SUBMITTAL TO THE RIVERSIDE COUNTY LIBRARY SYSTEM FOUNDATION BOARD OF DIRECTORS

ITEM: 3.73
(ID # 11675)
MEETING DATE:
Tuesday, April 07, 2020

FROM: FACILTIES MANAGEMENT (FM) AND RIVERSIDE COUNTY LIBRARY SYSTEM:

SUBJECT: FACILITIES MANAGEMENT (FM) AND RIVERSIDE COUNTY LIBRARY SYSTEM: Riverside County Library System - Desert Hot Springs Library - Adoption of Mitigated Negative Declaration, Mitigation Monitoring Reporting Program for Environmental Assessment Number EA202001l, and Approval of the Native American Remains and Associated Items Treatment, Disposition, and Monitoring Agreement with Agua Caliente Band of Cahuilla Indians, District 4. [$30,000 - County Library Fund - 100%] (FM Staff to File Notice of Determination)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for Environmental Assessment Number 202001l, based on the findings incorporated in the Initial Study and the conclusion that the Desert Hot Springs Library Project will not have a significant effect on the environment with implementation of the mitigation measures contained therein, and the MND reflects the Board's independent judgment and analysis;

2. Approve the Desert Hot Springs Library Project;

ACTION: Policy

Rose Salgado, Director of Facilities Management 3/10/2020 Suzanne Holland, Director of EDA 3/17/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:	Jeffries, Spiegel, Washington, Perez and Hewitt
Nays:	None
Absent:	None
Date:	April 7, 2020
xc:	FM

Kecia R. Harper
Clerk of the Board
By: _____
Deputy

3. Approve the Native American Remains and Associated Items Treatment, Disposition, and Monitoring Agreement between the County of Riverside (County) and the Agua Caliente Band of Cahuilla Indians (Agua Caliente Band) for a not-to-exceed amount of $30,000, associated with construction of the Project and as part of the requirements of the MMRP and authorize the Chairman of the Board (Chairman) to execute the agreement on behalf of the County; and

4. Authorize the Director of Facilities Management, or designee, to administer the Tribal Monitoring Agreement with the Agua Caliente Band, in accordance with their terms and applicable Board policies.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ 30,000	$ 0	$ 30,000	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: County Library Fund – 100% (previously approved budget)			**Budget Adjustment:** No **For Fiscal Year:** 2019/20	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:
Summary

Through the Economic Development's (ED) Community and Cultural Services Division, ED manages the Riverside County Library System (RCLS) including thirty-six library facilities throughout Riverside County and two book mobiles. In the most recent fiscal year, RCLS logged over 3.7 million visitors to these facilities. After a review of library operations, it was determined that in order to meet increased visitor demand and to provide efficient library facilities, additional library facilities are needed in the cities of French Valley, Menifee, and Desert Hot Springs.

FM's Real Estate Division assisted RCLS in the establishment of a Public Private Partnership (P3) to engage a real estate developer to plan, design, entitle, and construct these new facilities on County owned land and to complete the three County Libraries. The County will then lease back the facility from the developer over a 30-year term. The new Desert Hot Springs Library will consist of approximately 15,000 square feet and will be located on the north east corner of Palm Drive and Park Lane.

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21177) and State CEQA Guidelines Section 15063, FM prepared an Initial Study/MND which was circulated to the public from December 16, 2019 to January 4, 2020. The County is required to adopt a reporting and monitoring plan for the measures identified in the Initial Study/MND to mitigate or avoid significant effects on the environment. The Initial Study/MND demonstrated that the Project would not have any significant impacts on the environment with the implementation of the mitigation measures identified in the Initial

Study/MND and MMRP. The County will consider any comments received during the review period prior to adoption of the Initial Study/MND. The Notice of Determination will be filed by FM staff with the County Clerk within five days of Board approval.

On May 30, 2019, and in accordance with Assembly Bill 52, tribes were notified about the Project. One tribe requested consultation on July 8, 2019. Formal consultation with this Tribe concluded on September 6, 2019. No other Tribes requested consultation within the 30-day notification period.

Mitigation Measures were developed in coordination with the Tribes to address concerns related to the accidental discovery of cultural resources. Compliance with these mitigation measures will provide a redundancy mechanism to ensure that potential impacts from inadvertent discoveries of archeological resources do not occur and remain less than significant. The attached Native American Remains and Associated Items Treatment, Disposition, and Monitoring Agreement in the not to exceed amount of $30,000 will compensate the Agua Caliente Band for the ongoing tribal monitoring during all grading, groundbreaking, excavation, and ground disturbing activities performed in conjunction with the project development.

Construction of the Project is anticipated to occur in March of 2020.

Impact on Residents and Businesses

The Desert Hot Springs Library will provide enhanced programs and services that will better serve the growing regions of the County and will have a positive impact on both residents and local businesses.

Additional Fiscal Information

The Board previously approved the costs associated with the CEQA studies for Desert Hot Library on July 23, 2019 (Item 3.24). This Board action will have no financial impact to the Project.

Attachments:

- Initial Study/Mitigated Negative Declaration
- Notice of Determination
- Native American Remains and Associated Items Treatment, Disposition, and Monitoring Agreement with the Agua Caliente Band of Cahuilla Indians

RF:HM:VC:SP:MS;mg FM05190009924 11675-14042
S:\Project Management Office\FORM 11'S\Form 11's_In Process\11675 - 14042_D4 - 009924 - RCLS Desert Hot Springs Library - Adopt MND, MMRP, and Tribal Monitoring Agmt_033120.doc

Steven Atkeson 3/27/2020

Gregory P. Priamos, Director County Counsel 3/13/2020

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

Date _____ Initial Via FM

Notice of Determination

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

☒ County Clerk
County of: Riverside County – (County Clerk Office)
Address: 2720 Gateway Drive, Riverside, CA 92507

From:
Public Agency: Riverside County
Address: 3403 10th Street, 4th Floor, Riverside, CA 92501
Contact: Mike Sullivan
Phone: (951) 955-8009

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

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

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: Riverside County Desert Hot Springs Library Project (Initial Study: RIVCO/CEQA 202001I)

Project Location: The proposed project site is located on the northeast corner of Palm Drive and Park Lane.in the City of Desert Hot Springs, on 2.2 acres of an existing 14.8-acre County-owned property. The project site is bordered by a middle school on the east, Park Lane and a hotel to the south, Palm Drive and vacant land to the west, and a County health facility on the north. The project is located within the Desert Hot Springs Quadrangle at Latitude 33° 56' 37" North and Longitude 113° 30' 02" West.

Project Description:

The Riverside County Library System EDA Real Estate Division are entering into a Public Private Partnership to engage a real estate developer to plan, design, entitle, and construct a new library on County-owned land and the County will then lease back the facility from the developer over a 30-year term. The new Desert Hot Springs Library will consist of an approximately 15,000 square feet single-story building. The project site will be improved with a two-lane ingress/egress driveway along Park Lane, a connection to the Desert Hot Springs Family Resource Center, an approximately 30,000-square foot on-site parking lot, approximately 10,500 square feet of hardscape, including paseos and bicycle parking, and approximately 10,000 square feet of landscaping Existing utilities (e.g., electricity, water, sewer, natural gas, telephone) are located underground along the adjacent roadway frontages and will be interconnected to the project site and library facility during finish grading of the site. The project would be constructed on vacant land and no existing structures would require demolition as part of the project. Construction is anticipated to start in the spring of 2020 and would be completed by the end of 2020.

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

3/24/20 (Date) and has made the following determinations regarding the above described project:

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

APR 07 2020 3.73

This is to certify that the Final Initial Study with comments and responses and record of project approval, and/or the Mitigated Negative Declaration, is available to the General Public at:

County of Riverside
Economic Development Agency
3403 10th Street, 4th Floor
Riverside, CA 92501

Signature: _____ Title: Senior Environmental Planner

Date: 2/11/20 Date received for filing at OPR: N/A

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

NATIVE AMERICAN HUMAN REMAINS AND ASSOCIATED ITEMS TREATMENT, DISPOSITION, AND MONITORING AGREEMENT

This NATIVE AMERICAN HUMAN REMAINS AND ASSOCIATED ITEMS TREATMENT, DISPOSITION, AND MONITORING AGREEMENT (**"Agreement"**) is made and entered into as of February 28, 2020 by and between the Agua Caliente Band of Cahuilla Indians, a federally recognized Indian tribe (**"Agua Caliente Band of Cahuilla Indians"** or the **"Tribe"**) and the County of Riverside, with offices at 3403 10th Street Suite 400, Riverside, California 92501 (**"Client"**). The Tribe and Client are sometimes referred to individually as a **"Party,"** and collectively as the **"Parties."**

I. GENERAL PROVISIONS

A. Subject Matter. This Agreement concerns the grading and construction of the Desert Hot Springs Library located at 14380 Palm Drive, Desert Hot Springs, California 92240 and as more commonly referred to as the Desert Hot Springs Library Project (the **"Project"**) and as more particularly described in **Exhibit A** to this Agreement, which is attached hereto and incorporated herein by this reference. The Client agrees to pay Tribe an estimated $26,450.00 as consideration for the work provided pursuant to this Agreement, and as described more fully in **Exhibit C**, which is attached hereto and incorporated herein by this reference. The Client shall provide a copy of this Agreement upon request to the Riverside County Coroner's Office (the **"Coroner"**). The County of Riverside is the Project's lead agency pursuant to the California Environmental Quality Act (**"CEQA"**) (California Public Resources Code, §§ 21000 *et seq.*), and responsible for the environmental compliance of this Project. The County of Riverside shall be referred to herein as the **"Lead Agency."**

B. Purpose. The purpose of this Agreement is to formalize procedures for the treatment of Native American human remains, as well as associated grave goods and cultural items (**"Associated Items"**), in the event any are discovered in conjunction with the development of the Project. Such Project development may include archaeological studies, excavation, geotechnical investigations, grading, or any other ground disturbing activity. This Agreement also formalizes procedures for cultural monitoring during archaeological studies, excavation, geotechnical studies, grading, and any other ground disturbing activities during Project development. This Agreement is entered into with the acknowledgment by the Parties of the high level of cultural sensitivity of the Project location and its proximity to recorded cultural sites.

C. Scope. This Agreement shall apply to lands owned in fee.

II. TREATMENT AND DISPOSITION OF NATIVE AMERICAN HUMAN REMAINS AND ASSOCIATED ITEMS (FEE LANDS)

A. Cultural Affiliation. The Parties agree that the Project area set forth in **Exhibit A** to this Agreement consists of land that has been traced to, and traditionally occupied by, the Agua Caliente Band of Cahuilla Indians. The Tribe has designated the Tribal Historic Preservation Office (**"THPO"**) to act on its behalf with respect to the provisions of this Agreement. Any Native American human remains and Associated Items that are discovered on fee lands in conjunction with the development of this Project shall be treated in accordance with this Section.

B. Coordination with the County Coroner's Office. The Client shall immediately contact both the Coroner and the Tribe or cause the Lead Agency to do the same if the Client or Lead Agency discover any human remains during implementation of the Project. The Parties acknowledge and agree that if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that the human remains are those of a Native American, the Coroner will notify the Native American Heritage Commission (**"NAHC"**) within twenty-four (24) hours of the determination, as required by subdivision (c) of Section 7050.5 of the California Health and Safety Code.

C. Most Likely Descendant. In the event that Native American human remains and/or Associated Items are discovered during the development of the Project, the Parties agree that the determination of Most Likely Descendant (**"MLD"**), under Section 5097.98 of the California Public Resources Code, shall be made by the NAHC. The Coroner will be called upon to make a determination if the remains are human in nature, and will determine whether there is a forensic requirement. Once the MLD is designated, the MLD will make all decisions regarding the disposition of the Native American human remains.

If the Tribe has been designated the MLD, and if the Coroner, in consultation with the THPO, determines that there is no forensic requirement, then the Native American human remains and/or Associated Items shall be subject to Tribal laws and Policies, including the Tribal Historic Preservation Ordinance.

D. Treatment and Disposition of Human Remains. In the event that Native American remains are found during the development of the Project and the Tribe has been designated the MLD, the following provisions shall apply to the Parties:

1. The Tribe, as MLD, shall be allowed, pursuant to subdivision (a) of Section 5097.98 of the California Public Resources Code, to (i) inspect the site of the discovery; and, notwithstanding subdivision (a) of Section 5097.98 of the California Public Resources Code, to

(ii) make determinations as to how the Native American human remains and Associated Items shall be treated and disposed of with appropriate dignity.

2. The Tribe, as MLD, shall complete its inspection within forty-eight (48) hours of being granted access to the site of discovery, as required by subdivision (a) of Section 5097.98 of the California Public Resources Code. The Parties agree to discuss in good faith what constitutes **"appropriate dignity,"** as that term is used in the applicable statutes.

3. Disposition and treatment of Native American human remains and Associated Items shall be accomplished in compliance with subdivisions (a) and (b) of Section 5097.98 of the California Public Resources Code, except as set forth herein. The Tribe, as MLD, in consultation with Client, shall make the final discretionary determination regarding the appropriate disposition and treatment of Native American human remains and Associated Items.

4. The Parties are aware that the Tribe may wish to rebury the Native American human remains and Associated Items on or near the site of their discovery in an area that shall not be subject to future subsurface disturbances. Client shall accommodate on-site reburial in a location mutually agreed upon by the Parties.

5. The term **"Native American human remains"** encompasses more than human bones because the Tribe's traditions periodically necessitated the ceremonial burning of human remains. Associated Items are those artifacts associated with any Native American human remains. These items and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact.

E. Treatment and Disposition of Associated Items. Native American human remains and Associated Items reflect traditional religious beliefs and practices of the Tribe. Native American human remains and Associated Items that are discovered on the Project site are subject to consultation between the Client and Tribe regarding appropriate treatment. The Tribe's consent shall be obtained to allow the use of temporary curation facilities, which may temporarily house the collections until the final disposition is agreed upon. Where appropriate and agreed upon in advance, the archaeologist may conduct analyses of certain artifact classes, if required by CEQA, in furtherance of the mitigation measures or conditions of approval for the Project. This may include, but is not limited or restricted to, shell, bone, ceramic, stone, or other artifacts. The Client waives any and all claims to ownership of Associated Items that may be found on the Project site.

F. Non-Disclosure of Reburial Location. It is understood by the Parties that unless otherwise required by law, the site of any reburial of Native American human remains and/or Associated Items shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, Parties, and Lead Agency shall

withhold public disclosure of information related to such reburial, pursuant to the specific exemption set forth in subdivision (r) of Section 6254 of the California Government Code.

III. MISCELLANEOUS PROVISIONS

A. Description of Work. The description of the scope of work for the Tribe's Cultural Monitors for the Project is set forth in **Exhibit B** to this Agreement, which is attached hereto and incorporated herein by this reference. Section I of **Exhibit B** specifies the duties and responsibilities of the Tribe's Cultural Monitors and other specified parties. Section II of **Exhibit B** identifies the geographical area that the Tribe's Cultural Monitors shall oversee.

B. Assignment. This Agreement shall not be assigned without the prior written consent of the Tribe.

C. Compensation. Tribe shall receive compensation, including authorized reimbursements, for all work described in **Exhibit B**. The total estimated compensation for the work shall not exceed twenty-six thousand, four hundred fifty dollars ($26,450.00). Compensation for the work shall be in accordance with the Monitor Budget Worksheet attached hereto as **Exhibit C**. Prior to the commencement of any monitoring work, Client shall deposit with Tribe an initial retainer in the amount of twenty percent of the total estimated compensation set forth above or five thousand, two hundred ninety dollars ($5,290.00). When the retainer drops below an amount equal to ten percent of the total estimated compensation or two thousand, six hundred forty-five dollars ($2,645.00), Client shall deposit an additional retainer in an amount equal to the initial retainer. Tribe shall credit the retainer amounts toward the total estimated compensation set forth above. Tribe will submit to Client a biweekly itemized statement, which indicates the work completed, any amounts owed, and any credits. The statement will describe the work and supplies provided since the initial commencement date, or since the start of the subsequent billing period, as appropriate, through the date of the statement. Client shall pay the undisputed portions of statements within thirty (30) days of receipt, and will promptly consult with Tribe to resolve any portions that may be in dispute.

Client shall compensate Tribe at a rate of $125.00 an hour for the work contemplated in the attached **Exhibit B**. A 30-minute unpaid lunch period shall be afforded to the Tribe. Client agrees to pay a 15% administrative fee for the work provided under this Agreement. An overtime rate of $187.50 per hour shall be applied to any time worked over forty (40) hours within a given work week. Client shall announce if there are work stoppages at a minimum twelve (12) hours before the scheduled start time. If there are unannounced work stoppages or cancellation of scheduled work (i.e. cancellation of work due to weather conditions) that are not due to the Cultural Monitor's actions, Client shall pay the Tribe a minimum half-day charge (four hours).

D. Successor and Assigns. This Agreement shall be binding upon and inure to the benefit of the heirs, successors, representatives, executors, administrators, and assignees of the Parties, including subsequent land owners or Project proponents, and any person or entity obligated to comply with environmental and cultural or archaeological resource protection laws applicable to the Project.

E. Compliance with Laws. The Client shall comply with all applicable federal and state laws. Nothing in this Agreement shall excuse the Client from any obligation under any applicable federal or state laws, including, but not limited to: CEQA and applicable regulations of the CEQA Guidelines; California Public Resources Code, §§ 5097.98, 5097.99, and 5097.991; California Health and Safety Code, § 7050.5, subd. (c); California Government Code, § 6254; the National Historic Preservation Act, 54 U.S.C. §§ 3001 *et seq.* and its implementing regulations; the Native American Graves Protection and Repatriation Act, 25 U.S.C. §§ 3001 *et seq.* and its implementing regulations; and the First Amendment to the United States Constitution. Nothing in this Agreement is intended to make any of the above-referenced laws applicable where such laws would otherwise be inapplicable.

F. Indemnification. The Client hereby agrees to fully defend, indemnify, and hold the Tribe, Tribal members, the Tribal Council, each member thereof, and the Tribe's officials, directors, officers, employees, designees, representatives, and agents harmless from and against any and all claims, suits, actions, damages, losses, liabilities, expenses, costs (including without limitation, reasonable attorney's fees and court costs), and/or judgments of every nature or description arising from, or in any way attributable to or related to, the negligence or willful misconduct of the Client hereunder, including the Client's officers, employees, agents, principals, shareholders, directors, and subcontractors.

G. Entirety. This Agreement and **Exhibits A, B, and C** attached hereto constitute the entire agreement between the Parties with respect to the subject matter hereof. No amendment or modification of this Agreement shall be effective unless in writing and executed by both Parties.

H. Damages. Except as set forth in this Agreement, neither Party shall be liable to the other, in any event, for any special or incidental damages arising out of the work performed hereunder, whether arising in contract, tort, or otherwise.

I. Limitation on Scope. This Agreement is unique to the Project only and does not set a precedent for other projects.

J. Term. This Agreement shall commence on February 28, 2020 and will end on February 27, 2021.

This Agreement is entered into on the Agua Caliente Indian Reservation, as of the day and year first above.

