DRAFT

PSUSD
PALM SPRINGS UNIFIED SCHOOL DISTRICT

Prepared For:
Palm Springs Unified School District
150 District Center Drive
Palm Springs, CA 92264
Julie Arthur, Executive Director

Mitigated Negative Declaration/Initial Study

Landau Elementary School Modernization Project

Westlake Village Office
920 Hampshire Road, Suite A5
Westlake Village, CA 91361

Meridian Consultants

Los Angeles Office
706 S. Hill Street, 11th Floor
Los Angeles, CA 90014

April 2022

DRAFT

MITIGATED NEGATIVE DECLARATION / INITIAL STUDY

for the

LANDAU ELEMENTARY SCHOOL MODERNIZATION PROJECT

Prepared for:

Palm Springs Unified School District
Facilities Planning & Development Department
150 District Center Drive
Palm Springs, CA 92264

Prepared by:

Westlake Village Office
920 Hampshire Road, Suite A5
Westlake Village, CA 91361

Meridian Consultants

Los Angeles Office
706 S. Hill Street, 11th Floor
Los Angeles, CA 90014

April 2022

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1.0 INTRODUCTION

1.1 OVERVIEW

Palm Springs Unified School District (PSUSD or District) has prepared this Mitigated Negative Declaration (MND) and Initial Study (IS) (collectively the "MND/IS") to evaluate the potential environmental consequences associated with the proposed Landau Elementary School Modernization Project (Proposed Project).

The District is proposing complete modernization improvements on the campus of Landau Elementary School (LES). The LES campus is located in Cathedral City, California, a community in the Coachella Valley. LES serves the north side of the City.

According to a Building Assessment Report (BAR) commissioned by the District in 2020, [1] LES requires comprehensive modernization upgrades. Eighty percent of the portable classrooms were installed on the campus prior to 1999. These portables are at the end of their life cycle of 20 years and should be replaced.

1.2 AUTHORITY

PSUSD, as Lead Agency pursuant to California Environmental Quality Act (CEQA),[2] is required to undergo an environmental review process for the Proposed Project, pursuant to the CEQA[3] and the CEQA Guidelines.[4] The basic purposes of CEQA are as follows: to inform decision-makers and the public about potentially significant environmental effects of proposed activities; identify ways to eliminate or reduce potentially significant environmental impacts through the use of feasible alternatives and mitigation measures; and to disclose why a governmental agency may consider approving a project if significant environmental effects are involved.[5] To help with understanding select issues, references to the statute, CEQA Guidelines, or appropriate case law will be provided.

An Initial Study (IS) is used to determine if a project may have a significant effect on the environment. The IS, as required by CEQA, describes the Proposed Project and environmental setting, discusses the potential environmental impacts, and identifies feasible mitigation measures to eliminate or reduce the potentially significant effects. Furthermore, it examines the Proposed Project's consistency with applicable zoning, plans, and policies. Lastly, the

1 PBK Architects/Leaf Engineers, Building Assessment Report (BAR) (2020).
2 Public Resources Code Section 21000 et seq.
3 Public Resources Code Section 21000 et seq.
4 California Code of Regulations (CCR), Title 14, Section 15000, et seq.
5 CCR, Title 14, § 15002(a).

preparers of the Initial Study are identified.

1.3 ORGANIZATION OF THE MND/IS

The content and format of this report are designed to meet the requirements of CEQA and the State CEQA Guidelines. The IS supports the findings that the proposed Project, as mitigated, would have no significant environmental impact and preparation of a MND is appropriate for the Project. This report contains the following sections:

- **Section 1: Introduction** identifies the purpose and scope of the MND/IS and the terminology used in this document.
- **Section 2: Environmental Setting** describes the existing conditions, surrounding land use, general plan, and existing zoning in the area of the Proposed Project.
- **Section 3: Project Setting** identifies the location, background, and planning objectives of the Project and describes the Project in detail.
- **Section 4: Environmental Checklist** presents the checklist responses and evaluation for each resource topic.
- **Section 5: Environmental Analysis** includes an analysis for each resource topic and identifies impacts of implementing the Project. It also identifies mitigation measures, if applicable.
- **Section 6: References** identifies all printed references and individuals citied in this MND/IS.
- **Section 7: List of Preparers** identifies the individuals who prepared this report and their areas of technical specialty.

Appendices present data supporting the analysis or contents of this report. These include:

- **Appendix A: Air Quality CalEEMod Output Sheets**
- **Appendix B: Biological Resources Data**
- **Appendix C: Cultural Resources**
- **Appendix D: Energy Calculations**
- **Appendix E: Greenhouse Gas Emissions Output Sheets**
- **Appendix F: Environmental Resources Data (EDR) Report**
- **Appendix G: Noise Calculations Output Sheets**
- **Appendix H: Tribal Cultural Resources**

1.4 PUBLIC AND AGENCY REVIEW OF THE DRAFT MND/IS

PSUSD is providing a 30-day period for review and comment on the Draft MND/IS herein and online at https://www.psusd.us/ (Facilities Planning & Development Page). Interested individuals, organizations, trustee and responsible agencies, and other agencies can provide written comments to the address below.

Palm Springs Unified School District

Facilities Planning & Development Department

150 District Center Drive

Palm Springs, CA 92264

Contact: Julie Arthur, Executive Director

Fax: (760) 325-8728

E-mail: facilitiesplanning@psusd.us

Please include "Landau Elementary School Modernization Project" in the subject line. Comments should include the name of a contact person within the commenting agency.

Upon completion of the public and agency review period, PSUSD will evaluate the comments on environmental issues received and prepare written responses, which will be considered for adoption by the PSUSD Board of Education.

2.0 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

The Proposed Project is located at Landau Elementary School (LES) at 30310 Landau Boulevard, Cathedral City, CA, in the County of Riverside. The City of Cathedral City (City) is located in the Coachella Valley, in eastern Riverside County.

As shown in **Figure 2.0-1: Regional Location Map**, Cathedral City is in the central part of Riverside County and is surrounded by the unincorporated Riverside County to the north, the City of Palm Springs and Desert Hot Springs to the west and southwest, and the City of Rancho Mirage and unincorporated county lands to the east and southeast. The City is bordered on the west by the City of Palm Springs, and on the east by the City of Rancho Mirage. The City currently includes 22.5 square miles of land, extending from the Santa Rosa Mountains on the south, to Edom Hill on the north. Regional access to the City is via Interstate 10 (I-10) and State Route 111.

The LES campus is located in the northern portion of the City. **Figure 2.0-2: Project Site Location** shows the campus is bound by 30th Avenue to the north, residential developments to the east, vacant land and The Salvation Army to the south, and Landau Boulevard to the west. Primary access to the campus is from 30th Avenue.

The LES campus is situated on a 10.65-acre rectangular lot with an elevation of approximately 390 feet above mean sea level (amsl). The school buildings are concentrated on the north side of the campus with outdoor recreational facilities located to the south.

2.2 EXISTING CONDITIONS

LES currently serves students from transitional kindergarten through fifth grade for regular and special education. The campus is one of 28 schools in the PSUSD and was constructed in 1988[6] with an original capacity of 589 students.[7] The campus has expanded its capacity to 1,168 students and served 741 students in the 2020-2021 enrollment year. The LES students either walk, ride their bikes, or are dropped off by vehicles to schools.

The existing campus is approximately 10.65 acres in size and includes a combination of portable, modular, and permanent buildings. The campus provides a total of 40 classrooms with 25 classrooms provided in metal modular permanent buildings and 15 classrooms provided in

6 See Appendix C: PSUSD School Major Renovations Correspondence.
7 PSUSD. Long Range Facilities Master Plan 2019-2029. PRK Architects, Inc. 2019.

relocatable structures.[8] There are also four shade structures around the campus, including a separate lunch shelter with tables. PSUSD is proposing modernization, upgrades, and replacements for all classrooms at the LES campus.

The campus contains three parking lots with solar canopies. Two lots are located in the southwestern corner with access from Landau Boulevard, and the third is located along the northern edge of the campus with access from 30th Avenue. School bus loading currently occurs along Landau, west of the MPR. Student loading is provided curbside in the northern lot, in front of the school buildings; most vehicles enter and exit the lot from 30th Avenue.

As shown in **Figure 2.0-3: Existing Campus Layout**, the portable structures are located to the southeast of the campus. The remaining facilities are permanent metal modular buildings except for the MPR which is a wood framed stucco building. Other campus facilities include an administration building, offices, a library, the HeadStart classroom, a multipurpose room, shade structures, play areas, supporting toilet rooms, storage spaces, mechanical spaces, and other utility spaces.

In August of 2020, the Palm Springs Unified School District commissioned PBK Architects/Leaf Engineers to perform a Building Assessment Report (BAR) for LES. The original campus was opened in the fall of 1998. Due to the explosive student population growth, there was a call for accelerating the design and construction schedule, and it. It was agreed upon during this time to use a series of metal building components, previously approved by the Division of the State Architect (DSA). These building prototypes were constructed multiple times throughout various districts in Riverside and San Bernardino Counties.

As the buildings have aged, many of the building systems are at the end of their standard useful life cycle and may no longer comply with current building codes, including the electrical, mechanical, and plumbing systems. Various interior finishes (carpet, paint, tack boards, etc.) and fixed furniture (casework) are also in need of repair and/or replacement.

A majority of the added portable buildings were placed on the existing hardcourt play areas, thus eliminating access to play areas that were appropriately sized for the original student population. The portable classrooms led to an increase in student capacity of the campus, which further decreased the available play area. Eighty percent of the portable classrooms were installed on the campus prior to 1999. These portables are at the end of their life cycle of 20 years and should be replaced.

8 PSUSD. Long Range Facilities Master Plan 2019-2029. PRK Architects, Inc. 2019.

There are areas throughout the campus of lifting/settlement of concrete paving which has required extensive grinding of concrete walkways in order to eliminate trip hazards and maintain an accessible path of travel throughout the campus.

The BAR[9] identified deficiencies in the existing building components at the LES campus, quantifying the costs associated with bringing the buildings up to current Building Code standards. As a result of the potential mitigation costs, plus the standard modernization costs, the overall construction cost may exceed 50 percent of the replacement value of the building. Per Section 4-314 of the California Administrative Code, when renovation costs exceed 50 percent of the replacement cost, the building's structural system is required to be brought up to the current building code cycle.[10]

DSA Interpretation of Regulations (IR) EB-4, issued on July 8, 2021, outlines when the cost of reconstruction or alteration of an existing building exceeds 50 percent of its replacement value, a full seismic and code compliant upgrade or replacement of the building is required.[11] The feasibility study found the cost of the building upgrades to be 73.1 percent of the cost of replacing the building with new construction, thus making it prudent to replace the existing buildings with new buildings.

