by RDA (APNs 727-184-009 and 727-184-021) would be acquired via eminent domain if an agreement for purchase cannot be reached between the County and the property owners. In determining just compensation for acquired properties, the County complies, when applicable, with each of the following: 1) the Fifth and Fourteenth Amendments to the United States Constitution; 2) 42 U.S.C. Sections 4601 through 4655; 3) Article 1, Section 19 of the California Constitution; 4) California's Eminent Domain Law [California Code of Civil Procedure Sections 1230.010, et seq.]; 5) California Government Code Sections 7260 through 7277; 6) the Relocation Assistance and Real Property Acquisition Guidelines [Title 25, California Code of Regulations Sections 6000, et seq.]; and 7) all other applicable federal, state and local laws, rules, regulations and ordinances. Acquisition of property in this manner by public agencies is generally comprised of the following process:

- 1) Initial contact is made by the County to express interest in the property and/or to schedule a date for appraisal or environmental assessment of the property;
- 2) Appraisal of the property, including improvements, by a County-retained appraiser;
- 3) An offer to purchase the property is made to the owner, together with summary of appraisal upon which the offer to purchase is made;
- 4) Notice is provided of a County Board of Supervisors public hearing to adopt a "resolution of necessity" to acquire the property by eminent domain;
- 5) A Board of Supervisors public hearing is held to adopt the "resolution of necessity" to acquire the property by eminent domain;
- 6) An eminent domain case is filed in court and served on the property owner;

- 7) A deposit by the County of the probable amount of just compensation is paid into the court and a motion is entered by the agency for possession of the property;
- 8) Discovery (i.e., depositions and document production) takes place in a eminent domain action, and both the property owner and County hire appraisers to determine "fair market value" of the subject property;
- 9) The property owner and the County exchange their respective appraisers' reports;
- 10) Final settlement offers and demands are exchanged;
- 11) If a settlement cannot be reached, trial of the eminent domain action takes place before a jury whose job it is to determine "fair market value" of the subject property;
- 12) The jury returns a verdict and judgment is entered;
- 13) The County pays judgment and title to the subject property is transferred to the County by the court.

The above process is typical and is subject to change based on the specific circumstances associated with each acquisition and in accordance with applicable laws and regulations. The process need not go to trial, and can be terminated at any point if a settlement is reached between the County and the property owner.

## 2.5 Environmental Setting

The project site is located in the southern portion of the Coachella Valley, approximately four miles north of the Salton Sea. The site and the surrounding area is generally flat, with an elevation of approximately 190 feet below sea level. The site is comprised of approximately three-quarters of a block in the unincorporated community of Mecca. Surrounding uses include, commercial, retail, public services, and residential uses. See Exhibits 5 through 7 for a photographic overview of the project site.

The site was formerly occupied by a number of residential and commercial buildings, including a service station and several residential structures. These structures have all been removed and the site is currently vacant. Owing to the recent removal of the former buildings and the disturbance associated with those activities, vegetation on the site is minimal and is principally comprised of Russian thistle (*Salsola tragus*) and non-native weedy annuals. Some residual building materials remain on the site from the former buildings, most notably a small pile of foundation remnants behind the adjacent commercial buildings. Trash and other debris are also present on the site. The project area is currently delineated with temporary chain-link fencing.

Coahuilla Street crosses the western portion of the project site in a north-south direction. The portion of Coahuilla Street between 2nd Street and 66th Avenue has been closed and blocked with concrete barriers, and the asphalt has been milled from the roadbed and removed from the site. A small, triangular-shaped parcel lies across Coahuilla Street and constitutes the western extremis of the project area. This site, known locally as "Triangle Park," contains several palm trees and a truncated sidewalk. Several small mesquite (*Prosopis* spp.) trees have also sprouted and are growing in this area. Other than the palm and mesquite trees, the Triangle Park area is comprised of bare ground with minimal vegetation.

## 2.6 Surrounding Land Uses

The project site is located in "downtown" area of Mecca, and is surrounded by a mix of retail, commercial, public facility, and residential properties. An existing retail center is situated on the same block as the project site. This rectangular-shaped building is comprised of five or six individual retail establishments, including an auto parts store, a restaurant, and a clothing store. South of the site, across 66th Avenue, lies a convenience store. West of the site, across Hammond Road, is another retail center, some vacant land, and the Union Pacific Rail Road (UPRR) tracks. North of the site, across 2nd Street, is another retail center consisting of a restaurant and a small grocery store. West of the site, across Date Palm Street, is a recently constructed County Library and County Sheriff's station. Southeast of the site is a County medical clinic. Other properties in the area, not immediately adjacent to the project site, could generally be classified as commercial or vacant, with some single-family homes and outbuildings scattered in various locations. The residential areas of Mecca are generally separated from the project site by a block or two and are located primarily to the north and to the east of the site. See Exhibit 2 for an aerial overview of the project area, and Exhibits 5 through 7 for photographs of the project site.

## 2.7 Incorporation by Reference

This IS utilizes information from a number of technical studies that have been prepared for the project. These documents are hereby incorporated as references for this IS. A list of all technical documents and other resources used during the preparation of this document is provided in Section 4.

## 2.8 Intended Use of this Document

This IS will be used by the County of Riverside in evaluating the potential environmental impacts of the development of the project. This document will be adopted as part of the final project approval by the County prior to construction.

## Chapter 3 Environmental Checklist Form

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

### I. Aesthetics

Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input 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"/>            |

**Discussion:** Would the project:

- a) *Have a substantial adverse effect on a scenic vista?*

**No impact:** According to the County of Riverside General Plan<sup>1</sup>, there are no scenic vistas or designated scenic areas within the immediate vicinity. Therefore there would be no impact in this regard.

- b) *Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

**No impact:** There are no scenic resources in the project vicinity. The project site is vacant land and would be developed adjacent to an existing building. State Route 111 and 195 are the main highways in the area and neither have been designated as a state scenic highway by the State. Therefore, the proposed senior center and park facilities are not expected to significantly impact the view shed in the area.