AGUA CALIENTE BAND OF CAHUILLA INDIANS

By: _____

Its: _____

COUNTY OF RIVERSIDE

By: _____

Its: V. MANUEL PEREZ Chairman

FORM APPROVED COUNTY COUNSEL
BY _____ 3/12/2020
KRISTINE BELL-VALDEZ DATE

ATTEST:
KECIA R. HARPER, Clerk
By _____
DEPUTY

EXHIBIT A

Desert Hot Springs Library
14380 Palm Drive
Desert Hot Springs, CA 92240

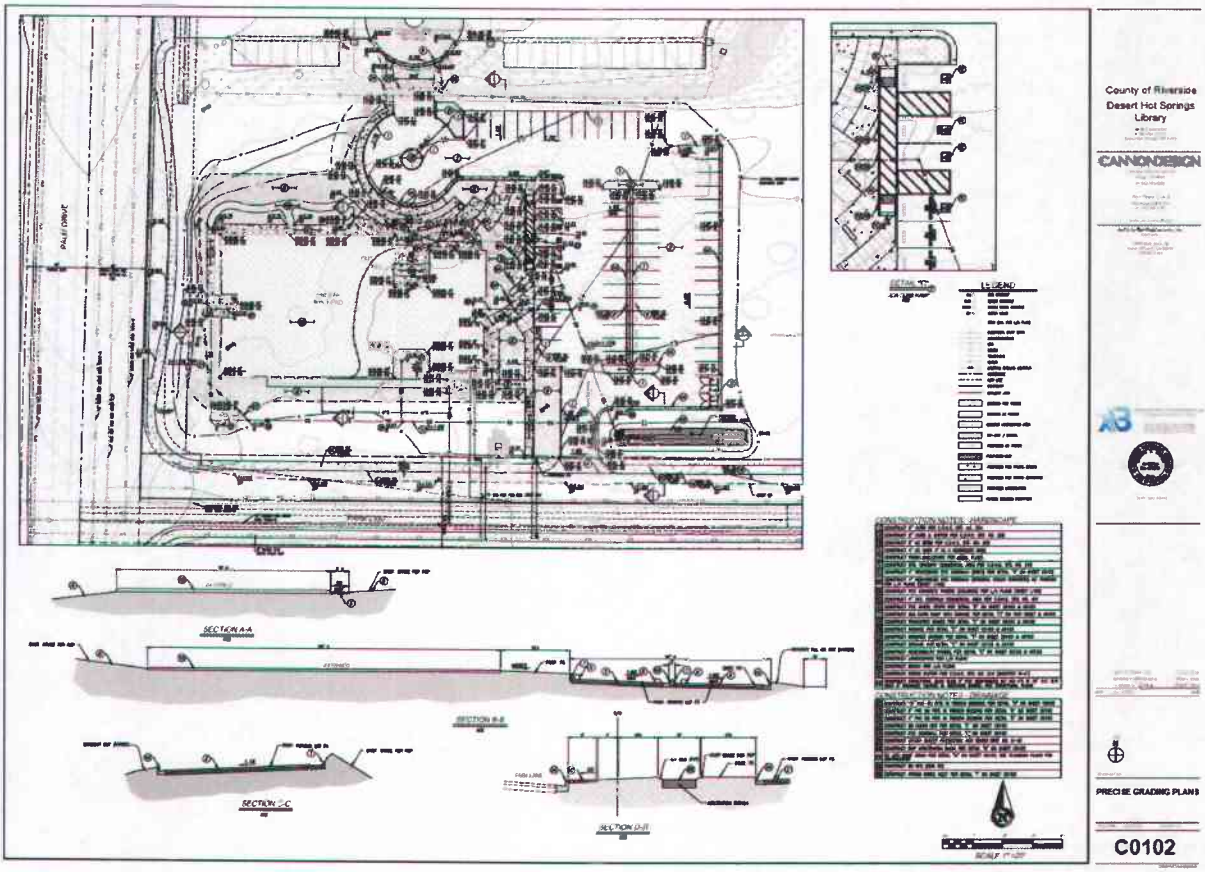

EXHIBIT B

CULTURAL MONITORING OF GRADING AND GROUND DISTURBING ACTIVITIES

I. Specifications

Given the nature and sensitivity of the archaeological sites and cultural resources that are in or may be within the Project area, the Agua Caliente Band of Cahuilla Indians shall provide the cultural monitoring, consultation, and facilitation for this Project during archaeological studies, excavation, geotechnical studies, grading, and any other ground disturbing activities during Project development. Cultural Monitors will work in concert with the archaeologists hired by the Client and Project engineers. The Cultural Monitors or Project archaeologists will be empowered to halt all earthmoving equipment in the immediate area of discovery when Native American human remains or Associated Items are identified until further evaluation can be made in determining their significance. It is understood that all surface and subsurface artifacts of significance shall be collected and mapped during this operation following standard archaeological practices. After discovery of Native American human remains or Associated Items discussions between the THPO and Project archaeologist will take place to determine the significance of the situation and best course of action for avoidance, protection of resources, or data recovery as applicable. The scope of work for this Project requires monitoring once grading or other earthmoving begins (*i.e.*, from the beginning).

II. Project to be Monitored

Monitoring shall encompass the area known as the Desert Hot Springs Library Project, as indicated in **Exhibit A** of this Agreement and shall be known as the Project area. It is agreed that monitoring shall be allowed for all archaeological studies, excavation, geotechnical studies, grading, and any other ground disturbing activities during Project development. Only Cultural Monitors appointed by the Agua Caliente Band of Cahuilla Indians Monitoring Program will be used on the Project.

III. Cultural Monitors

The Parties to this Agreement anticipate the need for a Cultural Monitoring crew consisting of one (1) Cultural Monitor. If the scope of the work changes (*e.g.*, inadvertent discoveries of cultural resources or simultaneous grading to require additional monitors), the Client agrees to directly compensate the work of additional

Cultural Monitors to the originally agreed upon crew of one (1) Cultural Monitor. The compensation rate shall be made directly from the Client to the Tribe. If Native American human remains are found, the coordination of the reburial of those remains and any Associated Items shall be conducted in accordance with this Agreement.

IV. Responsibility

It is the responsibility of the Client to ensure Cultural Monitors have been trained in general safety precautions connected with working on a construction site. The THPO shall be notified if other special safety concerns must be observed in advance and the Client shall provide special training if required.

EXHIBIT C

MONITOR BUDGET WORKSHEET
Agua Caliente Band Of Cahuilla Indians
Historic Preservation Office-Monitoring Program

Date: 2/25/2020

Project Start Date: March 1, 2020

Project Name: Desert Hot Springs Library
Project Address: 14380 Palm Drive, Desert Hot Springs, CA 92240

Contact name: Michael Sullivan
Riverside County Economic Development Agency
Billing Address 3403 10th Street Suite 400, Riverside, CA 92501

Contract No. 03-083-2019-003

Email: Msullivan@rivco.org
Phone Nos.: (951) 955-8009

The worksheet below is to estimate costs for Agua Caliente's total number of work days estimated for the Project. An invoice will be sent on a biweekly basis from the Controller's Office and will include a 15% Administrative Fee. A 20% retainer is required prior to providing services. An overtime rate of $187.50 per hour will be applied to any time worked over 40 hours. The Client shall pay the Tribe a minimum half-day (four hours) for last minute cancellations.

				Total # of Days*	Total
1	**Grub & Clear**				
	1	Monitor (s) for	2 days		
	2	Days @ 8 hr days	16 hours	2	
	16	Hours @ $125.00/hr			2,000.00
2	**Grading & Trenching**				
	1	Monitor (s) for		21	
	21	Days @ 8 hr days	21 days		
	168	Hours @ $125.00/hr	168 hours		21,000.00
4	**OTHER**	Archaeological Survey			
		Days @ 8 hr days	days		
		Hours @ $125.00/hr	hours		0.00
5	**Administrative Fee**		15 %	23	3,450.00
		Subtotal			26,450.00
				TOTAL	$26,450.00

*# of monitors x # of days

Initial

Initial VMP

INITIAL STUDY

DESERT HOT SPRINGS LIBRARY

CITY OF DESERT HOT SPRINGS

RIVERSIDE COUNTY, CALIFORNIA

LSA

January 2020

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INITIAL STUDY

DESERT HOT SPRINGS LIBRARY

CITY OF DESERT HOT SPRINGS

RIVERSIDE COUNTY, CALIFORNIA

Prepared for:

County of Riverside
Economic Development Agency
3403 Tenth Street, Suite 400
Riverside, California 92501
(951) 955-8009

Prepared by:

LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507
(951) 781-9310

LSA Project No. CFP1901

LSA

January 2020

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TABLE OF CONTENTS

APPENDICES

LIST OF FIGURES

LIST OF TABLES

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ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ASCE	American Society of Civil Engineers
ASTM	American Society for Testing and Materials
BACM	Best Available Control Measure
Basin	South Coast Air Basin
BMP	Best Management Practice
Btu	British Thermal Unit
CalEEMod	California Emission Estimator Model
CalEPA	California Environmental Protection Agency
CalFire	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CRBRWQCB	Colorado River Basin Regional Water Quality Control Board
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CH_4	Methane
City	City of Desert Hot Springs
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CO_2e	Carbon Dioxide Equivalent
County	County of Riverside
CRMP	Cultural Resources Management Plan
CVMSHCP	Coachella Valley Multiple Species Habitat Conservation Plan
CWA	Federal Clean Water Act
dBA	A-weighted decibel
DEH	Riverside County Department of Environmental Health Hazardous Materials Division
DHSPD	Desert Hot Springs Police Department
DTSC	Department of Toxic Substances Control
EDA	Riverside County Economic Development Agency
EIC	Eastern Information Center
EIR	Environmental Impact Report
EPA	(United States) Environmental Protection Agency
ESA	Environmental Site Assessment

FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GHG	Greenhouse Gas
gpd	Gallons per Day
GWh	Gigawatt-Hour
HVAC	Heating, Ventilation, and Air Conditioning
in/sec	inches per second
IS	Initial Study
kWh	Kilowatt-Hour
LEED	Leadership in Energy and Environmental Design
L_{eq}	Equivalent Continuous Sound Level
LID	Low Impact Development
L_{max}	Maximum Noise Level
LOS	Level of Service
LST	Localized Significance Thresholds
MBTA	Migratory Bird Treaty Act
MCGH WMP	Mission Creek and Garnet Hill Subbasins Water Management Plan
mgd	Million Gallons per Day
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
MND	Mitigated Negative Declaration
MS4	Municipal Separate Storm Sewer System
MSWD	Mission Springs Water District
MT	Metric Ton
N_2O	NITROUS OXIDE
ND	Negative Declaration
NIOSH	National Institute for Occupational Safety and Health
NO_2	Nitrogen Dioxide
NOI	Notice of Intent
NOx	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
O_3	Ozone
OES	(Riverside County Fire Department) Office of Emergency Services
PM_{10}	Coarse Particulate Matter
$PM_{2.5}$	Fine Particulate Matter
PPV	Peak Particle Velocity
PRC	Public Resources Code
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SGMA	Sustainable Groundwater Management Act
SOx	Oxides of Sulfur

SRA	Source Receptor Area
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TIA	Traffic Impact Analysis
USACE	United States Army Corps of Engineers
VdB	Vibration Velocity Decibels
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds
WQMP	Water Quality Management Plan
WWTP	Wastewater Treatment Plant

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1.0 INTRODUCTION AND PURPOSE

1.1 INTRODUCTION

Section 1.0 of this Initial Study (IS) describes the purpose, environmental authorization, intended uses of the IS, documents incorporated by reference, and processes and procedures governing the preparation of the environmental document. Pursuant to Section 15367 of the *State of California Guidelines for Implementation of the California Environmental Quality Act* (*CEQA Guidelines*), the County of Riverside Economic Development Agency (County) is the Lead Agency under the California Environmental Quality Act (CEQA). The County has primary responsibility for compliance with CEQA and consideration of the Desert Hot Springs Library (project or proposed project).

The Initial Study is organized as follows:

Section 1.0 *Introduction and Purpose* provides a discussion of the Initial Study's purpose, focus, legal requirements.

Section 2.0 *Project Description* provides a detailed description of the proposed project.

Section 3.0 *Environmental Checklist* includes a checklist and accompanying analyses of the project's effect on the environment. For each environmental issue, the analysis identifies the level of project's environmental impact.

Section 4.0 *References* details the references cited throughout the document.

Section 5.0 *Mitigation Monitoring and Reporting Program (MMRP)* is provided in accordance with CEQA which requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code Section 21081.6). The MMRP is designed to ensure compliance during project implementation.

Appendices Includes the technical material prepared to support the analyses contained in the IS.

1.2 PURPOSE

CEQA requires that the proposed project be reviewed to determine the environmental effects that would result if the project were approved and implemented. The County is the Lead Agency and has the responsibility of preparing and adopting the associated environmental document prior to consideration of the approval of the proposed project. The County has the authority to make decisions regarding discretionary actions relating to implementation of the proposed project.

This IS has been prepared in accordance with the relevant provisions of CEQA (California Public Resources Code Section 21000 et seq.); the *CEQA Guidelines,*[1] and the rules, regulations, and procedures for implementing CEQA as adopted by the County. The objective of the Initial Study is to inform County decision-makers, representatives of other affected/responsible agencies, the public, and interested parties of the potential environmental consequences of the project.

As established in *CEQA Guidelines* Section 15063(c), the purposes of an IS are to:

[1] California Code of Regulations, Title 14, Chapter 3, Sections 15000 through 15387.

- Provide the Lead Agency (County of Riverside) with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND);
- Enable a Proponent or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for an ND or MND;
- Assist in the preparation of an EIR, if one is required;
- Facilitate environmental assessment early in the design of a project;
- Provide a factual basis for finding in an ND or MND that a project will not have a significant effect on the environment;
- Eliminate unnecessary EIRs; and
- Determine whether a previously prepared EIR could be used with the project.

1.3 INTENDED USE OF THIS INITIAL STUDY

The County formally initiated the environmental process for the proposed project with the preparation of this IS. The IS screens out those impacts that would be less than significant and do not warrant mitigation, while identifying those issues that require further mitigation to reduce impacts to a less than significant level. As identified in the following analyses, project impacts related to various environmental issues either do not occur, are less than significant (when measured against established significance thresholds), or have been rendered less than significant through implementation of mitigation measures. Based on these analytical conclusions, this IS supports adoption of an MND for the proposed project.

CEQA[2] permits the incorporation by reference of all or portions of other documents that are generally available to the public. The IS has been prepared utilizing information from County planning and environmental documents, technical studies specifically prepared for the project, and other publicly available data. The documents utilized in the IS are identified in Section 3.0 and are hereby incorporated by reference. These documents are available for review at the County.

1.4 PUBLIC REVIEW OF THE INITIAL STUDY

The IS and a Notice of Intent (NOI) to adopt an MND will be distributed to responsible and trustee agencies, other affected agencies, and other parties for a 20-day public review period. Written comments regarding this IS should be addressed to:

Mike Sullivan, Senior Environmental Planner
Riverside County Economic Development Agency
Project Management Office
3403 Tenth Street, Suite 400
Riverside, California 92501
Phone: (951) 955-8009
msullivan@rivco.org

[2] *CEQA Guidelines* Section 15150.

Consideration of comments raised during the 20-day public review period will be taken into account and addressed prior to adoption of the MND by the County Board of Supervisors.

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2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The project is depicted on the United States Geological Survey *Desert Hot Springs, California* 7.5 minute topographic quadrangle map in Township 3 South, Range 5 East, Section 6 Northeast, San Bernardino Baseline and Meridian (see Figure 1). The project site is located east of Palm Drive in the City of Desert Hot Springs (City), Riverside County. The project site is bound by the Desert Hot Springs Family Resource Center to the north, vacant and undeveloped land to the east, Park Lane to the south, and Palm Drive to the west (see Figure 2). Undeveloped open space and a mobile home park are located across Palm Drive, respectively, and a hotel is located across Park Lane to the south. Refer to Figure 3 Site Photos to view photos of the site.

2.2 SETTING AND SURROUNDING LAND USE

The approximately 3-acre project site (Assessor's Parcel Number [APN] 656-040-060) is a vacant, unpaved property that is rectangular-shaped with scattered vegetation. The project site has remained in its current condition since at least 1995, with the exception of the period between approximately March 2011 and March 2013 when it was used as a staging area for the construction of the Desert Hot Springs Family Resource Center to the north. In addition, a concrete pathway was constructed along the western edge of the project site prior to May 2009.[3] Table 2.2.A summarizes the surrounding land uses, City General Plan land use designations, and zoning designations.

Table 2.2.A: On-site and Adjacent Land Uses

Direction	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Undeveloped	Neighborhood Commercial	Neighborhood Commercial
North	WIC Desert Hot Springs Family Resource Center	Neighborhood Commercial	Neighborhood Commercial
East	Undeveloped	Public	Public
South	Park Lane	Residential Mobile Home	Residential Low
West	Palm Drive	Neighborhood Commercial	Neighborhood Commercial

Sources: Figure III-1 (General Plan Land Use Map). City of Desert Hot Spring Comprehensive General Plan. Adopted September 5, 2000.

2.3 PROJECT DESCRIPTION

The proposed project includes the construction and operation of a new approximately 15,000-square foot public library facility. The project site would be improved with a two-lane ingress/egress driveway along Park Lane, a connection to the Desert Hot Springs Family Resource Center, an approximately 30,000-square foot on-site parking lot, approximately 10,500 square feet of hardscape, including paseos and bicycle parking, and approximately 10,000 square feet of landscaping (Figure 4).

Existing utilities (e.g., electricity, water, sewer, natural gas, and telephone) are located underground along the adjacent Palm Drive and/or Park Lane frontages and would be interconnected to the project site and library facility during finish grading of the site. The proposed library facility would be constructed and operated to meet the requirements for Leadership in Energy and Environmental Design

[3] Desert Hot Springs. Google Earth Pro. 33°56'37.33" N and 116°30'02.04" W. May 24, 2009, March 9, 2011, and March 22, 2013 (accessed November 8, 2019).

(LEED) Silver Certification4 and would include electric vehicle charging stations and on-site stormwater infiltration basins. The County anticipates the proposed library would employ approximately 12 staff.

2.4 METHODOLOGY

The analysis in this IS/MND provides an environmental review of the project pursuant to CEQA. The details of the proposed library facility and associated actions have been characterized in this section and are also addressed in detail throughout Section 3.0 of this IS/MND. If the project were approved, the proposed library would be allowed without further discretionary approval, so long as the development complies with the County's regulations and project-specific Mitigation Measures and Conditions of Approval.

2.5 REQUIRED PERMITS AND APPROVALS

The County is expected to use this IS/MND in consideration of the proposed library facility and associated actions. These actions may include, but are not limited to, the following:

The following approvals from other regulatory agencies may also be required:

- State Water Resources Control Board (SWRCB): NOI to comply with the General Construction Activity National Pollutant Discharge Elimination System (NPDES) Permit.
- Utility Providers: Connection permits.

2.6 INITIAL STUDY APPENDICES/REFERENCE DOCUMENTS

The Initial Study is based on the following environmental documents and technical studies:

Appendix A: California Emissions Estimator Model (CalEEMod) Outputs

Appendix B: Burrowing Owl Survey Report

Appendix C: Cultural Resources Assessment

Appendix D: Geotechnical Evaluation Report

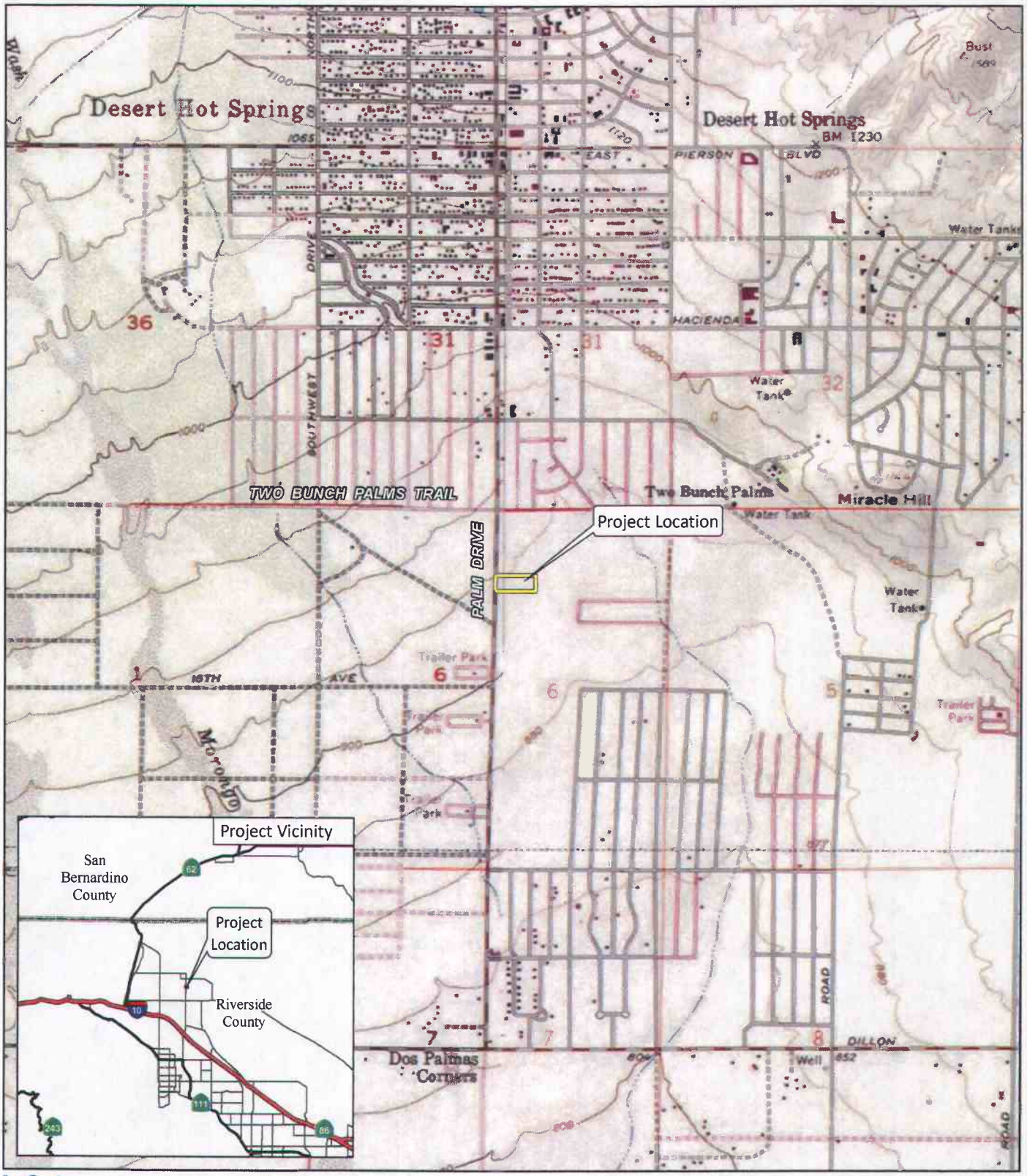
Appendix E: Phase I Environmental Site Assessment

Appendix F: Water Quality Management Plan

Appendix G: Noise Modeling Outputs

Appendix H: Traffic Impact Analysis

[4] Leadership in Energy and Environmental Design. United States Green Building Council. https://new.usgbc.org/leed (accessed November 8, 2019).



