

FORM REVISIONS COUNTY COUNSEL
 BY: *YR* DATE: 3/17/15

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

403



FROM: Economic Development Agency

SUBMITTAL DATE:
 March 12, 2015

SUBJECT: Adopt Resolution No. 2015-032, Considering Addendum No. 1 to Previously Certified Final Environmental Impact Report (SCH#20130121047) for the East County Detention Center Project, Approving Revised Mitigation Measure NO-4 to Change the Construction Hours and Approving Revised Plans and Specifications, District 4, [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2015-032, Considering Addendum No. 1 to Previously Certified Final Environmental Impact Report (EIR) (SCH#20130121047) for the East County Detention Center (ECDC) Project; Approving Revised Mitigation Measure NO-4 to Change the Construction Hours and Approving Revised Plans and Specifications;
2. Approve the submitted revised plans and specifications (State Fire Marshall Approved Bid Set) for the construction of the ECDC Project to include revisions, and made to achieve State Fire Marshall approval;

(Continued)

Robert Field

Robert Field
 Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A	Budget Adjustment: No
	For Fiscal Year: 2014/15

C.E.O. RECOMMENDATION:

APPROVE

BY: *Rohini Dasika*
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Chief Deputy Scot Collins for
 Departmental Concurrence
 By: *Stanley L. Sniff*
 Stanley L. Sniff
 Sheriff - Coroner - PA

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: 3-16 of 5/20/14;
 3-18 of 7/16/13

District: 4

Agenda Number:

3-14

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

Economic Development Agency

FORM 11: Adopt Resolution No. 2015-032, Considering Addendum No. 1 to Previously Certified Final Environmental Impact Report (SCH#20130121047) for the East County Detention Center Project, Approving Revised Mitigation Measure NO-4 to Change the Construction Hours and Approving Revised Plans and Specifications, District 4, [\$0]

DATE: March 12, 2015

PAGE: 2 of 3

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 five days of approval by the Board; and
4. Delegate project management authority for the project to the Assistant County Executive Officer/EDA in accordance with Board policies.

BACKGROUND:

Summary

On May 20, 2014, the Board of Supervisors approved the original plans and specifications for the ECDC project and authorized the Clerk of the Board to advertise for bids upon authorization of the State Department of Finance. The plans and specifications were subsequently revised to comply with current building codes and in response to plan review comments from the State Fire Marshall and other Authorities Having Jurisdiction (AHJ). All revisions to and implemented since the Board's approval of the plans and specifications for the project are essential to the successful completion of the project.

On July 16, 2013, the Board adopted Resolution No. 2013-164, adopting California Environmental Quality Act (CEQA) Findings, certifying the Final EIR (SCH #2013021047), adopting Mitigation Monitoring and Reporting Program and approving the ECDC project. The ECDC project discussed and analyzed in the EIR 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, Indio, California and the construction of a three-level parking structure across Oasis Street and south of the existing jail site. After further evaluation of the project schedule and completion of the constructability review it was determined by the project team that an adjustment to the construction working hours specified in the EIR is necessary in order to facilitate the logistics of building the project. Most importantly, the working hours indicated in the EIR limit all construction work to the warmest periods of the day and could therefore hinder the proper curing and compromise the quality of the structural-concrete for the project. Furthermore, the complexity of the project and constrained project site necessitates the need to allow the building contractor to increase work shifts as necessary to meet the construction deadline. Addendum No. 1 to the EIR involves revisions to Mitigation Measure NO-4 to expand the construction working hours for the project in order to mitigate the aforementioned challenges.

Impact on Citizens and Businesses

(Commences on Page 3)

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

Economic Development Agency

FORM 11: Adopt Resolution No. 2015-032, Considering Addendum No. 1 to Previously Certified Final Environmental Impact Report (SCH#20130121047) for the East County Detention Center Project, Approving Revised Mitigation Measure NO-4 to Change the Construction Hours and Approving Revised Plans and Specifications, District 4, [\$0]

DATE: March 12, 2015

PAGE: 3 of 3

Impact on Citizens and Businesses

Based on recent surveys of land uses surrounding the ECDC site, the distance of these sensitive land uses, intervening structures, and conditions placed on the work hours and site access, no additional construction noise impacts to sensitive receptors would occur as a result of the changed in work hours.