<sup>1</sup> County of Riverside. 2003. General Plan.

- c) *Substantially degrade the existing visual character of quality of the site and its surroundings?*

**Less than significant impact:** Construction of the Mecca Senior Center and park would change the visual character of the proposed site from predominantly vacant, undeveloped land to a senior center building and park with ornamental vegetation. Though the proposed project would alter the landscape of the site, the majority of the site already exhibits moderate to heavy disturbance and would generally not be considered visually appealing. Much of the proposed project site currently presents an abandoned, run-down appearance. Due to the existing site conditions, as well as the visual improvement that would be realized by the new facility and park, the project's impacts with regards to visual character and quality of the site would be improved. Therefore, the impact would be less than significant.

- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

**Less than significant impact:** The proposed project would introduce new light sources at the project site. Specifically, these new sources would consist of lights for the parking lot and pathways, and these lights would increase the amount of artificial light in the area. However, the use of artificial lighting is widespread throughout the immediate area in the form of residential lighting, street lighting, and light sources from other buildings and roadways. Therefore, the new light sources associated with the proposed project would not substantially add to or alter the existing light sources in the vicinity.

The proposed project site is located within the Eastern Coachella Valley Area Plan<sup>2</sup> which includes a policy to minimize lighting impacts, and all lighting would be required to comply with County of Riverside Ordinance No. 655, Regulating Light Pollution. Typical requirements associated with this ordinance include down-shielding of lights, the use of non-glare lighting, etc. These requirements are intended to minimize the spill-over of light into adjacent areas and into the night sky.

Based upon each of these considerations, together with the widespread presence of existing lighting in the area, the proposed project's overall impact in this regard would be less than significant.

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<sup>2</sup> Riverside County Integrated Project, *Eastern Coachella Valley Area Plan*, website: [http://www.tlma.co.riverside.ca.us/genplan/content/ap2/ecvap.html#TOC3\\_30](http://www.tlma.co.riverside.ca.us/genplan/content/ap2/ecvap.html#TOC3_30), accessed July 15, 2011.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

## II. Agricultural and Forestry Resources

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an existing Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:** Would the project:

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use?*

**Less than significant impact:** The Farmland Mapping and Monitoring Program of the California Department of Conservation (2009)<sup>3</sup> indicates that the proposed project site is classified as “Urban-Built up.” Therefore, construction and operation

of the proposed project would not require Prime Farmland to be converted to non-agricultural use. The site would remain "Urban-Built up Land." There would be no impact in this regard.

b) *Conflict with an existing Williamson Act contract?*

**No impact:** No portion of the project site is currently under a Williamson Act contract. Therefore, there would be no impact in this regard.

c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

**No impact:** The site is located in an arid desert region, and forest and timber resources are not present in the area. Therefore, the proposed project would not affect forest resources and there would be no impact in this regard.

d) *Result in loss of forest land or conversion of forest land to non-forest use?*

**No impact:** See response to threshold of II (c), above.

e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?*

**Less than significant impact:** Agricultural operations are present in the project vicinity, particularly to the south and east of the project site. These areas are used for the production of crops. The construction of the proposed project would not inhibit or restrict these operations from continuing their operations. Therefore the project's impact in this regard would be less than significant.

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<sup>3</sup> California Department of Conservation, Division of Land Resources Protection, Farmland Mapping and Monitoring Program. 2009. Riverside County Important Farmland, Map 1 of 3, Western Riverside County.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

### III. Air Quality and Greenhouse Gas Emissions

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation based on the thresholds in the SCAQMD's "CEQA Air Quality Handbook?"  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:** Would the project:

- a) *Conflict with or obstruct implementation of the applicable air quality plan?*

**Less than significant impact:** The project is subject to the requirements of the U.S. Environmental Protection Agency (USEPA), the California Air Resources Board (CARB) and the South Coast Air Quality Management District (SCAQMD) with respect to the emissions of criteria pollutants. An Air Quality Management Plan



(AQMP)<sup>4</sup> has been developed to help each air district comply with the various regulatory requirements and relies on a multilevel partnership of governmental agencies at the federal, state, regional, and local level to accomplish this task. Therefore, compliance with the AQMP constitutes compliance with air quality requirements.

SCAQMD and the Southern California Association of Governments (SCAG) are the agencies responsible for preparing the AQMP for the Basin. Since 1979, a number of AQMPs have been prepared. The 1997 AQMP, updated in 1999 and replaced in 2003, was designed to comply with state and federal requirements, reduce the high level of pollutant emissions in the Basin, and ensure clean air for the region through various control measures.

The 2003 AQMP, adopted in August 2003, updated the attainment demonstration for the federal standards for ozone and PM<sub>10</sub>; replaced the 1997 attainment demonstration for the federal carbon monoxide (CO) standard and provided a basis for a maintenance plan for CO for the future; and updated the maintenance plan for the federal NO<sub>2</sub> standard that the Basin has met since 1992.

The most recent comprehensive plan is the 2007 AQMP adopted on July 13, 2007. The 2007 AQMP is designed to meet the state and Federal Clean Air Act planning requirements and focuses on ozone and PM<sub>2.5</sub>. The 2007 AQMP incorporates significant new emissions inventories, ambient measurements, scientific data, control strategies, and air quality modeling.

According to the SCAQMD a project must meet the following two criteria to be compliant with the AQMP: 1) the project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations; and 2) the project would comply with the control measures established in the AQMP.

The project meets the first criteria as discussed in Section III (b) below. The second criteria requires the project to comply with all of the control measures established in the AQMP. These control measures include, but are not limited to SCAQMD Rule 403. Rule 403 governs the emissions of fugitive dust and requires activities such as watering of exposed/disturbed dirt surfaces, covering of truck transported loads, etc. As indicated in Section III (b) below, the project would comply with Rule 403.

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<sup>4</sup> South Coast Air Quality Management District. 2007. Air Quality Management Plan. (Available at SCAQMD and [www.aqmd.gov](http://www.aqmd.gov)).