2.3 SURROUNDING LAND USES

Existing land uses surrounding the LES campus are mostly single-family residential to the west, north, and east of the Project Site. The area south of the campus is occupied by The Salvation Army and a vacant lot. Landau Boulevard and 30th Street provide direct access to the campus, with 30th Street serving as the primary access route to the Project Site as shown in **Figure 2.0-2: Project Location Map.**

2.4 GENERAL PLAN AND EXISTING ZONING

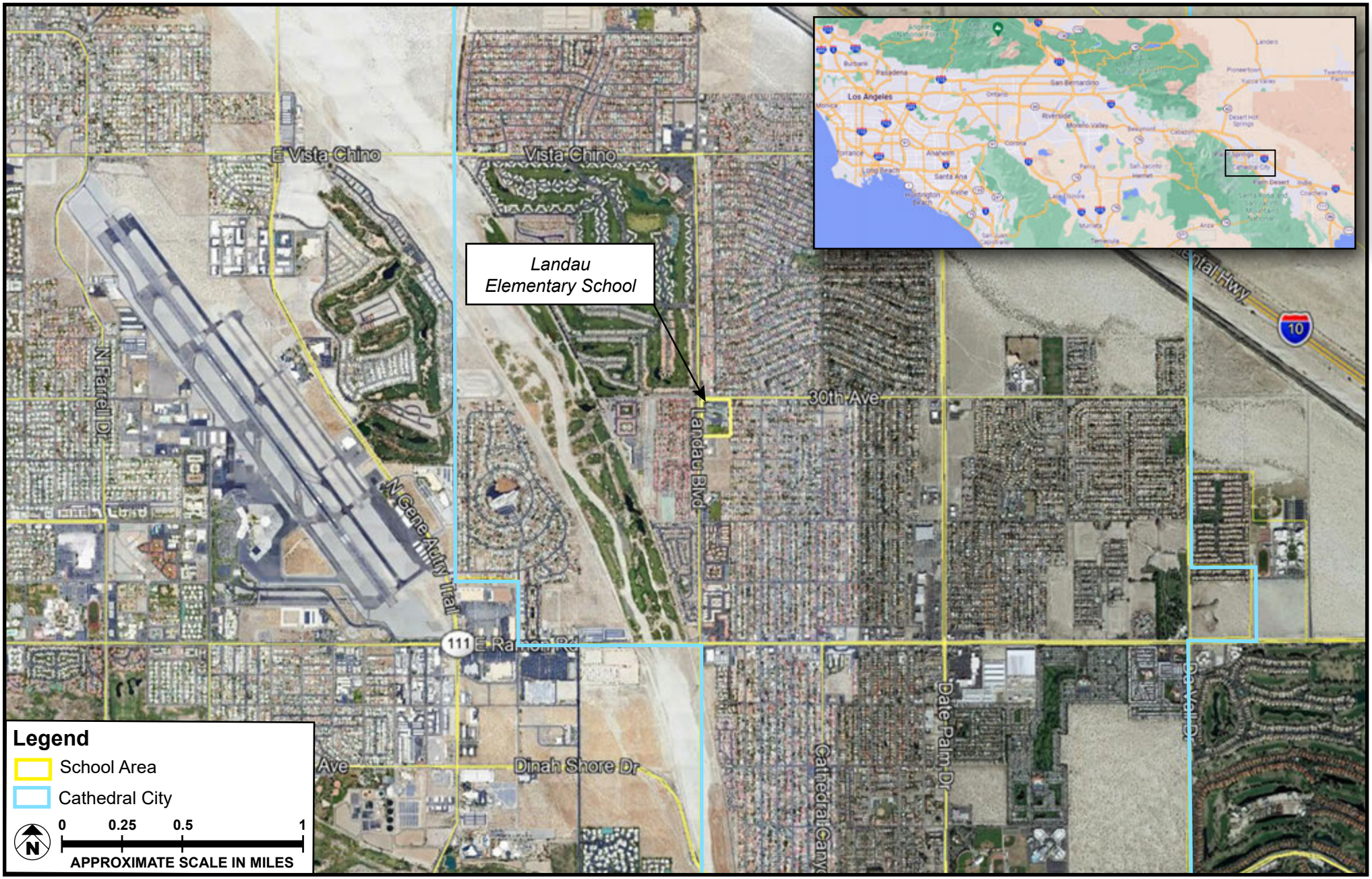
According to the Cathedral City General Plan, the Project Site is designated as "Public Schools," or "P/S," as shown in **Figure 2.0-4: General Plan Land Use Map**.[12] General Plan designations on all sides surrounding the Project Site are designated for residential use under "Low Density Residential," or "RL," on all sides except for the northwest corner. The RL designation allows for residential developments between the density of 2 and 4.5 dwelling units per acre (du/ac).

9 PBK Architects/Leaf Engineers, Building Assessment Report (BAR) (2020).
10 California Administrative Code, Ch. 4, Section 4-314, (2019).
11 Division of the State Architect, Publications, IR EB-4, https://www.dgs.ca.gov/DSA/Publications. Accessed March 2022.
12 Cathedral City, General Plan (2040 Update), https://www.cathedralcity.gov/home/showpublisheddocument?id=5351. Accessed February 2022.

"Resort Residential," or "RR," and "Medium Density Residential," or "RM," are to the northwest of the Project Site. Under the General Plan, the RR designation allows for developments between 3 to 6.5 du/ac. The RM designation allows for residential development densities of 4.5 to 10 du/ac.

The Cathedral City Zoning Map designates the Project Site and the surrounding area to the north, east, south, and west as the "Single-Family Residential District" (or "R1") as shown in **Figure 2.0-5: Zoning Map**.[13] Permitted uses under R1 includes home occupations, large family day-care homes, one 1-family dwelling per legal lot, parking lots (with additional restrictions), small family day-care homes, supportive housing, and transitional housing.[14] Conditional uses within this zone include schools and recreational facilities, among other uses.[15] Land northwest of the Project Site are zoned "Multiple-Family Residential District," or "R2," and "Resort Residential District," or "RR." Allowable uses under R2 are home occupations, large family day-care homes in 1-family dwellings, multiple dwellings, 1-family dwellings, small family day-care homes in 1- and 2-family dwellings, supportive housing, transitional housing, and duplexes. There are no directly allowable uses under RR. Instead, all uses under RR are considered discretionary uses. Discretionary uses allowed under the RR zoning include a variety of residential, recreational, and commercial uses, as well as utilities.[16]

13 Cathedral City, Zoning Map, https://www.cathedralcity.gov/home/showpublisheddocument?id=5350, 2014. Accessed February 2022.
14 Cathedral City, Cathedral City Municipal Code, http://qcode.us/codes/cathedralcity/?view=desktop&topic=9. Accessed February 2022.
15 Cathedral City, Cathedral City Municipal Code, http://qcode.us/codes/cathedralcity/?view=desktop&topic=9. Accessed February 2022.
16 Cathedral City, Cathedral City Municipal Code, http://qcode.us/codes/cathedralcity/?view=desktop&topic=9. Accessed February 2022.



SOURCE: Google Earth - 2021; Meridian Consultants - 2021

FIGURE **2.0-1**

Meridian Consultants

Regional Location Map

049-018-20

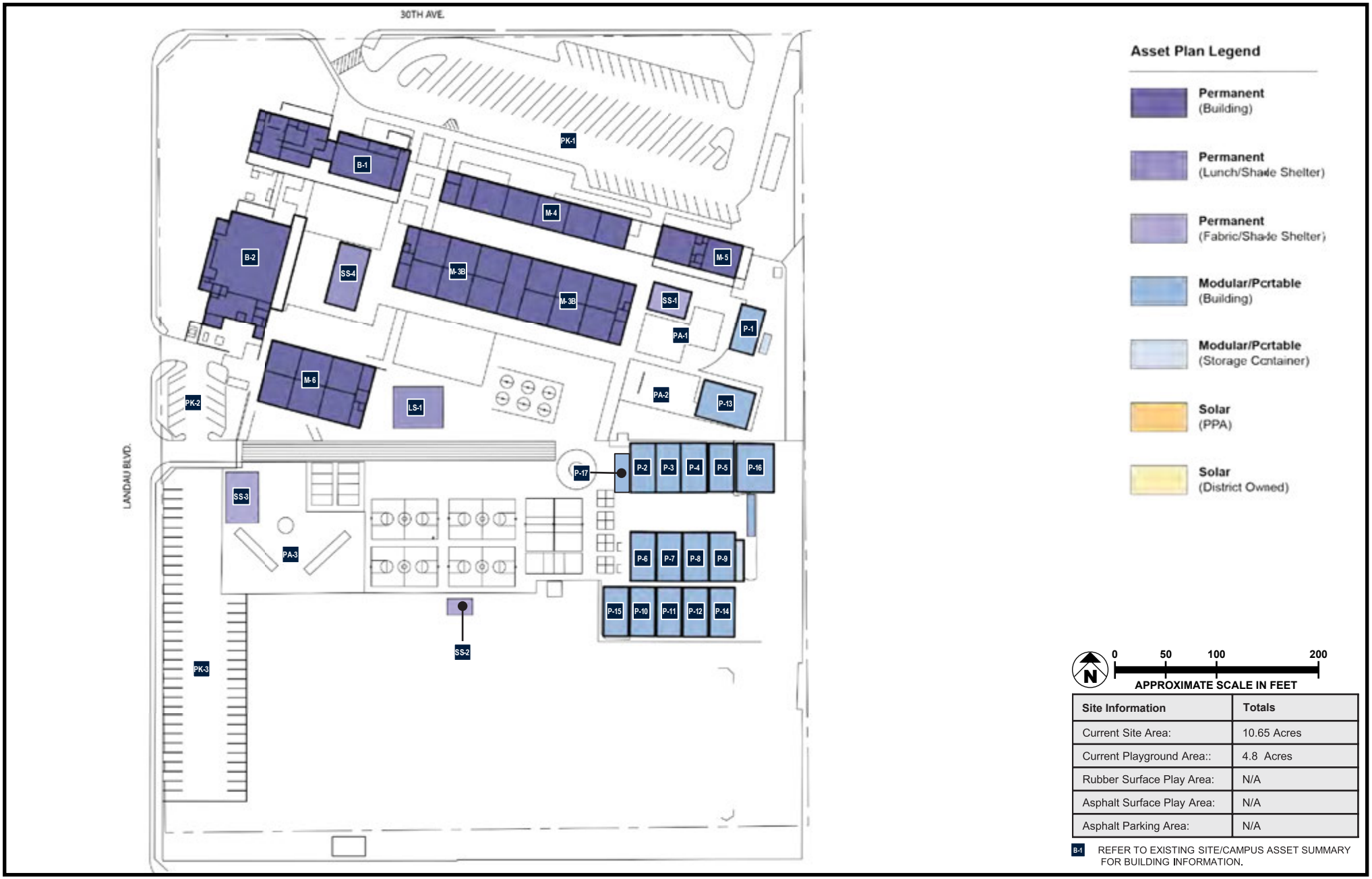
SOURCE: Google Earth - 2021; Meridian Consultants, LLC - 2021

FIGURE **2.0-2**

Meridian Consultants

Project Location Map

049-018-20



Site Information	Totals
Current Site Area:	10.65 Acres
Current Playground Area::	4.8 Acres
Rubber Surface Play Area:	N/A
Asphalt Surface Play Area:	N/A
Asphalt Parking Area:	N/A

B-1 REFER TO EXISTING SITE/CAMPUS ASSET SUMMARY FOR BUILDING INFORMATION.

