

5.0 CUMULATIVE IMPACTS

5.1 DEFINITION OF CUMULATIVE IMPACTS

Section 15355 of the California Environmental Quality Act (CEQA) Guidelines defines cumulative impacts as:

“...‘Cumulative impacts’ refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts...”

Section 15355 further describes potential cumulative impacts as:

“(a) The individual effects may be changes resulting from a single project or a number of separate projects.

(b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”

Cumulative impacts refer to two or more individual impacts that, when considered together, are considerable or that compound or increase other impacts. The individual effects may be changes resulting from a single project or from a number of projects. A cumulative impact refers to the degree of change in the environment resulting from a particular project, plus the incremental impacts created by other closely related past, present, and reasonably foreseeable future projects. Cumulative impacts may reveal that relatively minor impacts associated with a particular project may contribute to more significant impacts when considered collectively with other projects taking place over a period of time. In summary, a cumulative analysis takes a “big picture” approach to the evaluation of impacts that on a case-by-case basis may appear minor, but when examined in a larger context may result in an impact much greater than the sum of each individual contribution to an impact.

5.2 CUMULATIVE IMPACTS METHODOLOGY AND STUDY AREA

Section 15130(b)(1) of the CEQA Guidelines provides two options for considering potentially significant cumulative adverse impacts. This analysis can be based on either:

“(a) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or

(b) A summary of projections contained in an adopted local, regional, or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.”

The cumulative impacts analysis requires consideration of other projects in an area, in conjunction with the proposed project, to assess the potential for the proposed project’s contribution to significant adverse cumulative impacts. The general study area for this cumulative impacts discussion is the Indio and Coachella area, which encompasses a sizable radius surrounding the project site. The study area was developed through discussions with the City of Indio and the City of Coachella. However, certain environmental parameters have a different cumulative study area than this because of the nature of the environmental parameter. Where this is the case, it will be indicated in the discussion. As shown in Table 5.A, the study area includes reasonably foreseeable projects that are either in the application or concept phase within the cumulative study area. The locations of the projects are included in Figure 5-1.

As shown in Table 5.A and on Figure 5-1, some development is planned near the project site. The traffic analysis took into consideration all of the projects listed in Table 5.A. Therefore, the environmental analysis that uses the cumulative traffic data (i.e., air quality, climate change, and noise) includes consideration of these projects. The proposed project has no areas of environmental impact that cannot be mitigated to a less than significant level. In addition, the physical impact area from the ECDC project is very localized. The majority of the cumulative (other) projects listed in Table 5.A are too far away from the project site for the proposed project to contribute to cumulative impacts. The exception to that are the projects nearby in the City of Indio. These two projects, the Proposed County of Riverside (County) Law Building and the College of the Desert are in close enough proximity to the project site that they have the potential to contribute to cumulative impacts in the area. However, according to the College of the Desert EIR (SCH 2011041089), the project had no significant environmental impacts that could not be mitigated to below a level of significance. Therefore, the only other relevant project in terms of project area is the proposed County Law Building.

5.3 SIGNIFICANT CUMULATIVE IMPACTS

The proposed ECDC would not result in any significant adverse environmental impacts for any of the environmental parameters analyzed in this Environmental Impact Report (EIR). However, the proposed County Law Building is expected to be constructed at roughly the same time. The proposed County Law Building would be located on the east side of the Larson Justice Center at the corner of Jackson Street and Highway 111. As both the Law Building and ECDC are County-initiated projects, there are opportunities to coordinate the projects, especially where mitigation measures will be required. The proposed County Law Building does not yet have plans or environmental documents available. However, the following Mitigation Measure PS-1 is included to ensure that mitigation

Table 5.A: Cumulative Projects List

Map ID No.	Name	Description	Location
City of Coachella Projects			
1	Vista Escondida	282 single-family unit subdivision on 46.64 ac.	Northwest corner of Shady Lane and Ave. 54
2	AM/PM Expansion Project	Construct new carwash, drive-through restaurant and retail buildings on 4.85 ac	Southwest corner of Ave. 48 and Grapefruit Blvd.
3	Bagdad Apartments/Chelsea	General Plan Amendment from Low Density Residential. Architectural Review for 144-unit Family Apartments and a Parcel Map Modification.	Southwest corner Calle Avila and Bagdad
4	Prado	232 single-family unit subdivision.	West of Frederick between Ave. 50 and 51
5	Sundate II	169 single-family unit subdivision.	Northwest corner Ave. 53 and Frederick
6	Nickel Creek	322 single-family unit subdivision on 64.64 ac.	Ave. 44, west of Dillon
7	Rancho Coachella Vineyards	79 single-family unit subdivision on 19.66 ac.	North of Ave. 52, west of Van Buren
8	Brandenburg & Butters	232 single-family unit subdivision. Revised Plan includes 212 single-family unit Subdivision.	North of Ave. 54, between Fillmore and Polk St.
9	Eagle Falls	295 single-family unit subdivision on 90+ ac.	North of I-10, west of Harrison, APN 601-400-001
10	Rancho Coachella Vineyards	272 single-family unit subdivision on 80 ac.	Northwest corner Ave. 55 and Pierce
11	Shadow View	1600 single-family unit subdivision on 368 ac.	Southeast of Dillon Rd. between I-10 and 86 Expressway
12	Villa Palmeras	111 single-family attached and detached residential on 11.58 ac.	South side of Ave. 50 between Jackson St. and Calhoun St.
13	The Vineyards – Phase 2	46 RV lots with typical 512 sf garage/utility structures on 3.84 ac.	44-800 Dillon Rd.
14	Proposed La Entrada Specific Plan	7,080 DUs, 135 ac of mixed uses, 112 ac roads/infrastructure, 343 ac parks, 570 ac open space, total 2,200 ac.	I-10 to the north and the Coachella Branch of the All American Canal
City of Indio Projects			
15	Proposed County Law Building	90,000 sf office building and a 5,000 sf office or restaurant.	Jackson St. and Highway 111
16	College of the Desert	41,542 sf educational facility.	Oasis St. and Requa Ave.

Source: City of Coachella, *Development Status Report*, March 2013; and personal communication with the City of Indio Traffic Engineer.

ac = acres

APN = Assessor's Parcel Number

DUs = dwelling units

I-10 = Interstate 10

RV = recreational vehicle

sf = square feet

measures related to public services and utilities will be coordinated through the County for the two separate projects and consideration be given to combine mitigation measures.

Mitigation Measure.

- 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.

5.4 LESS THAN SIGNIFICANT CUMULATIVE IMPACTS

It should be noted that the analysis for the environmental parameters as listed below is cumulative by nature because the project-specific impacts cannot be isolated from the aggregated analysis of the impacts. Therefore, much of the analysis and discussion in this section is summarized or repeated from the following environmental analyses in Chapter 4.0:

- Air Quality
- Climate Change
- Noise
- Traffic and Circulation

5.4.1 Cumulative Impacts Related to Aesthetics

The cumulative impact area for visual analysis is the same area for the project-specific analysis. The area around the project site is heavily developed and urban in character. Projects 1—14 on Table 5.A are too far from the project site to have any combined visual or aesthetic effect with the proposed ECDC project. Projects 15 and 16, listed in Table 5.A, are located within close proximity of the project site. However, these two projects would have little cumulative contribution to the aesthetic environment of the project area surrounding the ECDC site. The College of the Desert is proposed to be 58 feet (ft) in height including the heating, ventilation, and air-conditioning (HVAC) rooftop structures. As discussed in Section 4.1, Aesthetics, implementation of the proposed project would not alter the visual character of the area, which is urban. Local residents would notice a slight change in the views specific to the area as documented in Section 4.1. However, views of the project site are screened from sensitive viewers in the area by existing mature landscaping. The College of the Desert is too far away from the project site (approximately 1,000 ft to the north) to have an additive impact to views in the area. Therefore, the aesthetic impacts of the proposed ECDC are localized and do not represent a regional trend or contribute to a larger aesthetic impact in the area. Because the project's aesthetic impacts are not considered to have a cumulative contribution to aesthetic impacts in the

Indio area, the project would not have a significant contribution to cumulative aesthetic impacts in the study area.