**Less than significant impact:** No riparian or sensitive natural communities exist on the project site. The project site is comprised of a vacant lot and disturbed areas. No CDFG jurisdictional areas occur onsite. Therefore, the project's impact in this regard would be less than significant.

- 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?*

**Less than significant impact:** No wetlands or jurisdictional areas are located on the project site. Because there are no wetlands onsite, the proposed project would not have a significant impact related to federally protected wetlands.

- 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?*

**Less than significant impact:** The proposed project site is generally surrounded by urban development on all sides. Though the proposed project would change the site, the site does not include a recognized wildlife corridor, and would not impede the movement of fish or wildlife. Neither the project site, nor the surrounding area represents a native wildlife nursery site, and would not impede the use of a wildlife nursery site. Because the proposed project would not impede the movement of wildlife, nor would it impede the use of a wildlife nursery site, the project would not create a significant impact in respect to this threshold.

- e) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**Less than significant impact:** The proposed project is located within the planning area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). However, the project area is not located within a designated Conservation Area under the plan. As such, CVMSHCP compliance requirements for the project would be limited to the payment of a standard mitigation fee (currently \$5,730 per acre). Payment of the fee would meet all CVMSHCP compliance requirements for the project, and the project would therefore not conflict with an adopted habitat conservation plan. As such the impact of the proposed project would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## V. Cultural Resources

Would the project:

- |  |                          |                                     |                                     |                          |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of CEQA?    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of CEQA? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:** Would the project:

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of CEQA?*

**Less than significant impact:** A California Historical Resources Information System (CHRIS) records search and a Native American Heritage Commission (NAHC) Sacred Lands File (SLF) database search were completed for the project area and are included with this Initial Study as Appendix B.<sup>6</sup> The results of the SLF search failed to indicate the presence of known Native American resources within the project area. The CHRIS records search was performed by an Atkins archaeologist at the Eastern Information Center (EIC) located at the University of California, Riverside. The records search was completed on June 16, 2011 and considered the entirety of the project area and all lands found within a 1-mile radius. The CHRIS record search included a review of various current inventories, including the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmarks (CHL), California

<sup>6</sup> Atkins. 2011. California Historical Resources Information System (CHRIS) Records Search Results, Native American Heritage Commission (NAHC) Sacred Lands File (SLF) Search Results, Sensitivity Designation and Recommendations for the Mecca Senior Center Project, Community of Mecca, Riverside County, California. Included with this Initial Study as Appendix B.

Points of Historical Interest (CPHI), and the California State Historic Resources Inventory (HRI) through the Office of Historic Preservation Historic Property Data File (HPDF) for Riverside County. The results of the records search indicated that one cultural resource listed in the HPDF appears to be mapped within the project area (Property Number 060600). Property Number 060600 consists of the La Conchita Café built in 1931 and is addressed at 65974 Coahuilla Street. The physical address provided in the HPDF appears to correspond to the Coahuilla Street block numbers for the western portion of the project area. This building had been assigned a National Register Status of 5S2, indicating that it is an individual property that is eligible for local listing or designation. Based upon a review of current aerial photographs and a site visit conducted in support of this IS/MND, the project area was found to be currently vacant. Therefore, there are no known resources listed in or eligible for inclusion in the NRHP or CRHR found within the project area. For this reason, the proposed project would result in no impact with regard for historical resources as defined in Section 15064.5 of CEQA.

- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of CEQA?*

**Less than significant impact with mitigation incorporated:** A CHRIS records search and a NAHC SLF database search were completed for the project area. The results of the NAHC SLF search indicated that no SLF-listed Native American resources are present within the project area. The NAHC response letter also provided a listing of Native American contacts that might have knowledge about the project area and recommended additional information-scoping efforts to determine the presence or absence of any properties of religious and cultural significance not listed in the SLF. For this reason, an Atkins archaeologist sent an information request letter to each of the listed tribal contacts on July 21, 2011. The information request letters described the proposed project, contained a regional and local vicinity project area map, the results of the NAHC SLF search, and a request for any cultural resource data pertinent to the project area. As of the date of this document, no responses have been received from the NAHC contacts about the presence or absence of Native American resources within the project area.

The results of the CHRIS records search at the EIC indicated that the project area has not been previously surveyed for the presence or absence of observable cultural resources, and that sixteen area-specific reports have been filed that address the lands located within a 1-mile search radius. Collectively, these studies have detected a total of twelve resources, including nine historic age structures and features, and three prehistoric resources. Of the historic age resources, seven consist

of historic age buildings constructed between 1901 and 1931, and the physical address provided in the HPDF for Property Number 060600 maps the location of this building within the project area boundaries. Based upon a review of current aerial photographs and a site visit conducted in support of this IS/MND, the project area was found to be currently vacant. Therefore, none of the known and previously recorded cultural resources detected during the EIC records search will be impacted by the proposed project.

During the EIC records search, archival topographic maps were reviewed to determine the presence of historic age structures and development within the project area, as well as the probability for encountering historic age resources during project implementation. The results of this review indicate that several structures have been mapped within the project area as early as 1941, but that no associated features, such as privies, pits or wells were mapped within the project area boundaries. Based upon a review of current aerial photographs and a site visit conducted in support of this IS/MND, the project area was found to be currently vacant and the soils were observed as highly disturbed. The level of soil disturbance is the likely result of the previous demolition of structures, as well as soil remediation activities. Based upon the results of the EIC records search and the disturbed nature of the soils, it appears unlikely that the project area would retain intact, significant subsurface archaeological resources. However, in the event of inadvertent discovery of subsurface cultural resources during construction, such resources could be damaged or destroyed, resulting in a significant impact on archaeological resource pursuant to Section 15064.5 of CEQA. Therefore, the following mitigation measure is required:

- CR-1** If evidence of an archaeological site or other suspected historic resource is discovered during construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the County (Lead Agency) notified. The County shall retain a qualified archaeologist to assess the find, and to determine whether the resource requires further study. The qualified archeological personnel shall assist the County by generating measures to protect the discovered resources. Any previously undiscovered resources found during construction should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms to be filed at the Eastern Information Center and evaluated for significance under all applicable regulatory criteria.