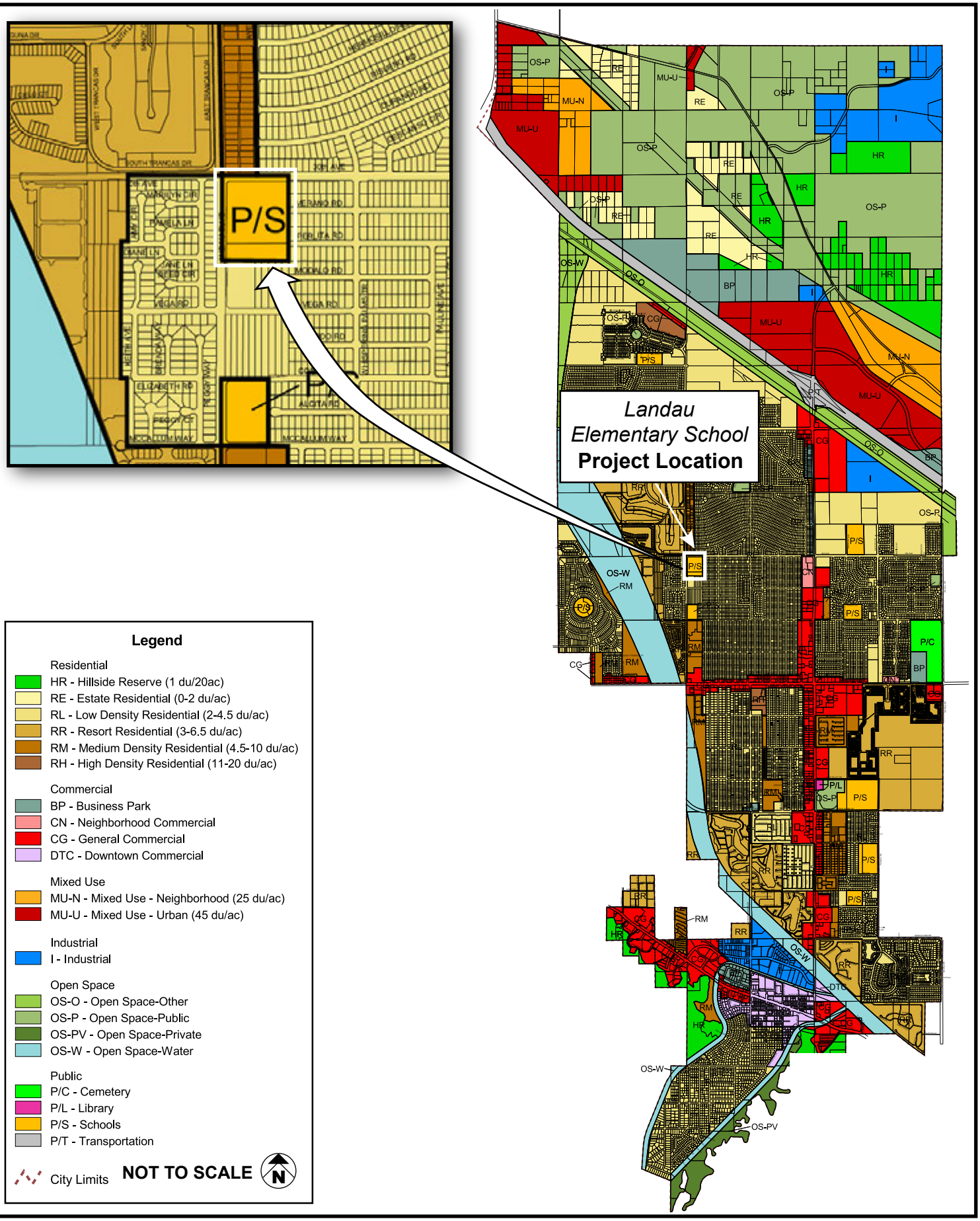
SOURCE: PBK - June 2019

FIGURE **2.0-3**

Meridian Consultants

Existing Campus Layout

049-018-20



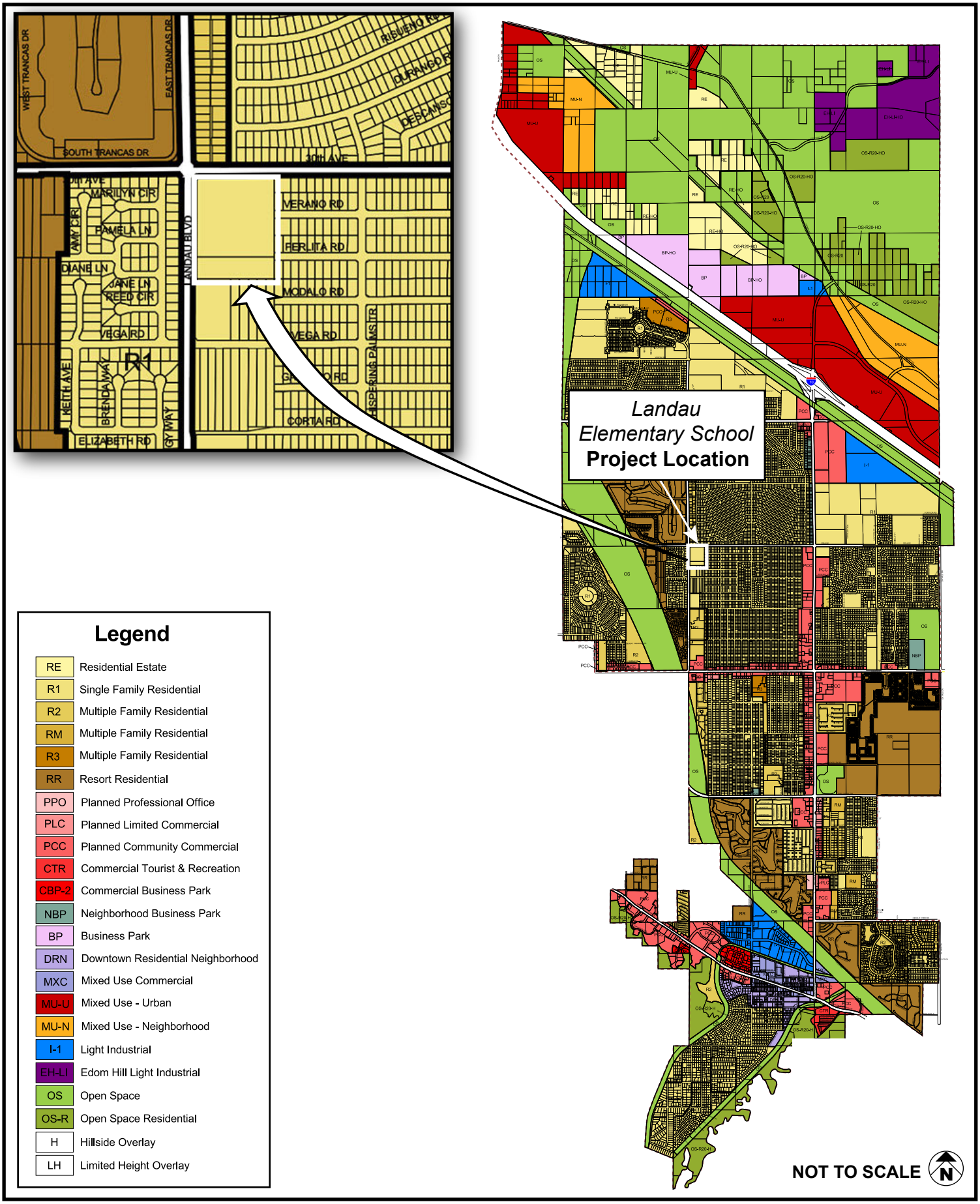
SOURCE: City of Cathedral City - 2014

FIGURE **2.0-4**

Meridian Consultants

General Plan Land Use Map

049-018-20



Legend

RE	Residential Estate
R1	Single Family Residential
R2	Multiple Family Residential
RM	Multiple Family Residential
R3	Multiple Family Residential
RR	Resort Residential
PPO	Planned Professional Office
PLC	Planned Limited Commercial
PCC	Planned Community Commercial
CTR	Commercial Tourist & Recreation
CBP-2	Commercial Business Park
NBP	Neighborhood Business Park
BP	Business Park
DRN	Downtown Residential Neighborhood
MXC	Mixed Use Commercial
MU-U	Mixed Use - Urban
MU-N	Mixed Use - Neighborhood
I-1	Light Industrial
EH-LI	Edom Hill Light Industrial
OS	Open Space
OS-R	Open Space Residential
H	Hillside Overlay
LH	Limited Height Overlay

SOURCE: City of Cathedral City - December 2010

FIGURE **2.0-5**

Meridian Consultants

Zoning Map

3.0 PROJECT DESCRIPTION

3.1 OVERVIEW

PSUSD proposes modernizing the LES campus: replacing existing portable and permanent classroom buildings with new permanent buildings; renovating and modernizing the interior and exterior of the multipurpose building; and improving the hardscape around school buildings. **Figure 3.0-1: Proposed Improvements** illustrates the conceptual development plan.

The LES campus was initially constructed in 1988 and currently serves approximately 741 students from transitional kindergarten through fifth grade, with a maximum serving capacity of 1,168 students. Over fifty percent of the students are English Language Learners and are offered daily English-Language Development and Spanish support, as needed. The campus facilities include a combination of offices, classrooms, assembly area, multipurpose room, kitchen, supporting toilet rooms, storage spaces, mechanical spaces, and other utility spaces.

3.2 PROJECT CHARACTERISTICS

Demolition and Construction Phasing

Construction of the Proposed Project would occur in three phases as summarized in **Table 3.0-1: Project Construction Phasing** and illustrated in **Figures 3.0-2** through **3.0-4**.

The Proposed Project includes the phased removal and demolition of the structures on the LES campus and the construction of permanent replacement classroom facilities. Existing portable classrooms would be relocated to allow for ongoing programming during demolition and construction activities and removed when all work is done. **Figure 3.0-5: Demolition and Construction Phasing Schedule** illustrates the Proposed Project's construction schedule.

TABLE 3.0-1
PROJECT CONSTRUCTION PHASING

Construction Phase	Activity Description	Approximate Duration
1	Interim Housing and	3 months
	Two-Story Classroom Building	12 months
2	Administration, Kindergarten, and Other Classroom Buildings	15 months
3	Multi-purpose room	2 months

Source: PSUSD. Draft Schematic Design Submittal- Landau Elementary School (November 2021).

- **Phase 1 – Interim housing and Construction of Two-Story Classroom Building:** Demolition of the existing permanent buildings would commence in the fall of 2022 and last approximately 3 months. To prepare for the demolition of building M-3B and a portion of the Administration building (B-1), 8 new portable classrooms would be

added to the southeast corner of the campus where the majority of existing portables are located, as shown in **Figure 3.0-2: Phase 1**. This would provide additional space for students during the demolition and construction of the two-story building. All classrooms would be in use with the exception of building M-3B and a portion of building B-1, as they would be demolished for the construction of the two-story classroom building. Construction of the two-story classroom building would commence March of 2023 and be completed by February 2024. Construction of the two-story classroom building would require the area to be rough graded for the installation of foundations, substructure, superstructure, roofing, utilities, and related site work. Three shade structures on campus would also be demolished during this phase, with the exception of the lunch shelter on the northwestern half of the campus, east of the multipurpose building. Entrance to the school would be available along Landau Boulevard to the west. Construction access would be located along 30th Avenue to the north.

- **Phase 2 – Administration, Kindergarten, and Other Classroom Buildings:** During this phase, the remaining permanent buildings would be demolished along with three standard portable buildings and one kindergarten portable building, as shown in **Figure 3.0-3: Phase 2**. Two portable kindergarten classrooms and one standard portable classroom would also be relocated to the eastern half of campus. The eight new portable classrooms would be removed at this time. The two-story classroom building would be in use during this phase in order to supplement the portable classrooms during demolition of the remaining buildings on campus. Construction is anticipated to start summer 2024, and end summer 2025, for a duration of about 15 months. Construction would commence for the administration building and the rest of the classrooms. Students would be picked-up and dropped-off at LES along Landau Boulevard during construction. Hardscape improvements throughout the center of the campus would me made during this phase, which would include a new playground to the east, adjacent to Building E where the kindergarten classrooms are proposed, as shown in **Figure 3.0-1**. Hardscape improvements would be made to create space for students to socialize and gather by utilizing the outdoor space between Building B and the multipurpose building, as well as Buildings C and F.

- **Phase 3 – Interior and exterior modernization and renovation improvements for Multi-Purpose Building:** This phase is anticipated to commence during the summer of 2025 and last for two months. **Figure 3.0-4: Phase 3** illustrates the interior and exterior modernization of the multi-purpose building. Modernizations would include building upgrades with new walls, floors, ceiling finishes, and the replacement of the following: water heaters, exhaust fans, fire alarms, plumbing fixtures, and security systems. Renovation would also focus on improving the utilization of existing spaces.

