306

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

FROM: Economic Development Agency

SUBMITTAL DATE:
July 3, 2013

SUBJECT: East County Detention Center – Certification of Final Environmental Impact Report; Adoption of Resolution No. 2013-164 and Approval of the East County Detention Center Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2013-164, adopting California Environmental Quality Act (CEQA) Findings, certifying the final Environmental Impact Report (SCH #2013021047), adopting Mitigation Monitoring and Reporting Program and approving the East County Detention Center (ECDC) Project;

2. Approve the Schematic Design for the East County Detention Center Project and authorize the architect to proceed with Design Development and Construction Documents; and

(Continued)

Robert Field
Assistant County Executive Officer/EDA

Departmental Concurrence

FINANCIAL DATA	**Current F.Y. Total Cost:**	$ 0	**In Current Year Budget:**	Yes
	Current F.Y. Net County Cost:	$ 0	**Budget Adjustment:**	No
	Annual Net County Cost:	$ 0	**For Fiscal Year:**	2013/14

COMPANION ITEM ON BOARD AGENDA: No

SOURCE OF FUNDS: East County Detention Center Project Budget

Positions To Be Deleted Per A-30 ☐

Requires 4/5 Vote ☐

C.E.O. RECOMMENDATION: APPROVE

BY: Jennifer L. Sargent

County Executive Office Signature

Dep't Recomm.: ☐ Consent ☒ Policy

Per Exec. Ofc.: ☐ Consent ☒ Policy

3-18

Prev. Agn. Ref.: 3-13 of 6/04/13; 3.21 of 11/06/12 | **District:** 4/4 | **Agenda Number:**

RECOMMENDED MOTION: (Continued)

3. Direct the Clerk of the Board to file the attached Notice of Determination (NOD) with the County Clerk for posting within 5 days of approval of the East County Detention Center Project.

BACKGROUND:

The California Public Safety and Offender Rehabilitation Act of 2007 provides funding through its local jail construction funding program (Program) to counties for acquisition, design, and construction of local jail facilities. During late 2011 and early 2012, the County of Riverside went through the process, applied for, and received a conditional award of funding from the State of California in order to expand the capacity of the county's jail system through the construction of new jail system facilities. The county must satisfy all the requirements of this program administered by the Board of State and Community Corrections (BSCC) which includes meeting deadline dates, progress milestones and allocating its share of funds towards the construction of any new jail facilities.

The necessity of the proposed ECDC project was borne out of an already existing shortage of incarceration space in Riverside County. According to the 2011 Correctional Facility Needs Assessment, 1,463 new jail beds are needed immediately in the county to avoid early releases and keep criminals incarcerated. With the implementation of the 2011 Public Safety Realignment Act (Assembly Bill 109), the immediate jail bed need has increased even more.

The current jail facility was built in the 1950's to serve as a booking facility for Coachella Valley law enforcement and hold inmates awaiting trial in the adjacent courtrooms. Although renovated in the 1980's, the jail remains undersized for the activity of the nearby courts and lacks many of the features and programs available in the larger jail facilities. Having a properly sized jail in close proximity to the courts is optimal because it reduces transportation costs, time in transit, and opportunities for escape. The existing 353-bed jail capacity is undersized for the inmate population attending court hearings at the Larson Justice Center. Currently, there is a monthly average of 819 inmates (approximately 40 inmates per court day), who are transported to the Indio Jail from other facilities for court appearances. An additional 149 inmates (approximately seven per day), are transported from Indio to other facilities for medical services. Once the proposed ECDC project is complete, the facility will have the capacity to house a total of 1,626 inmates. These inmates would remain housed at ECDC and, therefore, not require transportation services.

On March 26, 2012, the Economic Development Agency advertised a Request for Qualifications regarding the selection of a firm to provide architectural services for the ECDC project. Per Board Policy H-7 and the Government Code, a selection committee was formed to evaluate all submitted Statements of Qualifications. Hellmuth, Obata and Kassabaum (HOK), Inc. of Culver City, California, was selected as the firm best suited to provide the services. On November 6, 2012, the Board of Supervisors approved the owner/architect agreement between the County of Riverside and HOK.

(Continued)

BACKGROUND: (Continued)

The architects have now completed the schematic design drawings for the ECDC project and are ready to move forward with design development and the construction documents. Cost estimates will be refined following the Board's approval to proceed into the design development and construction document phases in accordance with the Capital Improvement Program (Board Policy B-22).

The county has prepared an Environmental Impact Report (EIR) which evaluates the potential environmental impacts associated with the construction and operation of the proposed ECDC project. The ECDC team determined that an EIR would be the most appropriate mechanism for assessing the potential environmental effects of the proposed project.

Prior to submitting the Notice of Completion (NOC) with the State Clearinghouse, a request was made by the county to the State Clearinghouse for a shortened review period of the draft EIR from a 45-day public review period to a 30-day public review period. The decision for the shortened review period was based on the critical funding aspect of the Assembly Bill (AB) 900 Phase II funding which was conditionally awarded to the county by the State of California. The request for the shortened review was deemed consistent with the criteria set forth in the criteria for the shortened reviews under of the Public Resources Code §21091(e) and State CEQA Guidelines §15105. The county is under severe time constraints set by the state with regard to the conditional approval of funding which must be met. Upon completion of the draft EIR, the county filed a NOC with the State Clearinghouse to begin the public review period. Concurrent with the filing of the NOC, the draft EIR was distributed to responsible and trustee agencies, surrounding cities, and interested parties, as well as parties requesting a copy of the draft EIR. During the 30-day public review period, the draft EIR (including the technical appendices) was made available for review online at www.RivCoECDC.org. Paper copies of the document were also available at the Indio Branch Library, the Riverside County Administrative Center in Indio, and at the Economic Development Agency office in Riverside.

The shortened public comment period for the Draft EIR began on May 6, 2013, during which time, seven comments were received in the form of written and e-mail correspondence. Written responses to comments were prepared and mailed to governmental agencies at least 10 days prior to the Board's scheduled action on the project as required under CEQA. A formal response to comments document is incorporated into the final EIR. The Mitigation Monitoring and Reporting Program (MMRP) contained in the final EIR and presented to the Board for adoption is designed to ensure compliance during project implementation. The final EIR is the draft EIR, the response to comments with a section to provide corrections and clarifications, and the MMRP. Pursuant to CEQA (Public Resources Code Section 21152), a Notice of Determination (NOD) will be filed with the County Clerk and with the State Clearinghouse following approval of the project by the Board.

(Continued)

BACKGROUND: (Continued)

Adoption of Resolution No. 2013-164 will adopt the requisite CEQA findings, certify the final EIR, adopt the MMRP and approve the ECDC project.

Attachments:

Resolution No. 2013-164
Response to Comments (RTC)
Mitigation Monitoring and Reporting Program (MMRP)
Draft EIR (EIR)
Schematic Design
Notice of Determination (NOD)

Board of Supervisors **County of Riverside**

RESOLUTION NO. 2013-164

ADOPTING CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH #2013021047), ADOPTING MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING THE EAST COUNTY DETENTION CENTER PROJECT

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") §§15050, 15051 and 15367 and notwithstanding the location of the proposed East County Detention Center Project (referred to alternatively herein as the "Project"), the County of Riverside ("County") is the lead agency for this Project because the County is the agency to carry out the proposed Project which will expand current jail facilities due to immediate incarceration capacity needs and minimize those capacity impacts to the County jail system; and

WHEREAS, pursuant to California Government Code §§53090 and 53091, the County is exempt from the City of Indio's ("City") building and zoning ordinances because the proposed Project is located on County owned real property even though the Project site is located within the limits of the City of Indio; and

WHEREAS, although the County is exempt from compliance with the City's general plan and its zoning regulations (California Government Code §§53091-53095; Lawler v. City of Redding, 7 Cal. App.4th 778 (1992)), the County has considered certain aspects of the City's general plan when conducting the environmental review for the proposed Project and had initially contacted City officials to present the proposed Project early in 2012; and

WHEREAS, the City of Indio is a responsible agency for the Project because it has other future discretionary approval authority over one or more actions involved in the development of the Project; and

WHEREAS, a Notice of Preparation dated February 20, 2013 ("NOP") announcing the intended preparation of the Draft EIR was sent to the Office of Planning and Research, State Clearinghouse (SCH), responsible agencies, trustee agencies and the public to solicit comments, including details about the

FORM APPROVED COUNTY COUNSEL
BY: SYNTHIA M. GUNZEL DATE 7-11-13

scope and content of the environmental analysis as well as potential feasible mitigation measures, for a thirty (30) day period ending on March 21, 2013; and

WHEREAS, approximately nine (9) comment letters were received by the County in response to the NOP, some of which assisted the County in shaping the focus and scope of potential issues for analysis in the Draft EIR; and

WHEREAS, the Draft EIR evaluates potentially significant environmental impacts that could be associated with the Project, identifies Project changes and mitigation means to eliminate or reduce potential impacts, and any reasonable Project alternatives to the Project; and

WHEREAS, in accordance with Public Resources Code §21091 and State CEQA Guidelines §15105, a Draft Environmental Impact Report ("Draft EIR"), was granted a shortened review period of thirty (30) days by the SCH due to the County's severe time constraints imposed and set by the State with regard to funding approval conditionally granted to the County from the California Public Safety and Offender Rehabilitation Act of 2007 local jail construction funding program; and

WHEREAS, in accordance with Public Resources Code §§21091 and 21161 and State CEQA Guidelines §15087, the County filed a Notice of Completion of the Draft EIR with the SCH and a Notice of Availability with the SCH and the public which initiated the approved 30 day public and agency review period of the Draft EIR on May 6, 2013 to; and

WHEREAS, during the review period of the Draft EIR, the County received approximately seven (7) comment letters on the Draft EIR in response to the Notice of Availability; and

WHEREAS, the County, as lead agency under CEQA, has prepared the Final Environmental Impact Report, assigned with State Clearinghouse No. 2013021047, ("Final EIR") for the East County Detention Center Project, which includes the Draft EIR with all its Appendices; an Errata to make minor revisions and clarifications to the Draft EIR; the comments received by the County by interested public agencies, organizations and members of the public; written responses to the environmental concerns raised in those comments and other information received during the review period; and

WHEREAS, pursuant to Public Resources Code §21092.5, the County has provided copies of the proposed written responses to all public agency comments received during the review period of the Draft EIR at least ten (10) days prior to the County's consideration of the Final EIR; and

WHEREAS, all provisions of the CEQA and Riverside County CEQA implementing procedures have been satisfied, and Final EIR (SCH No. 2013021047), prepared in connection with the East County Detention Center Project, is sufficiently detailed so that all potentially significant effects of the Project on the environment and all feasible measures to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Implementing Procedures; and,

WHEREAS, the matter was discussed fully through testimony, oral and written, and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, in regular session assembled on July 16, 2013, that:

A. The above recitations are true and constitute findings of the Board of Supervisors with respect to the Project.

B. The Project is a 1,626-bed detention center facility, of which 1,273 beds will be new, to replace the existing Indio jail located at 46057 Oasis Street in the City of Indio, at the intersection of Highway 111 and Oasis Street, adjacent to the Larson Justice Center.

C. The construction of the Project will be phased to minimize capacity impacts to the County jail system, and the existing 353 beds will remain on-line during the construction of the Project. Once the new housing structure is completed, the existing 353-bed jail structure will be demolished and replaced with surface parking.

D. The site plan consists of the following components:

1. General housing units would house 192 inmates in six 32-bed dayrooms. Each dayroom would contain sixteen 2-man cells. Each 192-bed housing unit includes outdoor recreation and video visitation accessible from the dayroom. Both men and women will be housed at this facility.

2. Within the general housing units, the following would be included: inmate classroom space to provide general equivalency degree (GED) and other rehabilitative training; medical office with multiple exam rooms; and watch command offices for immediate supervision of housing unit operations.

3. A full service kitchen would be built to serve the jail population on site.

4. A special use housing unit would be built for inmates with physical conditions requiring their separation from other inmates and for those inmates with a need for healthcare support. Within the special use housing, standard support functions such as a program room and visitation would be provided so as to limit the movement of these inmates.

5. A health care services clinic would be built to provide a comprehensive range of ambulatory services, such as dentistry and x-ray, suitable to meet the primary health care needs of the inmate population, therefore, reducing the need to transport inmates to outside facilities for medical care.

6. The intake and release area would be built to accommodate arrestees from local agencies. The space would include safety cells, holding cells, and the associated space for inmate records processing and classification staff.

7. A secure vehicle sally port would be added adjacent to a new transportation area in order to maintain secure conditions for loading and unloading inmates. The area would include holding cells for inmates pending movement to the Larson Justice Center for court appearances or to other facilities. The area would have immediate access to the existing underground tunnel which connects the detention center to the adjacent Larson Justice Center. The transportation area would include office space for supervision and staff.

8. All visiting would be conducted by video, except for special requests approved by facility command. A public visiting area would be built adjacent to the public lobby.

9. Administrative Office space would be included to accommodate additional staff including, command staff, accounting staff, training staff, and other necessary support positions.

10. Limited on-site parking would be included, as well as a 990-space three-level parking structure located on Site B across Oasis Street to accommodate staff and visitors of the Project and other government facilities in the area.

BE IT FURTHER RESOLVED by the Board of Supervisors finds that the following potential environmental impacts of the Project identified in the EIR have no impact on the environment and do not require mitigation: Even though specific written findings that address the environmental effects of a project identified in an EIR to have no impact or a less than significant impact are not required under CEQA Guidelines §15091, these findings fully account for all potential environmental impacts, including those potential impacts that were identified in the EIR to have no impact or a less than significant impact on the environment.

A. Agricultural and Timber Resources.

1. Impacts: No Impacts. The Project site is on land identified as Urban-Built-up land on the State's Important Farmland Map for Riverside County. There are no timber or forest resources in the Project area.

2. Mitigation: None required.

B. Mineral Resources.

1. Impacts: No Impacts. The proposed Project would not result in a loss of availability of a known and valuable mineral resource, nor would it result in a loss of availability of a locally important mineral resource recovery site delineated in a local General Plan, Specific Plan, or other land use plan.

2. Mitigation: None required.

C. Population and Housing.

1. Impacts: There would be no impacts to housing and population and no mitigation is required for the following reasons:

a. The proposed Project would not induce substantial growth because it is not expanding or extending a public service or utility that could in turn facilitate development because it is located in a previously developed urban area.

b. The Project would not create a large enough new job market (470 new jobs estimated) that it would attract a substantial number of people to relocate to a specific area.

c. The Project involves no displacement of housing or people.

2. Mitigation: None Required.

D. Public Facilities (Schools and Libraries).

1. Impacts: No impacts. The proposed Project would not include any residential uses and, therefore, would not result in direct population growth that would increase the demand for public facilities such as schools or libraries. Because the proposed Project would not cause direct population growth, there would be no additional students in the school district or increased need or demand for library services caused by the Project. As previously noted in the discussion of population and housing, only 470 new jobs are expected to be created by the Project and those would be expected to be spread out throughout the Coachella Valley. Therefore, no substantial secondary growth would be created by the Project that would increase the need for schools and libraries.

2. Mitigation: None required.

E. Recreational Resources.

1. Impacts: The Project site is presently developed with non-recreational uses. The proposed Project would not include any residential uses and, therefore, would not result in direct population growth that would increase the demand for recreational facilities. Because the proposed Project would not cause direct population growth, physical deterioration of recreational facilities would not occur due to increased facility usage as a result of Project implementation.

2. Mitigation: None required.

BE IT FURTHER RESOLVED by the Board of Supervisors finds that the following environmental impacts associated with the Project as identified in the EIR are less than significant unless otherwise indicated; as a result, mitigation is not required: Even though specific written findings that address the environmental effects of a project identified in an EIR to have no impact or a less than significant impact are not required under CEQA Guidelines §15091, these findings fully account for all potential environmental impacts, including those potential impacts that were identified in the EIR to have no impact or a less than significant impact on the environment. For specific discussion, the Project site is

in some cases referred to as Site A and Site B. Site A is where the proposed buildings would be located. Site B is where the proposed parking structure would be located diagonally south of Site A across Oasis Street.

A. Aesthetics.

1. Impacts:

a. General Plan Policy Analysis. The City's General Plan includes policies related to aesthetics in the Land Use Element and Community Design Elements. Policy OS-2 requires scenic beauty of prominent natural features be protected. Since the proposed Project is located within a developed area and would replace the existing use with a similar use and type of project, the proposed Project would be consistent with this policy. Policy CD-1 establishes specific design criteria for all types of land use designations. The proposed Project is being designed to be in conformance with setbacks, lighting, screening, and all other design guidelines related to the Public land use designation even though the County property is not required to comply with these policies. Therefore, the Project would not result in conflicts with the policies of the City General Plan, and impacts related to this issue are considered to be less than significant.

b. Scenic Vistas. The Project site is located in the heart of the City in a relatively flat but previously developed area. No scenic vistas have been designated in the Project area. Views from the surrounding commercial and residential uses are presented and analyzed in the Visual Character section below. Based on the conclusions of that analysis, views would be altered because the proposed Project would replace the existing buildings with a facility with an increased footprint. However, the proposed Project is similar in height and style and would not represent an increase that would result in a substantial adverse effect. Therefore, any impact on scenic vistas or views resulting from the implementation of the proposed Project would

be considered less than significant.

c. Scenic Resources within a State Scenic Highway. There are no scenic highways designated by the City, County, or other agency in the Project area or that would have views of the Project site. There are no scenic resources or designated historic structures on the Project site or within the Project area. Highway 111 is not a designated scenic highway. I-10 throughout Riverside County is considered eligible to be a State Scenic Highway by both the County and the California Department of Transportation (Caltrans). The Project site is located approximately 1.25 mi to the southwest of I-10 and is not visible from the highway. Therefore, the effects of the proposed Project on scenic resources within a County or State Scenic Highway would be considered less than significant.

d. Visual Character. The proposed Project would alter the existing visual character of the Project site by replacing the existing County civic campus with a larger facility. However, there must be an additional finding that the Project substantially degrades or damages a viewshed for an impact to be significant and adverse, in accordance with the thresholds defined above. Visual impacts are considered potentially significant where they would contribute to a substantial, demonstrable degradation of the existing visual character or quality of a site. This determination is based on several criteria, including observer position, views, and changes in the characteristics of the views. The key factor is the extent to which the project is compatible with the character, scale, bulk, and form of the existing physical setting. However, the proposed Project would not have a significant impact on any of the Key Views in the area based on the analysis in EIR Section 4.1. With implementation of the proposed Project, views of the site would be altered but the visual character and quality of the site and surrounding area would not be degraded and would be considered less than significant.

2. Mitigation: None required.

B. Air Quality.

1. Impacts:

a. County of Riverside General Plan Air Quality Element Policy Analysis. The County's General Plan includes policies related to air quality that are related to the proposed Project (refer to Section 4.2.2 in the EIR). The proposed Project is compliant with all of the applicable General Plan policies. Therefore, the Project would not result in conflicts with the policies in the General Plan Air Quality Element, and would not incur any physical impacts related to policy consistency. The Project has landscaping incorporated into the design and would preserve existing landscaping near the sensitive receptors to the east and south of Site B. The Project would be implemented in compliance with all SCAQMD rules and regulations.

b. Air Quality Management Plan Consistency. The proposed Project would not significantly contribute to or cause deterioration of existing air quality; therefore, mitigation measures are not required for the long-term operation of the Project. Hence, the proposed Project is considered to be consistent with the County General Plan and the SCAG forecast, and is therefore consistent with the Air Quality Management Plan (AQMP).

c. Architectural Coatings. Architectural coatings contain volatile organic compounds (VOCs) that are similar to reactive organic compounds (ROCs) and are part of the ozone (O3) precursors. Based on the Project plans, it is estimated that the application of architectural coatings on the proposed buildings would result in no more than approximately 66 pounds of VOC per day during the coating phase. These emissions would occur during the building construction period. It is expected that the peak daily emissions from building construction would be 10 pounds of VOC per day. Therefore, the total daily VOC emissions of 66 pounds of VOC would be less than the

South Coast Air Quality Management District (SCAQMD) VOC threshold of 75 pounds per day.

d. Construction Odors. Heavy-duty equipment in the Project area during construction would emit odors. However, the construction activity would cease to occur after individual construction is completed. No other sources of objectionable odors have been identified for the proposed Project, and no mitigation measures are required. SCAQMD Rule 402 regarding nuisances states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property." The proposed uses are not anticipated to emit any objectionable odors. Therefore, objectionable odors posing a health risk to potential on-site and existing off-site uses would not occur as a result of the proposed Project.

e. Construction-Related Health Risks. The only toxic air pollution emissions in any significant quantity associated with the construction of the Project would occur from diesel-powered equipment exhaust. While there may be other toxic substances in use on site, compliance with state and federal handling regulations will control emissions to below a level of significance. The Office of Environmental Health Hazard Assessment (OEHHA) currently describes the health risk from diesel exhaust entirely in terms of the amount of diesel particulate matter (DPM) that is emitted, and that it would have carcinogenic and chronic effect; however, no short-term acute effect is recognized. Health risks are determined by defining the exposure of sensitive receptors such as homes, schools, hospitals, etc., to toxic air contaminants. Thus, there is a relationship between proximity of the source

of the emissions to the sensitive receptor. The nature of the mobile equipment used in construction operations is that mobile equipment only operates in one location a short time (weeks or months) relative to the length of time required for carcinogenic and chronic health impacts (decades). Following published OEHHA health risk techniques, (Source: OEHHA, *Air Toxics Hot Spots Program Risk Assessment Guidelines,* August 2003, Appendix D, *Risk Assessment Procedures to Evaluate Particulate Emissions from Diesel-Fueled Vehicles.*) potential impacts from DPM during Project construction are shown in Table 3.A. in the EIR. It is important to note that the health risk is below the cancer threshold of 10 in 1 million and the chronic threshold of 1.0; therefore, both health risks would be less than significant.

f. Operational/Long-Term Air Quality Impacts. Long-term air pollutant emission impacts are those associated with stationary sources and mobile sources involving any Project-related changes. The proposed Project would result in net increases in both stationary and mobile (project-related vehicular trips) source emissions. Based on the Project traffic study, long-term operational emissions associated with the proposed Project, calculated with the CalEEMod model, are shown in Table 3.A. in the EIR. Area sources include architectural coatings, consumer products, and landscaping. Energy sources include natural gas consumption for heating and electricity for the lighting in the buildings and at the parking area. Table 3.B in the EIR shows that the increase of all criteria pollutants as a result of the proposed Project would be less than the corresponding SCAQMD daily emission thresholds. Therefore, Project-related long-term air quality impacts would be less than significant.

g. Operational Localized Significance. The Localized Significance Threshold (LST) analysis only includes on-site sources; however, the CalEEMod

model outputs do not separate on-site and off-site emissions for mobile sources. Table 3.C in the EIR shows that the operational emission rates would not exceed the LST thresholds for receptors at 25 meters. Therefore, the proposed operational activity would not result in a localized significant air quality impact.

h. Operational/Long-Term Microscale (CO Hot Spot) Analysis. The carbon monoxide (CO) concentrations and intersections most affected by Project-related traffic in the Project vicinity for the existing without/with Project, 2016 without Project/with Project, and 2035 without Project/with Project scenarios, respectively. Based on the EIR analysis, Project-related changes in CO concentrations would be 0.1 ppm or less under all with Project scenarios, and all CO concentrations would remain well below their respective state and federal standards. Because no CO hot spots would occur, the proposed Project would not have a significant impact on local air quality for CO.

