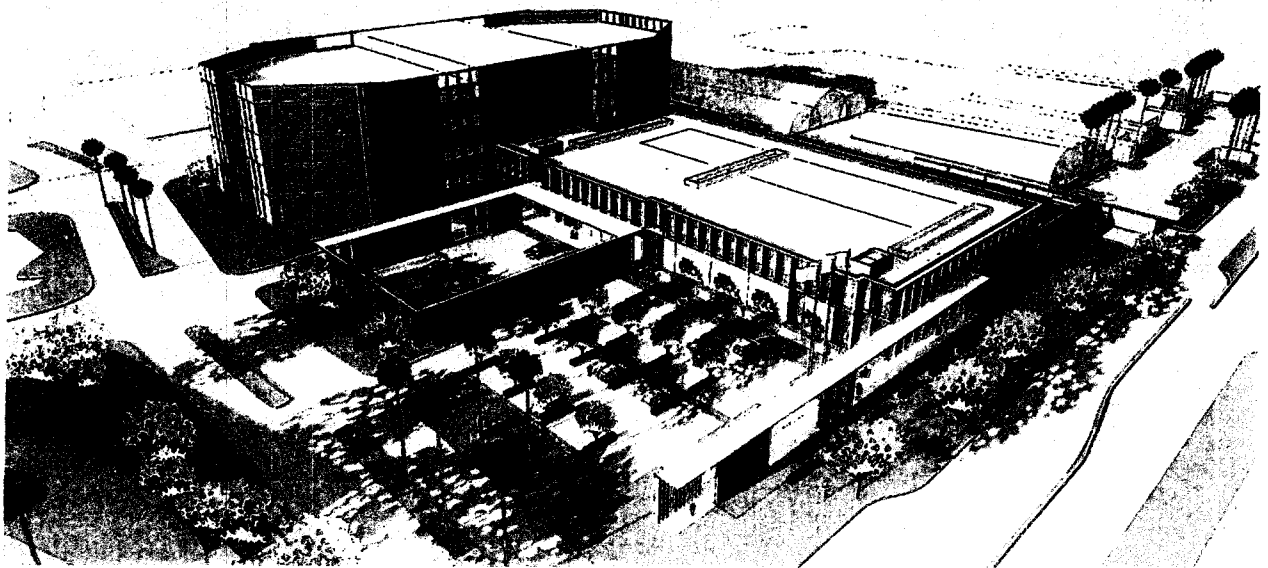




DRAFT
ENVIRONMENTAL IMPACT REPORT FOR
THE
EAST COUNTY DETENTION CENTER
STATE CLEARINGHOUSE NO. 2013021047

MITIGATION MONITORING AND
REPORTING PROGRAM



LSA

June 2013

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
AE-1	<p>AE-1</p> <p>ABSTRACTICS</p> <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
AQ-1	<p>AQ-1</p> <p>AIR QUALITY</p> <p>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</p>	COR EDA Construction Contractor	During grading operations	COR EDA Construction Contractor	Ensuring compliance with applicable grading regulations and requirements	During grading operations

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	<p>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.</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 					

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	<p>stabilized surface for a period of 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 					

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AQ-2	<p>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:</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. <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 	COR EDA Construction Contractor	During grading operations	COR EDA Construction Contractor	Ensuring compliance with applicable grading regulations and requirements	During grading operations

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	<ul style="list-style-type: none"> 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	<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</p>	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

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BR-2	<p>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.</p> <p>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</p>	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

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	<p>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.</p> <p>CLIMATE CHANGE</p>					
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 	<p>COR EDA Construction Contractor</p>	<p>Prior to final design</p>	<p>COR EDA Construction Contractor</p>	<p>Ensuring that the specified GHG reduction and efficiency enhancement measures are incorporated into the project.</p>	<p>Prior to final design</p>

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	<p>Mitigation Measure</p> <p>resource efficient, and recycled and manufactured in an environmentally 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 					

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	<p>other applicable electrical equipment.</p> <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 					

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	<p>Mitigation Measure strategy may include the following, plus other innovative measures that may be appropriate:</p> <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</p>	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

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CR-2	<p>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.</p> <p>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.</p>	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	<p>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</p>	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

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	<p>be empowered to temporarily halt or divert equipment in the area of the find in order to allow removal of abundant or 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.</p>					

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	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	<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 	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

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	<p>geotechnical engineering requirements prior to the development of structures.</p> <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. <p>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.</p> <ul style="list-style-type: none"> • Design recommendations regarding grading, drainage, overexcavation, reinforcements and shorings, lateral loading, foundations, footings, site preparation, compacted fills, temporary construction slopes, 					

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	<p>shrinkage and subsidence, and design acceleration parameters shall be incorporated into final design.</p> <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.</p> <p>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</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

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	<p>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).</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</p>					

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HM-2	<p>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.</p>	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	<p>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).</p>	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
WQ-1	<p>HYDROLOGY AND WATER QUALITY 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:</p> <p>a. Require implementation of Best</p>	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

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	<p>Mitigation Practices (BMPs) designed with a goal of preventing a net increase in sediment load in storm water discharges relative to preconstruction levels.</p> <p>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.</p> <p>c. Discuss in detail the BMPs planned for the project related to control of sediment and erosion, nonsettling pollutants, and potential pollutants in nonstorm water discharges.</p> <p>d. Describe postconstruction BMPs for the project.</p> <p>e. Explain the maintenance program for the project BMPs.</p> <p>f. During construction, require reporting of violations to the Regional Water Quality Control Board (RWQCB).</p> <p>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.</p>					
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</p>	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

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	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

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NO-4	<p>noise-sensitive receptors to the east of the site during all project construction.</p> <p>Construction Hours. All construction, maintenance, or demolition activities within the City of Indio's (City) boundary shall be limited to the following hours:</p> <p>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.</p> <p>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.</p> <p>PUBLIC SERVICES</p>	COR EDA Construction Contractor	Preparation of final plans	COR EDA Construction Contractor	Ensuring the grading and building contractors are appraised and follow the City of Indio's Noise Control policies by notation on all construction plans	Approval of final demolition and construction plans
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</p>	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

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WW-1	<p>Wastewater System Upgrade Agreement. Prior to issuance of grading permits, 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>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>	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	<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</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

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



**COUNTY OF RIVERSIDE
NOTICE OF AVAILABILITY FOR A
DRAFT ENVIRONMENTAL IMPACT REPORT**

Date: May 6, 2013
To: Responsible and Trustee Agencies/Interested Organizations and Individuals
Project: Proposed East County Detention Center (ECDC) Project (SCH 2013021047)

Lead Agency

County of Riverside
Economic Development Agency
P.O. Box 725
Riverside, CA 92502
Email: RivcoECDCcomments@co.riverside.ca.us

Website: www.RivCoECDC.org

Consulting Firm

LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, CA 92614

A DRAFT ENVIRONMENTAL IMPACT REPORT (Draft EIR) for the project described below has been completed and is now available for public review. The Draft EIR is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and components of the proposed project. The document evaluates potentially significant adverse environmental impacts that could be associated with the project, and identified project changes (mitigation measures) and project alternatives that would reduce or eliminate these impacts. The Draft EIR does not set forth policy for the County about the proposed project's desirability. Rather, the Draft EIR is an information document to be used by decision-makers, public agencies, and the public. During the project review process, the County must consider all feasible mitigation measures and alternatives developed in the Draft EIR to substantially lessen anticipated environmental impacts of the proposed project. The Draft EIR can be accessed at the project website address listed above.

The public review period for the Draft EIR is May 6, 2013 to June 5, 2013. Due to funding time constraints, the comment period has been shortened to 30 days.

Project Location

The project site is located at 46057 Oasis Street in the City of Indio, at the intersection of Highway 111 and Oasis Street. The project site is accessed from Highway 111, and regional access is provided via Interstate 10 (I-10).

Project Description

The County proposes a 1,626-bed facility, of which 1,273 beds are new, to replace the existing Indio jail. The construction of the ECDC 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. Implementation of the project will include both demolition of existing structures and parking lots and construction of the new facilities. The proposed ECDC Project is estimated to take approximately 36 months to complete. The construction will commence with demolition of the Law Library, County Administrative Center building and connector corridor to the existing jail in November 2013. The ECDC project will be completed with the demolition of the old jail and construction of the on-site parking lot on the northeast corner of the detention center site in November 2016.

Significant Impacts on the Environment Anticipated as a Result of the Proposed Project

Construction of the proposed project would not result in any unavoidable impacts to the environment. All anticipated impacts can be mitigated to below a significant level.

Public Review Period

The County of Riverside is the Lead Agency under the California Environmental Quality Act (CEQA), and is holding a public review period of the Draft EIR, during which time the public and interested parties are invited to comment on the Draft EIR for the proposed project. **Please note that the public comment period is May 6, 2013 to June 5, 2013.** The comment period has been shortened from the normal 45-day review period in order to meet funding deadline obligations. All comments must be written and must be received by 5:00 pm on June 5, 2013. Comments received late (after June 5, 2013), pursuant to State law, may not be considered.

All comments should be written and directed to:

**County of Riverside
Economic Development Agency
PO Box 725
Riverside, CA 92502
Email: RivcoECDCcomments@co.riverside.ca.us
Website: <http://RivCoECDC.org>**

Locations Where the Draft EIR May be Reviewed

The Draft EIR may be reviewed on line at <http://RivCoECDC.org>. The following locations will also have the Draft EIR available for review via computer compact disc at the library and hard copies at the County Administrative Center Building and the Riverside County Economic Development Agency.

Indio Branch Library
200 Civic Center Mall
Indio, CA 92201
(760) 347-2383

Riverside County
Economic Development Agency Office
3403 10th Street, Suite 500
Riverside, CA 92501

County Administrative Center Building
82675 Highway 111
Indio, CA 92201
Monica Morales, Supervising Deputy ACR
Indio Public Service
Riverside County Assessor-County Clerk-Recorder
(760) 863-7549

Next Steps

To be considered, all comments must be received by the end of the public comment period (**May 6, 2013 to June 5, 2013**). Upon completion of the 30-day public review period, responses to all substantive comments concerning the adequacy of the Draft EIR will be prepared and incorporated into a Final EIR.

No sooner than 10 days following the submission of the responses to comments to public agencies, the County of Riverside will hold a public hearing to consider certification of the Final EIR and the related discretionary actions concerning the project approval. Notification of the Board of Supervisors hearing will be sent in a separate mailing.

Board Hearing Date: To be determined.



**COUNTY OF RIVERSIDE/CONDADO DE RIVERSIDE
NOTICE OF AVAILABILITY FOR A
DRAFT ENVIRONMENTAL IMPACT REPORT**

Fecha: 06 de mayo de 2013

A: Agencias Responsables y Fideicomisario / organizaciones y personas interesadas

Proyecto: Proposed East County Detention Center (ECDC) Project (SCH 2013021047)

Agencia Principal (Lead Agency)

County of Riverside/Condado de Riverside

Economic Development Agency

P.O. Box 725

Riverside, CA 92502

Email: RivcoECDCcomments@co.riverside.ca.us

Website: www.RivCoECDC.org

Empresa Consultora (Consulting Firm)

LSA Associates, Inc.

20 Executive Park, Suite 200

Irvine, CA 92614

A DRAFT ENVIRONMENTAL IMPACT REPORT (Draft EIR) para el proyecto que se describe a continuación se ha completado y ahora está disponible para revisión pública. El Draft EIR está destinado para servir como un documento informativo para los responsables que hacen decisiones para las agencias y el público en general con respecto a los objetivos y los componentes del proyecto propuesto. El documento evalúa los impactos ambientales adversos potencialmente importantes que podrían estar asociados con el proyecto, y cambios identificados del proyecto (medidas de mitigación) y alternativas del proyecto que podrían reducir o eliminar estos impactos. El Draft EIR no establece la política para el Condado de Riverside (County) sobre lo atractivo del proyecto propuesto. Más bien, el Draft EIR es un documento de información para ser utilizado por los tomadores de decisiones, los organismos públicos y el público. Durante el proceso de revisión del proyecto, el County debe tener en cuenta todas las medidas de mitigación factibles y alternativas desarrolladas en el Draft EIR para disminuir sustancialmente los impactos ambientales esperados del proyecto propuesto. El Draft EIR puede ser accedido en la dirección del sitio web del proyecto mencionado anteriormente.

El período de revisión pública del Draft EIR es del 6 mayo 2013 hasta 5 junio 2013.

Debido al tiempo limitado para utilizar los fondos, el periodo de comentario ha sido acortado 30 días.

Ubicación del Proyecto

El sitio del proyecto está ubicado en el 46057 Oasis Street en la ciudad de Indio, en la intersección de la Highway 111 y Oasis Street. El sitio del proyecto se accede desde Highway 111, y acceso regional se provee por medio de via Interstate 10 (I-10).

Descripción del Proyecto

El County propone una instalación de 1.626 camas, de las cuales 1.273 camas son nuevas, para reemplazar la cárcel existente de Indio. La construcción de la ECDC será diseñada para minimizar el impacto al sistema de la cárcel del County y las 353 camas actuales permanecerán en línea durante la construcción del proyecto. Una vez que la nueva estructura de la vivienda se ha completado, la estructura de la cárcel actual de 353-camas será derribada y reemplazada con estacionamiento en superficie. La implementación del proyecto incluirá ambas cosas la demolición de estructuras existentes y estacionamientos y construcción de las nuevas instalaciones. El Proyecto ECDC propuesto está calculado a tardar unos 36 meses para completar. La construcción comenzará en noviembre de 2013 con la demolición de la Law Library, el edificio del County Administrative Center y el pasillo existente que conecta a la cárcel. El proyecto ECDC se completará con la demolición de la antigua cárcel y la construcción del estacionamiento en la esquina noroeste del sitio del centro de detención en noviembre 2016.

Impactos Significativos en el Medio Ambiente Previsto como Resultado del Proyecto Propuesto

La construcción del proyecto propuesto no resultaría en ningún impacto inevitable al medio ambiente. Todos los impactos esperados pueden ser mitigados por debajo de un nivel significativo.

Período de Revisión Pública

El Condado de Riverside es la Agencia principal bajo la California Environmental Quality Act (CEQA), y está realizando un periodo de revisión pública del Draft EIR, tiempo durante el cual se invita al público y a las partes interesadas a comentar en cuanto al Draft EIR para el proyecto propuesto. **Tenga en cuenta que el período de comentarios públicos es del 6 de mayo 2013 hasta el 5 de junio 2013.** El periodo de comentarios se ha reducido desde el período normal de 45 días con el fin de cumplir con las obligaciones de la fecha límite de financiación. Todos los comentarios deben ser escritos y deberán ser recibidos para las 5:00 pm del 5 de junio de 2013. Comentarios recibidos tarde (después de 05 de junio 2013), en conformidad con la ley estatal, no pueden ser considerados.

Todos los comentarios deben ser escritos y dirigidos a:

**County of Riverside/Condado de Riverside
Economic Development Agency
PO Box 725
Riverside, CA 92502
Email: RivcoECDCcomments@co.riverside.ca.us
Website: <http://RivCoECDC.org>**

Lugares donde el Draft EIR Puede ser revisado

El Draft EIR puede ser revisado en línea en <http://RivCoECDC.org>. Los siguientes lugares tendrán el Draft EIR disponible para su revisión a través de disco compacto de computadora y copias impresas en el County Administrative Center Building y la Riverside County Economic Development Agency.

Indio Branch Library
200 Civic Center Mall
Indio, CA 92201
(760) 347-2383

Riverside County
Economic Development Agency Office
3403 10th Street, Suite 500
Riverside, CA 92501

County Administrative Center Building
82675 Highway 111
Indio, CA 92201
Monica Morales, Supervising Deputy ACR
Indio Public Service
Riverside County Assessor-County Clerk-Recorder
(760) 863-7549

Próximos Pasos

Para ser considerados, todos los comentarios deben ser recibidos antes del final del período de comentarios públicos (**del 6 de mayo 2013 hasta 5 de junio 2013**). Una vez finalizado el período de revisión pública de 30 días, las respuestas a todos los comentarios sustantivos sobre la adecuación del Draft EIR será preparado e incorporado en un Final EIR.

No antes de 10 días después de la presentación de las respuestas a los comentarios a las agencias públicas, el Condado de Riverside llevará a cabo una audiencia pública para considerar la certificación del Final EIR y las acciones discrecionales relacionadas con la aprobación del proyecto. Notificación de la audiencia del Board of Supervisors será enviada en un correo por separado.

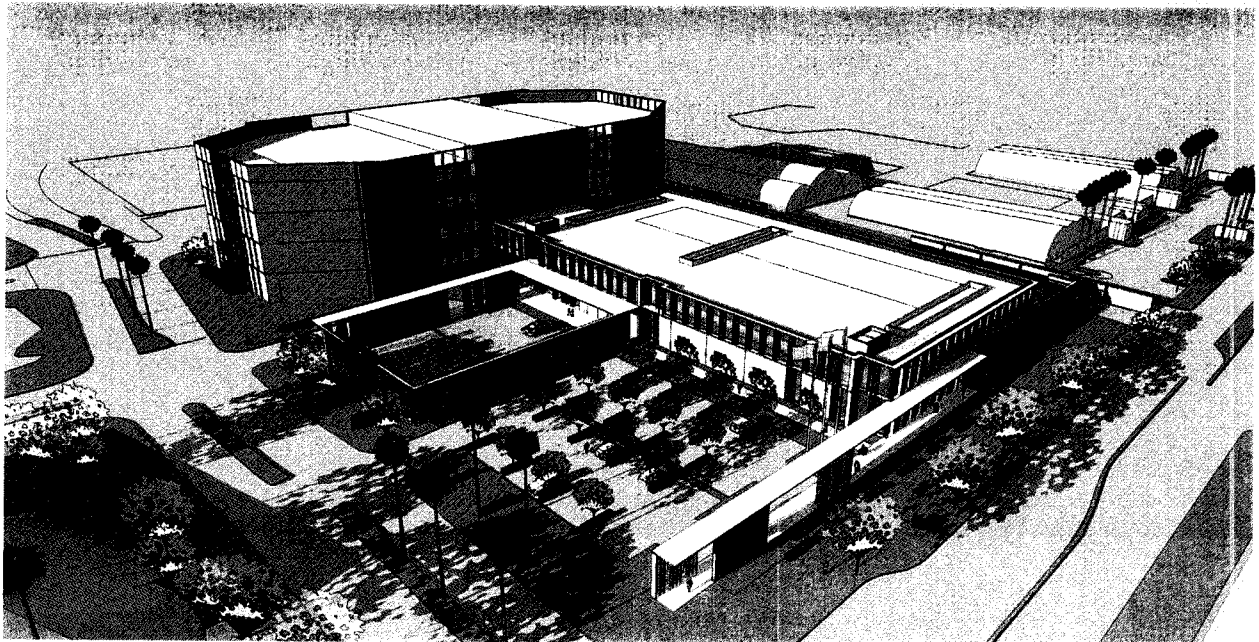
Fecha de audiencia de la Junta Directiva (Board Hearing) Está por determinarse.