5.4.2 Cumulative Impacts Related to Air Quality

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

Long-term operational emissions associated with the proposed project, from mobile and stationary sources both on-site and off-site, would not exceed any criteria pollutant emissions thresholds established by the SCAQMD. In addition, these long-term emissions would not exceed any of the SCAQMD's localized significance thresholds (LSTs). Short-term construction emissions associated with the proposed project would not exceed any criteria pollutant emissions thresholds or SCAQMD LSTs with the identified mitigation measures in Section 4.2.

Although the Basin is in serious nonattainment for ozone (O₃) and nonattainment for particulate matter less than 10 microns in diameter (PM₁₀), the Air Quality Management Plan (AQMP) has taken steps to address these pollutants. The project will contribute to these pollutants but will not exceed any thresholds, either 8-hour or quarterly, during construction or operation. Therefore, the proposed project's contribution to these pollutants is not considered cumulatively considerable.

5.4.3 Cumulative Impacts Related to Biological Resources

The proposed project would not conflict with any adopted conservation plans, such as the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). As discussed in Section 4.3, the project site is in an urbanized area and has the potential to provide nesting areas for birds and roosting sites for bats in the existing trees and buildings. Therefore, with the implementation of Mitigation Measures BR-1 and BR-2, any potential impacts and nesting birds or roosting bats would be mitigated to less than significant levels. Because the proposed project would mitigate any impacts to biological resources and the site is located in a highly urbanized and developed area, impacts to biological resources would not be cumulatively considerable. The other cumulative projects in Coachella and Indio are similarly required to mitigate any significant impacts to sensitive biological resources and requirements of the CVMSHCP, if applicable to those projects. Therefore, the proposed project's contribution to cumulative effects on biological resources would be less than significant.

5.4.4 Cumulative Impacts Related to Global Climate Change

As discussed in Section 4.4, local temperatures could increase over time as a result of global climate change (GCC) with or without the proposed project. This increase in temperature could lead to other climate effects, including, but not limited to: increased flooding due to increased precipitation and runoff, and a reduction in the Sierra snowpack. At present, the extent of climate change impacts is uncertain, and more extensive monitoring of runoff and snowpack is necessary to obtain greater understanding of changes in hydrologic patterns. Studies indicate that increased temperatures could result in a greater part of peak stream flows occurring earlier in the spring, with decreases in the late spring and early summer.¹ These changes could have implications for water supply, flood management, and ecosystem health. The proposed project includes Mitigation Measure GCC-1 to enhance the sustainability of the project.

The project's long-term operational emissions would not exceed any of the SCAQMD's thresholds. As described above, project-related greenhouse gas (GHG) emissions are not confined to a particular air basin but are dispersed worldwide. Therefore, project-related GHG emissions are not project-specific impacts to global warming, but the project's contribution to this cumulative impact. Because project impacts alone would not cause or significantly contribute to GCC, project-related carbon dioxide equivalent (CO₂e) emissions and their contribution to GCC impacts in the State of California are less than significant and less than cumulatively considerable. In addition, other reasonably foreseeable projects in the SSAB would also be required to reduce their GHG emissions. Therefore, the proposed project would not result in a significant long-term cumulative impact.

5.4.5 Cumulative Impacts Related to Cultural Resources

The cumulative impact area for cultural and paleontological resources is the County of Riverside and the Southern California region. As discussed in Section 4.5, the proposed project would not adversely affect any cultural resources. The cumulative effects of the proposed project are less than significant as no resources exist on the project site, and the proposed project will not contribute to the cumulative effects of other past, present, or reasonably foreseeable future projects related to undiscovered archaeological and paleontological resources. The implementation of Mitigation Measures CR-1 through CR-3 to ensure that previously unidentified cultural and paleontological resources are not impacted would ensure that impacts due to the project would not be cumulatively considerable. Other proposed projects would also be required to mitigate their individual impacts or implement precautionary measures to protect cultural and paleontological resources. Therefore, the proposed project would not cumulatively contribute to impacts involving cultural or paleontological resources.

5.4.6 Cumulative Impacts Related to Geology and Soils

For the analysis of geology and soils, the geographic study area considered for the cumulative impacts of other projects consisted of the areas affected by other projects whose activities could directly or indirectly affect the geology and soils of the proposed project site. In general, only projects occurring adjacent or very close to the project site could affect the geology and soils of the project

¹ United States Global Change Research Program. 2001. Climate Change Impacts on the United States: The Potential Consequences of Climate Variability and Change.

site and were, therefore, considered. None of the projects listed in Table 5.A would be close enough or involve activities that could directly or indirectly affect the geology and soils of the proposed project site. Not even the proposed County Law Building, which is several hundred feet away from Site A and abuts Site B would affect geology and soils on the site due to the flat and developed nature of the area. In addition, as specified in Section 4.6, Geology and Soils, Mitigation Measure GEO-1 is expected to minimize or avoid potential hazards resulting from implementation of the proposed project. Therefore, with implementation of mitigation, the proposed project would not cumulatively contribute to impacts involving geology and soils.

5.4.7 Cumulative Impacts Related to Hazards and Hazardous Materials

The hazardous materials geographic study area considered for cumulative impacts consisted of: (1) the area that could be affected by proposed project activities, and (2) the areas affected by other projects whose activities could directly or indirectly affect the proposed activities on the project site. In general, only projects occurring adjacent or very close to the project site were considered due to the limited potential impact area associated with the release of hazardous materials into the environment. As stated in Section 4.7, Hazards and Hazardous Materials, any potentially significant impacts related to hazards and hazardous materials resulting from the proposed project would be addressed with Mitigation Measures HM-1 through HM-3. Therefore, implementation of the proposed project would not cumulatively contribute to hazardous materials or hazardous impacts in the region since the proposed project would comply with all federal, State, and local regulations concerning the storage and handling of hazardous materials and/or waste. In addition, the proposed project would remediate soil contamination that occurs at the southern part of Site A and extends off site to the south and east into Oasis Street. Remediation of the contaminated soil will have a positive effect on hazardous substances known to be in the area both on and off site.

5.4.8 Cumulative Impacts Related to Hydrology and Water Quality

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

As discussed in Section 4.8, the proposed project includes drainage to and treatment of storm water to bio-infiltration areas on Site A and collection and treatment (mechanical) for Site B. Therefore, the project will mitigate the project-specific impacts to hydrology and water quality. Consequently, the project's changes to hydrology and water quality would not have a cumulatively considerable impact. In addition, the preparation of the Water Quality Management Plan and Storm Water Pollution Prevention Plan as enumerated in Mitigation Measures WQ-1 and WQ-2 will ensure compliance with all applicable water quality requirements.