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LEGEND

Project Location

FIGURE 1

N

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SOURCE: USGS 7.5' Quad - Desert Hot Springs (1978), Seven Palms Valley (1978); ESRI Streetmap, 2013.

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Desert Hot Springs Library

Regional and Project Location

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Project Site

Photo Locations

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SOURCE: Google (2018)

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FIGURE 2

Desert Hot Springs Library

Setting and Surrounding Land Uses

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Photo 1. View of the proposed project site as seen facing southeast.

Photo 2. View of the proposed project site as seen facing northeast.

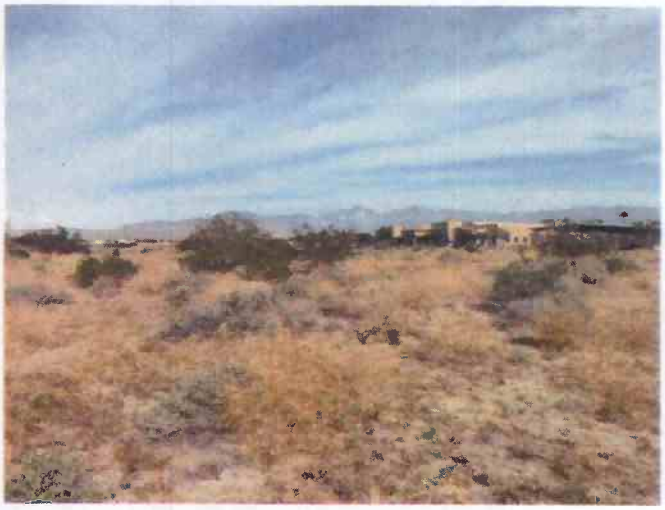

Photo 3. View of Creosote Bush Scrub as seen facing northwest.

Photo 4. View of the proposed project site as seen facing southwest.

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FIGURE 3

Desert Hot Springs Library
Site Photographs

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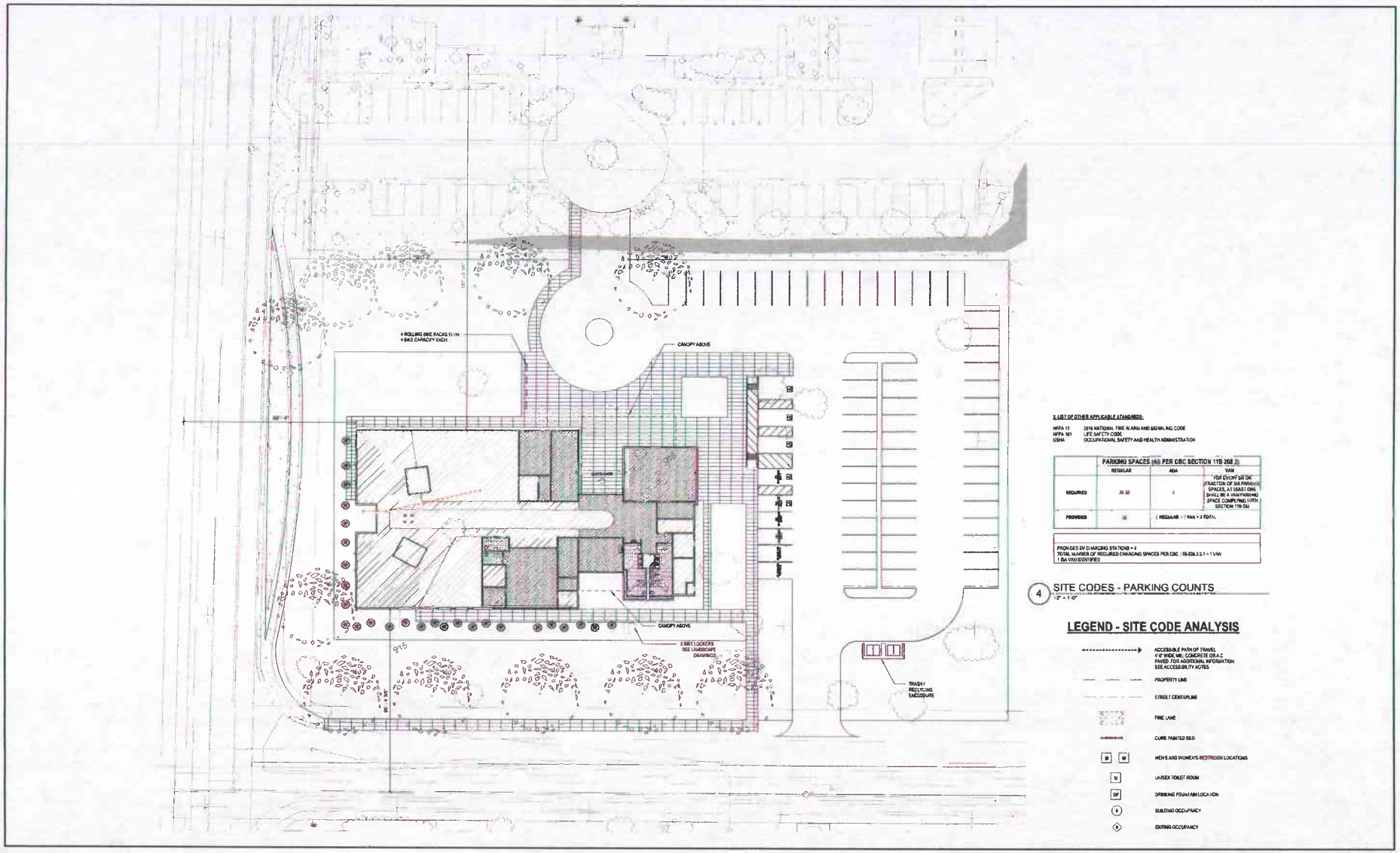

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FIGURE 4

N

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SOURCE: Cannon Design

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Desert Hot Springs Library

Site Plan

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3.0 INITIAL STUDY CHECKLIST

1. **Project Title:**
   Desert Hot Springs Library Project
2. **Lead Agency Name and Address:**
   Riverside County Economic Development Agency
   3403 Tenth Street, Suite 400
   Riverside, California 92501
3. **Contact Person and Phone Number:**
   Mike Sullivan, Senior Environmental Planner
   (951) 955-8009
4. **Project Location:**
   East of Palm Drive and north of Park Lane in Desert Hot Springs, California. APN: 656-040-060
5. **Project Sponsor's Name and Address:**
   CFP Riverside, LLC
   18336 Minnetonka Boulevard, #C
   Deephaven, Minnesota 55391
6. **General Plan Designation:**
   Neighborhood Commercial
7. **Zoning:**
   Neighborhood Commercial
8. **Description of Property:**
   Please refer to Section 2.2.
9. **Setting and Surrounding Land Uses:**
   Please refer to Sections 2.1 and 2.2.
10. **Required Actions:**
    Please refer to Section 2.5.
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?** Please refer to Checklist Section 3.18 (Tribal Cultural Resources) of the IS.

    Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a potentially significant impact as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of the initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: 1/21/20

Michael Sullivan, Senior Planner

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or [mitigated] negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a. Earlier Analysis Used. Identify and state where they are available for review.
   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
   a. The significance criteria or threshold, if any, used to evaluate each question; and
   b. The mitigation measure identified, if any, to reduce the impact to less than significant.

3.1 AESTHETICS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings and historic buildings within a state scenic highway?	☐	☐	☒	☐
c. Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	☐	☐	☒	☐

a. Would the project have a substantial adverse effect on a scenic vista?

Less than Significant Impact

Discussion of Effects: Unique visual features typically include parks, natural open space and topographic features, and native flora. The major scenic resources in proximity to the project site are the San Jacinto, San Bernardino, and other mountain ranges surrounding and encompassing the City, and the desert floor.[5] Rural farmland, local hills and rock outcrops, and other open space features also are considered scenic vistas in the County.[6]

The project site is currently undeveloped and is vegetated primarily by non-native species. Properties surrounding the site have been developed with public, commercial, and residential uses, or have been designated for development of commercial and residential uses (refer to Table 2.2.A).

The surrounding commercial and public uses include one- and two-story buildings with associated landscaping that already obstruct public views of regional topographic features and other scenic vistas within the project view shed. Mt. San Jacinto southwest of the project site and San Gorgonio Mountain to the northwest are both visible along the horizon from Palm Drive and Park Lane.

[5] *Comprehensive General Plan*. Community Design Element. City of Desert Hot Springs. September 5, 2000.
[6] *Multipurpose Open Space Element*. County of Riverside General Plan Amendment No. 960. Page OS-52. Adopted December 8, 2015.

The proposed project has been designed and would be constructed in accordance with the City Zoning Code, which provides a framework to consider the relationship and compatibility of the proposed library facility with its surroundings through building layout, orientation, setbacks and height. The project site is within the Neighborhood Commercial zoning district, which has a minimum front building setback of 25 feet and a maximum building height of 35 feet.[7] In order to protect scenic vistas, the proposed library facility will be set back approximately 89 feet from Palm Drive and 96 feet from Park Lane. Additionally, the proposed building will be a single-story structure that will be constructed approximately 18 feet in height, which would be lower than surrounding structures and lower than the maximum permitted building height of 35 feet. Through incorporation of these design features, the proposed project would not have a substantial adverse effect on a scenic vista. Impacts would be **less than significant**, and mitigation would not be required.

b. Would the project substantially damage scenic resources, including, but not limited to trees, rock outcroppings and historic buildings within a State scenic highway?

Less than Significant Impact

Discussion of Effects: The proposed project is not located along a State scenic highway, and there are no State-designated scenic highways located in the project vicinity.[8] The City designates Palm Drive as a locally important scenic roadway, as it is one of the entries to the City.[9] However, the project site is vacant and undeveloped, and does not currently contain any scenic resources. In addition, the City Circulation Element calls for quality design and landscaping along Palm Drive. The proposed project would result in the development of a vacant and underutilized site with a library facility that would be constructed in pursuant to the City zoning ordinance, which provides a framework to guide new development in order to strengthen community identity. In addition, the proposed project would include approximately 10,000 square feet of landscaping along the project site, providing a park-like atmosphere. Therefore, the proposed project would not substantially damage any scenic resources within a State- or locally-designated scenic highway, and this impact would be **less than significant**. No mitigation would be required.

c. Would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact

Discussion of Effects: As of the last United States Census, the United States Census Bureau estimated Desert Hot Springs' population to be 28,885 persons and the City's land area to be 23.62 square miles.[10] The project is in an area with at least 1,000 persons per square mile and therefore meets the definition of an *Urbanized Area* under Section 15387 of the *CEQA Guidelines*.

During construction, vehicles and equipment would be visible during removal of vegetation, installation of structures and features, laying of asphalt and concrete, and other visible general construction activity.

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7 *Desert Hot Springs Municipal Code*. City of Desert Hot Springs. As amended through June 2019.

8 *Circulation Element.* County of Riverside General Plan Amendment No. 960. Figure C-8 (Scenic Highways). Adopted December 8, 2015.

9 *Circulation Element.* City of Desert Hot Springs General Plan. September 5, 2000.

10 *QuickFacts, Desert Hot Springs city, California.* United States Census Bureau. https://www.census.gov/quickfacts/fact/table/deserthotspringscitycalifornia,US/PST045218 (accessed November 8, 2019).

However, the presence of construction equipment would be temporary and would cease once construction is complete. Due to the temporary nature of construction activities, impacts to visual character of the site and its surroundings would be **less than significant** during construction, and mitigation would not be required.

Unique visual features typically include parks, natural open space and topographic features, and native flora. The major scenic resources in proximity to the project site are the San Jacinto and San Bernardino mountain ranges surrounding and encompassing the City, and the desert floor. Rural farmland, local hills and rock outcrops, and other open space features also are considered scenic vistas in the County.

As detailed in response to Checklist Question 3.1.a, the proposed project would exceed the minimum 25-foot setback distance established under the Neighborhood Commercial zoning district by constructing the library facility approximately 89 feet from Palm Drive and 96 feet from Park Lane. Additionally, the proposed building would be a single-story structure that would be approximately 18 feet in height, lower than surrounding structures, and below the maximum permitted on-site building height of 35 feet. Through incorporation of these design features, the proposed project would integrate with the surrounding community.

Policy OS 21.1 of the County General Plan Multipurpose Open Space Element includes provisions for the protection of the County's skylines, view corridors, and outstanding scenic vistas. Additionally, the County's Zoning Ordinance and Caltrans Scenic Highway Program are prescribed to maintain and enhance the quality of the visual character throughout the County.

The proposed library facility will be consistent with the City zoning ordinance, which provides a framework to guide new development in order to strengthen community identity. Design plans must consider the relationship and compatibility of the proposed library facility with its surroundings through building layout, orientation, and architectural features, as well as selection of materials, colors, and landscaping. Additionally, the proposed library facility will incorporate 360-degree architecture where all elevations of the building receive equal articulation and design consideration to provide visual appeal and minimize the appearance of a large building. Development of the project site within the same development framework as the surrounding land uses would ensure compatibility with the existing and proposed visual character of the surrounding community. Therefore, the proposed project would not conflict with applicable zoning and other regulations governing scenic quality. Impacts would be **less than significant**, and mitigation would not be required.

d. Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

Less than Significant Impact

Discussion of Effects: Lighting sources currently at or near the project site consist of security lighting at adjacent buildings, street lights along Palm Drive and Park Lane, and vehicle headlights along these roadways. New development would result in new lighting sources such as parking lot lighting, interior and exterior building lighting (included for safety purposes), additional vehicle headlights, and illuminated signage. These new sources of light would be visible from neighboring development and along adjacent roadways.

County Ordinance No. 915 regulates light trespass in areas of the County, such as the proposed project site, that are outside the Palomar Observatory restriction zones. Pursuant to Ordinance No. 915, all outdoor lighting must be adequately shielded in order to prevent shine onto adjacent properties and p.

The selection of building materials and colors would be subject to County design review in order to reduce the potential for architectural glare and to blend in with the surrounding environment. Furthermore, incorporation of project site perimeter and streetscape landscaping would serve to further shield surrounding properties from light and/or glare generated on site. Through compliance with Policy LU 4.1 and County Ordinance No. 655, which mandate that all outdoor lighting, aside from street lighting, be low to the ground, shielded, and/or hooded in order to prevent shine onto adjacent properties, streets and the night sky, the proposed project would not generate sources of light and/or glare that would be substantial when compared to the existing condition (e.g., vehicle lights along adjacent roadways, and residential lights from adjacent developed uses) in the project vicinity. Therefore, impacts from light and glare would be **less than significant**, and mitigation would not be required.

3.2 AGRICULTURE RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board (CARB).

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined in Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

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

No Impact

Discussion of Effects: The California Department of Conservation, Farmland Mapping and Monitoring Program, compiles Important Farmland maps pursuant to the provisions of Section 65570 of the California Government Code. These maps utilize data from the United States Department of Agriculture, Natural Resources Conservation Service soil survey and current land use information using eight mapping categories, and they represent an inventory of agricultural resources within Riverside County.

No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is on or near the project site. The site is designated as "Other Land" (land not included in any other mapping category).[11] As no Prime or Unique Farmland or Farmland of Statewide Importance is located within or adjacent to the project site, no conversion of such farmlands would occur. **No impact** related to this issue would occur, and no mitigation would be required.

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact

Discussion of Effects: Williamson Act contracts restrict land development of contract lands.[12] These contracts typically limit land use to agriculture, recreation, and open space, unless otherwise stated in the contract. As noted in Section 2.2, the project site is within the C-N zoning district. The project site is not located within a Williamson Act contract area, and therefore **no impact** would occur. Mitigation would not be required.

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11 Riverside County Important Farmland 2016. Sheet 2 of 3. State of California Department of Conservation, California Important Farmland Finder. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/riv16_c.pdf (accessed November 8, 2019).

12 The Williamson Act is a procedure authorized under State law to preserve agricultural lands as well as open space. Property owners entering into a Williamson Act contract receive a reduction in property taxes in return for agreeing to protect the land's open space or agricultural values.

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

No Impact

Discussion of Effects: As noted above, the project site is within the C-N zoning district. Neither the project site nor surrounding properties are zoned for forest land or timberland. Therefore, the proposed project would have **no impact** on forest land or timberland and no mitigation would be required.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact

Discussion of Effects: As noted in Section 2.2, the project site is vacant and unpaved and consists of scattered vegetation. No forest land exists on the project site. As discussed in response to Checklist Question 3.2.c, the proposed project would not result in the loss of forest land or conversion of forest land to a non-forest use. Therefore, **no impact** would occur and no mitigation would be required.

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact

Discussion of Effects: No agricultural operations are located on, adjacent to, or near the project site. The project site is designated "Other Land" and is not subject to a Williamson Act Contract. The project site is within the C-N zoning district and farming on approximately 3 acres surrounded by commercial, residential, and public uses (refer to Table 2.2.A) would not be effective or compatible with the surrounding developed uses. Since no agricultural uses exist on the project site the proposed project would not result in the conversion of agricultural land to a non-agricultural use. Similarly, no forestry uses exist on site. In the absence of land designated for agricultural or forestry use, there would be **no impact** and no mitigation would be required.

3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?	☐	☐	☒	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact

Discussion of Effects: The project site is in the South Coast Air Basin (Basin), which is managed by the South Coast Air Quality Management District (SCAQMD). The United States Environmental Protection Agency (EPA) has designated the status of the Basin as nonattainment for ozone (O_3), coarse inhalable particulate matter less than 10 microns in size (PM_{10}), and fine inhalable particulate matter less than 2.5 microns in size ($PM_{2.5}$) under the California Ambient Air Quality Standards. Under the National Ambient Air Quality Standards, the EPA has designated the status of the Basin as nonattainment for O_3 and $PM_{2.5}$.

The SCAQMD and Southern California Association of Governments (SCAG) are responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the Basin. The applicable AQMP is the SCAQMD Final 2016 AQMP.[13] The 2016 AQMP incorporates local General Plan land use assumptions and regional growth projections developed by SCAG to estimate stationary and mobile source emissions associated with projected population and planned land uses. If a new land use is consistent with the local General Plan and the regional growth projections adopted in the 2016 AQMP, then the added emissions are considered to have been evaluated, are contained in the 2016 AQMP, and would not conflict with or obstruct implementation of the regional 2016 AQMP.

The proposed project is not considered a project of statewide, regional, or area-wide significance (e.g., large-scale projects such as airports, electrical generating facilities, petroleum and gas refineries, residential development of more than 500 dwelling units, shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space, etc.) as defined in the California Code of Regulations (Title 14, Division 6, Chapter 3, Article 13, §15206(b)).

No changes are proposed to either the General Plan land use designation or zoning, as the project will include the development of a 15,000-square-foot library with approximately 68 parking spaces. Therefore, the project would not generate any increase in population that otherwise would not have been planned for in the County. Since the proposed project is consistent with the General Plan land use and zoning designation and would not generate any increase in population beyond that which has already been planned for by SCAG and the County, the proposed project is consistent with the 2016 AQMP. Impacts would be **less than significant** and no mitigation would be required.

[13] Final 2016 Air Quality Management Plan. South Coast Air Quality Management District, March 2016.

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?

Less than Significant Impact

Discussion of Effects: The SCAQMD's CEQA *Air Quality Handbook* establishes suggested significance thresholds based on the volume of pollution emitted. According to the Handbook, any project in the Basin with daily emissions that exceed any of the following thresholds should be considered as having an individually and cumulatively significant air quality impact:

- 55 lbs. per day of volatile organic compounds (VOC) (75 lbs./day during construction);
- 55 lbs. per day of oxides of nitrogen (NOx) (100 lbs./day during construction);
- 550 lbs. per day of carbon monoxide (CO) (550 lbs./day during construction);
- 150 lbs. per day of PM_{10} (150 lbs./day during construction);
- 55 lbs. per day of $PM_{2.5}$ (55 lbs./day during construction); and
- 150 lbs. per day of oxides of sulfur (SOx) (150 lbs./day during construction).

The most recent version of the CalEEMod (Version 2016.3.2) was used to calculate construction and operation emissions from development of the proposed project (Appendix A).