DRAFT ENVIRONMENTAL IMPACT REPORT

PROPOSED EAST COUNTY DETENTION CENTER

STATE CLEARINGHOUSE NO. 2013021047



LSA

May 2013



DRAFT ENVIRONMENTAL IMPACT REPORT

PROPOSED EAST COUNTY DETENTION CENTER

STATE CLEARINGHOUSE NO. 2013021047

Submitted to:

County of Riverside
Riverside, California

Prepared by:

LSA Associates, Inc.
20 Executive Park, Suite 200
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LSA Project No. HOK1201

May 2013

LSA

TABLE OF CONTENTS

LIST OF ACRONYMS.....	i
EXECUTIVE SUMMARY.....	1
ES.1 INTRODUCTION/PURPOSE.....	1
ES.2 PROPOSED COUNTY ACTIONS.....	1
ES.3 PROJECT LOCATION AND SITE CHARACTERISTICS.....	2
ES.4 PROJECT DESCRIPTION.....	2
ES.4.1 Project Components.....	2
ES.4.2 Demolition and Construction Phasing Plan.....	7
ES.4.3 Staffing, Operations, and Visitation.....	7
ES.5 PROJECT OBJECTIVES.....	7
ES.6 ALTERNATIVES CONSIDERED.....	8
ES.7 AREAS OF CONCERN AND ISSUES TO BE RESOLVED.....	8
ES.8 UNAVOIDABLE ADVERSE IMPACTS.....	9
ES.9 ENVIRONMENTAL IMPACT/MITIGATION MATRIX.....	9
1.0 INTRODUCTION.....	1-1
1.1 INTRODUCTION.....	1-1
1.2 PURPOSE AND INTENDED USES OF THE EIR.....	1-1
1.3 CEQA PROCESS.....	1-2
1.3.1 EIR Process Overview.....	1-2
1.4 SHORTENED PUBLIC REVIEW PERIOD FOR THE EIR.....	1-2
1.5 FORMAT OF THE EIR.....	1-3
1.5.1 Executive Summary.....	1-3
1.5.2 Chapter 1.0: Introduction.....	1-3
1.5.3 Chapter 2.0: Project History and Background.....	1-3
1.5.4 Chapter 3.0: Project Description.....	1-4
1.5.5 Chapter 4.0: Environmental Analysis, Impacts, and Mitigation Measures.....	1-4
1.5.6 Chapter 5.0: Cumulative Impacts.....	1-4
1.5.7 Chapter 6.0: Alternatives to the Proposed Project.....	1-4
1.5.8 Chapter 7.0: Long-Term Implications of the Project.....	1-4
1.5.9 Chapter 8.0: Unavoidable Adverse Impacts.....	1-5
1.5.10 Chapters 9.0, 10.0, and 11.0.....	1-5
1.6 ANTICIPATED PROJECT APPROVALS.....	1-5
1.6.1 Proposed County Actions.....	1-5
1.6.2 Proposed California Department of Corrections and Rehabilitation Actions.....	1-5
1.7 INCORPORATION BY REFERENCE.....	1-6
1.8 AREAS OF CONTROVERSY.....	1-6
2.0 PROJECT HISTORY AND BACKGROUND.....	2-1
2.1 WHAT IS A DETENTION CENTER/JAIL?.....	2-1
2.2 EXISTING DETENTION FACILITIES AND CAPACITIES.....	2-1
2.3 CAPACITY NEEDS.....	2-2
2.3.1 AB 109.....	2-2
2.3.2 Projected Capacity Needs.....	2-3

2.3.3	Early Releases as a Result of the Federal Court Order	2-3
2.3.4	Limited Expansion Opportunities of Existing Jails	2-4
2.3.5	Previously Proposed Capacity Improvements	2-6
2.3.6	Variables Affecting System Capacity	2-6
2.3.7	Impacts of Inmate Classification on Jail Capacity	2-8
2.4	ALTERNATIVES TO INCARCERATION	2-9
2.5	FUNDING	2-9
2.5.1	AB 900 Phase I	2-9
2.5.2	AB 900 Phase II	2-10
3.0	PROJECT DESCRIPTION	3-1
3.1	PROJECT LOCATION AND EXISTING SETTING	3-1
3.1	PROJECT BACKGROUND	3-1
3.2	PROJECT OBJECTIVES	3-2
3.3	PROJECT DESCRIPTION	3-3
3.3.1	Construction	3-4
3.3.2	Grading, Demolition and Construction Phasing Plan	3-4
3.3.3	Staffing, Operations, and Visitation	3-5
3.4	DETAILED SITE PLAN DESCRIPTION	3-5
3.4.1	Design Concept	3-5
3.4.2	Housing Building	3-8
3.4.3	Support Building	3-8
3.4.4	Parking Structure	3-9
3.4.5	Landscaping and Buffering	3-9
3.5	OTHER PROJECT IMPROVEMENTS	3-9
3.5.1	Utilities	3-9
3.5.2	Off-Site Improvements	3-11
3.6	SECURE DESIGN/OPERATION	3-11
3.6.1	Physical Security Properties Incorporated into the Design	3-11
3.6.2	Electronic Security Systems	3-12
3.6.3	Control Rooms	3-13
3.6.4	Intake and Release	3-13
3.6.5	Evacuation Procedures	3-14
3.6.6	Fire Safety Design	3-14
3.7	SUSTAINABLE DESIGN	3-16
3.8	RESPONSIBLE AND TRUSTEE AGENCIES	3-17
4.0	ENVIRONMENTAL ANALYSIS	4-1
4.1	AESTHETICS	4.1-1
4.1.1	Existing Environmental Setting	4.1-1
4.1.2	Regulatory Setting	4.1-2
4.1.3	Methodology	4.1-3
4.1.4	Thresholds of Significance	4.1-3
4.1.5	Impacts and Mitigation Measures	4.1-4
4.1.6	Level of Significance After Mitigation	4.1-11
4.2	AIR QUALITY	4.2-1
4.2.1	Existing Environmental Setting	4.2-1
4.2.2	Regulatory Settings	4.2-9
4.2.3	Methodology	4.2-12
4.2.4	Thresholds of Significance	4.2-13

4.2.5	Impacts and Mitigation Measures	4.2-15
4.2.6	Level of Significance after Mitigation	4.2-28
4.3	BIOLOGICAL RESOURCES	4.3-1
4.3.1	Existing Conditions.....	4.3-1
4.3.2	Regulatory Setting	4.3-2
4.3.3	Methodology	4.3-4
4.3.4	Thresholds of Significance	4.3-5
4.3.5	Impacts and Mitigation Measures	4.3-5
4.3.6	Level of Significance after Mitigation	4.3-7
4.4	CLIMATE CHANGE	4.4-1
4.4.1	Existing Environmental Setting	4.4-1
4.4.2	Regulatory Setting	4.4-6
4.4.3	Thresholds of Significance	4.4-11
4.4.4	Impacts and Mitigation Measures	4.4-14
4.4.5	Level of Significance after Mitigation	4.4-22
4.5	CULTURAL AND PALEONTOLOGICAL RESOURCES	4.5-1
4.5.1	Existing Environmental Setting	4.5-2
4.5.2	Regulatory Setting	4.5-2
4.5.3	Methodology	4.5-3
4.5.4	Thresholds of Significance	4.5-6
4.5.5	Impacts and Mitigation Measures	4.5-7
4.5.6	Level of Significance after Mitigation	4.5-9
4.6	GEOLOGY AND SOILS.....	4.6-1
4.6.1	Existing Environmental Setting	4.6-1
4.6.2	Regulatory Setting	4.6-6
4.6.3	Methodology	4.6-7
4.6.4	Thresholds of Significance	4.6-8
4.6.5	Impacts and Mitigation Measures	4.6-8
4.6.6	Level of Significance after Mitigation	4.6-13
4.7	HAZARDS AND HAZARDOUS MATERIALS.....	4.7-1
4.7.1	Existing Environmental Setting	4.7-1
4.7.2	Regulatory Setting	4.7-6
4.7.3	Methodology	4.7-10
4.7.4	Thresholds of Significance	4.7-10
4.7.5	Impacts and Mitigation Measures	4.7-11
4.7.6	Level of Significance after Mitigation	4.7-16
4.8	HYDROLOGY AND WATER QUALITY.....	4.8-1
4.8.1	Existing Environmental Setting	4.8-1
4.8.2	Regulatory Setting	4.8-5
4.8.3	Methodology	4.8-9
4.8.4	Thresholds of Significance	4.8-9
4.8.5	Impacts and Mitigation Measures	4.8-10
4.8.6	Level of Significance after Mitigation	4.8-15
4.9	LAND USE AND PLANNING.....	4.9-1
4.9.1	Existing Environmental Setting	4.9-1
4.9.2	Regulatory Setting	4.9-1
4.9.3	Methodology	4.9-2
4.9.4	Thresholds of Significance	4.9-2

4.9.5	Impacts and Mitigation Measures	4.9-3
4.9.6	Level of Significance after Mitigation	4.9-4
4.10	NOISE	4.10-1
4.10.1	Existing Environmental Setting	4.10-1
4.10.2	Regulatory Setting	4.10-5
4.10.3	Methodology	4.10-9
4.10.4	Thresholds of Significance.....	4.10-9
4.10.5	Impacts and Mitigation Measures	4.10-10
4.10.6	Level of Significance after Mitigation	4.10-22
4.11	PUBLIC SERVICES AND UTILITIES	4.11-1
4.11.1	Existing Environmental Setting	4.11-1
4.11.2	Regulatory Setting	4.11-6
4.11.3	Methodology	4.11-9
4.11.4	Thresholds of Significance.....	4.11-9
4.11.5	Impacts and Mitigation Measures	4.11-9
4.11.6	Level of Significance after Mitigation	4.11-14
4.12	TRAFFIC AND CIRCULATION	4.12-1
4.12.1	Existing Environmental Setting	4.12-1
4.12.2	Regulatory Setting	4.12-4
4.12.3	Methodology	4.12-6
4.12.4	Thresholds of Significance.....	4.12-7
4.12.5	Impacts and Mitigation Measures	4.12-8
4.12.6	Level of Significance after Mitigation	4.12-17
5.0	CUMULATIVE IMPACTS	5-1
5.1	DEFINITION OF CUMULATIVE IMPACTS	5-1
5.2	CUMULATIVE IMPACTS METHODOLOGY AND STUDY AREA	5-1
5.3	SIGNIFICANT CUMULATIVE IMPACTS	5-2
5.4	LESS THAN SIGNIFICANT CUMULATIVE IMPACTS.....	5-4
5.4.1	Cumulative Impacts Related to Aesthetics	5-4
5.4.2	Cumulative Impacts Related to Air Quality.....	5-5
5.4.3	Cumulative Impacts Related to Biological Resources	5-5
5.4.4	Cumulative Impacts Related to Global Climate Change	5-6
5.4.5	Cumulative Impacts Related to Cultural Resources.....	5-6
5.4.6	Cumulative Impacts Related to Geology and Soils.....	5-6
5.4.7	Cumulative Impacts Related to Hazards and Hazardous Materials	5-7
5.4.8	Cumulative Impacts Related to Hydrology and Water Quality	5-7
5.4.9	Cumulative Impacts Related to Land Use and Planning	5-8
5.4.10	Cumulative Impacts Related to Noise.....	5-8
5.4.11	Cumulative Impacts Related to Population and Housing	5-8
5.4.12	Cumulative Impacts Related to Public Services and Utilities.....	5-9
5.4.13	Cumulative Impacts Related to Traffic and Circulation	5-10
6.0	ALTERNATIVES.....	6-1
6.1	INTRODUCTION	6-1
6.2	PROJECT OBJECTIVES	6-2
6.3	ALTERNATIVES CONSIDERED BUT REJECTED PRIOR TO THE EIR.....	6-3
6.3.1	Alternative Designs.....	6-3
6.3.2	Expansion of Other Existing Detention and Jail Facilities	6-3

6.3.3	Alternatives to Incarceration.....	6-4
6.3.4	Alternative Sites.....	6-4
6.4	NO PROJECT ALTERNATIVE	6-4
6.5	COMPARISON OF THE IMPACTS OF THE PROPOSED ECDC AND THE NO PROJECT ALTERNATIVE	6-7
6.6	ENVIRONMENTALLY SUPERIOR ALTERNATIVE.....	6-7
7.0	LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT	7-1
7.1	SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES	7-1
7.2	GROWTH-INDUCING IMPACTS OF THE PROPOSED PROJECT.....	7-2
8.0	UNAVOIDABLE ADVERSE IMPACTS	8-1
8.1	UNAVOIDABLE ADVERSE IMPACTS OF THE PROPOSED PROJECT.....	8-1
9.0	ORGANIZATIONS AND PERSONS CONSULTED	9-1
9.1	CITY OF INDIO.....	9-1
9.2	IMPERIAL IRRIGATION DISTRICT	9-1
9.3	VALLEY SANITARY DISTRICT	9-1
9.4	SOUTHERN CALIFORNIA GAS COMPANY	9-1
9.5	VERIZON	9-1
9.6	TIME WARNER CABLE	9-1
9.7	RIVERSIDE COUNTY INFORMATION TECHNOLOGY	9-1
10.0	LIST OF PREPARERS.....	10-1
10.1	COUNTY OF RIVERSIDE ECONOMIC DEVELOPMENT AGENCY.....	10-1
10.2	RIVERSIDE COUNTY SHERIFF'S DEPARTMENT.....	10-1
10.3	MURPHY & EVERTZ.....	10-1
10.4	HOK	10-1
10.5	HOLT ARCHITECTS	10-1
10.6	KRIEGER & STEWART	10-2
10.7	VCA ENGINEERS.....	10-2
10.8	STANTEC.....	10-2
10.9	CHJ	10-2
10.10	LSA ASSOCIATES, INC.....	10-2
11.0	REFERENCES.....	11-1
11.1	PUBLICATIONS.....	11-1
11.2	WEBSITES	11-4

APPENDICES

- A: NOP DOCUMENTS
- B: AIR QUALITY AND CLIMATE CHANGE
- C: BIOLOGICAL RECORD SEARCHES
- D: CULTURAL INFORMATION
- E: GEOTECHNICAL REPORTS BY CHJ, INC.
- F: HAZARDOUS MATERIALS REPORTS BY STANTEC
- G: WATER QUALITY REPORT AND WATER SUPPLY ASSESSMENT
- H: NOISE MEMORANDUM
- I: TRAFFIC AND CIRCULATION REPORT

FIGURES AND TABLES

Except for the Executive Summary Figures ES-1 and ES-2, all figures follow the relevant chapter or section.

FIGURES

Figure ES-1: Location Map.....	ES-3
Figure ES-2: Site Plan.....	ES-5
Figure 2-1: Federal Releases, 2002–2012.....	2-5
Figure 2-2: Annual Bookings, 2002–2012.....	2-7
Figure 3-1: Project Location.....	3-19
Figure 3-2: Existing Conditions.....	3-21
Figure 3-3: Site A Existing Buildings.....	3-23
Figure 3-4: Existing Views Key.....	3-25
Figure 3-5: Existing Views 1 and 2.....	3-27
Figure 3-6: Existing Views 3 and 4.....	3-29
Figure 3-7: Existing Views 5 and 6.....	3-31
Figure 3-8: Existing Views 7 and 8.....	3-33
Figure 3-9: Proposed Site Plan.....	3-35
Figure 3-10: Demolition/Construction Phasing Plan.....	3-37
Figure 3-11: Proposed Site Plan Concept Perspective Aerial.....	3-41
Figure 3-12: Proposed Site Plan Concept Street Level.....	3-43
Figure 3-13: Proposed Parking Lot Elevations.....	3-45
Figure 3-14: Site A Landscape Plan.....	3-47
Figure 3-15: Site B Landscape Plan.....	3-49
Figure 3-16: Proposed Wall/Fencing Layout.....	3-51
Figure 4.1-1: Visual Simulation Viewpoint Key Map.....	4.1-13
Figure 4.1-2: View 1: Highway 111/Oasis Street Looking Southwest.....	4.1-15
Figure 4.1-3: View 2: Highway 111 Looking Southeast.....	4.1-17
Figure 4.1-4: View 3: Oasis Street Looking Northwest.....	4.1-19
Figure 4.1-5: View 4: Oasis Street/Plaza Avenue Looking Southeast.....	4.1-21
Figure 4.1-6: View 5: Oasis Street Looking Northeast.....	4.1-23
Figure 4.1-7: Setback Distances for Parking Lot.....	4.1-25
Figure 4.1-8: Views 6–7.....	4.1-27
Figure 4.1-9: Views 8–9.....	4.1-29
Figure 4.1-10: Views 10–11.....	4.1-31
Figure 4.6-1: Fault Zones in Project Area.....	4.6-15
Figure 4.7-1: Hazardous Soils Location Map.....	4.7-17
Figure 4.8-1: Site A Drainage and Storm Drain System.....	4.8-17
Figure 4.8-2: Site B Drainage and Storm Drain System.....	4.8-19
Figure 4.9-1: General Plan Land Use Designations in the Project Vicinity.....	4.9-5
Figure 4.9-2: Zoning Designations in the Project Vicinity.....	4.9-7
Figure 4.12-1: Study Area Intersections.....	4.12-19
Figure 4.12-2: Existing Intersection Geometrics and Stop Control.....	4.12-21
Figure 4.12-3: Existing Peak Hour Volumes.....	4.12-23

Figure 4.12-4: Cumulative without Project Peak Hour Traffic Volumes.....	4.12-25
Figure 4.12-5: Year 2035 without Project Traffic Volumes	4.12-27
Figure 4.12-6: Project Trip Distribution.....	4.12-29
Figure 4.12-7: Project Trip Assignment.....	4.12-31
Figure 4.12-8: Existing with Project Peak Hour Volumes	4.12-33
Figure 4.12-9: Cumulative with Project Peak Hour Volumes.....	4.12-35
Figure 4.12-10: Year 2035 with Project Traffic Volumes	4.12-37
Figure 5-1: Cumulative Projects.....	5-13
Figure 6-1: Alternative ECDC Design 1	6-9
Figure 6-2: Alternative Design 2.....	6-11