Redevelopment can result in increased urban pollutants in dry weather and storm water runoff from project sites. Each of the cumulative projects would be required to comply with National Pollutant

Discharge Elimination System (NPDES) permitting requirements and include best management practices (BMPs) to avoid impacts to water quality and local hydrology, in compliance with local ordinances and plans adopted to comply with the MS4 Permit and other permits (e.g., General Construction Permit, Waste Discharge Requirements [WDRs]). Each project must consider water quality objectives, impaired receiving waters, and annual Total Maximum Daily Loads (TMDLs) for receiving waters. By complying with water quality objectives and NPDES requirements, the project contributes to overall water quality improvement in the watershed in the context of the regulatory program designed to account for cumulative impacts. In addition, the proposed project includes Treatment BMPs to retain storm water runoff and associated pollutants on site. Regional programs and BMPs such as TMDL programs and the MS4 Permit Program have been designed under an assumption that the Whitewater River Watershed would continue its pattern of urbanization. The regional control measures contemplate the cumulative effects of proposed development. Compliance with these regional programs and the General Construction Permit constitutes compliance with programs intended to address the proposed project's contribution to cumulative hydrological and water quality impacts. Therefore, the project's contribution to cumulative hydrology and water quality impacts would not be considered significant.

5.4.9 Cumulative Impacts Related to Land Use and Planning

The cumulative impact area for land use and planning would include the City of Indio (City). As discussed in Section 4.9, Land Use, the project is a public facility and is not subject to the City's General Plan and Zoning. However, the project is redeveloping a governmental building lot with a similar governmental building. Therefore, the land use has not changed from the existing condition. Notwithstanding the pre-emption of the County-owned property, the City's General Plan and Zoning Ordinance allow flexibility in the placement of public facilities in a large variety of areas. Therefore, the impacts of the proposed ECDC would not be cumulatively considerable to land use or planning policies.

5.4.10 Cumulative Impacts Related to Noise

Operation of the proposed project would not result in any exceedance of the City noise standards to receptors on- or off-site for operational or construction noise impacts. Section 4.10, Noise, analyzed the proposed project in conjunction with the other noise sources in the area. The proposed project would not have any significant noise contributions to the area. The proposed project would result in short-term construction-related noise impacts associated with project excavation, grading, and construction. Impacts resulting from construction-related noise would be temporary in nature, and Mitigation Measures NO-1 through NO-4 would reduce any project-related construction noise to less than significant levels. Therefore, the proposed project would not contribute noise impacts that would be cumulatively considerable, and the project's noise impacts would be less than significant.

5.4.11 Cumulative Impacts Related to Population and Housing

As previously discussed, the project is proposed in an area that is already developed in the City of Indio. The site is surrounded by existing land uses including residential, civic, business, and a special event venue. In addition, the project site is located on Highway 111, a major access and development corridor throughout the desert cities area. The project would provide some additional employment in

the County of Riverside, some of which would be local. It is estimated that approximately 470 jobs would be created with the new detention center operations. Those jobs would occur throughout the County, with the majority expected to occur in the Coachella Valley area.

Impacts to housing and population are not significant for the following reasons:

- The proposed ECDC project would not induce substantial growth because it is not expanding or extending a public service or utility that could, in turn, facilitate development because it is located in a previously developed urban area.
- The project would not create a large enough new job market (470 new jobs estimated) that it would attract a substantial number of people to relocate to a specific area.
- The project involves no displacement of housing or people.

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

5.4.12 Cumulative Impacts Related to Public Services and Utilities

Previous discussion of impacts related to Public Services and Utilities was included in Section 4.11. For the analysis of public services and utilities, the study area considered for the cumulative impacts of other projects consisted of: (1) the area that could be affected by future proposed project activities; and (2) the areas affected by other projects whose activities could directly or indirectly affect the public services and utilities of the proposed project site within a service area. The impacts to fire services, wastewater, and electrical services were discussed earlier in Section 5.3, Significant Cumulative Impacts.

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

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

their water supplies for the next 20 to 30 years. Therefore, no significant cumulative impacts to water services would occur as a result of project implementation.

Public Schools and Libraries. As discussed above, the proposed ECDC project would not result in a substantial number of jobs or involve any housing that could lead to additional demand for schools and library services. Therefore, the proposed project's cumulative contribution to library impacts would be less than significant.

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

5.4.13 Cumulative Impacts Related to Traffic and Circulation

As discussed in Section 4.12, Traffic and Circulation, Cumulative with and without project traffic volumes were conducted. A level of service analysis was conducted to evaluate cumulative without project a.m. and p.m. peak-hour traffic operations at the study area intersections. Table 4.12.I is reproduced below for ease of reading. Table 4.12.I summarizes the results of this analysis. As shown in Table 4.12.I, all study intersections are projected to operate at satisfactory levels of service.

The Future (2035) Cumulative with project conditions consider the addition of traffic generated by the proposed project to Future (2035) Cumulative without project conditions. An intersection LOS analysis was conducted to determine Future (2035) Cumulative with project intersection performance. Table 4.12.J (reproduced below for ease of reading) summarizes the levels of service (LOS) for the study area intersections and shows that the addition of project traffic to the Future (2035) Cumulative with project scenario would not result in conditions exceeding the established LOS standard at any of the study area intersections. Therefore, no significant impact would occur, and no mitigation is required.

Therefore, the proposed ECDC project would not contribute to any cumulatively considerable impact in the study area.

Table 4.12.I: Opening Year (2014) Cumulative with Project Levels of Service

Intersection	Control	Opening Year Cumulative With Project					
		A.M. Peak Hour			P.M. Peak Hour		
		V/C	Delay	LOS	V/C	Delay	LOS
1. Monroe Street/I-10 Westbound Ramps	Signal	0.67	22.9	C	0.62	21.1	C
2. Monroe Street/I-10 Eastbound Ramps	Signal	0.83	27.0	C	0.81	25.2	C
3. Monroe Street/Oleander Avenue	Signal	0.38	17.4	B	0.44	15.6	B
4. Monroe Street/Avenue 44	Signal	0.51	24.3	C	0.57	20.4	C
5. Monroe Street/Fred Waring Drive	Signal	0.55	25.2	C	0.56	29.4	C
6. Monroe Street/Miles Avenue	Signal	0.63	28.6	C	0.62	28.6	C
7. Monroe Street/Requa-Shadow Palm Avenue	Signal	0.43	16.1	B	0.47	20.2	C
8. Monroe Street/Highway 111	Signal	0.46	31.5	C	0.61	33.3	C
9. Arabia Street/Highway 111	Signal	0.30	15.4	B	0.39	17.6	B
10. Driveway 1-King Street/Highway 111	TWSC	—	10.8	B	—	12.1	B
11. Driveway 2/Highway 111	TWSC	Does Not Exist			Does Not Exist		
12. Oasis Street/Indio Boulevard	Signal	0.35	11.1	B	0.43	19.4	B
13. Oasis Street/Miles Boulevard	Signal	0.17	14.6	B	0.14	14.6	B
14. Oasis Street/Bliss Avenue	AWSC	0.30	9.7	A	0.26	9.4	A
15. Oasis Street/Requa Avenue	Signal	0.37	27.9	C	0.43	28.8	C
16. Oasis Street/Highway 111	Signal	0.44	24.4	C	0.37	20.0	B
17. Oasis Street/Driveway 3	TWSC	—	10.1	B	—	9.0	A
18. Oasis Street/Court House Driveway-Driveway 4	AWSC	0.79	17.7	C	0.56	11.3	B
19. Oasis Street/Plaza Avenue	AWSC	0.37	10.4	B	0.53	12.5	B
20. Oasis Street/PS Driveway	TWSC	—	10.0	A	—	10.4	B
21. Oasis Street/Dr. Carreon Boulevard	Signal	0.23	12.8	B	0.23	14.0	B
22. Oasis Street/Avenue 48	TWSC	—	18.4	C	—	16.7	C
23. Courthouse Driveway/Plaza Avenue	TWSC	—	13.9	B	—	9.6	A
24. Jackson Street/I-10 Westbound Ramps	Signal	0.54	16.1	B	0.57	18.3	B
25. Jackson Street/I-10 Eastbound Ramps	Signal	0.46	22.5	C	0.57	19.8	B
26. Jackson Street/Highway 111	Signal	0.45	32.8	C	0.53	33.5	C
27. Jackson Street/Plaza Avenue	TWSC	—	16.2	C	—	15.0	B
28. Jackson Street/Avenue 48	Signal	0.38	32.6	C	0.54	33.4	C

Source: *Traffic Study*, LSA Associates, Inc., 2013.