With implementation of the above mitigation measure, impacts in this regard would be less than significant.

- c) *Directly or indirectly destroy a unique paleontological resource?*

**Less than significant impact with mitigation incorporated:** A review of the Riverside County Land Information System (RCLIS) reports for the Assessor's Parcel Numbers (APNs) found within the project area indicates that the entirety of the project area is located in an area of high potential/sensitivity for paleontological resources.<sup>7</sup> This high sensitivity designation is based upon the presence of geologic formations that are known to contain fossil remains at the surface and within the subsurface of the project area.

Impacts to paleontological resources could result in the destruction of significant, non-renewable paleontological resources. For this reason, a mitigation-monitoring program is recommended during construction-related earth-moving activities:

**CR-2** Prior to the commencement of ground-disturbing activities, a qualified paleontologist approved by the County of Riverside shall be retained to monitor all earth-moving activities for the purpose of identifying potentially significant paleontological resources. Full-time or part-time paleontological monitoring, as determined appropriate by the project paleontologist, shall occur until the project paleontologist has determined that the overall sensitivity of the project area has been reduced from high to low as a result of mitigation monitoring. In the event that the project paleontologist determines that the project area has low potential to yield paleontological resources, then all monitoring may cease. The monitor should be empowered to halt or divert earthmoving operations in the event that potentially significant paleontological resources are encountered. The monitoring program should be consistent with the provisions of CEQA and the Society of Vertebrate Paleontology. In the event that sediments are encountered that appear conducive to the preservation of microfossils, and said sediments are found to contain microfossils, then it may be necessary to remove bulk samples for future processing and analysis. The determination as to the need for the collection of bulk samples shall be at the discretion of the qualified paleontologist in accordance with applicable regulations and protocols in effect at the time of the activity.

With implementation of the above mitigation measure, impacts in this regard would be less than significant.

<sup>7</sup> Riverside County Land Information System (RCLIS). 2011. APN Search, Standard Report with Permits. <http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed July 2011.

d) *Disturb any human remains, including those interred outside of formal cemeteries?*

**Less than significant impact:** There are no known formal cemeteries present on the project site, and no human remains are known to occur within the project area. Further, none of the cultural resources known within a 1-mile radius of the project area and detected during the CHRIS records search contained human remains. For these reasons, the proposed project would not result in significant impacts to known human remains, including those interred outside of formal cemeteries.

In the event of inadvertent discovery or recognition of any human remains during project-related ground disturbance, Section 7050.5 of the California Health and Safety Code Section states that, if human remains are unearthed during construction, then no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. Section 5097.98 outlines the Native American Heritage Commission (NAHC) notification process and the appropriate procedures if the County Coroner determines the human remains to be Native American. Compliance with this standard regulation would render the project's impact in this regard as less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## VI. Geology and Soils

Would the project:

- |   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| a) Expose people or structures to potential adverse effects associated with rupture of a known earthquake fault or be located within an Alquist-Priolo Earthquake Fault Zone?                           | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Expose people or structures to potential adverse effects associated with strong seismic ground shaking, ground failure, liquefaction, landslides, lateral spreading, expansive soils, or subsidence? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in substantial soil erosion or the loss of topsoil?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:** Would the project:

- a) *Expose people or structures to potential adverse effects associated with rupture of a known earthquake fault or be located within an Alquist-Priolo Earthquake Fault Zone?*

**Less than significant impact:** According to the County General Plan Environmental Impact Report (EIR) and the California Geologic Survey, Earthquake Fault Zones Map for the Mecca Quadrangle<sup>8</sup>, the project site is not located within an Alquist-Priolo Earthquake Fault Zone. No other earthquake faults are known to occur in the immediate site vicinity. The nearest recorded fault is located approximately 3.5 miles to the northeast in the Mecca Hills. Therefore, the impact in this regard would be less than significant.

- b) *Expose people or structures to potential adverse effects associated with strong seismic ground shaking, ground failure, liquefaction, landslides, lateral spreading, expansive soils, or subsidence?*

**Less than significant impact:** Southern California is a seismically active region and it is likely that the project area would be subjected to some level of seismic ground-shaking during the life of the project. Further, according to the County General Plan EIR, the project site is located in an area with documented subsidence and a high probability for liquefaction. However, compliance with the California Building Code (CBC) and other standard conditions would be required for this project, just as they would for any other similar project in California. The design and construction requirements contained in the CBC would mitigate the potential effects of seismic ground-shaking, liquefaction, and subsidence to less than significant levels.

The project site is characterized by flat topography. Thus, the potential for the project site to be adversely affected by landslide events would be unlikely. In addition, compliance with the Riverside County Building Code would ensure that the project site is not constructed on expansive soils. Therefore, the impact in this regard would be less than significant.

- c) *Result in substantial soil erosion or the loss of topsoil?*

**Less than significant impact:** The project site is flat and presents a low gradient which indicates that the potential for erosion due to gravity would be minimal. According to the County General Plan EIR, the project site is in an area with a

<sup>8</sup> California Geologic Survey, *Special Studies Zones: Mecca Quadrangle*, July 1, 1974, website: <http://gmw.consrv.ca.gov/shmp/download/ap/pdf/MECCA.PDF>, accessed July 14, 2011.



moderate wind erosion rating. However, the proposed use of the project site would provide sufficient ground cover through landscaping in order to minimize the potential for wind erosion or the loss of topsoil. Therefore, the project's impact in this regard would be less than significant.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## VII. Hazards and Hazardous Materials

Would the project:

- |   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                      | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input 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 2 miles of a public or private 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) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Expose people or structures to a significant risk of loss, injury or death   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

**Discussion:** Would the project:

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

**Less than significant impact:** See Response to VII (c) below.

- 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?*

**Less than significant impact:** See Response to VII (c) below.

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

**Less than significant impact:** The nearest school to the project site is Mecca Elementary School, which is found approximately one-half mile north of the site on Date Palm Street. The transportation, storage, disposal and/or handling of hazardous materials is not proposed for the project. The proposed project (a community center and a park) would not require the use of these materials. Therefore the impact in this regard would be less than significant.