2. Mitigation: None required.

C. Biological Resources.

1. Impacts:

b. Candidate, Sensitive, or Special-Status Plant Species.

i. Sensitive Plant Species. The entire Project site is developed and only contains nonnative ornamental plants. No impacts to sensitive plant species would occur.

ii. Sensitive Natural Communities/Jurisdictional Areas. The entire Project site is developed and does not contain any area that qualifies as jurisdictional waters, wetlands or riparian habitat. Therefore, no impacts to jurisdictional areas would occur.

b. Movement and Migration. The Project site is fully developed and located within the central portion of the City of Indio. No portions of the Project

site are located within, or contribute to, any existing functioning regional wildlife corridor areas or linkages. Therefore, no impacts would occur.

b. Local Protection Policies or Ordinances. As previously stated, the City of Indio's local policies do not apply to the Project because they are pre-empted by state law on property owned or leased by the County. Additionally, no Heritage Trees have been identified on the site and much of the perimeter trees located on City property would likely be retained. Therefore, no impacts related to local policies would result from the implementation of the proposed Project.

2. Mitigation: None required.

D. Cultural Resources.

1. Impacts:

Historical Resources. The Project area is a developed, built environment. The proposed Project area does not contain any identified historical resource. Based on the record search and Native American responses for this Project, it has been determined that no historical resources of importance exist within the Project site. As such, impacts to historical resources are not anticipated from the proposed Project.

2. Mitigation: None required.

E. Geology and Soils.

1. Impacts:

a. Wastewater Disposal. The proposed Project would tie into existing or upgraded sewer lines in the City and would not be reliant on septic leaching or other percolation methods for wastewater treatment. Therefore, no impacts related to this issue would occur.

b. General Plan Safety Element Analysis. Geologic and seismic hazards associated with the proposed Project have been evaluated in the geotechnical reports prepared for the proposed Project. Compliance with

California Building Code (CBC) 2010 (or the CBC version in effect at the time Project construction commences) requirements and County grading and building permit regulations, along with appropriate mitigation, would reduce potential impacts to a level that is less than significant, as previously described. The proposed Project design will incorporate applicable seismic design requirements and will be compliant with the adopted safety policies identified above. Therefore, the proposed Project would be compliant with adopted Safety Element policies, and impacts related to this issue are less than significant.

c. Rupture of a Known Earthquake Fault. As with all of Southern California, the Project site is subject to strong ground motion resulting from earthquakes on nearby faults. However, the Project site is not located within a designated Alquist-Priolo Earthquake Fault Zone, and there are no known active or potentially active faults or fault traces crossing the site. Therefore, the proposed Project would not result in a significant environmental impact related to rupture of a known earthquake fault, including those delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map.

d. Landslides. Landslides and other slope failures are secondary seismic effects that are common during or soon after earthquakes. Areas that are most susceptible to earthquake-induced landslides are steep slopes underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits. As described previously, the Project site is essentially flat. There are no steep slopes on or near the Project site, and the area is not included or adjacent to an earthquake-induced landslide zone. Hence, the Project area has a very low probability for an earthquake-induced landslide to occur. Implementation of the proposed Project would not result in impacts related to landslides.

e. Liquefaction and Settling. Liquefaction commonly occurs when three

conditions are present simultaneously: (1) groundwater within 40 feet of the ground surface; (2) relatively loose, cohesionless (sandy or granular) soil; and (3) earthquake-generated seismic waves. The presence of these conditions may cause a loss of shear strength, liquefaction, and ground settlement. The Project area is within an area identified by the City as having sediments that are moderately susceptible to earthquake-induced liquefaction and/or settlement. Due to the potential for the presence of shallow groundwater beneath the site (20 feet), the liquefaction potential of the site has been evaluated. As reported in the Geotechnical Investigations, the surface manifestation effects of liquefaction on the structures are expected to be negligible. However, seismic settlement and differential settlement are anticipated.

f. Subsidence. The phenomenon of widespread land sinking, or subsidence, is generally related to substantial over pumping of groundwater or petroleum reserves from deep underground reservoirs. Although groundwater withdrawal has led to lowered groundwater levels in the Project area, over pumping and excessive groundwater withdrawals have not occurred. In addition, the Project does not have an existing oil or water pump on-site, and the site has not been used for the extraction of either resource. The site is not located within a documented subsidence area. Subsidence is, therefore, not considered an existing or potential constraint to development of the proposed Project.

2. Mitigation: None required.

F. Hazards and Hazardous Materials.

1. Impacts:

a. Riverside County General Plan Safety Element Analysis. The County's General Plan includes policies related to hazards and hazardous materials in its Safety Element that are related to the proposed Project. The proposed

Project is consistent with all of the applicable General Plan policies because the Project is required to meet all applicable safety requirements, the majority which are already codified in standard building and fire safety requirements and Titles 15 and 24 of the CCR. Therefore, the Project would not result in conflicts with the policies in the General Plan Safety Element, and significant impacts related to this issue would not occur.

b. Indio General Plan Policy Analysis. The City's General Plan policies related to health and hazards are broad and encompassing. Policies HM-1.5 and HM-1.6 are relevant to the Project with regard to the known contaminated soil and disposal of both the soil and other hazardous materials in the buildings scheduled to be demolished. As identified in the analysis below, one area of soil contamination has been identified on Site A. However, compliance with all applicable regulations regarding the remediation and disposal of hazardous materials would ensure the Project's consistency with this General Plan policy. In addition, the County and Sheriff's Department have coordinated with the City with regard to fire and emergency planning for the Project, which meets compliance with the EMS Master Plan. Therefore, impacts related to this General Plan compliance and consistency are considered to be less than significant.

c. Routine Transport, Use, and Disposal of Hazardous Materials and Reasonable Foreseeable Upset and Accident Conditions.

i. Construction. Construction of the proposed Project would involve the routine use, handling, storage, transport, and disposal of hazardous materials such as fuels, oils, grease, caulking, paints, and solvents consistent with applicable federal, state, and local regulations. These are typical substances used for construction projects. In general, small amounts of these materials would be on-site at any given time. No acutely hazardous materials would be

used on-site during construction of the Project. The materials handled would not pose a significant risk to off-site residents or workers. The construction contractor would be required to implement standard Best Management Practices (BMPs) regarding hazardous materials storage, handling, and disposal during construction in compliance with the State General Construction Permit to protect water quality.

Although construction of the Project would not involve acutely hazardous materials, other hazardous materials would be stored in small amounts on-site. However, because the Project would comply with federal, state, and local provisions regarding use, storage, and transport of hazardous materials, construction of the proposed Project would not result in a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous waste. In addition, construction of the proposed Project would not create a significant hazard to the public or to the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

ii. Asbestos Containing Materials. As discussed in the Existing Environmental Settings of this section, ACMs are anticipated to be present at all buildings on the Project site, regardless of age. Therefore, before performing any future demolition or renovation activities that would disturb suspect asbestos containing building materials, a comprehensive Asbestos Hazard Emergency Response Act (AHERA) type level sampling survey in accordance with OSHA and U.S. Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAPS)

requirements would be required to be performed to evaluate the structures for the presence of ACMs. If suspect materials sampled are confirmed to contain asbestos, they would be remediated and/or disposed of in compliance with all applicable federal, state, and local regulations. With compliance of all applicable regulations regarding the remediation and disposal of hazardous materials, impacts related to the presence and removal of asbestos during the proposed Project construction would be less than significant.

iii. Lead Based Paint. As discussed in the Existing Environmental Settings of this section, given the age of the structures at the Project site (constructed in its current layout by the 1970s), LBP should be anticipated in all buildings. Therefore, before performing any future demolition, renovation, or activities that would disturb painted surfaces, a comprehensive LBP survey would be required prior to the disturbance of painted surfaces to determine lead content. Any confirmed LBP materials that would be disturbed, causing the paint to flake or peel, must be removed and disposed of in accordance with applicable regulations, including without limitation guidelines of OSHA. With compliance of all applicable regulations regarding the remediation and disposal of hazardous materials, impacts related to the presence and removal of lead during the proposed Project construction would be less than significant.

iv. Operation. Operation of the proposed Project would be similar to the current on-going operations and involve the storage and use of potentially hazardous materials, such as medical supplies; industrial cleaning agents; solvents; petroleum-based fuels for machinery; paints; and pesticides that are typically used in detention centers, including in kitchen and laundry facilities. These types of hazardous

materials, when used correctly, would not result in a significant hazard to inmates or employees working within the proposed facility.

Emergency generators would be stored on-site for emergency backup power in the event of power failure. Three 1500-kilowatt (kW), 480-volt (V) diesel engine generator sets would be located on-site to provide emergency and standby power for the entire facility in the event of power failure. The generator sets would be located indoors in the Generator Room and connected to a 10,000 gallon horizontal fuel tank with a capacity of 24 hours at 100 percent load plus 15 percent for exercising/testing of units. The aboveground fuel storage tanks would require the preparation of a Spill Prevention, Control, and Countermeasure Plan (SPCC), which would be submitted to and approved by the RCDEH. Furthermore, federal, state, and local regulations control the transport, use, storage, generation, and disposal of these types of hazardous materials to minimize potential health and environmental hazards that could occur through accidental spills or leakage.

In addition, pursuant to HSC Section 25504 and County requirements, a Business Emergency Plan (BEP) would be prepared for submittal to the Hazardous Materials Management Division of the RCDEH. In addition to identifying the hazardous materials and substances used on-site, the BEP would include directions to facilitate coordination and emergency planning with on-site and off-site response officials and facilities in the event of an emergency, and would describe the equipment and training provided to personnel to detect, respond to, mitigate, and abate hazards that could occur during an accidental release.

In compliance with existing federal, state, and local regulations, the amounts of hazardous materials present during operation of the proposed Project site would be limited and would not pose a significant hazard to workers, employees, inmates, or the environment. Since the Project would comply with federal, state, and local provisions, there would be no significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or substances as a result of the Project. In addition, the Project would not 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.

d. Hazardous Emissions or Handling of Hazardous Substances within 0.25 Mile of an Existing or Proposed School. Site A is not within 0.25 mi of an existing or proposed school. The closest existing school is Thomas Jefferson Middle School, located at 83089 Highway 111 in Indio, approximately 0.3 mile from the Project site. Site B is within 0.25 mile (985 feet) of the Thomas Jefferson Middle School, but the site does not have any hazardous substances. The proposed Project would be the replacement of the existing detention center and is expected to use and dispose of materials similar to those currently handled on the Project site. Additionally, compliance of all applicable regulations regarding potential emissions or handling of hazardous substances would be obtained and implemented. Therefore, the risk of impacts from hazardous emissions or required handling of hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school would be less than significant.

e. Impairment or Physical Interference with an Emergency Response Plan or Emergency Evacuation Plan. Direct access to the Project site for

emergency vehicles is provided via either Highway 111 or Oasis Street. Both of these roads would remain open during construction and would provide adequate site access during construction. Construction activities that may temporarily restrict vehicular traffic accessing the Project area along Oasis Street and Plaza Drive may be required, in coordination with the City Traffic Engineer, to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around the construction activity.

Likewise, the proposed Project would not block emergency vehicle access to the site or adjacent areas. The Project is required to design, construct, and maintain structures, internal access, and facilities to comply with applicable local, regional, and/or state requirements related to emergency access and evacuation plans. The size and location of fire suppression facilities (e.g., hydrants) and fire access routes would be required to conform to City Fire and Emergency Medical Services standards. The Fire Department is coordinating with the Sheriff's Department regarding the review of the development plans to ensure adequate emergency access to the Project site. As such, any Project-specific limitations on emergency access will be coordinated with current emergency access and evacuation plans compliance and identified as development plans are finalized.

Specific internal circulation descriptions, Project-related traffic increases, and potential effects to emergency response related to traffic conditions are discussed in Section 4.12, Traffic and Circulation, of the EIR. As described in Section 4.12, traffic generated by operation of the Project would not result in significant traffic impacts; as such, Project-related traffic would not result in delays to emergency vehicles. As described, the proposed Project would not block emergency vehicle access to the site or to the surrounding areas, and the proposed Project would not impair implementation of or

physically interfere with any adopted emergency response plans. Therefore, no significant impact related to emergency response would result from implementation of the proposed Project.

2. Mitigation: None required.

G. Hydrology.

1. Impacts:

a. General Plan Policy Consistency Analysis. As provided in Section 4.8.2 of the EIR, the City's General Plan includes policies related to hydrology and water quality in the area found in the Infrastructure/Public Services Sub-Element of the Land Use Element and the Water Resources Sub-Element of the Environmental Resources Element of the 2020 Indio General Plan. The proposed Project is generally being designed to be in conformance with drainage, water supply, water quality, and all other design guidelines even though the County property is not required to comply with these policies. Therefore, the Project would not result in conflicts or inconsistencies with the policies of the City of Indio General Plan, and impacts related to this issue are considered to be less than significant.

b. Groundwater Supply/Recharge. Water supply for the Project would be derived entirely from groundwater provided by Indio Water Authority (IWA). The groundwater wells are located throughout IWA's service area and connected to a single distribution system. IWA would serve the proposed Project with groundwater extracted from the Whitewater River Sub-basin of the Coachella Valley Groundwater Basin.

The Project will accommodate up to 1,626 inmates with corresponding increases in services and facilities. Water demand for the proposed Project is estimated to increase from 81 acre-feet per year to 258 acre-feet per year, a 310 percent increase in annual demand. The increase in demand resulting from Project implementation would be approximately 0.4 percent of IWA's

total water demand through 2030, which is less than 0.1 percent of the total estimated gross groundwater production in the Whitewater River Subbasin through 2030. This is considerably less than that of a typical 500-unit housing development. The water supply would not take directly from groundwater, but would be provided through IWA.

Based on current regional water supply information, groundwater would be available from storage, as needed, augmented by natural and artificial replenishment, to supply the Project as well as others within its service area for at least the next 20 to 30 years. Groundwater levels are likely to continue to gradually decline in portions of the Whitewater River Subbasin, with or without the proposed Project, until the Coachella Valley area experiences a period of weather cycles that provide an increase in rainfall and winter snowpack runoff from the local mountain ranges. Due to the collective efforts of all the major water purveyors in the Coachella Valley for groundwater management planning through the 2010 Urban Water Management Plan (UWMPs), the Coachella Valley Integrated Regional Water Management Plan, and the implemented groundwater replenishment programs, there is currently a sufficient supply of groundwater in storage so that extractors, including IWA, which would provide water for the Project, can depend solely on groundwater in storage for their water supplies for the next 20 to 30 years (the time horizon for the WSA).

c. Drainage. The existing flow of storm water runoff at the jail facility flows from the northwest to the southeast. All of the storm water is discharged either through surface flow across the property line or curb drains on the south side of the jail facility on Oasis Street. Site A would have a decrease in impervious surfaces, while Site B would have a 15.56 percent increase in impervious surfaces from the development of the proposed parking structure. According to the WQMP, the design flow rates for the existing

Sites A and B are 1.2 cubic feet per second and 0.7 cubic feet per second, respectively. The proposed Project would result in 1.2 cubic feet per second for Site A, a 0.5 cubic feet per second increase, and would not represent a substantial change. When constructed, Site B would have a flow rate of 0.8 cubic feet per second and would result in an increase in 0.1 cubic feet per second. Despite the increase in pervious surfaces, the increase in flow rate would be nominal and, therefore, would result in drainage impacts that would be considered less than significant.

d. Water Quality During Construction. The potential impacts of construction activities on water quality focus primarily on sediments, turbidity, and pollutants that might be associated with sediments (e.g., phosphorus and legacy pesticides). Construction-related activities that are primarily responsible for sediment releases are related to exposing soils to potential mobilization by rainfall/runoff and wind. Such activities include removal of vegetation, site grading, and construction of the proposed structures. Environmental factors that affect erosion include topographic, soil, and rainfall characteristics. Nonsediment-related pollutants that are also of concern during construction include waste construction materials; chemicals, liquid products, and petroleum products used in construction or the maintenance of heavy equipment; and concrete-related waste streams. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion compared to existing conditions. Additionally, during a storm event, soil erosion could occur at an accelerated rate. These impacts would be potentially significant and adverse. However, as required by the General Construction Permit, a SWPPP would be required to be prepared and implemented to reduce these impacts to less than significant levels.

The General Construction Permit requires that the SWPPP identify,

construct, implement in accordance with a time schedule, and maintain BMPs to reduce or eliminate pollutants in storm water discharges and authorized nonstorm water discharges from the construction site during construction. The SWPPP will be developed as required by, and in compliance with, the General Construction Permit. Erosion Control BMPs are designed to prevent erosion, whereas Sediment Control BMPs are designed to trap sediment once it has been mobilized. The General Construction Permit requires the SWPPP to include a menu of BMPs to be selected and implemented to address erosion and sediment control. The BMPs are based on the phase of construction and the weather conditions. BMPs on this menu are expected to address mostly erosion control of exposed soils, including the following, but not limited to:

i. Revegetation of landscaped areas (as required, and as compatible with Leadership in Energy and Environmental Design [LEED] specifications);

ii. Hydroseeding, mulching, or other erosion controls, or soil adhesive or covering for inactive exposed areas (as compatible with LEED specifications regarding water conservation);

iii. Sediment controls such as check dams, desilting basins, fiber rolls, and silt fencing;

iv. Catch basin inlet protection;

v. Construction materials management; and

vi. Cover and containment of construction materials and wastes.

The SWPPP will address site-specific conditions related to Project construction. This includes the identification of the sources of sediment and other pollutants that may affect the quality of storm water discharges, and the implementation and maintenance of BMPs to reduce or eliminate sediment, pollutants adhering to sediment, and other nonsediment pollutants

in storm water as well as nonstorm water discharges. Therefore, with compliance with the requirements of the General Construction Permit through the preparation of a SWPPP, potential construction impacts related to drainage patterns and erosion will be reduced to below a level of significance.

e. Flood Hazards. As stated above, the Project site is located outside the 100-year floodplain; therefore, no impacts related to a 100-year flood hazard area will occur at this location. Minor drainage systems will be sized to accommodate a 10-year storm event while major drainage systems will be designed to accommodate a 100-year storm event. The on-site drainage system that conveys and discharges runoff from the site includes surface drainage and bioswales that infiltrate to the subgrade where underground pipes ultimately discharge the runoff into a subsurface retention basin with an overflow to the existing storm drain system. The Project site and off-site infrastructure developments are not located in the vicinity of any large bodies of water, in the vicinity of the Pacific Ocean, or in a hillside or landslide area and the Project site is not in an inundation zone. Therefore, no habitable structure will be constructed in the 100-year floodplain, no structures will impede or redirect 100-year flows, and there will not be a significant risk of loss, injury, or death involving flooding. In summary, there are no potential impacts related to a 100-year flood hazard area.

2. Mitigation: None required.

H. Land Use.

1. Impacts:

a. Impacts That Would Physically Divide an Established Community. The Project site is currently developed with a civic building site housing the jail, the CAC Building, the Law Library building, the courts, and accompanying surface parking lots. The existing site was developed in the 1950s, and the

proposed Project would replace the existing uses with similar uses that enable a higher capacity and more efficient operations. Therefore, the Project would not conflict or be incompatible with the existing land use or divide the established community. Additionally, the adjacent properties (courthouse and fairgrounds) are land uses that also provide public services. With these similar land use types grouped together, the area creates what can be considered a small public/civic use district. Therefore, the proposed Project would not conflict with adjacent land uses or divide or isolate an existing neighborhood or community, and there would be no impact related to land use conflict or the physical division of an established community.

b. Conflict with Applicable Land Use Plans, Policies, or Regulations. Although the Indio General Plan and Zoning Ordinance do not apply to the County-owned Project site, the proposed Project is consistent with the existing use and surrounding land uses. As a public use providing similar services that the existing facility has provided since the 1950s, the proposed Project would be in general compliance with the goals and policies established for public uses. Additionally, the proposed Project is being designed to be in conformance with setbacks, lighting, screening, and all other design guidelines related to the Public land use designation even though the County property is not required to comply with these policies. Therefore, the Project would not result in conflicts with the policies of the City General Plan, and impacts related to this issue are considered to be less than significant.