No single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. The SCAQMD developed the thresholds of significance based on the level above which a project's individual emissions would result in a cumulatively considerable contribution to the Basin's existing air quality conditions. Therefore, a project that exceeds the SCAQMD project-specific thresholds would also have a cumulatively considerable contribution to a significant cumulative impact.

Construction Emissions. During construction, short-term degradation of air quality may occur due to the release of particulate matter emissions (i.e., fugitive dust) generated by site leveling, paving, and other activities. Emissions from construction equipment are also anticipated and would include CO, NOx, VOC, directly-emitted $PM_{2.5}$ or PM_{10}, and toxic air contaminants such as diesel exhaust particulate matter. Construction emissions were estimated for the project using CalEEMod Version 2016.3.2, consistent with SCAQMD recommendations for the proposed project. For purposes of air quality analysis, it is assumed that construction would happen in phases. Each individual phase of project development would include the following construction activities: site preparation; grading; building construction; paving and surface improvement; and architectural coating (painting). The application of paving and architectural coating starts right after building construction and is assumed to continue throughout the construction process. The construction analysis includes estimating the construction equipment that would be used during each construction activity, the hours of use for that construction equipment, the quantities of earth and debris to be moved, and on-road vehicle trips (worker, soils hauling, and vendor trips). The proposed earthwork for the project assumes balanced cut and fill. CalEEMod modeling defaults are assumed for the construction activities, off-road equipment, on-road construction fleet mix and trip lengths. The tentative project construction schedule would have a probable start date in early 2020 and a planned opening in late 2021.

Table 3.3.A identifies the maximum daily emissions associated with construction activities and indicates no criteria pollutant emission thresholds would be exceeded from construction of the proposed project.

Table 3.3.A: Short-Term Regional Construction Emissions

Construction Phase	Maximum Daily Regional Pollutant Emissions (lbs/day)							
	VOCs	NOx	CO	SOx	Fugitive PM_{10}	Exhaust PM_{10}	Fugitive $PM_{2.5}$	Exhaust $PM_{2.5}$
Site Preparation	0.71	8.45	4.30	0.01	0.26	0.34	0.04	0.31
Grading	0.92	7.90	8.03	0.01	0.41	0.47	0.19	0.45
Building Construction	0.98	9.63	8.29	0.02	0.26	0.53	0.07	0.49
Paving	1.18	7.28	7.84	0.01	0.20	0.40	0.05	0.37
Architectural Coating	29.74	1.70	1.99	0.00	0.04	0.11	0.01	0.11
Peak Daily Emissions	**29.74**	**9.63**	**8.29**	**0.02**	**0.87**		**0.64**	
SCAQMD Thresholds	**75.00**	**100.00**	**550.00**	**150.00**	**150.00**		**55.00**	
Significant?	**No**	**No**	**No**	**No**	**No**		**No**	

Source: Compiled by LSA (Appendix A).

Note: Numbers may appear to not sum correctly due to rounding.

CO = carbon monoxide
NOx = nitrogen oxides
PM_{10} = coarse inhalable particulate matter less than 10 microns in size
SOx = sulfur oxides
lbs/day = pounds per day
$PM_{2.5}$ = fine inhalable particulate matter less than 2.5 microns in size
SCAQMD = South Coast Air Quality Management District
VOCs = volatile organic compounds

Operational Emissions. Long-term air pollutant emissions associated with operation of the proposed project include emissions from stationary, energy, and mobile sources. Stationary sources include area sources such as architectural coatings, consumer products, and landscaping. Energy sources include natural gas consumption for heating and electricity for lightings and electronic equipment. Mobile-source emissions are from vehicle trips associated with operation of the project. Based on the stationary-source parameters in CalEEMod for a library and trip generation rates estimated for the proposed project, operational emissions are detailed in Table 3.3.B. Projects in the Basin with operation-related emissions that exceed any of the listed emission thresholds are considered potentially significant by the SCAQMD.

The project-specific Transportation Impact Analysis (TIA) indicates that the proposed project is estimated to generate 1,081 vehicle trips per day (Appendix H). Table 3.3.B indicates that the emissions of criteria pollutants generated from operation of the proposed project would not exceed the corresponding SCAQMD daily emission thresholds.

The proposed project is required to comply with SCAQMD Rule 403, which includes implementation of standard control measures for fugitive dust. Table 3.3.A and Table 3.3.B demonstrate that, with compliance with applicable regulatory policy designed to reduce emissions, the proposed project would not exceed any SCAQMD threshold during construction or operation. Therefore, the proposed project would not contribute significantly to cumulative impacts on any pollutants for which the region is in nonattainment. Specifically, the proposed project construction and operational emissions would not exceed the SCAQMD's daily thresholds for VOC and NOx that serve as project and cumulative impact thresholds of significance for gauging regional O_3 impacts. Therefore, the proposed project's contribution to cumulative air quality impacts would not be cumulatively considerable.

Table 3.3.B: Operational Emissions with Regional Effects

Source	Pollutant Emissions (lbs/day)					
	VOC	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
Area Sources	0.35	<0.01	<0.01	0	<0.01	<0.01
Energy Sources	0.01	0.13	0.11	<0.01	<0.01	<0.01
Mobile Sources	1.99	13.84	20.47	0.08	5.88	1.61
Total Project Emissions	**2.36**	**13.97**	**20.58**	**0.08**	**5.88**	**1.61**
SCAQMD Thresholds	**55.0**	**55.0**	**550.0**	**150.00**	**150.00**	**55.00**
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Compiled by LSA (Appendix A).
Note: Numbers may appear to not sum correctly due to rounding.

CO = carbon monoxide
NOx = nitrogen oxides
PM_{10} = coarse inhalable particulate matter less than 10 microns in size
SOx = sulfur oxides
lbs/day = pounds per day
$PM_{2.5}$ = fine inhalable particulate matter less than 2.5 microns in size
SCAQMD = South Coast Air Quality Management District
VOC = volatile organic compounds

Compliance with SCAQMD Rules 402, 403, and 431.2, which include implementation of standard control measures for diesel equipment emissions, fugitive dust, and construction methods is a regulatory requirement for all projects in the Basin. Other regulatory measures such as Title 13-Section 2449 of the California Code of Regulations; and California Department of Resources Recycling and Recovery (CalRecycle)/Green Building Program regulations will also be implemented for the proposed project. Through compliance with these regulations as part of applicable policy designed to reduce emissions, the proposed project would not exceed any SCAQMD threshold or contribute to a substantial increase in regional air emissions. Therefore, the proposed project would not result in a cumulatively considerable contribution to significant air quality impacts. Cumulative air quality impacts would be less than significant and no mitigation is required.

c. Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact

Discussion of Effects: Localized Significance Thresholds (LSTs) are developed based upon the size or total area of the emissions source from the construction equipment activities, the ambient air quality levels in each source receptor area (SRA) in which the emission source is located, and the distance to the sensitive receptor. LSTs represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each SRA. For the proposed project, the appropriate SRA for the LST is SRA 30 (Coachella Valley).

LSTs only apply to CO, nitrogen dioxide (NO_2), PM_{10}, and $PM_{2.5}$ emissions during construction and operation at the discretion of the lead agency. Screening-level analysis of LSTs is only recommended for construction activities at project sites that are 5 acres or less. The SCAQMD recommends that operational activities and construction for any project over 5 acres should perform air quality dispersion modeling to assess impacts to nearby sensitive receptors. The project site development is approximately less than 2 acres; therefore, screening-level analysis of LSTs for 2 acres was used for construction and operational activities.

Localized significance is determined by comparing the on-site-only portion of the construction and operational emissions with emissions thresholds derived by the SCAQMD to ensure pollutant

concentrations at nearby sensitive receptors. For this project, the closest sensitive receptor is the mobile home residential land uses, located west of the project at a distance of 300 feet (91 meters). The localized construction and operational emissions are below the LST threshold established by the SCAQMD. Tables 3.3.C and 3.3.D indicate the construction and operational LST analyses of the CalEEMod results.

Table 3.3.C: Summary of Construction Emissions, Localized Significance

Source	Pollutant Emissions			
	NOx (lbs/day)	CO (lbs/day)	PM_{10} (lbs/day)	$PM_{2.5}$ (lbs/day)
On-Site Emissions	8.9	7.6	0.76	0.61
LST Thresholds	**301**	**3,560**	**46.0**	**13.0**
Significant?	**No**	**No**	**No**	**No**

Source: Compiled by LSA. (Appendix A).
Note: Source Receptor Area (SRA) for the LST is SRA 30 (Coachella Valley). The closest sensitive receptor is the residential land uses, located approximately 91 meters (300 feet) west of the project site.

CO = carbon monoxide
ppm =parts per million
$\mu g/m^3$ =microgram per cubic meter air
LST = localized significance threshold
NO_2 = nitrogen dioxide
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size

Table 3.3.D: Summary of Operational Emissions, Localized Significance

Source	Pollutant Emissions			
	NOx (lbs/day)	CO (lbs/day)	PM_{10} (lbs/day)	$PM_{2.5}$ (lbs/day)
On-Site Emissions	0.69	1.03	0.29	0.08
LST Thresholds	**301**	**3,560**	**17.0**	**3.2**
Significant?	**No**	**No**	**No**	**No**

Source: Compiled by LSA. (Appendix A).
Note: Source Receptor Area (SRA) for the LST is SRA 30 (Coachella Valley). The closest sensitive receptor is the residential land uses, located approximately 91 meters (300 feet) west of the project site.

CO = carbon monoxide
ppm =parts per million
$\mu g/m^3$ =microgram per cubic meter air
LST = localized significance threshold
NOx = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size

As detailed in Table 3.3.C and Table 3.3.D, construction and operational emissions would not exceed applicable LST thresholds. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations. Impacts related to substantial pollutant concentrations for construction and operation would be **less than significant**. No mitigation is required.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact

Discussion of Effects: Other emissions, including nuisance odors, may occur during the operation of diesel-fueled equipment during construction and operation of the project. However, these emissions would be short term in duration and are expected to be isolated to the immediate vicinity of the construction site or transport route. SCAQMD Rules 402, 403, and 431.2, as well as Title 13, Section 2449(d)(d) of the California Code of Regulations (CCR), require the project applicant to include implementation of standard control measures for fugitive dust and diesel equipment emissions. Additionally, operators of off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and

up that were not designed to be driven on road) are required to limit vehicle idling to five minutes or less; register and label vehicles in accordance with the CARB Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). Additionally, SCAQMD Rule 402 regarding nuisances states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause injury or damage to business or property." Adherence to these rules is standard regulatory policy for all development and would reduce impacts from other emissions such as nuisance odors to **less than significant levels**. No mitigation would be required.

3.4 BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?	☐	☒	☐	☐

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less than Significant with Mitigation Incorporated

Discussion of Effects: The project site is undeveloped but is bound by the Desert Hot Springs Family Resource Center to the north, Palm Drive to the west, and Park Lane to the south. Undeveloped open spaces occurs east of the project site, but is bound by Desert Springs Middle School further east. Undeveloped open space also occurs across Palm Drive to the west, but is constrained by commercial uses to the north, East Agua Dulce Road to the west, and residential uses to the south.

The project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). CVMSHCP Figure 4-1 (Conservation Areas) indicates that the project site is not located within any of the conservation areas. Accordingly, the project site was only subject to a focused burrowing owl survey in conjunction with the CVMSHCP in order to achieve coverage for this species.[14]

A focused burrowing owl (*Athene cunicularia*) survey was performed on the project site and the vacant land located east of the project site in accordance with the *County of Riverside Guidelines for Burrowing Owl Surveys* (revised March 29, 2006) (see Appendix B). No burrowing owls, burrowing owl signs, or burrows or similar features suitable for burrowing owl occupation were found to be present on site. However, the proposed project would include vegetation removal. Therefore, **Mitigation Measure (MM) BIO-1** would be required to ensure a pre-construction burrowing owl survey would be conducted prior to disturbance of the site.

MM BIO-1 **A qualified biologist shall conduct a pre-construction burrowing owl/Initial Take and Avoidance Survey within 30 days prior to the beginning of project construction to determine if the project site contains suitable burrowing owl habitat and to avoid any potential impacts to the species. The survey shall be performed pursuant to the Riverside County Multiple Species Habitat Conservation Plan (MSHCP) 30-day Pre-Construction Burrowing Owl Survey Guidelines (revised August 17, 2006) and include 100 percent coverage of the project site. If the survey reveals no suitable habitat for burrowing owl is present, no further work in this regard is required.**

If active burrowing owl burrows are determined to be present, the burrow(s) shall be flagged, and a 160-foot buffer shall be established around the burrow(s) during the non-breeding season (September 1 to January 30) and a 250-foot buffer shall be created during the breeding season (February 1 to August 31). As determined by Riverside County (County), the buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity. The buffer(s) shall be sufficient to ensure that nesting behavior is not adversely affected by the construction activity. A

[14] *Coachella Valley Multiple Species Habitat Conservation Plan.* Coachella Valley Conservation Commission. Section 4.0 Establishment of the MSHCP Reserve System. October 1, 2008.

monitoring report shall be prepared and submitted to the County for review and approval prior to reinitiating construction activities within the buffer area(s), and construction within the designated buffer area(s) shall not proceed until written authorization is received from California Department of Fish and Wildlife (CDFW). The monitoring report shall summarize the results of the owl monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area(s) without jeopardizing the survival of the owl(s). Any relocation efforts must be coordinated with the CDFW. This measure shall be implemented to the satisfaction of Riverside County and, as applicable, the CDFW.

Implementation of **MM BIO-1** would reduce impacts to burrowing owls to **less-than-significant** levels.

Development of the proposed project would not eliminate significant amounts of habitat for potentially occurring special-status plant or wildlife species, nor would it reduce population size of sensitive plant and/or wildlife species below self-sustaining levels on a local or regional basis with implementation of **MM BIO-1**. However, on-site vegetation could provide potential nesting sites for common native bird species protected under the Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code (Sections 3503, 3503.5, and 3515). Construction activity could result in a significant impact to species protected by regulation, and **MM BIO-2** would be required.

MM BIO-2 **A qualified biologist shall conduct a pre-construction nesting bird survey within three days prior to vegetation- or ground-disturbing activities if such activities are proposed during the nesting season (February 1 through September 15). The survey shall include 100 percent coverage of the project site. If no active avian nests are found during survey, no further work in this regard is required.**

If an active avian nest is discovered during survey, vegetation- and/or ground-disturbing activities shall be redirected around the nest(s). As determined by Riverside County, the qualified biologist shall delineate the boundaries of any such buffer area. The buffer shall be sufficient to ensure that nesting behavior is not adversely affected by the vegetation- and/or ground-disturbing activity. If such activities are delayed or suspended for more than seven days after the survey, the site shall be resurveyed. Should eggs or fledglings be discovered in any native nest, these resources cannot be disturbed until the young have hatched and fledged (matured to a stage that they can leave the nest on their own). Once the qualified biologist has determined that young birds have successfully fledged or the nest has otherwise become inactive, a monitoring report shall be prepared and submitted to Riverside County for review and approval prior to reinitiating vegetation- and/or ground-disturbing activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds. This measure shall be implemented to the satisfaction of Riverside County.

Implementation of **MM BIO-1** and **MM BIO-2** will result in **less than significant impacts with mitigation incorporated** to burrowing owls and migratory birds in accordance with the CVMSHCP, MBTA, and the California Fish and Game Code (Sections 3503, 3503.5, and 3513). With implementation of **MM BIO-1** and **MM BIO-2,** the proposed project would have a **less-than-significant impact** on burrowing owls,

nesting birds, and any other species identified as a candidate, sensitive, or special-status species in local or regional plans (CVMSHCP), policies, or regulations, or by the CDFW or United States Fish and Wildlife Service.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact

Discussion of Effects: Certain habitats/natural communities are considered to be of special concern based on: 1) federal, State, or local laws regulating their development; 2) limited distributions; and/or 3) whether they support the habitat requirements of special-status plants or animals. The project-specific focused survey (Appendix B) performed in conjunction with the CVMSHCP implementation identified invasive Sahara mustard (*Brassica tournefortii*) and creosote bush (*Larrea tridentate*) on the project site, neither of which are riparian species. Per the CVMSHP, no riparian habitat, sensitive natural communities, or wetland habitat is located on the site.[15] Therefore, **no impact** would occur to any riparian habitat or other sensitive natural community. Mitigation would not be required.

c. Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact

Discussion of Effects: The U.S. Army Corps of Engineers (USACE) regulates discharges of dredge or fill material into water of the U.S. including wetlands and non-wetland bodies of water that meet specific criteria. In order to be considered a jurisdictional wetland under Section 404 of the Federal Clean Water Act (CWA), an area must possess three wetland characteristics: hydrophytic vegetation, hydric soils, and wetland hydrology.

Per the CVMSHCP, no drainages, vernal pools, or other riparian or wetland areas are located on site.[16] Therefore, the project will not affect potentially jurisdictional waters. The project is not subject to the regulatory authority of the USACE under Section 404 of the CWA, the Regional Water Quality Control Board under Section 401 of the CWA, or the CDFW under Sections 1600 et seq. of the California Fish and Game Code. Therefore, the proposed project will have no effects on State or federally protected wetlands. **No impact** would occur and no mitigation would be required.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less than Significant with Mitigation Incorporated

Discussion of Effects: Habitat fragmentation occurs when a single, contiguous habitat area is divided into two or more areas, or where an action isolates two or more new areas from each other. Isolation of habitat occurs when wildlife cannot move freely from one portion of the habitat to another or to/from one habitat type to another. Habitat fragmentation may occur when a portion of one or more habitats is

[15] *Coachella Valley Multiple Species Habitat Conservation Plan*. Coachella Valley Conservation Commission. Section 4.0 Establishment of the MSHCP Reserve System. October 1, 2008.

[16] *Ibid.*

converted into another habitat, as when scrub habitats are converted into annual grassland habitat because of frequent burning. Wildlife movement includes seasonal migration along corridors, as well as daily movements for foraging. Examples of migration corridors may include areas of unobstructed open space for deer, riparian corridors providing cover for migrating birds, routes between breeding waters and upland habitat for amphibians, and between roosting and feeding areas for birds.

The project site is surrounded in most directions by developed uses (see Figure 2) and has been regionally isolated through general planned urbanization of the City. Accordingly, the project site does not function as a wildlife corridor and does not contain wildlife nursery sites, such as bat colony roosting sites or colonial bird nesting areas, due its highly disturbed state resulting from current on-site and adjacent land use practices. Wildlife movement would be limited to roads, sidewalks, easements, and landscaping between structures and along fence rows.

Although the project does have potential to affect migratory birds, implementation of **Mitigation Measure BIO-2** would protect migratory birds during the nesting bird season when unfledged offspring would not be able to safely flee the site during construction through the provision of appropriate buffers within which construction would not be allowed. Therefore, **Mitigation Measure BIO-2** would ensure development of the project site would not significantly affect wildlife movement opportunities, established native resident or migratory wildlife corridors, or native wildlife nursery sites. Impacts to wildlife corridors or linkages would be reduced to **less than significant with mitigation incorporated**.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact

Discussion of Effects: The project site is currently undeveloped and is vegetated primarily by non-native annual grasses. The proposed project would not include the removal of any trees. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. **No impact** would occur and no mitigation would be required.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?

Less than Significant with Mitigation Incorporated

Discussion of Effects: The project site is not within any CVMSHCP Core Area or Linkages. Additionally, the project site is not located within a Cell Group, Criteria Cells, or Sub Units. The project site is currently undeveloped and is vegetated primarily by non-native annual grasses. In accordance with the CVMSHCP, a site-specific focused burrowing owl survey (Appendix B) was prepared to address potential impacts to CVMSHCP-covered species having the potential to occur on the site. Burrowing owls have some potential to occur on the project site even though none were observed during the focused field survey. Therefore, **MM BIO-1** is required to ensure consistency with the provisions of the CVMSHCP. Additionally, there is potential for the project site to support bird species protected under the MBTA of 1918 (16 USC 703-711), so **MM BIO-2** is required to ensure impacts to endangered or threatened species listed under state and federal regulations would be less than significant.

The CVMSHCP includes a Local Development Mitigation Fee in accordance with Riverside County Ordinance 810.2 to assist in providing revenue to acquire and preserve vegetation communities and

natural areas within Riverside County known to support populations of threatened, endangered, or key sensitive populations of plant and wildlife species. CVMSHCP payment will be submitted based upon a per acre fee of development pursuant to County Ordinance No. 810.

Implementation of **MM BIO-1** and **MM BIO-2** would ensure impacts related to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan would be reduced to **less than significant levels with mitigation incorporated**.