Attachments:

Revised Plans and Specifications
Addendum No. 1 to EIR
Revised Mitigation Measure NO-4
Notice of Determination

2
3 RESOLUTION NO. 2015-032

4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE
5 CONSIDERING ADDENDUM NO. 1 TO THE PREVIOUSLY CERTIFIED FINAL
6 ENVIRONMENTAL IMPACT REPORT (SCH NO. 2013021047) FOR THE EAST COUNTY
7 DETENTION CENTER PROJECT, APPROVING REVISED MITIGATION MEASURE NO-4
8 TO CHANGE THE CONSTRUCTION HOURS AND APPROVING REVISED PLANS AND
9 SPECIFICATIONS

10
11 **WHEREAS**, as the lead agency, the County of Riverside (“County”) prepared a Final
12 Environmental Impact Report (SCH No. 2013021047) (“EIR”) for the East County Detention Center
13 Project in accordance with the California Environmental Quality Act (Pub. Res. Code, § 21000 *et seq.*
14 [“CEQA”]), the implementing CEQA Guidelines (14 Cal. Code Regs., § 15000 *et seq.*), and the
15 Riverside County CEQA implementing procedures; and

16 **WHEREAS**, the EIR, together with a mitigation monitoring and reporting program
17 (“MMRP”), was adopted by the Board of Supervisors (the “Board”) on July 16, 2013, attached hereto
18 as Exhibit “A” and fully incorporated herein by reference whereby the East County Detention Center
19 Project (“Project”) discussed and analyzed in the EIR is a 1,626-bed detention center facility, of which
20 1,273 beds will be new, to replace the existing Indio Jail located at 46057 Oasis Street in the City of
21 Indio, at the intersection of Highway 111 and Oasis Street, adjacent to the Larson Justice Center and
22 the construction of a three-level parking structure across Oasis Street and south of the existing jail site;
23 and

24 **WHEREAS**, on May 8, 2014, the Board approved the original plans and specifications
25 approved by the State Fire Marshal for the Project; and

26 **WHEREAS**, revisions to the plans and specifications were needed (“Revised Plans and
27 Specifications”) to comply with current building codes and in response to plan review comments from
28 the State Fire Marshal and other Authorities Having Jurisdiction (AHJ) and changes to the bid

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 3-17-15
DATE
SYNTHIA M. GUNZEL

1 documents include refinements to the Owner Controlled Insurance Policy (OCIP) provisions, shoring
2 design modifications, further engineering to incorporate the latest geotechnical investigation reports,
3 inclusion of structural slab and a geo-grid foundation system, design for conditioning mechanical and
4 plumbing chases within the housing towers and other changes in response to additional
5 constructability and plans and specifications review comments which are essential to the successful
6 completion of the Project, but is not a change in the scope or nature of the Project; and

7 **WHEREAS**, since certification of the EIR and approval of the Project, it has been determined
8 that an adjustment to the working construction hours specified in the EIR is necessary to facilitate the
9 logistics of building the Project; and

10 **WHEREAS**, more specifically, the construction working hours set forth in the EIR limit all
11 construction work to the warmest parts of the day and could therefore hinder the proper curing and
12 compromise the quality of the structural concrete for the Project and due to the complexity of the
13 Project and the constrained Project site necessitates the need to allow the building contractor to
14 increase work shifts as necessary to meet construction deadlines; and

15 **WHEREAS**, pursuant to CEQA Guidelines section 15164(a), a lead agency shall prepare an
16 addendum to a previously certified EIR if some changes or additions are necessary to a project, but the
17 preparation of a subsequent or supplemental EIR is not required; and

18 **WHEREAS**, in connection with the Project, an addendum to the previously certified EIR
19 (“Addendum No. 1”), attached hereto as Exhibit “B” and fully incorporated herein by reference, has
20 been prepared to assess whether there would be any additional significant construction noise impacts
21 due to the change in construction work hours and the analysis contained in the Addendum No. 1
22 concluded that no new or significant construction noise impacts would occur as a result in the change
23 in construction work hours, and that none of the conditions requiring preparation of a subsequent or
24 supplemental EIR would occur; and

25 **WHEREAS**, the EIR, the Addendum No. 1, together with the MMRP, shall be referred to
26 herein collectively as the “CEQA Documents”; and

27 **WHEREAS**, in connection with the County’s review of the Addendum No. 1, the Board has
28 independently reviewed all of the CEQA Documents and has exercised its independent judgment in

1 making the findings and determinations set forth herein; and

2 **WHEREAS**, in accordance with CEQA Guidelines section 15164(c), it is not necessary to
3 circulate the Addendum No. 1 for public review, however, CEQA Guidelines section 15164(d)
4 requires the decision-making body to consider the Addendum No. 1 with the previously certified EIR
5 prior to making a decision on the revised construction working hours associated with the Project; and

6 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED**
7 by the Board of Supervisors for the County of Riverside, in regular session assembled on _____
8 _____, 2015, that:

9 A. The above recitations are true and constitute findings of the Board of Supervisors with
10 respect to the Project and Addendum No. 1; and,

11 B. The Revised Plans and Specifications (also referred to as the State Fire Marshal
12 approved Bid Set) are within the scope and nature of the previously approved Project and therefore do
13 not trigger further environmental review; and

14 C. Based on the Addendum No. 1 and all related information, the Board finds that with
15 monitoring set forth in the CEQA Documents and City of Indio control, the potential for additional
16 significant construction noise impacts due to the change in Project construction work hours is reduced
17 to less than significant.