Note: Delay = Average control delay in seconds. At TWSC intersections, worst-case approach is reported.

AWSC = All-Way Stop Control

I-10 = Interstate 10

LOS = level of service

PS = parking structure

TWSC = Two-Way Stop Control

V/C = volume/capacity ratio

Table 4.12.J: Future (2035) Cumulative with Project Levels of Service

Intersection	Control	Year 2035 With Project					
		A.M. Peak Hour			P.M. Peak Hour		
		V/C	Delay	LOS	V/C	Delay	LOS
1. Monroe Street/I-10 Westbound Ramps	Signal	0.88	35.1	D	0.80	27.5	C
2. Monroe Street/I-10 Eastbound Ramps	Signal	0.98	42.2	D	0.96	34.4	C
3. Monroe Street/Oleander Avenue	Signal	0.51	17.4	B	0.58	15.6	B
4. Monroe Street/Avenue 44	Signal	0.64	26.2	C	0.74	23.2	C
5. Monroe Street/Fred Waring Drive	Signal	0.78	28.6	C	0.73	33.9	C
6. Monroe Street/Miles Avenue	Signal	0.74	31.2	C	0.75	31.4	C
7. Monroe Street/Requa-Shadow Palm Avenue	Signal	0.50	16.9	B	0.58	21.2	C
8. Monroe Street/Highway 111	Signal	0.56	32.4	C	0.75	35.7	D
9. Arabia Street/Highway 111	Signal	0.36	15.7	B	0.48	18.3	B
10. Driveway 1-King Street/Highway 111	TWSC	—	11.3	B	—	13.5	B
11. Driveway 2/Highway 111	TWSC	<i>Does Not Exist</i>			<i>Does Not Exist</i>		
12. Oasis Street/Indio Boulevard	Signal	0.41	11.0	B	0.53	20.0	B
13. Oasis Street/Miles Boulevard	Signal	0.17	14.8	B	0.17	15.0	B
14. Oasis Street/Bliss Avenue	AWSC	0.30	9.7	A	0.32	10.1	B
15. Oasis Street/Requa Avenue	Signal	0.39	27.9	C	0.49	29.1	C
16. Oasis Street/Highway 111	Signal	0.53	24.7	C	0.45	19.7	B
17. Oasis Street/Driveway 3	TWSC	—	10.6	B	—	9.2	A
18. Oasis Street/Court House Driveway-Driveway 4	AWSC	0.82	19.1	C	0.59	11.8	B
19. Oasis Street/Plaza Avenue	AWSC	0.40	11.1	B	0.54	12.7	B
20. Oasis Street/PS Driveway	TWSC	—	10.5	B	—	11.0	B
21. Oasis Street/Dr. Carreon Boulevard	Signal	0.24	12.6	B	0.26	13.9	B
22. Oasis Street/Avenue 48	TWSC	—	21.3	C	—	23.9	C
23. Courthouse Driveway/Plaza Avenue	TWSC	—	15.5	C	—	9.6	A
24. Jackson Street/I-10 Westbound Ramps	Signal	0.61	17.0	B	0.66	20.4	C
25. Jackson Street/I-10 Eastbound Ramps	Signal	0.51	22.9	C	0.66	21.3	C
26. Jackson Street/Highway 111	Signal	0.58	33.6	C	0.69	36.3	D
27. Jackson Street/Plaza Avenue	TWSC	—	16.3	C	—	21.4	C
28. Jackson Street/Avenue 48	Signal	0.49	32.8	C	0.70	35.8	D

Source: *Traffic Study*, LSA Associates, Inc., 2013.

Note: Delay = Average control delay in seconds. At TWSC intersections, worst-case approach is reported.

AWSC = All-Way Stop Control

I-10 = Interstate 10

LOS = level of service

PS = parking structure

TWSC = Two-Way Stop Control

V/C = volume/capacity ratio

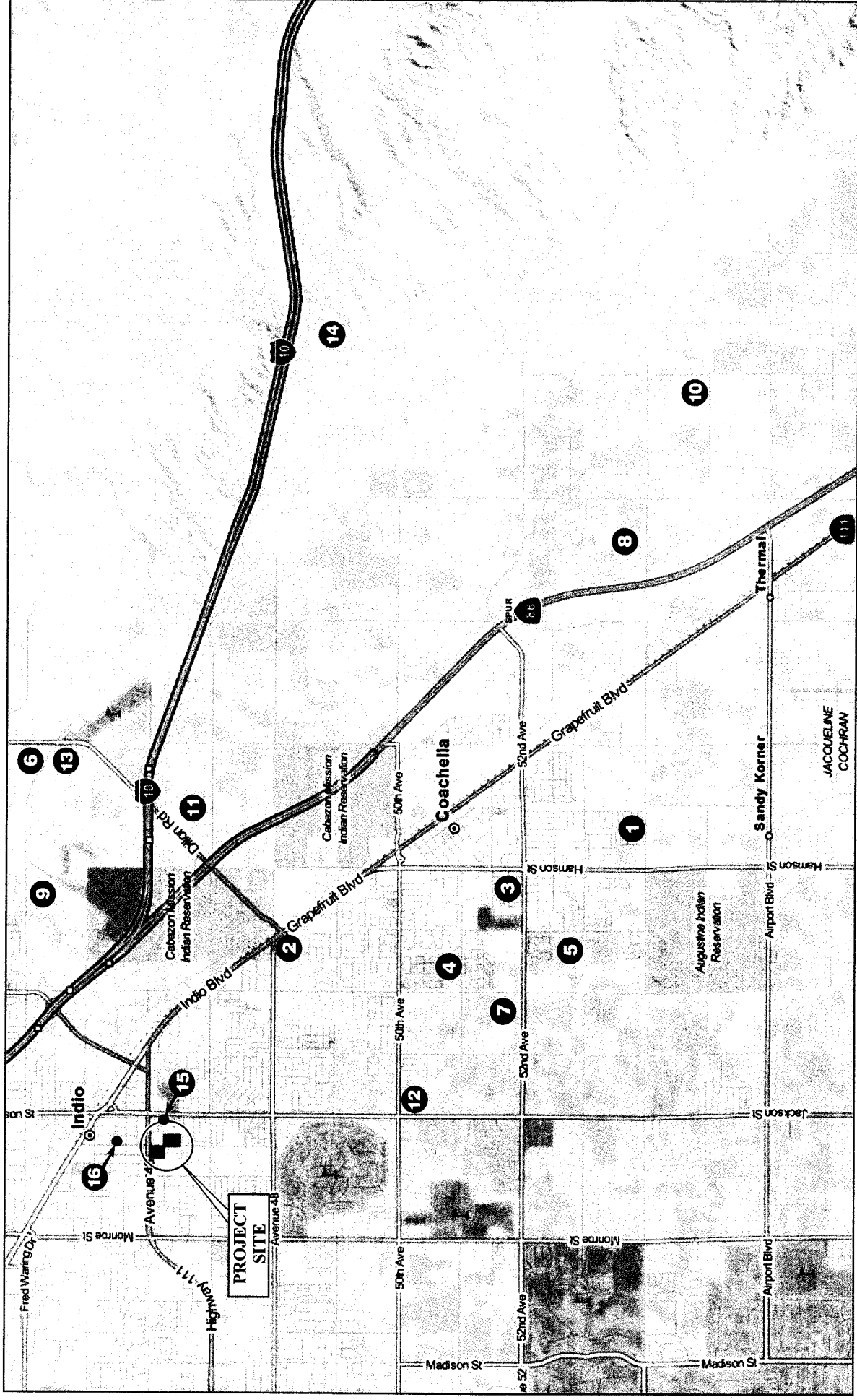


FIGURE 5-1

LEGEND

- Cumulative Project Locations

LSA



SOURCE: MapQuest

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6.0 ALTERNATIVES

6.1 INTRODUCTION

The California Environmental Quality Act (CEQA) Guidelines require an Environmental Impact Report (EIR) to describe a range of reasonable alternatives to the proposed project, or to the location of the proposed project, that could feasibly attain the defined objectives of the project and that could avoid or reduce significant unavoidable adverse impacts of the project. The EIR should also evaluate the comparative merits of those alternatives. This chapter describes potential alternatives to the proposed ECDC and evaluates them, as required by CEQA. An important point to note here is that all of the ECDC project's potential impacts are either less than significant or can be mitigated to below a significant level and that the project would not result in any unavoidable adverse impacts. As discussed below, key to the development of reasonable alternatives to the project is the avoidance or reduction of unavoidable adverse impacts, of which the project has none.