3.5 CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? and

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less than Significant with Mitigation Incorporated

Discussion of Effects: Cultural resources are broadly defined as any physical manifestations of human activity that are least 50 years of age and may include archaeological resources as well as historic-era buildings and structures. Archaeological resources include both prehistoric remains and remains dating to the historic period. Prehistoric (or Native American) archaeological resources are physical manifestations of human activities that predate written records and may include village sites, temporary camps, lithic (stone tool) scatters, rock art, roasting pits/hearths, milling features, rock features, and burials. Historic archaeological resources can include refuse heaps, bottle dumps, ceramic scatters, privies, foundations, and burials and are generally associated in California with the Spanish Mission Period (1769 through 1833) through the mid-late 20th century (1970). Archaeological resources that are eligible for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or a local register are considered *historical resources* pursuant to *CEQA Guidelines* §15064.5. *CEQA Guidelines* §15064.5 defines the term "historical resource" as:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Public Resources Code [PRC] §5024.1, Title 14 CCR, Section 4850 et seq.).

2. A resource included in a local register of historical resources, as defined in PRC §5020.(k), or identified as significant in a historical resource survey meeting the requirements of PRC §5024.1(g), shall be presumed to be historically or culturally significant.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (PRC §5024.1, Title 14 CCR, Section 4852) including the following:

   a. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

   b. Is associated with the lives of persons important in our past.

   c. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

   d. Has yielded, or may be likely to yield, information important in prehistory or history.

A "substantial adverse change" to a historical resource, according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.

The project site was subject to a Cultural Resources Assessment, which included an archaeological and historical records search, intensive pedestrian survey, and report (Appendix C). The records search of the project site included a one-mile radius search index and revealed two prehistoric resources and no historic-era resources within one mile of the project site. Both of these resources date to the prehistoric period and consist of a ceramic scatter and a lithic tool scatter.

The project site was surveyed for both historic and prehistoric resources; however, ground visibility of the site was poor (less than 30 percent) due to vegetation cover. Because of the poor ground visibility and the presence of prehistoric finds within one mile of the site, there is some potential for the site to contain subsurface cultural resources, and mitigation is required. Therefore, **MM CUL-1** and **CUL-2** are required to ensure impacts to any unanticipated cultural resources would be reduced to **less-than-significant levels with mitigation incorporated.**

MM CUL-1 **Prior to issuance of a grading permit, the project applicant shall retain a Riverside County qualified archaeologist to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources.**

The Project Archaeologist and the Tribal monitor(s) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal monitor(s), shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow

identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to Riverside County Economic Development Agency (EDA) to ensure compliance with this condition of approval. Upon verification, County EDA shall clear this condition.

In addition, the Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and County EDA, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB 52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB5 2 consultation process, and has completed AB 52 consultation with County EDA as provided for in California Public Resources Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include:

(a) Project grading and development scheduling;

(b) The Project archeologist and the Consulting Tribes(s) shall attend the pre-grading meeting with County EDA, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Tribe(s) shall make themselves available to provide the training on an as-needed basis;

(c) The protocols and stipulations that the contractor, County EDA, Consulting Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

This measure shall be implemented to the satisfaction of the County.

MM CUL-2 Prior to final inspection, the Project Archeologist shall submit two (2) copies of the Phase III Data Recovery report (if required) and the Phase IV Cultural Resources Monitoring Report. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. Riverside County Economic Development Agency (EDA) shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, County EDA shall clear this condition. Once the report(s) are determined to be adequate, two copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside and one copy shall be submitted to the

Consulting Tribe(s) Cultural Resources Department(s). This measure shall be implemented to the satisfaction of the County.

With implementation of **MM CUL-1** and **MM CUL-2**, impacts to "historical resources" as defined under *CEQA Guidelines* §15064.5 or "archaeological resources" pursuant to *CEQA Guidelines* §15064.5 would be reduced to **less-than-significant levels with mitigation incorporated.**

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Less than Significant Impact

Discussion of Effects: No known human remains are present on the project site, and there is no evidence that Native Americans are buried on the project site. In the unlikely event that human remains are encountered during project construction, the proper authorities (i.e., Riverside County Coroner) shall be notified, and standard procedures for the respectful handling of human remains during the earthmoving activities will be followed. Construction contractors are required to adhere to CCR Section 15064.5(e), PRC Section 5097, and Section 7050.5 of the State's Health and Safety Code. In the event of an unanticipated discovery of a human burial, human bone or suspected human bone, or funerary objects associated with a human burial, the law requires all excavation or grading in the vicinity of the find halt immediately, the area of the find be protected, and the contractor immediately notify the County Coroner of the find. The construction contractor, project proponent, and the County Coroner are required to comply with the provisions of CCR Section 15064.5(e), PRC Section 5097.98, and Section 7050.5 of the State's Health and Safety Code. Compliance with these provisions would ensure that any potential impacts to unknown buried human remains would be **less than significant** by ensuring appropriate examination, treatment, and protection of human remains as required by State law. No mitigation would be required.

3.6 ENERGY

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant Impact

Discussion of Effects: The project's consumption of energy during construction and operation is calculated via CalEEMod, as detailed in Appendix A.

Construction. The anticipated construction schedule assumes that the project would be built in approximately five months. Construction would require energy for the manufacture and transportation of building materials, preparation of the site for demolition and grading activities, utility installation, paving, and building construction and architectural coating. Petroleum fuels (e.g., diesel and gasoline) would be the primary sources of energy for these activities. However, energy usage on the project site during construction would be temporary in nature.

The CalEEMod output for energy consumption incorporates project compliance with SCAQMD Rule 431.2, Title 13-Section 2449 of the CCR, and CalRecycle/Green Building Program regulations, which include implementation of standard control measures for equipment emissions and materials recycling. Adherence to these regulations, including the implementation of Best Available Control Measures, is a standard requirement for any construction or ground disturbance activity occurring within the Basin.

Best Available Control Measures include, but are not limited to, requirements that the project proponent utilize only low-sulfur fuel having a sulfur content of 15 parts per million by weight or less; ensure off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) limit vehicle idling to five minutes or less; register and label vehicles in accordance with the CARB Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). Additionally, the construction contractor must recycle/reuse at least 65 percent of the construction material (including, but not limited to, proposed aggregate base, soil, mulch, vegetation, concrete, lumber, metal, and cardboard) and use "Green Building Materials," such as those materials that are rapidly renewable or resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project, in accordance with CalRecycle regulations. Through compliance with SCAQMD Rule 431.2, Title 13-Section 2449 of the CCR, and the CalRecycle Green Building Program as a matter of regulatory policy, construction of the project would demand only the energy required, and impacts from wasteful, inefficient, or unnecessary energy consumption would be **less than significant**. No mitigation would be required for short-term construction impacts.

Operation. During project operation, electricity would be the main form of energy consumed on the site. Electricity would be used for building heating and cooling, lighting, and water heating. Table 3.6.A presents the energy use of the proposed project.

Table 3.6.A: Estimated Annual Energy Use of Proposed Project

Land Use	Electricity Use (kWh/year)	Natural Gas (Btu/year)	Patrons and Employees Vehicles Gasoline (gallons/year)
15,000 square-foot public library facility	152,250	487,350	106,304
Parking lot	10,500	--	--
Total	**162,750**	**487,350**	**106,304**

Source: CalEEMod. Compiled by LSA. November 2019. (Appendix A).
kWh = kilowatt hours
Btu = British thermal units

As identified in Table 3.6.A, demand from proposed uses on the site would generate a total of 162,750 kilowatt hours of electricity and 487,350 British thermal units (Btu) of natural gas on an annual basis. Based on the project Traffic Impact Analysis (Appendix H), the proposed public library facility would

generate up to 1,081 daily trips during a weekday. The proposed project's 1,081 total daily trips is estimated to result in 2,338,707 annual vehicle miles traveled (VMT). Using the 2016 fuel economy estimate of 22 miles per gallon (mpg),[17] the proposed project would consume approximately 106,304 gallons of gasoline per year.[18]

The State of California provides a minimum standard for building design and construction standards through Title 24 of the CCR, known as the California Building Code (CBC). The CBC is updated every three years, and the current 2016 CBC went into effect in January 2017. Compliance with Title 24 is mandatory at the time new building permits are issued by local governments. The California Building Standards Commission adopted Part 11 of the Title 24 Building Energy Efficiency Standards (also referred to as the California Green Building Standards Code, or CALGreen) in 2010 as part of the State's efforts to reduce greenhouse gas (GHG) emissions and energy consumption from residential and nonresidential buildings. CALGreen code covers the following five categories: (1) planning and design, (2) energy efficiency, (3) water efficiency and conservation, (4) material conservation and resource efficiency, and (5) indoor environmental quality. The County has adopted both the CBC and CALGreen Code pertaining to energy conservation standards. The projected energy use of the project is representative of a worst-case scenario because the estimates do not account for energy efficiency measures that would be incorporated into the proposed project. In accordance with the United States Green Building Council LEED building certification program, the project would meet the requirements of the LEED Silver certification level, which exceeds Title 24 requirements of the CBC for energy conservation. LEED Silver certification would further improve energy efficiency during operation.

Electricity is provided in the State through a complex grid of power plants and transmission lines. In 2018, California's in-state electric generation totaled 194,842 gigawatt-hours (GWh); the State's total system electric generation, which includes imported electricity, totaled 285,488 GWh.[19] Population growth is the primary source of increased energy consumption in the State; due to population projections, annual electricity use is anticipated to increase by approximately 1 percent per year through 2027.[20] The project's net electricity usage would total less than 0.00008 percent[21] of electricity generated in the State in 2018, which would not represent a substantial demand on available electricity resources.

The average fuel economy for light-duty vehicles (autos, pickups, vans, and SUVs) in the United States has steadily increased from about 14.9 mpg in 1980 to 22.0 mpg in 2016.[22] The EPA and the Department of Transportation's National Highway Traffic Safety Administration (NHTSA) amended the existing Corporate Average Fuel Economy (CAFE) standard. The new vehicle rules under the Safe Affordable Fuel-Efficient (SAFE), will hold the emissions standards at 2020 standards for both CAFE and SAFE until

17 Table 4-23. Average Fuel Efficiency of U.S. Light Duty Vehicles. United States Department of Transportation, Bureau of Transportation Statistics. https://www.bts.gov/content/average-fuel-efficiency-us-light-duty-vehicles (accessed November 12, 2019).

18 2,338,707 VMT per year ÷ 22 mpg = 106,304 gallons of gasoline per year.

19 Total System Electric Generation. California Energy Commission. https://www.energy.ca.gov/almanac/electricity_data/total_system_power.html (accessed November 12, 2019).

20 Table ES-1. California Energy Demand 2018–2030 Revised Forecast. California Energy Commission. https://ww2.energy.ca.gov/2017_energypolicy/documents/ (accessed November 12, 2019).

21 0.162 GWh (proposed project) ÷ 194,842 GWh (generated in State in 2018) = < 0.00008 percent.

22 Table 4-23. Average Fuel Efficiency of U.S. Light Duty Vehicles. United States Department of Transportation, Bureau of Transportation Statistics. https://www.bts.gov/content/average-fuel-efficiency-us-light-duty-vehicles (accessed November 1, 2019).

2026. This new rules applies to the emissions of light duty cars and trucks from model years 2021 to 2026.[23]

As stated previously, implementation of the proposed project would increase the project-related annual gasoline demand by 106,304 gallons. Automobiles operated by patrons and employees, as well as transit buses driving to and from the project site, are subject to fuel economy and efficiency standards applied throughout the State. As such, the fuel efficiency of vehicles associated with the project site would increase throughout the life of the project as fuel efficiency of vehicles continues to improve in order to meet the State's 2050 GHG emission reduction goals. In addition, as the price and efficiency of electric passenger vehicles improve, more people will buy them, reducing the number and use of fossil fuel dependent vehicles on the road. The result is a decrease the gasoline fuel demand in the transportation sector, including transit buses and passenger vehicles.

Patrons who would utilize the proposed library facilities would benefit from improved transportation to the site, as the improvements to public transportation will result in an expanded network of municipal buses, bicycle infrastructure, and rideshare programs. Although the Traffic Impact Analysis (Appendix H) describes the project as generating 1,801 "new" daily vehicle trips to/from the project site, many of these trips are not necessarily new but more likely rerouted vehicle trips that are expected to be traveling to other land uses and already consuming gasoline. The long-term operation of the project will see a decrease in fuel consumption per mile due to continuous improvements to vehicles and transportation infrastructure, which would demand less energy consumption through the life of the project.

Increasingly stringent electricity, natural gas, and fuel efficiency standards combined with LEED Silver certification and improved alternative transportation infrastructure throughout the region would ensure operation of the project would demand only the energy required, and impacts from wasteful, inefficient, or unnecessary energy consumption would be **less than significant.**

Construction and operation of the proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. Impacts would be **less than significant**, and mitigation is not required.

b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

No Impact

Discussion of Effects: The proposed project would comply with the CBC and CalGreen Code pertaining to energy conservation standards in effect at the time of construction. In accordance with the United States Green Building Council LEED building certification program, the proposed project would meet the requirements of LEED Silver certification level, which exceeds Title 24 requirements of the CBC for energy conservation. Therefore, the proposed project would be consistent with applicable plans related to renewable energy and energy efficient. **No impact** would occur, and no mitigation would be required.

[23] *The Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule for Model Years 2021–2026 Passenger Cars and Light Trucks.* August 24, 2018. United States Environmental Protection Agency and United States Department of Transportation. https://www.govinfo.gov/content/pkg/FR-2018-08-24/pdf/2018-18418.pdf (accessed January 15, 2020).

3.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. 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?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

- **i Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**
- **ii Strong seismic ground shaking?**
- **iii Seismic-related ground failure, including liquefaction?**
- **iv Landslides?**

No Impact or Less than Significant Impact

The following discussion is based on the project-specific Geotechnical Evaluation Report prepared for the proposed project (Appendix D).

i. Discussion of Effects: The Alquist-Priolo Earthquake Fault Zoning Act (Act) mitigates fault rupture hazards by prohibiting the development of structures for human occupancy across the trace of an active fault. The Act requires the State Geologist to delineate "Earthquake Fault Zones" along faults that are "sufficiently active" and "well defined." The boundary of an "Earthquake Fault Zone" is generally 500 feet from major active faults and between 200 and 300 feet from well-defined minor faults. Based on the information published by the Department of Conservation, State of California, the project site is not within an Alquist-Priolo Special Study Zone/Alquist-Priolo Earthquake Fault Zone. **No impact** related to fault rupture would result from the implementation of the project. Mitigation would not be required.

ii. Like all of Southern California, the project site has, and will continue to be, subject to ground shaking generated from activity on local and regional faults. Based on United States Seismic Design Maps, the proposed project may be subject to, and must accommodate, up to a maximum horizontal acceleration of 1.0267g with two (2) percent exceedance probability in 50 years. Accordingly, the project-specific Geotechnical Evaluation Report (Appendix D) prescribes seismic design parameters pursuant of the latest edition of the CBC[24] and American Society of Civil Engineers (ASCE) 7-10[25] standards.

Chapter 16 of the CBC addresses General Design Requirements, including regulations governing seismically resistant construction (Chapter 16, Division IV) and construction to protect people and property from hazards associated with excavation cave-ins and falling debris or construction materials. Chapter 18 and Chapter 33 address site demolition, excavations, foundations, retaining walls, and grading, including requirements for seismically resistant design, foundation investigations, stable cut and fill slopes, and drainage and erosion control. The procedures and limitations for the design of structures are based on-site characteristics, occupancy type, configuration, structural system height, and seismic zoning. Construction activities are subject to occupational safety standards for excavation, shoring, and trenching as specified in California Occupational Safety and Health Administration regulations (California Code of Regulations, Title 8).

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[24] Pursuant to California Code of Regulations, Title 24, Part 2, the California Building Code establishes minimum standards for building design in the State, and it is consistent with or more stringent than Uniform Building Code requirements.

[25] *Minimum Design Loads for Buildings and Other Structures: ASCE Standard ASCE/SEI 7-10.* American Society of Civil Engineers. Page 608. 2010.

State law requires the design and construction of new structures comply with current CBC requirements which address general geologic, seismic (including ground shaking), and soil constraints for new buildings. Accordingly, the Geotechnical Evaluation Report details proper engineering design and construction recommendations to be implemented through development of the proposed project as **Standard Condition of Approval GEO-1** in conformance with the current edition of the CBC and ASCE 7-10 standards. Implementation of **Standard Condition of Approval GEO-1** would ensure that impacts related to strong seismic ground shaking would be less than significant.

Standard Condition of Approval: Mitigation would not be required; however, the however, the following Standard Condition of Approval is a regulatory requirement that would be implemented to ensure impacts related to strong seismic ground shaking remain less than significant.

Standard Condition of Approval GEO-1: The project proponent shall provide evidence to the County of Riverside for review and approval that on-site structures, features, and facilities have been designed and will be constructed in conformance with applicable provisions of the California Building Code in effect at the time of construction and the recommendations cited in Section 6 of the project-specific Geotechnical Evaluation Report (Appendix D). Geotechnical recommendations include, but are not limited to, the following:

- Vegetation, utilities, asphalt, concrete, and other deleterious debris must be stripped from the areas to be graded and properly disposed of off-site.
- Remedial grading must extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of two feet.
- All foundations must bear on engineered fill or competent native soils.
- For each area to receive compacted fill, the removal of low density, compressible earth materials such as upper alluvial materials must continue until firm, competent alluvium is encountered.
- All fill soils must be free of organics, debris, rocks, or lumps over three inches in largest dimension, other deleterious material, and not more than 40 percent larger than ¾ inch.
- Any imported fill material must be inspected by a qualified geotechnical engineer and consist of granular soil having a "very low" expansion potential (i.e., expansion index of 20 or less) and low corrosion potential (chloride content less than 500 parts per million [ppm], soluble sulfate content of less than 0.1 percent, and pH of 5.5 or higher).
- A qualified geotechnical engineer must observe excavation so that any necessary modifications based on variations in the encountered soil conditions can be made. Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified.
- Corrosion protection for metal in contact with site soils must be implemented. Corrosion protection may include the use of epoxy or asphalt coatings. A corrosion specialist must be consulted regarding appropriate protection for buried metals and suitable types of piping.

Proper engineering design and construction in conformance with CBC and ASCE 7-10 standards and project-specific geotechnical recommendations (**Standard Condition of Approval GEO-1**) would

ensure potential impacts from strong seismic ground shaking would be **less than significant**. Mitigation would not be required.

iii. Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. Coarse-grained on-site soils are dense to very dense, and fine-grained on-site soils are stiff to hard. Groundwater was not encountered on the project site, and is anticipated to be deeper than 100 feet below ground surface. The project site has not been evaluated by the California Geological Survey for liquefaction potential, but based on a review of the subsurface conditions and the Riverside County Liquefaction Map, the project site has soils types that have a moderate liquefaction susceptibility. Proper engineering design and construction in conformance with CBC standards and project-specific geotechnical recommendations (**Standard Condition of Approval GEO-1**) would ensure potential for earthquake induced liquefaction and lateral spreading on-site would be low due to the recommended compacted fill, low groundwater level, and the dense nature of the on-site earth materials. Potential impacts from seismic-related ground failure, including liquefaction would be **less than significant**, and mitigation would not be required.

iv. The project site is characterized as relatively flat and is not close to any significant slopes. Additionally, the project site is surrounded by fully improved, engineered, and/or developed uses. Therefore, the likelihood of a landslide on the project site is low, and impacts associated with landslides are **less than significant**. Mitigation would not be required.

b. Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact

Discussion of Effects: The project site is currently undeveloped and is comprised of earthen surfaces with sparse vegetation. The Natural Resource Conservation Service identifies the soil on the project site to be Carsitas fine sand, 0 to 5 percent slopes (CkB).[26] Construction activities such as vegetation grubbing, grading, and other excavation would disturb surface soils, rendering them susceptible to erosion from wind and water.

The County is a permittee under the Colorado River Basin Regional Water Quality Control Board (CRBRWQCB) Order Number R7-2013-0011, NPDES Permit No. CAS617002, also known as the Municipal Separate Storm Sewer System (MS4) permit. In order to address the potential for erosion pursuant to the MS4 Permit, the project is required to implement Best Management Practices (BMPs) during the construction phase that would reduce erosion in accordance with NPDES regulations. These BMPs may include covering stockpiled soils and use of straw bales and silt fences to minimize off-site sedimentation, and would be selected as part of the Storm Water Pollution Prevention Plan (SWPPP) that is required to address erosion and discharge impacts associated with the proposed on-site ground-disturbing activities. Wind erosion would be minimized through soil stabilization measures required by the SCAQMD Rule 403 (Fugitive Dust). In addition, the site where ground disturbance is proposed would be covered with asphalt, concrete, and landscaping materials during operations. Therefore, when compared to the existing undeveloped condition, soil erosion would be minimal. Compliance with State and federal requirements, as well as with County grading permit requirements, would ensure that the proposed project would have a **less than significant** impact related to soil erosion or loss of topsoil. Mitigation is not required.

[26] Web Soil Survey. Natural Resources Conservation Service. United States Department of Agriculture. https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx (accessed November 13, 2019).

c. 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?

Less than Significant Impact

Discussion of Effects: Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. Shaking suddenly causes soils to lose strength and behave as a liquid. Liquefaction-related effects include loss of bearing strength, lateral spreading, and flow failures or slumping.