18 **BE IT FURTHER RESOLVED** that based upon a thorough review of the CEQA
19 Documents, the Board has determined as follows:

20 (1) That the Addendum No. 1 was prepared in compliance with the requirements of
21 CEQA, the CEQA Guidelines, and the Riverside County CEQA implementing procedures; and

22 (2) That, based upon the evidence submitted and as demonstrated by the analysis included
23 in the Addendum No. 1, none of the conditions described in Sections 15162 or 15163 of the CEQA
24 Guidelines calling for the preparation of a subsequent or supplemental EIR have occurred.

25 **BE IT FURTHER RESOLVED** that, pursuant to the above findings, the Board determines
26 that the previously approved CEQA Documents, together with the Addendum No. 1, are adequate for
27 the Project.

28 **BE IT FURTHER RESOLVED** that based upon the CEQA Documents and other materials

1 that constitute the entire Administrative Record before the Board, the Board has reviewed and
2 **CONSIDERED** the Addendum No. 1 with the previously certified EIR and approves the revised
3 Mitigation Measure NO-4 to change the construction work hours set forth therein.

4 **BE IT FURTHER RESOLVED** that the Board approves the Revised Plans and
5 Specifications approved by the State Fire Marshal.

6 **BE IT FURTHER RESOLVED** by the Board that copies of the CEQA Documents shall be
7 placed on file with the Clerk of the Board and in the Office of the Economic Development Agency.

8 **BE IT FURTHER RESOLVED** by the Board, that the custodian of the documents upon
9 which this decision is based, is the Clerk of the Board and the Economic Development Agency and
10 that such documents are located at 4080 Lemon Street, First Floor, Riverside, California.

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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

From:
 Public Agency: County of Riverside Economic
 Address: Development Agency
 3403 10th Street, 4th Floor
 Riverside, CA 92501
 Contact: John Alfred
 Phone: (951) 955-0911

County Clerk
 Riverside County –
 County of: (County Clerk Office)
 Address: 4080 Lemon St., 1st Floor
 Riverside, CA 92502

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): SCH# 20130121047

Project Title: East County Detention Center Project

Project Location (include county): 46057 Oasis Street in the City of Indio, at the intersection of Highway 111 and Oasis Street,-adjacent to the Larson Justice Center

Project Description: On July 16, 2013, the Board adopted Resolution No. 2013-164, adopting California Environmental Quality Act (CEQA) Findings, certifying the Final Environmental Impact Report (SCH #2013021047) ("EIR"), adopting Mitigation Monitoring and Reporting Program and approving the East County Detention Center (ECDC) Project. The ECDC Project discussed and analyzed in the EIR 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, Indio, CA and the construction of a three-level parking structure across Oasis Street and south of the existing jail site. After further evaluation of the project schedule and completion of the constructability review it was determined by the project team that an adjustment to the construction working hours specified in the EIR is necessary in order to facilitate the logistics of building the project. Most importantly, the working hours indicated in the EIR limit all construction work to the warmest periods of the day and could therefore hinder the proper curing and compromise the quality of the structural-concrete for the project. Furthermore, the complexity of the project and constrained project site necessitates the need to allow the building contractor to increase work shifts as necessary to meet the construction deadline. Addendum No 1 to the EIR involves revisions to Mitigation Measure NO-4 to expand the construction working hours for the project in order to mitigate the aforementioned challenges. In addition, the revisions to the plans and specifications were needed to comply with current building codes and in response to plan review comments from authorities having jurisdiction, as well as changes to the bid documents.

This is to advise that the Riverside County Board of Supervisors approved the above project on

Lead agency or Responsible Agency

and has made the following determinations regarding the above described project:

(Date)

Based on the considerations noted above, no new or significant construction noise impacts would occur as a result in the change of construction working hours, and the revised plans and specifications are within the scope and nature of the project, and therefore do not call for preparation of a subsequent environmental impact report. The County of Riverside has determined that an addendum is the appropriate type of document for revising Mitigation Measure NO-4 under the CEQA, pursuant to CEQA Guidelines Section 15164[a] because none of the conditions described in Section 15162 have occurred.

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report and Addendum 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 Initial Study with comments and responses and record of project approval, and/or the Negative Declaration, is available to the General Public at:

County of Riverside
Economic Development Agency
3403 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.

EAST COUNTY DETENTION CENTER

WORK HOUR ADJUSTMENT ADDENDUM No. 1

1.0 INTRODUCTION

This addendum to the Final EIR for the East County Detention Center (ECDC), certified on July 16, 2013, by the Riverside County Board of Supervisors, analyzes a change to the construction hours as they relate to the ECDC construction on the project site.

2.0 STATUTORY FRAMEWORK

Section 15164(a) of the California Environmental Quality Act (CEQA) Guidelines states that an addendum to a previously certified EIR shall be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Section 15162 of the CEQA Guidelines identifies the conditions that require preparation of a subsequent EIR (as opposed to an addendum or other CEQA documentation), as discussed below.