- 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?*

**Less than significant impact with mitigation incorporated:** An initial environmental evaluation of the project site was undertaken on the site by Stantec in February, 2011. During that investigation, a number of recognized environmental conditions (RECs) were identified. Further assessment of these RECs was undertaken in the form of a Phase II Environmental Site Assessment (ESA) in May, 2011. The Phase II ESA is included with this Initial Study as Appendix C.<sup>9</sup> The RECs were related to potential past emissions of total petroleum hydrocarbons (TPH) and volatile organic compounds (VOC) associated with the service station

<sup>9</sup> Stantec Consulting Corporation. 2011. Phase II Environmental Site Assessment, Proposed Mecca Senior Center Site, 99021 Highway 195 (66th Avenue), Mecca, California. Included with this Initial Study as Appendix C.

that was formerly located on the project site. As part of the Phase II investigation, a number of soil borings were taken within and around the project area to determine the levels of contamination present at the site and also to determine potential impacts to groundwater in the area.

The Phase II investigation determined that releases from the fuel dispenser islands at the former service station occurred and have affected soil and groundwater beneath the site. The detected concentrations are at levels that will require remediation in accordance with applicable standards. Cleanup will be necessary prior to site development. In addition, it is likely that the former dispensers are the source of the TPH and VOC contamination that were found under Avenue 66 during a previous assessment conducted in 2009 for an unrelated project. Based on the direction of regional groundwater flows (southerly) it is suspected that groundwater flows have carried the contaminants from the former service station site in a southerly direction beneath Avenue 66. Soil concentrations detected beneath Avenue 66 are directly down gradient from the former fuel dispenser island location on the site. Discussions with the County of Riverside Department of Environmental Health (CRDEH) and/or the Regional Water Quality Control Board (RWQCB) will be required to establish site cleanup objectives and to develop an approved remedial strategy. In areas outside of the zone of required cleanup, engineering controls (vapor barriers) may be required to allow development to occur. Further assessment and completion of a human health risk assessment (HHRA) would be necessary to determine if the proposed structure(s) will require this level of protection to vapor intrusion.

Based on the findings of the Phase II ESA and the level of remediation activity that will be required prior to project development, the following mitigation measure is provided:

**HAZ-1** Prior to the issuance of a grading permit, the County shall coordinate with the CRDEH and/or RWQCB to develop a cleanup plan that will remediate affected soils to contaminant levels that are below applicable thresholds established by the CRDEH and/or the RWQCB, whichever is more stringent. The remediation plan shall also include a human health risk assessment to evaluate the need for engineering controls to lessen potential impacts from vapor intrusion. The remediation plan shall be implemented to the satisfaction of the CRDEH and/or RWQCB prior to the issuance of a grading permit.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public or private airport, would the project result in a safety hazard for people residing or working in the project area?*

**No impact:** The project site is not located within an airport land use plan or within two miles of a public or private airport. The closest airport is the Jacqueline Cochran Regional Airport (Thermal Airport), which is located approximately six miles northwest of the project site. Therefore, there would be no impact in this regard.

- f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

**Less than significant impact:** The project would not interfere with an adopted emergency response plan or an emergency evacuation plan. No portion of the project would block access or require the rerouting of any thoroughfare or roadway. Therefore, the project's impact in this regard would be less than significant.

- g) *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?*

**Less than significant impact:** The County of Riverside does not designate the project site as being within an area of high wildland fire danger. The site is located within an area that is essentially urban in nature and does not contain vegetation or fuels of the variety considered hazardous or particularly fire-prone. Therefore, the project's impact in this regard would be less than significant.



## VIII. Hydrology and Water Quality

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
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 which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 which 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 which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

**Discussion:** Would the project:

- a) *Violate any water quality standards or waste discharge requirements?*

**Less than significant impact:** The project could potentially result in short-term adverse construction related impacts to surface water quality. Grading and construction would expose ground surfaces and increase the potential for erosion and the off-site transport of sediment in stormwater runoff. Additionally, the use of construction equipment and other materials could result in water quality impacts if spills come into contact with stormwater and if polluted runoff enters into downstream receiving waters. As part of the standard approval process for any project over one acre in size, the applicant, as with this project, will be required to prepare and implement a project-specific Stormwater Pollution Prevention Plan (SWPPP), which would include Best Management Practices (BMPs) intended to reduce erosion, sedimentation, and non-permitted discharges of materials during construction. Additionally, a sediment risk analysis will be performed in compliance with the new General Construction Permit (Order No. 2009-0009-DWQ), and included in the SWPPP documentation. The BMPs to be used during the construction typically include gravel bags, silt fencing, and general good housekeeping measures to prevent stormwater contact with construction materials. Per standard practice, a Water Quality Management Plan (WQMP) would be prepared to address water quality management of the site after the project is constructed.

Once completed, the project would change the proportional amount of permeable to non-permeable surfaces on the site. Runoff from these areas and from items stored on the site could impact water quality if drainage features are not designed and constructed to control urban runoff. However, BMPs incorporated into the design through implementation of a WQMP (i.e., vegetated swales, infiltration basins and trenches) would address any of the project site's storm water and water quality issues.

Based on the project's compliance with standard regulatory procedures, together with the implementation of the WQMP as part of the project's design and operation, the project would have a less than significant impact on water quality standards and waste discharge requirements.

- 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)?*

**Less than significant impact:** Construction and operation of the project would create a minimal increase in demand for area water supplies. Furthermore, the project would adhere to the County of Riverside Landscape Ordinance 859, first passed in 2003 and last updated in 2009, along with aggressive water conservation measures established in the Coachella Valley Water Management Plan 2010 Update.<sup>10</sup> Therefore, the amount of water used would not have an adverse impact on groundwater supplies or interfere with groundwater recharge.