Lateral spreading is a type of liquefaction-induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the seismic inertial forces may cause the mass to move downslope toward a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures.

Factors that contribute to slope failure and landslides include slope height and steepness, shear strength and orientation of weak layers in the underlying geologic units, and pore water pressures.

Ground subsidence is typically a gradual settling or sinking of the ground surface with little or no horizontal movement, although fissures (cracks and separations) can result from lowering of the ground surface. Most of the damage caused by subsidence is the result of oil, gas, or groundwater extraction from below the ground surface. Ground subsidence may occur as a response to natural forces such as earthquake movements, which can cause abrupt elevation changes of several feet or densification of low density granular soils during an earthquake event that may cause several inches of settlement.

Hydrocompaction, or soil collapse, typically occurs in recently deposited Holocene (less than 11,000 years before present time) soils that were deposited in an arid or semi-arid environment. Soils prone to collapse are commonly associated with man-made fill, wind-laid sands and silts, and alluvial fan and mudflow sediments deposited during flash floods. Sudden substantial settlement may occur when saturated, collapsible soils lose their cohesion. An increase in surface water infiltration (such as from irrigation) or a rise in the groundwater table, combined with the weight of a building or structure, may initiate settlement, causing foundations and walls to crack.

As stated in response to Checklist Question 3.7.a.iii, soils on the project site are considered moderately susceptible to liquefaction, but the potential for seismic-induced settlement and lateral spreading at the project site would not be significant with the implementation of **Standard Condition of Approval GEO-1**. Geotechnical field exploration and laboratory tests indicate the potential for subsidence, hydrocompaction, or soil collapse is low with implementation of **Standard Condition of Approval GEO-1**.

Since the effective shrinkage of on-site soils will depend primarily on the type of compaction equipment and method of compaction used on-site by the contractor and accuracy of the topographic survey, the project is required to implement **Standard Condition of Approval GEO-1** pursuant to the CBC to ensure remedial earthwork and/or ground improvement will provide a sufficient layer of engineered fill or densified soil beneath the structural footings/foundations, as well as proper surface drainage devices and erosion control. Pursuant to **Standard Condition of Approval GEO-1**, verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been

sufficiently densified, which would ensure impacts from unstable geologic units or soils would be **less than significant**. Mitigation would not be required.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?

Less than Significant Impact

Discussion of Effects: Expansive soils generally have a substantial amount of clay particles that can give up water (shrink) or absorb water (swell). The change in the volume exerts stress on structures and other loads placed on these soils. The extent or range of the shrink/swell is influenced by the amount and kind of clay present in the soil. The occurrence of these soils is often associated with geologic units having marginal stability. Expansive soils can be widely dispersed, and they can occur in hillside areas as well as low-lying alluvial basins.

Preliminary laboratory test results indicate on-site earth materials exhibit a low expansion potential, as classified in accordance with 2016 CBC Section 1803.5.3 and American Society for Testing and Materials (ASTM) D4829. Pursuant to **Standard Condition of Approval GEO-1**, removal of low density, compressible earth materials such as upper alluvial materials must occur until firm, competent alluvium is encountered. Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified, which would ensure impacts from expansive soils would be **less than significant**. Mitigation would not be required.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact

Discussion of Effects: The project would not require the construction or expansion of septic tanks or alternative wastewater disposal systems. The proposed library facility will be connected to the municipal wastewater system, and septic tanks and/or alternative wastewater disposal systems would not be utilized. **No impact** would occur, and no mitigation would be required.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant with Mitigation Incorporated

Discussion of Effects: The project site is underlain Alluvial Valley Deposits that are Holocene in age. Although Holocene deposits have the potential to contain paleontological resources, the County General Plan indicates that the project site is in an area of low paleontological sensitivity.[27] However, ground-disturbing activities at the project site still have the potential to disturb previously unknown resources if excavation depths reach native, undisturbed sediments. Therefore, **MM GEO-1** shall be implemented during ground-disturbing activities to ensure impacts on paleontological resources are reduced to a **less than significant** level:

MM GEO-1: Prior to the issuance of grading permits, Riverside County shall verify that the following mitigation is included in all grading plans:

If any suspected paleontological resources (fossils) are discovered during ground-disturbing activities, the construction supervisor shall halt work within a 60-foot

[27] *Multipurpose Open Space Element.* County of Riverside General Plan Amendment No. 960. Figure OS-8 (Paleontological Sensitivity). December 16, 2013.

radius around the find and establish an exclusionary buffer. Construction personnel shall not collect or move any suspected paleontological materials or further disturb any soils within the exclusionary buffer, but construction activity may continue unimpeded on other portions of the project site. Construction activity shall not resume within the exclusionary buffer until a qualified paleontologist can assess the significance of the find. If the paleontologist determines the find is not a paleontological resource, no further evaluation shall be required within the exclusionary buffer, and construction activity shall be allowed to resume therein. However, if the paleontologist determines the find is a paleontological resource, construction activity shall not resume within the exclusionary buffer in order to assess its significance pursuant to the California Environmental Quality Act. Collected resources shall be prepared to the point of curation, identified to the lowest taxonomic level possible, catalogued, and curated into the permanent collections of an accredited scientific institution. All subsequent ground-disturbing activities shall be monitored at the discretion of the paleontologist. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program.

In the event that paleontological resources are encountered when a paleontological monitor is not on site, work in the immediate area of the find shall be redirected and the qualified paleontologist shall be contacted to assess the find for significance. If the find is determined to be significant, it shall be collected from the field and the paleontologist shall make recommendations for monitoring, curation, and reporting.

This measure shall be implemented to the satisfaction of Riverside County.

Implementation of **MM GEO-1** would reduce impacts on paleontological resources to **less-than-significant levels with mitigation incorporated** by ensuring paleontological resources encountered on the project site would be subject to scientific recovery, evaluation, and curation.

3.8 GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact

Discussion of Effects: *CEQA Guidelines* Section 15064(b) provides that the "determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data." Climate change is a global issue and is described in the context of the cumulative environment.

The County of Riverside adopted a Climate Action Plan (CAP) on December 8, 2015, and CAP Update on December 17, 2019, to integrate its past and current efforts with future efforts to reduce GHG emissions and promote sustainability in its operations and growth. The 2019 CAP Update includes an update to the County's GHG inventory for the year 2017 and sets a target to reduce communitywide GHG emissions by 15 percent from 2008 baseline levels by 2020, 49 percent by 2030, and 83 percent by 2050.[28] GHG reduction measures prescribed in the 2019 CAP Update build upon those adopted under the County's 2015 CAP to ensure that the County meets the reduction targets established pursuant to SB 32. The CAP Update also takes into consideration a Partial Settlement Agreement between Petitioners the Sierra Club, Center for Biological Diversity, and San Bernardino Audubon Society, and the County of Riverside.[29] The Partial Settlement Agreement includes specific considerations for EV charging stations, on-site renewable energy generation, and high efficiency traffic signal lights, as well as a requirement for the County to update the GHG inventory every four years, review the effectiveness of specific measures in the CAP, and revise associated point values in the screening tables according to available evidence.

In the County's guidance document titled "Greenhouse Gas Emissions, Screening Tables, County of Riverside, California,"[30] the County determined the size of development that is too small to be able to provide the level of GHG emission reductions expected from the Screening Tables or alternate emissions analysis method. The County's analysis determined that the 3,000 metric tons of carbon dioxide equivalent (MT CO_2e) per year value be used in defining small projects that, when combined with modest energy efficiency measures shown in the bullet points below are considered less than significant and do not need to use the Screening Tables or alternative calculations. The efficiency measures required of small projects are:[31]

- Energy efficiency matching or exceeding the Title 24 requirements in effect as of January 2017, and
- Water conservation measures that match the California Green Building Standards Code in effect as of January 2017.

If the project exceeds the 3,000 MT CO_2e per year threshold, then project emissions need to be reduced by 25 percent from year 2017 emissions levels or alternatively the project would need to achieve a minimum of 100 points pursuant to the CAP Screening Tables. The screening tables also allow

28 State goals pursuant to Senate Bill 32 are to achieve 1990 levels of emissions by 2020 (15 percent below 2008 baseline levels), 40 percent below 1990 levels of emissions by 2030 (49 percent below 2008 baseline levels) and 80 percent below 1990 levels of emissions by 2050 (83 percent below 2008 baseline levels).

29 Partial Settlement Agreement, 2017. Petitioners: Sierra Club, Center for Biological Diversity, San Bernardino Audubon Society and Respondents: County of Riverside and Riverside County Board of Supervisors.

30 *Climate Action plan Update.* County of Riverside. November 2019. Appendix D.

31 *Ibid.* Appendix D, Page 6.

developers to tailor their mitigation measures to the project's needs, rather than have them be subject to one-size fits all mitigation measures that may be too stringent for them.

A CAP was adopted by the City in May of 2013. This plan sets forth goals to reduce emissions to achieve the targets of AB 32. The Climate Action Plan identifies that the community will have to reach a 36.4 percent reduction from Year 2010 baseline emissions or a 43.2 percent reduction from Year 2020 business-as-usual emissions by the year 2020 in order to obtain the AB 32 target emissions. The City has identified 80 measures to be implemented over the course of an eight year period, beginning in 2013, in order to achieve their emission reduction goals. The City promotes energy efficiency and conservation in all areas of community development, including transportation, development planning, and public and private sector construction and operation, as well as in the full range of residential and non-residential projects. The City supports public and private efforts to develop and operate alternative systems of solar and electric production that take advantage of local renewable resources. In addition, the CAP discusses the ability to develop and implement a solar ready ordinance that would require all new buildings and homes to be prepared for solar install. The CAP also promotes the use of drought tolerate desert landscaping for parks, recreational facilities, and golf courses.

This section evaluates potential significant impacts to GHG that could result from implementation of the proposed project. Construction and operation of project development would generate GHG emissions. Overall, the following activities associated with the proposed project could contribute directly or indirectly to the generation of GHG emissions:

- **Construction Activities:** During construction of the project, GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, which typically use fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs (e.g., carbon dioxide [CO_2], methane [CH_4], and nitrous oxide [N_2O]). Furthermore, CH_4 is emitted during the fueling of heavy equipment. The project will satisfy green building measure by installing daylighting rooms such that all of the conditioned space will have daylight using windows, solar tubes, skylights or equivalents.
- **Motor Vehicle Use:** Transportation associated with the proposed project would result in GHG emissions from the combustion of fossil fuels in daily automobile and truck trips.
- **Gas, Electricity, and Water Use:** Natural gas use results in the emission of two GHGs: CH_4 (the major component of natural gas) and CO_2 (from the combustion of natural gas). Electricity use can result in GHG production if the electricity is generated by combusting fossil fuel. California's water conveyance system is energy-intensive. CalEEMod defaults were used to estimate these emissions from the project. The project's anticipated electricity consumption assumes LEED Silver compliance and other energy efficient features such as the installations of the electric vehicle charging stations and solar photovoltaic panels. The proposed project would also install low-flow water fixtures in consistent with 2019 CALGreen, and efficient irrigation systems in compliance with the Modern Water Efficient Landscape Ordinance as required by the Riverside County Ordinance 859.2.
- **Solid Waste Disposal:** Solid waste generated by the project could contribute to GHG emissions in a variety of ways. Landfilling and other methods of disposal use energy for transporting and managing the waste, and produce additional GHGs to varying degrees. Landfilling, the most common waste management practice, results in the release of CH_4 from the anaerobic decomposition of organic materials. CH_4 is 25 times more potent a GHG than CO_2. However, landfill CH_4 can also be a source of energy. In addition, many materials in landfills do not decompose fully and the carbon that remains

is sequestered in the landfill and not released into the atmosphere. The proposed project would implement the statewide goal of meeting the 75 percent recycling program on site.

GHG emissions associated with project construction would occur over the short term from construction activities and would consist primarily of emissions from equipment exhaust. Long-term regional emissions would also be associated with project-related new vehicular trips and stationary-source emissions (e.g., natural gas used for heating and electricity usage for lighting). The calculations presented below includes construction emissions in terms of CO_2 and annual CO_2e GHG emissions from increased energy consumption, water usage, solid waste disposal, and estimated GHG emissions from vehicular traffic that would result from implementation of the proposed project. The following project activities were analyzed for their contribution to global CO_2e emissions.

Construction Emissions. Construction activities produce combustion emissions from various sources, such as site grading, utility engines, on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change. The construction GHG emission estimates were calculated using CalEEMod Version 2016.3.2, which indicates the project's GHG emissions during the construction period (early 2020 through late 2021) would equal 73 MT CO_2e. Table 3.8.A details the emissions estimates for the construction of the project.

Table 3.8.A: Construction Greenhouse Gas Emissions

Construction Phase	Greenhouse Gas Emissions, CO_2e (Metric Tons per Year)
Site Preparation	0.45
Grading	1.14
Building Construction	67.80
Paving	2.78
Architectural Coating	0.73
Total Project Emissions	**72.90**
Total Construction Emissions Amortized over 30 years	**2.43**

Source: Compiled by LSA (Appendix A).
Note: Numbers may appear to not sum correctly due to rounding.
CO_2e = carbon dioxide equivalent

As indicated in Table 3.8.A, project construction would result in total emissions of 72.90 MT of CO_2e, which would be amortized to 2.43 MT of CO_2e over 30 years.

Operational Emissions. The operational GHG emissions estimates were also calculated using CalEEMod. Activities such as natural gas, electricity, water use, solid waste disposal, and motor vehicle use are expected to contribute directly and/or indirectly to the generation of GHG emissions from operation of the proposed project. Table 3.8.B details the emissions estimates for the operation of the project.

Table 3.8.B: Operational Greenhouse Gas Emissions

Source	Pollutant Emissions (MT/yr)					
	Bio-CO_2	NBio-CO_2	Total CO_2	CH_4	N_2O	CO_2e
Construction Emissions Amortized over 30 Years	0	2.41	2.41	<0.01	0	2.43
Operational Emissions						
Area	0	<0.01	<0.01	<0.01	0	<0.01

Table 3.8.B: Operational Greenhouse Gas Emissions

Source	Pollutant Emissions (MT/yr)					
	Bio-CO_2	NBio-CO_2	Total CO_2	CH_4	N_2O	CO_2e
Energy	0	65.04	65.04	<0.01	<0.01	65.38
Mobile	0	1,137.56	1,137.56	0.07	0	1,139.20
Waste	0.70	0	0.70	0.04	0	1.74
Water	0.13	3.07	3.20	0.01	<0.01	3.63
Total Project Emissions	**0.83**	**1,208.09**	**1,208.91**	**0.12**	**0**	**1,212.37**

Source: Compiled by LSA (Appendix A).
Note: Numbers may appear to not sum correctly due to rounding.

Bio-CO_2 = biologically generated CO_2
CO_2 = carbon dioxide
GHG = greenhouse gas
N_2O = nitrous oxide
CH_4 = methane
CO_2e = carbon dioxide equivalent
MT/yr = metric tons per year
NBio-CO_2 = non-biologically generated CO_2

As indicated in Table 3.8.B, project operations would result average annual emissions of 1,212 MT of CO_2e per year. In accordance with the County's adopted CAP, the GHG threshold of 3,000 MT of CO_2e per year is used for the proposed project. The CO_2e emissions from construction and operation of the project would not exceed this threshold. Therefore, impacts related to the generation of GHG emissions, either directly, indirectly or cumulatively, that may have a significant impact on the environment would be **less than significant**. No mitigation would be required.

b. Conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact

Discussion of Effects: The ARB, a part of the California Environmental Protection Agency (CalEPA) is responsible for the coordination and administration of both federal and State air pollution control and climate change programs within California. In this capacity, the ARB conducts research, sets California Ambient Air Quality Standards, compiles emission inventories, develops suggested control measures, and provides oversight of local programs. The ARB establishes emissions standards for motor vehicles sold in California, consumer products, and various types of commercial equipment. While the County adopted Climate Action Plan includes the GHG reduction plan.

The proposed project is required to comply with Title 13-Section 2449 of the CCR and the CalRecycle Sustainable (Green) Building Program regulations, which include implementation of standard control measures for equipment emissions. Adherence to these regulations, including the implementation of best available control measures (BACMs) is a standard requirement for any construction or ground disturbance activity occurring within the South Coast Air Basin.

BACMs include, but are not limited to, requirements that the project proponent utilize only low-sulfur fuel (i.e., having a sulfur content of 15 parts per million by weight or less); ensure off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) limit vehicle idling to five minutes or less; register and label vehicles in accordance with the CARB Diesel Off-Road Online Reporting System; restrict the inclusion of older vehicles into fleets; and retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). Additionally, the construction contractor will recycle/reuse at least 50 percent of the construction material (including, but not limited to, proposed aggregate base, soil, mulch, vegetation, concrete,

lumber, metal, and cardboard) and use "Green Building Materials," such as those materials that are rapidly renewable or resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project, in accordance with CalRecycle regulations.

Long-term (operational) project emissions typically include emissions from use of consumer products, energy and water usage, and emissions from vehicle use and the generation/disposal of solid waste.

As stated previously, the proposed project is required to comply with SCAQMD Rule 431.2; Title 13-Section 2449 of the CCR; and CalRecycle/Green Building Program regulations.

Through compliance with BACMs as part of applicable regulatory policies designed to reduce emissions, the proposed project's estimated GHG emissions (1,212 MT of CO_2e/year would be less than the SCAQMD Tier 3 and Riverside County CAP thresholds of 3,000 MT CO_2e/year, as detailed in Table 3.8.B) would support a more sustainable community in accordance with the Global Warming Solutions Act of 2006. Therefore, the proposed project will not generate GHG emissions that will have a significant impact on the environment, nor will the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs. Associated impacts will be **less than significant** and no mitigation would be required.

Table 3.8.C. City of Desert Hot Springs CAP Applicable Measure Project Comparison

Sector	CAP Measures to Reduce GHG	Project Compliance with Measure
Commercial Buildings	**Green Building Program:** Promote the voluntary Green Building Program to prepare for enhanced Title 24 requirements and green building standards.	**Consistent.** The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes mandatory standards in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
Commercial Buildings	**"Cool Roofs":** Promote the installation of reflective roofing on commercial/industrial properties in the community with recognition for first ten early adopters.	**Consistent.** The project is to use light-colored roofing materials to reflect heat and reduce cooling requirements of buildings. Further, industrial buildings are to have solar panels on rooftops and carport shade structures.
Commercial Buildings	**Water Efficient Landscaping Ordinance**: Build on and exceed current Water Efficient Landscaping Ordinance in the commercial/industrial sector by 15 percent community-wide by 2020.	**Consistent.** The project's landscape design complies with the City's landscaping standards by including desert landscaping. Plants and materials are to consist primarily of plant materials and species that are native to the Coachella Valley, drought tolerant, and have low water demand.
Commercial Buildings	**Sustainable Parking Lots:** Program to reduce the heat island effect through the promotion of parking lot coverings and coatings and semi permeable surfaces for new construction to achieve 20% of existing parking lots, and 80% of new parking lots.	**Consistent.** The project includes the planting of trees in the parking lot that would provide shade and reduce the heat island effect and semi-permeable paving will be used as required by the City.
Commercial Buildings	**Solid Waste Diversion:** Increase solid waste diversion rate by an additional 10% to 78.1% by 2020 potentially through awareness programs, recognition, tiered rate structures, and other financial instruments.	**Consistent.** The project will be required to comply with AB 341, which includes recycling programs that reduces waste to landfills by a minimum of 75 percent.

Table 3.8.C. City of Desert Hot Springs CAP Applicable Measure Project Comparison

Sector	CAP Measures to Reduce GHG	Project Compliance with Measure
Commercial Buildings	**Stormwater Capture:** Promote storm water capture and retention for exterior landscape use (cisterns, rain barrels) to demonstrate 10 new systems by 2020.	**Consistent.** The project includes retention basins/drainage swales. These will reduce the runoff from the project site to its pre developed rate and meet water quality requirements.

Source: City of Desert Hot Springs Climate Action Plan (2013)

3.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

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

Less than Significant Impact

Discussion of Effects: The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for manufacturing operations or that produce hazardous wastes as by-products of production applications. Relatively small amounts of potential hazardous materials such as fuel, paint products, lubricants, solvents, and cleaning products may be used and/or stored on site during site preparation and construction. However, due to the limited quantities of these materials to be used, they are not considered hazardous to the public at large.

Widely used hazardous materials common at library/academic and office uses include cleaners, pesticides, and gasoline (for landscaping). The remnants of these and other products are disposed of as household hazardous waste that are prohibited or discouraged from being disposed of at local landfills.

The transport, use, and storage of hazardous materials during the construction and operation of the site will be conducted pursuant to all applicable local, State and federal laws, and in cooperation with the Riverside County Fire Department Office of Emergency Services (OES), Riverside County Department of Environmental Health Hazardous Materials Division (DEH) Environmental Protection and Oversight Division, and California Occupational Safety and Health Administration. Additionally, the United States Department of Transportation Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials by truck and rail on State highways and rail lines, as described in Title 49 of the *Code of Federal Regulations*, and implemented by Title 13 of the CCR.