2. Mitigation: None required.

I. Noise.

1. Impacts:

a. General Plan Noise Element Analysis. The County's General Plan includes policies related to reduction or limitation of noise in the General Plan Noise

Element that are related to the proposed Project. The proposed Project is compliant with all of the applicable General Plan policies. Therefore, the Project would not result in conflicts with the policies in the General Plan policies, and significant impacts related to this issue would not occur.

b. Long-Term Traffic Noise Impacts. For traffic noise impacts, the County's vehicle mix was used, together with the traffic volumes projected in the Project's traffic study. The FHWA highway traffic noise prediction model (FHWA RD-77-108) was used to evaluate traffic-related noise conditions in the vicinity of the Project site. The resultant noise levels were weighted and summed over a 24-hour period in order to determine the CNEL values. CNEL contours are derived through a series of computerized iterations to isolate the 60, 65, and 70 dBA CNEL contour for traffic noise levels in the Project area.

i. Off-Site Traffic Noise Impacts. Project-related traffic noise level increases would be up to 1.3 dBA under Existing, 1.1 dBA under Cumulative (2014), and 0.8 dBA under year 2035 scenarios, respectively. This range of traffic noise level increases in an outdoor environment over a period of time is not perceptible by the human ear, and would not result in any significant noise impacts. Therefore, no significant long-term traffic noise impacts on off-site land uses would occur.

ii. On-Site Traffic Noise Impacts. Highway 111 between Arabia Street and Oasis Street would have the 70, 65, and 60 dBA CNEL contour extending to 65, 133, and 282 feet, respectively, from the roadway centerline. Oasis Street between Highway 111 and Court House Driveway would have its 65 and 60 dBA CNEL contour extending to 68 and 140 feet, respectively, from the roadway centerline. These noise levels represent the worst-case scenario, which assumes that

no shielding is provided between the traffic and the location where the noise contours are drawn. Since the proposed Housing structure would be outside of the 65 dBA CNEL impact zone from both Highway 111 and Oasis Street, no significant traffic noise impacts would occur for the proposed on-site noise-sensitive land uses. In addition, the proposed Support building would be outside of the 70 dBA CNEL impact zone, no significant traffic noise impacts would occur for this facility as well. The proposed parking structure is not a noise-sensitive land use and would not result in any significant traffic noise impacts. The proposed Project does not include any sensitive exterior land uses. The proposed activity areas for the inmates would be located in enclosed courtyards within the Project structures.

c. On-Site Stationary-Source Noise Impacts. There would be loading/unloading activities at the proposed support and housing buildings. In addition, there would be testing and maintenance of emergency generator at these buildings. These potential on-site noise-generating sources would be maintained so that noise associated with activities in the outdoor areas would comply with the applicable noise regulation requirements.

i. Loading/Unloading Activities. The Project site is adjacent to residences on the north side of Highway 111. Recorded noise readings from loading and unloading activities for similar projects, a noise level of up to 75 dBA Lmax at 50 feet, were used in this analysis. The noise attenuation of loading/unloading activities, provided by distance divergence at 150 feet, is approximately 10 dBA compared to the level at 50 feet. The proposed loading/unloading area would be located on the west side of the support building and the building itself would provide at least a

10 dBA noise reduction. Therefore, the existing residences on the north side of Highway 111 would be exposed to loading/unloading noise levels of up to 55 dBA Lmax. However, this projected noise level would not exceed the daytime and nighttime levels set forth in the General Plan Noise Element of 65 dBA and 45 dBA respectively. See Policy N4.1.

ii. Parking Lot Activities. Parking for Site A would generally be located at the same location in the northern portion of the Project site. Residential uses adjacent to the proposed parking structure would be exposed to parking lot activity noise similar to those that occur on the surface parking lot today. Noise associated with activities in the parking lot, such as door slamming, slow-moving vehicles, and human conversation, would generate intermittent maximum noise levels of approximately 65 dBA Lmax at 50 ft. On-site parking would be intermittent and sporadic, and would not result in any significant noise impacts to the existing off-site residences.

The proposed parking structure on Site B would provide a safety barrier along the boundary of the parking structure. This safety barrier would provide approximately at least 4 dBA in noise reduction for parking on second and upper levels. Therefore, noise associated with on-site parking lot activities would be reduced to 61 dBA Lmax at the nearest off-site residences. These noise levels would not exceed the existing parking lot activity noise or the County's maximum noise levels from stationary sources. Therefore, it is not anticipated that noise associated with the parking lot activities would have any significant impact on off-site residences to the east and south of the Project site.

iii. Emergency Generator Testing and Maintenance. The proposed

Project would potentially expose noise-sensitive land uses in the Project vicinity to noise associated with generator testing at the Project site. Although sound or noise from generators during a power outage is considered an emergency use, noise from the testing of the generators should comply with the County's noise control criteria for residential uses. As stated earlier, with a combination of exterior walls, doors, and windows, standard construction for Southern California (warm climate) residential buildings would provide more than 24 dBA in exterior-to-interior noise reduction with windows closed and 12 dBA or more with windows open. Therefore, the generator-testing noise would be reduced to 56 dBA with windows open and 44 dBA with windows closed. Therefore, with windows closed, the residence to the north would be able to meet the County's daytime interior noise standard of 65 dBA L50. Residences to the east and south of the Project site are located farther from the potential emergency generator location and would also be blocked by the buildings if it is located on the west side of the proposed buildings. These residences would meet the County's daytime interior noise standard with windows closed without any additional mitigation.

d. Exposure of Persons to or Generation of Excessive Groundborne Vibration or Groundborne Noise Levels. The primary source of vibration during construction would be the use of scrapers, bulldozers, a motor grader, and water and pickup trucks. The closest construction activity to a sensitive receptor is estimated to be approximately 50 feet from the closest existing residences east of Site B. Generally, problems with groundborne vibration from construction sources are localized to areas within approximately 100 feet of the vibration source. It was estimated that the vibration level at these

nearest residences to the east would be less than the 0.1 inch per second and would not exceed the 0.2 inch per second threshold for residential structures, and below the level of potential risk for architectural damage to normal buildings. The proposed Project would not result in significant vibration impacts.

e. Location within an Airport Land Use Plan or within 2 Miles of a Public Airport or Public Use Airport. The Project site is not within 2 miles of a public airport or private airstrip. There are two general aviation airports located in the vicinity of the proposed Project site. Jacqueline Cochran Regional Airport is located 4.5 miles southeast of the site, and Bermuda Dunes Airport is located 3 miles northwest of the proposed site. These two airports provide limited commercial service. Additionally, the Project site is not located within an airport land use plan or within the vicinity of a private airstrip. Thus, the proposed Project would not be impacted by noise from existing airports. As such, implementation of the proposed Project would not involve noise impacts related to airport uses.

2. Mitigation: None required.

J. Public Services and Utilities.

1. Impacts:

a. General Plan. The County's General Plan includes policies related to public services and utilities in the Land Use Element and Multipurpose Open Space Element that are related to the proposed Project. The proposed Project is compliant with all of the applicable General Plan policies. Therefore, the Project would not result in conflicts with the policies within either the General Plan Land Use or Multipurpose Open Space Elements, and significant impacts related to this issue would not occur. The proposed Project, while it is not subject to the policies of the City's General Plan, is in compliance with the applicable policy regarding provision of domestic

water supply. The County prepared a WSA for review by the IWA which was subsequently adopted by the IWA's Board on May 14, 2013. Therefore, no conflicts with the City's General Plan policies are noted. This impact would be considered less than significant.

b. Water Supply. As noted in the WSA, water demand for the Project is estimated to increase from 81 acre-feet per year to 258 acre-feet per year. The incremental increase in demand resulting from Project implementation will be approximately 0.4 percent of IWA's total water demand through 2030, less than 0.1 percent of the total estimated gross groundwater production in the Whitewater River Subbasin through 2030, and considerably less than that of a typical 500-unit housing development, which is the benchmark comparison for WSAs. Water supply for the Project will be derived entirely from groundwater provided by the Indio Water Authority (IWA). The groundwater wells are located throughout IWA's service area and connected to a single distribution system. All groundwater extracted by IWA from the Whitewater River Subbasin is subject to an assessment that contributes to the replenishment of the Whitewater River Subbasin by CVWD, which contributes to retardation of the decline of groundwater levels within the Whitewater River Subbasin by retarding of cumulative overdraft. Therefore, impacts to water supply are considered less than significant

c. Gas Service. Implementation of the proposed Project would cause an increase in demand for natural gas. The Project's natural gas demand is estimated to be 124,205 therms per year (Source: HOK Engineers, April 2013) for operations. The projected gas demands would be generated by the kitchen, water heaters, and boilers for the Project. Although the Project would cause an increase in the demand for natural gas supplies, the increase would be minimal in relation to the total SoCal Gas demands within the

service area, and SoCal Gas would be able to serve the proposed Project. Therefore, because the proposed Project would not affect SoCal Gas's ability to provide natural gas to its service area, the Project would have a less than significant impact on natural gas services

d. Police Protection.

i. Impacts to Existing Police Services. As described previously, the Riverside County Sheriff's Station that currently serves the jail is the Thermal Station, which is located approximately 5 mi from the Project site on Airport Boulevard in Thermal. The proposed Project would continue to use Sheriff's staff to provide police services. Therefore, the Project would not impact police services in the City of Indio. In addition, the number of service calls for the proposed Project is not expected to increase substantially because of the level of supervision and oversight that would be present at the proposed Project. However, if needed (i.e., in the case of a major emergency), it is anticipated that local law enforcement officers from the Thermal Sheriff's Station would be available to assist staff in responding to that event. Also, the Palm Desert Sheriff's Station is located near the Project site and service calls could also be routed to this station in the event of an emergency. It is anticipated that the need for mutual assistance between IPD and the proposed Project would be an uncommon event.

ii. Secure Design and Operation of the Detention Center. As discussed in the EIR, Section 3.6, the Project would use a combination of physical barriers and procedures to maintain security, including: reinforced concrete and steel barriers, detention-grade locks, and security cameras and control systems. These security procedures are based on best practices established from experiences at existing

Riverside County jails and other detention facilities throughout the country. With implementation of these security measures, the proposed Project is not anticipated to result in an increase in crime in the vicinity of the proposed Project site.

2. Mitigation: None required.

K. Traffic.

1. Impacts:

a. General Plan Circulation Element Analysis. The County's General Plan includes policies related to traffic standards. These standards are located in the General Plan Circulation Element. The proposed Project is compliant with all of the applicable General Plan policies. Therefore, the Project would not result in conflicts with the policies in the General Plan Circulation Element, and no significant physical changes would result from the proposed Project's consistency with applicable traffic and circulation policies.

b. Traffic Generation/Level of Service. Existing peak-hour traffic operations have been evaluated for both the a.m. and p.m. peak hours of traffic at the study area intersections. An LOS analysis was conducted to evaluate existing a.m. and p.m. peak-hour traffic operations at the study area intersections. LOS is discussed in the following paragraphs for three scenarios: Existing (2013) Baseline without Project conditions; Opening Year (2014) Cumulative without Project conditions; and Future (2035) Cumulative without Project conditions.

i. Existing (2013) Baseline with Project Levels of Service. Existing with Project build out traffic volumes were developed by adding Project build out traffic to the existing (2013) traffic volumes. An intersection LOS analysis was conducted to determine Existing with Project build out intersection performance. The addition of Project

traffic to the Existing with Project scenario would not result in conditions exceeding the established LOS standard at any of the study area intersections. Since none of the study area intersections would exceed the established LOS standard under the Existing with Project conditions, no significant impact would occur.

ii. Opening Year (2014) Cumulative with Project Levels of Service. The Opening Year (2014) Cumulative with Project conditions consider the addition of traffic generated by the proposed Project to Opening Year (2014) Cumulative without Project conditions. The addition of Project traffic to Opening Year (2014) Cumulative traffic would not result in conditions exceeding the established LOS standard at any of the study area intersections. Since none of the study area intersections would exceed the established LOS standard under the Opening Year (2014) Cumulative with Project scenario, no significant impact would occur.

iii. Future (2035) Cumulative with Project Levels of Service. The Future (2035) Cumulative with Project conditions consider the addition of traffic generated by the proposed Project to Future (2035) Cumulative without Project conditions. The addition of Project traffic to the Future (2035) Cumulative without Project scenario would not result in conditions exceeding the established LOS standard at any of the study area intersections. Since none of the study area intersections would exceed the established LOS standard under the Future (2035) Cumulative without Project scenario, no significant impact would occur.

c. Air Traffic. There are two general aviation airports located in the vicinity of the proposed Project site. Jacqueline Cochran Regional Airport is located 4.5 miles southeast of the site and Bermuda Dunes Airport is located 3

miles northwest of the proposed site. These two airports provide limited commercial service. Additionally, the Project site is not located within an airport land use plan or within the vicinity of a private airstrip. The proposed Project would not result in a change in air traffic patterns. Likewise, the proposed Project would not be affected by existing airports. Therefore, the proposed Project would not result in a significant adverse impact related to air traffic.

d. Traffic Hazards Due to Design Features and Emergency Access. Parking for the proposed Project would be provided in the existing parking lot on the southeast corner of Oasis Street and Plaza Drive (Project Site B). Access to the main building would be provided via one driveway on Highway 111, Plaza Drive, and two driveways on Oasis Street. Access to the PS would be provided via one in-only driveway on Plaza Drive and one driveway on Oasis Street. These driveways are forecast to operate at a satisfactory LOS under Project conditions.

The design and construction of emergency access routes to and within the Project site would be in compliance with applicable City/County emergency access standards to facilitate safe emergency vehicle access. As the access roadways and the proposed secondary access road are virtually flat and unimpeded by any natural or man-made obstacles, there is no physical restriction to planning and constructing these connecting roadways. Because they would be constructed to typical City standards, there would be no design hazard constructed with the proposed Project.

The proposed Project would not inhibit or reduce emergency access to the Project site. The Project would also not obstruct or affect any off-site major transportation routes that could be used for emergency evacuations out of the area. Additionally, the Project would not include design features, such as sharp curves or incompatible uses that would substantially increase

hazards. Therefore, the Project would not result in a significant impact related to design hazards or inadequate emergency access.

e. Alternative Transportation. As discussed in the Existing Environmental Setting section, there are four existing fixed bus routes near the proposed Project, and limited bicycle routes are currently located in the vicinity on Arabia Street. Pedestrian movements are accommodated by existing sidewalks. Implementation of the Project would not affect any alternative transportation facilities and would not increase demand for such facilities. The Project also would not result in conflicts with adopted policies, plans, or programs supporting alternative transportation. Therefore, the proposed Project would not result a significant impact.

2. Mitigation: None required.

L. Cumulative Impacts. All findings in this section are made pursuant to section 15092(a)(1), which states: "Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR." The changes and alterations are incorporated into the Project through mitigation measures and compliance with applicable laws and regulations, where applicable.

1. Impacts:

a. Cumulative Impacts Related to Aesthetics. The cumulative impact area for visual analysis is the same area for the Project-specific analysis. Aesthetics, implementation of the proposed Project would not alter the visual character of the area, which is urban. Local residents would notice a slight change in the views specific to the area. However, views of the Project site are screened from sensitive viewers in the area by existing mature landscaping. The College of the Desert is too far away from the Project site (approximately 1,000 feet to the north) to have an additive impact to views in the area. Therefore, the aesthetic impacts of the proposed Project are

localized and do not represent a regional trend or contribute to a larger aesthetic impact in the area. Because the Project's aesthetic impacts are not considered to have a cumulative contribution to aesthetic impacts in the Indio area, the Project would not have a significant contribution to cumulative aesthetic impacts in the study area.

b. Cumulative Impacts Related to Air Quality. The Project site is located in the Salton Sea Air Basin (SSAB, or Basin), the cumulative air quality study area. This part of the SSAB is currently under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The air quality assessment for the proposed Project includes estimating emissions associated with short-term construction and long-term operation of the proposed Project. The Project would contribute criteria pollutants to the area during temporary and intermittent Project construction. A number of individual projects in the area may be under construction simultaneously with the proposed Project. Depending on construction schedules and actual implementation of projects in the area, generation of fugitive dust and pollutant emissions during construction could result in substantial short-term increases in air pollutants. However, each project would be required to comply with the SCAQMD's standard construction measures. In addition, the proposed Project's short-term construction emissions would not exceed the significance thresholds. Therefore, the proposed Project would have a less than significant short-term cumulative impact.

Long-term operational emissions associated with the proposed Project, from mobile and stationary sources both on-site and off-site, would not exceed any criteria pollutant emissions thresholds established by the SCAQMD. In addition, these long-term emissions would not exceed any of the SCAQMD's localized significance thresholds (LSTs). Short-term construction emissions associated with the proposed Project would not

exceed any criteria pollutant emissions thresholds or SCAQMD LSTs with the identified Mitigation Measures AQ-1 and AQ-2.

Although the Basin is in serious nonattainment for ozone (O_3) and nonattainment for particulate matter less than 10 microns in diameter (PM_{10}), the Air Quality Management Plan (AQMP) has taken steps to address these pollutants. The Project will contribute to these pollutants but will not exceed any thresholds, either 8-hour or quarterly, during construction or operation. Therefore, the proposed Project's contribution to these pollutants is not considered cumulatively considerable.

c. Cumulative Impacts Related to Biological Resources. The proposed Project would not conflict with any adopted conservation plans, such as the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The Project site is in an urbanized area and has the potential to provide nesting areas for birds and roosting sites for bats in the existing trees and buildings. Therefore, with the implementation of Mitigation Measures BR-1 and BR-2, any potential impacts and nesting birds or roosting bats would be mitigated to less than significant levels. Because the proposed Project would mitigate any impacts to biological resources and the site is located in a highly urbanized and developed area, impacts to biological resources would be not be cumulatively considerable. The other cumulative projects in Coachella and Indio are similarly required to mitigate any significant impacts to sensitive biological resources and requirements of the CVMSHCP, if applicable to those projects. Therefore, the proposed Project's contribution to cumulative effects on biological resources would be less than significant.

d. Cumulative Impacts Related to Global Climate Change. Local temperatures could increase over time as a result of global climate change (GCC) with or without the proposed Project. This increase in temperature could lead to

other climate effects, including, but not limited to: increased flooding due to increased precipitation and runoff, and a reduction in the Sierra snowpack. At present, the extent of climate change impacts is uncertain, and more extensive monitoring of runoff and snowpack is necessary to obtain greater understanding of changes in hydrologic patterns. Studies indicate that increased temperatures could result in a greater part of peak stream flows occurring earlier in the spring, with decreases in the late spring and early summer. These changes could have implications for water supply, flood management, and ecosystem health. The proposed Project includes Mitigation Measure GCC-1 to enhance the sustainability of the Project.

The Project's long-term operational emissions would not exceed any of the SCAQMD's thresholds. As described above, Project-related greenhouse gas (GHG) emissions are not confined to a particular air basin but are dispersed worldwide. Therefore, Project-related GHG emissions are not Project-specific impacts to global warming, but the Project's contribution to this cumulative impact. Because Project impacts alone would not cause or significantly contribute to GCC, Project-related carbon dioxide equivalent (CO_2e) emissions and their contribution to GCC impacts in the State of California are less than significant and less than cumulatively considerable. In addition, other reasonably foreseeable projects in the SSAB would also be required to reduce their GHG emissions. Thus, the proposed Project would not result in a significant long-term cumulative impact.

e. Cumulative Impacts Related to Cultural Resources. The cumulative impact area for cultural and paleontological resources is the County of Riverside and the Southern California region. The proposed Project would not adversely affect any cultural resources. The cumulative effects of the proposed Project are less than significant as no resources exist on the Project site, and the proposed Project will not contribute to the cumulative

effects of other past, present, or reasonably foreseeable future projects related to undiscovered archaeological and paleontological resources. The implementation of Mitigation Measures CR-1 through CR-3 to ensure that previously unidentified cultural and paleontological resources are not impacted would ensure that impacts due to the Project would not be cumulatively considerable. Other proposed projects would also be required to mitigate their individual impacts or implement precautionary measures to protect cultural and paleontological resources. Therefore, the proposed Project would not cumulatively contribute to impacts involving cultural or paleontological resources.

f. Cumulative Impacts Related to Geology and Soils. For the analysis of geology and soils, the geographic study area considered for the cumulative impacts of other projects consisted of the areas affected by other projects whose activities could directly or indirectly affect the geology and soils of the proposed Project site. In general, only projects occurring adjacent or very close to the Project site could affect the geology and soils of the Project site and were, therefore, considered. None of the cumulative projects would be close enough or involve activities that could directly or indirectly affect the geology and soils of the proposed Project site. Not even the proposed County Law Building, which is several hundred feet away from Site A and abuts Site B would affect geology and soils on the site due to the flat and developed nature of the area. In addition, Mitigation Measure GEO-1 is expected to minimize or avoid potential hazards resulting from implementation of the proposed Project. Therefore, with implementation of mitigation, the proposed Project would not cumulatively contribute to impacts involving geology and soils.

g. Cumulative Impacts Related to Hazards and Hazardous Materials. The hazardous materials geographic study area considered for cumulative

impacts consisted of: (1) the area that could be affected by proposed Project activities, and (2) the areas affected by other projects whose activities could directly or indirectly affect the proposed activities on the Project site. In general, only projects occurring adjacent or very close to the Project site were considered due to the limited potential impact area associated with the release of hazardous materials into the environment. Any potentially significant impacts related to hazards and hazardous materials resulting from the proposed Project would be addressed with Mitigation Measures HM-1 through HM-3. Therefore, implementation of the proposed Project would not cumulatively contribute to hazardous materials or hazardous impacts in the region since the proposed Project would comply with all federal, state, and local regulations concerning the storage and handling of hazardous materials and/or waste. In addition, the proposed Project would remediate soil contamination that occurs at the southern part of Site A and extends off site to the south and east into Oasis Street. Remediation of the contaminated soil will have a positive effect on hazardous substances known to be in the area both on and off site.

h. Cumulative Impacts Related to Hydrology and Water Quality. Cumulative development in the Project area consists of developed and urbanized areas of the City of Indio which drains to the Whitewater River and ultimately to the Salton Sea. All storm water in the area is directed to storm water drains and facilities. The Project will result in a minor increase of impervious surface in the area, mostly on Site B. Because cumulative hydrology and water quality impacts are caused by build out of properties that increase impervious area and pollutant loads, cumulative development is considered to be the build out of the Whitewater River Watershed over an extended time period, resulting in complete available parcel build out.

The proposed Project includes drainage to and treatment of storm water to

bio-infiltration areas on Site A and collection and treatment (mechanical) for Site B. Therefore, the Project will mitigate the Project-specific impacts to hydrology and water quality. Consequently, the Project's changes to hydrology and water quality would not have a cumulatively considerable impact. In addition, the preparation of the Water Quality Management Plan and Storm Water Pollution Prevention Plan as enumerated in Mitigation Measures WQ-1 and WQ-2 will ensure compliance with all applicable water quality requirements.