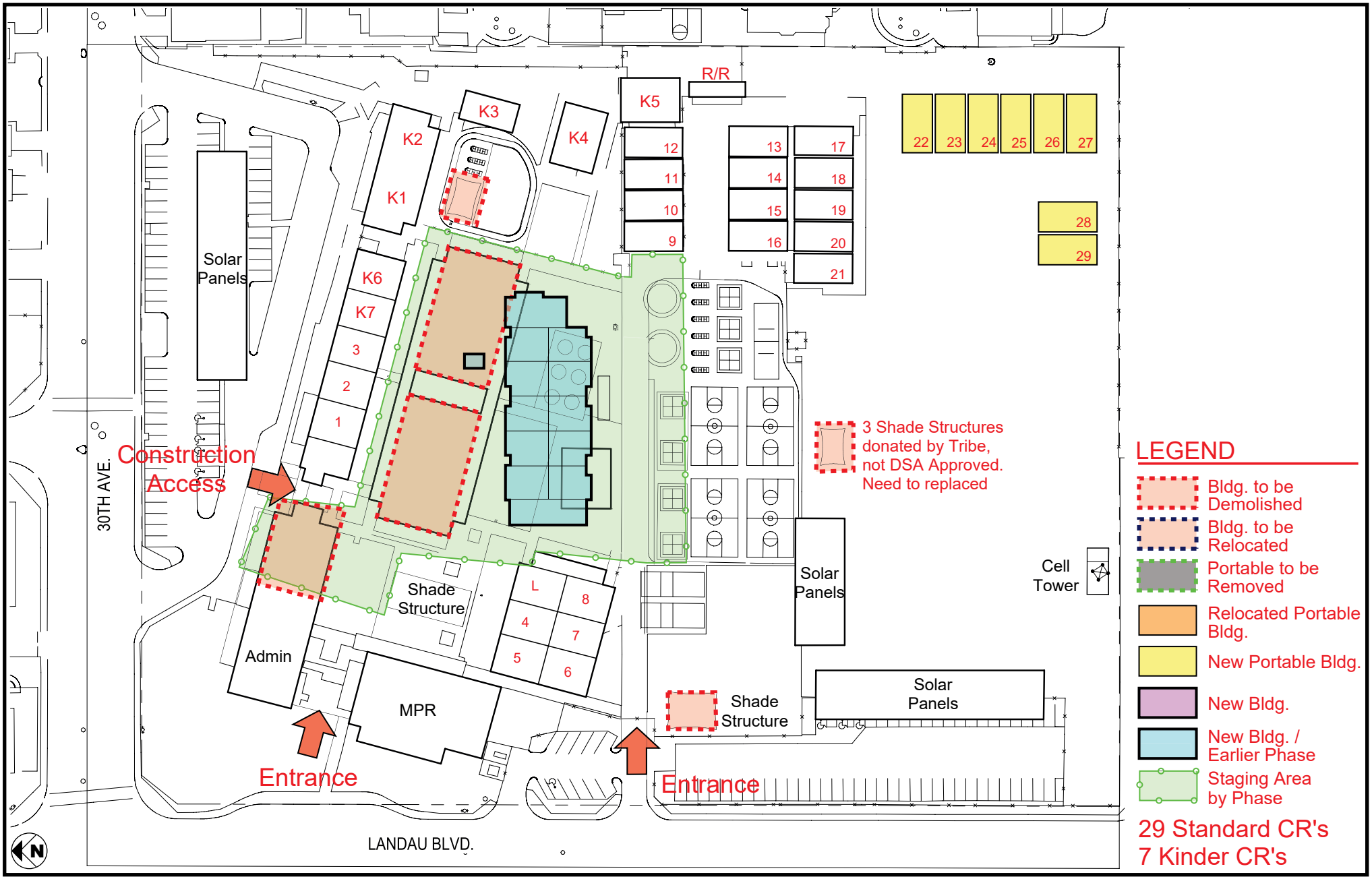
SOURCE: PBK - 2021

FIGURE **3.0-1**

Meridian Consultants

Proposed Improvements

049-018-20



SOURCE: PBK - 2022

FIGURE **3.0-2**

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Phase 1

049-017-20

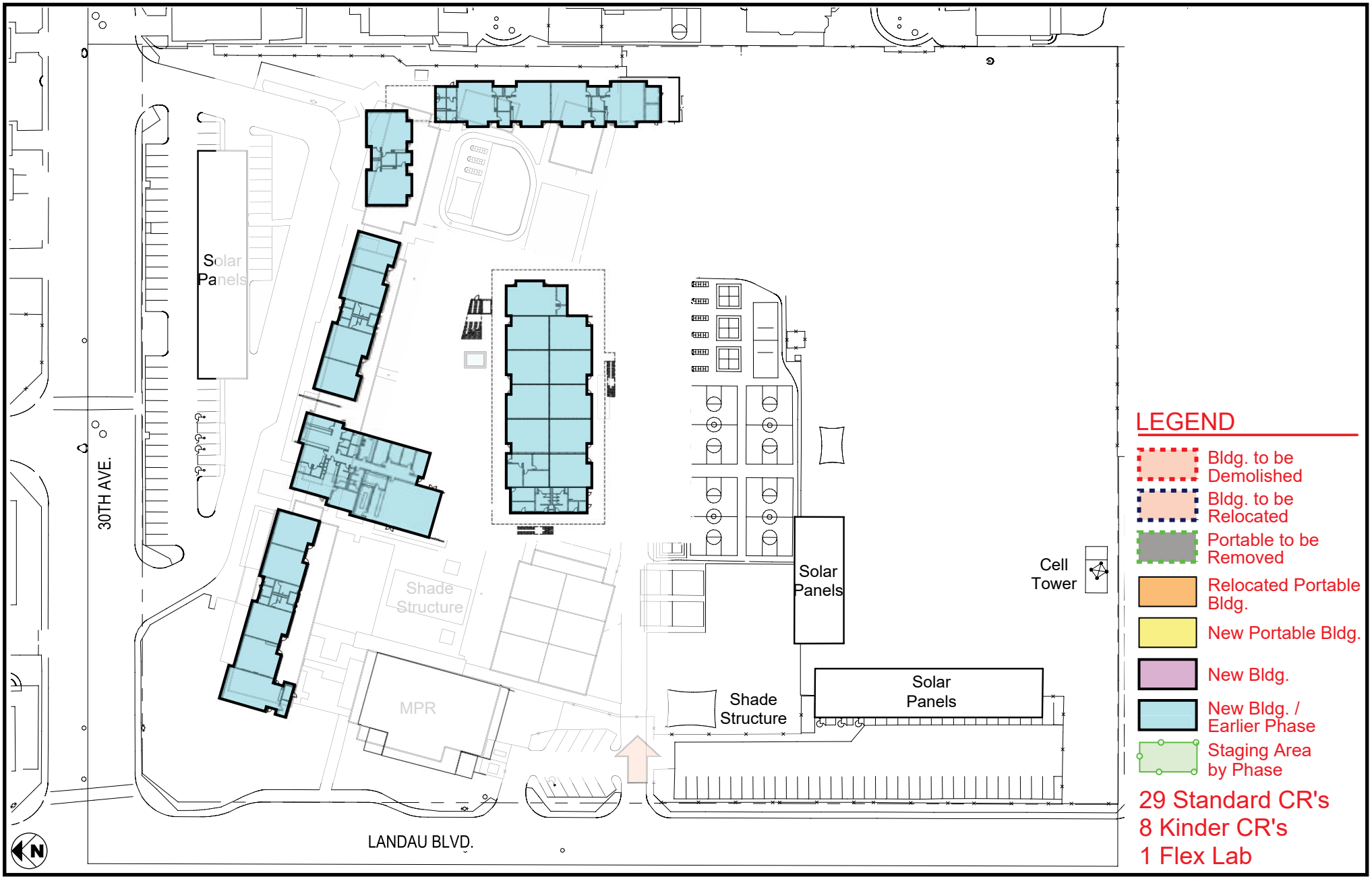
SOURCE: PBK - 2022

FIGURE **3.0-3**

Meridian Consultants

Phase 2

049-017-20



SOURCE: PBK - 2022

FIGURE **3.0-4**

Meridian Consultants

Phase 3

049-017-20

Demo / Interim Housing

	January	February	March	April	May	June	July	August	September	October	November	December
2021											SD	DD
2022	CD	CD	DSA	DSA	DSA	Bid	Bid	Award		1	2	3
2023												
2024												
2025												

Interim Housing

Schedule - Two Story First

	January	February	March	April	May	June	July	August	September	October	November	December
2021								SD	SD	SD	SD/DD	DD
2022	DD	DD	CD	CD	CD	DSA	DSA	DSA	DSA	DSA/Bid	DSA/Bid	Award
2023			1	2	3	4	5	6	7	8	9	10
2024	11	12			1	2	3	4	5	6	7	8
2025	9	10	11	12	13	14	15					

2 Story CR

Kinder/Admin/CR

MPR

	January	February	March	April	May	June	July	August	September	October	November	December
2021												
2022						SD	SD	DD	DD	CD	CD	DSA
2023	DSA	DSA	DSA	DSA								
2024												
2025	Bid	Bid	Award			1	2					
2026												

MPR

SOURCE: PBK - 2022

FIGURE **3.0-5**

Meridian Consultants

Demolition and Construction Phasing Schedule

049-017-20

Interim Housing

The Proposed Project includes the phased removal and demolition of the following: all the permanent structures within the campus, the existing portable buildings located to the southeast of campus, and the construction of permanent replacement classroom facilities.

During construction, classes would continue, and interim housing would be placed on the southeast side of the campus in the form of portable buildings. Approximately 29 standard portables and 6 kindergarten portables would be required, with 2 existing portables needing to be moved to the southeast corner, and 8 new buildings would be added. During the first Phase, described above, 8 new portable buildings would be added to southeastern corner of campus to supplement the existing 17 portables on campus. Two existing structures would be demolished during this phase in order to construct the two-story classroom building. The remaining classrooms would be in use during this time, as well as the portables to the southeast, which would supplement classroom needs. During Phase 2, after the completion of the two-story classroom building, the 8 new portables would be removed, and two existing portables would be relocated to the southeast corner for the demolition of the remaining campus. The two-story classroom building would be used alongside the remaining portables to the east during this time. All portable structures would be removed during the last Phase.

Two-Story Classroom

To provide additional space for classes during construction of the remainder of the campus, the two-story classroom building would be constructed first. This building would be approximately 26,416 square feet in size and constructed where the existing building M-3B currently resides, as shown in **Figure 2.0-3**. The building would be the only two-story structure on campus; it would contain 21 classrooms, one kindergarten classroom, restrooms, an elevator, and other associated utilities storage.

Administration Building, Kindergarten, and other classrooms

As shown in **Figure 3.0-1**, permanent buildings would be constructed, including five classroom buildings and an administration building. The administration building (Building A) and two classroom buildings (Building B and Building C) would be considered one building due to the administration building's projection and entrance as well as the covered canopy that would attach all three structures. The administration building (Building A) would be approximately 7,100 square feet and contain the reception/lobby, a library, the health office, counselors' offices, custodial and utilities storage spaces, and restrooms. Two of the classroom buildings (Building D and Building E) would be dedicated to kindergarten education and consist of the

following: six classrooms with restrooms (and a seventh classroom located in the two-story classroom building). Custodial storage and utilities storage would be located in Building E. Building D would be 2,717 square feet and Building E would be 6,261 square feet. The remaining classroom buildings, Buildings B and C, would consist of 6,102 square feet and 4,578 square feet, respectively. Buildings B and C would contain four classrooms each and in addition, Building B would contain a flex classroom. Both Buildings would include custodial and utilities storage, as well as restrooms.