These regulations inherently safeguard life and property from the hazards of fire/explosion arising from the storage, handling, and use of hazardous substances, materials, and devices, as well as hazardous conditions due to the use or occupancy of buildings. Through compliance with all applicable federal, State, and local laws, impacts to the public or environment from the routine transportation, use and disposal of hazardous materials would be **less than significant**. Mitigation would not be required.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant with Mitigation Incorporated

Discussion of Effects: A project-specific Phase I Environmental Site Assessment (ESA) was prepared for the project for the purposes of identifying recognized environmental conditions or historical recognized environmental conditions within one-half-mile of the project site (Appendix E). The Phase I ESA included a database search, on-site reconnaissance survey, and report in accordance with ASTM E1527-13 guidance. The project site and a one-half-mile radius encompassing the project site were evaluated also

via the SWRCB GeoTracker database,[32] the Department of Toxic Substances Control's (DTSC) EnviroStor database,[33] and the Hazardous Waste and Substances Sites (Cortese) List.[34]

"Recognized environmental condition" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions. "Historical Recognized environmental condition" means an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. If a past release of any hazardous substances or petroleum products has occurred in connection with the property, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a case closed letter or equivalent), this condition shall be considered a historical recognized environmental condition.

Three properties within the vicinity of the project site are listed on high hazardous-risk databases but would not be identified as recognized environmental conditions as they would not cause a significant threat to the development of the project site as a library. Town Center Cleaners and Vons Store No. 2177, which are both located approximately 185 feet north of the project site, are not considered to have impacted the environmental integrity of the project site as no violations have been reported for either business. Chevron Station No. 20-2223, which is located approximately 0.16 mile northwest of the project site, was identified as the site of petroleum hydrocarbon contamination, which impacted the underlying aquifer used for drinking water. The SWRCB required and oversaw remediation of the site to reduce potential impacts to the drinking water. Chevron Station No. 20-2223 was granted case closure by the SWRCB in 2011 after remediation activities were completed and no Phase II ESA or other action was required. Results of groundwater monitoring indicate the groundwater contaminant plume is limited to localized areas within the Chevron boundaries near the site. Furthermore, the plume is delineated, stable, decreasing, and expected to further attenuate. Based on this information, the release of gasoline associated with this property is not considered an environmental concern to the project site. Accordingly, no *recognized environmental conditions* or *historical recognized environmental conditions* were identified during the Phase I ESA or in the GeoTracker, EnviroStor, or Cortese List databases within one-half mile of the project site. Additionally, the likelihood of site contamination from an off-site source is considered low.

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[32] GeoTracker Database. State Water Resources Control Board. https://geotracker.waterboards.ca.gov/map/ (Accessed November 13, 2019).

[33] EnviroStor Database. California Department of Toxic Substances Control. https://www.envirostor.dtsc.ca.gov/public/map/ (accessed November 13, 2019).

[34] Hazardous Waste and Substances Site List (Cortese). California Department of Toxic Substances Control. https://www.envirostor.dtsc.ca.gov/public/search.asp?page=6&cmd=search&business_name=&main_street_name=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM%2CCOLUR&branch=&site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29&reporttype=CORTESE&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&searchtype=&hwmp_site_type=&cleanup_type=&ocieerp=&hwmp=False&permitted=&pc_permitted=&inspections=&complaints=&censustract=&cesdecile=&school_district=&orderby=county (accessed November 13, 2019).

The project site is vacant and generally undeveloped, and it is surrounded by commercial, public, and open space (see Figure 2). No signs of soil staining were observed, and no visible signs of hazardous waste generation, storage, dumping, or leaking were noted during the site reconnaissance survey, which would trigger the need for a Phase II ESA. There is the potential for accidental discovery of contaminated soils or other materials beneath the surface of the project site during construction. Therefore, **MM HAZ-1** would be required to ensure the proposed project would not result in the release of hazardous materials.

MM HAZ-1: **In the event any unidentified subsurface feature, oil, or chemical-stained soil is discovered during construction, activity in the vicinity of the unidentified material shall be halted, and a qualified professional shall be retained to evaluate whether the feature or material warrants further assessment or remediation. The results of any testing shall be provided to the County. In the event the material is determined not to be hazardous, no further action is required.**

In the event the material is deemed to be hazardous, removal/remediation shall be conducted pursuant to applicable statutory and regulatory requirements. A qualified professional retained by the project proponent must carry out this work and report directly to the Riverside County Department of Environmental Health Hazardous Materials Division, Environmental Protection and Oversight Division. Prior to the commencement of construction activities, the proponent shall submit evidence to the County for review and approval that any such hazardous material has been appropriately removed/remediated. This measure shall be implemented to the satisfaction of Riverside County.

Compliance with local, State, and federal laws; cooperation with the Riverside County Fire Department OES, Riverside County DEH Environmental Protection and Oversight Division, and California Occupational Safety and Health Administration; and implementation of **MM HAZ-1** would ensure impacts from reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment would be reduced to **less than significant with mitigation incorporated**.

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

Less than Significant Impact

Discussion of Effects: The nearest existing school to the project site is the Desert Springs Middle School, located at 66755 Two Bunch Palms Trail, approximately 650 feet east of the project site. The next nearest school is the Two Bunch Palms Elementary School, located at 14250 West Drive, approximately 0.4 mile west of the project site.

As detailed in response to Checklist Question 3.9.a, the Riverside County Fire Department OES, Riverside County DEH Environmental Protection and Oversight Division, and California Occupational Safety and Health Administration will regulate the transport, use, and storage of hazardous materials during construction, operation, and occupation of the proposed library facility. The United States Department of Transportation Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials by truck and rail on State highways and rail lines.

These regulations inherently safeguard life and property from the hazards of fire/explosion arising from the storage, handling, and use of hazardous substances, materials, and devices, as well as hazardous

conditions due to the use or occupancy of buildings. Furthermore, no recognized environmental conditions or historical recognized environmental conditions were identified as part of the Phase I ESA or in the GeoTracker, EnviroStor, or Cortese List databases within one-half mile of the project site (refer to response to Checklist Question 3.9.b).

Compliance with all applicable federal, State, and local laws for construction, operation, and occupancy of the proposed project would ensure impacts from the emission or handling of hazardous materials within one-quarter mile of an existing or proposed school would be **less than significant**. Mitigation would not be required.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact

Discussion of Effects: Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by the CalEPA Hazardous Materials Data Management Program. The DTSC compiles information from subsets of the following databases to make up the Cortese List:

1. The DTSC list of contaminated or potentially contaminated hazardous waste sites listed in the California Sites database, formerly known as ASPIS, is included;
2. The California State Water Resources Control Board listing of leaking underground storage tanks is included; and
3. The California Integrated Waste Management Board list of sanitary landfills that have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

As noted in response to Checklist Question 3.9.b, the project site is not listed on the Hazardous Waste and Substances Sites (Cortese) List. Chevron Station No. 20-2223 is listed on the SWRCB's GeoTracker as a Leaking Underground Storage Case, however, as also noted in response to Checklist Question 3.9.b, this site is not considered an environmental concern to the project site. Therefore, **no impact** related to the Cortese List or other governmental databases compiled pursuant to Government Code Section 65962.5 would occur, and no mitigation would be required.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact

Discussion of Effects: The project site is not located within an airport land use plan. The closest airport to the project site is the Palm Springs International Airport, which is located approximately 7.15 miles to the south. Therefore, there would be **no impact** related to safety hazards to people residing or working in the project area and no mitigation would be required.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact

Discussion of Effects: Construction activities that could temporarily restrict vehicular traffic would incorporate appropriate measures to facilitate the passage of persons and vehicles through/around any temporary road closures in accordance with the California Fire Code. During construction, standard traffic control devices such as warning signs, warning lights, and flaggers will be utilized as applicable to minimize obstructions and ensure the safe passage of emergency vehicles as necessary for the purposes of coordinating efforts during local, State, and/or federal emergency events, including response to hazardous materials incidents. Implementation of these traffic control measures will include guidance and navigational tools throughout the project area in order to maintain traffic flow and safety during construction.

The proposed project would include a two-lane access driveway off of Park Lane that would provide entry and exit points for emergency access. In addition, the proposed project would include indirect access through the Desert Hot Springs Family Resource Center site. Fire department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards to ensure proper roadway turning radii, fire lane widths, etc. Additionally, the project site layout includes provisions for emergency vehicle access, which also would be reviewed for adequacy by the County Fire Department. Therefore, impacts would be **less than significant** and mitigation would not be required.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less than Significant Impact

Discussion of Effects: The project site is not within or adjacent to a Very High Fire Hazard Severity Zone, as designated by the California Department of Forestry and Fire Protection (CalFire).[35] Design and construction of the project in accordance with the CBC and California Fire Code, which include design features such as ignition-resistant materials and incorporation of fire sprinklers, would minimize risk of exposure of persons or property to wildland fires. Impacts would remain **less than significant** and mitigation would not be required.

3.10 HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐

[35] Fire Hazard Severity Zones in Local Responsibility Area (LRA), Eastern Riverside County. California Department of Forestry and Fire Protection. Adopted December 21, 2009.

b.	Substantially decrease groundwater supplies or interfere with groundwater recharge such that the project may impede sustainable groundwater management in the basin?	☐	☐	☒	☐
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i.	Result in substantial erosion or siltation on or off site?	☐	☐	☒	☐
ii.	Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	☐	☐	☒	☐
iii.	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
iv.	Impede or redirect flood flows?	☐	☐	☒	☐
d.	Result in flood hazard, tsunami, or seiche zones, or risk release of pollutants due to project inundation?	☐	☐	☒	☐
e.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less than Significant Impact

Discussion of Effects: The project site is located within the Desert Hot Springs Subbasin of the larger Whitewater Watershed. Under existing conditions, storm water generally drains in a southeasterly direction towards an unnamed tributary east of the Desert Springs Middle School. Storm water then continues to flow south to the Whitewater River, and ultimately into the Salton Sea.

The County is a Co-permittee under the CRBRWQCB Order Number R7-2013-0011, NPDES Permit No. CAS617002, also known as the Municipal Separate Storm Sewer System, or MS4, permit.

Construction. The CWA establishes a framework for regulating municipal and industrial (including construction) storm water discharges under the NPDES permit. Section 402(p) of the CWA requires NPDES permits for storm water discharges from MS4s, as well as other designated storm water discharges that are considered significant contributors of pollutants. All new development is required to

comply with provisions of the NPDES program, including Waste Discharge Requirements, and the County's MS4, as enforced by the CRBRWQCB.

Projects resulting in the disturbance of 1.0 acre or more require compliance with the NPDES permit. Coverage under an NPDES permit includes the submittal of an NOI application to the CRBRWQCB, the receipt of a Waste Discharge Identification Number from CRBRWQCB, and preparation of a SWPPP. The purpose of a SWPPP is to identify and implement BMPs to reduce construction-related impacts to groundwater quality as a result of ground and vegetation disturbance.

BMPs may include the use of gravel bags, silt fences, check dams, hydroseed, and soil binders. The construction contractor would be required to operate and maintain these controls throughout the duration of construction activities. In addition, the construction contractor would be required to maintain an inspection log and have the log on site available to be reviewed by the County and representatives of the CRBRWQCB.

An NPDES permit would generally specify an acceptable level of a pollutant or pollutant parameter in a discharge (for example, a certain level of bacteria). The permittee may choose which technologies to use to achieve that level. Some permits, however, do contain certain generic BMPs. Table 3.10.A lists BMPs for runoff control, sediment control, erosion control, and housekeeping that may be used during the construction of the proposed project.

Table 3.10.A: General Best Management Practices

Runoff Control	Sediment Control	Erosion Control	Good Housekeeping
• Minimize clearing • Preserve natural vegetation • Stabilize drainage ways	• Install perimeter controls • Install sediment trapping devices • Inlet protection	• Stabilize exposed soils • Protect steep slopes • Complete construction in phases	• Create waste collection area • Put lids on containers • Clean up spills immediately

Source: *National Menu of Stormwater Best Management Practices*. United States Environmental Protection Agency. https://www.epa.gov/npdes/national-menu-best-management-practices-bmps-stormwater#constr (accessed October 7, 2019). More detailed Best Management Practices are available at this web site.

Operation. Under existing conditions, the project site is 100 percent pervious and storm water drains generally in a southeasterly direction toward Park Lane. The area of development is approximately 2.2 acres, of which approximately 1.44 acres will be converted to impervious surfaces. However, the site would maintain the existing drainage pattern to the southeast by directing flows via rooftop downspouts and the surface parking lot and drive aisles into an infiltration basin located at the southeast corner of the project site and designed to capture storm water runoff before discharging to Park Lane adjacent to the south of the project site.

Runoff from the site drains southerly into Mission Creek, which discharges into Whitewater River, flowing downstream to the Salton Sea. To address potential water contaminants, the proposed project is required to comply with applicable federal, State, and local water quality regulations. All priority development projects (which would include the proposed project) in the County are required to prepare a Water Quality Management Plan (WQMP) to reduce water pollution impacts from construction and operation of the developments. According to the project-specific WQMP, the EPA-approved 303(d) listed impairments for the project's receiving waters (Mission Creek, Whitewater River, and the Salton Sea) include pathogens (bacterial indicators), metals, nutrients, and toxic organic compounds (Appendix F). These are the project's priority pollutants of concern.

The proposed project would include two Drainage Management Areas (DMA A and DMA B) to manage storm water runoff and direct it into the proposed infiltration basin. DMA A includes the proposed building and sidewalk to the north, west, and east of the building and would direct runoff from 17,424 square feet (0.4 acre) of impervious surface area to the on-site infiltration basin prior to discharge to Park Lane. DMA B includes the proposed parking lot, driveways, and sidewalk to the east of the building and would direct runoff from 45,302 square feet (1.04 acres) of impervious surface area to the on-site infiltration basin prior to discharge to Park Lane. According to the project-specific WQMP (Appendix F), the proposed infiltration basin must be sized with a Design Capture Volume (DCV) of 1,684 cubic feet of runoff in order to adequately manage runoff from 62,726 square-feet (1.44 acres) of impervious surface area anticipated for DMA A and DMA B in accordance with the NPDES MS4 Permit.[36] In order to treat identified pollutants of concern[37] and ensure the project will not result in a downstream hydrologic condition of concern, the proposed infiltration basin will be designed and constructed to capture the minimum DCV of 1,684 cubic feet of runoff with a high pollutant removal efficacy rating.[38] With adequate design capture volume and high pollutant removal efficacy, the infiltration basin BMP will treat "first-flush" runoff[39] from the project site and ensure the project's runoff flow rate, volume, velocity and duration for the post-development condition do not exceed the pre-development condition for the 2-year, 24-hour and 10-year, 24-hour rainfall events pursuant to the NPDES MS4 Permit.

Proper engineering design and construction in conformance with the requirements of the County, the intent of the NPDES Permit for Riverside County and the incorporated cities of Riverside County within the Colorado River Basin Region (MS4 permit), and project-specific recommendations outlined in a SWPPP and WQMP would ensure impacts related to water quality standards or waste discharge requirements remain **less than significant**.

Standard Conditions of Approval: Mitigation is not required; however, the following Standard Conditions of Approval are regulatory requirements that would be implemented to ensure impacts related to water quality standards and waste discharge requirements remain **less than significant**. These are conditions applicable to any similar project and therefore would not represent mitigation pursuant to CEQA.

Standard Condition of Approval HYD-1: Prior to the issuance of a grading permit, the Project Proponent shall file and obtain a Notice of Intent (NOI) with the Colorado River Basin Regional Water Quality Control Board (CRBRWQCB) in order to be in compliance with the State National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit for discharge of surface runoff associated with construction activities. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to Riverside County for coverage under the NPDES General Construction Permit. This measure shall be implemented to the satisfaction of Riverside County.

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36 Pursuant to the National Pollutant Discharge Elimination System Permit (MS4 Permit), the hydrologic performance standard for the proposed infiltration basin is a flow duration curve of the post-development DMA not to exceed that of the pre-existing, naturally occurring, DMA by more than ten percent over a one-year period.

37 The project-specific priority pollutants of concern are Bacterial Indicators, Metals, Nutrients, and Toxic Organic Compounds pursuant to Section 3.3(d) of the Clean Water Act and the United States Environmental Protection Agency. Refer to Appendix F for additional information.

38 High is equal to or greater than 80 percent removal efficiency.

39 "First-flush" runoff is the initial surface runoff of stormwater along impervious surfaces, such as parking lots, and is typically more concentrated with pollutants compared to the remainder of a storm event.

Standard Condition of Approval HYD-2: Prior to the issuance of a grading permit, the Project Proponent shall submit to Riverside County a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural Best Management Practices (BMPs) to control sediment and non-visible discharges from the site. The SWPPP shall include inspection forms for routine monitoring of the site during both the grading and construction phases to ensure National Pollutant Discharge Elimination System (NPDES) compliance and that additional BMPs and erosion control measures will be documented in the SWPPP and utilized if necessary. The SWPPP shall be kept on site for the entire duration of project construction and shall be available to the Colorado River Basin Regional Water Quality Control Board (CRBWQCB) for inspection at any time. BMPs to be implemented may include the following:

- Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs shall be periodically inspected during construction, and repairs shall be made when necessary as required by the SWPPP.
- Materials that have the potential to contribute to non-visible pollutants to storm water must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.
- All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles shall be surrounded by silt fences and covered with plastic tarps.
- The construction contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sandbag barriers and other sediment control measures called for in the SWPPP. Monthly reports and inspection logs shall be maintained by the contractor and reviewed by Riverside County and representatives of the CRBRWQCB. In the event that it is not feasible to implement specific BMPs, Riverside County can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.

This measure shall be implemented to the satisfaction of Riverside County.

Standard Condition of Approval HYD-3: Prior to the issuance of a grading permit, the Project Proponent shall submit a Final Water Quality Management Plan (Final WQMP) to Riverside County for review and approval. The project shall implement project design features identified in the Final WQMP. The Final WQMP shall demonstrate that any proposed on-site development plan includes best management practices (BMPs) for source control, pollution prevention, site design, Low Impact Development (LID) implementation, and structural treatment control. BMPs shall be designed and implemented to address 303(d) listed pollutants and retain the project site's minimum design capture volume and hydromodification volume to ensure the project's runoff flow rate, volume, velocity and duration for the post-development condition do not exceed the pre-development condition for the 2-year, 24-hour and 10-year, 24-hour rainfall events in accordance with the National Pollutant Discharge Elimination System (NPDES) MS4 Permit. The proposed LID BMPs specified in the Final WQMP shall be incorporated into the grading and development plans submitted to the County for review and approval. Periodic maintenance of any required BMPs and landscaped areas during project occupancy and operation shall be in accordance with the schedule

outlined in the Final WQMP. This measure shall be implemented to the satisfaction of Riverside County.

Implementation of the NPDES permit ensures that the State's mandatory standards for the maintenance of clean water and the federal minimums are met. The CRBRWQCB regulates waste discharges to minimize and control their effects on the quality of the region's groundwater and surface waters. The project-specific SWPPP and WQMP would be reviewed and approved as routine actions during the processing of the project by the County; therefore, the required measures and features detailed in the SWPPP and WQMP to safeguard surface and groundwater quality would be incorporated into the proposed project. Water and groundwater quality and waste discharge impacts would remain **less than significant** through implementation of **Standard Conditions of Approval HYD-1** through **HYD-3**. Mitigation would not be required.

b. Substantially decrease groundwater supplies or interfere with groundwater recharge such that the project may impede sustainable groundwater management in the basin?

Less than Significant Impact

Discussion of Effects: The project site is located within the Mission Creek Groundwater Subbasin, which is has been designated as medium priority under the Sustainable Groundwater Management Act (SGMA).[40] In compliance with the SGMA, the Mission Springs Water District (MSWD), which provides water service to the project site, prepared the *SGMA Alternative Groundwater Sustainability Plan Bridge Document for the Mission Creek Subbasin* (Bridge Document)[41] with the Coachella Valley Water District and Desert Water Agency. The Bridge Document demonstrates that the *Mission Creek and Garnet Hill Subbasins Water Management Plan* (MCGH WMP)[42] is functionally equivalent to the requirements for a Groundwater Sustainability Plan, as required by the SGMA. The goal of the MCGH WMP is to manage the water resources to meet demands reliably and protect water quality in a sustainable and cost-effective manner.

The MCGH WMP provides information about MSWD's, as well as the other water agencies involved, regional supply and reliability and projected demands. The MCGH WMP provides multiple alternatives for the cooperating water agencies to ensure there would be sufficient water supply.