Sections 15126.6(a) through (f) of the CEQA Guidelines, summarized below, explain the foundation and legal requirements for the alternatives analysis in an EIR:

“The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly” Section 15126.6(b).

“The specific alternative of ‘no project’ shall also be evaluated along with its impact” Section 15126.6(e)(1). “The no project analysis shall discuss the existing conditions at the time the Notice of Preparation (NOP) is published, and at the time the environmental analysis is commenced, as well as what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. If the environmentally superior alternative is the ‘no project’ alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives” Section 15126.6(e)(2).

“The range of alternatives required in an EIR is governed by a ‘rule of reason’ that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project” Section 15126.6(f).

“Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent)” Section 15126.6(f)(1).

For alternative locations, “only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR”
Section 15126.6(f)(2)(A).

“An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative”
Section 15126.6(f)(3).

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 very narrow range of alternatives is proposed. In addition, given the limiting factors of the project objectives only one alternative, the No Project/Existing Condition Alternative, is analyzed as required by CEQA.

This chapter identifies and analyzes reasonable alternatives to the proposed ECDC that could attain the defined project objectives. The discussions for each alternative to the proposed project in this section provide:

- A description of the alternative.
- A description of the alternative’s ability to meet the project objectives.
- The potential impacts of the alternative and the significance of those impacts. Consistent with the CEQA Guidelines, the significant adverse effects of each alternative are discussed but in less detail than the significant adverse effects of the proposed project.
- A comparison of the alternative relative to the proposed project, specifically addressing the project objectives, the alternative’s feasibility, its environmental impacts, and its comparative environmental merits.

6.2 PROJECT OBJECTIVES

The 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.

6.3 ALTERNATIVES CONSIDERED BUT REJECTED PRIOR TO THE EIR

Alternatives to the proposed project that could potentially avoid or reduce significant unavoidable adverse impacts of the proposed ECDC were identified and evaluated by County staff. Possible alternatives considered included alternative design and alternative sites, as described in the following sections.

6.3.1 Alternative Designs

The design for the proposed project, as described in detail in Section 3.0, Project Description, provides for effective phasing of the construction and operation of housing and support facilities on the project site. An important feature of the proposed project is the construction of the Housing Building while existing jail operations were maintained. This allows the project to not have any impact on jail capacity while it is being constructed. This is noted in the Project Objectives. Earlier preliminary design showed two alternative layouts for the ECDC. Both had challenges with regard to fitting the project on the site while maintaining the existing capacity. These two plans are shown in Figures 6-1 and 6-2. These plans were rejected in favor of the proposed project, which allows for the orderly phasing of the project, and allows for the existing jail beds to remain operable during construction at the site. An important aspect of the proposed ECDC project is the addition of the parking structure on Site B, which allows for more room on the site to effectively phase in the new construction while maintaining the existing jail capacity. Therefore, the two Alternative Designs were rejected because they did not meet the project objective of allowing inmate capacity increases without impacting existing capacity levels.

6.3.2 Expansion of Other Existing Detention and Jail Facilities

As previously discussed in Section 2.3.4, the County has been expanding its facilities when and where it has been able to. The expansion of the other existing facilities has been planned for and implemented. The County has consistently been evaluating opportunities and implementing expansions where feasible at the existing jail facilities. Smith Correctional Facility (SCF) recently had a 582-bed addition completed, which built out the undeveloped area on the site. The County intends to seek Senate Bill (SB) 1022 funding to add more beds at the SCF, which would require the demolition of existing facilities. The Robert Presley Detention Center (RPDC) was considered for

expansion, but the expansion logistics would require the demolition of the Criminal Justice Building (including the Sheriff's Administration, Court Services, Accounting, and Finance & Records) and the Riverside Police Department, thereby impairing the existing core operations of the Sheriff's Department. The Southwest Detention Center was expanded in three phases, which included jail expansion, a juvenile hall, and court buildings. The court buildings were the last of the expansion and were opened in 2003. There is no additional room at the Southwest Detention Center on which to expand detention facilities.

6.3.3 Alternatives to Incarceration

As discussed earlier in Section 2.4 of this EIR, the County already employs some incarceration alternatives, such as work programs and supervised electronic confinement. However, as stated earlier, these programs cannot provide enough relief to the jail system to be used entirely in lieu of incarceration because their participants are low-risk offenders (primarily misdemeanants) and, as such, do not represent the majority of prisoners, especially in advent of AB 109. As discussed in Section 2.4, the majority of the current jail population comprises felony offenders who would not be eligible for these alternatives to incarceration. Therefore, expansion of these programs would not necessarily provide any relief in the targeted area of the County's need for jail beds. As that is an essential project objective, these alternatives were dropped from further consideration and not carried forward in the EIR.

6.3.4 Alternative Sites

Given that public facilities are generally allowed in any General Plan land use designation, except for Open Space-Conservation or Open Space-Habitat, another public use could be situated on the project site. As the County will still have the need for future capacity in jail system, one of these sites could be a candidate for a future detention center. However, as identified in the project objectives, co-location at a court is one of the advantages of the Indio site. As noted in Section 6.3.2 above, the other sites near existing court houses (i.e., RPDC and the Southwest Justice Center) do not offer the opportunities to expand, due to impacts to the Sheriff's Department core operations and lack of space at the Southwest Justice Center. As previously noted, there are no significant impacts of the proposed project. Therefore, an alternative site would not provide any environmental advantage over the proposed project and would have the potential to have significant impacts that the proposed ECDC project does not have. Moreover, alternative off-site locations are not consistent with project objectives. Therefore, alternative public sites located were dropped from further consideration as viable project alternatives.

6.4 NO PROJECT ALTERNATIVE

As described earlier in Section 3.0, Project Description, a single alternative is evaluated in detail in Section 4.0, Environmental Analysis, of this EIR. In addition, a No Project/Existing Conditions alternative was evaluated, as required by CEQA. This alternative is described briefly in the following section, including a summary of the impacts of this alternative. The No Project alternative does not meet any the project objectives. They are provided for contextual purposes to be used for a comparative analysis of the proposed ECDC.

This alternative would keep the project site in its existing form and no change would occur. All existing conditions would remain unchanged and in their current state.

Aesthetics. The No Project/No Development Alternative would not result in any aesthetic impacts as compared to the proposed project, which would result in less than significant aesthetic impacts.

Agriculture. The No Project/Existing Conditions Alternative would not result in any agricultural impacts. The proposed ECDC would also result in no impacts to agricultural resources and farmlands.