All plumbing fixtures on campus would be replaced to meet current low flow code requirements. Electrical and technology systems currently serving the campus would be replaced with specific systems throughout. Upgrades are anticipated for the following: campus ground fault system, lighting, low voltage systems, fire alarms, CCTV and security/intrusion detection systems.

Multipurpose Building

Modernization improvements would be made to the existing multipurpose building in the final phase of construction. Such improvements include new plumbing fixtures, drinking fountains, electrical and technology improvements including lighting, low voltage systems, fire alarm and security/intrusion detection systems.

Hardscape and Landscaping Improvements

Improvements would be made to the hardscapes around the buildings, including the administrative building, multipurpose room, and classroom buildings. Hardscape improvements would involve redesigning the outdoor spaces, demolition of existing hardscape, and installation of the following: new concrete paving and curbs, concrete staircases, ramps, and a playground area near the kindergarten classroom buildings in the north. Landscaping improvements include a library garden, a commons-central lawn area, an outdoor classroom, arid gardens, rock outcroppings, a palm grove, walking trails, gravel paving, and interactive gardens.

Demolition and Construction

Construction staging would occur in the central portion of the existing campus. The Proposed Project would begin with the construction and installation of portable classrooms in the southeastern portion of the Project Site. Upon completion of the installation of the portable classrooms, both students and faculty within the central classroom buildings of the campus would be relocated to the portable classrooms, followed by the demolition of the central classroom buildings. The school would continue to operate during construction, and as new

buildings and classrooms are completed, an ongoing phased vacation and relocation of students and faculty into the new campus facilities would occur in accordance with availability.

The staging area would change for each construction phase, although to the extent possible PSUSD would place the area away from active school areas. A variety of construction equipment would be used.

No street closure is anticipated.

Construction activities would occur during normal weekday working hours, between 7:00 AM and 5:30 PM; Saturday construction hours would be limited to 8:00 AM to 5:00 PM, and no construction would occur on Sundays.

All construction workers would be required to wear identification badges, PPE, and enter through a designated construction entrance. Construction areas would be separated from the rest of the campus by temporary fencing and secured by locks.

When school is not in session, the overall campus area would be secured by temporary fencing and locked gates surrounding the active construction area(s). Additional security and safety measures may be implemented to further secure the campus during and outside of operational school hours.

Project Schedule

It is anticipated that the construction activities would begin in the fall of 2022 and end in summer of 2025, as shown in **Figure 3.0-5**.

The Proposed Project development timeline schedule is currently based on the phased demolition and construction activities for the whole site being performed under a single construction contract. Phasing would occur in 3 phases with Phase 1 including the demolition of existing buildings and procurement of interim housing, and the construction of the two-story classroom. Next, in Phase 2, the remaining classroom buildings would be demolished and reconstructed. Lastly, Phase 3 would include modernization of the existing multipurpose building.

3.3 PROJECT DISCRETIONARY ACTIONS

It is the intent of this Initial Study to evaluate the environmental impacts of the Proposed Project, thereby enabling PSUSD, responsible agencies, and interested parties to make informed decisions. The anticipated approvals for this Proposed Project are:

Lead Agency	Action
• PSUSD Board of Education	• MND/IS Adoption and Project Approval
Responsible Agencies	**Action**
• Regional Water Quality Control Board	• NPDES Permit; Notice of Intent (NOI) to Obtain Permit Coverage; Issue General Permit for Discharges of Stormwater Associated with Construction; Storm Water Pollution Prevention Plan (SWPPP)
Reviewing Agencies	**Action**
• California Department of Education, School Facilities and Transportation Services Division	• Review School Design and Program
Reviewing Agencies	**Action**
• California Department of General Services, Division of the State Architect	• Site Plan review
• California Department of Toxic Substance Control	• Review potential hazardous material remediation plans.

4.0 ENVIRONMENTAL CHECKLIST

4.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project.

☐	Aesthetics	☐	Agriculture and Forestry	☐	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/Traffic	☐	Tribal Cultural Resources
☐	Utilities/Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

On the basis of this initial evaluation:

☐	I find that the Project COULD NOT have a significant effect on the environment, and is eligible for a Categorical Exemption.
☐	I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☒	I find that although the 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 Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the 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 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 Project, nothing further is required.

Signature

Date 4/15/22

4.2 SPECIAL REQUIREMENTS UNDER THE STATE SCHOOL FACILITY PROGRAM

In addition to the general environmental checklist, projects involving primary and secondary public schools have several additional requirements established by the California Education Code (Cal. Ed. Code), California Code of Regulations (CCR), and the Public Resources Code (PRC), as shown in **Table 4.2-1, Environmental Review Factors for State-Funded New School and State-Funded Addition to Existing School**. These requirements vary by type of school project and whether State funds are involved.

Table 4.2-1
Environmental Review Factors for State-Funded New School and State-Funded Addition to Existing School

Topic	Applicable Code	Environmental Checklist
Air Quality		
Is the boundary of the proposed school site within 500 feet of the edge of the closest traffic lane of a freeway or busy traffic corridor? If yes, would the project create an air quality health risk due to the placement of the School?	PRC §21151.8(a)(1)(D); Ed. Code § 17213(c)(2)(C)	Section 5.3, Air Quality, Question (e)
Geology and Soils		
Does the site contain an active earthquake fault or fault trace, or is the site located within the boundaries of any special studies zone or within an area designated as geologically hazardous in the safety element of the local general plan?	Ed. Code, §17212; CCR Title 5 §14010(f)	Section 5.6, Geology and Soils, Question (a)(ii)
Would the project involve the construction, reconstruction, or relocation of any school building on the trace of a geological fault along which surface rupture can reasonably be expected to occur within the life of the school building?	Ed. Code §17212; CCR, Title 5 §14010(f)	Section 5.6, Geology and Soils, Question (a)(iii)
Would the project involve the construction, reconstruction, or relocation of any school building on a site subject to moderate-to-high liquefaction?	CCR, Title 5 §14010(i)	Section 5.6, Geology and Soils, Question (a)(iv)
Would the project involve the construction, reconstruction, or relocation of any school building on a site subject to landslides?	CCR, Title 5 §14010(i)	Section 5.6, Geology and Soils, Question (a)(v)
Hazards and Hazardous Materials		
If a response action is necessary and proposed as part of this project, has it been developed to be protective of children's health, with an ample margin of safety?	Ed. Code § 17210.1 (a)(4)	Section 5.8, Hazards and Hazardous Materials, Question (b)

Table 4.2-1
Environmental Review Factors for State-Funded New School and State-Funded Addition to Existing School

Topic	Applicable Code	Environmental Checklist
Does the proposed school site contain one or more pipelines, situated underground or aboveground, which carry hazardous substances, acutely hazardous materials, or hazardous wastes, unless the pipeline is a natural gas line that is used only to supply natural gas to that school or neighborhood?	PRC § 21151.8 (a)(1)(C)	Section 5.8, Hazards and Hazardous Materials, Question (c)
Is the proposed school site located near an aboveground water or fuel storage tank or within 1,500 feet of an easement of an aboveground or underground pipeline that can pose a safety hazard to the site?	CCR, Title 5 § 14010 (h)	Section 5.8, Hazards and Hazardous Materials, Question (d)
Would the project create an air quality hazard due to the placement of a school within one-quarter mile of: (a) permitted and nonpermitted facilities identified by the jurisdictional air quality control board or air pollution control district; (b) freeways and other busy traffic corridors; (c) large agricultural operations; and/or (d) a rail yard, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous or acutely hazardous material, substances, or waste?	PRC § 21151.8 (a)(2); Ed. Code § 17213 (b)	Section 5.8, Hazards and Hazardous Materials, Question (f)
Is the school site in an area designated in a city, county, or city and county general plan for agricultural use and zoned for agricultural production, and if so, do neighboring agricultural uses have the potential to result in any public health and safety issues that may affect the pupils and employees at the school site? (Does not apply to school sites approved by CDE prior to January 1, 1997.)	Ed. Code § 17215.5 (a)	Section 5.8, Hazards and Hazardous Materials, Question (g)
Is the property line of the proposed school site less than the following distances from the edge of respective power line easements: (1) 100 feet of a 50–133 kV line; (2) 150 feet of a 220–230 kV line; or (3) 350 feet of a 500–550 kV line?	CCR, Title 5 § 14010 (c)	Section 5.8, Hazards and Hazardous Materials, Question (h)
Is the Project Site a hazardous substance release site identified by the state Department of Health Services in a current list adopted pursuant to §25356 for removal or remedial action pursuant to Chapter 6.8 of Division 20 of the Health and Safety Code?	PRC § 21151.8 (a)(1)(B)	Section 5.8, Hazards and Hazardous Materials, Question (i)
Does the Project Site contain a current or former hazardous waste disposal site or solid waste disposal site and, if so, have the wastes been removed?	PRC § 21151.8 (a)(1)(A)	Section 5.8, Hazards and Hazardous Materials, Question (j)
If prepared, has the risk assessment been performed with a focus on children's health posed by a hazardous materials	Ed. Code § 17210.1 (a)(3)	Section 5.8, Hazards and Hazardous

Table 4.2-1
Environmental Review Factors for State-Funded New School and State-Funded Addition to Existing School

Topic	Applicable Code	Environmental Checklist
release or threatened release, or the presence of naturally occurring hazardous materials on the school site?		Materials, Questions (b), (f), and (k)
Is the proposed school site situated within 2,000 feet of a significant disposal of hazardous waste?	CCR, Title 5 § 14010 (t)	Section 5.8, Hazards and Hazardous Materials, Question (l)
Is the proposed school site within two miles, measured by air line, of that point on an airport runway or potential runway included in an airport master plan that is nearest to the site? (Does not apply to school sites acquired prior to January 1, 1997.)	Ed. Code § 17215 (a)&(b)	Section 5.8, Hazards and Hazardous Materials, Question (m)
Hydrology and Water Quality		
Is the Project Site subject to flooding or dam inundation?	Ed. Code § 17212; CCR, Title 5 § 14010 (g)	Section 5.9, Hydrology and Water Quality, Question (ii) & (d)
Land Use and Planning		
Would the proposed school conflict with any existing or proposed land uses, such that a potential health or safety risk to students would be created?	CCR, Title 5 § 14010 (m)	Section 5.10, Land Use and Planning, Question (c)
Noise		
Is the proposed school site located adjacent to or near a major arterial roadway or freeway whose noise generation may adversely affect the educational program?	CCR, Title 5 § 14010 (e)	Section 5.12, Noise, Question (b)
Public Services		
Does the site promote joint use of parks, libraries, museums, and other public services?	CCR, Title 5, § 14010 (o)	Section 5.14, Public Services, Question (d)
Transportation/Traffic		
Are traffic and pedestrian hazards mitigated per Caltrans' School Area Pedestrian Safety manual?	CCR, Title 5 § 14010 (l)	Section 5.16, Transportation/Traffic, Question (e)
Is the site easily accessible from arterials and is the minimum peripheral visibility maintained for driveways per Caltrans' Highway Design Manual?	CCR, Title 5 § 14010 (k)	Section 5.16, Transportation/Traffic, Question (f)

Table 4.2-1
Environmental Review Factors for State-Funded New School and State-Funded Addition to Existing School

Topic	Applicable Code	Environmental Checklist
Is the proposed school site within 1,500 feet of a railroad track easement?	CCR, Title 5 § 14010 (d)	Section 5.16, Transportation/Traffic, Question (g)

5.0 ENVIRONMENTAL ANALYSIS

This section provides an evaluation of the various topics contained in the State CEQA Guidelines Appendix G,[17] and are considered for environmental review.