- 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 which would result in substantial erosion or siltation on- or off-site?*

**Less than significant impact:** The project site would be susceptible to increased erosion after site grading, and would be susceptible until the ground is covered again. Once construction is complete, the site would be mostly covered with either landscaping or asphalt and concrete, and would not be susceptible to erosion or sedimentation. A SWPPP would be completed for the project. The SWPPP would include BMPs that would control erosion during construction and would reduce impacts to less than significant levels. In addition, the project would limit offsite runoff with BMPs implemented through preparation of the WQMP. Therefore, the project's impact in this regard would be less than significant.

- 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 which would result in flooding on- or off-site?*

**Less than significant impact:** The project would not substantially alter the existing drainage pattern of the project site or surrounding areas or create additional runoff. There are no streams or rivers on the project site. With implementation of the project's SWPPP and WQMP incorporation of onsite drainage features, which would both contain BMPs to minimize runoff from the site, no erosion or siltation or adverse effect on water quality would occur from the implementation of the project.

- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

<sup>10</sup> Coachella Valley Water District, *Coachella Valley Water Management Plan Update: Executive Summary – Draft*, December 2010, website: [http://www.cvwd.org/news/publicinfo/2010\\_12\\_02\\_CVWMP\\_Exec\\_Summary.pdf](http://www.cvwd.org/news/publicinfo/2010_12_02_CVWMP_Exec_Summary.pdf), accessed July 14, 2011.

**Less than significant impact:** There are no existing stormwater drainage facilities in the area. As identified above, runoff would be contained by on-site infiltration trenches and vegetated swales. No offsite discharges are anticipated. Therefore, the project's impact in this regard would be less than significant.

- f) *Otherwise substantially degrade water quality?*

**Less than significant impact:** The project would not substantially degrade water quality. No streams or rivers occur onsite. With implementation of project drainage features, no erosion or siltation or adverse effect on water quality would occur from the implementation of the project.

- 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?*

**No impact:** The project does not include any housing, and therefore would not place housing within a 100-year flood hazard area. As such, there would be no impact in this regard.

- h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

**Less than significant impact:** According to the Eastern Coachella Valley Area Plan, the project site is located within a 100-year flood plain. In order to reduce potential impacts related to flooding, the project would adhere to the policies and regulations contained in the Flood and Inundation Hazards section of the County General Plan Safety Element. Further, compliance with the flood proofing, flood protection requirements, and Flood Management Review requirements of Riverside County Ordinance No. 458 Regulating Flood Hazard Areas would reduce potential impacts to a less-than-significant level.

- 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?*

**No impact:** The project site is not located downstream of a dam, levee, or major watercourse. Therefore, there would be no impact in this regard.

- j) *Inundation by seiche, tsunami, or mudflow?*

**No impact:** The project is not near a large body of water (which can produce seiches) or the Pacific Ocean (which can produce tsunamis), and the site is relatively flat without any hills (which can produce mudflows). Therefore, the site has a very



low chance of being impacted by seiche, tsunami, or mudflow, and there would be no impact as it relates to these hazards.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### IX. Land Use and Planning

Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Discussion:** Would the project:

- a) *Physically divide an established community?*

**No impact:** The surrounding land use is currently commercial retail surrounded by medium high density residential and agricultural lands. The proposed project would be consistent with the surrounding land uses and would not physically divide an established community. Therefore, no impact would occur.

- 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?*

**Less than significant impact:** The proposed project is compatible with existing land use designations relating to the surrounding area. The current designation of the surrounding area as commercial retail is complimentary to the proposed senior center and park improvements. Therefore, the impact in this regard would be less than significant.

- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

**Less than significant impact:** The proposed project is located within the planning area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). However, the project area is not located within a designated Conservation Area under the plan. As such, CVMSHCP compliance requirements for the project would be limited to the payment of a standard mitigation fee (currently \$5,730 per acre). Payment of the fee would meet all CVMSHCP compliance requirements for the project, and the project would therefore not conflict with an adopted habitat conservation plan. As such the impact of the proposed project would be less than significant.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

## X. Mineral Resources

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 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"/> |

**Discussion:** Would the project:

- 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?*

**No impact:** Areas with important mineral resource potential are mapped by the California Department of Conservation, Division of Mines and Geology (1987).<sup>11</sup> The project is located within an area designated by the State as Unstudied. The project would be constructed on previously disturbed parcels in an urban area. Regardless, even if important minerals were present on the property, it would be infeasible to extract them due to the site's small size and the developed nature of the

<sup>11</sup> California Department of Conservation, Division of Mines and Geology. 1987. Mineral Land Classification of the Greater Los Angeles Area. Classification of Sand and Gravel Resource Areas, San Bernardino Production-Consumption Region. Special Report 143, Part VII.

surrounding area. Therefore, the project would not result in the loss of availability of mineral resources.

- b) *Result in the loss of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

**No impact:** See response to threshold of X (a), above.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## XI. Noise

Would the project result in:

- |  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the City's General Plan or Development Code, 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 groundborne vibration or groundborne 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 Airport Influence Area, 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"/> |

**Discussion:** Would the project:

- 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?*

**Less than significant impact:** Operation of the proposed Mecca Senior Center would not generate noise outside the acceptable range for an area zoned for commercial retail (CR) use. Noise levels at the site would be at their highest during construction, which is anticipated to last approximately six to nine months. Construction operations would be regulated by the County Noise Ordinance (*Ordinance No. 847*). The Noise Ordinance provides restrictions on construction activities and regulates which hours of the day construction may take place. It also regulates the amount of noise that can be generated during the operational phase of a project. Compliance with these restrictions would ensure a less than significant impact during construction.

- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

**Less than significant impact:** Some vibration may be created during construction of the project and during the use of heavy equipment that would be used to grade and prepare the site. However, these uses would be temporary in nature and would only occur in specific areas of the site for very short durations. Therefore, impacts in this regard would be less than significant.