Air Quality. The No Project/Existing Conditions Alternative would not result in any air quality impacts as compared to the proposed project, which would result in impacts caused by construction and traffic at the project site under the proposed project. While impacts would be less than significant under the proposed ECDC, there would be no impacts under the No Project/Existing Conditions Alternative.

Biological Resources. The No Project/Existing Conditions Alternative would not result in any impacts to biological resources as compared to the proposed project, which would result in impacts caused by construction of the project. While impacts would be less than significant under the proposed ECDC, there would be no impacts under the No Project/Existing Conditions Alternative.

Climate Change. The No Project/Existing Conditions Alternative would not result in any impacts to climate change or greenhouse gases. While the proposed ECDC project would result in less than significant impacts to climate change and greenhouse gases, there would be no impacts under the No Project/Existing Conditions Alternative.

Cultural Resources. The No Project/Existing Conditions Alternative would not result in any impacts to cultural or paleontological resources as compared to the proposed project, which would result in impacts caused by construction at the project site under the proposed project. While impacts would be less than significant under the proposed ECDC, there would be no impacts under the No Project/Existing Conditions Alternative.

Geology and Soils. The No Project/Existing Conditions Alternative would not result in any impacts to geology and soils because the No Project/Existing Conditions Alternative would not involve any construction. While impacts to geology and soils would be less than significant under the proposed ECDC, there would be no impacts under the No Project/Existing Conditions Alternative.

Hazards and Hazardous Materials. Like the proposed ECDC, the No Project/Existing Conditions Alternative would not result in any significant impacts related to hazards or hazardous materials. The proposed ECDC would result in impacts related to the operation of the facilities and the wastewater

treatment plant. While these impacts would be less than significant, the impacts would be greater than under the No Project/No Development Alternative.

Hydrology and Water Quality. The No Project/Existing Conditions Alternative would not result in any hydrology or water quality impacts as compared to the proposed project, which would result in impacts caused by changes to drainage and increases in impervious surfaces at the project site. While impacts would be less than significant under the proposed ECDC, there would be no impacts under the No Project/Existing Conditions Alternative.

Land Use. Like the proposed ECDC, the No Project/Existing Conditions Alternative would not result in any land use impacts. The project site is not subject to the City of Indio land use policies due to the County's pre-emption, and under the proposed ECDC project, the land uses are consistent with the existing land uses established at the site.

Mineral Resources. Like the proposed ECDC, the No Project/Existing Conditions Alternative would not result in any impacts to mineral resources because there are no mineral resources identified on the ECDC site.

Noise. The No Project/Existing Conditions Alternative would not result in any noise impacts as compared to the proposed project, which would result in impacts caused by construction and traffic at the project site under the proposed project. While impacts would be less than significant under the proposed ECDC, there would be no impacts under the No Project/Existing Conditions Alternative.

Population and Housing. Like the proposed project, the No Project/Existing Conditions Alternative would not result in any impacts to population and housing.

Public Services and Utilities. There are already services and utilities in the project area. While impacts to services and utilities would be less than significant under the proposed ECDC, there would be no impacts under the No Project/Existing Conditions Alternative.

Recreation. Like the proposed project, the No Project/Existing Conditions Alternative would not result in any impacts to recreation or recreational facilities.

Traffic and Circulation. The No Project/Existing Conditions Alternative would not result in any traffic and circulation impacts as compared to the proposed project, which would result in impacts caused by construction and added traffic at the project site under the proposed project. While impacts would be less than significant under the proposed ECDC, there would be no impacts under the No Project/Existing Conditions Alternative.

Cumulative Impacts. The No Project/Existing Conditions Alternative would not result in any cumulative impacts as compared to those of the proposed ECDC project, which would result in less than significant impacts.

Growth Inducement. Neither the proposed ECDC Project, nor the No Project/Existing Conditions Alternative would result in any growth-inducing impacts.

Long-Term/Irreversible Effects. As noted later in Chapter 7.0, the commitment of limited slowly renewable and nonrenewable resources required for construction and operation of the proposed project would limit the availability of these resources for future generations or for other uses during the life of the project. However, continued use of such resources is consistent with regional and local plans and projected growth in the area. No significant irreversible changes are expected to occur as a result of project implementation for either long-term/irreversible effects or growth inducement.

6.5 COMPARISON OF THE IMPACTS OF THE PROPOSED ECDC AND THE NO PROJECT ALTERNATIVE

Table 6.A provides a comparative summary of the potential significant unavoidable adverse impacts of the proposed ECDC and the No Project/Existing Conditions Alternative.

Based on the analysis in Chapter 4.0, the proposed ECDC will not result in significant unavoidable adverse impacts in all environmental categories.

6.6 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires an EIR to identify the environmentally superior alternative. If the environmentally superior alternative is the No Project Alternative, CEQA requires that the EIR identify an environmentally superior alternative among the other alternatives (Section 15126.6(e)(2) of the CEQA Guidelines).