Redevelopment can result in increased urban pollutants in dry weather and storm water runoff from project sites. Each of the cumulative projects would be required to comply with National Pollutant Discharge Elimination System (NPDES) permitting requirements and include best management practices (BMPs) to avoid impacts to water quality and local hydrology, in compliance with local ordinances and plans adopted to comply with the MS4 Permit and other permits (e.g., General Construction Permit, Waste Discharge Requirements [WDRs]). Each project must consider water quality objectives, impaired receiving waters, and annual Total Maximum Daily Loads (TMDLs) for receiving waters. By complying with water quality objectives and NPDES requirements, the Project contributes to overall water quality improvement in the watershed in the context of the regulatory program designed to account for cumulative impacts. In addition, the proposed Project includes Treatment BMPs to retain storm water runoff and associated pollutants on site. Regional programs and BMPs such as TMDL programs and the MS4 Permit Program have been designed under an assumption that the Whitewater River Watershed would continue its pattern of urbanization. The regional control measures contemplate the cumulative effects of proposed development. Compliance with these regional programs and the General Construction Permit constitutes

compliance with programs intended to address the proposed Project's contribution to cumulative hydrological and water quality impacts. Therefore, the Project's contribution to cumulative hydrology and water quality impacts would not be considered significant.

i. Cumulative Impacts Related to Land Use and Planning. The cumulative impact area for land use and planning would include the City of Indio (City). The Project is a public facility and is not subject to the City's General Plan and Zoning. However, the Project is redeveloping a governmental building lot with a similar governmental building. Therefore, the land use has not changed from the existing condition. Notwithstanding the pre-emption of the County-owned property, the City's General Plan and Zoning Ordinance allow flexibility in the placement of public facilities in a large variety of areas. Therefore, the impacts of the proposed Project would not be cumulatively considerable to land use or planning policies.

j. Cumulative Impacts Related to Noise. Operation of the proposed Project would not result in any exceedance of the City noise standards to receptors on-site or off-site for operational or construction noise impacts. The Project was analyzed in conjunction with the other noise sources in the area. The proposed Project would not have any significant noise contributions to the area. The proposed Project would result in short-term construction-related noise impacts associated with Project excavation, grading, and construction. Impacts resulting from construction-related noise would be temporary in nature, and Mitigation Measures NO-1 through NO-4 would reduce any Project-related construction noise to less than significant levels. Therefore, the proposed Project would not contribute noise impacts that would be cumulatively considerable, and the Project's noise impacts would be less than significant and no additional mitigation is required.

k. Cumulative Impacts Related to Population and Housing. As previously

discussed, the Project is proposed in an area that is already developed in the City of Indio. The site is surrounded by existing land uses including residential, civic, business, and a special event venue. In addition, the Project site is located on Highway 111, a major access and development corridor throughout the desert cities area. The Project would provide some additional employment in the County of Riverside, some of which would be local. It is estimated that approximately 470 jobs would be created with the new detention center operations. Those jobs would occur throughout the County, with the majority expected to occur in the Coachella Valley area. Impacts to housing and population are not significant for the following reasons:

i. The proposed Project would not induce substantial growth because it is not expanding or extending a public service or utility that could, in turn, facilitate development because it is located in a previously developed urban area.

ii. The Project would not create a large enough new job market (470 new jobs estimated) that it would attract a substantial number of people to relocate to a specific area.

iii. The Project involves no displacement of housing or people.

Therefore, the proposed Project would not result in any contribution related to population and housing impacts.

l. Impacts Related to Public Services and Utilities. For the analysis of public services and utilities, the study area considered for the cumulative impacts of other projects consisted of: (1) the area that could be affected by future proposed project activities; and (2) the areas affected by other projects whose activities could directly or indirectly affect the public services and utilities of the proposed Project site within a service area.

i. Police Services. As the proposed Project would include the

provision of dedicated on-site security personnel (i.e., correctional officers), it is not anticipated that the proposed Project would have a cumulative impact on the provision of police protection services. In addition, the Project would include law enforcement support from local Sheriff's stations. Therefore, there would be no cumulatively considerable impacts on police services in the City of Indio and no additional mitigation is required.

ii. Water Supply. Based on the Water Supply Assessment (WSA), groundwater will be available from storage, as needed, augmented by natural and artificial replenishment, to supply the Project, as well as others, for at least the next 20 to 30 years. Groundwater levels are likely to continue to gradually decline in portions of the Whitewater River Subbasin, with or without the proposed Project, until the Coachella Valley area experiences a period of weather cycles that provide an increase in rainfall and winter snowpack runoff from the local mountain ranges. Due to the collective efforts of all the major water purveyors in the Coachella Valley for groundwater management planning through the 2010 Urban Water Management Plan (UWMPs), the Coachella Valley Integrated Regional Water Management Plan, and the implemented groundwater replenishment programs, there is currently a sufficient supply of groundwater in storage so that extractors, including Indio Water Authority (IWA), which will provide water for the Project, can depend solely on groundwater in storage for their water supplies for the next 20 to 30 years. Therefore, no significant cumulative impacts to water services would occur as a result of Project implementation.

iii. Public Schools and Libraries. As discussed above, the proposed Project would not result in a substantial number of jobs or involve

any housing that could lead to additional demand for schools and library services. Therefore, the proposed Project's cumulative contribution to library impacts would be less than significant.

iv. Gas Service. The geographic area for the cumulative analysis of impacts to the provision of natural gas is the service territory for Southern California Gas Company (SoCal Gas). Sufficient gas supplies and infrastructure capacity are available and in place to serve the area. Further, all approved and pending projects will be subject to Title 24 requirements and will be evaluated on a case-by-case basis to determine the need for specific distribution infrastructure improvements. Therefore, the proposed Project's contribution to cumulative natural gas impacts is considered less than significant because there is no stated shortage of natural gas or problems with supply of natural gas in the area.

m. Cumulative Impacts Related to Traffic and Circulation. Cumulative traffic volumes for the Project were prepared. A level of service analysis was conducted to evaluate cumulative impacts without Project a.m. and p.m. peak-hour traffic operations at the study area intersections. Table 3.D in the EIR summarizes the results of this analysis. As shown in Table 3.D in the EIR, all study intersections are projected to operate at satisfactory levels of service. The Future (2035) Cumulative with project conditions consider the addition of traffic generated by the proposed Project to Future (2035) Cumulative without project conditions. An intersection LOS analysis was conducted to determine Future (2035) Cumulative with project intersection performance. Table 3.E in the EIR summarizes the levels of service (LOS) for the study area intersections and shows that the addition of Project traffic to the Future (2035) Cumulative with Project scenario would not result in conditions exceeding the established LOS standard at any of the study area

intersections. Therefore, no significant impact would occur, and no mitigation is required. Therefore, the proposed Project would not contribute to any cumulatively considerable impact in the study area.

2. Mitigation: None required.

BE IT FURTHER RESOLVED by the Board of Supervisors finds that the following environmental impacts associated with the Project identified in the EIR are potentially significant unless otherwise indicated, but each of these impacts can and will be avoided, substantially lessened or mitigated to a less than significant level by imposition of the feasible mitigation measures and/or conditions that have been required in, or incorporated into, the Project, as identified in the EIR, including the Mitigation Monitoring and Reporting Program and summarized below: For specific discussion, the Project site is in some cases referred to as Site A and Site B. Site A is where the proposed buildings would be located. Site B is where the proposed parking structure would be located diagonally south of Site A across Oasis Street. In addition, all findings in this section are made pursuant to section 15092(a)(1), which states: "Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR." The changes and alterations are incorporated into the Project through mitigation measures and compliance with applicable laws and regulations.

A. Aesthetics (Light and Glare)

1. Impacts:

Light impacts are generally considered an annoyance, while impacts from glare can sometimes present safety hazards. For the purposes of this analysis, light and glare are considered to have a significant impact if the Project would create substantial glare directed toward surrounding streets or if Project lighting would substantially exceed established lighting standards typical in the area. "Spill light" is defined as light that trespasses or spills out of the intended area and illuminates adjacent occupied property, and is generally considered unwanted. Spill light is measured in terms of illuminance or footcandles (fc). A "footcandle" is a unit of measure of the intensity of light falling on a surface, and is equal to one lumen per square foot and

organelle defined with reference to a standardized candle burning at 1 foot from a given surface (Source: The American Heritage Dictionary of the English Language, Fourth Edition, Houghton Mifflin Company, 2000) "Glare" refers to the sensation experienced when looking into an excessively bright light source that causes a reduction in the ability to see or causes discomfort.

2. Mitigation:

All proposed light fixtures are designed to minimize off-site light and glare. Detailed design analysis of the lighting plan is required to ensure that Project impacts are kept below or at the same level as current impacts and to ensure proper shielding and/or minimization of new light sources via the use of one or a combination of the following: (1) directional lighting; (2) minimum height of lighting standards while maintaining at-ground minimum standards for safety purposes; (3) shielded or hooded lighting fixtures where appropriate; and (4) optimal placement of lighting. The Project site would incorporate safety and security lighting along the perimeter of the facility, along the drive isles within the facility, and in the parking areas. Project lighting would provide even illumination of exterior spaces for security purposes. These areas would be lit from dusk until dawn and represent similar lighting conditions as the existing conditions.

No direct nighttime views exist from the residential development located over a block away to the north of the Project Site A. Residential uses are adjacent to the east and south of Site B; however, proposed lighting would not represent a substantial increase from the existing parking lot lighting. In addition, the 50+ feet setbacks, when combined with the existing and proposed landscaping, would prevent "spill" light or substantial new sources of light. However, to ensure that lighting from the proposed parking structure on Site B does not impact the existing residences adjacent to the site, Mitigation Measure AE-1, as provided in the EIR and the MMRP, to establish a detailed lighting plan to prevent light spillage in excess of existing conditions has been added to the Project.

Potentially significant impacts of the Project related to light and glare are reduced to less than significant with the application and implementation of Mitigation Measure AE-1.

B. Air Quality

1. Impacts:

Construction Impacts. As shown in Table 4.2.A in the EIR, the construction phase with the greatest daily emissions is the demolition phase; thus, the proposed Project would result in a maximum of 2.5 ac disturbed on any one day, and Localized Significance Thresholds (LSTs) for a 2.5 ac site are applicable for the Project. Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to air quality. There are existing residential uses adjacent to the Project site. Table 4.2.A in the EIR shows that the emissions of these pollutants on the peak day of construction would not result in concentrations of pollutants at nearby residences or other sensitive receptors that are at or above the SCAQMD thresholds of significance. However, the model assumes the application of SQAMD particulate suppression measures during construction. Mitigation Measures AQ-1 and AQ-2, as provided in the EIR and the MMRP, are included to address the required construction air quality abatement.

2. Mitigation:

Construction emissions can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors. The proposed Project will be required to comply with SCAQMD Rules 402 and 403 to control fugitive dust. There are a number of feasible control measures that can be reasonably implemented to significantly reduce PM10 emissions from construction. Although Table 4.2.H in the EIR shows that construction vehicle emissions related to particulate matter would remain below thresholds, the model assumes the application of required dust control measures enumerated in Mitigation Measures AQ-1 and AQ-2. Additional dust

suppression measures in the SCAQMD *California Environmental Quality Act (CEQA) Air Quality Handbook* shall be included in the construction contract and shall be performed by the contractor. The County of Riverside shall identify a monitor for the length of the construction phase to ensure that the contractor performs these measures that are included to further reduce the likelihood of air quality impacts. Compliance with these required Mitigation Measures AQ-1 and AQ-2 would reduce PM10 emissions and ensure that impacts related to fugitive dust are less than significant.

Potentially significant impacts of the Project during construction related to air quality are reduced to less than significant with the application and implementation of Mitigation Measures AQ-1 and AQ-2.

C. Biological Resources (Construction)

1. Impacts:

a. Candidate, Sensitive, or Special-Status Wildlife Species.

i. Sensitive Bat Species. The Project site is completely developed, but does contain palm trees and architectural features on the existing buildings that may provide suitable habitat for one or more of five sensitive bat species identified in the special-status species database search for this area. Due to the regular use and continued occupancy of the buildings, bats roosts are not expected to be present. However, as a precautionary measure, bat surveys will be conducted prior to construction of the proposed Project.

ii. Nesting Birds. There is suitable avian roosting and nesting habitat throughout the Project site due to the presence of mature landscape trees and shrubs on both Project Site A and Site B. It is anticipated that the interior vegetation of Site A and Site B would be removed but that the perimeter landscaping would be retained to the highest extent possible. If the clearance of vegetation occurs during the

avian nesting season (January 15–August 31), a preconstruction nesting bird survey should be conducted prior to any vegetation or ground disturbance activities.

b. Conflict with Conservation Plans. Because the proposed Project does not lie within a Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Conservation Area, no significant impacts are anticipated that would jeopardize the conservation goals of the CVMSHCP. However, since the Project is within the boundaries of the CVMSHCP, a per acre mitigation fee shall be paid to the Coachella Valley Conservation Commission as required by Section 12.2.2 of the Implementation Agreement for the CVMSHCP.

2. Mitigation:

a. Candidate, Sensitive, or Special-Status Wildlife Species.

i. Sensitive Bat Species. A preconstruction bat survey and, if warranted, a bat protection plan, shall be done prior to any demolition or construction activity that would commence during the breeding season as further described in Mitigation Measure BR-1. Implementation of Mitigation Measure BR-1, as provided in the EIR and the MMRP, would mitigate impacts to bat species to a less than significant level.

ii. Nesting Birds. Prior to the issuance of construction contracts, the County shall procure the services of a qualified biologist to perform biological monitoring for migratory bird nesting to ensure compliance with the Migratory Bird Treaty Act. Implementation of Mitigation Measure BR-2, as provided in the EIR and the MMRP, would mitigate impacts to nesting birds to a less than significant level.

b. Conflict with Conservation Plan. In order to comply with the CVMSHCP,

payment of the per acre mitigation fee set forth in the Implementing Agreement for the CVMSHCP would be required.

Potentially significant impacts of the Project related to biological resources are reduced to less than significant with the application and implementation of Mitigation Measures BR-1 and BR-2.

D. Climate Change

1. Impacts:

Even though the greenhouse gas (GHG) emissions identified for the proposed Project are not expected to result in a significant adverse impact, due to the lack of regulatory guidance, it is uncertain what the actual significance of the Project GHG emissions could be. Therefore, to be conservative, for the purpose of this EIR, it was assumed that the construction and operation of the Project could result in GHG emission levels that would substantially conflict with implementation of the GHG reduction goals under AB 32 or other state regulations. Local temperatures could increase in time as a result of global climate change (GCC), with or without the proposed Project. This increase in temperature could lead to other climate effects, including, but not limited to, increased flooding due to increased precipitation and runoff, and a reduction in the Sierra snowpack. At present, the extent of climate change impacts is uncertain, and more extensive monitoring of runoff and snowpack is necessary for greater understanding of changes in hydrologic patterns. Studies indicate that increased temperatures could result in a greater part of peak stream flows occurring earlier in the spring, with decreases in late spring and early summer. These changes could have implications for water supply, flood management, and ecosystem health. However, there is insufficient information available to make a significance determination.

2. Mitigation:

The construction of the Project will employ a number of Leadership in Energy and Environmental Design (LEED) concepts, including: water and energy use

reduction, construction products, and waste stream reduction. All main site lighting will be full-cutoff, neutral white light-emitting diode (LED) fixtures to minimize energy use. Various measures, in such areas as Construction and Building Materials, Energy Efficiency Measures, Water Conservation and Efficiency Measures, Solid Waste Measures would be incorporated into the design and construction of the Project. To address potential impacts related to GHG and GCC, Mitigation Measure GCC-1, as provided in the EIR and the MMRP, has been added to the Project. It should be noted that the strategies employed in the mitigation may overlap with other mitigation measures already included in the Project. In addition, the Project would be subject to all applicable regulatory requirements, which would also reduce the GHG emissions of the Project. After implementation of the minimization measures listed in GCC-1 and application of regulatory requirements, the Project would implement appropriate GHG reduction strategies and would not conflict with or impede implementation of reduction goals identified in AB 32, the Governor's EO S-3-05, and other strategies to help reduce GHGs to the level proposed by the Governor. As stated previously, Project-related CO_2 emissions and their contribution to GCC impacts in the State of California are less than significant and less than cumulatively considerable because the Project's impacts alone would not cause or significantly contribute to GCC.

E. Land Use.

1. Impacts:

Impacts That Would Conflict with Habitat or Natural Communities Conservation Plans. The surrounding downtown area is built out with urbanized land uses, and is not located within a designated Conservation Area as designated by the CVMSHCP. The Project would replace the existing detention center development with a similar use and be constructed on previously disturbed and developed lands. Because the proposed Project does not lie within a CVMSHCP Conservation Area, no significant impacts are anticipated that would jeopardize the conservation goals

of the CVMSHCP. However, since the Project is within the boundaries of the CVMSHCP, a per acre mitigation fee shall be paid to the Coachella Valley Conservation Commission as required by Section 12.2.2 of the Implementation Agreement for the CVMSHCP.

2. Mitigation:

In order to comply with the CVMSHCP, payment of the per acre mitigation fee set forth in the Implementing Agreement for the CVMSHCP would be required.

F. Cultural Resources.

1. Impacts:

a. Archaeological and Prehistoric Resources. No archaeological or prehistoric resources have been recorded within the Project site based on the record searches and due to the built-up nature of the Project site, a field survey was not conducted, and construction monitoring for cultural resources is not recommended. However, in the unlikely event that prehistoric resources are discovered during construction, all earth-moving activity will be halted within and around the immediate area of the discovery until a qualified professional archaeologist can assess the nature and significance of the find as noted in Mitigation Measure CR-1.

b. Human Remains. The Project area does not contain any recorded formal cemeteries, and archival research does not indicate that human remains are known to occur on or adjacent to the Project area. As a result, the proposed Project is not anticipated to disturb any human remains, including those outside of formal cemeteries. However, there is always the possibility that ground-disturbing activities during construction may uncover previously undiscovered buried human remains.

c. Paleontological Resources. An examination of geologic maps and literature determined that the sediments within surface of the Project area are composed of Holocene lake and alluvial sediments. These sediments likely

extend to depths of up to 10 feet below the surface, and have a low paleontological sensitivity. Once a depth of 10 feet is reached, the sediments will likely be from the Pleistocene and have a high paleontological sensitivity. Therefore, based on the geologic composition of the Project site, the proposed Project is not anticipated to result in impacts related to paleontological resources in the upper 10 feet of any proposed ground-disturbing activities and paleontological mitigation is not required in these areas. Excavation depths for Site B are expected to be less than 10 ft. However, once excavation-related activities reach or exceed a depth of 10 feet and greater, which would occur for Site A, there is a possibility to encounter sediments that are from the Pleistocene that do have the potential to contain paleontological resources.

2. Mitigation:

a. Archaeological and Prehistoric Resources. If there is discovery of cultural or paleontological resources during construction, a qualified professional archaeologist or paleontologist will assess the nature and significance of the find. Work could resume in the area after the discovery has been removed or determined to not be a significant resource by the archaeologist or paleontologist. Implementation of Mitigation Measure CR-1, as provided in the EIR and the MMRP, will reduce to a less than significant level.

b. Human Remains. If human remains are discovered, State HSC Section 7050.5 states that further disturbances and activities shall cease in any area or nearby area suspected to overlie remains, and the County Coroner contacted. Pursuant to PRC § 5097.98 and California Code of Regulations (CCR) Section 15064.5, if the remains are thought to be Native American, the Coroner will notify the NAHC within 24 hours. The NAHC will then notify the MLD. Further provisions of PRC 5097.98 are to be followed as applicable. Implementation of the proposed Project in compliance with

these regulations, as specified in Mitigation Measure CR-2, as provided in the EIR and the MMRP, would reduce potential impacts to a less than significant level.

c. Paleontological Resources. Paleontological mitigation would be required, as specified in Mitigation Measures CR-1 and CR-3, as provided in the EIR and the MMRP, which would include the preparation of a Paleontological Resources Impact Monitoring Program ("PRIMP") and paleontological monitoring during grading and excavation. Monitoring would include collection and identification of any observed resources, curation of collected resources into a museum repository, and preparation of a report of findings at the conclusion of the Project.

Potential impacts to any cultural and paleontological resources found within the Project area during construction will be reduced to a less than significant level with implementation of the Mitigation Measures CR-1 through CR-3.

G. Geology and Soils (Soil Stability)

1. Impacts:

a. Seismic Ground Shaking. The Project site is not located within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone, or any other active or potentially active fault. However, there are several mapped faults that have the potential to impact the proposed Project site with severe ground shaking. The closest mapped fault is located approximately 2.5 miles northeast of the Project site and is part of the San Jacinto Fault Zone. Therefore, significant ground shaking impacts could occur at the Project site should a major seismic event occur along one of the faults within the region.

b. Seismically Induced Ground Settlement. As described previously, seismic settlement in dry soils generally occurs in loose and silty sands, such as those on the Project site. Soils encountered during the Geotechnical

Investigation for the proposed Project within the upper 8 feet are very loose to loose, and as a result, create a potentially significant impact related to seismically induced ground settlement because the upper native soils in their current condition would not provide uniform or adequate support for the proposed structures. However, the Geotechnical Investigation concludes that the proposed development is feasible from a geotechnical engineering standpoint, provided that recommendations in the Investigation Report are implemented. Of primary importance in the development of the proposed Project is the removal/recompaction of potentially compressible soils at the areas of the proposed construction. The near-surface soils consist of silty sands, were found to be very loose to loose, and will not, in their present condition, provide uniform or adequate support for the proposed structures. It is recommended that a minimum of 24 inches of compacted fill support the proposed building slabs.

c. Slope Stability. The Project site is relatively flat. Existing on-site hazards related to slope stability do not exist. Therefore, the potential for future slope instability would be limited to proposed cut-and-fill slopes that would be manufactured as part of the proposed grading. Remedial grading required for removal and recompaction of existing compressible soils would produce temporary construction slopes in some areas. The cut slopes for the soil types on-site are expected to be stable to a maximum height of 20 feet inclinations and no steeper than 2H:1V (horizontal-to-vertical ratio).

d. Erosion Potential. There is the potential for soil erosion to occur at the site during implementation of the Project. Large volumes of soils and sediment would be graded, excavated, recompacted, and filled, which will expose areas of soil to wind and water erosion. During a storm event, soil erosion could occur at an accelerated rate.

e. Corrosive Soils. Corrosive soils contain constituents or physical

characteristics that attack concrete (water-soluble sulfates) and/or ferrous metals (chlorides, ammonia, nitrates, low pH levels, and low electrical resistivity). Corrosive soils could potentially create a significant hazard to the Project by weakening the structural integrity of the concrete and metal used to construct the building and could potentially lead to structural instability. Structural damage and foundation instability caused by corrosive soils is a potentially significant impact. Laboratory testing indicates that the soils on-site are considered potentially "mildly" to "moderately" corrosive to ferrous metals for both as-received and saturated conditions.

f. Expansive Soils. Expansive soils contain types of clay minerals that occupy considerably more volume when they are wet or hydrated than when they are dry or dehydrated. Volume changes associated with changes in the moisture content of near-surface expansive soils can cause uplift or heave of the ground when the soils become wet or, less commonly, cause settlement when they dry out. Results of laboratory testing of on-site soils indicated that the soils are generally granular and not considered critically expansive, and that specialized construction procedures to specifically resist expansive soil forces are not anticipated.