TABLES

Table ES.A: NOP Comment Letters Summary.....	ES-8
Table ES.B: Summary of Impacts and Mitigation Measures	ES-10
Table 1.A: Summary of Comments in Response to the Notice of Preparation	1-3
Table 2.A: Corrections Bed Capacities	2-2
Table 2.B: Projected Capacity Needs.....	2-4
Table 2.C: Inmates Released, 2002–2012	2-5
Table 3.A: Existing Structures and Uses.....	3-2
Table 3.B: Staffing and Operations	3-6
Table 3.C: Proposed Square Footage	3-7
Table 3.D: Utilities Coordination.....	3-10
Table 3.E: Other Approvals.....	3-18
Table 4.2.A: Ambient Air Quality Standards.....	4.2-2
Table 4.2.B: Air Pollution Sources, Effects and Control	4.2-5
Table 4.2.D: Ambient Air Quality in the Project Vicinity	4.2-10
Table 4.2.E: SCAQMD Significance Thresholds.....	4.2-14
Table 4.2.F: Construction Schedule	4.2-17
Table 4.2.G: Diesel Construction Equipment Utilized by Construction Phase.....	4.2-17
Table 4.2.H: Short-Term Regional Construction Emissions.....	4.2-17
Table 4.2.I: Equipment-Specific Grading Rates.....	4.2-18
Table 4.2.J: Short-Term Construction LST Impacts	4.2-18
Table 4.2.K: Screening Health Risk Results	4.2-20
Table 4.2.L: Long-Term Regional Operational Emissions	4.2-21
Table 4.2.M: Long-Term Operational LST Impacts	4.2-21
Table 4.2.N: Existing CO Concentrations Without and With Project Traffic.....	4.2-23
Table 4.2.O: 2016 CO Concentrations Without and With Project Traffic.....	4.2-24
Table 4.2.P: 2035 CO Concentrations Without and With Project Traffic.....	4.2-25
Table 4.4.A: Global Warming Potentials	4.4-3
Table 4.4.B: California Greenhouse Gas Inventory for 2000–2009 by Category	4.4-6
Table 4.4.C: Long-Term Operational Greenhouse Gas Emissions	4.4-17
Table 4.4.D: Project Compliance with Greenhouse Gas Emission Reduction Strategies	4.4-19
Table 4.8.A: IWA Whitewater River Subbasin Historic Groundwater Extractions (af/yr).....	4.8-4
Table 4.8.B: East County Detention Center Pervious/Impervious Areas (Site A).....	4.8-11
Table 4.8.C: Parking Structure Pervious/Impervious Areas (Site B).....	4.8-11
Table 4.10.A: Definitions of Acoustical Terms	4.10-3

Table 4.10.B: Common Sound Levels and Their Noise Sources	4.10-4
Table 4.10.C: Existing Traffic Noise Levels.....	4.10-6
Table 4.10.D: Applicable County of Riverside Noise Element Policies.....	4.10-11
Table 4.10.E: Existing plus Project Traffic Noise Levels.....	4.10-12
Table 4.10.F: 2020 without Project Traffic Noise Levels.....	4.10-13
Table 4.10.G: Cumulative Year (2014) With Project Traffic Noise Levels.....	4.10-14
Table 4.10.H: 2035 Without Project Traffic Noise Levels	4.10-15
Table 4.10.I: 2035 With Project Traffic Noise Levels	4.10-16
Table 4.10.J: Typical Construction Equipment Maximum Noise Levels	4.10-21
Table 4.11.A: Types of Calls Reported in 2011	4.11-2
Table 4.11.B: IWA Whitewater River Subbasin Historic Groundwater Extractions (acre- feet/year)	4.11-5
Table 4.12.A: Existing (2013) Baseline Intersection Levels of Service without Project.....	4.12-5
Table 4.12.B: Level of Service Definitions.....	4.12-6
Table 4.12.C: Level of Service Criteria for Unsignalized and Signalized Intersections.....	4.12-7
Table 4.12.D: Applicable County of Riverside Circulation Element Policies.....	4.12-9
Table 4.12.E: Opening Year (2014) Intersection Levels of Service without Project.....	4.12-11
Table 4.12.F: Future (2035) Intersection Levels of Service without Project	4.12-12
Table 4.12.G: Trip Generation	4.12-13
Table 4.12.H: Existing (2013) Baseline with Project Levels of Service.....	4.12-14
Table 4.12.I: Opening Year (2014) Cumulative with Project Levels of Service	4.12-15
Table 4.12.J: Future (2035) Cumulative with Project Levels of Service	4.12-16
Table 5.A: Cumulative Projects List	5-3
Table 4.12.I: Opening Year (2014) Cumulative with Project Levels of Service	5-11
Table 4.12.J: Future (2035) Cumulative with Project Levels of Service	5-12
Table 6.A: Comparison of the Proposed ECDC and the No Project/Existing Conditions Alternative.....	6-8

LIST OF ACRONYMS

AAQS	ambient air quality standards
AB	Assembly Bill
ac	acre(s)
ACM	asbestos-containing materials
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
AER Program	Annual Emission Reporting Program
af/yr	acre-feet per year
AHERA	Asbestos Hazard Emergency Response Act
AHU	air-handling unit
ALOS	Average Length of Stay
amsl	above mean sea level
AQMD	Air Quality Management District
AQMP	Air Quality Management Plan
ARB	Air Resources Board
ASTM	American Society for Testing and Materials
Basin	Salton Sea Air Basin
BAT	Best Available Technology Economically Achievable
BCT	Best Conventional Pollutant Control Technology
BEP	Business Emergency Plan
bgs	below ground surface
BMP	Best Management Practice
bmsl	below mean sea level
BTU	British Thermal Units
Burrtec	Burrtec Waste Industries, Inc.
°C	degrees Celsius
CAA	Clean Air Act

CA FID UST	SWRCB Facility Inventory Database – Active and Inactive Underground Storage Tanks
CAC	County Administrative Center
CAFÉ	Corporate Average Fuel Economy
Cal Fire	California Department of Forestry and Fire Protection
Cal Green Code	California Green Building Code
Cal-EPA	California Environmental Quality Act
Cal-OSHA	California Occupational Safety and Health Administration
California Register	California Register of Historical Resources
Caltrans	California Department of Transportation
CAT	Climate Action Team
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CCTV	closed-circuit television
CCR	California Code of Regulations
CDCR	California Department of Corrections and
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980
CERFA	Community Environmental Response Facilitation Act of 1992
CESA	California Endangered Species Act
CFCs	chlorofluorocarbons
cfh	cubic feet per hour
CFR	Code of Federal Regulations
cfs	cubic feet per second
CH ₄	methane
CHHSLs	California Human Health Screening Levels
CHRIS	California Historical Resources Information System
City	City of Indio
CMU	concrete masonry unit
CNDDB	California Natural Diversity Database

CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
County	County of Riverside
CTR	California Toxics Rule
CUPA	Certified Unified Program Agency
CVMSHCP	Coachella Valley Multiple Species Habitat Conservation Plan
CVWD	Coachella Valley Water District
CWA	Clean Water Act
cy	cubic yards
dB	decibel(s)
dBA	A-weighted decibel(s)
DEIR	Draft Environmental Impact Report
Diesel RRP	Diesel Risk Reduction Plan
DOT	Department of Transportation
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
DSUSD	Desert Sands Unified School District
DWA	Desert Water Agency
DWR	Department of Water Resources
ECDC	East County Detention Center
EDR	Environmental Data Resources
EIC	Eastern Information Center
EIR	Environmental Impact Report
EMS	Emergency Medical Services
EO	Executive Order
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
°F	degrees Fahrenheit
fc	footcandle
FCAA	Federal Clean Air Act

FED	Functional Equivalent Document
FEIR	Final Environmental Impact Report
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHWA	Federal Highway Administration
FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
FINDS	Facility Index Systems
FIRM	Flood Insurance Rate Map
ft	foot/feet
FTA	Federal Transit Administration
GCC	global climate change
GED	general equivalency degree
GHG	greenhouse gas
gpf	gallons per flush
GWP	global warming potential
H ₂ S	hydrogen sulfide
HAZNET	Hazardous Waste Manifests System
HCM	Highway Capacity Manual
HFCs	hydrofluorocarbons
HHWE	Household Hazardous Waste Element
Highway 111	State Route 111
HIST CORTESE	Historical California Environmental Protection Agency Hazardous Waste and Substances Sites
HIST UST	Historical Underground Storage Tank
HSC	Health and Safety Code
HVAC	heating, ventilation, and air conditioning
I-10	Interstate 10
IEA	International Energy Agency
IID	Imperial Irrigation District
in/sec	inches per second
IPCC	Intergovernmental Panel on Climate Change
IPD	Indio Police Department

IS	Initial Study
IWA	Indio Water Authority
IWMP	Integrated Waste Management Plan
JIMS	Jail Information Management System
K	kindergarten
kV	kilovolt
kVA	kilovolt-amps
L ₁₀	The noise level exceeded 10 percent of the time during a stated period
L ₅₀	The noise level exceeded 50 percent of the time during a stated period
L ₉₀	The noise level exceeded 90 percent of the time during a stated period
LBP	lead-based paint
lbs/day	pounds per day
L _{dn}	day-night average noise level
LED	light-emitting diode
LEED	Leadership in Energy and Environmental Design
L _{eq}	equivalent continuous sound level
LID	Low Impact Development
L _{max}	maximum instantaneous noise level
LOS	level of service
LSA	LSA Associates, Inc.
LST	localized significance threshold
LUST	Leaking Underground Storage Tank
µg/m ³	microns per cubic meter
M	magnitude
mgd	million gallons per day
mg/kg	milligrams per kilogram
mg/m ³	milligrams per cubic meter
mi	mile(s)
mpg	miles per gallon
mph	miles per hour
MBTA	Migratory Bird Treaty Act
MLD	Most Likely Descendent

MMT	million metric tons
MPO	Metropolitan Planning Organization
MS4	Municipal Separate Storm Sewer System
MT	metric tons
mty	million tons per year
Mw	moment magnitude
MWD	Metropolitan Water District of Southern California
NAAQS	national ambient air quality standards
NAHC	Native American Heritage Commission
National Register	National Register of Historic Places
NDFE	Nondisposal Facility Element
NDS	National Data Services
NESHAPS	National Emissions Standard for Hazardous Air Pollutants
NFPA	National Fire Protection Association
NHTSA	National Highway Traffic Safety Administration
NO ₂	nitrogen dioxide
NOI	Notice of Intent
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
O ₃	ozone
OEHHA	Office of Environmental Health Hazard Assessment
OMB	Office of Management and Budget (White House)
OPR	Governor's Office of Planning and Research
OSHA	Occupational Safety and Health Act
PAs	Participating Agencies
PC	Penal Code
PCB	polychlorinated biphenyls
PCEs	passenger car equivalents
PFCs	perfluorocarbons
pH	potential of hydrogen
PLC	programmable logic controller
PM _{2.5}	particulate matter less than 2.5 microns in diameter

PM ₁₀	particulate matter less than 10 microns in diameter
Porter-Cologne	Porter-Cologne Water Quality Control Act of 1970
ppm	parts per million
PPV	Peak Particle Velocity
PRC	Public Resources Code
PRCS	Post-Release Community Supervision
PRIMP	Paleontological Resources Impact Mitigation Program
PS	parking structure
PV	photovoltaic
RCDEH	Riverside County Department of Environmental Health
RCRA	Resource Conservation and Recovery Act
RCRA-SQG	Resource Conservation and Recovery Act-Small Quantity Generator
RDC	Regional Detention Center
REC	recognized environmental conditions
RFA	Request for Applications
rms	root-mean-square
ROC	reactive organic compounds
RPDC	Robert Presley Detention Center
RSAT	Residential Substance Abuse Treatment Program
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCF	Smith Correctional Facility
SECP	Supervised Electronic Confinement Program
SHPO	State Historic Preservation Officer
sf	square foot/feet
SF ₆	sulfur hexafluoride
SIP	State Implementation Plan
SO ₂	sulfur dioxide
SoCal Gas	Southern California Gas Company
SP	service population

SPCC	Spill Prevention, Control, and Countermeasure Plan
sq mi	square mile(s)
SRA	source receptor area
SRRE	Source Reduction and Recycling Element
SSAB	Salton Sea Air Basin
Stantec	Stantec Consulting Services
State	State of California
SVP	Society for Vertebrate Paleontology
SWDC	Southwest Detention Center
SWEEPS UST	Statewide Environmental Evaluation and Planning System – Underground Storage Tank
SWMP	Storm Water Management Plan
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TACs	toxic air contaminants
Tg	teragram
therm	natural gas measurement the equivalent of 100 cubic feet
TMDL	Total Maximum Daily Load
TPH	total petroleum hydrocarbons
TPHo	total petroleum hydrocarbons–oil range
tpy	tons per year
TSCA	Toxic Substances Control Act
UBC	Uniform Building Code
UCR	University of California, Riverside
UNFCCC	United Nations Framework Convention on Climate Change
UPS	uninterrupted power supply
USACE	United States Army Corps of Engineers
USDOT	United States Department of Transportation
USFWS	United States Fish and Wildlife Service
USGBC	United States Green Building Council
USGS	United States Geological Survey

UST	underground storage tank
V	volt
VOC	volatile organic compounds
VSD	Valley Sanitary District
WDR	Waste Discharge Requirement
WQMP	Water Quality Management Plan
WRP	Work Release Program
WSA	Water Supply Assessment
WWMP	Wastewater Management Plan
WWRF	Wastewater Reclamation Facility

EXECUTIVE SUMMARY

ES.1 INTRODUCTION/PURPOSE

In accordance with the California Environmental Quality Act of 1970 (CEQA), as amended (Public Resources Code Section 21000 et seq.), and the State CEQA Guidelines for Implementation of CEQA (California Code of Regulations, Title 14, Section 15000 et seq.), this Environmental Impact Report (EIR) has been prepared to evaluate specific environmental impacts associated with the proposed East County Detention Center (ECDC) project. The County of Riverside (County) is the Lead Agency for the environmental review and, after the comment/response process, is the Certifying Agency for the Final EIR (FEIR).

A Notice of Preparation (NOP) was issued on February 20, 2013, by the County indicating the environmental subject areas that would be evaluated in the EIR to determine the potential adverse impacts that may result from development of the project (Appendix A).

The purpose of this EIR is to inform decision-makers and the general public of any significant adverse environmental impacts that may be associated with the planning, construction, and operation of the proposed project and to identify appropriate feasible mitigation measures and alternatives that may be adopted to reduce or eliminate these impacts. This EIR also includes evaluation of reasonable alternatives to the proposed project, including a No Project/Existing Conditions Alternative.

ES.2 PROPOSED COUNTY ACTIONS

The following actions are contemplated by the County to implement the proposed project:

1. **Certification of the Environmental Impact Report.**
2. **Adoption of a Mitigation Monitoring Program.**
3. **Consideration of Design and Construction Plans.** The project includes Riverside County Board of Supervisors approval of design and construction plans for ultimate project build out (up to a 1,626-bed facility), including all associated site improvements, on the approximately 13-acre (ac) site.
4. **Additional Permits and Approvals.** In addition to Actions 1 through 3 above, certain permits are required to implement the proposed project. They may include, but are not limited to, the following: ministerial permits/approvals and compliance reviews or inspections, such as National Pollutant Discharge Elimination System (NPDES) Permit compliance review; street work/street improvements; construction funding; approval of construction plans and contracts; service and utility provider agreements; and Air Quality Management District (AQMD) permits. Specific responsible and/or trustee agencies are identified in Section 3.8, Responsible and Trustee Agencies.

ES.3 PROJECT LOCATION AND SITE CHARACTERISTICS

The project site is located at 46057 Oasis Street in the City of Indio (City), at the intersection of Highway 111 and Oasis Street (Figure ES-1). As shown in Figure ES-2, there are two sites involved: Site A, the existing 7.5 ac civic building site housing the jail, the County Administrative Center (CAC) Building, the Law Library building, the courts, and accompanying surface parking lots; and Site B, the 5.5 ac surface parking lot located across from the jail site diagonally southeast across Oasis Street and immediately south of the Larson Justice Center courthouse. The project site is accessed from Highway 111, and regional access is provided via Interstate 10 (I-10). The area is urban and includes various government buildings, residential, a mobile home park, commercial buildings, and regional fairgrounds/event space surrounding the site.

ES.4 PROJECT DESCRIPTION

The County proposes a 1,626-bed facility, a net increase of 1,273 beds on site, to replace the existing 353-bed Indio jail. The construction of the ECDC will be phased to minimize capacity impacts to the existing jail, 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.

ES.4.1 Project Components

The proposed site plan is shown in Figure ES-2. The site plan consists of the following components:

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

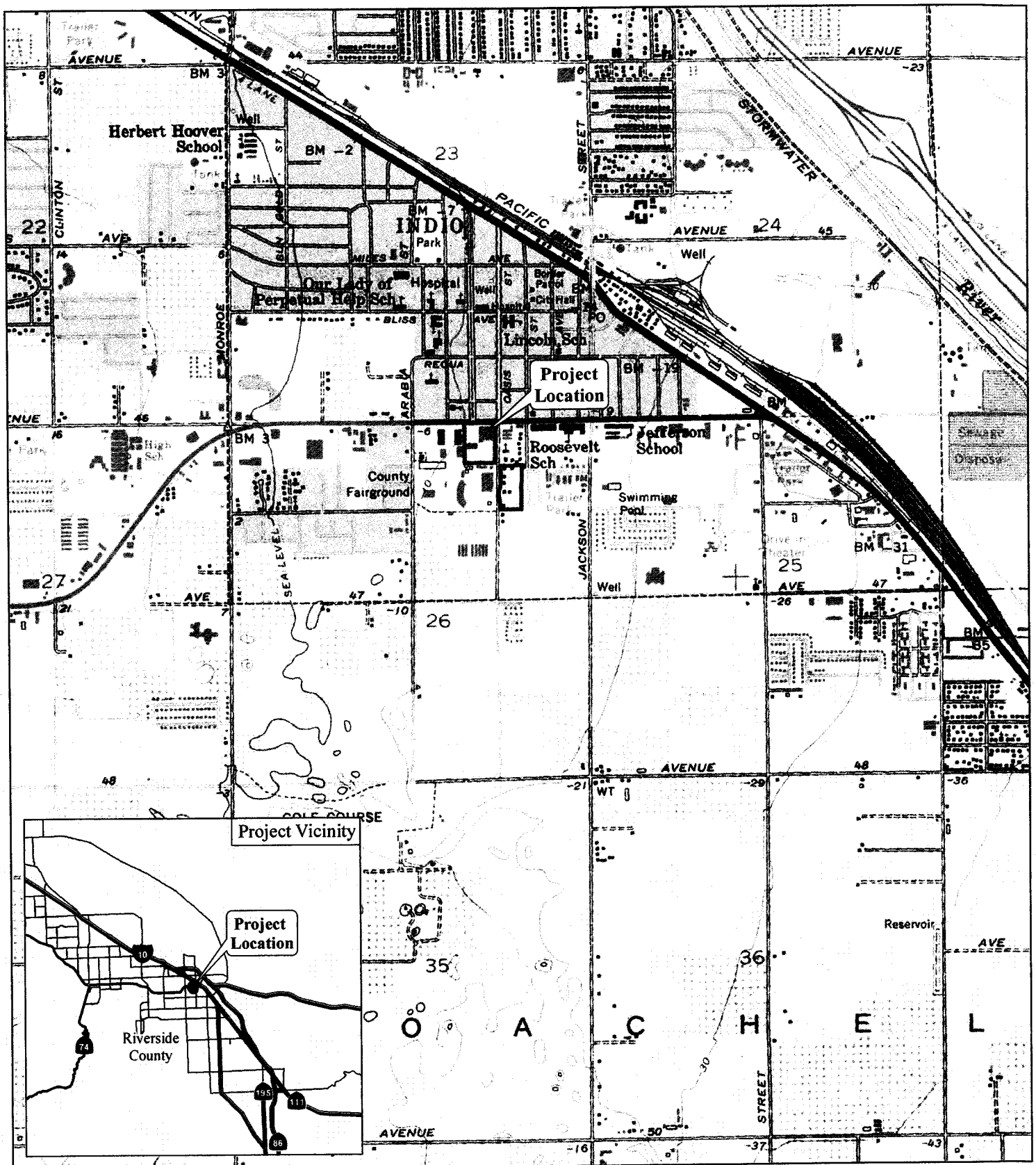
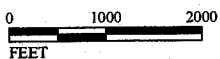


FIGURE ES-1

LSA

LEGEND

 Project Location



SOURCE: USGS 7.5' Quad - Indio (1972), CA
 I:\HOK1201\GIS\ProjLoc.mxd (3/27/2013)

East County Detention Center
 Project Location

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.