As presented at Section 15162 of the CEQA Guidelines, when an EIR has been certified for a project, no subsequent EIR shall be prepared for a project unless the lead agency determines, on the basis of substantial evidence, that one or more of the following conditions are met:

- Substantial changes are proposed in the project that would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects;
- Substantial changes have occurred with-respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, shows any of the following:
 - The project will have one or more significant effects not discussed in the previous EIR;
 - Significant effects previously examined will be substantially more severe than identified in the previous EIR;
 - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives;
 - Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant

effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives;

The addendum need not be circulated for public review (CEQA Guidelines § 15164(c); however, an addendum is to be considered by the decision-making body prior to making a decision on the project (CEQA Guidelines § 15164(d).)

3.0 PROPOSED CHANGE

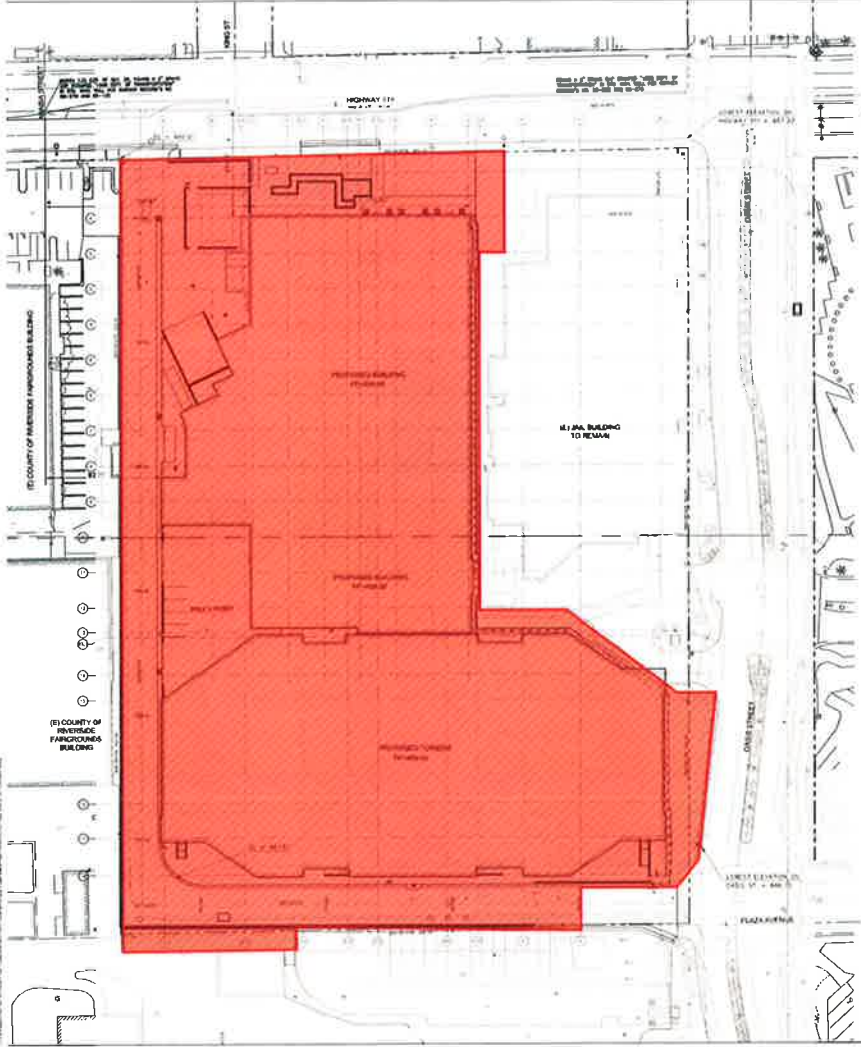
Due to the high temperatures at the project site, which frequently exceed 100 degrees Fahrenheit (F) during the day, the appropriate concrete curing time (requiring a slower drying time) cannot be met. Therefore, the County of Riverside (County) has acquired an exception from the City of Indio (City) revising the allowable concrete pour hours to a 2:00 a.m. start time during the months of May through October and 4:00 a.m. during the months of November through April. This shall remain in effect until the project concrete pouring activities are complete, to enable the contractor meet the curing requirements during the coolest part of the day. Furthermore, the complexity of the project and constrained project site necessitates the need to allow the building contractor to increase work shifts as necessary to meet the construction deadline. In response to this, the City has granted an additional exception to allow construction to take place from 4:00 a.m. until 8:00 p.m. every work day, for the duration of the project. Therefore, the County will be performing construction activities within the aforementioned timeframes and as approved by the City. The limits of the construction area where early work hours have been authorized by the City are shown on Exhibit A.