A brief explanation for the determination of significance is provided for all impact determinations with the exception of "No Impact" determinations that are adequately supported by the information sources the Lead Agency (PSUSD) cites in the parentheses following each question. A "No Impact" determination is adequately supported if the referenced information sources show that the impact simply does not apply to the Project (e.g., the project falls outside a fault rupture zone). A "No Impact" determination includes an explanation of its bases relative to project-specific factors and general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

Explanations consider the whole action involved, including off-site and on-site, cumulative and project-level, indirect and direct, and construction and operational impacts.

Once the Lead Agency has determined that a particular physical impact may occur, then the checklist is utilized to 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.

"Mitigated 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.

17 California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

5.1 AESTHETICS

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
AESTHETICS—Would the project:					
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.	In non-urbanized areas, 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, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion

a. Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. Scenic vistas are picturesque views of features such as mountains, forests, the ocean, and/or urban skylines. Natural scenic vistas in the planning area include the Santa Rosa Mountains approximately 41 miles south of the Project Site, San Jacinto approximately 49 miles west of the Project Site, Indio Hills approximately 26 miles to the east of the Project Site, and Little San Bernardino Mountains approximately 46 miles north of the Project Site.

Some of the more notable scenic vistas in the City include the Cathedral Cove located in the foothills and the expansive backdrop of the Santa Rosa Mountains just south of the City limits.[18] To the north and east, scenic vistas include Edom Hill, Indio Hills, and the rising terrain of the San Jacinto, San Bernardino and Little San Bernardino Mountains.

The Proposed Project involves the replacement of all portable facilities and permanent structures with one-story permanent buildings and a two-story classroom building,

18 Cathedral City, General Plan (Update 2040). "Land Use Element." https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000. Accessed February 2022.

modernization improvements for the multi-purpose building, as well as hardscape and landscaping improvements. The new buildings would be constructed in the general footprint of the existing buildings on the campus. Buildings to the south along Landau Boulevard and north along the existing residential uses would be setback approximately 20 ft from the public right of way (ROW). The proposed two-story classroom building would be constructed approximately 120 ft east of the existing residential uses, approximately 160 ft west of Kemper Road, and 220 ft north of 30th Avenue. Construction would be short term and would not require large equipment that would obstruct views of the vistas. Additionally, due to its height and location at the center of the LES campus, the proposed two-story classroom building would not substantially change existing public views of the surrounding scenic vistas.

Impacts on scenic vistas would be less than significant.

Mitigation Measures: No mitigation measures are required.

b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The nearest State Designated Scenic Highway by California Department of Transportation (Caltrans) is State Route (SR) 74, located approximately 8.9 miles southeast of the Project Site.[19] An "Officially Designated" scenic highway means that the highway provides views of scenic backdrops and has been officially designated by the Caltrans Corridor Protection Program, which protects the views and natural landscapes surrounding the highway. [20] The Project Site is also approximately 9.4 miles southeast of Highway SR 62 which is also a State Designated Scenic Highway but is not visible from viewpoints along the highway.

The Project Site is not located within proximity to any buildings that may have historical significance.[21] The Project Site does not contain any scenic resources, such as: rock outcroppings, trees, or historic buildings that would be damaged by the Project. Therefore, the proposed Project would not have any aesthetic impacts to potentially historical resources.

19 California State Scenic Highway System Map. https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed February 2022.
20 Caltrans, "Eligible (E) and Officially Designated (D) Routes.".
21 City of Cathedral City, General Plan (2040 Update), "Cultural Resources SubElement." https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000. Accessed February 2022.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

c. In non-urbanized areas, 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. As shown in **Figure 2.0-2**, the Project Site is developed within an existing elementary school and is surrounded by low-density single-family residential uses to the north, east, west, and south.

The Proposed Project would remove portable classroom buildings and demolish existing permanent buildings in order to construct permanent one-story classroom buildings within a similar footprint. A two-story classroom building is proposed at the center of the campus in place of the existing one-story building. The new buildings would be designed with a modern architectural style while still keeping with the character of the surrounding area through similar gray and brown tones on each of the buildings. Overall, the style and design of the school would remain similar, and all construction would remain on campus. Therefore, degradation of surrounding public views would not occur.

The Cathedral City Land Use Map designates the Project Site as "P/S-Schools," and the site is zoned as "Single Family Residential (R1)." The Project would not conflict with applicable zoning and other regulations governing scenic quality.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Existing sources of light within the area include lighting from the school buildings, street lighting along Landau Boulevard and 30th Avenue, residential lighting uses, playground lighting, and high intensity nighttime lighting within the parking lots on campus.

The Proposed Project would not generate substantially more lighting than what is currently existing there now. The construction and staging areas would be on-site and may be lighted in the evening for security purposes. The proposed exterior improvements consisting of new, modernized permanent buildings would include external security lighting. All new exterior lighting proposed would be focused and would not spill over the school boundaries. The Proposed Project does not include any nighttime field lighting. Internal lighting at the proposed building would be minimal and mostly noticeable during a handful of nighttime events, such as Back-to-School night. Lighting would not affect day or nighttime views in the area.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

5.2 AGRICULTURE AND FORESTRY RESOURCES

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
AGRICULTURE AND FORESTRY RESOURCES—Would the project:					
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 nonagricultural 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 by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d.	Result in the loss of forestland or conversion of forestland to nonforest use?	☐	☐	☐	☒
e.	Involve other changes in the existing environment which, due to their location or nature could result in conversion of Farmland, to nonagricultural use or conversion of forestland to nonforest use?	☐	☐	☐	☒

Discussion

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?

No Impact. As shown by **Figure 2.0-2**, the Project Site is surrounded by low-density single-family housing, with some medium residential housing and resort uses to the northwest. The Project Site consists of a developed school campus surrounded by single-family residential homes.

According to the California Department of Conservation "California Important Farmland Map," the Project site and surrounding uses are listed as Urban and Built-Up Land.[22] The Project Site

22 Department of Conservation, "California Important Farmland Map," https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed February 2022.

and surrounding area are not listed as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance. The Project Site and surrounding development are not currently used for agriculture. The Proposed Project would not convert farmland to nonagricultural use.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

b. Conflict with existing zoning for agricultural use, or Williamson Act Contract?

No Impact. The Project Site and adjacent parcels to the south and east are zoned Single-Family Residential (R1) with Multiple Family Residential (R2) and Resort Residential (RR) located to the north and west.[23] The Project Site and adjacent properties are not under a Williamson Act Contract.[24] Therefore, the implementation of the Project will not conflict with existing land use designations for agricultural use or Williamson Act Contract.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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. The Project Site is zoned Single Family Residential (R1) and not zoned forest, timberland, or timberland production. The Project Site is developed within an elementary school and is not used for forest land or timberland. As previously stated, the Project Site exists in a developed part of the city and is surrounded by land uses consisting of mostly low-density residential housing, with some medium density residential and resort residential. The Proposed Project would not conflict with the existing zone or cause the change to the zone.

No impacts would occur.

23 Cathedral City, "Zoning Map," https://www.cathedralcity.gov/home/showpublisheddocument?id=5350. Accessed February 2022.

24 Cathedral City, General Plan EIR (2040 Update), https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000. Accessed February 2022.

Mitigation Measures: No mitigation measures are required.

d. Result in the loss of forestland or conversion of forestland to nonforest use?

No Impact. The Project Site is not zoned for forestland and contains no forestland. Furthermore, the Project would not result in the loss of or conversion of forestland to nonforest use.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

e. Involve other changes in the existing environment which, due to their location or nature could result in conversion of Farmland, to nonagricultural use or conversion of forestland to nonforest use?

No Impact. The Project Site is not zoned for agriculture or forestland. The Proposed Project would not result in conversion of farmland to nonagricultural use or forestland to nonforest use.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

5.3 AIR QUALITY

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
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 nonattainment 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?	☐	☐	☒	☐
e.	Is the boundary of the proposed school site within 500 feet of the edge of the closest traffic lane of a freeway or busy traffic corridor? If yes, would the project create an air quality health risk due to the placement of the School?	☐	☐	☒	☐

Discussion

a. Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact. The South Coast Air Quality Management District (SCAQMD) is the agency responsible for attaining State and federal clean air standards in the Salton Sea Air Basin (Basin), where the Project is located. The SCAQMD adopted an updated air quality management plan (AQMP) in March 2017.[25] The Final 2016 AQMP was prepared to comply with the federal and State Clean Air Acts and amendments, to accommodate growth, to reduce pollutants in the Basin, meet federal and State air quality standards, and minimize the fiscal impact of pollution control measures on the local economy. It builds on approaches seen in the previous AQMP to achieve attainment of the federal ozone air quality standard. These planning efforts have substantially decreased exposure to unhealthy levels of pollutants, even while substantial population growth has occurred within the Basin.

25 South Coast Air Quality Management District, Final 2016 Air Quality Management Plan, https://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/final-2016-aqmp. Accessed February 2022.

Projects considered to be consistent with the AQMP would not interfere with attainment of the air quality levels identified in the AQMP because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumption used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds.

The Southern California Association of Governments (SCAG) has the responsibility for preparing and approving the portions of the AQMP relating to regional demographic projections and integrated regional land use, housing, employment, as well as transportation programs, measures, and strategies. With respect to the determination of consistency with AQMP growth assumptions, the projections in the AQMP for achieving air quality goals are based on assumptions in SCAG's 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) regarding population, housing, and growth trends. With regard to air quality planning, SCAG has prepared and adopted the 2020–2045 RTP/SCS,[26] which includes a Sustainable Communities Strategy that addresses regional development and growth forecasts. Determining whether or not a project exceeds SCAG's growth forecasts involves the evaluation of the following: (1) consistency with applicable population, housing, and employment growth projections; (2) project mitigation measures; and (3) appropriate incorporation of AQMP land use planning strategies.

A project is consistent with the AQMP, in part, if it is consistent with the population, housing, and employment assumptions that were used in the development of the AQMP.

The Proposed Project would not increase population, employment, or housing projections. The Proposed Project would update the existing school campus and modernize or replace current buildings on campus without increasing enrollment capacity. Thus, the Proposed Project would not induce an increase in population, employment, or housing, and the Project would not conflict with growth projections used in the development of the AQMP.

Additionally, the Basin is currently designated as nonattainment for O3 and PM10. SCAQMD developed regional emissions thresholds to determine whether a project would contribute to air pollutant violations. If a project exceeds the regional air pollutant thresholds, it would contribute to air quality violations in the Basin.

26 Southern California Association of Governments, Connect SoCal: 2020–2045 Regional Transportation Plan/Sustainable Communities Strategies, https://scag.ca.gov/read-plan-adopted-final-plan. Accessed February 2022.

As shown in **Table 5.3-1: Maximum Construction Emissions** below, temporary emissions associated with construction of the Proposed Project would fall below regional thresholds, and impacts would be less than significant. Additionally, as shown in Table 5.3-2: Maximum Operational Emissions below, long-term emissions associated with Proposed Project operation would not exceed SCAQMD's emission thresholds. As such, the Proposed Project would not conflict with the growth assumptions in the regional air plan and would not contribute to air quality violations in the Basin.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

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

Less Than Significant Impact. A significant impact could occur if a project would add a considerable cumulative contribution to federal or State nonattainment pollutants. The Salton Sea Air Basin (SSAB) is currently designated as nonattainment for O3, PM2.5, and PM10. In regard to determining the significance of the Project's contribution, the SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple related projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the SCAQMD recommends that a project's potential contribution to cumulative impacts be assessed utilizing the same significance criteria as those for project-specific impacts. The SCAQMD states that "projects that do not exceed the project specific thresholds are generally not considered to be cumulatively significant."[27] Therefore, if a project generates less than significant construction or operational emissions, then the project would not generate a cumulatively considerable increase in emissions for those pollutants which the Basin is in nonattainment.