2. Mitigation:

a. Seismic Ground Shaking. Implementation of all applicable guidelines, including compliance with the seismic requirements of the CBC 2010 (or the CBC version in effect at the time Project construction commences), accepted building industry standards that address seismic hazards, and recommended engineering design measures, would reduce potentially significant seismic-related hazards to less than significant levels. Mitigation Measure GEO-1, a provided in the EIR and the MMRP, requires the County to review final design plans for structural engineering compliance with CBC 2010 (or the CBC version in effect at the time Project construction

commences) requirements and to review the grading and structural plans prior to development. Compliance with standard state and local building requirements and Mitigation Measure GEO-1 would reduce potential seismic ground-shaking impacts to levels considered less than significant.

b. Seismically Induced Ground Settlement. The recommendations of the Geotechnical Investigation are implemented by Mitigation Measure GEO-1 and would reduce impacts related to seismically induced ground failure to a less than significant level.

c. Slope Stability. The preliminary geotechnical reports include specific construction recommendations to reduce Project impacts associated with slope instability to a less than significant level. These recommendations are implemented in Mitigation Measure GEO-1. Therefore, adherence to Mitigation Measure GEO-1 would ensure that Project impacts related to slope instability are at a less than significant level.

d. Erosion Potential. The Project would be subject to Storm Water Pollution Prevention Plan (SWPPP) requirements for erosion control during construction (refer to Section 4.8 of the EIR, Hydrology and Water Quality). Best management practices (BMPs) would be undertaken to control runoff and erosion from earthmoving activities such as excavation, grading, and compaction. All grading and compaction activities would be performed under the observation of a qualified engineer, as required in the Geotechnical Investigation, to ensure Project adherence to all applicable construction standards with regard to erosion control. Additionally, mitigation measures are required to reduce the transport of soil during storm events. With implementation of these standard control measures and recommendations of the Geotechnical Investigation report, implemented through Mitigation Measure GEO-1, soil erosion potential during construction activities would be reduced to less than significant levels.

After completion of construction and establishment of landscaped areas, the erosion potential will be minimal. All soils used in the Project would be properly compacted in accordance with recommendations in the Geotechnical Investigation Report and the County of Riverside specifications. In addition, the proposed Project includes construction of a new on-site storm drain system. The increase in impervious surface associated with the proposed Project would result in peak storm flow increases that would be handled with installation of the on-site storm drain and storm water detention system. Therefore, the proposed Project would not result in substantial operational on-site or downstream erosion or siltation, and no mitigation related to project operation and erosion is required.

e. Corrosive Soils. Specific corrosion control measures, such as coating of pipe with noncorrosive material or use of alternative nonmetallic pipe material, would be needed if there is a potential for saturated soils. Therefore, a qualified corrosion engineer should be consulted regarding corrosion effects of the on-site soils on underground metal utilities. Impacts related to corrosive soils would be reduced to less than significant levels with implementation of Mitigation Measure GEO-1, which requires consultation with a qualified corrosion engineer.

f. Expansive Soils. Even though the results of laboratory testing of on-site soils indicated that the soils are generally granular and not considered critically expansive, and that specialized construction procedures to specifically resist expansive soil forces are not anticipated, the preliminary geotechnical investigation states that additional evaluation of soils for expansion potential at building locations should be conducted by the geotechnical engineer during the grading operation for the proposed Project. Implementation of this recommendation, as included in Mitigation

Measure GEO-1, would provide that impacts related to expansive soils are less than significant.

Implementation of Mitigation Measure GEO-1would reduce potentially significant impacts related to geology and soils to a less than significant level.

H. Hazardous Materials (Construction)

1. Impacts:

Because the environmental issues concerning hazardous materials are overseen by federal, state, and local regulatory agencies, no potentially significant impacts to hazards and hazardous materials resulting from the proposed Project have been identified, because compliance with applicable laws is mandatory.

2. Mitigation:

Although no significant Project impacts related to hazardous materials were identified, implementation of Mitigation Measures HM-1, HM-2, and HM-3, as they are provided in the EIR and the MMRP, are intended to ensure compliance with the applicable regulations described in the Mitigation Measures HM-1 through HM-3 for the following activities: predemolition surveys and air monitoring for asbestos containing materials and lead based paint, removal of underground storage tanks and remediation and disposal of hazardous materials.

No potentially significant impacts relating to hazards and hazardous materials would result from the proposed Project after compliance with the standard mitigation/regulation enumerated in HM-1 through HM-3.

I. Water Quality

1. Impacts:

a. Water Quality During Construction. The potential impacts of construction activities on water quality focus primarily on sediments, turbidity, and pollutants that might be associated with sediments (e.g., phosphorus and legacy pesticides). Construction-related activities that are primarily responsible for sediment releases are related to exposing soils to potential

mobilization by rainfall/runoff and wind. Such activities include removal of vegetation, site grading, and construction of the proposed structures. Environmental factors that affect erosion include topographic, soil, and rainfall characteristics. Nonsediment-related pollutants that are also of concern during construction include waste construction materials; chemicals, liquid products, and petroleum products used in construction or the maintenance of heavy equipment; and concrete-related waste streams. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion compared to existing conditions. Additionally, during a storm event, soil erosion could occur at an accelerated rate. These impacts would be potentially significant and adverse. However, as required by the General Construction Permit, a SWPPP will be prepared and implemented to reduce these impacts to less than significant levels.

b. Water Quality During Operation. Several pollutants are commonly associated with storm water runoff, including sediment, nutrients, bacteria, oxygen-demanding substances, petroleum products, heavy metals, toxic chemicals, and floatables. However, the proposed Project would be replacing and expanding the existing jail that would also implement similar operations. Additionally, the proposed Project includes a comprehensive surface drainage/storm drain system to collect and convey runoff through vegetated swales and into on-site retention basins. Vegetated swales are proposed to be placed in strategic locations on the site, and will serve as collection areas for much of the runoff from the internal roads, building rooftops, and parking lot. The retention basins will retain and slowly release the design volume of storm water runoff, allowing particles and associated pollutants to settle out prior to off-site discharge.

2. Mitigation:

a. Water Quality During Construction. The General Construction Permit requires that the SWPPP identify, construct, implement in accordance with a time schedule, and maintain BMPs to reduce or eliminate pollutants in storm water discharges and authorized nonstorm water discharges from the construction site during construction. The SWPPP will be developed as required by, and in compliance with, the General Construction Permit. Erosion Control BMPs are designed to prevent erosion, whereas Sediment Control BMPs are designed to trap sediment once it has been mobilized. The General Construction Permit requires the SWPPP to include a menu of BMPs to be selected and implemented to address erosion and sediment control. The BMPs are based on the phase of construction and the weather conditions. BMPs on this menu are expected to address mostly erosion control of exposed soils, including the following, but not limited to:

- Revegetation of landscaped areas (as required, and as compatible with Leadership in Energy and Environmental Design [LEED] specifications);
- Hydroseeding, mulching, or other erosion controls, or soil adhesive or covering for inactive exposed areas (as compatible with LEED specifications regarding water conservation);
- Sediment controls such as check dams, desilting basins, fiber rolls, and silt fencing;
- Catch basin inlet protection;
- Construction materials management; and
- Cover and containment of construction materials and wastes.

The SWPPP will address site-specific conditions related to Project construction. This includes the identification of the sources of sediment and other pollutants that may affect the quality of storm water discharges, and the implementation and maintenance of BMPs to reduce or eliminate

sediment, pollutants adhering to sediment, and other nonsediment pollutants in storm water as well as nonstorm water discharges. Therefore, with compliance with the requirements of the General Construction Permit through the preparation and implementation of a SWPPP described in Mitigation Measures WQ-1 and WQ-2, as provided in the EIR and the MMRP, potential construction impacts related to drainage patterns and erosion will be reduced to below a level of significance.

b. Water Quality During Operation. The Project would incorporate Source Control, Site Design, and Treatment Control BMPs to reduce the discharge of pollutants of concern to the maximum extent practicable. Site Design BMPs are BMPs that reduce runoff or pollutants at the source through intentional use of landforms and materials. Source Control BMPs are measures that focus on reducing or eliminating runoff and controlling sources of pollutants during operation of the Project. Treatment BMPs utilize treatment mechanisms to remove pollutants that have entered storm water runoff. In addition, Project features have been included in the site design to reduce runoff and provide treatment of storm water runoff from the Project site. The goal is to mimic the site's existing hydrology by using design measures that capture, filter, store, evaporate, detain, and infiltrate runoff, rather than allow runoff to flow directly to piped or impervious systems. The overall BMP strategy is to: (1) reduce post Project runoff; (2) control sources of pollutants; (3) retain storm water runoff on-site through infiltration, evapotranspiration, or reuse; and (4) treat storm water runoff before discharging it to the storm drain system or to receiving waters. With implementation of the WQMP and any associated Treatment BMPs, impacts from the proposed development site to surface water quality, runoff, storm water drainage systems, and beneficial uses will be reduced to a less than significant level. Although no significant Project impacts related

to hydrology and water quality were identified, implementation of Mitigation Measures WQ-1 and WQ-2 would ensure compliance with applicable regulations.

As discussed above, hydrology and water quality impacts would be less than significant with compliance with existing plans, programs, and policies; implementation of Project design features; and implementation of Mitigation Measures WQ-1 and WQ-2.

J. Noise (Construction)

1. Impacts:

Short-Term Construction-Related Impacts. Short-term noise impacts would be associated with Project excavation, grading, and construction. Construction-related short-term noise levels would be higher than existing ambient noise levels in the Project area, but would no longer occur once construction of the Project is completed.

Typical noise levels at 50 feet from an active construction area range up to 91 dBA Lmax during the noisiest construction phases. The site preparation phase, which includes grading and paving, tends to generate the highest noise levels, since the noisiest construction equipment is earthmoving equipment. Earthmoving equipment includes excavating machinery such as backhoes, bulldozers, and front loaders. Earthmoving and compacting equipment includes compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings.

Construction of the proposed Project is expected to require the use of scrapers, bulldozers, motor graders, and water and pickup trucks. Noise associated with the use of construction equipment is estimated to reach between 79 and 89 dBA Lmax at a distance of 50 feet from the active construction area for the grading phase. As seen in Table 4.10.J in the EIR, the maximum noise level generated by each scraper

is assumed to be approximately 87 dBA Lmax at 50 feet from the scraper in operation. Each bulldozer would also generate approximately 85 dBA Lmax at 50 feet. The maximum noise level generated by the sound sources with equal strength increases the noise level by 3 dBA. Each piece of construction equipment operates as an individual point source. The worst-case composite noise level during this phase of construction would be 91 dBA Lmax at a distance of 50 feet from an active construction area. The closest sensitive receptors to the Project's construction area are located at a distance of 50 feet adjacent to the site proposed for the parking structure. At this distance, these receptor locations would be exposed to construction noise levels of up to 91 dBA Lmax. Existing residences 150 feet from the northern Project boundary would be potentially exposed to construction noise from the Project site up to 81 dBA Lmax. Vehicular traffic along Highway 111 would provide masking effect for residences north of Highway 111. No significant construction noise impacts would occur if construction of the proposed Project occurs within the permitted hours. As such, implementation of the proposed Project would not result in significant construction-related noise impacts.

2. Mitigation:

Short-Term Construction-Related. The County shall impose upon the Project contractor requirements concerning the construction equipment mufflers, placement of stationary construction equipment, equipment staging areas, acceptable construction hours described in Mitigation Measures NO-1, NO-2, NO-3 and NO-4, as provided in the EIR and the MMRP. With implementation of Mitigation Measures NO-1 through NO-4, potential short-term construction noise impacts would be reduced to below a level of significance.

K. Public Services and Utilities

1. Impacts:

a. Fire Protection/Emergency Services. As discussed in the EIR, fire protection for the site is provided by the City of Indio. Based on

comparisons with other County detention centers with similar populations and services that are projected for the Project, it is anticipated that service calls would increase to 15 to 20 per month from the current average of 4 calls per month. That translates to an additional 240 service calls annually. While this increase would not necessitate additional facilities such as a new station, additional staffing and equipment may be needed to accommodate the increase while maintaining service ratios and response times.

b. Wastewater. Implementation of the proposed Project would increase the quantity of wastewater from 73 acre-feet per year (existing) to 232 acre-feet per year (proposed). As stated earlier, the wastewater would be conveyed to the existing sewer main in Highway 111. According to Valley Sanitary District ("VSD"), the existing 12-inch mainline pipe would not be able to accommodate the additional wastewater flows and it would need to be upgraded to a larger capacity pipe. Based on ongoing discussions between the County and VSD, VSD is currently studying capacity issues on the existing sewer main. However, the results of the study have not been made available. At the time of preparation of this EIR, this information remains unknown. Therefore, to ensure that no impacts occur to the VSD wastewater system, a significant impact is assumed and mitigation is provided as set forth in WW-1 in the EIR and the MMRP. It is noted that the County cannot act on its own regarding provision of wastewater systems and that it is entirely within the purview of VSD.

c. Solid Waste. Implementation of the proposed Project would result in additional solid waste generated at the Project site. The volume of solid waste that is estimated to be generated from the operation of the proposed Project is based on the current volume of solid waste generated by the existing detention center facility. As previously stated in the existing setting, the 353-bed jail generates approximately 632 tons of refuse and 56

tons of recyclable material, totaling 688 tons of waste per year. When averaged on a ton per bed basis, it is projected that 1.8 tons of refuse and 0.16 ton of recyclables are currently being produced per bed annually. The 1,273 proposed additional beds would produce an additional 2,291 tons of refuse and 204 tons of recyclable material for a total of 2,495 tons of additional solid waste. Therefore, the total projected solid waste generated at the site would be 3,183 tons per year.

d. Electricity Service. Implementation of the proposed Project would result in an increase in electrical demands. The anticipated peak electrical load is estimated to be approximately 5000 KVA for the proposed Project facility. Based on coordination with the IID, the proposed Project will necessitate line extensions to the site which will be made by IID pursuant to Regulation 15 and Regulation 2. In order to accommodate the additional power demand on the electrical infrastructure, IID has identified one improvement that must be made to the system. The improvement consists of a new primary distribution feeder in the area (conduit installation and cable for an underground route or overhead line extension, whichever is applicable) from the existing IID Jackson substation. This improvement would upgrade an existing facility and existing infrastructure. The County would not do the improvement, but would provide IID with fees as part of its connection agreement with IID to have IID implement the improvement as described in Mitigation Measure ES-1. It is noted that the County cannot act on its own regarding power supply and that it is entirely in the purview of IID as regulated by the CEC and the California Public Utilities Commission.

2. Mitigation:

a. Fire Protection/Emergency Services. To ensure acceptable service ratios and response times are maintained, the County of Riverside shall coordinate annually with fire service providers. This annual coordination will ensure

that adequate staffing and equipment are provided. The County shall fund its share of any additional staffing and equipment required to adequately serve the Project. Implementation of Mitigation Measure FS-1, provided in the EIR and the MMRP, will ensure that service levels are monitored annually and adjusted as needed.

b. Wastewater. The County, as part of its connection agreement with the Valley Sanitary District for wastewater service, will contribute fees (on a pro-rata basis) negotiated with VSD to upgrade the sewer main in Highway 111. Any upgrades shall be supported by a needs analysis and study performed by VSD and reviewed by the County. Implementation of Mitigation Measure WW-1, provided in the EIR and the MMRP, would ensure that the County contributes its fair-share of the improvements to the VSD wastewater system.

c. Solid Waste. In order to ensure compliance and consistency with County solid waste reduction policies and solid waste diversion requirements, the proposed Project will incorporate a Solid Waste Management Plan (SWMP), as provided in Mitigation Measure SW-1 in the EIR and the MMRP, to direct source reduction efforts into the Project design and operation of the Project. This includes the collection of recyclable materials, use of recyclable containers for kitchen supplies, composting food waste from the kitchen, and includes provisions for the collection of recyclables in refuse collection contracts. Implementation of the SWMP would largely reduce the amount of waste being disposed of at landfills. Mitigation Measure SW-2, provided in the EIR and the MMRP, includes requirements for construction waste recycling.

d. Electricity Service. The County as part of its connection agreement with the Imperial Irrigation District (IID) for electric service will contribute fees for a new primary distribution feeder in the area (conduit installation and

cable for an underground route or overhead line extension, whichever is applicable, from the existing IID Jackson substation. Implementation of Mitigation Measure ES-1, provided in the EIR and the MMRP, would ensure that the County provides toward its share for necessary improvements to the IID power supply system to accommodate the Project.

Potential impacts related to public services and utilities have been determined to be less than significant with the implementation of Mitigation Measures FS-1, WW-1, SW-1, SW-2, and ES-1.

L. Cumulative Impacts (Utilities)

1. Impacts:

Public Services and Utilities. The proposed Project would not result in any significant adverse environmental impacts for any of the environmental parameters analyzed in this Environmental Impact Report (EIR). However, the proposed County Law Building, if approved, is expected to be constructed at roughly the same time. The proposed County Law Building would be located on the east side of the Larson Justice Center at the corner of Jackson Street and Highway 111. As both the Law Building and the Project are County–initiated projects, there are opportunities to coordinate the projects, especially where mitigation measures will be required. The proposed County Law Building does not yet have plans or environmental documents available.

2. Mitigation:

Notwithstanding Mitigation Measures FS-1, WW-1, and ES-1, additional consideration of the future County Law Building, if approved, will be included in the discussions with the service providers for fire services, wastewater services, and electrical services. If the proposed County Law Building is not approved, this mitigation measure shall not apply. Mitigation Measure PS-1, provided in the EIR and the MMRP, is included in the Project to ensure that mitigation measures related to public services and utilities will be coordinated through the County for the two

separate projects and consideration be given to combine mitigation measures. Potential cumulative impacts related to public services and utilities have been determined to be less than significant with the implementation of Mitigation Measure PS-1.

BE IT FURTHER RESOLVED by the Board of Supervisors that it has considered the following Project alternatives identified in the EIR, in light of the environmental impacts of the proposed Project that cannot be fully mitigated, avoided or substantially lessened, and has rejected those alternatives 1) as infeasible, 2) as failing to meet most of the basic Project objectives, or 3) as unable to avoid significant environmental impacts for the reasons hereinafter stated.

A. Requirements for Consideration and Discussion of Alternatives to the Proposed Project. If an EIR identifies one or more significant impacts, CEQA Guidelines Section 15126.6 requires consideration of alternatives to the proposed Project in the EIR. CEQA Guidelines require an EIR to describe a range of reasonable alternatives to the proposed Project, or to the location of the proposed Project, which would substantially lessen or avoid any of the significant effects of the proposed Project but still could feasibly attain the basic objectives of the Project and evaluate the comparative merits of those alternatives. To summarize the comparative merits of those alternatives, a matrix displaying the major characteristics and significant environmental effects of each alternative may be used. Specific requirements of Section 15126.6 of the CEQA Guidelines, summarized below, explain the foundation and legal requirements for the alternatives analysis in an EIR:

1. Discussion of Project alternatives shall focus on alternatives that are capable of avoiding or substantially lessening any of the significant impacts of the proposed Project even if the alternatives impede upon the achievement of the Project objectives or even if it would be more costly.

2. A brief description of the rationale for selecting the alternatives should be included in the EIR.

3. The evaluation of the alternatives must include sufficient information about each alternative to allow meaningful evaluation, analysis and comparison with the

proposed Project.

4. The EIR should also briefly explain the basis for rejecting any alternatives that were identified and considered by the lead agency early in the process and briefly explain the reasons underlying the lead agency's determination.

5. A "rule of reason" governs the selection of the range of alternatives required in an EIR and that an EIR contains only those alternatives necessary to permit a reasoned choice and shall be limited to ones that would avoid or substantially lessen any of the significant effects of the proposed Project.

6. When addressing the feasibility of alternatives, such factors as site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent) may be taken into account.

7. The "no project" alternative shall evaluate, along with its impact, the existing conditions at the time the Notice of Preparation (NOP) is published, what would reasonably be expected to occur in the foreseeable future if the Project were not approved, based on current plans and consistent with available infrastructure and community services.

8. The EIR shall also identify an environmentally superior alternative among the other alternatives if the environmentally superior alternative is the "no project" alternative.

B. Description of Project Objectives. CEQA Guidelines Section 15126.6(c) requires that the EIR describe a range of reasonable alternatives to the Project, or to the location of the Project, that could feasibly attain the basic Project objectives. The Guidelines further state that the discussion of alternatives shall focus on alternatives capable of eliminating any significant adverse environmental effects or reducing them to a level of insignificance, even if these alternatives would impede to some degree the attainment of Project

objectives, or would be more costly. Because the CEQA Guidelines require that an EIR identify Project objectives to establish a basis for the examination of and comparison among alternatives, the following Project objectives are to:

1. Build a new detention facility to meet the County of Riverside's immediate incarceration capacity needs, which have already resulted in early releases due to the Federal Court Order and have been exacerbated by additional inmates having to be housed in County detention facilities due to the implementation of Assembly Bill (AB) 109.
2. Maximize funding opportunities afforded by the State through AB 900 Phase II and other funding mechanisms and programs.
3. Replace an aging and outdated facility to meet current standards including technological and security upgrades; and expansion of rehabilitation and treatment programs.
4. Increase public safety and reduce daily operating costs of the detention center by replacing an undersized facility with a state-of-the-art facility with maximized operational efficiencies that is located adjacent to County courts. By maintaining the co-location of the detention center and courts, public safety is enhanced by reducing escape risks during transport, and operating costs are decreased by reducing inmate transport.
5. Reduce impacts to the environment by modernizing and expanding an already-developed detention site.
6. Allow inmate bed capacity increases without impacting existing bed capacity levels.