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Less than significant impact:** Operation of the project would not generate substantial additional noise beyond that which is currently present. Although the project site is currently vacant, noise levels associated with operation of the Mecca Senior Center would be minimal and primarily associated with the circulation of pedestrians and vehicles to and from the project site. Currently, there are commercial retail uses to the north and south, as well as roadways surrounding the project site that produce a similar level of ambient noise as to what is anticipated during operation of the project. Therefore, there would be no permanent increase in ambient noise levels above existing levels from operation of the project. Based on these considerations, operational noise associated with the project would be less than significant.

- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Less than significant impact:** See response to XI (a) above.

- e) *For a project located within an airport land use plan or Airport Influence Area, would the project expose people residing or working in the project area to excessive noise levels?*

**No impact:** The project site is not located within an airport land use plan or an airport influence area. The closest airport is the Jacqueline Cochran Regional Airport (Thermal Airport), which is located approximately six miles northwest of the project site. Therefore, there would be no impact in this regard.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## XII. Population and Housing

Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Remove existing housing or 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"/> |

**Discussion:** Would the project:

- 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)?*

**Less than significant impact:** The proposed project seeks to provide particular community amenities that are currently lacking in the vicinity. The project does not propose new housing, businesses, or other types of activities that could be considered growth inducing. The proposed facilities would be used by persons already living in the area. As such, the project's impact in this regard would be less than significant.

- b) *Remove existing housing or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

**No impact:** The project site is currently vacant and does not contain any housing or residents. Therefore, the project would not displace any housing or residents and there would be no impact in this regard.



Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### XIII. Public Services

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fire protection, including medical aid?   | <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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| Parks or other recreational facilities?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other governmental services?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:** Would the project:

- a) *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: fire protection, including medical aid; police protection; schools, parks or other recreational facilities; or other governmental services?*

**Less than significant impact:** The project would have no effect on any public facilities or services in the area because it is not a residential project and is therefore not likely to increase the existing population of the community of Mecca. Due to its location and size, as well as the type of development being proposed, the construction and occupancy of the project is not anticipated to create a significant impact on public services or any other public facilities off-site, respectively. As such, no significant impacts are anticipated.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XIV. Recreation**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:** Would the project:

- a) *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?*

**Less than significant impact:** The project seeks to address a current deficiency in the area in regards to the availability of recreational and community facilities. Implementation of the project would include the construction of a small outdoor park area to the west of the site across the existing Coahuilla Street. Coahuilla Street is currently blocked off from traffic, and would be incorporated into the park area. The new park would reduce pressures on existing facilities in the region by providing an additional recreation area. Therefore, the project would provide an overall benefit in this regard, and the impact would be less than significant.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

**Less than significant impact:** As described in XIV (a) above, the project would include a small park area west of the Mecca Senior Center. However, the park area is currently vacant and construction activities required for the new park would be minimal. Furthermore, as indicated by the overall analysis contained in this IS, there are no unavoidable adverse environmental impacts associated with the project. Therefore, impacts in this regard are less than significant.



Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## XV. Transportation/Traffic

Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads and 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Result in inadequate emergency access?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |



**Discussion:** Would the project:

- a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

**Less than significant impact:** The proposed project would create some increases to existing traffic in the area, but due to the nature of the proposed facility this increase would be negligible. The senior center facility would likely be open six to seven days per week, with approximately five staff members on site. Approximately 50 individuals could travel to the site, alone or in groups, on an average day, or up to approximately 100 individuals for a special event. The average daily vehicle trips associated with the senior center facility are projected to be approximately 30 to 40 cars per day, with perhaps 50 to 60 vehicles during special events. These vehicle trips would generally be spread throughout the day and would not necessarily occur all at one time. The proposed park facility with its limited size would not contain amenities that would be likely to attract large numbers of people or vehicles. The park would not be an intensive recreational facility and would not be designed to accommodate large events or other activities that could create traffic congestion. Adequate roadways exist within the vicinity to accommodate any additional traffic that may be created. Congestion and delays in the vicinity are not known to be a problem. Therefore, impacts in this regard would be less than significant.

- b) *Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads and highways?*

**Less than significant impact:** The proposed project site may be traveled to by some residents via State Route 111 and/or State Route 195. Both of these highways are a part of the Riverside County Congestion Management Program which was established in 1990 in order to effectively utilize transportation funds, alleviate traffic congestion, and improve air quality.<sup>12</sup> However, the proposed project would not be large enough to create traffic congestion. Adequate roadways exist within the vicinity to accommodate any additional traffic that may be created. Therefore, impacts in this regard would be less than significant.

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<sup>12</sup> VRPA Technologies, Inc., Riverside County Transportation Commission, 2010 Riverside County Congestion Management Program, Adopted March 10, 2010.

- 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?*

**No impact.** The proposed project would not change air traffic patterns, or cause a change in air traffic levels or location.

- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

**Less than significant impact.** Depending on final design, access to the senior center site would be taken from 66th Avenue, Date Palm Street, or 2nd Street. It is likely that two points of ingress/egress would be provided, so access would be provided from at least two of the streets listed above. Regardless of the location(s), the ingress and egress points to the facility would be designed according to applicable design standards and regulations and would not create a hazardous condition. Therefore, impacts in this regard would be less than significant.

- e) *Result in inadequate emergency access?*

**Less than significant impact.** The proposed project would include adequate emergency access, including the provision of adequate turning radii and through travel within the parking lot areas. Operations at the existing Cal Fire (Riverside) Mecca Fire Station #40 would not be inhibited by the proposed project. Therefore, there would be no significant adverse impacts relative to emergency access.

- f) *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

**Less than significant impact.** The proposed project would not be in conflict with any adopted policies, plan or programs supporting alternative transportation. As part of project development, bicycle racks would be constructed in and around the project. Planned or existing transit operations in the area would not be impacted. Therefore, impacts to alternative transportation would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## XVI. Utilities and Service Systems

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 would cause significant environmental effects?                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in determination by the wastewater treatment provider which 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:** Would the project:

- a) *Exceed wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB)?*

**Less than significant impact:** The project is not a residential project or similar high-intensity use that would generate substantial quantities of wastewater. Wastewater would be produced from the Senior Center, and surface runoff from the site during construction and operation.