The City approved an exception to the construction work hours as relegated by Construction Noise Ordinance, 95C Noise Control of City Municipal Code, with the following provisions:

1. Travel for all concrete vehicles and other construction vehicles will be limited to the City pre-approved haul routes.
2. Concrete truck staging for the ECDC Center will be located on Dr. Carreon Boulevard, between Oasis and Arabia Street.
3. It was determined that contractors may choose to work within the revised working hours. The construction manager will maintain regular contact with the City to closely monitor construction activities.
4. Street legal electric cars are acceptable for the transport of project staff to and from site and established off-site staging/laydown areas.
5. Trucks are permitted to enter and exit the north side of the ECDC site onto Highway 111 with a City-approved Traffic Plan, using flagmen. No road/lane closures are allowed for this purpose. Construction vehicles leaving and arriving on site in this manner must use prescribed haul routes.

4.0 FINAL EIR DISCUSSION

Pages 4.10-8 and 4.10-9 the Final EIR state:



SURVEY NOTES:

BASIS OF BEARINGS:

THE BEARING OF A MERIDIAN FOR THE CENTERLINE OF HORNWAY ST AS SHOWN ON CORNER RECORDS NO. 88-278 AND 88-124, RECORDED IN THE OFFICE OF THE CLERK-RECORDER OF THE RIVERSIDE COUNTY, IS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK (BM):


TOP OF FIRE HYDRANT NE CORNER HWY 511 AND GAGE ST
 CITY OF BEAL, BENCHMARK NO. 22
 ELEVATION = 463.27 NAVD 1928

SHEET NOTES:

1. SEE SHEETS C190-1 AND C100-1 FOR:
 - EXISTING GRAVITIES
 - EXISTING UTILITIES
 - EXISTING FOUNDATIONS
 - EXISTING MATERIALS

2. SEE SHEETS C190-1 FOR EXISTING UTILITY INFORMATION.


 LIMIT OF EARLY WORK AREA



Project:
**EAST COUNTY
 DETENTION CENTER**
 5455 Highway 111, East CA 92521

Prepared For:
 County of Riverside
 3455 Sycamore Street, Suite 400
 Anaheim, CA 92801
 Contract No. 12-0000-02

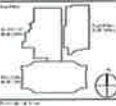
SP# 18-33-0022
 SBCCC 068-0841.01
 A00000 A06-12



10/27/2012
 1:18 - 2:00 PM
 1:18 - 2:00 PM
 1:18 - 2:00 PM

Dewberry
 10000 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90210
 Tel: 310.279.0000 Fax: 310.279.0001

USA Engineering, Inc.
 200 West Orange Street
 Orange, CA 92667



PHASE 1
 OVERALL
 SITE PLAN

C200-1

EXHIBIT A

City of Indio. The City in its General Plan 2020 (October 1993), Public Health & Safety Element, Chapter 5.1 Noise Policy NOI-1.3, Protect Residential Areas, states that it will “Ensure that exterior noise levels for dwellings in residential areas do not exceed exterior noise levels of 65 dBA CNEL and interior noise levels of 45 dBA CNEL.”

The City in its Municipal Code Chapter 95C Noise Control established “Controlled Hours of Operation” to prohibit any person to operate, permit, use of cause to operate, any of the following:

- Powered model vehicles/planes;
- Loading and unloading of vehicles, operating of fork lifts or cranes within 1,000 feet of a residence [exempted if distance from residential area exceeds 1,000 feet or as it may be reduced by the Planning Commission subject to design review or conditional use permit]; and
- Construction tools and machinery.

Other than between the hours of:

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.

No specific upper noise level limits were identified for these activities, as long as said activity occurs within the permitted hours described above.

Page 4.10-20 of the Final EIR states:

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.

Two types of short-term noise impacts could occur during construction of the proposed project. First, the construction crew commute and transport of construction equipment and materials to the site for the proposed project would incrementally increase noise levels on access roads leading to the site. Although there would be a relatively high single-event noise exposure potential of a maximum of 87 dBA L_{max} at 50 ft.

from passing trucks, causing possible short-term intermittent annoyance, the effect of long-term ambient noise levels would be less than 1 dBA when averaged over a longer period of time. Therefore, short-term construction-related impacts associated with worker commute and equipment transport to the project site would result in a less than significant impact on noise-sensitive receptors along the access routes.

The second type of short-term noise impact is related to noise generated during excavation, grading, and construction. Construction is performed in discrete steps, each of which has its own mix of equipment and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated and, therefore, the noise levels along the project alignment as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase. Table 4.10.J lists typical construction equipment noise levels (L_{max}) recommended for noise impact assessments, based on a distance of 50 ft. between the equipment and a noise receptor.

Typical noise levels at 50 ft. from an active construction area range up to 91 dBA L_{max} 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 L_{max} at a distance of 50 ft. from the active construction area for the grading phase. As seen in Table 4.10.J, the maximum noise level generated by each scraper is assumed to be approximately 87 dBA L_{max} at 50 ft from the scraper in operation. Each bulldozer would also generate approximately 85 dBA L_{max} at 50 ft. 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 L_{max} at a distance of 50 ft. from an active construction area. The closest sensitive receptors to the project's construction area are located at a distance of 50 ft. 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 L_{max} . Existing residences 150 ft. from the northern project boundary would be potentially exposed to construction noise from the project site up to 81 dBA L_{max} . 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.