C. Alternatives Considered But Rejected.

Alternatives to the proposed Project that could potentially avoid or reduce significant unavoidable adverse impacts of the proposed Project were identified and evaluated by County staff early in the environmental process. An important point to note here is that all of the Project's potential impacts are either less than significant or can be mitigated to

below a significant level and that the Project would not result in any unavoidable adverse impacts. As discussed herein, key to the selection of reasonable alternatives to the Project is the avoidance or reduction of unavoidable adverse impacts, of which the Project has none. Given the underlying purpose of alternatives of avoiding or reducing unavoidable adverse impacts of the Project, and considering that the Project has no unavoidable adverse impacts, there are only a limited range of feasible alternatives to consider. Possible alternatives considered included alternative design and alternative sites as described in the following sections. In certain specific discussions, the Project site is in some cases referred to as Site A and Site B. Site A is where the proposed buildings would be located. Site B is where the proposed parking structure would be located diagonally south of Site A across Oasis Street. The following is a summary of the Alternatives analysis:

1. Alternative Designs.

This Alternative assumes the same uses as the Project, but considers two possible alternate layouts to what is proposed for the buildings and structures on the Project site and would disallow the ability to maintain current jail capacity during construction of the proposed Project. The design for the proposed Project provides for effective phasing of the construction and operation of housing and support facilities on the Project site. An important feature of the proposed Project is the construction of the Housing Building while existing jail operations were maintained. This allows the Project to not have any impact on jail capacity while it is being constructed. This is noted in the Project objectives. Earlier preliminary design options show two alternative layouts for the Project as shown in Figures 6-1 and 6-2 in the EIR. Both had challenges with regard to fitting the Project on the site while maintaining the existing capacity. These plans were rejected in favor of the proposed Project, which allows for the orderly phasing of the Project, and allows for the existing jail beds to remain operable during construction at the site. An important aspect of the proposed Project is the addition of the parking structure on Site B, which allows for more room on the site to effectively phase in the new

construction while maintaining the existing jail capacity. Therefore, the Alternative Designs were rejected because, in considering all the key elements and phasing that needs to happen, this Alternative is infeasible and it does not meet the Project objective of allowing inmate capacity increases without impacting existing capacity levels.

2. Alternative Sites.

Given that public facilities are generally allowed in any General Plan land use designation, except for Open Space-Conservation or Open Space-Habitat, another public use could be situated on the Project site. As the County will still have the need for present and future capacity in jail system, one of these sites could be a candidate for a future detention center. However, as identified in the Project objectives, co-location at a court is one of the advantages of the Indio site. As noted above, the other sites near existing court houses (i.e., Robert Presley Detention Center and the Southwest Justice Center) do not offer the opportunities to expand, due to impacts to the Sheriff's Department core operations and lack of available space with which to expand at the Southwest Justice Center. As previously noted, there are no significant impacts of the proposed Project that could not be lessened to a less than significant level. An alternative site would not provide any environmental advantage over the proposed Project and would have the potential to have significant impacts that the proposed Project does not have; therefore, this Alternative is rejected as infeasible and potentially unable to avoid significant environmental impacts. Moreover, alternative off-site locations are not consistent with Project objectives. Alternative public sites located were dropped from further consideration as viable Project alternatives.

3. Expansion of Existing Detention and Jail Facilities.

The County has been expanding its facilities when and where it has been able to do so. The expansion of the other existing facilities has been planned for and implemented. The County has consistently been evaluating opportunities and

implementing expansions where feasible at the existing jail facilities. The Smith Correctional Facility (SCF) had recently completed a 582-bed addition, which built out the undeveloped area on the site. The County intends to seek Senate Bill (SB) 1022 funding to add more beds at the SCF, which would require the demolition of existing facilities. The Robert Presley Detention Center (RPDC) was considered for expansion, but the expansion logistics would require the demolition of the Criminal Justice Building (including the Sheriff's Administration, Court Services, Accounting, and Finance & Records) and the Riverside Police Department, thereby impairing the existing core operations of the Sheriff's Department and would cause displacement with no identified replacement sites for these operations. The Southwest Detention Center was expanded in three phases, which included jail expansion, a juvenile hall, and court buildings. The court buildings were the last of the expansion and were opened in 2003. Currently there is no additional room located on the existing Southwest Detention Center site on which to expand the detention facilities. To expand detention facilities in these other locations does not eliminate the need for the increased capacity at the proposed Project site nor does it meet most of the basic Project objectives.

In addition, expansion of the existing jail facility at this Project site is not a feasible alternative for the reasons provided herein. The current jail facility was built in the 1950s to serve as a booking facility for Coachella Valley law enforcement and hold inmates awaiting trial in a couple of nearby courtrooms. Although renovated in the 1980s, the jail remains undersized for the activity of the nearby courts and lacks many of the features and programs available in the larger jail facilities. Having a properly sized jail in close proximity to the courts is optimal because it reduces transportation costs, time in transit, and opportunities for escape. The existing 353-bed jail capacity is undersized for the inmate population attending court hearings at the Larson Justice Center. Currently, there is a monthly average of 819 inmates (approximately 40 inmates per court day) who are transported to Indio Jail from

other facilities for Court appearances. An additional 149 inmates (approximately seven per day) are transported from Indio to other facilities for medical services. This Alternative is rejected as infeasible because the physical constraints of this site and expansion of it would not meet the Project objectives identified in the EIR and the 2011 Correctional Facility Needs Assessment.

D. No Project Alternative.

Given the limiting factors of the Project objectives only one alternative, the No Project/Existing Condition Alternative, was given further consideration and analyzed as required by CEQA. Under CEQA, a "No Project" Alternative compares the impacts of proceeding with a proposed Project with the impacts of not proceeding with the proposed Project. The No Project Alternative was evaluated in the EIR, including a summary of the impacts of this alternative, as required by CEQA. Choosing the No Project Alternative would result in the existing buildings on the proposed Project site to be fully occupied and leave unfulfilled the acute and urgent need for additional County jail facilities discussed in the EIR and 2011 Correctional Facility Needs Assessment. As a result, the County would be unable to avoid early releases and to keep criminals incarcerated. With the implementation of the 2011 Public Safety Realignment Act (Assembly Bill [AB] 109), the immediate jail bed need has increased even more.

Under the "No Project" Alternative, a discussion regarding the alternatives to incarceration is relevant to discussion and effects of not developing the proposed Project. As discussed earlier in Section 2.4 of this EIR, the County already employs some incarceration alternatives, such as work programs and supervised electronic confinement. However, as stated earlier, these programs cannot provide enough relief to the jail system to be used entirely in lieu of incarceration because their participants are low-risk offenders (primarily misdemeanants) and, as such, do not represent the majority of prisoners, especially in advent of AB 109. As discussed in Section 2.4 in the EIR, the majority of the current jail population comprises felony offenders who would not be eligible for these alternatives to incarceration. Therefore, expansion of these programs would not necessarily provide any

relief in the targeted area of the County's need for jail beds. As that is an essential Project objective, these alternatives were dropped from further consideration and not carried forward in the EIR.

While the "No Project" alternative would avoid or reduce the significant impacts of the proposed Project identified and evaluated in the EIR, significant and unavoidable impacts may remain or occur under this "No Project" Alternative. "No Project" Alternative does not meet any of the Project objectives identified above and would cause a detrimental impact on the ability of the County of Riverside to meet its public safety service needs of having sufficient capacity to house inmates and would thereby impede the orderly administration of justice. The Board rejects the No Project Alternative because it is infeasible and fails to meet any of the Project objectives.

E. Environmentally Superior Alternative. CEQA requires an EIR to identify the environmentally superior alternative. If the environmentally superior alternative is the No Project Alternative, CEQA requires that the EIR identify an environmentally superior alternative among the other alternatives (Section 15126.6(e)(2) of the CEQA Guidelines). However, because of the distinct Project objectives, only the No Project/Existing Conditions Alternative was given further consideration. The other Project Alternatives were rejected early and not further considered for the reasons provided above. Therefore, the environmentally superior alternative is the No Project/Existing Conditions Alternative. Based on the prescription of CEQA, the proposed Project would be the environmentally superior alternative after the No Project/Existing Conditions Alternative. These alternatives were evaluated based upon the ability to meet the goals and objectives of the Project.

F. Comparison of the Project to the No Project Alternative. Table 6.A in the EIR provides a comparative summary of the potential significant unavoidable adverse impacts of the proposed Project and the No Project/Existing Conditions Alternative. Based on the environmental analysis in the EIR, the proposed Project will not result in significant unavoidable adverse impacts in all environmental categories.

BE IT FURTHER RESOLVED by the Board of Supervisors that the State CEQA Guidelines (Section 15126 (g)) require an EIR to discuss how a project could directly or indirectly lead to economic, population, or housing growth. A project may be growth-inducing if it removes obstacles to growth, taxes community service facilities or encourages other activities which cause significant environmental effects. The discussion is as follows:

A. Findings Regarding Growth-Inducing, Irreversible, And Irretrievable Impacts. CEQA Guidelines Section 15126 requires that an EIR consider and discuss significant irreversible changes that would be caused by implementation of a proposed project to ensure that such changes are justified.

B. Significant Irreversible Environmental Changes. The CEQA Guidelines specify that the use of nonrenewable resources during the initial and continued phases of a project should be discussed because a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary and secondary impacts (e.g., a highway improvement that provides access to a previously inaccessible area) should also be discussed because such changes generally commit future generations to similar uses. Irreversible damage can also result from environmental accidents associated with a project and should be discussed. The proposed Project would upgrade and modernize a currently developed site with a similar, but larger facility. As discussed throughout Chapter 4 of the EIR, the proposed Project would not result in any significant unavoidable adverse environmental effects after implementation of the prescribed mitigation measures. Construction of the proposed development would result in a commitment of limited, slowly renewable, and nonrenewable resources. Such resources may include certain types of lumber and other forest products; raw materials such as steel; aggregate materials used in concrete and asphalt, such as sand and stone; water; petrochemical construction materials such as plastic; and petroleum-based construction materials. In addition, fossil fuels used by construction equipment would also be consumed. The construction of the proposed Project would also result in an increased commitment of public maintenance services such as waste disposal and treatment. Similarly, operation of the proposed Project would result in

the commitment of limited nonrenewable resources and slowly renewable resources such as electricity, petroleum-based fuels, fossil fuels, and water. Electricity would be used for lighting, heating, and cooling of the buildings and operation of the Project facilities. The anticipated peak electrical load is estimated to be approximately 5000 kilovolt-amps (kVA) for the proposed Project. Although this represents increased demand for electrical resources when compared to existing site conditions, this incremental increase in electrical services would be mitigated through Mitigation Measure ES-1 related to electrical supply by Imperial Irrigation District (IID). After mitigation, the Project would not result in a significant impact related to the provision of electricity. In addition, Title 24 of the California Code of Regulations requires conservation practices that would limit the amount of energy consumed by the proposed Project. Nevertheless, the use of such resources would continue to represent a long-term commitment of essentially nonrenewable resources. Operation of the proposed Project also requires an increase in potable water. Build out of the proposed Project would require approximately 892 acre-feet per year of water. Sufficient water supplies are available to service the Project, and Project impacts would be less than significant. However, the increase in water use would continue to represent a long-term commitment of this essentially nonrenewable resource.

The Project site would result in an increase of impervious surfaces on site, which would increase the amount of water runoff from the Project site. Mitigation measures are required to ensure that Project hydrology would meet drainage system standards and that pollutants of concern would be controlled through implementation of structural and nonstructural best management practices (BMPs). Implementation of mitigation would reduce any impacts to water quality to less than significant levels.

Construction of the proposed Project would result in a minor change in views consistent with the existing urban appearance of the area with comparable building heights. The commitment of limited slowly renewable and nonrenewable resources required for construction and operation of the proposed Project would limit the availability of these resources for future generations or for other uses during the life of the Project. However,

continued use of such resources is consistent with regional and local plans and projected growth in the area. No significant irreversible changes are expected to occur as a result of Project implementation on a project-specific or cumulative basis.

C. Growth-Inducing Impacts Of The Proposed Project. The Project would not result in the generation of a substantial amount of new jobs that could impact growth in the area. In addition, the Project would contribute fees for fair share improvements to wastewater and electrical services providers. The Project would not, on its own, result in an extension of public services, utilities, or facilities that could enhance or remove an impediment to growth in the area. Therefore, the Project is not considered growth-inducing.

BE IT FURTHER RESOLVED by the Board of Supervisors that it recognizes that the Final EIR incorporates information received by the County since the Draft EIR was completed, and an Errata to the DEIR has been prepared to make minor corrections and clarifications to the DEIR as a result of the County's review and comments received during the public review period. The Response to Comments document, along with the Errata is included as part of the Final EIR for consideration by the Board of Supervisors prior to taking any action on certification of the proposed Final EIR or approval of the Project. None of the information contained in these DEIR modifications constitutes significant new information or changes to the analysis or conclusions of the DEIR.

CEQA Guidelines §15088.5 requires a lead agency to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR but before certification. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.

The Board hereby FINDS that the additional information, including the changes identified in the Response to Comments and Errata Document of the Final EIR, does not show that:

A. A new significant environmental impact would result from the Project or from a new

mitigation measure proposed to be implemented.

B. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

C. A feasible Project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the Project, but the Project's proponents decline to adopt it.

D. The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

No significant changes have been made to the information contained in the DEIR as a result of the responses to comments and no significant new information has been added that would require recirculation of the document under CEQA Guidelines Section 15088.5. The information included in these DEIR errata that resulted from the public comment process does not constitute substantial new information that requires recirculation of the DEIR.

These DEIR errata are provided to clarify, refine, and provide supplemental information for the Project DEIR. Changes may be corrections or clarifications to the text and figures of the original DEIR. Other changes to the DEIR clarify the analysis in the DEIR based upon the information and concerns raised by commenters during the public review period. The changes to the Draft EIR included in these EIR modifications do not constitute "significant" new information. Therefore, recirculation of the Draft EIR is not required because the new information added to the Draft EIR through these modifications clarifies or amplifies information already provided or makes insignificant modifications to the already adequate Draft EIR.

BE IT FURTHER RESOLVED by the Board of Supervisors that the Project was found to have no significant unavoidable adverse impacts; therefore, a Statement of Overriding Considerations is not required. Sections 15092 and 15093 of the CEQA Guidelines require that if the project will cause significant unavoidable adverse impacts, the County must adopt a Statement of Overriding Considerations prior to approving the project. A Statement of Overriding Considerations states that any significant adverse project effects are acceptable if expected project benefits outweigh significant unavoidable adverse environmental impacts. For the reasons described above, a Statement of Overriding

Considerations is not warranted for this Project.

BE IT FURTHER RESOLVED by the Board of Supervisors that the Board finds that, even though the County is exempt from compliance with the City of Indio's General Plan, building and zoning ordinances pertaining to the Project under state law [Source: Government Code Sections 53090 through 53095; Lawler v. City of Redding, 7 Cal. App.4th 778 (1992))], the analysis as identified throughout the EIR was completed to show that the Project is generally consistent with the City's General Plan and zoning regulations.

A. Land Use Designation. The Project site has been designated as a Public (P) land use. Under this designation, a variety of public and quasi-public facilities which support the community and are operated by government agencies, utility providers, or non-profit organizations. The Project is consistent with the City's General Plan Goals, such as LU-8 and CD-1 because the Project is a government use that is currently exists at the site, its characteristics and features were designed to maintain a consistent level of design in the area and designed to efficiently and best serve the current and future needs of the County, the nearby associated government facilities and the area.

B. Zoning Designation. The zoning regulations of the City are adopted to protect, promote, and enhance the public health, safety, and general welfare, ensuring that development within the City is related to the City's ability to provide essential urban services and is consistent with the City's General Plan. The Public (P) zoning designation provides for a variety of public or quasi-public facilities that would support the community and are operated by governmental agencies or non-profit organizations. Maximum development intensities and general development standards are determined on a case-by-case basis based on the compatibility of the proposed use with existing or proposed uses surrounding the site. The Project is a public facility to be operated by the County of Riverside and would support the needs to house and process inmates for the safety and protection of the public.

BE IT FURTHER RESOLVED by the Board of Supervisors that the Project is consistent with the County of Riverside General Plan as adopted by the Riverside County Board of Supervisors on

October 7, 2003, particularly the Land Use Element thereof, to the extent that it provides for the logical, timely and economically efficient development of infrastructure and services, and to the extent that it coordinates the development of essential public facilities and services so they are in place to meet the urgent needs of the County and its residents.

BE IT FURTHER RESOLVED by the Board of Supervisors that the Final EIR (SCH #2013021047) was presented to the Board of Supervisors and that the Board has reviewed and considered the information in the Final EIR in evaluating the Project, the Final EIR is an accurate and objective statement that complies with the California Environmental Quality Act and reflects the Board of Supervisors' independent judgment and analysis, and that Final EIR is incorporated herein by this reference.

BE IT FURTHER RESOLVED by the Board of Supervisors that it hereby CERTIFIES the Final EIR (SCH #2013021047) for the Project as described above and based on, without limitation, the findings and conclusions identified in the EIR and summarized below:

A. All potentially significant impacts of the proposed Project can be mitigated to less than significant levels. With implementation of the mitigation measures contained in the Mitigation Monitoring and Reporting Program, the proposed Project would not have any significant and unavoidable direct, indirect or cumulative impacts on the environment.

B. All significant environmental impacts from the implementation of the proposed Project have been identified and fully analyzed in the EIR and, with implementation of the identified mitigation measures impacts will be mitigated to a less than significant level.

C. Other reasonable alternatives to the proposed Project that could feasibly achieve the basic goals and objectives of the proposed update have been considered and rejected in favor of the proposed Project.

BE IT FURTHER RESOLVED by the Board of Supervisors that it hereby ADOPTS the Mitigation Monitoring and Reporting Plan ("MMRP"), attached hereto as Exhibit "A", and by this reference incorporated herein, which describes the Project's mitigation measures.

A. To ensure that the Project mitigation measures in the MMRP are properly implemented, the Economic Development Agency of the County shall, on or about January 1 and June 1

of each calendar year until completion of the Project, prepare and submit to the Board a written report indicating the manner in which each Project mitigation measure has been or is being implemented and contain a general description of the Project status.

B. Any such written reports submitted to the Board shall simultaneously be filed with the Clerk of the Board and shall be made available for public review and inspection.

BE IT FURTHER RESOLVED by the Board of Supervisors, based upon various documents and other materials that constitute the entire administrative record before the Board, including the above findings and all written and oral evidence presented during the administrative process, the Board hereby APPROVES the Project.

BE IT FURTHER RESOLVED by the Board of Supervisors that copies of the documents associated with the Project shall be placed on file in the Clerk of the Board and in the Office of the Economic Development Agency.

BE IT FURTHER RESOLVED by the Board of Supervisors that the custodians of the documents upon which this decision is based are the Clerk of the Board of Supervisors and the County Economic Development Agency and that such documents are located at 4080 Lemon Street, Riverside, California.

EXHIBIT "A"

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) was formulated based on the findings of the Draft Environmental Impact Report (DEIR) for the proposed East County Detention Center (ECDC) project. This MMRP is in compliance with Section 15097 of the CEQA Guidelines, which requires that the Lead Agency "adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects." The MMRP lists mitigation measures recommended in the DEIR and identifies mitigation monitoring requirements. These requirements are provided only for mitigation measures that would reduce or avoid significant impacts of the proposed project.

Table A presents the mitigation measures identified for the proposed project. Each mitigation measure is numbered in the order it appears in the topical section of Chapter 4.0 to which it pertains. For example, Mitigation Measure AE-1 is the first mitigation measure identified in Section 4.1, Aesthetics. It should be noted that not all topics discussed in Chapter 4.0 require mitigation measures.

The first column of Table A provides the mitigation measures that were identified in the DEIR, Chapter 4.0. The columns entitled "Party Responsible for Implementing Mitigation" and "Implementation Timing" identify the party responsible for carrying out the required actions and the approximate time period over which the actions will be implemented, respectively. The columns entitled "Party Responsible for Monitoring," "Action by Monitor," and "Monitoring Timing" identify the party ultimately responsible for ensuring that the mitigation measure is implemented, the steps for monitoring the action identified in the mitigation measure, and the approximate timeframe for the oversight agency to ensure implementation of the mitigation measure, respectively.