As discussed previously in Section VIII (a), the project could potentially result in short-term adverse construction related impacts to surface water quality. Grading and construction would expose ground surfaces and increase the potential for erosion and the off-site transport of sediment in stormwater runoff. Additionally, the use of construction equipment and other materials could result in water quality impacts if spills come into contact with stormwater and polluted runoff enters downstream receiving waters. As part of the standard approval process for any project over one acre in size, the County will be required to prepare and implement a project-specific Stormwater Pollution Prevention Plan (SWPPP), which would include Best Management Practices (BMPs) intended to reduce erosion, sedimentation, and non-permitted discharges of materials during construction. The BMPs to be used during the construction typically include gravel bags, silt fencing, and general good housekeeping measures to prevent stormwater contact with construction materials.

The project site is currently undeveloped and primarily characterized by permeable soils. Once completed, the project would change in proportion the amount of permeable to non-permeable surfaces on the site. Runoff from these areas and from items stored on the site could impact water quality if drainage facilities are not designed and constructed to control urban runoff. However, as discussed in Section VIII (a), the project would incorporate surface drainage features (BMPs) in order to contain surface runoff on-site through implementation of a WQMP. . As such, runoff on the project site would be effectively captured and absorbed into the underlying soil. Therefore, impacts in this regard would be less than significant.

- b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?*

**Less than significant impact:** No new water or wastewater treatment facilities would be required as a result of the project. The only wastewater that would be produced on the project site would be from the senior center, and this wastewater

would be conveyed to an existing offsite sewage treatment facility via existing sewer lines. Water supplies for landscape irrigation and other purposes would be provided to the site via a lateral pipeline installed from existing water mains beneath adjacent streets. Impacts associated with the installation of the lateral feeder pipeline would be minimal. The increase in water demand and wastewater generation would be negligible and would not require the expansion of existing facilities. Based on these considerations, there would be a less than significant impact in this regard.

- 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?*

**Less than significant impact:** There are currently no storm drains in the vicinity of the project site. No new stormwater drainage facilities would be required as a result of the project. Stormwater runoff from the site would be accommodated onsite with the use of vegetated swales and infiltration trenches. As such, the project's impact in this regard would be less than significant.

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

**Less than significant impact:** The project is not a residential project or similar high-intensity use that would generate substantial demand for supplies of water. The incremental increase in water demand that would result from operation of the project would be negligible. Existing entitlements would be sufficient to meet the water demand of the project. Therefore, the project would have no impact in this regard.

- e) *Result in determination by the wastewater treatment provider which 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?*

**Less than significant impact:** See response to XVI (b) above.

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

**Less than significant impact:** The solid waste that would be generated by the project once construction is completed would be negligible. The project would contain no residences, businesses, or other high-quantity producers of solid waste. During construction, larger quantities of solid waste would be produced in the form of waste construction materials and removal of existing debris and vegetation on the site. However all previous structures have been removed from the project site and the site is currently vacant. Therefore, prior demolition activities and the removal of

associated waste left over at the project site would not be required beyond the removal of some residual building materials, trash, and other debris. Waste generated from construction and operation of the project would be taken to the Mecca II Sanitary Landfill. The Mecca II Sanitary Landfill is permitted to receive a maximum of 400 tons per day. The landfill has a design capacity of 372,480 cubic yards of which 34,786 cubic yards are remaining.<sup>13</sup> Therefore, the increase in waste generated from construction and operation of the project would be negligible and the Mecca II Sanitary Landfill would have adequate capacity to accommodate any waste that may be created by the project. As such, the project's impact in this regard would be less than significant.

- g) *Comply with federal, state, and local statutes and regulations related to solid waste?*

**Less than significant impact:** Any solid waste produced by the project during construction and operation would be disposed of at an authorized and permitted transfer station or landfill, and would thus comply with all applicable statutes and regulations. As such, the project's impact in this regard would be less than significant.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## XVII. Mandatory Findings of Significance

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 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   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

<sup>13</sup> California Department of Resource Recycling and Recovery (CalRecycle), Solid Waste Information System (SWIS), Facility/Site Search: Mecca Landfill II, website: <http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0071/Detail/>, accessed July 15, 2011.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.)

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

**Discussion:** Does the project:

- a) *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 major periods of California history or prehistory?*

**Less than significant impact with mitigation incorporated:** As indicated in Section IV, Biological Resources, the project would have a less than significant impact on biological resources. The site does not provide habitat for any sensitive species. As indicated in Section V, Cultural Resources, the project would have no effect on significant cultural resources, as mitigated. Therefore, the project’s impact with respect to both of these topics would be less than significant.

- b) *Have impacts that are individually limited, but cumulatively considerable?*

**Less than significant impact:** The project is a relatively small community facility within an existing community that currently lacks sufficient recreational and community resources. As discussed in each of the topical discussions presented earlier in this document, the proposed senior center and park project would have negligible impacts, both individually and cumulatively. Therefore, the project would not make a significant contribution to potential cumulatively considerable impacts.

- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

**Less than significant with mitigation incorporated:** The appropriate mitigation measure as indicated in Section VII shall be implemented to lessen the project’s

impact with respect to hazardous materials and recognized environmental conditions within and around the project site. This includes remediation to below established thresholds and the installation of vapor barriers, if necessary, to protect future users of the site from exposure to hazardous materials. Analysis of all other topical areas of discussion found that the project would create no significant impacts. The project would also be required to comply with all applicable County, State, and Federal regulations regarding public and occupational health and safety for such uses. Therefore, no substantial adverse effects to humans, either directly or indirectly, are anticipated.



## Appendix A: CNDDDB Database Report

(see attached CD-ROM)



## **Appendix B: Cultural Resources Records Search Report**

(see attached CD-ROM)