Table 4.10.J: Typical Construction Equipment Maximum Noise Levels

Type of Equipment	Range of Maximum Sound Levels Measured (dBA at 50 feet)	Suggested Maximum Sound Levels for Analysis (dBA at 50 feet)
Pile Drivers, 12,000 to 18,000 ft-lbs/blow	81 to 96	93
Rock Drills	83 to 99	96
Jack Hammers	75 to 85	82
Pneumatic Tools	78 to 88	85
Pumps	74 to 84	80
Dozers	77 to 90	85
Scrapers	83 to 91	87
Haul Trucks	83 to 94	88
Cranes	79 to 86	82
Portable Generators	71 to 87	80
Rollers	75 to 82	80
Tractors	77 to 82	80
Front-End Loaders	77 to 90	86
Hydraulic Backhoes	81 to 90	86
Hydraulic Excavators	81 to 90	86
Graders	79 to 89	86
Air Compressors	76 to 89	86
Trucks	81 to 87	86

Source: *Noise Impact Assessment*, LSA Associates, Inc., April 2013.

dBA = A-weighted decibels

ft-lbs/blow = foot-pounds per blow

Mitigation Measure NO-4 of the Final EIR states the following construction hours, which are consistent with the City Noise Ordinance:

NO-4 Construction Hours. All construction, maintenance, or demolition activities within the 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.

The project was found to have less than significant impacts related to construction noise on Page 4.10-22 with the implementation of Mitigation Measures NO-1 through NO-4.

5.0 ANALYSIS

As discussed in Section 3.0 above regarding the proposed change, the concrete pouring hours have been changed to allow appropriate curing time. The exception to the construction hours has been authorized by the City. Furthermore, the complexity of the project and constrained project site necessitates the building contractor to increase work shifts to meet the construction deadline. The City has also conditionally granted an exception to allow extended hours for construction every work day for the project. Measures are in place as identified herein and will be enforced to minimize nuisance during construction.

The activities that would occur outside the early start times include, but are not limited to the following: crane operations, grading operations, use of generators, use of grinding equipment, other heavy construction equipment operations, and typical construction equipment and construction activities that do not require early start times. In addition, as specified in the Final EIR, it is the demolition and ground-clearing activities which tend to be the highest noise-generating construction activities. These activities will not be taking place at the earlier start times and will end daily as part of regular construction hours. In addition, the County has also added the following construction methods to further reduce the potential for disturbing the adjacent residences to the east:

- Contractor will be required to comply with the City-approved truck route throughout construction; and
- An approved dust control plan will be in place to reduce dust.

Based on recent surveys of land uses surrounding the ECDC site, sensitive noise receptors (residential uses) occur along the north side of Saily Avenue one block north of Highway 111. Saily Avenue is one block north of Highway 111. The land uses fronting Highway 111 across from the project site are business offices and retail uses which would act to some degree as a buffer for the residential uses along Saily Avenue. Therefore, based on the distance of these sensitive land uses, the intervening structures, and the conditions placed on the work hours and site access, no additional construction noise impacts to sensitive receptors would occur as a result of the changed work hours.

6.0 CONCLUSION

Therefore, with the additional activities, monitoring and City control, the potential for additional significant construction noise impacts from ECDC's construction due to the change in work hours is reduced to less than significant. In summary, the above analysis concludes that none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR have occurred, and thus an addendum to the Final EIR for the ECDC is appropriate to satisfy CEQA requirements for the project.

7.0 REVISION TO MITIGATION MEASURE NO-4

Mitigation Measure NO-4 is revised as follows (see underlined and *italicized* text):

NO-4

Construction Hours. All construction activities within the City of Indio's (City) boundary shall be limited to the following hours, *except where exceptions are authorized by the City pursuant to Section 95C Noise Control of City Municipal Code:*

3. Pacific Standard Time

- e. Monday through Friday, 2:00 a.m. through 8:00 p.m. (Concrete pour activities, May through October)
- f. Monday through Friday, 4:00 a.m. through 8:00 p.m. (Concrete pour activities, November through April)
- g. Monday through Friday 4:00 a.m. through 8:00 p.m. (All other construction activities, year-round)
- h. Saturday, 8:00 a.m. through 6:00 p.m.
- i. Sunday, 9:00 a.m. through 5:00 p.m.
- j. Government Holidays, 9:00 a.m. through 5:00 p.m.

4. Pacific Daylight Time

- e. Monday through Friday, 2:00 a.m. through 8:00 p.m. (Concrete pour activities, May through October)
- f. Monday through Friday 4:00 a.m. through 8:00 p.m. (Concrete pour activities, November through April)
- g. Monday through Friday 4:00 a.m. through 8:00 p.m. (All other construction activities, year-round)
- h. Saturday, 7:00 a.m. through 6:00 p.m.
- i. Sunday, 9:00 a.m. through 5:00 p.m.
- j. Government Holidays, 9:00 a.m. through 5:00 p.m.