ES.6 ALTERNATIVES CONSIDERED

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, a limited range of alternatives was considered. In addition, given the limiting factors of the project objectives, only one reasonable alternative, the No Project/Existing Conditions Alternative, is analyzed as required by CEQA.

ES.7 AREAS OF CONCERN AND ISSUES TO BE RESOLVED

The NOP yielded only four comment letters of concern. These concerns are shown in Table ES.A, below.

Table ES.A: NOP Comment Letters Summary

Agency	Comment Summary	EIR Section(s) Where Comment is Addressed
South Coast Air Quality Management District	The comment states that the EIR should discuss all short-term and long-term air quality impacts, localized significance thresholds, particulate matter impacts, and the Health Risk Assessment.	4.2, Air Quality Analysis
Valley Sanitation District	Provided information and inquiries regarding sewer capacity.	4.11, Public Services and Utilities
Imperial Irrigation District	Provided information and inquiries on electrical infrastructure.	4.11, Public Services and Utilities
Native American Heritage Commission	Provided standard form letter for an NOP requesting database search and preservation of resources.	4.5, Cultural Resources

LSA Associates, Inc., April 2013.

EIR = Environmental Impact Report

NOP = Notice of Preparation

The EIR will evaluate each of the applicable impact issue areas listed in the CEQA Guidelines and provided below:

- Aesthetics
- Air Quality
- Biological Resources
- Climate Change
- Cultural and Paleontological Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services and Utilities
- Traffic and Circulation
- Cumulative Impacts
- Long Term/Irreversible Effects

Each of these issues and concerns is addressed in detail in this document. This EIR examines project-related and cumulative environmental impacts, identifies the potential for significant adverse environmental impacts, and proposes mitigation measures designed to reduce or eliminate potentially significant impacts.

ES.8 UNAVOIDABLE ADVERSE IMPACTS

Through the analysis and findings made in this EIR, it has been concluded that construction of the proposed project would not result in any significant unavoidable impacts to the environment. Project development would result in changes to the existing site but all potentially significant impacts identified would be reduced to below levels of significance with the application of the proposed Mitigation Measures.

ES.9 ENVIRONMENTAL IMPACT/MITIGATION MATRIX

The impact and mitigation summary matrix (Table ES.B) provides a summary of project impacts, mitigation measures, and level of significance after mitigation.

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
<p>4.1: Aesthetics</p> <ul style="list-style-type: none"> The project would have a substantial adverse effect on a scenic vista; The project would substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway; or The project would substantially degrade the existing visual character or quality of the site and its surroundings. 	<p>The proposed project would not have a significant impact on any of the Key Views presented in this analysis. 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.</p>	<p>Less than significant.</p>	<p>None Required.</p>	<p>N/A</p>
<ul style="list-style-type: none"> The project would create a new source of substantial light or glare that would adversely affect day- or nighttime views in the area. 	<p>The proposed project has the potential to create light and glare.</p>	<p>Less than significant. Measure AE-1 is included to disclose the required dust control measures.</p>	<p>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:</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. 	<p>Less than significant.</p>

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
<p>4.2: Air Quality</p> <ul style="list-style-type: none"> Conflict with or obstruct implementation of the applicable air quality plan; Violate any air quality standard or contribute substantially to an existing or projected air quality violation; Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State AAQS; Expose sensitive receptors to substantial pollutant concentrations; or Create objectionable odors affecting a substantial number of people. 	<p>The project would not result in any air quality impacts. 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.</p>	<p>Less than significant.</p>	<p>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 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"> 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 	

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
			<p>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 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.</p>	
<p>4.4: Climate Change</p> <ul style="list-style-type: none"> The project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or The project would conflict with an applicable plan, policy, or regulation adopted 	<p>Even though the 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</p>	<p>Potentially significant.</p>	<p>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</p>	<p>Less than significant.</p>

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance for the purpose of reducing the emissions of GHGs.	Environmental Impacts 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.	Level of Significance without Mitigation	Mitigation Measures into the design and construction of the project (including specific building projects): ES.9.1 Construction and Building Materials. <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 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. ES.9.2 Energy Efficiency Measures. <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. 	Level of Significance with Mitigation

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
<ul style="list-style-type: none"> • Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (UBC), creating substantial risks to life or property; or • Be incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. 				
<ul style="list-style-type: none"> • Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; or • Cause substantial soil erosion or the loss of topsoil. 	<p>The proposed project could be subject to seismic ground shaking and liquefaction due to its location near active faults. The project site is also susceptible to erosion due to the presence of sand in the area.</p>	<p>Potentially significant.</p>	<p>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 <i>Geotechnical Investigation for the Proposed Indio CAC/Law Library Improvements (2008)</i> and <i>Geotechnical Investigation for the Proposed Parking Structure Southeast of Oasis Street and Plaza Avenue (2013)</i>, both prepared by C.H.I., 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 	<p>Less than significant.</p>

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
			<p>requirements prior to the development of structures.</p> <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. • Evaluation of soils for expansion potential shall be conducted by the geotechnical engineer prior and during the grading operation. 	

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
			<ul style="list-style-type: none"> 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. 	
4.7: Hazards and Hazardous Materials				
<ul style="list-style-type: none"> Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. 	<p>The proposed ECDC project will involve the demolition of buildings containing hazardous materials. The project will also involve the removal and disposal of contaminated soil and construction waste.</p>	Potentially significant.	<p>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 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).</p>	Less than significant.

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
			<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>	
			<p>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.</p>	
			<p>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</p>	

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
<ul style="list-style-type: none"> • Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment; • Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mi of an existing or proposed school; • Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment; • For a project located within an airport land use plan or within 2 mi of a public or private airport that could result in a safety hazard for people residing or working in the project area if the project is located within the vicinity of a private airstrip; • For a project within the vicinity of a private airstrip. 	<p>The proposed project would have less than significant impacts in the areas of release of hazardous materials, hazardous emissions within 0.25 mi of a school. The proposed project would have no impacts related to airports or air strips, airport land use plans, or wildland fires.</p>	<p>Less than significant.</p>	<p>with all applicable regulations and approved by the appropriate regulatory agency(ies). None required.</p>	<p>Less than significant.</p>

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
<p>result in a safety hazard for people residing or working in the project area;</p> <ul style="list-style-type: none"> Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residents are intermixed with wildlands. 				
<p>4.8: Hydrology and Water Quality</p> <ul style="list-style-type: none"> Violate any water quality standards or waste discharge requirements; Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a new deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for 	<p>Although no significant project impacts related to hydrology and water quality were identified, Mitigation Measures WQ-1 and WQ-2 would be implemented to ensure compliance with applicable regulations.</p>	<p>Less than significant.</p>	<p>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:</p> <ol style="list-style-type: none"> 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. 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. 	<p>Less than significant.</p>

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
<p>which permits have been granted);</p> <ul style="list-style-type: none"> • Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site; • Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or volume of surface runoff in a manner that would result in flooding on- or off-site; • Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; • Otherwise substantially degrade water quality; • Place housing within 100-year flood hazard areas as mapped on a federal Flood Hazard Boundary or Flood Insurance 			<p>c. Discuss in detail the BMPs planned for the project related to control of sediment and erosion, non-sediment pollutants, and potential pollutants in nonstorm water discharges.</p> <p>d. Describe postconstruction BMPs for the project.</p> <p>e. Explain the maintenance program for the project BMPs.</p> <p>f. During construction, require reporting of violations to the Regional Water Quality Control Board (RWQCB).</p> <p>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.</p> <p>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 runoff.</p> <p>More specifically, the WQMP shall, in accordance with the SWMP, do the following:</p> <ol style="list-style-type: none"> 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 	

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
<p>Rate Map or other flood hazard delineation map;</p> <ul style="list-style-type: none"> Place structures that would impede or redirect flood flows within a 100-year flood hazard area; or Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. 			<p>c. Provide narrative with the graphic materials as necessary to specify the locations of the structural BMPs.</p>	
4.9: Land Use				
<ul style="list-style-type: none"> Physically divide an established community; Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project area (including, but not limited to, the General Plan, Specific Plan, Local Coastal Program, or Zoning Ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or Conflict with any applicable Habitat Conservation Plan or Natural Communities Conservation Plan. 	<p>The proposed project would not divide an established community, conflict with applicable land use policies, or habitat conservation plans or policies.</p>	<p>Less than significant.</p>	<p>None required.</p>	<p>Less than significant.</p>

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
<p>4.10: Noise</p> <ul style="list-style-type: none"> Expose persons to or generate noise levels in excess of the standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies. 	<p>Due to the proximity of sensitive receptors, the construction of the proposed ECDC project could have significant noise impacts.</p>	<p>Potentially significant.</p>	<p>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.</p> <p>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.</p> <p>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 noise-sensitive receptors to the east of the site during all project construction.</p> <p>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:</p> <p>Pacific Standard Time</p> <ol style="list-style-type: none"> Monday through Friday, 7:00 a.m. through 6:00 p.m. Saturday, 8:00 a.m. through 6:00 p.m. Sunday, 9:00 a.m. through 5:00 p.m. Government Holidays, 9:00 a.m. through 5:00 p.m. 	<p>Less than significant.</p>

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
<ul style="list-style-type: none"> • Expose persons to or generate excessive groundborne vibration or groundborne noise levels; • Create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; • Create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; • For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; or • For a project within the vicinity of a private airstrip, 	<p>The proposed ECDC project would have less than significant impacts in the areas of vibration and long term noise generation due to operations. The proposed project would have no noise impacts related to airports or private airstrips.</p>	<p>Less than significant.</p>	<p>Pacific Daylight Time</p> <ul style="list-style-type: none"> 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. <p>None required.</p>	<p>Less than significant.</p>

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance would the project expose people residing or working in the project area to excessive noise levels.	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
<p>4.11: Public Services and Utilities</p> <ul style="list-style-type: none"> Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for public services, including fire protection, police protection, schools, libraries, or other public facilities; Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; Result in a determination by the wastewater treatment provider, which serves or may 	<p>The proposed project could have potentially significant impacts on fire/emergency medical services, wastewater capacity, solid waste and electricity supply.</p>	<p>Potentially significant.</p>	<p>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 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>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.</p> <p>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</p>	<p>Less than significant.</p>

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
<p>serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;</p> <ul style="list-style-type: none"> • Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or • Comply with federal, State, and local statutes and regulations related to solid waste. 			<p>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> <p>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:</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> <p>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.</p>	

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
<ul style="list-style-type: none"> Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board; Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new expanded entitlements needed; 	<p>For police services, schools, and library services, the proposed ECDC project will result in no impacts because the Sheriff will provide police services, and the project would not induce growth to result in secondary impacts related to housing such as increased demand for library services and schools.</p> <p>The project will not exceed wastewater treatment standards. The project will connect with local wastewater services, which meet RWQCB standards.</p> <p>Based on the Water Supply Assessment prepared for the project, water supply is available for the next 20 to 30 years (the time horizon for a Water Supply Assessment [WSA]).</p> <p>There would be less than significant impacts to gas supply and service.</p>			
4.12: Traffic and Circulation				
<ul style="list-style-type: none"> Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation 	<p>The proposed ECDC project would not result in any significant impacts on traffic, transportation plans, policies, or modes, or create traffic hazards or circulation problems affecting public safety or emergency response.</p>	Less than significant.	None required.	Less than significant.

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
<p>including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, freeways, pedestrian and bicycle paths, and mass transit;</p> <ul style="list-style-type: none"> Conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways; Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); Result in inadequate emergency access; and/or 				

Table ES.B: Summary of Impacts and Mitigation Measures

Threshold of Significance	Environmental Impacts	Level of Significance without Mitigation	Mitigation Measures	Level of Significance with Mitigation
<ul style="list-style-type: none"> Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. 				
5.0: Cumulative Impacts				
Cumulatively considerable contribution to cumulative impacts.	The proposed project when combined with another project in the area, the proposed County Law Building, could have a significant impact on certain public utilities.	Potentially significant.	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.	Less than significant.
	The proposed project has no cumulatively considerable contribution to any of the remaining environmental parameters examined in this Environmental Impact Report (EIR).	Less than significant.	None required.	Less than significant.

AAQS = ambient air quality standards

AB = Assembly Bill

GHG = greenhouse gas

mi = mile(s)

USFWS = United States Fish and Wildlife Service

1.0 INTRODUCTION

1.1 INTRODUCTION

In accordance with the California Environmental Quality Act of 1970 (CEQA), as amended (Public Resources Code [PRC] Section 21000 et seq.), and the State CEQA Guidelines for Implementation of CEQA (California Code of Regulations [CCR], Title 14, Section 15000 et seq.), this Environmental Impact Report (EIR) has been prepared to evaluate specific environmental impacts associated with the proposed East County Detention Center (ECDC) project. The County of Riverside (County) is the Lead Agency for the environmental review and, after the comment/response process, is the Certifying Agency for the Final EIR (FEIR). The proposed ECDC project is a 1,273-bed expansion/replacement of the existing 353-bed detention center in Indio, California, to accommodate immediate jail capacity needs for the County.

1.2 PURPOSE AND INTENDED USES OF THE EIR

This brief overview is intended to acquaint the reader with the purpose and process of the EIR. This EIR will be considered in the decision-making process, together with other information presented on the project, such as the public proceedings on the proposed project. Pursuant to CEQA Guidelines Section 15200, this EIR will serve the following purposes of review:

- Sharing expertise
- Disclosing agency analyses
- Checking for accuracy
- Detecting omissions
- Discovering public concerns
- Soliciting counter-proposals

This EIR has been prepared to address the construction and operational environmental impacts of the proposed project. This EIR is also intended to inform decision-makers and the general public of any significant adverse environmental impacts that may be associated with the planning, construction, and operation of the proposed project and to identify appropriate feasible mitigation measures and alternatives that may be adopted to reduce or eliminate these impacts. This EIR also includes an evaluation of reasonable alternatives to the proposed project. CEQA is specific about providing disclosure where "...[t]he EIR is to demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action..." (CEQA Guidelines Section 15003 [d]). CEQA also requires consideration of the whole or entirety of an action, including all of the components for completion of a project.

1.3 CEQA PROCESS

1.3.1 EIR Process Overview

Notice of Preparation. Because the potential for significant effects to occur was recognized early on, the County issued a Notice of Preparation (NOP) without conducting an Initial Study (IS) as allowed under CEQA Guidelines 15060(d), which states:

“(d) If the lead agency can determine that an EIR will be clearly required for a project, the agency may skip further initial review of the project and begin work directly on the EIR process described in Article 9, commencing with Section 15080. In the absence of an initial study, the lead agency shall still focus the EIR on the significant effects of the project and indicate briefly its reasons for determining that other effects would not be significant or potentially significant.”

The NOP was distributed on February 12, 2013. The NOP indicated which environmental subject areas would be evaluated in the EIR in order to determine the potential adverse impacts that may result from development and operation of the project (Appendix A1). The NOP was sent to the State Clearinghouse Office of Planning and Research, public agencies, service providers, residences, and businesses in the project area. The comment period for the NOP closed on March 21, 2013. The distribution list for the NOP is provided in Appendix A2. The NOP was also published in two newspapers circulated in Riverside County, the Press Enterprise and The Desert Sun, on February 21, 2013, in both English and Spanish. Publication proofs are included in Appendix A3.

The County received eight comment letters on the NOP via mail or website email. Copies of these comment letters are provided in Appendix A4. Table 1.A summarizes the comments and indicates where in the EIR each specific environmental topic raised in these comment letters is addressed.

Draft EIR. This Draft EIR (DEIR) is intended to serve as an informational document to be considered by the Riverside County Board of Supervisors, the public, and public agencies during deliberations on the proposed project. The project approvals associated with the proposed project are described below in Section 1.5.

Final EIR. The FEIR will include the DEIR, comments received during the public review of the DEIR, responses to those comments, and any other information relevant to the decision-makers and administrative record of the proposed project.

1.4 SHORTENED PUBLIC REVIEW PERIOD FOR THE EIR

Because of the tight time frame for meeting the State funding deadlines, on March __, 2013, the County of Riverside applied for and received approval of a public review period of 30 days for the DEIR from the Office of Planning and Research State Clearinghouse. This is allowed under CEQA Section 21091(e) and CEQA Guidelines Section 15105 (d) provided certain criteria are met as outlined in Appendix K of the CEQA Guidelines and the project does not meet the definition of a project of statewide, regional, or areawide environmental significance as defined in CEQA Guidelines Section 15206. The proposed ECDC project does not meet this definition.

Table 1.A: Summary of Comments in Response to the Notice of Preparation

Agency	Comment Summary	EIR Section(s) Where Comment is Addressed
Office of Planning and Research	Courtesy notice to reviewing agencies.	N/A
South Coast Air Quality Management District	The comment states that the EIR should discuss all short-term and long-term air quality impacts, localized significance thresholds, particulate matter impacts, and the Health Risk Assessment.	4.2, Air Quality Analysis
Desert Sands Unified School District	Stated that actions on commercial development would impact the school system.	N/A
Valley Sanitation District	Provided information and inquiries regarding sewer capacity.	4.11, Public Services and Utilities
Imperial Irrigation District	Provided information and inquiries on electrical infrastructure.	4.11, Public Services and Utilities
Native American Heritage Commission	Provided standard form letter for an NOP requesting database search and preservation of resources.	4.5, Cultural Resources
Iglesia Reestructurada Del Espiritu Santo (IRDES)	IRDES has no objection to the project.	N/A
Premier Property Management	Expressed interest in selling adjacent property to the County.	N/A

County = County of Riverside
EIR = Environmental Impact Report

N/A = not applicable

1.5 FORMAT OF THE EIR

Pursuant to State CEQA Guidelines Section 15120(c), this DEIR contains the information and analysis required by Sections 15122 through 15131. Each of the required elements is covered in one of the chapters described below.

1.5.1 Executive Summary

The Executive Summary briefly describes the project and project objectives. In tabular format, the Executive Summary lists (1) all significant project impacts and mitigation measures that have been recommended to reduce any significant impacts of the proposed project; and (2) the level of significance of each impact following mitigation.

1.5.2 Chapter 1.0: Introduction

Chapter 1.0 contains a discussion of the purpose and intended use of the DEIR, background on project initiation and the NOP, and areas of controversy known to the Lead Agency, including issues raised by the public.