Table A: Mitigation Monitoring Matrix

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	AESTHETICS					
AE-1	For Site B, prior to commencement of grading activities, a detailed lighting plan shall be prepared, including a photometric study. The lighting plan shall be designed to prevent light spillage in excess of existing conditions and shall demonstrate compliance with the following measures: • All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency. • The lighting plan shall include lighting fixture types and technical specifications to direct light only to the project site and not beyond the project site boundaries.	County of Riverside Economic Development Agency (COR EDA)	Prior to the issuance of a grading permit	COR EDA	Review of photometric study and lighting plans	Prior to final design of lighting plans
	AIR QUALITY					
AQ-1	The project is required to comply with regional rules that assist in reducing short-term air pollutant emissions. As such, the following fugitive dust suppression measures shall be included in the construction contract and shall be performed by the contractor. South Coast Air Quality Management District (SCAQMD) Rule 403.1 requires that	COR EDA Construction Contractor	During grading operations	COR EDA Construction Contractor	Ensuring compliance with applicable grading regulations and requirements	During grading operations

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Applicable Rule 403.1 dust suppression techniques are summarized below. Implementation of these dust suppression techniques can reduce the fugitive dust generation (and thus the particulate matter with a diameter of 10 microns or less [PM10] component). Compliance with these rules would reduce impacts on nearby sensitive receptors. The applicable Rule 403.1 measures are as follows: • All new man-made deposits of bulk material shall be stabilized within 24 hours of making such bulk material deposits. Stabilization procedures shall include one or more of the following: o Application of water to at least 70 percent of the surface area of any bulk material deposits at least three times for each day that there is evidence of wind driven fugitive dust; or o Application of chemical stabilizers in sufficient concentration so as to maintain a					

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	stabilized surface for a period of at least 6 months; or o Installation of wind breaks of such design so as to reduce maximum wind gusts to less than 25 miles per hour (mph) in the area of the bulk material deposits. • All new deposits of bulk material originating from off-site undisturbed natural desert areas shall be stabilized within 72 hours. Stabilization procedures shall include one or more of the following: o Application of water to at least 70 percent of the surface area of any bulk material deposits at least three times for each day that there is evidence of wind driven fugitive dust; or o Application of chemical stabilizers in sufficient concentration so as to maintain a stabilized surface for a period of at least 6 months; or • At least one of the control actions specified in Rule 403, Table 2, for the source category "Inactive Disturbed Surface Areas" shall be implemented to minimize wind driven fugitive dust from disturbed surface areas at such time when active operations have ceased for a period of at least 20 days. • Written daily records shall be compiled to document the specific					

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	actions taken to comply with Rule 403.1. Such records shall be retained for not less than three years and shall be made available to the Executive Officer upon request. Additionally, if an on-site anemometer is used, written records shall be compiled that contain: o Location, vendor, model, and serial number of the anemometer; o The time of occurrence of any wind gust in excess of 25 mph during hours of active operations; o The actions taken to comply with the provisions of Rule 403.1 paragraphs (d)(5) and (i)(3), as applicable.					
AQ-2	The following additional dust suppression measures in the SCAQMD California Environmental Quality Act (CEQA) Air Quality Handbook shall be included in the construction contract and shall be performed by the contractor. Additionally, the County of Riverside shall identify a monitor for the length of the construction phase to ensure that the contractor performs these measures that are included to further reduce the likelihood of air quality impacts: • Revegetate disturbed areas as quickly as possible. • Suspend all excavating and grading operations when wind speeds (as	COR EDA Construction Contractor	During grading operations	COR EDA Construction Contractor	Ensuring compliance with applicable grading regulations and requirements	During grading operations

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	instantaneous gusts) exceed 25 mph. • Sweep all streets once per day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water). • Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site. • Pave, water, or chemically stabilize all on-site roads as soon as is feasible. • Minimize at all times the area disturbed by clearing, grading, earthmoving, or excavation operations.					
	BIOLOGICAL RESOURCES					
BR-1	**Preconstruction Bat Surveys.** Project implementation shall avoid disturbance to the maternity roosts of special-status bats during the breeding season. No more than 2 weeks in advance of any demolition or construction activity involving concrete breaking or similarly noisy or intrusive activities that would commence during the breeding season (March 1 through August 31), the County of Riverside (County) shall procure the services of a qualified bat biologist and shall conduct predemolition surveys of all potential special-status bat breeding habitat in the vicinity of the planned activity. If active roosts are identified during preconstruction surveys, a Bat	COR EDA Construction Contractor	Prior to demolition or construction activity involving concrete breaking or similarly noisy or intrusive activities that would commence during the breeding season (March 1 through August 31)	COR EDA Qualified Biologist Construction Contractor	Ensuring that biologists have surveyed the site prior to construction, if the construction activity is to take place between March 1 and August 31	No more than two weeks prior to construction

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	Protection Plan shall be prepared and implemented in consultation with the California Department of Fish and Wildlife (CDFW). The plan will determine the location and size of the construction buffer areas and establish any further actions necessary to prevent the disturbance or destruction of special-status bat species.					
BR-2	**Biological Monitor for Migratory Bird Nesting.** Prior to the issuance of construction contracts, the County shall procure the services of a qualified biologist to ensure compliance with the Migratory Bird Treaty Act. Raptors are included in migratory bird species that may nest in large ornamental trees within the proposed project area during the avian nesting season (January 15 – August 31). Potential impacts to raptors and other nesting birds should be avoided by removing or trimming trees between September 1 and January 14, which is outside of the avian nesting season. If construction is necessary during the avian nesting period, a preconstruction survey for active nests should be conducted prior to the removal of any vegetation. If an active nest is observed within the vicinity, a minimum buffer of 250 feet from the nest will need to be delineated to ensure that no direct impacts will occur to nesting raptors. The buffer will be delineated by roping or taping off the boundaries of construction and shall remain in place	COR EDA Construction Contractor	Prior to tree removal or trimming if those activities will occur during the nesting season (January 15 through August 31)	COR EDA Qualified Biologist Construction Contractor	Ensuring that biologists have surveyed the site for active nests 30 days prior to construction or grading activities, if the construction activity is to take place between January 15 and August 31	30 days prior to grading or construction activities

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	until the nest is either abandoned or the young have fledged. A qualified biologist would be required to closely monitor the nest until it is determined that the nest is no longer active, at which time vegetation removal and/or ground disturbance could continue. Vegetation removal and/or ground disturbance activities within the vicinity of the nest may commence at the discretion of the biological monitor.					
	CLIMATE CHANGE					
GCC-1	The proposed East County Detention Center (ECDC) will employ a number of Leadership in Energy and Environmental Design (LEED) concepts, including: water and energy use reduction, construction products, and waste stream reduction. All main site lighting will be full-cutoff, neutral white light-emitting diode (LED) fixtures to minimize energy use. The following measures would be incorporated into the design and construction of the project (including specific building projects): **Construction and Building Materials.** • Use locally produced and/or manufactured building materials for at least 10 percent of the construction materials used for the project. • Use "Green Building Materials," such as those materials that are	COR EDA Construction Contractor	Prior to final design	COR EDA Construction Contractor	Ensuring that the specified GHG reduction and efficiency enhancement measures are incorporated into the project.	Prior to final design

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project. • Limit unnecessary idling of construction equipment. A reduction in equipment idling would reduce fuel consumption, and therefore, greenhouse gas (GHG) emissions. • Maximize the use of electricity from the power grid by replacing diesel- or gasoline-powered equipment. This would reduce GHG emissions because electricity can be produced more efficiently at centralized power plants. **Energy Efficiency Measures.** • Design all project buildings to exceed the California Building Code's (CBC) Title 24 energy standard, including, but not limited to, any combination of the following: o Increase insulation such that heat transfer and thermal bridging is minimized. o Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption. o Incorporate ENERGY STAR or better rated windows, space heating and cooling equipment, light fixtures, appliances, or					

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	other applicable electrical equipment. • Provide a landscape and development plan for the project that takes advantage of shade, prevailing winds, and landscaping. • Install efficient lighting and lighting control systems. Use daylight as an integral part of the lighting systems in buildings. • Install light-colored "cool" roofs over conditioned space. • Install energy-efficient heating and cooling systems, appliances, equipment, and control systems. • Install solar or LEDs for outdoor lighting. • The project applicant will use less than 3,900 Global Warming Potential (GWP) hydrofluorocarbon (HFC) refrigerants or natural refrigerants (ammonia, propane, carbon dioxide [CO2]) for refrigeration and fire suppression equipment. • Provide vegetative or humanmade exterior wall shading devices or window treatments for east-, south-, and west-facing walls with windows. **Water Conservation and Efficiency Measures.** • Devise a comprehensive water conservation strategy appropriate for the project and its location. The					

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	strategy may include the following, plus other innovative measures that may be appropriate: o Install drought-tolerant plants for landscaping. o Use reclaimed water for landscape irrigation within the project where available. Install the infrastructure to deliver and use reclaimed water. o Install water-efficient irrigations systems, such as weather-based and soil-moisture-based irrigation controllers and sensors for landscaping according to the California Department of Water Resources Model Efficient Landscape Ordinance. **Solid Waste Measure.** • Provide employee education about reducing waste and available recycling services.					
	CULTURAL RESOURCES					
CR-1	**Discovery of Cultural or Paleontological Resources During Construction.** If cultural or paleontological resources are discovered during project construction activities when a monitor is not present on site, construction will be redirected in the immediate vicinity of the discovery until a qualified professional archaeologist or paleontologist can assess the nature and	COR EDA Construction Contractor	During grading and excavation	COR EDA Construction Contractor	Halting grading in an area where an archaeological or paleontological resource may be present and contacting the EDA Facilities Project Manager for inspection by a qualified professional.	During grading operations

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	significance of the find. It may be necessary to excavate in order to determine significance. Work can resume in the area after the discovery has been removed or determined to not be a significant resource by the archaeologist or paleontologist.					
CR-2	**Discovery of Human Remains.** If human remains are discovered, State Health and Safety Code Section 7050.5 states that further disturbances and activities shall cease in any area or nearby area suspected to overlie remains, and the County of Riverside (County) Coroner shall be contacted. Pursuant to Public Resources Code (PRC) Section 5097.98 and California Code of Regulations Section 15064.5, if the remains are thought to be Native American, the coroner will notify the Native American Heritage Commission (NAHC), which will then notify the Most Likely Descendant. Further provisions of PRC 5097.98 are to be followed as applicable.	COR EDA Construction Contractor	During grading and excavation	COR EDA Construction Contractor	Halting grading upon the discovery of human remains and contacting the EDA Facilities Project Manager and the County Coroner.	During grading operations
CR-3	**Paleontological Resources Construction Monitoring.** Monitoring of excavation activities by a qualified paleontological monitor following a Paleontological Resources Impact Monitoring Program (PRIMP) shall begin once a depth of 10 feet below the surface is reached. The monitor should be equipped to salvage fossils and/or matrix samples as they are unearthed in order to avoid construction delays. The monitor must	COR EDA Qualified Paleontologist Construction Contractor	Prior to the issuance of a grading permit	COR EDA Construction Contractor	Ensuring that a qualified paleontological monitor is on site during excavation and grading activities exceeding 10 feet of depth	During grading operations

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	be empowered to temporarily halt or divert equipment in the area of the find in order to allow removal of abundant or large specimens. a. Because the underlying sediments may contain abundant fossil remains that can only be recovered by a screening and picking matrix, it is recommended that these sediments occasionally be spot screened through 1/8 to 1/20-inch mesh screens to determine if small vertebrate fossils exist. If small fossils are encountered, additional sediment samples (up to 6,000 pounds) shall be collected and processed through 1/20-inch mesh screens to recover additional fossils. b. Recovered specimens shall be prepared to a point of identification and permanent preservation. This includes the washing and picking of mass samples to recover small invertebrate and vertebrate fossils and the removal of surplus sediment from around larger specimens to reduce the volume of storage for the repository and the storage cost for the developer. c. Collected and identified specimens shall be curated into a museum repository with permanent retrievable storage. d. Preparation of a report of findings with an appended itemized inventory catalog of specimens.					

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	When submitted to the Lead Agency, the report and inventory catalog would signify completion of the program to mitigate impacts to paleontological resources.					
	GEOLOGY AND SOILS					
GEO-1	Prior to approval of final design, the final design plans shall incorporate earthquake-resistant design in accordance with the County of Riverside (County) requirements, the most current California Building Code (CBC), the recommended seismic design parameters of the Structural Engineers Association of California, and the recommendations included in the geotechnical reports on the proposed project site entitled Geotechnical Investigation for the Proposed Indio CAC/Law Library Improvements (2008) and Geotechnical Investigation for the Proposed Parking Structure Southeast of Oasis Street and Plaza Avenue (2013,) both prepared by C.H.J., Inc.. Recommendations are summarized below, but are not limited to the following: • The County Building Official and a qualified geotechnical engineer or engineering geologist shall review final design plans for structural engineering compliance with CBC and professional registered	COR EDA Construction Contractor	Prior to final design	County Building Official and a qualified geotechnical engineer	Incorporating recommended soil stability measures from the geotechnical report	Prior to final design

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	geotechnical engineering requirements prior to the development of structures. • An on-site prejob meeting with the County, contractor, and geotechnical engineer shall occur prior to any grading operation. • No grading operations shall be performed without the presence of a representative of the geotechnical engineer. • The native loose and very loose soils should be removed to a minimum depth of 3 feet (ft) below ground surface (bgs). Depending on the foundation type selected, additional removal may be necessary. If conventional shallow foundations are utilized, all loose material in the parking structure pad area should be completely removed. A minimum removal of 8 ft should be performed. The removal should extend beyond the footing at the bottom of the excavation to a distance of 10 ft, where possible. For areas where the removal width is less than 10 ft, lateral retaining structures, such as sheet piles installed during excavation, should remain permanently. • Design recommendations regarding grading, drainage, overexcavation, reinforcements and shorings, lateral loading, foundations, footings, site preparation, compacted fills, temporary construction slopes,					

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	shrinkage and subsidence, and design acceleration parameters shall be incorporated into final design. • Evaluation of soils for expansion potential shall be conducted by the geotechnical engineer prior and during the grading operation. • A qualified corrosion engineer shall be consulted regarding corrosion effects of the on-site soils on underground metal utilities. The recommendations provided by the corrosion engineer shall be incorporated in a final written report and provisions in the report shall be included in building and utility plans, subject to review by the County Building Official. • The erosion control plan prepared as part of the Storm Water Pollution Prevention Plan (SWPPP) shall be included as part of the grading plans.					
	HAZARDOUS MATERIALS					
HM-1	**Predemolition Surveys and Air Monitoring for Asbestos Containing Materials and Lead Based Paint.** Prior to issuance of any demolition permits, comprehensive predemolition surveys for asbestos-containing materials (ACMs) (Asbestos Hazard Emergency Response Act [AHERA] type level sampling survey) and lead-based paint (LBP) shall be performed. All inspections, surveys, and analyses shall be performed by appropriately	COR EDA Construction Contractor	Prior to issuance of demolition permits	COR EDA Construction Contractor	Contracting a qualified firm to survey the structures to be demolished for ACMs and LBP; and ensuring that a qualified remediation firm is employed to remove/remediate all such materials	Prior to demolition of structures

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	licensed and qualified individuals in accordance with applicable regulations (i.e., American Society for Testing and Materials [ASTM] E 1527-00, and 40 Code of Federal Regulations [CFR], Subchapter R, Toxic Substances Control Act [TSCA], Part 716). All identified ACMs and lead-containing materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring shall be completed by appropriately licensed and qualified individuals in accordance with applicable regulations both to ensure adherence to applicable regulations (e.g., South Coast Air Quality Management District [SCAQMD]) and to provide safety to workers and the adjacent community. The County of Riverside (County) shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the Riverside County Department of Environmental Health (RCDEH) showing that abatement of any ACMs and lead containing materials identified in the project structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agency(ies) (40					

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and CCR Title 8, Article 2.6).					
HM-2	**Removal of Underground Storage Tanks.** The existing USTs shall be removed as a part of the demolition activities and confirmation samples must be collected and removed from the resulting excavation in accordance with the directives from the RCDEH.	COR EDA COR DEH Construction Contractor	During demolition and excavation	COR EDA COR DEH Construction Contractor	Ensuring that USTs are removed and soil remediation is completed during and as part of the excavation activities	During demolition and excavation
HM-3	**Remediation and Disposal of Hazardous Materials.** Prior to issuance of any demolition permits, compliance will be obtained with all applicable regulations regarding the remediation and disposal of hazardous materials (e.g., Site Assessment and Cleanup Corrective Action Guidelines). The County shall provide documentation to the RCDEH showing that site remediation has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agency(ies).	COR EDA COR DEH Construction Contractor	Prior to issuance of demolition permits	COR EDA COR DEH Construction Contractor	Ensuring demolition and remediation activities are appropriately coordinated	Prior to demolition
	HYDROLOGY AND WATER QUALITY					
WQ-1	**Construction Phase Storm Water Pollution Prevention Plan.** Prior to construction, the County of Riverside (County) shall prepare a Storm Water Pollution Prevention Plan (SWPPP) that complies with the General Construction Permit and that will: a. Require implementation of Best	COR EDA Construction Contractor	Prior to final design	COR EDA Construction Contractor	Ensuring that SWPPP is prepared and that relevant BMPs are incorporated into Final Design specification and construction plans. SWPPP approval may need to be acquired from RWQCB.	Approval of Final Design Plans

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	Management Practices (BMPs) designed with a goal of preventing a net increase in sediment load in storm water discharges relative to preconstruction levels. b. Prohibit during the construction period discharges of storm water or nonstorm water at levels that would cause or contribute to an exceedance of applicable water quality standards contained in the Basin Plan. c. Discuss in detail the BMPs planned for the project related to control of sediment and erosion, nonsediment pollutants, and potential pollutants in nonstorm water discharges. d. Describe postconstruction BMPs for the project. e. Explain the maintenance program for the project BMPs. f. During construction, require reporting of violations to the Regional Water Quality Control Board (RWQCB). g. List the parties responsible for SWPPP implementation and BMP maintenance during and after grading. The project proponent shall implement the SWPPP and will modify the SWPPP as directed by the General Construction Permit.					
WQ-2	**Water Quality Management Plan.** Prior to final design, the County shall prepare a WQMP. The WQMP shall identify the BMPs that will be used on-site to control predictable pollutant	COR EDA Construction Contractor	Prior to final design	COR EDA Construction Contractor	Ensuring that WQMP is prepared and that relevant BMPs are incorporated into Final Design specification and construction	Approval of Final Design Plans

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	runoff. More specifically, the WQMP shall, in accordance with the SWMP, do the following: a. Describe the Site Design, Source Control, and Treatment BMPs to be used at the proposed development site (including both structural and nonstructural measures); b. Describe responsibility for the initial implementation and long-term maintenance of the BMPs; and c. Provide narrative with the graphic materials as necessary to specify the locations of the structural BMPs.				plans	
	NOISE					
NO-1	**Construction Equipment Mufflers.** The project contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.	COR EDA Construction Contractor	Preparation of final plans	COR EDA Construction Contractor	Notation on all demolition and construction plans	Approval of final demolition and construction plans
NO-2	**Stationary Construction Equipment Placement.** The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors to the east of the site.	COR EDA Construction Contractor	Preparation of final plans	COR EDA Construction Contractor	Notation on all demolition and construction plans	Approval of final demolition and construction plans
NO-3	**Equipment Staging Areas.** The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and	COR EDA Construction Contractor	Preparation of final plans	COR EDA Construction Contractor	Notation on all demolition and construction plans	Approval of final demolition and construction

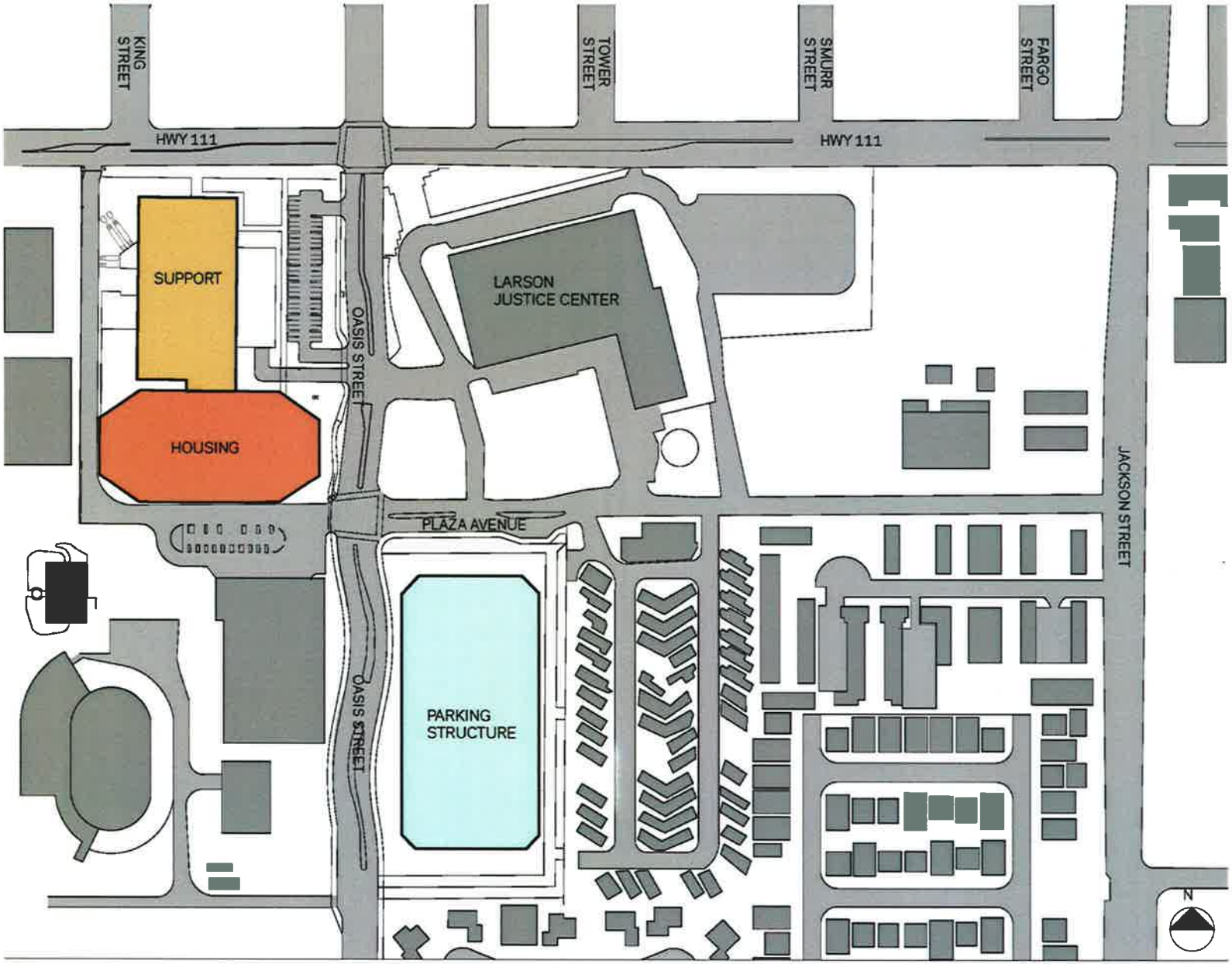
Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	noise-sensitive receptors to the east of the site during all project construction.					plans
NO-4	**Construction Hours.** All construction, maintenance, or demolition activities within the City of Indio's (City) boundary shall be limited to the following hours: **1. Pacific Standard Time** a. Monday through Friday, 7:00 a.m. through 6:00 p.m. b. Saturday, 8:00 a.m. through 6:00 p.m. c. Sunday, 9:00 a.m. through 5:00 p.m. d. Government Holidays, 9:00 a.m. through 5:00 p.m. **2. Pacific Daylight Time** a. Monday through Friday, 6:00 a.m. through 6:00 p.m. b. Saturday, 7:00 a.m. through 6:00 p.m. c. Sunday, 9:00 a.m. through 5:00 p.m. d. Government Holidays, 9:00 a.m. through 5:00 p.m.	COR EDA Construction Contractor	Preparation of final plans	COR EDA Construction Contractor	Ensuring the grading and building contractors are apprised and follow the City of Indio's Noise Control policies by notation on all construction plans	Approval of final demolition and construction plans
	PUBLIC SERVICES					
FS-1	**Fire Services Review.** In order to ensure acceptable service ratios and response times are maintained at the City of Indio's (City) Fire Department, the County of Riverside (County) shall coordinate annually with the City and the California Department of Forestry and Fire Protection (CalFire) as part of fire services agreements, to ensure adequate	COR EDA Construction Contractor	Annual review of fire service agreements for the City of Indio	COR EDA in consultation with CalFire Construction Contractor	Ensuring that COR EDA participates in annual review of the Fire Service Agreement with the City of Indio and providing any additional funding to ensure adequate fire service to the fire service district serving ECDC	Annually