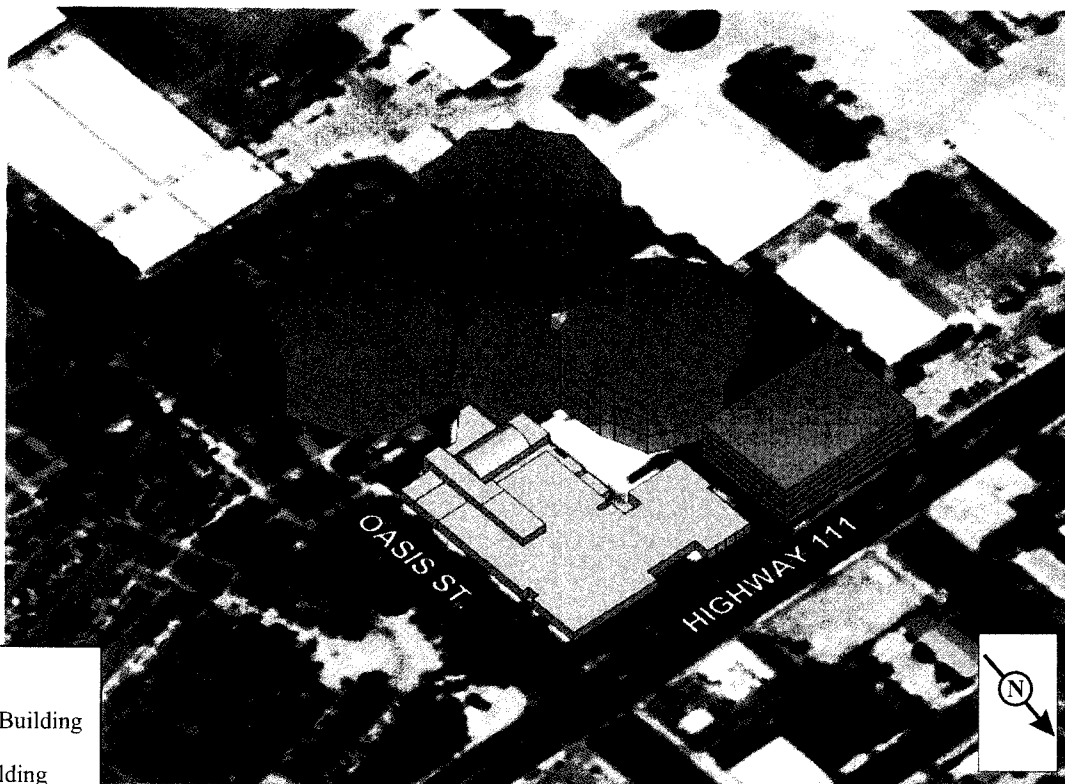
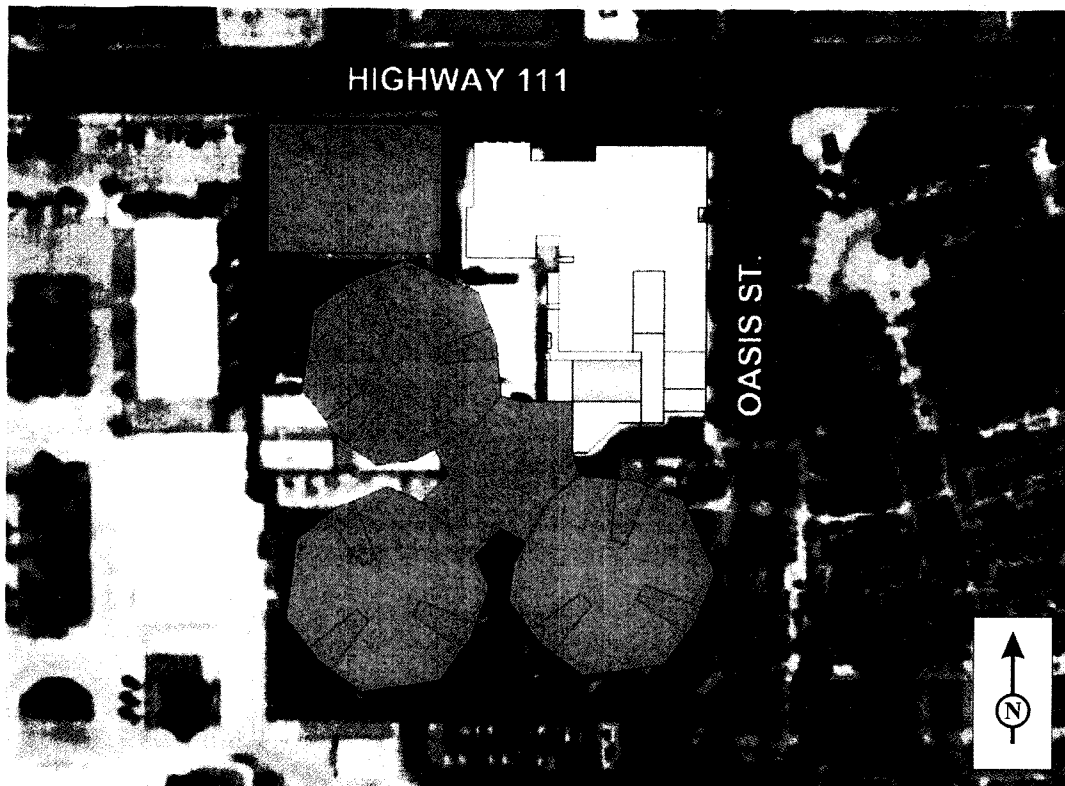
However, because of the unique project objectives, only the No Project/Existing Conditions Alternative was analyzed, as discussed earlier in Section 6.3, Alternatives Considered but Rejected. Therefore, the environmentally superior alternative is the No Project/Existing Conditions Alternative. Based on the prescription of CEQA, the proposed ECDC project would be the environmentally superior alternative after the No Project/Existing Conditions Alternative.

**Table 6.A: Comparison of the Proposed ECDC and the No Project/
Existing Conditions Alternative**


Parameter	Proposed Project	No Project/Existing Conditions Alternative
Attainment of Project Objectives	All	None
Aesthetics	LTS	NI
Agriculture	NI	NI
Air Quality	LTS	NI
Biological Resources	LTS	NI
Climate Change	LTS	NI
Cultural Resources	LTS	NI
Geology and Soils	LTS	NI
Hazards and Hazardous Materials	LTS	NI
Hydrology and Water Quality	LTS	NI
Land Use	NI	NI
Noise	LTS	NI
Population and Housing	NI	NI
Public Services and Utilities	LTS	NI
Recreation	NI	NI
Traffic and Circulation	NI	NI
Mineral Resources	NI	NI
Cumulative	LTS	NI
Growth Inducement	NI	NI
Long-Term/Irreversible Effects	LTS	NI


LTS: Less than significant impact (with mitigation incorporated)

NI: No impact



LEGEND

 - Existing Building

 - New Building

LSA

- ① HOUSING POD = 141,846 SF
3 STACKS PER POD
(1 POD WILL HAVE 2 STACKS,
THE LOWER STACK WILL HAVE PROGRAM SPACES)
576 BEDS PER POD
- ② ADMIN (3 LEVELS) = 16,415 SF/LEVEL

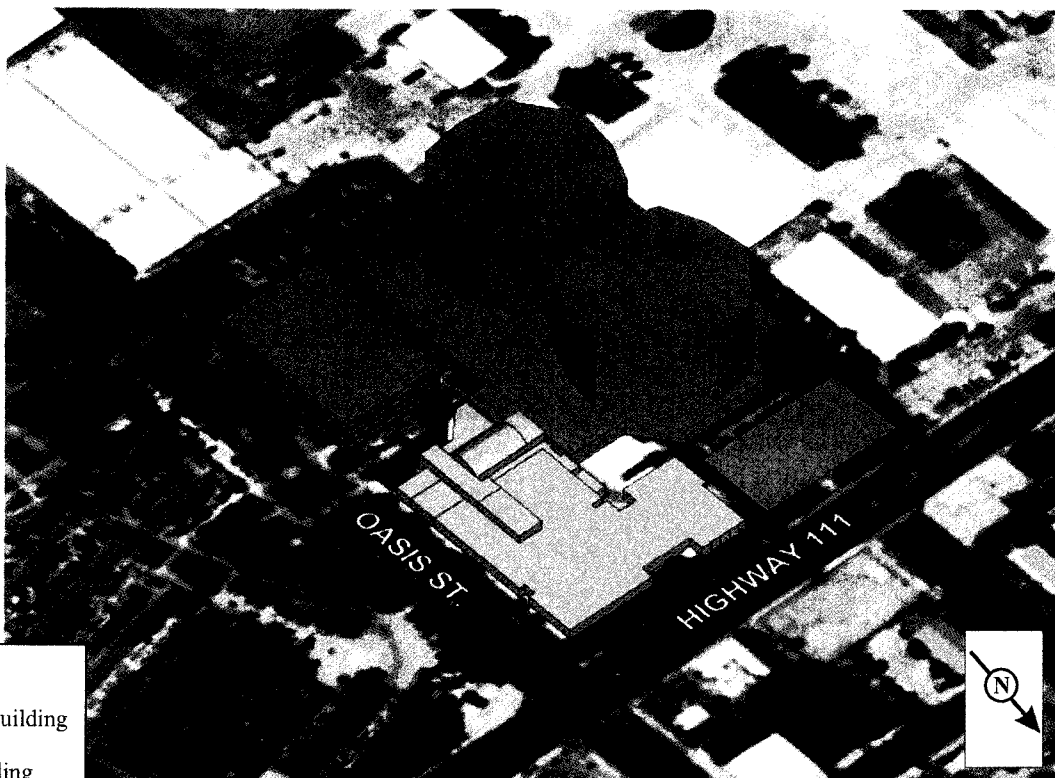
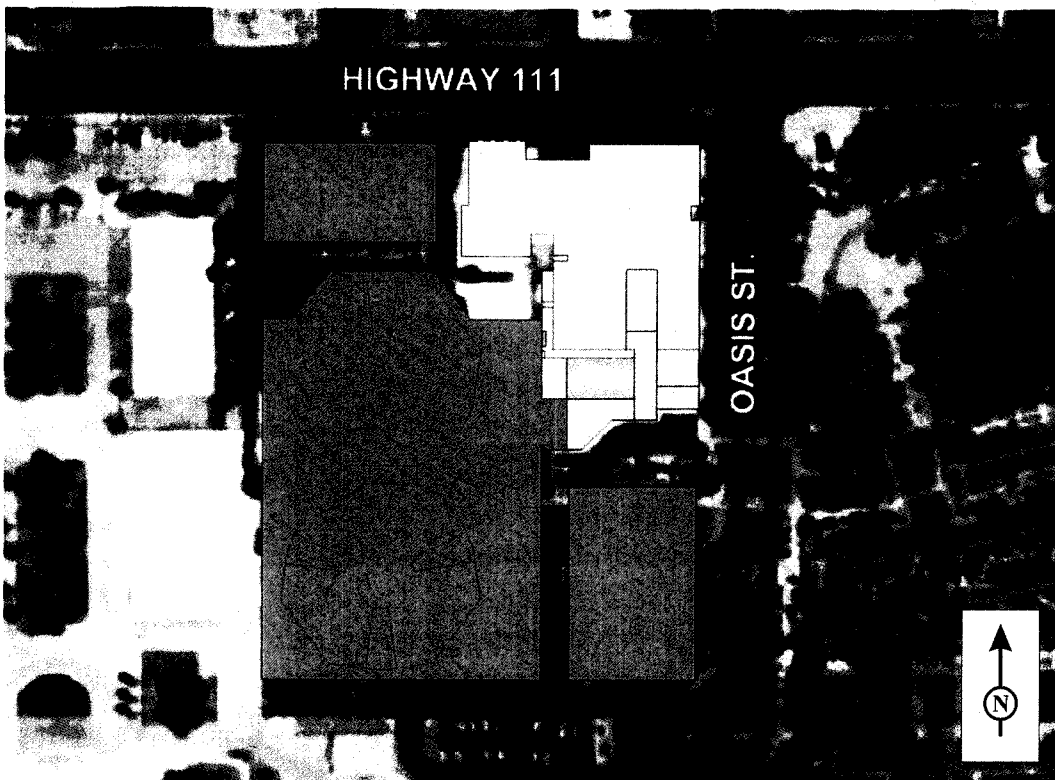
- ③ 6-LEVEL PARKING STRUCTURES = 136,271 SF
1 SUBTERRANEAN LEVEL-RCSD
5 ABOVE GRADE LEVEL- PUBLIC AND COUNTY STAFF
- A STACK = 2 LEVELS/47,282 SF EACH
LEVEL = 48 CELLS (96 BEDS) 1 STACK = 192 BEDS
- TOWER/POD=CONSISTS OF A NUMBER OF STACKS