Development of the proposed project would convert pervious surfaces to impervious surfaces, thus reducing the capacity of the site to facilitate infiltration of surface flows into the groundwater table. Through implementation of **Standard Condition of Approval HYD-3**, BMPs for the management of storm water will ensure runoff from the project site will continue to be conveyed similar to the existing drainage patterns and in accordance with the NPDES MS4 Permit. The on-site runoff will be detained by an on-site detention basin appropriately sized to capture the site's minimum design capture volume, further facilitating infiltration of storm water into the local groundwater aquifer. Therefore, because implementation of **Standard Condition of Approval HYD-3** would not preclude or obstruct on-site infiltration of storm water into the local groundwater aquifer, the proposed project would not impede sustainable groundwater management within the basin. Impacts would be **less than significant**, and no mitigation would be required.

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40 *2015 Urban Water Management Plan. Mission Springs Water District.* June 20, 2016.

41 *SGMA Alternative Groundwater Sustainability Plan Bridge Document for the Mission Creek Subbasin*. Coachella Valley Water District, Desert Water Agency, and Mission Springs Water District. December 2016.

42 *Mission Creek and Garnet Hill Subbasins Water Management Plan.* Coachella Valley Water District, Desert Water Agency, and Mission Springs Water District. January 2013.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i Result in substantial erosion or siltation on or off site?

ii Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?

iii Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

iv Impede or redirect flood flows?

Less than Significant Impact

Discussion of Effects: Under existing conditions, storm water generally drains in a southeasterly direction towards an unnamed tributary east of the Desert Springs Middle School. Development of the project site will maintain the existing drainage pattern.

i. The project site is almost entirely pervious, except for a concrete walkway along the western border constructed by the City. Construction activities for the proposed project would remove on-site vegetation, comprised primarily of non-native grasses, and would expose surface soils to the potential for wind and water erosion. Pursuant to **Standard Condition of Approval HYD-2**, the project proponent would submit to Riverside County a SWPPP that shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural BMPs to control sediment and non-visible discharges from the site. The SWPPP will include inspection forms for routine monitoring of the site during construction phases to ensure NPDES compliance and that additional BMPs and erosion control measures will be documented in the SWPPP and utilized if necessary. Upon completion of construction, the project site would be paved and vegetated, which would prevent erosion and siltation of sediments. Through implementation of **Standard Condition of Approval HYD-2**, the project would not result in substantial erosion or siltation on or off site. Impacts would be **less than significant**, and mitigation would not be required.

ii. On-site conversion of permeable surfaces to impermeable surfaces could increase storm water runoff rates and/or volume. NPDES regulations require development projects to retain storm water runoff on-site at levels that generally do not exceed the existing condition. Pursuant to **Standard Condition of Approval HYD-3**, the project proponent shall prepare a Final WQMP that details incorporation of self-treating or self-retaining areas such as landscaped areas of permeable surfaces to the greatest extent practicable and streets/sidewalks/parking lots designed to minimum permitted widths to increase permeable areas. The Final WQMP will identify the site's minimum DCV of runoff and specify appropriate LID BMPs to ensure post-development storm water runoff volume or time of concentration does not exceed pre-development storm water runoff in accordance with the NPDES MS4 Permit. Periodic maintenance of any required BMPs during project occupancy and operation will be in accordance with the schedule outlined in the Final WQMP.

The project-specific SWPPP and WQMP would be reviewed and approved as routine actions during the processing of the project by the County; therefore, the required measures and features detailed in the SWPPP and WQMP to maintain drainage patterns and control the rate and volume of runoff

would be incorporated into the proposed project. Risks from flooding due to increases in storm water runoff would remain **less than significant** through implementation of **Standard Conditions of Approval HYD-2** and **HYD-3**. Mitigation would not be required.

iii. The CWA delegates authority to the states to issue NPDES permits for discharges of storm water from construction, industrial, and municipal entities to Waters of the United States. The purpose of the MS4 permit is to meet the SWRCB's requirements to mitigate for the negative impact of increases in storm water runoff caused by new development and redevelopment. The project storm water discharge rates cannot exceed the pre-development runoff condition for 2-year 24-hour storm total or the 85th percentile 24-hour storm runoff event by more than five percent to be in compliance with the MS4 post-construction and site design requirements.

The project is over one acre in size and is required to have coverage under the State's General Permit for Construction Activities (SWPPP). Pursuant to **Standard Condition of Approval HYD-2**, a SWPPP will be prepared and detail BMPs to be implemented during construction to reduce/eliminate adverse water quality impacts resulting from development. All impacts related to runoff during site preparation and construction would be addressed through implementation of the SWPPP.

Pursuant to **Standard Condition of Approval HYD-3**, the proponent shall prepare a Final WQMP to address 303(d) listed pollutants and retain the project site's minimum design capture volume and hydromodification volume. Through implementation of **Standard Condition of Approval HYD-3**, BMPs shall be designed and implemented to ensure post-development storm water runoff volume or time of concentration does not exceed pre-development storm water runoff in accordance with the NPDES MS4 Permit. Additional project design features, such as roof downspouts draining into pervious, landscaped areas, and maintenance of existing surface flows across the project site into the proposed infiltration basin, would further maintain the site's existing drainage pattern and prevent additional sources of polluted runoff. Periodic maintenance of any required detention basin(s) and landscaped areas during project occupancy and operation shall be in accordance with the schedule outlined in the Final WQMP.

The project is located in an urbanized area for which storm drain features have been previously planned and installed along Palm Drive and the south side of Park Lane. There are no BMPs or other mechanisms on-site designed to capture storm water runoff and facilitate infiltration prior to discharge into municipal storm drains. Any sources of storm water pollution would be addressed through adherence to NPDES permit requirements. Implementation of **Standard Conditions of Approval HYD-2** and **HYD-3** would ensure polluted runoff during site preparation and construction would be addressed by erosion control, sediment control, wind erosion, temporary tracking, storm water management, and waste management BMPS identified in the SWPPP, and the Final WQMP would ensure that the site is designed so that post-development storm water runoff volume or time of concentration would not exceed pre-development conditions. Therefore, impacts related to the creation or contribution of runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff would be **less than significant**. Mitigation would not be required.

iv. According to Federal Emergency Management Agency Flood Insurance Rate Map No. 06065C0885G, the project site is located in Flood Zone X, which is defined as 0.2 percent annual chance flood

hazard, or areas of 1 percent annual change flood with average depth of less than one foot or with drainage areas of less than one square mile.[43]

Currently, storm water flows in a southeast direction across the site toward an unnamed tributary, where it continues south. Upon development of the project, on-site storm water will flow toward water quality detention basins located throughout the site. The site's design capture volume would be captured to infiltrate into the underlying soils. Flows in excess of the design capture volume would be allowed to continue to sheet flow toward the unnamed tributary.

The project has been conditioned by the County to delineate the flood zone limits on the grading plans and to demonstrate on the plans that any building finished floor elevation shall be a 1-foot minimum above the 100-year base flood elevation. The building pad for the proposed library facility shall be constructed up to 10 feet above the 100-year floodplain in accordance with County Ordinance 458 regulating flood hazards. Buildings and structures shall be placed away from the property lines to maintain the existing drainage pattern. Finally, the project design shall be submitted to the Riverside County Flood Control and Water Conservation District for review in accordance with Southwest Area Plan Policy 24.4. Any additional project-specific conditions imposed by the Riverside County Flood Control and Water Conservation District must be implemented as applicable during design and construction of the project pursuant to County Ordinance No. 458. Through compliance with applicable regulations and policies, the project would not impede or redirect flood flows. Impacts would be **less than significant** and mitigation would not be required.

d. Result in flood hazard, tsunami, or seiche zones, or risk release of pollutants due to project inundation?

Less than Significant Impact

Discussion of Effects: The project site is not located within an existing inundation area for any dam.[44] Floodplains follow existing creeks and mostly affect lowland areas. As noted in response to Checklist Question 3.10.c, the building pad for the proposed library facility shall be constructed up to 10 feet above the 100-year floodplain in accordance with County Ordinance 458 regulating flood hazards. Buildings and structures shall be placed away from the property lines to maintain the existing drainage pattern. Additionally, the project design shall be submitted to the Riverside County Flood Control and Water Conservation District for review in accordance with Southwest Area Plan Policy 24.4. Any additional project-specific conditions imposed by the Riverside County Flood Control and Water Conservation District must be implemented as applicable during design and construction of the project pursuant to County Ordinance No. 458.

Inundation of the proposed project by a tsunami is highly unlikely, as the project site is approximately 73 miles northeast of the Pacific Ocean. Similarly, the risk of inundation from a seiche is low, as the Salton Sea is located approximately 38 miles southeast downstream of the project site. Additionally, the project is a proposed library facility that is not expected to harbor pollutants substantially different from those that would be expected to occur on adjacent properties that are located closer to water bodies and identified to be in flood hazard areas.

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[43] *Flood Rate Insurance Map No. 06065C0885G*. Federal Emergency Management Agency. August 28, 2008.

[44] California Dam Breach Inundation Maps (website). State of California, Department of Water Resources. https://fmds.water.ca.gov/maps/damim/ (accessed November 13, 2019).

The proposed project will be conditioned to meet requirements to address the unlikely event of a dam failure through the County's plan review process. Since the risk of project inundation is low, impacts associated with flood hazards, tsunami, or seiches, or release of pollutants due to project inundation would be **less than significant**. Mitigation would not be required.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact

Discussion of Effects: As detailed in response to Checklist Question 3.10.b, the proposed project would not substantially contribute to groundwater depletion, nor would it interfere with groundwater recharge. The project does not propose direct additions or withdrawals of groundwater. As detailed in the project-specific Geotechnical Evaluation Report (Appendix D), construction of the project is not expected to include excavation at depths that would impair or alter the direction or rate of groundwater flow. In accordance with **Standard Condition of Approval HYD-3**, BMPs shall be designed and implemented to ensure post-development storm water runoff volume or time of concentration does not exceed pre-development storm water runoff in accordance with the NPDES MS4 Permit, so the project is not expected to inhibit the percolation of surface water into the groundwater table. Finally, the project site would be supplied with water by the MSWD, which has adopted the MCGH WMP to ensure sufficient water supplies would be available.

Implementation of the NPDES permit in accordance with **Standard Condition of Approval HYD-1** ensures that the State's mandatory standards for maintenance of clean water and the federal minimums are met. BMPs detailed in a SWPPP pursuant to **Standard Condition of Approval HYD-2** ensures water quality impacts would be less than significant during construction. LID BMPs specified in the WQMP pursuant to **Standard Condition of Approval HYD-3** ensures the site's design capture volume will be directed to detention basins to facilitate infiltration into the water table. Since the project would not inhibit groundwater recharge potential and would not require groundwater to supply its anticipated demand, the project would not conflict with any applicable water quality control plan or sustainable groundwater management plan. Impacts would be **less than significant** and mitigation would not be required.

3.11 LAND USE AND PLANNING

Would the project:

		Potentially 0Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a.	Physically divide an established community?	☐	☐	☐	☒
b.	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

a. Physically divide an established community?

No Impact

Discussion of Effects: The project site is bound by the Desert Hot Springs Family Resource Center to the north, undeveloped land and the Desert Springs Middle School to the east, Park Lane to the south, and Palm Drive to the east. The proposed library facility would continue the pattern of development in the area and provide a public service to the existing residential uses in the vicinity of the project site. Site improvements, such as dedicated landscaped areas, would convey a park-like setting and the project site would be thematically landscaped to differentiate it from other neighborhoods while establishing a unique articulation of space and skyline in the community to facilitate ease of navigation for pedestrians and other residents. Therefore, because the project site is already physically bound by either existing development or rights-of-way, and because the proposed project would not result in the removal of any means of access to the surrounding areas, development of the project site would not physically divide an established community. **No impact** would occur, and not mitigation would be required.

b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact

Discussion of Effects: The project site is administered in accordance with the City General Plan. Table 2.2.A summarizes surrounding land uses, General Plan land use designations, and zoning designations. The project site has a land use designation of Neighborhood Commercial and is located within the Neighborhood Commercial zoning district, as noted in Section 2.2.

The Neighborhood Commercial land use designation provides for neighborhood scale shopping centers conveniently located near residential areas. These developments are typically anchored by supermarkets and super drugstores. A wide range of other uses, including banking, barbers/beauty salons, dry cleaners, restaurants, services businesses, office, and other related activities are typically found in these planned centers.[45] Pursuant to the City's Zoning Ordinance, libraries are permitted in the Neighborhood Commercial zone. No changes are proposed to the General Plan land use designation or zoning, as the project will include the development of a 15,000 square-foot public library. Therefore, the project would not generate any increase in population that otherwise would not have been planned for in the City. Furthermore, the library is needed for the existing population in the surrounding area.

According to the 2015 General Plan Amendment EIR,[46] buildout of the Riverside County General Plan would increase the County's population by roughly 13,000, which will be incrementally spread out throughout the County. This increase would require an estimated 6,500 additional square feet of library floor space and roughly 35,500 additional volumes. Accordingly, development of the proposed project would serve to fulfill both an existing and anticipated need to provide additional library services to the County.

The proposed project would be consistent with applicable development standards set forth in the City General Plan and would also be consistent with the County's General Plan for the provision of public services. As detailed throughout this IS, all impacts to the environment resulting from the proposed project are subject to applicable mitigation and local, State, and/or federal regulations, which would

[45] *Comprehensive General Plan*. Land Use Element. City of Desert Hot Springs. September 5, 2000.
[46] *Section 4.17: Public Facilities*. County of Riverside Environmental Impact Report No. 521. Page 4.17-70. February 2015.

reduce those impacts to less than significant levels. Therefore, the proposed project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and this impact would be **less than significant**. No mitigation would be required.

3.12 MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

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

No Impact

Discussion of Effect: The project site is classified as Mineral Resource Zone 3 (an area containing known or inferred mineral occurrences of undetermined mineral resource significance).[47] No mineral resources are known to occur on the project site, nor has the project site been previously used for mineral extraction. The project site has no potential to be mined in the future because it is surrounded by adjacent and proximal residential uses and is not considered a State-designated mineral resource extraction zone. Therefore, development of the project site would not result in the loss of a known mineral resource that would be of value to the region and residents of the State or that has been delineated on a local land use plan. There would be **no impact** and no mitigation would be required.

[47] *Comprehensive General Plan.* Energy and Mineral Resources Element. City of Desert Hot Springs. September 5, 2000.

3.13 NOISE

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Result in generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip, or an airport land use plan or where such a plan has not been adopted, within two 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?	☐	☐	☐	☒

a. Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact

Discussion of Effects:

Construction Noise. Two types of short-term noise could occur during construction of the proposed project. First, construction crew commutes and the transport of construction equipment and materials to the site would incrementally increase noise levels on roadways in the project area. There would be a relatively high single-event noise exposure potential causing intermittent noise nuisance (passing trucks at 50 feet would generate up to a maximum of 84 A-weighted decibels [dBA]). The effect on longer-term (hourly or daily) ambient noise levels would be small because the hourly/daily construction-related vehicle trips are small when compared to existing hourly/daily traffic volume on Palm Drive.

The building construction phase would generate the most trips out of all of the construction phases, at approximately 16 vehicles/trucks per hour, or 31 vehicles/trucks per day based on the CalEEMod results in Appendix A. Palm Drive would be used to access the project site and has an estimated existing hourly/daily traffic volume of 3,740/37,400. Based on the construction-related traffic and existing traffic volumes, construction-related traffic would not increase traffic noise levels along Palm Drive. Therefore, there would be no incremental increase in ambient noise from construction-related vehicle trips, and short-term, construction-related impacts associated with worker commutes and equipment transport to the project site would be **less than significant**. No mitigation would be required.

The second type of short-term noise is related to noise generated during demolition, excavation, grading, and building erection on the project site. Construction is completed in discrete phases, each of which has its own mix of equipment and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on the site as well as the noise levels surrounding the site as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase. Table 3.13.A lists typical construction equipment noise levels recommended for noise impact assessments, based on a distance of 50 feet between the equipment and a noise receptor, taken from the Federal Highway Administration (FHWA) Roadway Construction Noise Model.[48]

The site preparation phase, which includes excavation and grading of the site, tends to generate the highest noise levels because the noisiest construction equipment anticipated for the proposed project is earthmoving equipment. Earthmoving equipment includes excavating machinery such as backfillers, bulldozers, draglines, and front loaders. Earthmoving and compacting equipment includes compactors, scrapers, and graders. Table 3.13.A details maximum noise levels of typical construction equipment expected to be used on the project site.

Table 3.13.A: Typical Maximum Construction Equipment Noise Levels (L_{max})

Type of Equipment	Acoustical Usage Factor[1]	Suggested Maximum Sound Level for Analysis at 50 feet (dBA)[2]
Air Compressor	40	80
Backhoe	40	80
Cement Mixer	50	80
Excavator	40	85
Forklift	40	85
Generator	50	82
Grader	40	85
Front End Loader	40	80
Paver	50	85
Roller	20	85
Rubber Tire Dozer	40	85
Scraper	40	85
Tractor	40	84
Flatbed Truck	40	84
Pickup Truck	40	55
Welder	40	73

Source: *Federal Highway Administration Roadway Construction Noise Model User's Guide.* U.S. Department of Transportation. HEP-05-054. DOT-VNTSC-FHWA-05-01. January 2006. Table 1. https://www.fhwa.dot.gov/Environment/noise/construction_noise/rcnm/index.cfm (Accessed October 10, 2019).

[1] Usage factor is the percentage of time during a construction noise operation that a piece of construction equipment is operating at full power.

[2] Maximum noise levels were developed based on Spec 721.560 from the CA/T program to be consistent with the City of Boston, Massachusetts, Noise Code for the "Big Dig" project.

dBA = A-weighted decibels FHWA = Federal Highway Administration L_{max} = maximum instantaneous sound level

CA/T = Central Artery/Tunnel

[48] Roadway Construction Noise Model. Federal Highway Administration HEP-05-054. DOT-VNTSC-FHWA-05-01. Roadway Construction Noise Model User's Guide. January 2006. https://www.fhwa.dot.gov/Environment/noise/construction_noise/rcnm/index.cfm (accessed October 10, 2019).

Project construction is expected to require primarily the use of a graders, bulldozers, and water trucks/pickup trucks. As indicated in Table 3.13.A, noise associated with the use of construction equipment is estimated to be between 55 and 85 dBA maximum instantaneous noise level (L_{max}) at a distance of 50 feet from the active construction area for the site preparation phase. The maximum noise level generated by each grader is assumed to be approximately 85 dBA L_{max} at 50 feet. Each bulldozer would generate approximately 85 dBA L_{max} at 50 feet. The maximum noise level generated by water trucks/pickup trucks is approximately 55 dBA L_{max} at 50 feet. Each doubling of the sound sources with equal strength increases the noise level by 3 dBA. Assuming that each piece of construction equipment operates within approximately 50 feet of the other equipment, the worst-case combined noise level during this phase of construction would be 88 dBA L_{max} at a distance of 50 feet from the active construction area. Based on a usage factor of 40 percent, the worst-case combined noise level during this phase of construction would be 84 dBA[49] L_{eq} (equivalent continuous sound level)[50] at a distance of 50 feet from the active construction area.

Table 3.13.B shows the construction noise levels after distance attenuation at the closest land uses adjacent to the project site and demonstrates that construction noise levels would reach up to 84 dBA L_{eq} at the closest land use to the project site. This noise level represents a worst-case scenario that is typically related to grading activity, which only represents a limited duration in time during the overall construction period. County Noise Ordinance No. 847 § 1, 2006 (Municipal Code Section 9.52.020(I) of the County's Municipal Code would restrict construction activities within one-quarter mile of an inhabited dwelling to between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May.

Table 3.13.B: Summary of Construction Noise Levels

Land Use	Direction	Reference Noise Level at 50 ft (dBA L_{eq})	Distance to Receptor (ft)	Distance Attenuation (dBA)[1]	Noise Level (dBA L_{eq})
Institution	North	84	60	2	82
School	East	84	620	22	62
Park	Southeast	84	410	18	66
Hotel	South	84	140	9	75
Residence	West	84	300	16	68
Commercial	Northwest	84	210	12	72

Source: Compiled by LSA Associates, Inc. (2019). Appendix G

1 According to the Inverse Square Law, sound levels decrease approximately 6 dB for each doubling of distance from the source. (*HyperPhysics*. Department of Physics and Astronomy, Georgia State University. 2016. http://hyperphysics.phy-astr.gsu.edu/hbase/Acoustic/isprob2.html (accessed January 21, 2020)).

dBA = A-weighted decibels

dBA L_{eq} = average A-weighted hourly noise level

dBA L_{max} = maximum A-weighted instantaneous sound level

ft = foot/feet

49 The usage factor of 40 percent is approximately 4 dBA less than the maximum noise level (88 dBA maximum noise level - 4 dBA usage factor = 84 dBA).

50 The L_{eq} noise level is provided to describe construction noise levels for a longer period of time (compared to the maximum instantaneous noise level, L_{max}) and compare it to ambient noise levels described subsequently in terms of L_{eq}.