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	staffing and equipment are provided. The County shall fund its share of any additional staffing and equipment required to adequately serve the East County Detention Center (ECDC) development, as mutually agreed upon by the City, County, and CalFire.					
WW-1	**Wastewater System Upgrade Agreement.** Prior to issuance of grading permits, the County as part of its connection agreement with the Valley Sanitary District (VSD) for wastewater service will contribute fees (on a pro-rata basis) negotiated with VSD to upgrade the sewer main in Highway 111. Any upgrades shall be supported by a needs analysis and study performed by VSD and reviewed by the County. In the event, the County disagrees with the findings of VSD's study, the County can elect to provide its own study as part of the determination for the pro-rata fees.	COR EDA Construction Contractor	Prior to issuance of grading permits	COR EDA Construction Contractor	Ensuring that the connection agreement with VSD is executed with the fee contribution for the improvement based on the appropriate study(ies)	Negotiation of the terms of the connection agreement
SW-1	**Solid Waste Management Plan.** Prior to final design of the East County Detention Center (ECDC), the Solid Waste Management Plan for the proposed project shall be developed by the Sheriff's Department in consultation with the Riverside County Waste Management Department and the Economic Development Agency, Facilities Management. The plan shall incorporate source reduction, recycling, and composting into the project design. The plan shall also identify methods to	Riverside County Sheriff's Department	Prior to final design plans	Riverside County Sheriff's Department in consultation with EDA Facilities Project Manager	Preparation and implementation strategy for a Solid Waste Management Plan	Approval of final design

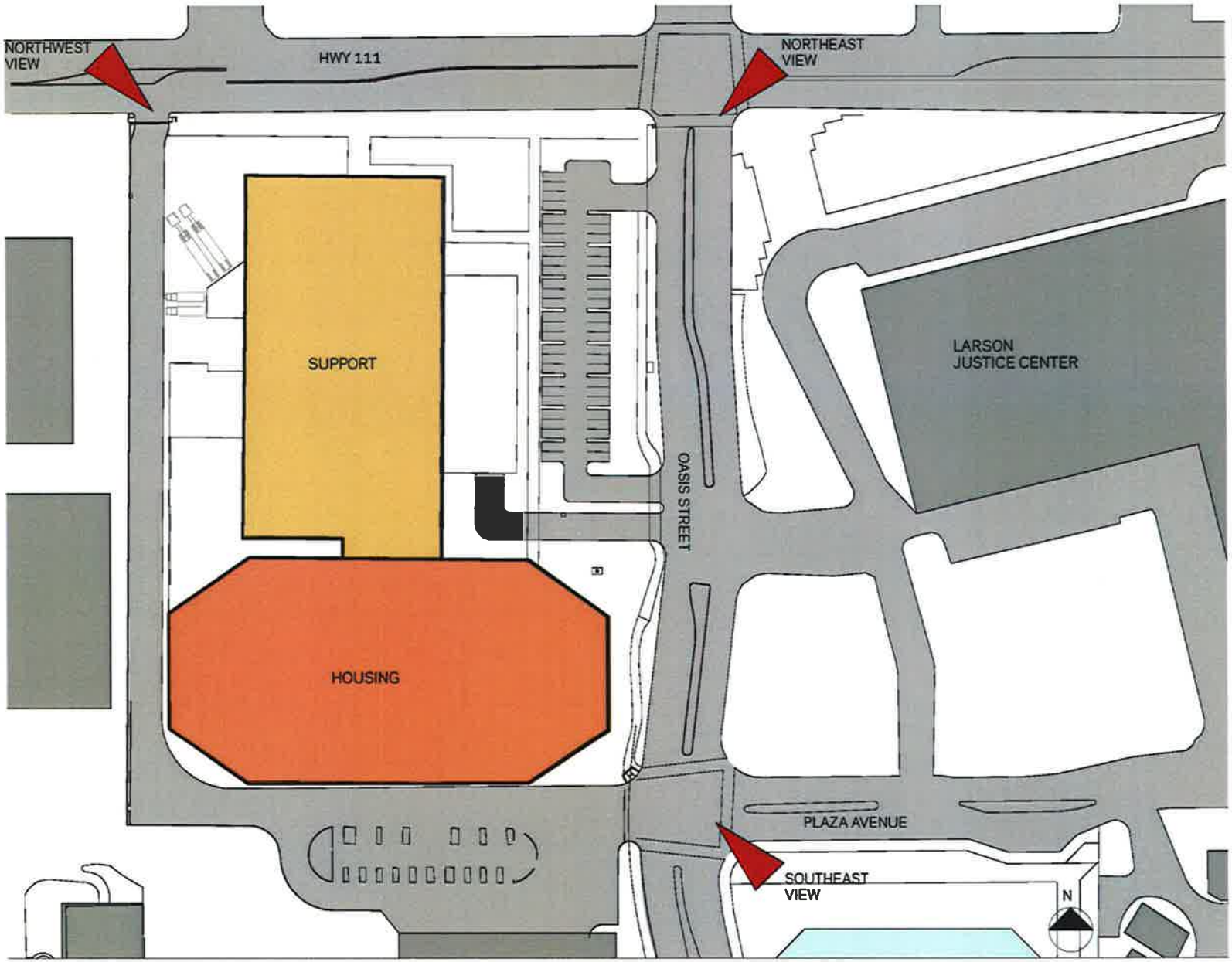
Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	reuse materials and containers or utilize recyclable materials in compliance with State and local requirements.					
SW-2	**Construction Waste Recycling.** Prior to the issuance of demolition, grading or building permits, all construction documents at all phases shall be required by notation on the construction plans that the following contractor requirement is included: All construction phases are required to employ a construction waste recycling plan consistent with Form B of the County Construction and Demolition Waste Diversion Program. Regular monitoring and reporting consistent with Form C of the County Construction and Demolition Waste Diversion Program is required on a bi-weekly basis.	COR EDA Construction Contractor	Prior to the issuance of demolition permits	COR EDA Construction Contractor	Ensuring the note is included on final demolition and construction plans.	Approval of final plans
ES-1	**Electric Service and Upgrade Agreement.** Prior to issuance of grading permits, the County as part of its connection agreement with the Imperial Irrigation District (IID) for electric service will contribute fees for a new primary distribution feeder in the area (conduit installation and cable for an underground route or overhead line extension, whichever is applicable, from the existing IID Jackson substation.	COR EDA Construction Contractor	Prior to issuance of grading permits	COR EDA Construction Contractor	Ensuring that the connection agreement with IID is executed with the fee contribution for the improvement	Negotiation of the terms of the connection agreement

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	CUMULATIVE IMPACTS					
PS-1	**Combined Public Services Needs.** Notwithstanding Mitigation Measures FS-1, WW-1, and ES-1, additional consideration of the future County of Riverside (County) Law Building (assuming approval) will be included in the discussions with the service providers for fire services, wastewater services, and electrical services. In the event that the proposed County Law Building project is delayed, then best estimates to include the needs for that project will be accounted for in the agreements and fees. If the proposed County Law Building is not approved, this mitigation measure shall not apply.	COR EDA	In concert with the proposed project and the County Law Building project	COR EDA	Ensuring that cumulative public services impacts from the two projects are addressed at the same time.	Review or entering of service agreements with the service providers and utilities

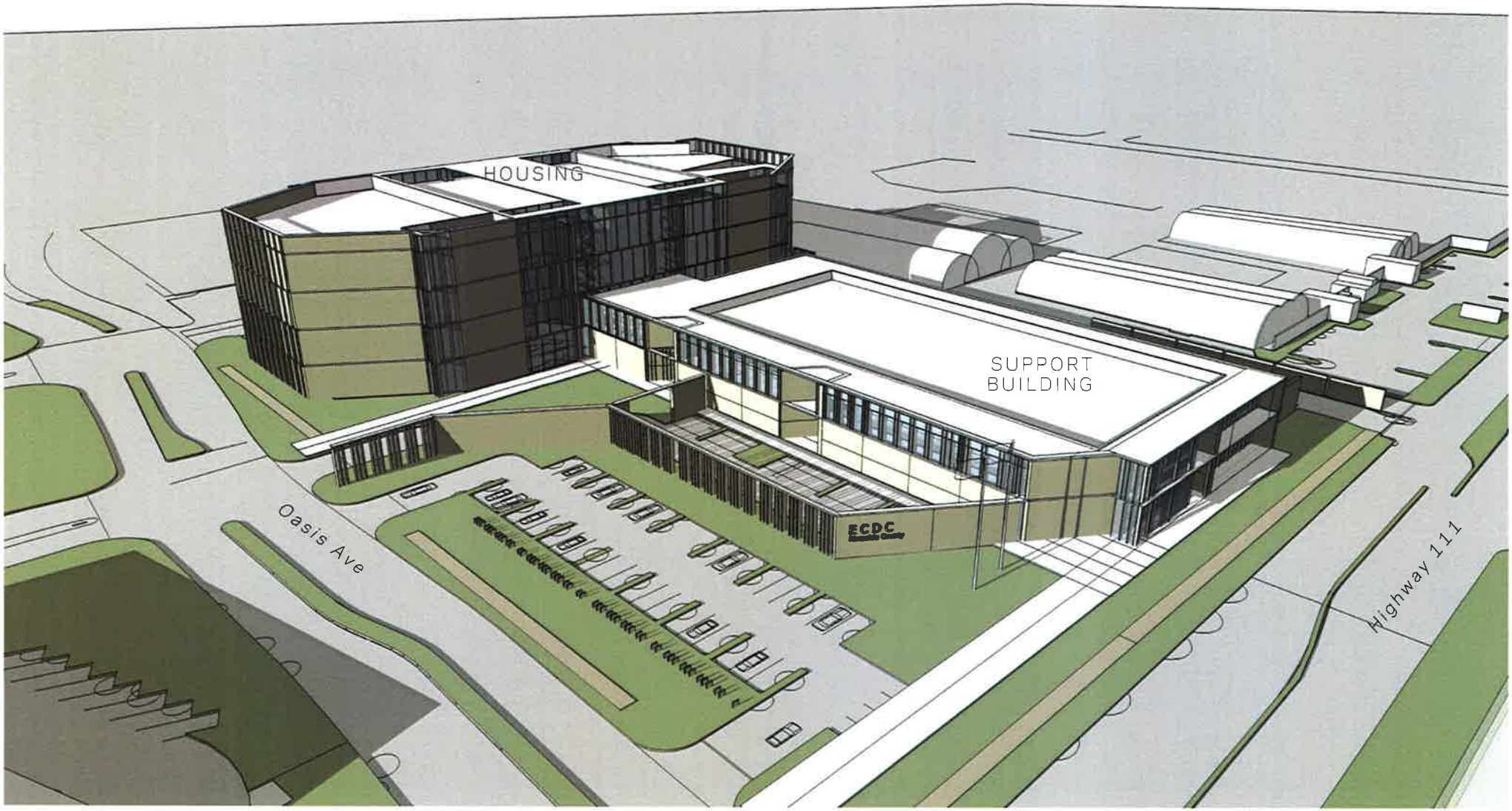
AREA PLAN


KING STREET
TOWER STREET
SMURR STREET
FARGO STREET
HWY 111
HWY 111
SUPPORT
HOUSING
OASIS STREET
LARSON JUSTICE CENTER
JACKSON STREET
PLAZA AVENUE
PARKING STRUCTURE
OASIS STREET
N

SITE PLAN

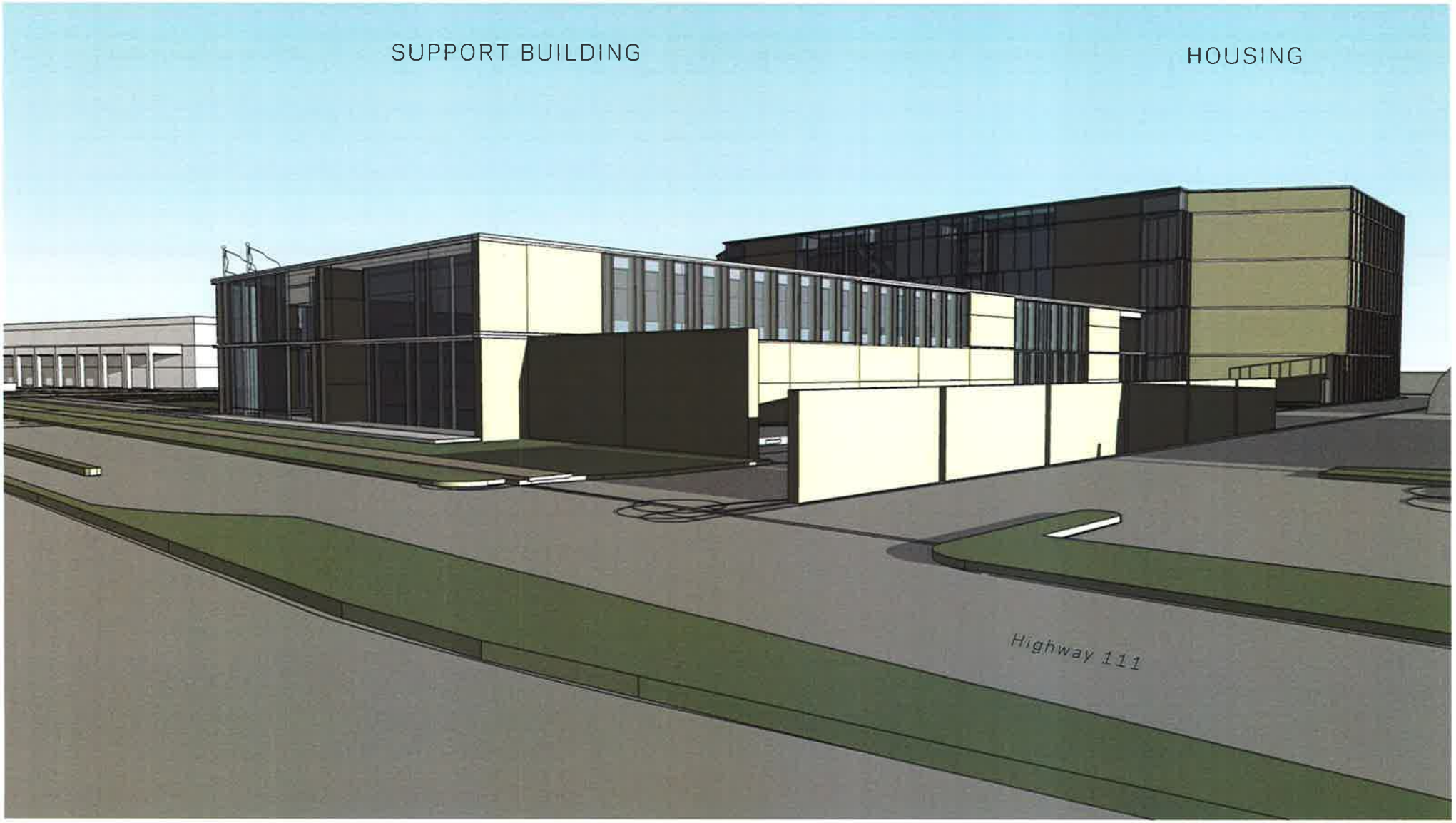

NORTHWEST VIEW
HWY 111
NORTHEAST VIEW
SUPPORT
HOUSING
OASIS STREET
LARSON JUSTICE CENTER
PLAZA AVENUE
SOUTHEAST VIEW
N

AERIAL VIEW

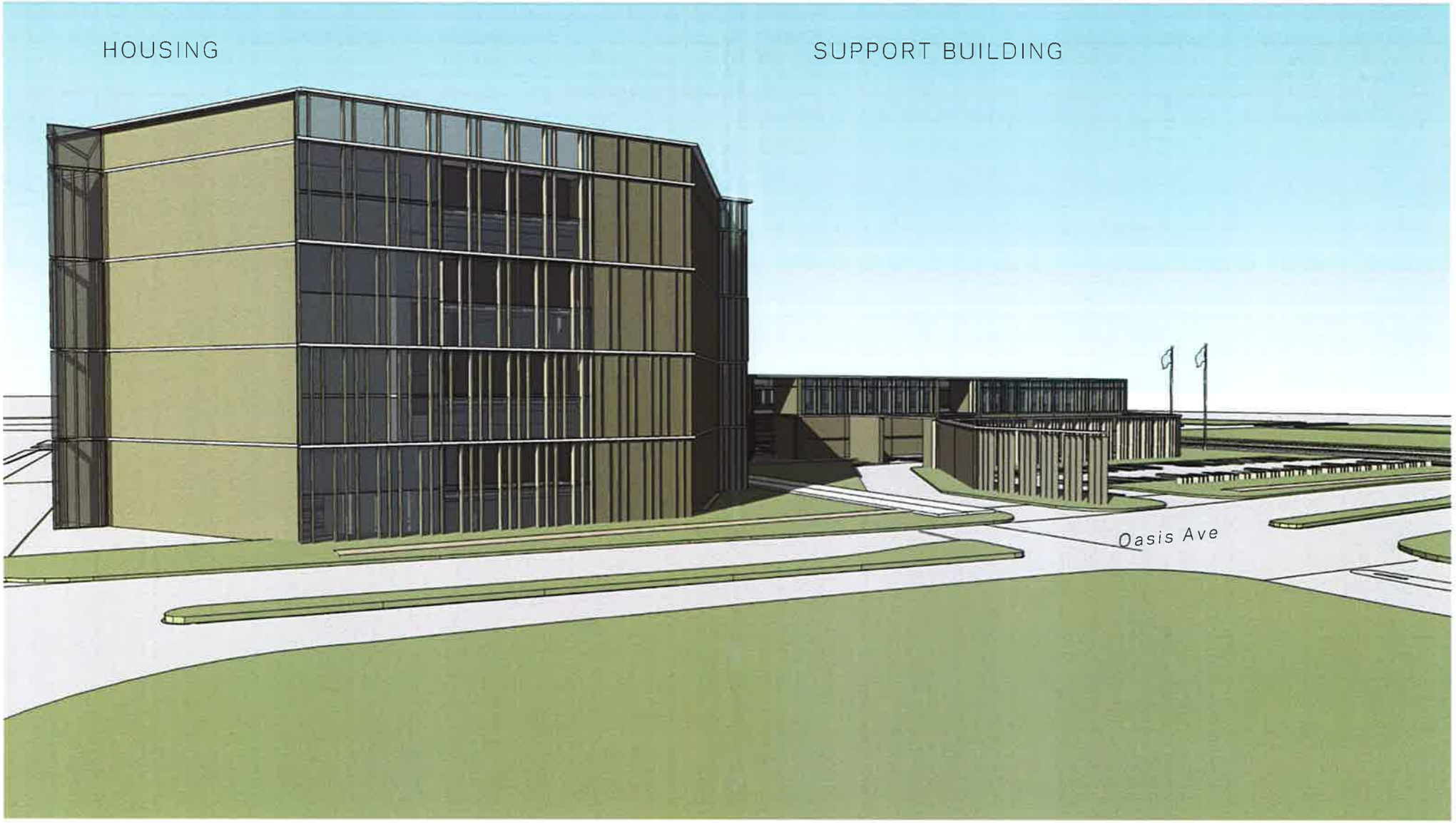


NORTHEAST PERSPECTIVE 1

NORTHWEST PERSPECTIVE 1



SOUTHEAST PERSPECTIVE 1



Notice of Determination

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

☒ County Clerk
County of: Riverside
Address: 2724 Gateway Drive, P.O. Box 751, Riverside, CA 92502-0751

From:
Public Agency: County of Riverside, Economic Development Agency
Address: 3043 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): 2013021047

Project Title: East County Detention Center

Project Location (include county): 46057 Oasis Street, Indio CA at the intersection of Highway 111 and Oasis Street

Project Description: The County of Riverside proposes a 1,626-bed replacement of the existing 353-bed detention center in Indio, California to accommodate immediate jail capacity needs for the County. The replacement will result in a greater number of detention beds adjacent to a court. The project also includes the construction of a three-level parking structure across Oasis Street and south of the existing jail site. The project will include demolition of the existing structures on-site.

This is to advise that the County of Riverside Board of Supervisors approved the above project on
☒ Lead agency or ☐ Responsible Agency

July 16, 2013 (tentative date) and has made the following determinations regarding the above described project:

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

County of Riverside
Economic Development Agency
3043 10th Street, 4th Floor
Riverside, CA 92501

Signature: (Public Agency) _____ Title: _____

Date: _____ Date received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2005

RIVERSIDE COUNTY CLERK & RECORDER

AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER

Project Name: **EAST COUNTY DETENTION CENTER (EIR)**

Accounting String: **30104-7200800000-542040-FM08110000265**

DATE: July 3, 2013

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: **Charles Waltman, Deputy Director, Project Management Office, Economic Development Agency**

Signature: FOR CHUCK WALTMAN

PRESENTED BY: **Vikki Kuntz, Environmental Planner, Project Management Office Economic Development Agency**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _

DATE: _

RECEIPT # (S) _