FIGURE 6-1



East County Detention Center

Alternative Design 1

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LEGEND

-  - Existing Building
-  - New Building

LSA

- ① HOUSING TOWER = 189,128 SF
4 STACKS PER TOWER
768 BEDS PER TOWER
 - ② ADMIN = 1,492 SF
 - ③ BASE = 115,609 SF
 - ④ 4-LEVEL PARKING STRUCTURES = 104,000 SF
1 SUBTERRANEAN LEVEL - RCSD
3 ABOVE GRADE LEVEL - PUBLIC AND COUNTY STAFF
 - ⑤ PARKING LOT = 18,000 SF
- TOTAL = 495,357 SF**
- A STACK = 2 LEVELS/47,282 SF EACH
LEVEL = 48 CELLS (96 BEDS) 1 STACK = 192 BEDS
 - TOWER/POD=CONSISTS OF A NUMBER OF STACKS

FIGURE 6-2

NOT TO SCALE

SOURCE: AB 900 Phase II Application, AECOM 2011
I:\HOK1201\G\Alternative 2.cdr (4/29/13)

East County Detention Center

Alternative Design 2

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7.0 LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

The California Environmental Quality Act (CEQA) Guidelines Section 15126 requires that an Environmental Impact Report (EIR) consider and discuss significant irreversible changes that would be caused by implementation of the proposed project to ensure that such changes are justified.

7.1 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

The CEQA Guidelines specify that the use of nonrenewable resources during the initial and continued phases of the project should be discussed because a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary and secondary impacts (e.g., a highway improvement that provides access to a previously inaccessible area) should also be discussed because such changes generally commit future generations to similar uses. Irreversible damage can also result from environmental accidents associated with the project and should be discussed.

The proposed ECDC project would upgrade and modernize a currently developed site with a similar, but larger facility. As previously discussed throughout Chapter 4, the proposed project would not result in any significant unavoidable adverse environmental effects after implementation of the prescribed mitigation measures.

Construction of the proposed development would result in a commitment of limited, slowly renewable, and nonrenewable resources. Such resources may include certain types of lumber and other forest products; raw materials such as steel; aggregate materials used in concrete and asphalt, such as sand and stone; water; petrochemical construction materials such as plastic; and petroleum-based construction materials. In addition, fossil fuels used by construction equipment would also be consumed. The construction of the proposed project would also result in an increased commitment of public maintenance services such as waste disposal and treatment.

Similarly, operation of the proposed project would result in the commitment of limited nonrenewable resources and slowly renewable resources such as electricity, petroleum-based fuels, fossil fuels, and water. Electricity would be used for lighting, heating, and cooling of the buildings and operation of the project facilities. As stated in Section 4.11, Public Services and Utilities, the anticipated peak electrical load is estimated to be approximately 5000 kilovolt-amperes (kVA) for the proposed project. Although this represents increased demand for electrical resources when compared to existing site conditions, this incremental increase in electrical services would be mitigated through Mitigation Measure ES-1 related to electrical supply by Imperial Irrigation District (IID). After mitigation, the project would not result in a significant impact related to the provision of electricity. In addition, Title 24 of the California Code of Regulations requires conservation practices that would limit the amount of energy consumed by the proposed project. Nevertheless, the use of such resources would continue to represent a long-term commitment of essentially nonrenewable resources.

Operation of the proposed project also requires an increase in potable water. Build out of the proposed project would require approximately 892 acre-feet per year of water. As discussed in

Section 4.11, sufficient water supplies are available to service the project, and project impacts would be less than significant. However, the increase in water use would continue to represent a long-term commitment of this essentially nonrenewable resource.

The project site would result in an increase of impervious surfaces on site, which would increase the amount of water runoff from the project site, as described in Section 4.8, Hydrology and Water Quality. Mitigation measures are required to ensure that project hydrology would meet drainage system standards and that pollutants of concern would be controlled through implementation of structural and nonstructural best management practices (BMPs). Implementation of mitigation would reduce any impacts to water quality to less than significant levels.

Construction of the proposed project would result in a minor change in views consistent with the existing urban appearance of the area with comparable building heights.

The commitment of limited slowly renewable and nonrenewable resources required for construction and operation of the proposed project would limit the availability of these resources for future generations or for other uses during the life of the project. However, continued use of such resources is consistent with regional and local plans and projected growth in the area. No significant irreversible changes are expected to occur as a result of project implementation on a project-specific or cumulative basis as discussed in Chapter 6.0.

7.2 GROWTH-INDUCING IMPACTS OF THE PROPOSED PROJECT

As discussed in the introduction to Chapter 4.0, the project would not result in the generation of a substantial amount of new jobs that could impact growth in the area. In addition, the ECDC project would contribute fees for fair share improvements to wastewater and electrical services providers. The project would not, on its own, result in an extension of public services, utilities, or facilities that could enhance or remove an impediment to growth in the area. Therefore, the project is not considered growth-inducing.

8.0 UNAVOIDABLE ADVERSE IMPACTS

8.1 UNAVOIDABLE ADVERSE IMPACTS OF THE PROPOSED PROJECT

As discussed in Chapter 4.0, the project would not result in significant unavoidable adverse impacts with the implementation of the identified mitigation measures. All impacts can be mitigated to a less than significant level. Therefore, a Statement of Overriding Considerations pursuant to California Environmental Quality Act (CEQA) Section 15093 would not be required.

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