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	<p>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:</p> <ul style="list-style-type: none"> 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 fugitive dust be controlled with best	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
	<p>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.</p> <p>The applicable Rule 403.1 measures are as follows:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> 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 					

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	<p>at least 6 months; or</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 actions taken to comply with Rule 					

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	<p>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:</p> <ul style="list-style-type: none"> 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	<p>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:</p> <ul style="list-style-type: none"> • Revegetate disturbed areas as quickly as possible. • Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph. 	<p>COR EDA Construction Contractor</p>	<p>During grading operations</p>	<p>COR EDA Construction Contractor</p>	<p>Ensuring compliance with applicable grading regulations and requirements</p>	<p>During grading operations</p>

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	<ul style="list-style-type: none"> 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	<p>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 Protection Plan shall be prepared and implemented in consultation with the</p>	<p>COR EDA Construction Contractor</p>	<p>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)</p>	<p>COR EDA Qualified Biologist Construction Contractor</p>	<p>Ensuring that biologists have surveyed the site prior to construction, if the construction activity is to take place between March 1 and August 31</p>	<p>No more than two weeks prior to construction</p>

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	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	<p>Biological Monitor for Migratory Bird Nesting.</p> <p>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 until the nest is either abandoned or the young have fledged. A qualified</p>	<p>COR EDA</p> <p>Construction Contractor</p>	<p>Prior to tree removal or trimming if those activities will occur during the nesting season (January 15 through August 31)</p>	<p>COR EDA</p> <p>Qualified Biologist</p> <p>Construction Contractor</p>	<p>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</p>	<p>30 days prior to grading or construction activities</p>

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	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	<p>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):</p> <p>Construction and Building Materials.</p> <ul style="list-style-type: none"> • 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 resource efficient, and recycled and manufactured in an environmentally 	<p>COR EDA Construction Contractor</p>	Prior to final design	<p>COR EDA Construction Contractor</p>	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
	<p>friendly way, for at least 10 percent of the project.</p> <ul style="list-style-type: none"> • 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. <p>Energy Efficiency Measures.</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> 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 other applicable electrical equipment. 					

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	<ul style="list-style-type: none"> • 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. <p>Water Conservation and Efficiency Measures.</p> <ul style="list-style-type: none"> • Devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures that may be appropriate: 					

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	<ul style="list-style-type: none"> 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. <p>Solid Waste Measure.</p> <ul style="list-style-type: none"> • Provide employee education about reducing waste and available recycling services. 					
	CULTURAL RESOURCES					
CR-1	<p>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 significance of the find. It may be necessary to excavate in order to determine significance. Work can</p>	<p>COR EDA Construction Contractor</p>	<p>During grading and excavation</p>	<p>COR EDA Construction Contractor</p>	<p>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.</p>	<p>During grading operations</p>

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	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 be empowered to temporarily halt or divert equipment in the area of the find in order to allow removal of abundant or	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
	<p>large specimens.</p> <p>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.</p> <p>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.</p> <p>c. Collected and identified specimens shall be curated into a museum repository with permanent retrievable storage.</p> <p>d. Preparation of a report of findings with an appended itemized inventory catalog of specimens. When submitted to the Lead Agency, the report and inventory catalog would signify completion of the program to</p>					

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	mitigate impacts to paleontological resources.					
	GEOLOGY AND SOILS					
GEO-1	<p>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..</p> <p>Recommendations are summarized below, but are not limited to the following:</p> <ul style="list-style-type: none"> 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 geotechnical engineering requirements prior to the development of structures. 	<p>COR EDA Construction Contractor</p>	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
	<ul style="list-style-type: none"> • 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, shrinkage and subsidence, and design acceleration parameters shall be incorporated into final design. 					

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	<ul style="list-style-type: none"> 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	<p>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 licensed and qualified individuals in accordance with applicable regulations (i.e., American Society for Testing and Materials [ASTM] E 1527-00, and 40</p>	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
	<p>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).</p> <p>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 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and CCR Title 8, Article 2.6).</p>					
HM-2	Removal of Underground Storage Tanks.	COR EDA	During	COR EDA	Ensuring that USTs are removed	During

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	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 DEH Construction Contractor	demolition and excavation	COR DEH Construction Contractor	and soil remediation is completed during and as part of the excavation activities	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 Management Practices (BMPs) designed with a goal of preventing a net increase in sediment load in storm water discharges relative to preconstruction levels.	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
	<ul style="list-style-type: none"> 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	<p>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 runoff.</p> <p>More specifically, the WQMP shall, in accordance with the SWMP, do the following:</p>	<p>COR EDA</p> <p>Construction Contractor</p>	<p>Prior to final design</p>	<p>COR EDA</p> <p>Construction Contractor</p>	<p>Ensuring that WQMP is prepared and that relevant BMPs are incorporated into Final Design specification and construction plans</p>	<p>Approval of Final Design Plans</p>