1.5.3 Chapter 2.0: Project History and Background

Chapter 2.0 includes a discussion of the history background of the proposed ECDC project, including the County's previous efforts to construct a new jail and systemwide jail capacity issues.

1.5.4 Chapter 3.0: Project Description

Chapter 3.0 includes a discussion of the project's geographical setting; existing conditions; and the project's goals, objectives, characteristics, components, and phasing.

1.5.5 Chapter 4.0: Environmental Analysis, Impacts, and Mitigation Measures

Chapter 4.0 includes an analysis of the project's environmental impacts. It is organized into topical sections, including: Aesthetics, Air Quality, Biological Resources, Climate Change, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Public Services and Utilities, and Traffic and Circulation. The environmental setting discussions describe the "existing conditions" of the environment on the project site and in the vicinity of the site as they pertain to the environmental issues being analyzed (Section 15125 of the CEQA Guidelines). A summary discussion of effects found not to be significant and, therefore, not included in the DEIR analysis is also included in the beginning of the chapter.

The project impact discussions identify and focus on the significant environmental effects of the proposed project. The direct and indirect significant effects of the project on the environment are identified and described, giving due consideration to both the short-term and long-term effects, as necessary (Section 15126.2[a] of the CEQA Guidelines).

The discussions of mitigation measures identify and describe feasible measures that could minimize or lessen significant adverse impacts for each significant environmental effect identified in the DEIR (Section 15126[c] of the CEQA Guidelines). The level of significance after mitigation is reported in each section. Unavoidable adverse effects are identified where mitigation is not expected to reduce the effects to insignificant levels.

1.5.6 Chapter 5.0: Cumulative Impacts

Cumulative impacts are based on the impacts associated with build out of the project in combination with related impacts from other proposed or approved projects.

1.5.7 Chapter 6.0: Alternatives to the Proposed Project

In accordance with CEQA, the alternatives discussion in Chapter 6.0 describes a reasonable range of alternatives that could feasibly attain the basic objectives of the project and that are capable of eliminating any significant adverse environmental effects or reducing them to a level of insignificance.

1.5.8 Chapter 7.0: Long-Term Implications of the Project

Chapter 7.0 includes CEQA-mandated discussions required by Section 15126 of the State CEQA Guidelines (1) of the relationship between local short-term uses of the environment, (2) significant irreversible environmental changes that would result from implementation of the proposed project, and (3) growth-inducing impacts of the proposed project.

1.5.9 Chapter 8.0: Unavoidable Adverse Impacts

Chapter 8.0 describes those significant adverse environmental impacts for which either no mitigation or partial mitigation is feasible.

1.5.10 Chapters 9.0, 10.0, and 11.0

Chapters 9.0, 10.0, and 11.0 provide the organizations and persons contacted during preparation of the DEIR, the DEIR preparers and technical report authors, other experts included in preparation of the DEIR, and references.

1.6 ANTICIPATED PROJECT APPROVALS

1.6.1 Proposed County Actions

The following actions are contemplated by the County to implement the proposed project.

- 1. Certification of the Environmental Impact Report.**
- 2. Adoption of a Mitigation Monitoring Program.**
- 3. Consideration of Design Development Plans.** The project includes Riverside County Board of Supervisors approval of design development plans for the ECDC project.
- 4. Additional Permits and Approvals.** In addition to Actions 1 through 3 above, certain permits are required to implement the proposed project. They may include, but are not limited to, the following: ministerial permits/approvals and compliance reviews or inspections, such as National Pollutant Discharge Elimination System (NPDES) Permit compliance review; street work/street improvements; construction funding; approval of construction plans and contracts; service and utility provider agreements; and Air Quality Management District (AQMD) permits. The only potential responsible and trustee agency that was identified during the preparation of this document was the California Department of Corrections and Rehabilitation. All other approving agencies have minor approvals, which are identified in Table 3.E, Other Approvals.

1.6.2 Proposed California Department of Corrections and Rehabilitation Actions

After the County takes Actions 1 through 3 above, the California Department of Corrections and Rehabilitation (CDCR), as a responsible agency, will take actions pursuant to the State's Assembly Bill (AB) 900 Phase II process for the expansion of correctional facilities.

Questions regarding the preparation of this document and County review of the project should be referred to the following:

County of Riverside
Economic Development Agency
P.O. Box 725
Riverside, CA 92502
Email: RivcoECDCcomments@co.riverside.ca.us
Website: <http://RivCoECDC.org>

Table 2.A below shows the number of jail beds by facility in the County. All five of these existing jail and detention facilities have very limited opportunities for future expansion. The County jail system regularly experiences daily populations that exceed capacity, causing overcrowding and resulting in the early release of inmates.

Table 2.A: Corrections Bed Capacities

	General Housing	Medical Beds	RSAT Housing	Total Beds
Blythe Jail	115	0	0	115
Indio Jail	335	18	0	353
Smith Correctional Facility	1,464	0	64	1,520
Robert Presley Detention Center	752	55	0	807
Southwest Detention Center	1,096	15	0	1,111
TOTAL	3,754	88	64	3,906

RSAT = Residential Substance Abuse Treatment Program

2.3 CAPACITY NEEDS

In the last decade, Riverside County has experienced a 41 percent increase in population, resulting in a severely constrained local jail system. Based on population, bookings and the average length of stay of an inmate, the County is in immediate need of 1,463 additional beds. While already behind in beds, the impact of the Public Safety Realignment Act (commonly referred to as AB 109) has created a larger bed deficit. Since AB 109 went into effect, the jails in Riverside County have experienced substantial increase in inmate population. In the first week of January 2012, the jail population reached 96 percent of the systems maximum capacity of 3,906 beds, requiring the Sheriff's Department to initiate releases pursuant to a federal court order in order to relieve overcrowding. These types of releases have continued since that time. In 2012, 6,990 inmates were released per the federal court order.

2.3.1 AB 109

In 2011, Governor Brown signed AB 109 and AB 117, historic legislation that has reduced the strain on the burgeoning State prison system. It is the cornerstone of California's solution for reducing the number of inmates in the State's 33 prisons to 137.5 percent of design capacity by June 27, 2013, as ordered by the Three-Judge Court and affirmed by the U.S. Supreme Court. All provisions of AB 109 and AB 117 are prospective, and implementation of the 2011 Realignment Legislation began October 1, 2011. In November 2012, California voters approved Governor Brown's Proposition 30, which created a constitutional amendment that protected ongoing funding to the counties for Realignment. The amendment prohibits the Legislature from reducing or removing funding to the counties.

AB 109 mandates non-violent, non-serious, and non-sex offenders serve their sentence in county jails instead of State prisons. The law includes provisions to allow counties to contract beds with the State to house local offenders. However, until the State prison system meets the court-ordered reduction in population, the State will not enter into any contracts.

Under AB 109:

- No inmates currently in State prison have been or will be transferred to county jails.
- No inmates currently in State prison will be released early.
- All felons sent to State prison will continue to serve their entire sentence in State prison.
- All felons convicted of current or prior serious or violent offenses, sex offenses, and sex offenses against children will go to State prison.

There are nearly 70 additional crimes that are not defined in the Penal Code as serious or violent offenses but, at the request of law enforcement and district attorneys, were added as offenses that would be served in State prison rather than in local custody.

2.3.2 Projected Capacity Needs

In the 2005 Riverside County Correctional Facilities Master Plan, a formula was established using the County population, arrests per population, and Average Length of Stay (ALOS) to determine the total number of new beds needed. The 2011 Riverside County Correctional Needs Assessment used the same formula with current year statistics to calculate the current need of 1,463 new beds. County population projections increased the bed need to 2,088 in 2015 and 2,557 in 2020.

The ALOS of an inmate in custody is used to determine the number of jail beds needed currently and for future planning. The Jail Information Management System (JIMS) tracks all inmates processed through the Riverside County Jail system. JIMS calculates the ALOS by determining the time in custody for every inmate released from custody over a specific time frame. For Fiscal Year 2010/11, JIMS calculated the ALOS for Pre-Trial inmates (every inmate not sentenced to County jail) was 10.4 days. The ALOS for sentenced inmates was 52.0 days. Averaging the above two calculations, the ALOS for the jail population was 31.2 days.

AB 109 has had an immediate impact on the capacity of Riverside County's incarceration system. Inmates who prior to AB109 would have gone to State prison to serve their sentences are now remaining in local jails. Riverside County is the fourth largest County contributor of inmates to the State prison system. In the 2011 Correctional Facility Needs Assessment, Fiscal Year 2010/11 statistics for new commitments and parole violators sent to State prison and length of sentence calculations were used in order to project the impact of AB 109. AB 109 will potentially result in approximately 2,511 additional inmates to be held in county jail per year. The beds needed to house AB 109 inmates are above and beyond the total number of beds already needed based on the population and booking. Based on current stats and projections in 2015, Riverside County will need roughly 4,600 additional new jail beds in order to handle the jail population and nearly 5,100 beds by the year 2020. Refer to Table 2.B.

2.3.3 Early Releases as a Result of the Federal Court Order

According to the Correctional Facilities Master Plan (County of Riverside, October 25, 2005), Federal Court Order SA-CV-93808 HAS (RWRx) was the result of lawsuits by inmates at a time when many jail housing units were holding significantly more inmates than they were designed to

Table 2.B: Projected Capacity Needs

Year	Population 18-69- Year-Olds	100,000 Population	Bookings per 100,000 Total Arrests ¹	Actual Bookings, All Facilities	ADP Based on ALOS 31.2 Days (actual in 2010-2011)	Actual ADP	Total # of General Housing Beds by Year ²	Number of Beds Needed with ALOS 31.2	AB 109 Impact – Total Number of Beds Needed
2010	1,371,067	13.71	61,012	54,527	5,215	3,319	4,041	1463	1,463
2015	1,527,502	15.28	67,974	65,891	5,810	N/A	3754	2,088	4,599
2020	1,650,579	16.51	73,451	77,751	6,279	N/A	3754	2,557	5,068

Source: Riverside County Sheriff's Department (2012).

¹ Actual booking of felonies and misdemeanors in 2010 was 3,977. Average booking of felonies and misdemeanors was 4,450.

² The total number of beds per year does not include medical or Residential Substance Abuse Treatment Program beds. Year 2010 includes the 582-bed increase at SCF; years 2015-2020 reflect the loss of 289 beds when Riverside Old Jail was closed.

AB = Assembly Bill

ADP = Average Daily Population

ALOS = Average Length of Stay

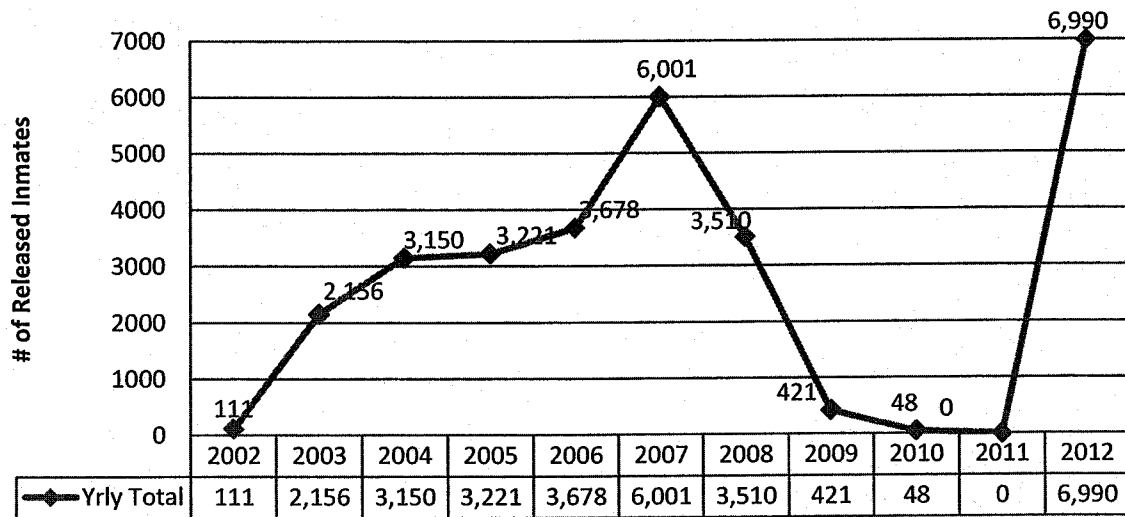
hold. The court order stated that inmates cannot be housed if they do not have a bed and a mattress. The order included provisions for the release of inmates or refusal to accept arrestees when any jail or housing unit is over 90 percent capacity. Although the County has been under the court order since December 3, 1993, the volume of releases was relatively low until 2002, when available bed capacities, alternatives to incarceration, and work release programs reached maximum capacities. If new bookings cannot be housed, they are released based on an evaluation system of inmate categories. Inmates are considered for release in order of priority. The total number of federal releases between 2002 and 2012 is shown in Figure 2-1, and Table 2.C, Inmates Released, describes the categories of inmates released.

2.3.4 Limited Expansion Opportunities of Existing Jails

The County has recognized the need for jail expansion in "Strategic Vision: A Long-Range Service Plan" (1998). The County has consistently been evaluating opportunities and implementing expansions where feasible at each of the five existing jail facilities.¹ SCF had a 240-bed addition completed in 2006 and an additional 582 beds on a 10-acre (ac) area in 2010, which ostensibly built out the site without requiring demolition of existing buildings. The Southwest Detention Center (SWDC) 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. The site in Indio, however, was uniquely situated to provide an opportunity for expansion. The Indio Jail is one of the smallest jails within Riverside County with only 353 beds. The current facility is also overcrowded, lacking in kitchen facilities and deficient per Titles 15 and 24 standards in several areas. Despite these issues, the facility is located at a strategic location adjacent to the Larson Justice Center and is best suited for expansion to create additional beds. This is the reason why the Indio site was chosen for proposed expansion.

¹ RPDC was considered for a 1,600-bed expansion. However, in the 2011 Needs Assessment (Section 11), RPDC was identified as the fourth priority to expand. The impact to the Sheriff functions located in the Criminal Justice Building would be substantial as temporary facilities would be required while construction occurred. The impacts to operations made this option less than optimal.

Federal Releases 2002- 2012



Source: Riverside County Sheriff's Department, from Headcount Management Unit (March 2013).

Figure 2-1: Federal Releases, 2002–2012

Table 2.C: Inmates Released, 2002–2012

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012*	Total
Unsentenced, Misdemeanor	16	193	321	219	397	383	53	1	0	0	0	1,583
Sentenced, Misdemeanor	62	615	919	787	405	375	123	0	8	0	0	3,294
Unsentenced, Felony	3	37	13	292	796	3,600	2,665	304	0	0	2,027	9,737
Sentenced, Felony	30	1,311	1,897	1,923	2,080	1,643	669	116	40	0	4,963	14,672
Total for Year	111	2,156	3,150	3,221	3,678	6,001	3,510	421	48	0	6,990	29,286

Source: Riverside County Sheriff's Department, from Corrections Headcount Management Unit (March 2013).

* As of 2012, Federal Release categories are no longer separated by Unsentenced/ Sentenced Misdemeanor or Felony. Only unsentenced or sentenced inmates.

2.3.5 Previously Proposed Capacity Improvements

In 2010, the County of Riverside proposed a new Regional Detention Center (RDC) in the Whitewater area, in unincorporated Riverside County along Interstate 10 (I-10), west of the proposed ECDC location. The proposed RDC was situated to provide capacity in a location where inmates could easily be transported to courts. The proposal included a first construction phase of up to 2,000 beds and a long-term build out maximum capacity of 7,200 beds. Due to public controversy and funding issues, the proposed RDC was shelved, but the County remains in search of long-term solutions to its jail capacity needs. Therefore, a similar facility could be proposed in the future to meet those needs, but none is presently planned.

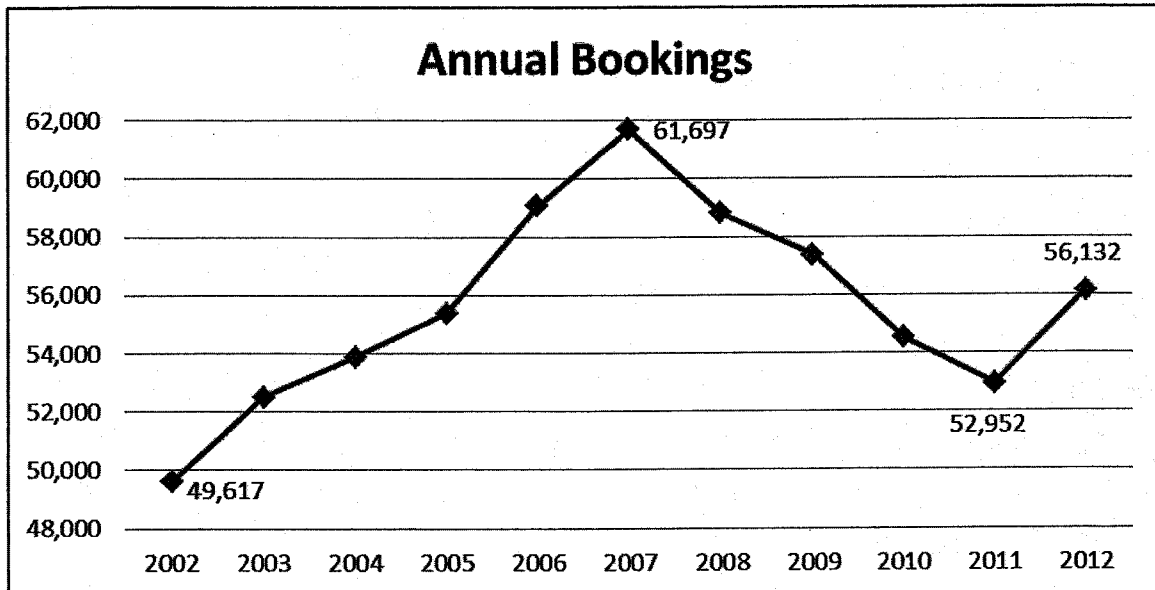
2.3.6 Variables Affecting System Capacity

From 2002 to 2007, annual bookings steadily increased in correlation to rapid population increases within Riverside County. Beginning in 2008 and through 2011, annual booking rates began to decline. This decline was attributed to a combination of factors, including, but not limited to, more proactive policing and crime prevention programs, a significant slowing of the population growth due to the national recession, and increased efficiencies in court processing.

In 2012, as a result of AB 109 changes in felony sentencing laws, annual bookings rose to 56,132, a sharp increase of 6 percent. Refer to Figure 2-1. In response to the overcrowding issues caused by increased bookings, the Sheriff has been forced to initiate federal releases. These inmates, released early with no supervisory oversight, tend to recidivate due to the fact there are no real crime deterrents in effect, as the jails do not have the capacity to hold them.