Construction

With respect to the Proposed Project's construction-period air quality emissions and cumulative Basin-wide conditions, the SCAQMD has developed strategies to reduce criteria pollutant emissions outlined in the AQMP pursuant to National Ambient Air Quality Standards (NAAQS). Among the SCAQMD rules applicable to the Project are Rule 403 (Fugitive Dust) and Rule 1113

27 South Coast Air Quality Management District, White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution (2003), Appendix A, http://www.aqmd.gov/docs/default-source/Agendas/Environmental-Justice/cumulative-impacts-working-group/cumulative-impacts-white-paper-appendix.pdf. Accessed February 2022.

(Architectural Coatings). Rule 403 requires the use of stringent, best available control measures (BACMs) to minimize PM10 emissions during grading and construction activities.[28] Rule 1113 limits the VOC content of coatings, with a VOC content limit for flat coatings of 50 grams per liter (g/L).[29] Per SCAQMD rules and mandates, as well as the CEQA requirement that significant impacts be mitigated to the extent feasible, these same requirements (i.e., SCAQMD Rule 403 compliance, the implementation of all feasible Mitigation Measures, and compliance with adopted AQMP emissions control measures) would also be imposed on construction projects Basin-wide, where applicable.

According to the SCAQMD, individual construction projects that exceed the SCAQMD's recommended daily thresholds for project-specific impacts would cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment. Construction of the Proposed Project has the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated from construction workers to and from the Project Site. In addition, fugitive dust emissions would result from demolition and construction activities. NOx emissions would result from the use of off-road construction equipment. Paving and the application of architectural coatings (e.g. paints) would potentially release VOCs.

Construction emissions were estimated according to the SCAQMD CEQA Air Quality Handbook and construction emission factors contained in the California Emissions Estimator Model (CalEEMod) (See **Appendix A: Air** Quality **CalEEMod Output Sheets**). The emission calculations assume the use of standard construction practices, such as compliance with SCAQMD Rule 403 (Fugitive Dust), which requires all unpaved demolition and construction areas to be wetted at least three times a day during grading and construction to minimize the generation of fugitive dust.

The results presented in **Table 5.3-1: Maximum Construction Emissions** are compared to the SCAQMD-established construction significance thresholds. As shown in **Table 5.3-1**, the construction emissions would not exceed the regional VOC, NOx, CO, SOx, PM10, and PM2.5 concentration thresholds.

Construction impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

28 SCAQMD, Rule 403 Architectural Coating (amended June 3, 2005), https://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf?sfvrsn=4. Accessed February 2022.

29 SCAQMD, Rule 1113 Architectural Coating (amended February 5, 2016), http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/r1113.pdf. Accessed February 2022.

TABLE 5.3-1
MAXIMUM CONSTRUCTION EMISSIONS

Source	VOC	NOx	CO	SOx	PM10	PM2.5
	pounds/day					
Phase 1						
2022	2	17	14	<1	1	1
2023	2	17	13	<1	4	2
2024	7	12	15	<1	1	1
Phase 2 and 3[a]						
2024	2	14	14	<1	1	1
2025	7	14	17	<1	1	1
Maximum	**7**	**17**	**17**	**<1**	**4**	**2**
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.
Refer to Appendix A: Air Quality CalEEMod Output Sheets.
[a] Phase 2 and 3 emissions are combined as they would occur concurrently.

Operation

Operational activities associated with the Proposed Project would result in long-term emissions from area, energy, and mobile sources. Area-source emissions are based on natural gas (building heating and water heaters), landscaping equipment, and consumer product (including paint) usage-rates provided in CalEEMod. Natural gas usage factors in CalEEMod are based on the California Energy Commission (CEC)'s California Commercial End Use Survey data set, which provides energy demand by building type and climate zone. Mobile source emissions are derived primarily from vehicle trips generated by the Proposed Project. The Proposed Project would not increase the number of students attending the school. As such, mobile trips would remain the same as the existing conditions.

The results presented in **Table 5.3-2: Maximum Operational Emissions** are compared to the SCAQMD-established operational significance thresholds. As shown in **Table 5.3-2**, operational emissions associated with the Proposed Project would not exceed the SCAQMD's emission thresholds and therefore would not result in a cumulatively considerable net increase of any criteria pollutant. Moreover, emissions would be reduced under the Proposed Project compared to existing emissions. These reductions are a result of higher building efficiency standards for new development and implementation of regulations that require more efficient and alternatively-fueled vehicles.

Operational impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

TABLE 5.3-2
MAXIMUM OPERATIONAL EMISSIONS

Source	VOC	NOx	CO	SOx	PM10	PM 2.5
	pounds/day					
Area	1	<1	<1	0	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	12	14	102	<1	25	7
Total	13	14	102	<1	25	7
Existing to be removed	*15*	*20*	*123*	*<1*	*25*	*7*
Net Total	**(2)**	**(5)**	**(22)**	**(<1)**	**(<1)**	**(<1)**
SCAQMD Mass Daily Threshold	55	55	550	150	150	55
Threshold exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.
Refer to Appendix A: Air Quality CalEEMod Output Sheets.

c. Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The SCAQMD developed the Localized Significance Threshold (LST) methodology[30] to assess the potential air quality impacts that would result in the near vicinity of the Project.

Receptors sensitive to air pollution include, but are not limited to, residences, schools, hospitals, and convalescent facilities. The nearest sensitive receptors in the vicinity of the Project Site include the LES campus, and residential uses to the north, west, and east.

For evaluation purposes, the SCAQMD territory is divided into 38 source receptor areas (SRAs). These SRAs are designated to provide a general representation of the local meteorological, terrain, and air quality conditions within the particular geographical area. The Project Site is within SRA 30, Coachella Valley.[31] The LST methodology considers emissions generated from on-site sources and excludes emissions from off-site vehicular traffic. The SCAQMD provides mass-rate lookup tables as a screening tool to determine the likelihood of localized impacts from Proposed Project construction and operation. Ambient conditions for the Coachella Valley, as recorded in SRA 30 by the SCAQMD, were used for ambient conditions in determining appropriate threshold levels. The LST mass-rate lookup tables are applicable to NOx, CO, PM10,

30 South Coast Air Quality Management District, Final Localized Threshold Methodology, July 2008. http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf?sfvrsn=2. Accessed February 2022.

31 SCAQMD, General Forecast Areas and Air Monitoring Areas, map, http://www.aqmd.gov/docs/default-source/default-document-library/map-of-monitoring-areas.pdf. Accessed February 2022.

and PM2.5 emissions.

Construction

The results of the construction LST analysis for the Proposed Project are provided in **Table 5.3-3: Localized Construction Emissions**. It is important to note, construction would be required to comply with the SCAQMD's Rule 403 (Fugitive Dust), which requires watering of the Project Site during dust-generating construction activities, stabilizing disturbed areas with water or chemical stabilizers, and preventing track-out dust from construction vehicles. This compliance would further reduce construction-related emissions. As shown in **Table 5.3-3**, emissions would not exceed the localized significance thresholds for construction.

As emissions would be below SCAQMD localized thresholds, impacts to the sensitive receptors identified above from localized emissions during construction would be less than significant.

TABLE 5.3-3
LOCALIZED CONSTRUCTION EMISSIONS

Source	NOx	CO	PM10	PM2.5
	On-Site Emissions (pounds/day)			
Phase 1[a]				
Total maximum emissions	17	14	3	2
LST threshold	160	1,083	5	4
Threshold Exceeded?	**No**	**No**	**No**	**No**
Phase 2 and 3[b]				
Total maximum emissions	14	14	1	1
LST threshold	206	1,466	8	5
Threshold Exceeded?	**No**	**No**	**No**	**No**

Notes:
Totals in table may not appear to add exactly due to rounding in the computer model calculations.
CO = carbon monoxide; NOx = nitrogen oxide; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns.
Refer to Appendix A: Air Quality CalEEMod Output Sheets.
[a] Phase 1 construction area would be approximately 1.5 acres. As such, LST thresholds for a 1.5-acre site in SRA 30 with receptors within 25 meters were used for comparison for Phase 1 emissions.
[b] Phase 2 and 3 emissions are combined as they would occur concurrently. Phase 2 and 3 construction area would be approximately 2.6 acres. As such, LST thresholds for a 2.6-acre site in SRA 30 with receptors within 25 meters were used for comparison for Phase 2 and 3 emissions.

Operation

Local emissions from the Proposed Project's operation would include area and energy sources. Area-source emissions are based on natural gas (building heating and water heaters), landscaping equipment, and consumer product (including paint) usage-rates provided in CalEEMod. Natural gas usage factors in CalEEMod are based on the CEC's California Commercial End Use Survey data set, which provides energy demand by building type and climate zone. The results of the operational LST analysis are provided in **Table 5.3-4: Localized Operational**

Emissions. As shown in **Table 5.3-4**, emissions would not exceed the localized significance thresholds for operation.

Localized operational impacts resulting from the Proposed Project to the sensitive receptors located around the Project Site would be less than significant.

Mitigation Measures: No mitigation measures required.

TABLE 5.3-4
LOCALIZED OPERATIONAL EMISSIONS

Source	NOx	CO	PM10	PM2.5
	On-Site Emissions (pounds/day)			
Project area/energy emissions	**<1**	**<1**	**<1**	**<1**
Existing area/energy emissions	***<1***	***<1***	***<1***	***<1***
Net Total	**<1**	**<1**	**<1**	**<1**
LST threshold	304	2,292	3	2
Threshold Exceeded?	**No**	**No**	**No**	**No**

Notes:
Totals in table may not appear to add exactly due to rounding in the computer model calculations.
CO = carbon monoxide; Nox = nitrogen oxide; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns.
*Refer to **Appendix A: Air Quality CalEEMod Output Sheets.***

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

Less than Significant Impact. During construction activities associated with the operation of construction equipment, the application of architectural coatings and other interior and exterior finishes may produce discernible odors typical of most construction sites. Although these odors could be a source of nuisance to adjacent residences, they are temporary and intermittent in nature. As construction-related emissions dissipate, the odors associated with these emissions would also decrease, dilute, and become unnoticeable.

Construction impacts would be less than significant.

According to the SCAQMD, "while almost any source may emit objectionable odors, some land uses would be more likely to produce odors…because of their operation."[32] Land uses that are more likely to produce objectionable odors include agriculture, chemical plants, composting operations, dairies, fiberglass molding, landfills, refineries, rendering plants, rail yards, and wastewater treatment plants. Operation of the Project includes a school campus and would not

32 South Coast Air Quality Management District, Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, May 2005, 2-2.

contain any active manufacturing activities.

Operational impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

e. Is the boundary of the proposed school site within 500 feet of the edge of the closest traffic lane of a freeway or busy traffic corridor? If yes, would the project create an air quality health risk due to the placement of the School?

Less Than Significant Impact.

EDC Section 17213 states that a busy traffic corridor is defined as having 50,000 or more average daily trips (ADT) in a rural area or 100,000 or more ADT in an urban area.[33]

There are no freeways within 500 feet of the Project Site. The closest freeway, I-10, is located approximately 1.2 miles northeast of the Project Site.

The Project Site is adjacent to Landau Boulevard, a north-south arterial located to the west of the Project Site. Additionally, the Project Site is adjacent to 30th Avenue, an east-west arterial located to the north of the Project Site. Cathedral City has currently compiled traffic count data from 2018 for streets that are near the Project Site,[34] revealing that Landau Boulevard has a roadway ADT of 19,070 and 30th Avenue has a roadway ADT of 9,402.[35]

Additionally, the Proposed Project would not generate an increase of daily vehicle trips, as analyzed in **Section 5.17: Transportation**. The Proposed Project is neither within one-quarter mile of a freeway nor other busy traffic corridors as defined by EDC Section 17213.[36]

As such, there would not be an air quality health risk due to the placement of the Project.