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	<p>a. Describe the Site Design, Source Control, and Treatment BMPs to be used at the proposed development site (including both structural and nonstructural measures);</p> <p>b. Describe responsibility for the initial implementation and long-term maintenance of the BMPs; and</p> <p>c. Provide narrative with the graphic materials as necessary to specify the locations of the structural BMPs.</p>					
	NOISE					
NO-1	<p>Construction Equipment Mufflers. The project contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.</p>	<p>COR EDA Construction Contractor</p>	Preparation of final plans	<p>COR EDA Construction Contractor</p>	Notation on all demolition and construction plans	Approval of final demolition and construction plans
NO-2	<p>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.</p>	<p>COR EDA Construction Contractor</p>	Preparation of final plans	<p>COR EDA Construction Contractor</p>	Notation on all demolition and construction plans	Approval of final demolition and construction plans
NO-3	<p>Equipment Staging Areas. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors to the east of the site during all project construction.</p>	<p>COR EDA Construction Contractor</p>	Preparation of final plans	<p>COR EDA Construction Contractor</p>	Notation on all demolition and construction plans	Approval of final demolition and construction plans
NO-4 Revised	<p>Construction Hours. All construction activities within the City of Indio's (City) boundary shall be limited to the following hours, except where exceptions are authorized by the</p>	<p>COR EDA Construction Contractor</p>	Preparation of final plans	<p>COR EDA Construction Contractor</p>	Ensuring the grading and building contractors are apprised and follow the City of Indio's Noise Control policies by notation on all	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
	<p>City pursuant to Section 95C Noise Control of City Municipal Code:</p> <p>3. Pacific Standard Time</p> <p>c. Monday through Friday, 2:00 a.m. through 8:00 p.m. (Concrete pour activities, May through October)</p> <p>f. Monday through Friday, 4:00 a.m. through 8:00 p.m. (Concrete pour activities, November through April)</p> <p>g. Monday through Friday 4:00 a.m. through 8:00 p.m. (All other construction activities, year-round)</p> <p>h. Saturday, 8:00 a.m. through 6:00 p.m.</p> <p>i. Sunday, 9:00 a.m. through 5:00 p.m.</p> <p>j. Government Holidays, 9:00 a.m. through 5:00 p.m.</p> <p>4. Pacific Daylight Time</p> <p>e. Monday through Friday, 2:00 a.m. through 8:00 p.m. (Concrete pour activities, May through October)</p> <p>f. Monday through Friday 4:00 a.m. through 8:00 p.m. (Concrete pour activities, November through April)</p> <p>g. Monday through Friday 4:00 a.m. through 8:00 p.m. (All other construction activities, year-round)</p> <p>h. Saturday, 7:00 a.m. through 6:00 p.m.</p> <p>i. Sunday, 9:00 a.m. through 5:00 p.m.</p> <p>j. Government Holidays, 9:00 a.m. through 5:00 p.m.</p>				construction plans	plans

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
	PUBLIC SERVICES					
FS-1	<p>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 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.</p>	<p>COR EDA Construction Contractor</p>	Annual review of fire service agreements for the City of Indio	<p>COR EDA in consultation with CalFire Construction Contractor</p>	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
WW-1	<p>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.</p>	<p>COR EDA Construction Contractor</p>	Prior to issuance of grading permits	<p>COR EDA Construction Contractor</p>	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

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
SW-1	<p>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 reuse materials and containers or utilize recyclable materials in compliance with State and local requirements.</p>	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
SW-2	<p>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:</p> <p>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.</p>	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

Mitigation Measure Title	Mitigation Measure	Party Responsible for Implementing Mitigation	Implementation Timing	Party Responsible for Monitoring	Action by Monitor	Monitoring Timing
ES-1	<p>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.</p>	<p>COR EDA Construction Contractor</p>	<p>Prior to issuance of grading permits</p>	<p>COR EDA Construction Contractor</p>	<p>Ensuring that the connection agreement with IID is executed with the fee contribution for the improvement</p>	<p>Negotiation of the terms of the connection agreement</p>

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
	Added Condition from Responses to the City of Indio Letter dated 7-12-2013					
New Condition No. 1	Parking Signage and Information As part of the coordination process with the City for the construction of the Parking Structure, the County Economic Development Agency will coordinate with the City of Indio on a signage program as well as an information program to be provided to patrons of the Larsson Justice Center regarding parking availability and access points to the building, and in particular regarding cautionary advice on parking north of Hwy 111.	COR EDA	Prior to closure of parking lot.	COR EDA	Ensuring that a sign program and information is provided to patrons of the Larsson Justice Center and that these elements coordinated with the City of Indio.	As part of the construction coordination process with the City of Indio.