Changes in Sentencing Requirements. Crime legislation (that changed crime classifications or mandatory sentencing) has impacted the County's jail system capacity. The following crime legislation impacted the County's correctional facilities:

- AB 109 (Public Safety Realignment, October 2011) changed the sentencing requirements of a felony. Under AB 109, inmates who are sentenced on a felony non-violent, non-serious, non-sexual crime will now serve their sentence in the county jails in lieu of State prison. In addition, AB 109 effectively created three new penal codes for holding inmates: 1170(h) PC, which allows an inmate to serve a felony sentence in a county jail; 3454 PC (Flash Incarceration), which allows Probation Department to place an inmate in custody from 1 to 10 days on a violation; and 3455 PC (Post-Release Community Supervision, or PRCS), which allows the Probation Department to hold an inmate found in violation of his PRCS terms in custody for up to a maximum of 180 days. A fourth penal code, 3056 PC (Parole Hold), was altered to require inmates to serve their time on a violation in a county jail in lieu of State prison.
- Proposition 36 (November 2000) significantly changed the prosecution for narcotics offenses. This proposition also resulted in a rehabilitation incentive. If, after two drug-related violations, a third violation is proven, the defendant faces sentencing under the pre-Proposition law, which allows incarceration for 1 to 3 years.



Source: Riverside County Sheriff's Department, March 2013.

Figure 2-2: Annual Bookings, 2002-2012

- Proposition 21 (March 2000) changed the categories of criminal prosecutions by expanding the list of serious and violent felonies.
- Proposition 184 (the "Three Strikes law," March 1994) dramatically increased sentences for repeat offenders with one or more serious or violent felony convictions on their record.

Overcrowding of the State Prison System. One variable affecting local jails is the overcrowded¹ State prison system and the cost to incarcerate its inmates. The overcrowded prison system has already affected local jails. Through AB 109, this issue is recognized as an impact to local jails and provides funding to local jurisdictions to house certain inmates who would otherwise be sent to State prison. This population creates more pressure on local jails as discussed earlier.

¹ On February 9, 2009, a special federal three-judge panel issued a tentative ruling indicating that State prisoners were being held in conditions that violated their constitutional rights concerning access to mental and physical healthcare. The panel identified overcrowded conditions as the underlying cause. The panel stated its intention to adopt an order requiring the State to develop a plan to reduce the prison population to between 120 and 145 percent of the prisons' design capacity within 2 or 3 years, including releases. Estimates quoted in the media suggest that this could result in the release of between 37,000 and 58,000 prisoners. This tentative ruling is refuted by the Governor and the California Department of Corrections and Rehabilitation (CDCR) and may be appealed once the final ruling is issued. Recent hearings before the panel indicate that a final ruling is still forthcoming with progress on inmate reduction happening slower than originally anticipated.

2.3.7 Impacts of Inmate Classification on Jail Capacity¹

Prior to being assigned to a housing unit, all inmates are interviewed by trained classification officers to determine an appropriate housing unit assignment. The three classification codes are: General Population, Protective Custody, and Administrative Segregation. Classification is based on many factors including:

- Type of offense
- Criminal history/sophistication
- Age
- Gender
- Medical conditions
- Propensity for aggressive behavior
- Security requirements

Classification levels were redefined in response to increases in the criminal sophistication of the inmates in Riverside County jails. Whereas the felony population once was a small percentage, it now represents 90 percent of the inmate population. In order to protect one classified group from another with the necessary separation requirements, detention facilities cannot utilize all of the available beds. As such, the average daily population is always less than the total available beds.

Because of the segregation requirements and the movement of inmates, the inmate population at any given time in any given facility is always changing. This requires creative management of the inmate population by corrections staff. Transfer of inmates to other facilities is usually due to available bed space, reclassification, or court appearances. Due to the majority of inmates being unsentenced in the County corrections system, inmates are constantly being transferred in and out of their assigned facility. As many as 400 inmates are transported on a daily basis from the five correctional facilities to the local courts, medical facilities, and other detention facilities. On average, 60 to 70 percent of all inmates are transferred during the course of their incarceration. Additionally, prior to the implementation of AB 109, approximately 100 inmates were transferred to State prison every week. Since AB 109, this number has declined to 30 inmates per week.

The County's classification system affects the County's ability to increase jail bed capacity at existing facilities because sufficient beds are needed in each classification in order to accommodate the safety and security needs of inmates as they move through the judicial process. In addition to the standard cell types, there are temporary holding cells that accommodate bookings and inmate transfers to other County detention facilities, to courts, or to the State; medical cells; sobering cells; mental health cells; and negative pressure cells.

¹ Excerpted from the Riverside County Sheriff's Department from Correctional Facilities Master Plan (October 2005), p. 76-77.

2.4 ALTERNATIVES TO INCARCERATION

The County currently has programs in place that serve as alternatives to incarceration. It should be noted that while these are considered as alternatives to incarceration, these programs are currently being relied upon as an integral part of the County's criminal justice system. Most of these programs are utilized to the maximum capacity. Considering the limited resources available for such programs, they are not expected to expand substantially. Inmates are carefully screened for eligibility to participate in these alternative programs. All alternatives are considered prior to the decisions of early releases. Alternatives to incarceration include:

- **Work Release Program:** The Work Release Program (WRP) is designed to allow certain sentenced inmates the opportunity to work at various sites throughout the County, in lieu of incarceration. The program not only offers an alternative to incarceration, but also assists in reducing overcrowding in the County jail system.
- **Full- and Part-Time Supervised Electronic Confinement Program (SECP):** SECP offers a safe, cost-effective alternative for selected minimum-security, low-risk, nonviolent offenders by monitored electronic home confinement. Recently, post-arraigned inmates who have not been sentenced have been allowed the opportunity to participate in SECP in order to relieve overcrowding issues in the jail system.
- **Fire Camp:** Currently, the Riverside County Sheriff's Department is working with the California Department of Corrections and Rehabilitation (CDCR) to transition certain qualified inmates to CDCR Fire Camps. Fire Camps allow the inmate population to serve out their sentences in service to the community, while learning valuable workforce experience and abilities.

While these alternatives do offer some relief in terms of jail overcrowding, they cannot provide enough relief to the jail system to be used entirely in lieu of incarceration because the participants are low-risk offenders, primarily misdemeanants, and, as such, do not represent the majority of inmates. As previously discussed, the majority of the current jail population comprises felony offenders who would not be eligible for these alternatives to incarceration. In addition, the candidates for these programs often meet the criteria for early release and, thus, do not have to participate in an alternative to incarceration program. Therefore, both the efficacy and the operation of these programs have been eroded due to the County's prioritizing needed jail beds for higher-risk offenders because the lower-risk offenders know they are likely to be eligible for early release.

2.5 FUNDING

2.5.1 AB 900 Phase I

In 2007, Governor Arnold Schwarzenegger signed AB 900 to create a funding program based on collaborative opportunities for the State and counties/cities to add capacity to and improve local and State detention facilities, including reentry facilities. The County of Riverside did not apply for AB 900 Phase I funding and elected to wait for Phase II funding.

2.5.2 AB 900 Phase II

On April 4, 2011, the Governor signed the 2011 Realignment Legislation Addressing Public Safety (AB 111, Chapter 16, Statutes of 2011). Subsequently, the Governor signed AB 94 (Chapter 23, Statutes of 2011) on May 9, 2011, with additional provisions for the 2011 Realignment Legislation Addressing Public Safety. Both AB 111 and AB 94 amended the provisions of the second phase of jail construction financing originally outlined in AB 900, with AB 111 specifically authorizing access to Phase II financing. Both of these bills had an effective date of October 1, 2011, concurrently with AB 109 (Chapter 15, Statutes of 2011), providing for a fundamental realignment of responsibilities for lower-level offenders and adult parolees from State to local jurisdictions. The County submitted a Request for Applications (RFA) pursuant to Phase II of the AB 900–Jail Construction Financing Program. Up to \$602,881,000 in Phase II jail construction financing authority was conditionally available at the time. For large counties such as Riverside County, a maximum funding amount was established at \$100 million.

Riverside County received a conditional award of \$100 million dollars in AB 900 Phase II funding in order to expand the existing Indio jail located in the eastern portion of the County. The proposed expansion project has a total budget of approximately \$237 million dollars, which includes \$137 million in local funds.

3.0 PROJECT DESCRIPTION

3.1 PROJECT LOCATION AND EXISTING SETTING

The project site is located at 46057 Oasis Street in the City of Indio (City), at the intersection of Highway 111¹ and Oasis Street. There are two sites involved, Site A, the existing 7.5-acre (ac) civic building site housing the jail, the County of Riverside (County) Administrative Center (CAC) Building, the Law Library building, the courts, and accompanying surface parking lots; and Site B, the 5.5 ac surface parking lot located across from the jail site diagonally southeast across Oasis Street and immediately south of the Larson Justice Center courthouse. The project site is accessed from Highway 111, and regional access is provided via Interstate 10 (I-10). The area is urban and includes various government buildings, residential, a mobile home park, commercial buildings, and regional fairgrounds/event space surrounding the site. Refer to Figure 3-1 for the project vicinity and location map. Refer to Figure 3-2 for the aerial photograph of the existing site and identification of the two sites of the proposed ECDC project. Due to the number of figures and in order to enhance the readability of this EIR, all figures are located at the end of each chapter or section.

There are 10 existing structures/uses on the two sites, which are described in Table 3.A below and shown in Figures 3-3 through 3-8. The total building floor space square footage is estimated to 186,915 square feet (sf). There are an estimated 350 employees on site. Approximately 270 of those employees (that are not associated with the jail) are scheduled to be relocated by fall 2013. The majority of operations on site occur Monday through Friday between 7:00 a.m. and 6:00 p.m., with the exception of the existing jail, which operates on a 24-hour basis. Structures/uses Nos. 1-9 are located on Site A. Referenced use No. 10, the Southeast Parking Lot, is situated on Site B.

3.1 PROJECT BACKGROUND

As discussed in Chapter 2, the necessity of the proposed ECDC project was borne out of an already existing shortage of incarceration space (i.e., beds) in Riverside County and the unsuccessful effort to establish a regional detention center to bring more jail beds on-line in the near future. 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 [AB] 109), the immediate jail bed need has increased even more.

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

¹ West of the project site, Highway 111 follows the alignment of Avenue 46 and then curves south to join the Avenue 47 alignment, then curves north and resumes the Avenue 46 alignment continuing east past the project site. To avoid confusion, Highway 111 will be referred to only by this term. Where Avenues 46 or 47 are mentioned throughout this report, they will refer to areas that are not part of the Highway 111 alignment.

Table 3.A: Existing Structures and Uses

Reference Number and Title	Size and Description
1. Indio Jail	0.89 ac, multi-level structure, includes: 353-bed jail housing unit, intake, inmate visiting, underground tunnel under Oasis Street to Larson Justice Center
2. County Administrative Center (CAC) Building	84,435 sf, four stories, currently housing administrative offices of District Attorney, Public Defender, Assessor-County Clerk-Recorder
3. Court Annex	17,633 sf, single-story structure, currently housing Courtroom 1A, pre-trial services – Probation, court file storage, Public Defender – Capital Defender’s Office
4. Courtroom Department 1B and Small Claims Court	6,670 sf, single-story structure, Courtroom 1B and small claims/probate filing and support staff
5. Law Library	36,186 sf, four stories, housing Courtrooms 1C and 1D, administrative offices for County Counsel, Economic Development Agency/Facilities Management – Custodial Division, Public Defender Investigations, District Attorney offices
6. Communications Building and 800 megahertz (Mhz) Tower	2,092 sf, housing support infrastructure for communications and 800 Mhz tower
7. Generator 1 Building	1,000 sf, housing Generator 1 and electrical infrastructure
8. North Parking Lot	Surface parking lot on northwest side of Site A
9. South Parking Lot	Surface parking lot on south side of Site A
10. Southeast Parking Lot (Site B)	Surface parking lot southeast of the jail site across Oasis Street

Source: Riverside County Economic Development Agency, Real Estate, Tonja Acosta, Administrative Services Analyst, March 2013.

ac = acres

sf = square feet

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. Once the proposed ECDC project is complete, these inmates would remain housed at the ECDC and, therefore, not require transportation services.

3.2 PROJECT OBJECTIVES

The California Environmental Quality Act (CEQA) Guidelines Section 15126.6(c) requires that the Environmental Impact Report (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 provided:

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 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.

3.3 PROJECT DESCRIPTION

The County proposes a 1,626-bed facility, of which 1,273 beds will be new, to replace the existing Indio jail. The construction of the ECDC 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.

The proposed site plan is shown in Figure 3-9. The site plan consists of the following components:

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

- 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.
- A secure vehicle sallyport 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 appearance 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.
- 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.
- Administrative Office space would be included to accommodate additional staff including, command staff, accounting staff, training staff, and other necessary support positions.
- 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 ECDC and other government facilities in the area.

3.3.1 Construction

Construction of the proposed ECDC project will include the following elements:

- **List of Equipment:** Backhoes, excavators, graders, dozers, loaders, cranes, concrete redi-mix trucks, dump trucks, fork lifts, watering trucks, concrete pumps, troweling machines, and jack-hammers. Typical of heavy construction duration, many of these could be in use from early to late in the construction schedule.
- **Piles:** Pile drilling will be the technique used for construction.
- **Grading:** Both Sites A and B would be re-graded; all ground-level surface materials would be removed; lower-level basements would be excavated after the demolition of the existing buildings; and the finish grades of hard and soft-scape surfaces would be established to accommodate the new buildings.
- **Import/Export:** 64,818 cubic yards (cy) export; no import.
- **Concrete:** No concrete batch plant is anticipated; all redi-mix concrete trucked into site.
- **Hours of Construction:** City of Indio Construction Noise Policy.

3.3.2 Grading, Demolition and Construction Phasing Plan

Implementation of the project will include both demolition of existing structures and parking lots and construction of the new facilities. Figure 3-10 shows the demolition and construction phases. The proposed ECDC project is estimated to take approximately 36 months to complete. The construction will commence with demolition of the Law Library, the CAC Building, and the connector corridor to the existing jail in November 2013. The ECDC project will be completed with the demolition of the

old jail and construction of the on-site parking lot on the northeast corner of the detention center site in November 2016.

3.3.3 Staffing, Operations, and Visitation

Jails operate on a 24-hour-per-day basis, 7 days per week. However, many jail operations only occur during the daytime. Therefore, the majority of staff is on site during the daytime. It is estimated that the ECDC will have a total staff of 341, but they will not be on site at the same time. Table 3.B shows the shift times and staffing.

In addition, visitors (family members, attorneys, counselors/therapists, etc.) would be allowed on site daily. The facility has been designed to utilize a state-of-the-art video visitation system. A public visitation center will be built adjacent to the public lobby. Within the housing units, video visiting consoles will be provided in each dayroom. The video visitation system will utilize monitors that supply audio and video connections between the public visitation center and the housing unit. This type of visitation limits the need for inmate movement within the facility and allows for more services to be provided within the housing units. Private attorney video visitation booths will be included in the public visiting area. Within the housing units, private visitation booths are provided for the inmates.

Visitation will be offered 7 days per week with approximately nine 45-minute visiting sessions offered each day. Visits will occur in the morning, afternoon, and evening. In order to project the number of public visiting due to the increased inmate population, the current facility visiting averages were extrapolated to calculate the projected visitation average. The ECDC is expected to average about 177 visits per day, which equates to approximately 20 visits per session.

The Sheriff's Department is currently evaluating a web-based video visitation system. This system would allow both the public and attorneys to visit via the web instead of physically traveling to the detention facility. The Sheriff's Department expects the web-based system to be in place before construction of the ECDC is complete; therefore, it is anticipated that the number of on-site visits will be reduced.

3.4 DETAILED SITE PLAN DESCRIPTION

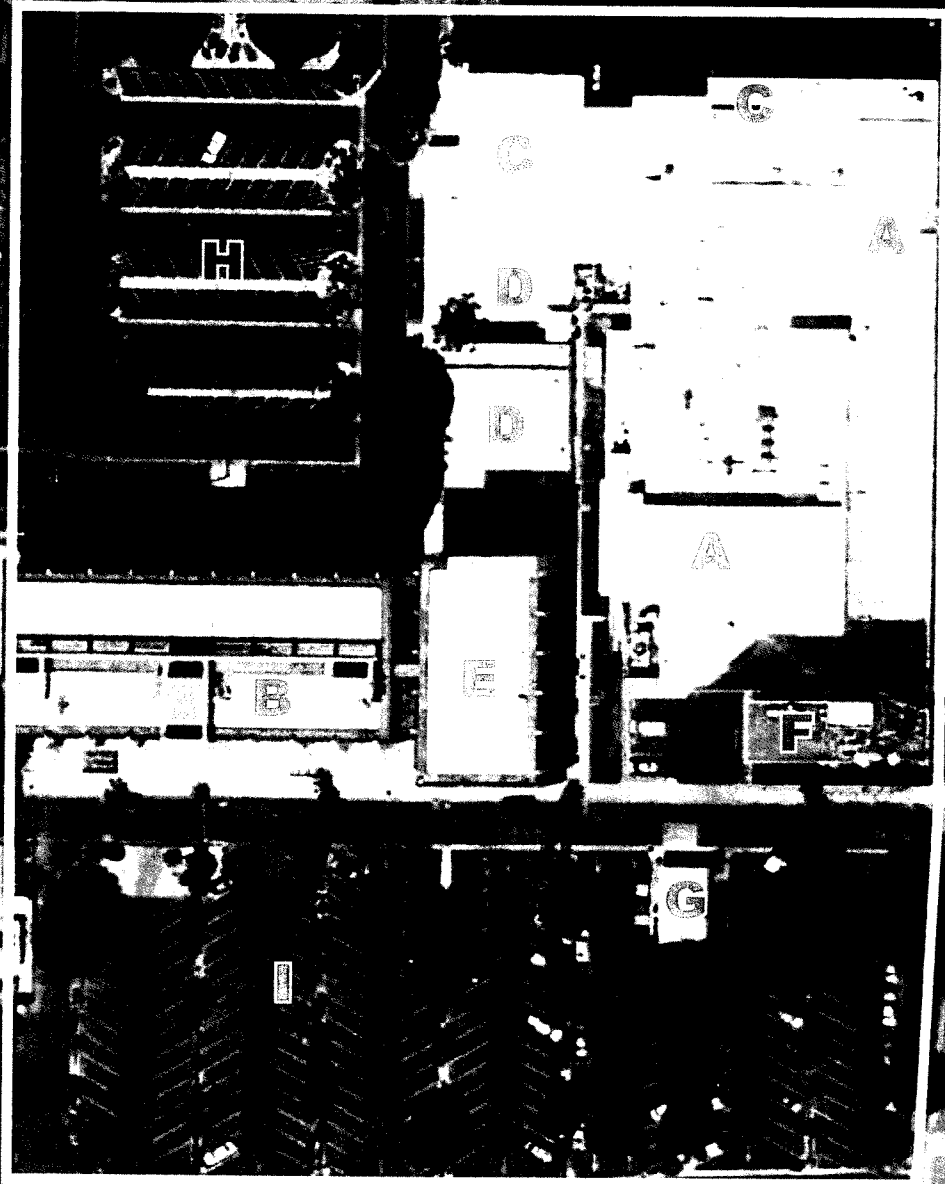
3.4.1 Design Concept

The proposed ECDC has three main components: (1) a four-level housing structure; (2) a two-level Support Building with both secure and public spaces; and (3) a parking structure to serve the detention center and adjacent County facilities. The concept plans are shown on Figures 3-11 and 3-12, and elevations for the proposed parking lot are shown on Figure 3-13.

The design takes these three different building types and creates a unified site composition on a relatively compact site. Because of the high visibility and importance of the location, particular care has been taken to design a detention facility that will appear in context with the commercial area of downtown Indio.

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HIGHWAY 111



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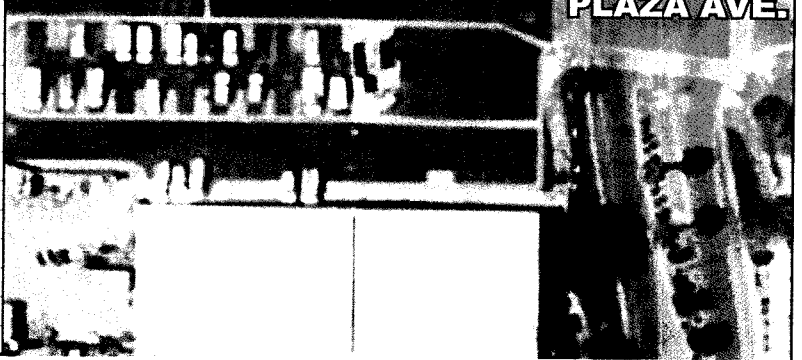
PLAZA AVE.

LEGEND

Project Area

Reference Number and Title

- A. Indio Jail
- B. County Administrative Center (CAC) Building
- C. Court Annex
- D. Courtroom Department 1B and Small Claims Court
- E. Law Library
- F. Communications Building and 800 megahertz (Mhz) Tower
- G. Generator 1 Building
- H. North Parking Lot
- I. South Parking Lot



LSA

FIGURE 3-3



0 50 100
FEET

SOURCE: Bing (c. 2010)

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East County Detention Center
Site A Existing Buildings

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old jail and construction of the on-site parking lot on the northeast corner of the detention center site in November 2016.

3.3.3 Staffing, Operations, and Visitation

Jails operate on a 24-hour-per-day basis, 7 days per week. However, many jail operations only occur during the daytime. Therefore, the majority of staff is on site during the daytime. It is estimated that the ECDC will have a total staff of 341, but they will not be on site at the same time. Table 3.B shows the shift times and staffing.

In addition, visitors (family members, attorneys, counselors/therapists, etc.) would be allowed on site daily. The facility has been designed to utilize a state-of-the-art video visitation system. A public visitation center will be built adjacent to the public lobby. Within the housing units, video visiting consoles will be provided in each dayroom. The video visitation system will utilize monitors that supply audio and video connections between the public visitation center and the housing unit. This type of visitation limits the need for inmate movement within the facility and allows for more services to be provided within the housing units. Private attorney video visitation booths will be included in the public visiting area. Within the housing units, private visitation booths are provided for the inmates.

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The Sheriff's Department is currently evaluating a web-based video visitation system. This system would allow both the public and attorneys to visit via the web instead of physically traveling to the detention facility. The Sheriff's Department expects the web-based system to be in place before construction of the ECDC is complete; therefore, it is anticipated that the number of on-site visits will be reduced.

3.4 DETAILED SITE PLAN DESCRIPTION

3.4.1 Design Concept

The proposed ECDC has three main components: (1) a four-level housing structure; (2) a two-level Support Building with both secure and public spaces; and (3) a parking structure to serve the detention center and adjacent County facilities. The concept plans are shown on Figures 3-11 and 3-12, and elevations for the proposed parking lot are shown on Figure 3-13.

The design takes these three different building types and creates a unified site composition on a relatively compact site. Because of the high visibility and importance of the location, particular care has been taken to design a detention facility that will appear in context with the commercial area of downtown Indio.

Table 3.B: Staffing and Operations

Section	Hours	Number of Staff	Day of Week	Schedule Type ¹	
Administration	07:30–17:00	19	Monday–Friday	9/80	
Business Office	05:45–18:15	8	Sunday–Saturday	12/84	
	17:45–06:15	8	Sunday–Saturday	12/84	
	10:45–23:15	5	Sunday–Saturday	12/84	
	07:30–17:00	1	Monday–Friday	9/80	
Security – Floor Operations	05:45–18:15	55	Sunday–Saturday	12/84	
	17:45–06:15	55	Sunday–Saturday	12/84	
	07:30–17:00	1	Monday–Friday	9/80	
Kitchen	02:00–11:00	14	Sunday–Saturday	9/80	
	10:00–19:30	20	Sunday–Saturday	9/80	
	07:30–17:00	2	Monday–Friday	9/80	
Warehouse/Support Services	06:00–15:00	3	Monday–Friday	9/80	
	08:00–17:30	7	Monday–Friday	9/80	
Medical and Mental Health	07:00–19:00	19	Sunday–Saturday	12/84	
	19:00–07:00	8	Sunday–Saturday	12/84	
	15:00–23:00	1	Monday–Friday	5/8	
	08:00–17:00	7	Monday–Friday	5/8	
Maintenance	07:00–17:00	5	Monday–Friday	9/80	
	07:00–17:00	1	Saturday–Sunday	9/80	
Transportation	02:30–10:30	1	Monday–Friday	5/8	
	04:00–12:00	15	Monday–Friday	5/8	
	06:30–14:30	5	Monday–Friday	5/8	
	07:00–16:00	3	Monday–Friday	5/8	
	09:00–17:00	1	Monday–Friday	5/8	
	09:30–17:30	5	Monday–Friday	5/8	
	12:00–20:00	15	Monday–Friday	5/8	
	02:30–10:30	1	Monday–Friday	9/80	
	06:00–15:00	1	Monday–Friday	9/80	
	07:00–16:00	2	Monday–Friday	9/80	
	11:00–20:00	1	Monday–Friday	9/80	
	Inmate Classification	05:45–18:15	6	Sunday–Saturday	12/84
		17:45–06:15	6	Sunday–Saturday	12/84
10:00–20:00		1	Sunday–Saturday	12/84	
07:30–17:00		11	Monday–Friday	9/80	
03:00–12:00		1	Monday–Friday	9/80	
07:00–15:00		7	Sunday–Saturday	5/8	
15:00–23:00		7	Sunday–Saturday	5/8	
Inmate Programs	07:30–17:00	11	Monday–Friday	9/80	
TOTAL		341			

Source: Riverside County Sheriff's Department, February 2013.

Note: These are preliminary estimates for the staffing levels. Subsequent refinements will occur, and the staffing numbers may increase or decrease slightly.

- ¹ Schedule Types: 4/10 = Four 10-hour days per week (80-hour pay period)
 9/80 = Four 9-hour days per week + one 8-hour day every other week (80-hour pay period)
 12/84 = Three 12-hour days per week + one 12-hour day every other week (84-hour pay period)
 5/8 = Five 8-hour days per week (80-hour pay period)

The site plan will locate the highest and most imposing part of the program, the four-level Housing Building, to the south of the site, and as far as possible from the main public viewpoint from SR-111. This will reduce the perceived scale of the building, which is further mitigated by the two-level Support Building in the foreground. This stepped layer concept will continue with a series of site security walls and architectural details surrounding the Support Building, as well as a layer of climate appropriate landscaping.

Due to the secure design, the exterior enclosure will require few openings. In order to make the facilities less institutional in appearance, the design of the exterior will take maximum advantage of the few opportunities to break the secure shell. While most of the enclosure is closed and solid, office spaces and public circulation will allow varying levels of openness. Three exterior wall-type strategies are used where appropriate: closed, screened and open. Closed walls will consist of concrete panels; open walls will consist of glazing with sun control devices; and screened walls will consist of a mix of concrete panels and glass. The composition of these exterior enclosure types will be a balanced adaptation depending on location and appropriateness. The building will be significantly more open at the most public northeast corner of the site.

The wall systems will have a common module and pattern, derived from key attributes of climate control as well as construction practice. Because the exterior enclosure is supported by the concrete slabs at each level, the wall systems will have a consistent floor-to-floor module. The width of the panels will vary, based on requirements of the interior and degree of openness/screen appropriateness. A consistent architectural appearance/repetition will be used to unify the building exterior. Large areas of glass on the Support Building's east and west facades will contribute to the vertical module and be expressed with sun shading fins.

Overall the composition will express a secure building that does not look overly institutional or like an incarceration structure and which will allow for blending in with the other civic uses of the area in the City of Indio. In addition, the design will maintain the existing tunnel access to the Larson Justice Center courts, maintaining safe and efficient access between the detention center and the courts.

Table 3.C below shows the site's square footage.

Table 3.C: Proposed Square Footage

	Site Coverage Area (sf)	Total Floor Area (sf)
Housing Building (Site A)	69,813	355,512
Support Building (Site A)	58,324	205,291
Parking Structure (Site B)	129,800	N/A
Total	257,937	560,803

Source: HOK and Holt Architecture, 2013.

N/A = not available

sf = square feet

3.4.2 Housing Building

Housing Building attributes:

- The building will have a height of 96 feet (ft) and will have 355,512 sf of floor area.
- The building will be located on the south side of the site.
- Access will be provided through the Support Building directly adjacent to the north.
- The building exterior is to be precast concrete, with a storefront window wall system and sun shading elements. It will include horizontal accent banding expression of floor levels and at the top of the parapet. Metal frame screen elements will occur where the recreation yards are adjacent to the exterior building shell. Metal panels will enclose mechanical penthouses.
- The palette will be compatible with that of other buildings throughout the site.

Housing Building departmental functions:

- A total of 388 inmates will be housed per floor divided into two housing units per floor with one control room per housing unit.
- Support functions will be provided at every housing floor including classrooms, a medical clinic, interview rooms and office space.

3.4.3 Support Building

Support Building attributes:

- The building will have a height of 52 ft and will have 205,291 sf of floor area.
- The building will be divided into three floors, with one level below grade.
- The building will be located on the northwest side of the site.
- The Support Building will provide access to the Housing Building to the south.
- There will be a staff entrance on the southeast face of the building.
- There will be a public entrance on the north face of the building. Visitor parking will be located directly to the east, connected by a covered walk.
- There will be an intake sallyport adjacent to the southeast side of the building with a staff entrance.
- There will be a transport sallyport adjacent to the southwest side of the building with a staff entrance.
- There will be a loading dock and service yard on the west side of the building.
- The building exterior is to be precast concrete, with a storefront window wall system with sun shading elements. It will include horizontal accent banding expression of floor levels and at the top of the parapet. Metal panels will enclose mechanical penthouses.
- The palette will be compatible with that of other buildings throughout the site.

Support Building departmental functions:

- Basement level functions will include the kitchen, central plant, maintenance, and staff services, including locker rooms and an exercise room. All deliveries to the kitchen will occur at the first floor loading docks located at the northwest side of the building.
- The first floor will contain Intake, Transport, and Release departments with associated administration spaces that support these departments. Transport vehicles will drop-off and pick-up at the enclosed, transport sallyport located at the west side of the building. All Intake vehicles will enter and exit into an enclosed intake sallyport located at the east side of the building. All secure, vehicular sallyports will be screened from public view. In addition, the first floor includes the public lobby with video visitation, warehouse, and laundry storage and sorting.
- The second floor will contain all jail administration offices and program/counseling offices. In addition, master control, staff dining, and briefing rooms will be located on this floor. The medical clinic with medical offices and a special-use housing unit will also be located on this level.

3.4.4 Parking Structure

The site for the parking structure will be Site B. The parking structure will consist of a three-level covered structure with photovoltaic (PV) panels on the roof to generate solar energy. The parking structure would have a general height of 24 ft with an additional 20 ft for elevator housing (44 ft at the highest point) and would include over 990 spaces providing additional staff and public parking for the ECDC and other County functions in the area. Site B is located adjacent to a mobile home park to the east and residences to the south. Both residential areas have a 6 ft block wall separating Site B from the residential uses. In order to lessen the intrusion of the three-level parking structure on the adjacent residential uses, the structure will be situated on Site B to afford the maximum amount of setback to these areas. The setbacks will also allow much of the existing landscaping to be preserved in place lessening any visual intrusion of the parking structure.

3.4.5 Landscaping and Buffering

Landscaping plans have been prepared for both Sites A and B. As mentioned in the previous section, much of the landscaping for Site B will utilize existing landscaping. Because Site A will need to be completely reconfigured, none of the existing landscaping on Site A will be preserved except for the area fronting Oasis Street. Figures 3-14 and 3-15 show the conceptual landscaping plans.

3.5 OTHER PROJECT IMPROVEMENTS

3.5.1 Utilities

As part of the project design, coordination with utilities must occur to ensure proper sizing of on-site connections, that appropriate capacity is available, and that timing of the utility needs are met. The County and its design team have coordinated with all local utilities that are listed in Table 3.D below.

Table 3.D: Utilities Coordination

Type of Utility or Service	Service Provider
Water (Potable, Fire, Irrigation)	Indio Water Authority
Wastewater	Valley Sanitary District
Natural Gas	Southern California Gas Company
Electricity	Imperial Irrigation District (IID)
Telecommunications	Verizon
Cable Services	Time Warner Cable
Data/Information Systems	Riverside County Information Technology

Source: Holt Architects, 2013.

Utility Connections.

Sanitary Sewer Line. The proposed housing and support buildings will have four sanitary sewer lines. These consist of three 4-inch sanitary sewer lines and one 8-inch sanitary sewer line. These sanitary sewer lines will converge into one 12-inch sanitary sewer line. The 12-inch sanitary sewer line will connect to the main sewer line on SR-111 owned by the Valley Sanitary District. The current 12-inch main sewer line on SR-111 does not have sufficient capacity on SR-111 to handle the proposed demand from the ECDC project. Therefore, the main sewer line on SR-111 will be upgraded by the Valley Sanitation District. The County will be working with the Valley Sanitation District on providing appropriate pro-rata contributions for the sewer line upgrade. This is discussed in more detail in Section 4.11, Public Services and Utilities.

Water Line. The proposed housing and support buildings will have one domestic water line and one fire suppression water line. One 8-inch domestic water line will connect to the main water line on SR-111. For fire suppression, a loop system will be used connecting to the main water line on SR-111 and on Oasis Street due to the higher water demand. Both the water mains on SR-111 and Oasis Street are owned and operated by the Indio Water Authority.

Storm Water Line. The proposed site storm drainage will consist of sheet flowing to proposed catch basins and bio-infiltration (bioswales). Storm water collected by the building and catch basin will be treated by a mechanical pre-treatment device and underground retention tank. An overflow pipe will be connected to the existing side opening catch basin located on Oasis Street.

Electrical Connection and Services. Based on coordination with the Imperial Irrigation District (IID), the proposed ECDC project will necessitate line extensions to the site, which will be made by IID pursuant to Regulations 15 and 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.

3.5.2 Off-Site Improvements

Off-site improvements include curb cuts, remedial grading, soil remediation, and driveway pavement resulting in minor encroachments onto public rights-of-way (Oasis Street and Plaza Avenue). No encroachments are anticipated to take place on privately-owned lands. In instances where encroachments will occur on public rights-of-way, the County will coordinate and process applicable grading and encroachment permits through the City.

3.6 SECURE DESIGN/OPERATION

The design of the facility will incorporate modern technology and security barriers/perimeters to allow for safe operation of the facility for staff and inmates, and for the security of the community to remain uncompromised. Through a combination of physical building components and state-of-the-art locking, communications, and monitoring systems, the environment of the ECDC will meet the highest standards in modern correctional design technologies to secure both the building and facility perimeters. The majority of services will be located within the inmate housing unit, which will minimize the need to move inmates within the facility. Inmates attending court at the Larson Justice Center will be moved via an underground tunnel and, therefore, remain within the secure detention perimeter. Vehicle sallyports (separated and secure access points) will allow inmates pending transfer to, or arriving from, another facility to be loaded and unloaded within the secure perimeter and out of the view of the public.

3.6.1 Physical Security Properties Incorporated into the Design

The ECDC will be a detention facility. In detention design, the building envelope will function as the ultimate security barrier keeping the inmate population contained. There would be no guard towers or double-fence designs incorporating coils of razor tape wrapping the perimeter of the entire facility. Only at significant vehicle access points where approaches to the buildings must be maintained will security sallyports with strong security fences be present.

The housing units where the inmates will spend the vast majority of their time are designed so that no exterior windows look to the outside perimeter of the property. Utilizing a rear-service chase design, the security enclosure of each cell will be behind an exterior wall. The exterior exercise yards incorporated as part of the housing units will include a woven steel rod barrier for air circulation at the upper portion of the rear wall. The lower 10 ft portion will be a solid concrete wall creating a visual barrier, screening inmates from public view.

The facility perimeter walls creating a barrier separating inmates from the outside of the facility will be maximum security level. These barriers will consist of concrete walls, grout-filled concrete block with steel reinforcement bars running both vertically and horizontally, and steel concrete-filled wall panels. Any penetrations or openings over 5 inches in size will be filled with tool-resistant steel barrier grilles. The fencing plan layout is shown in Figure 3-16.

3.6.5 Evacuation Procedures

In the event of an emergency, the facility will have established evacuation procedures in place for relocating the inmate population. Detention staff conduct regular training on emergency operations.

If an evacuation of the inmate population is required, the primary means of egress will be to systematically remove the inmates from their cells and relocate them to the Transportation area for the secure loading onto transportation vehicles utilizing the secure vehicular sallyport. Deputies will control the systematic movement of the inmate population during this procedure ensuring the safety of the inmates, staff, and the community.

The building will also be constructed with secondary life safety egress points. All exit doors utilized for life safety egress of the population are of maximum security level 12-gage steel construction, with maximum-security-grade locking devices. These exits are arranged in a sallyport configuration requiring the opening of not one, but a minimum of two, doors prior to the inmate being released into the fenced exterior where deputies will control the population. The inmate population would then be immediately placed on transportation vehicles and transported to another facility for temporary housing.

3.6.6 Fire Safety Design

The proposed project must meet applicable laws, regulations, and guidelines and meet the minimum adopted codes of the State of California pertaining to fire safety. The design for this facility must comply with the following codes and regulations:

- 2013 California Building Code (CBC)
- 2013 California Fire Code
- 2013 California Electrical Code
- 2013 California Mechanical Code
- 2013 California Plumbing Code
- National Fire Protection Association (NFPA) 13 – 2010 Edition with current adopted editions
- NFPA 14 – 2010 Edition with current adopted editions
- NFPA 20 – 2010 Edition with current adopted editions
- State of California Fire Marshal

According to the CBC's Definition of Occupancy Classifications, the proposed ECDC is classified as a Group "I-3" Facility. This classification includes buildings or portions of buildings and structures that are inhabited by one or more persons who are under restraint. All inmate-occupied areas of the ECDC are considered Group I-3 occupancies. Due to this classification, there is restricted movement within those areas. This necessitates the highest level of CBC-compliant life safety systems to protect occupants, both inmates and staff. Administrative areas that are not accessible to inmates are classified as B-level occupancy (areas or structures with fewer than 50 occupants).

General Construction. The use of fire-resistive assemblies for Group I-3 occupancies is required throughout such facilities. The typical inmate-occupied spaces/units consist of 8-inch concrete masonry unit (CMU), 6-inch concrete or precast concrete walls, or grouted steel wall assemblies. Roofs and ceiling assemblies comprise concrete, precast concrete, or concrete-filled steel deck. Therefore, there is minimal combustible construction in a typical I-3 occupancy building. There will be no wood construction in the ECDC project outside of minimal wood nailers and blocking. All structural components will consist of fire-proofed steel, concrete, or CMU bearing walls.

Smoke Barriers. Occupancies in Group I-3 are required to have smoke barriers that comply with Section 408.8 and Section 709 to divide every story occupied by residents for sleeping, or any other story having an occupant load of 50 or more persons, into no fewer than two smoke compartments (Section 408.6). The ECDC design incorporates the required smoke barriers and meets all criteria as set for in Section 408.6 for maximum number of residents and required travel distances.

Automatic Sprinklers. An automatic sprinkler system conforming to NFPA 13 is required by CBC Section 903.2.5.1. There are no exposed sprinkler pipes in reach of inmates. Special security heads are utilized to prevent inmates from abusing the heads and setting off water flow. All other areas in the building, such as administration, video visitation, warehouse, and the central utility plant will also be fully fitted with sprinklers. Fire hydrants will run along the perimeter of the site, and a complete fire road system will be in place to allow safe access for County Fire Department personnel to reach all areas of the building.

Standpipes. Per Section 905.3.9 of the 2013 CBC, Class I wet standpipes are required in housing units where 50 or more inmates are restrained. The locations of standpipes will be not readily accessible to inmates.

Fire Alarm and Detection Systems. A manual and automatic fire alarm system is required to alert staff per CBC Section 907.2.6.3. The fire alarm system can be initiated by manual pull stations, water flow switches, or automatic smoke detection, which in turn will automatically notify staff (Section 907.2.6.3.1). Manual alarm boxes will be installed in staff-controlled areas only (Section 907.2.6.3.2). Automatic smoke detectors will be installed throughout sleeping areas, day rooms, activity rooms, program rooms, and other common spaces normally accessible to residents. The entire detection system is routed to and controlled by the fire alarm control panel. All detectors or devices that would be accessible by inmates are secured with metal protective cages to prevent tampering.

All other areas that will not house inmates will be equipped with more common commercial-grade devices appropriate for the given function and occupancy of the area.

Emergency Power. All fire and life safety systems will be backed up by auxiliary emergency generators dedicated to running these systems.

3.7 SUSTAINABLE DESIGN

In February 2009, the Riverside County Board of Supervisors adopted Policy H-29 Sustainable Building Design policies for all County buildings. The policy is based on the Leadership in Energy and Environmental Design (LEED) Green Building Rating System, developed by the United States Green Building Council (USGBC). The LEED program has rating levels ranging from LEED Certified to LEED Platinum. Sustainability concepts of the LEED program can be met, and the project design will meet the requirements of LEED Silver Certification. These design concepts include the following:

- Site selection and development
- Water and energy use
- Environmentally preferred construction products, furnishings, and finishes
- Waste stream management
- Indoor environmental quality
- Innovation in sustainable design and construction

The proposed ECDC employs a number of these concepts, including: water and energy use reduction, construction products, and waste stream reduction. The techniques employed to implement the sustainable design are included in Mitigation Measure GCC-1 in Section 4.4. Below is a listing of methods that will be employed by the ECDC project to meet LEED Silver Certification.

- **Plumbing**
 - Vacuum waste system – 0.5 gallons per flush (GPF) vs 1.6 GPF (LEED baseline) for water closets
 - Other fixtures at or above LEED baseline
 - Condensing water heaters
- **Mechanical**
 - Heat recovery wheel for the air-handling units (AHUs) with air economizers
 - Variable volume kitchen exhaust (Meline technology)
 - Turbocor chillers (compressors with frictionless bearings)
 - Condensing boilers
- **Electrical**
 - Daylighting controls (in the support wing)
 - Light-emitting diode (LED) fixtures
 - Solar PV panels (for parking structure only)
- **Civil/Site**
 - Bioinfiltration bioswales
 - Infiltration retention tanks

- Dry well
- Mechanical pretreatment
- Site storm water management will meet LEED 6.1 & 6.2, Riverside County LID (Low Impact Development), and Riverside County WQMP (Water Quality Management Plan).
- **Landscape**
 - Desertscape landscape treatment – Utilization of desert plant materials that have low water requirements
 - Use of inert materials – Decomposed granite, decorative gravel, and rock cobble/boulders to reduce maintenance and water usage
 - Water efficient irrigation system – Utilization of water efficient systems including “smart” controllers, micro rotor/bubblers spray heads, and moisture sensors to reduce surface runoffs and control soil moisture
 - Recycled mulches in planter beds – Install inert, recycled mulches to reduce evapotranspiration, reduce weeding, cool soils temperature, and enhance soil infiltration
 - Shade trees at parking areas – Install shade trees in parking to reduce the heat island effect
 - Bioswales – Use if vegetative bioswales to channel/treat surface runoffs
 - Light colored pavers – Use if light-colored pavers to reduce heat island effect in outdoor gathering spaces
 - Permeable pavers in parking stalls – Utilize permeable pavers in parking stalls to percolate surface runoff to the subsurface
 - Drainage infiltration devices – Install infiltration devices to capture and treat stormwater runoff
 - Site furniture made from recycled materials and/or local sources

The project will employ waste stream reduction in the form of recycling for construction and operations. This is specifically included as mitigation measures in Sections 4.5 and 4.11.

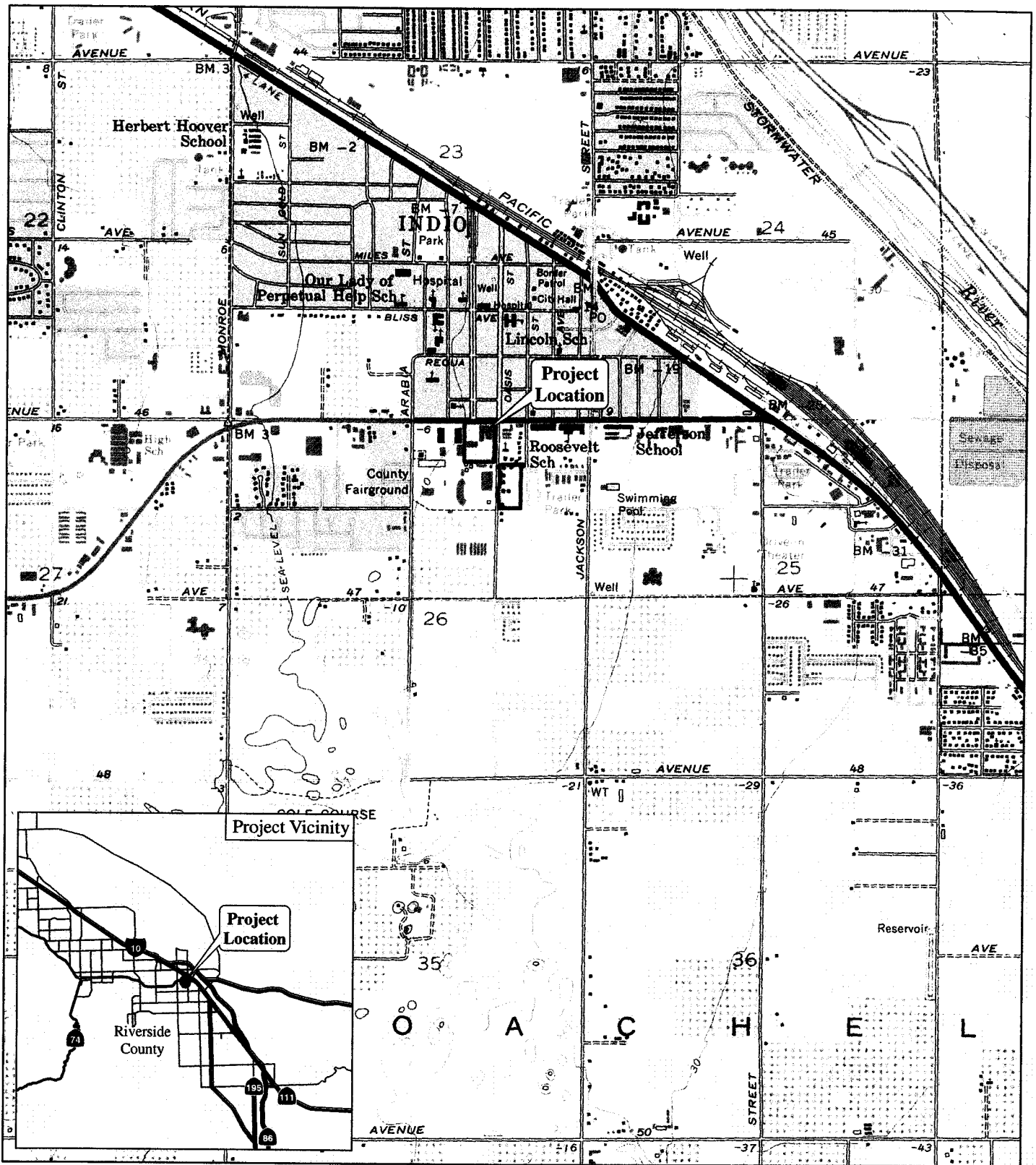
3.8 RESPONSIBLE AND TRUSTEE AGENCIES

According to Sections 15050 and 15367 of the CEQA Guidelines, the County is designated as the Lead Agency. Responsible agencies are those agencies that have discretionary approval authority over one or more actions involved in the development of a proposed project. Trustee agencies are State agencies having discretionary approval or jurisdiction by law over natural resources affected by a proposed project that are held in trust of the people of the State of California. The only potential responsible and trustee agency that was identified during the preparation of this document was the California Department of Corrections and Rehabilitation. All other approving agencies have minor ministerial permits to approve, which are identified in Table 3.E, Other Approvals.

Table 3.E: Other Approvals

Agency	Potential Approval
South Coast Air Quality Management District	Rules 402 and 403: Compliance during Construction
State Water Resources Control Board/Colorado River Regional Water Quality Control Board	General Construction Activity Storm Water Permit/NPDES Permit: Construction Storm Water Notice of Intent Review
Imperial Irrigation District	Electrical Supply and Connection Agreement
Indio Water Authority	Water Supply Assessment and Agreement
Valley Sanitation District	Wastewater Services Agreement

Source: LSA Associates, Inc., March 2013.
NPDES = National Pollutant Discharge Elimination System



LSA

LEGEND

 Project Location



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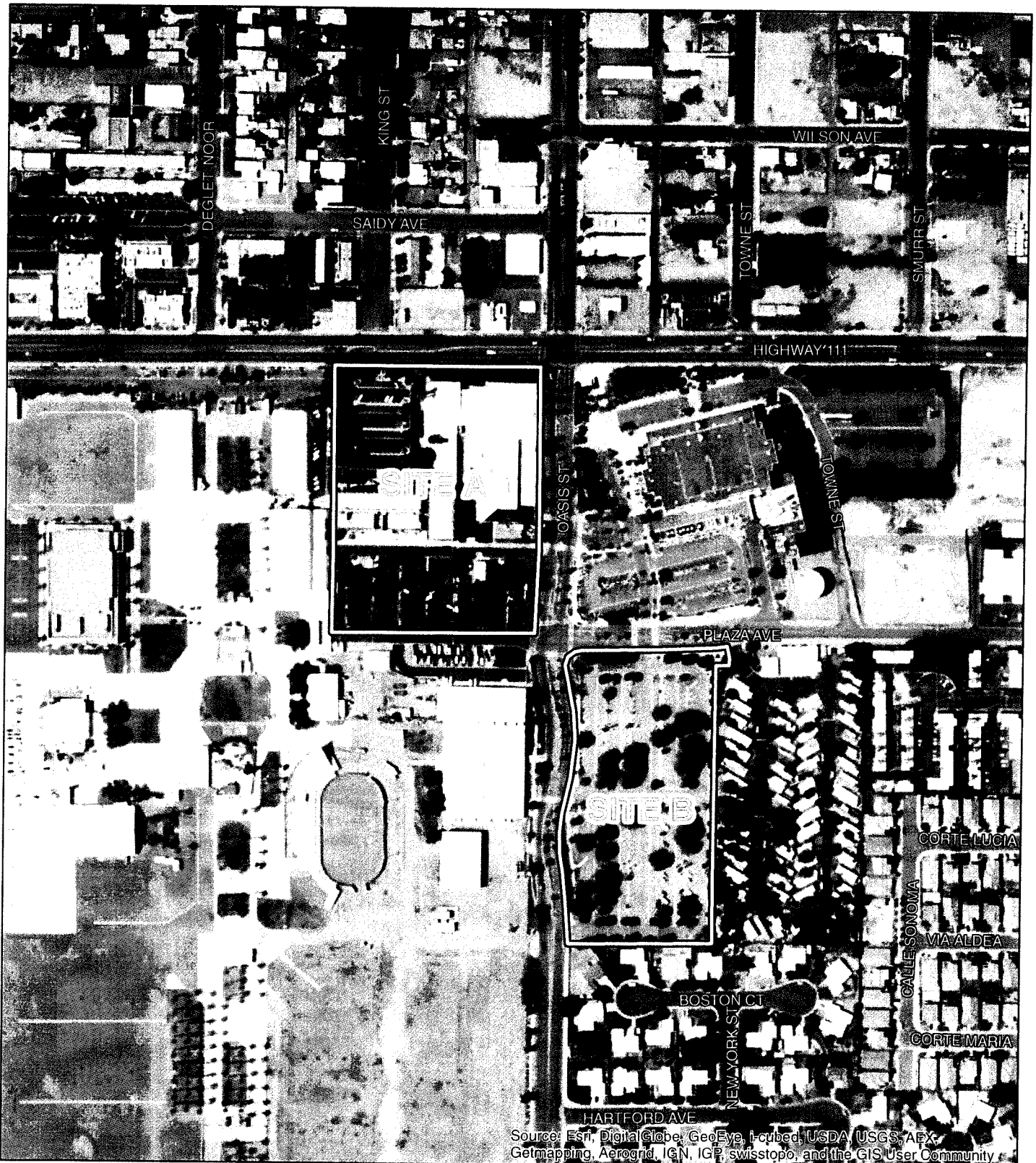
SOURCE: USGS 7.5' Quad - Indio (1972), CA

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FIGURE 3-1

East County Detention Center
Project Location

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Source: Esri, DigitalGlobe, GeoEye, I-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

LSA

LEGEND

 Project Location

FIGURE 3-2



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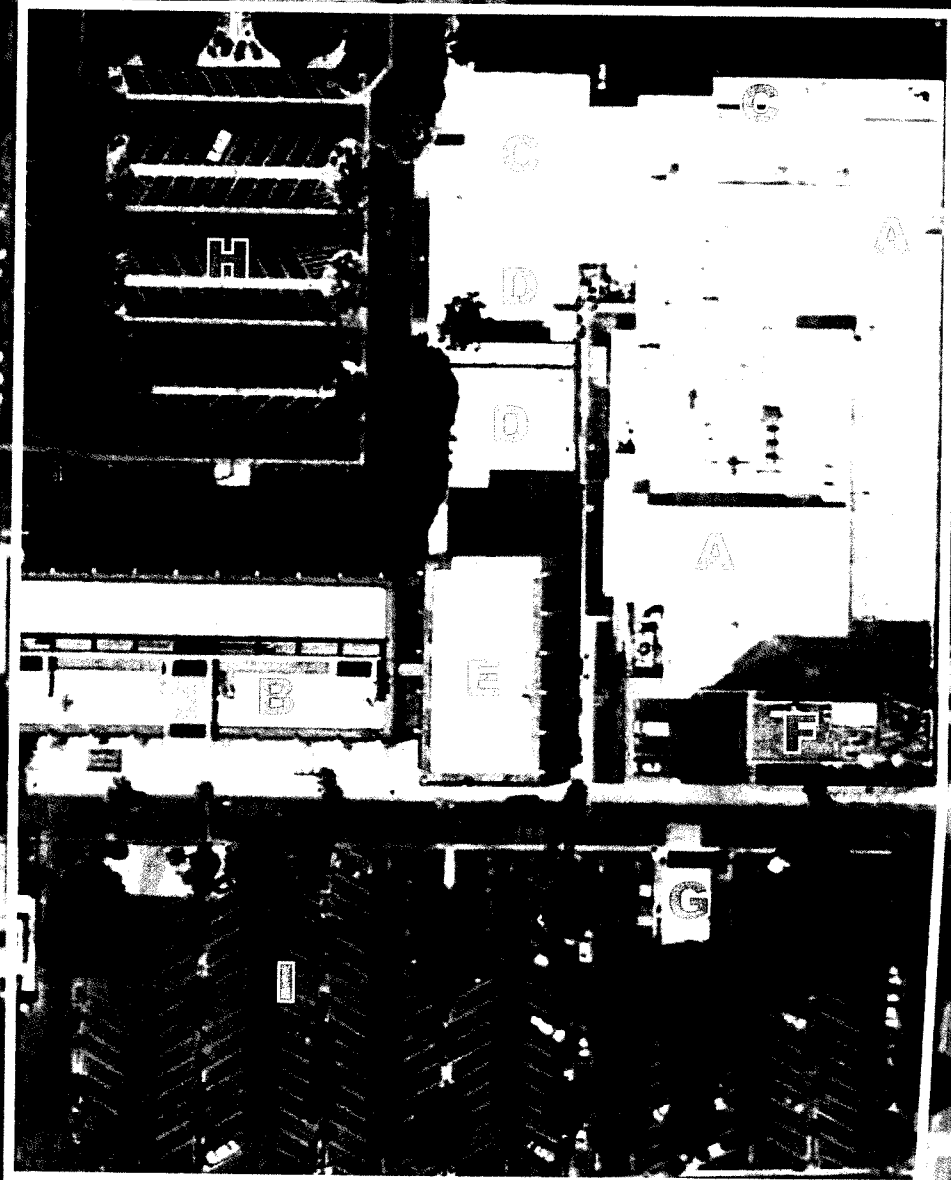
SOURCE: Bing (c. 2010)

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East County Detention Center
Existing Conditions

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
HIGHWAY 111



OASIS ST.

PLAZA AVE.

LEGEND

 Project Area

Reference Number and Title

- | | |
|----|---|
| A. | Indio Jail |
| B. | County Administrative Center (CAC) Building |
| C. | Court Annex |
| D. | Courtroom Department 1B and Small Claims Court |
| E. | Law Library |
| F. | Communications Building and 800 megahertz (Mhz) Tower |
| G. | Generator 1 Building |
| H. | North Parking Lot |
| I. | South Parking Lot |

LSA

FIGURE 3-3



0 50 100
FEET

SOURCE: Bing (c. 2010)

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East County Detention Center
Site A Existing Buildings

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