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33 California Education Code (EDC), Sec. 17213, accessed February 2022. https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=EDC&sectionNum=17213.#:~:text=17213.%20The%20governing%20board%20of%20a%20school%20district,school%20district%2C%20unless%20all%20of%20the%20following%20occur%3A. March 2022.

34 Cathedral City, Draft Comprehensive General Plan, Circulation & Mobility Element, Table CM-4 Existing Conditions Summary Major Roadways in the Planning Area, accessed February 2022. https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000

35 Cathedral City, Draft Comprehensive General Plan, Circulation & Mobility Element, Table CM-4 Existing Conditions Summary Major Roadways in the Planning Area, accessed February 2022. https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000

36 California Education Code (EDC), Sec. 17213, accessed February 2022. https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=EDC&sectionNum=17213.#:~:text=17213.%20The%20governing%20board%20of%20a%20school%20district,school%20district%2C%20unless%20all%20of%20the%20following%20occur%3A. March 2022.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

5.4 BIOLOGICAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES—Would the project:					
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	☐	☒	☐	☐
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c.	Have a substantial adverse effect on 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?	☐	☐	☐	☒

Discussion

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 Game or U.S. Fish and Wildlife Service?

Less Than Significant with Project Mitigation. Special-status species include those listed as endangered or threatened under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA), species otherwise given certain designations by the California Department of Fish and Wildlife (CDFW), and plant species listed as rare by the California Native Plant Society (CNPS).

The Project Site is in Cathedral City, which is within the Coachella Valley, and part of the lower Colarado and Sonoran Deserts. Characteristics of this area include high temperatures, dry climate, and extreme topographic variations such as low desert floor and mountain ranges which contribute to the diverse ecological environment and natural communities found here.[37] According to the Cathedral City General Plan EIR,[38] there are no species within the Project Site, with such species being fully listed in **Tables 5.4-1: Plant Species** and **5.4-2: Bird Species**.

The California Natural Diversity Database (CNDDB) contains an aggregate of the most recent, updated listing of plant and animal species in California. A CNDDB records search was conducted for the following nine quadrangles: Desert Hot Springs, Seven Palms Valley, East Deception Canyon, Palm Springs, Cathedral City, Myoma, Palm View Peak, Rancho Mirage, and La Quinta (see **Appendix B: Biological Resources Data** for the full list of search results). The search identified 17 species listed as either federally, or State, threatened or endangered, with one species listed as "Candidate Threatened," as well as additional species listed as special status.

The Project Site is within the Cathedral City Quadrangle, where four animal species and one plant species were recorded as either federally or State listed Threatened or Endangered, and 22 species were recorded as special-status species within the Cathedral City Quadrangle.[39] However, there is the potential for other species listed within the nine quadrangles to occur on the Project Site. The species identified in **Table 5.4-1** through **Table 5.4-3: Other Wildlife Species** were identified within the nine quadrangle search as being listed either federally or State threatened or endangered, or as a special status species.

JWC Ecological Consultants conducted a reconnaissance-level biological resource survey on the

37 City of Cathedral City, General Plan (2040 Update), "Open Space and Conservation Element." https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000. Accessed February 2022.

38 Cathedral City General Plan EIR, Exhibit 2.5-2, CVMSHCP Biological Resources Map North, https://www.cathedralcity.gov/home/showpublisheddocument/8165/636990400863070000. Accessed February 2022.

39 California Department of Fish and Wildlife, California Natural Diversity Database (CNDDB) BiosViewer. https://apps.wildlife.ca.gov/bios/. Accessed February 2022. (See Appendix B.2)

Project Site to determine the likelihood that significant biological resources were present (see **Appendix B**). Available literature was also reviewed in addition to the field survey to determine any sensitive species listed in the region. JWC Ecological Consultants determined that the Project Site is completely developed with buildings, playgrounds, and regularly maintained lawns and landscaping.[40] As such, there are no identified natural or native plant communities existing within the Project Site boundaries, nor were there special-status animal species observed or expected. Additionally, as all parts of the site are fully developed and visited five days each week by students and staff, the Project Site experiences regular and repeated human disturbance making it an unsuitable habitat for the fully protected burrowing owl.

The Project Site is located within an existing residential community with vacant land to the south of the Project Site. The Proposed Project would be developed within the existing school campus which includes maintained landscaping, concrete and asphalt areas, surface parking, and a southern adjacent field that is regularly landscaped and manicured. It is unlikely for plant or species to occur on-site, and all construction would be conducted on Project Site.

Impacts to plant species would be less than significant.

TABLE 5.4-1
PLANT SPECIES

		Status		
Plant Species	**Common Name**	**Federal**	**State**	**Special Status**
*Abronia villosavar. aurita	chaparral sand-verbena			1B.1
Acmispon haydonii	pygmy lotus			1B.3
Allium atrorubens var. cristatum	Inyo onion			4.3
Almutaster pauciflorus	alkali marshaster			2B.2
Aloysia wrightii	Wright's beebrush			4.3
Ambrosia monogyra	Single whorl burrobrush			2B.2
Astragalus bernardinus	San Bernardino milk-vetch			1B.2
*Astragalus horniivar. hornii	Horn's milk-vetch			1B.1
*Astragalus lentiginosus var. borreganus	Borrego milk-vetch			4.3
*Astragaluslentiginosus var. coachellae	Coachella Valley millk-vetch	Endangered		1B.2

40 James W. Cornett (JWC) Ecological Consultants, Landau Elementary School Biological Findings Letter, September, 5 2021. (Appendix B.3).

TABLE 5.4-1
PLANT SPECIES

Plant Species	Common Name	Status		
		Federal	State	Special Status
Astragalus preussii var.laxiflorus	Lancaster milk-vetch			1B.1
Astragalus tricarinatus	triple-ribbedmilk vetch	Endangered		1B.2
Atriplex parishii	Parish's brittlescale			1B.1
Ayenia compacta	California ayenia			2B.3
Boechera johnstonii	Johnston's rockcress			1B.2
Calochortus palmeri var.munzii	San Jacinto mariposa-lily			1B.2
Caulanthussi mulans	Payson's jewel flower			4.2
Chaenacti sparishii	Parish's chaenactis			1B.3
Chorizanthe leptotheca	Peninsularspineflower			4.2
Chorizanthe polygonoides var. longispina	long-spined spineflower			1B.2
Chorizanthe xantivar. leucotheca	white-bractedspineflower			1B.2
*Cuscuta californica var. apiculata	pointed dodder			3
Deinandra mohavensis	Mojave tarplant		Endangered	1B.3
Ditaxis claryana	glandular ditaxis			2B.2
Ditaxis serratavar. californica	California ditaxis			3.2
Dodecahe maleptoceras	slender-horned spineflower	Endangered	Endangered	1B.1
Eremothera boothii ssp. boothii	Booth's evening-primrose			2B.3
Eriastrumhar woodii	Harwood's eriastrum			1B.2
Erigeron parishii	Parish's daisy	Threatened		1B.1
Erythranthe diffusa	Palomar monkeyflower			4.3
Eschscholzia androuxii	Joshua Tree poppy			4.3
Euphorbia abramsiana	Abrams' spurge			2B.2
*Euphorbia arizonica	Arizona spurge			2B.3
Euphorbia misera	cliff spurge			2B.2
*Euphorbia platysperma	flat-seeded spurge			1B.2
Galium johnstonii	Johnston's bedstraw			4.3

TABLE 5.4-1
PLANT SPECIES

Plant Species	Common Name	Status		
		Federal	State	Special Status
Galiumangustifolium ssp. gracillimum	Slender bedstraw			4.2
Heuchera hirsutissima	shaggy-haired alumroot			1B.3
Horsfordia alata	pink velvet-mallow			4.3
Horsfordia newberryi	Newberry's velvet-mallow			4.3
Hulsea vestita ssp. callicarpha	beautiful hulsea			4.2
Imperata brevifolia	California satintail			2B.1
*Johnstonella costata	Ribbed cryptantha			4.3
*Johnstonella holoptera	Winged cryptantha			4.3
Juncus acutus ssp. leopoldii	Southwestern spiny rush			4.2
Juncus cooperi	Cooper's rush			4.3
Lilium parryi	lemon lily			1B.2
Linanthus jaegeri	San Jacinto linanthus			1B.2
Linanthus maculatus ssp.maculatus	Little San Bernardino Mtns. linanthus			1B.2
*Lycium torreyi	Torrey's box-thorn			4.2
Marina orcuttii var. orcuttii	California marina			1B.3
Matelea parvifolia	spear-leaf matelea			2B.3
Mentzelia tricuspis	spiny-hair blazing star			2B.1
*Nemacaulis denudata var.gracilis	Slender cottonheads			2B.2
Nemacladus gracilis	Graceful nemacladus			4.3
Penstemon californicus	California beardtongue			1B.2
Penstemon clevelandii var. connatus	San Jacinto beardtongue			4.3
Pentachaeta aurea ssp. aurea	golden-rayed pentachaeta			4.2
Petalonyx linearis	narrow-leaf sand paper-plant			2B.3
Pseudorontium cyathiferum	Deep Canyon snapdragon			2B.3
Saltugilia latimeri	Latimer's woodland-gilia			1B.2
*Selaginella eremophila	desert spike-moss			2B.2

TABLE 5.4-1
PLANT SPECIES

Plant Species	Common Name	Status		
		Federal	State	Special Status
Senna covesii	Cove's cassia			2B.2
Sidotheca caryophylloides	Chickweed oxytheca			4.3
Sidotheca emarginata	white-margined oxytheca			1B.3
*Stemodia durantifolia	purple stemodia			2B.1
Streptanthus campestris	Southern jewel flower			1B.3
Syntrichopappus lemmonii	Lemmon's syntrichopappus			4.3
Thelypteris puberula var. sonorensis	Sonoranmaiden fern			2B.2
Thysanocarpus rigidus	rigid fringepod			1B.2
Xylorhiza cognata	Mecca-aster			1B.2

Source: California Department of Fish and Wildlife, California Natural Diversity Database (CNDDB) BiosViewer. https://apps.wildlife.ca.gov/bios/. Accessed August 2021. (*Appendix* B.1)

Note: *Identified *within the Coachella Valley quadrangle*

Key for CNPS Rare Plant Ranks:

1B.1 = Rare, threatened, or endangered in California and e*lsewhere; seriously threatened in California*

1B.2 = Rare, threatened, or endangered in California and elsewhere; moderately threatened in Cal*ifornia*

1B.3 = Rare, threatened, or endangered in California and elsewhere; not very threatened in California

2A = *Presumed extinct in California, but extant elsewhere*

2B.1 = Rare, threatened, or endangered in Calif., but more common elsewhere; seriously *threatened in Calif.*

2B.2 = Rare, threatened, or endangered in Calif., but more common elsewhere; moderately th*reatened in Calif.*

2B.3 = Rare, threatened, or endangered in Calif., but more common elsewhere; not very threatened in Calif.

3 = Plants abo*ut which we need more information (Review List)*

3.1 = Plants about which we need more information (Review List); *seriously threatened in California*

3.2 = Plants about which we need more information (Review List); moderately threatened in California

3.3 = Plants about which we need more information (Review List); not very threatened in California

4.1 = Plants of l*imited distribution (watch list); seriously threatened in California*

4.2 = Plants of limited distribution (watch list); moderately threate*ned in California*

4.3 = Plants of limited distribution (watch list); not very threatened in California

The Project Site contains an open field to the south which could potentially include habitats for listed bird species. The Project would be developed within the existing school campus, which includes maintained landscaping, concrete areas, surface parking, and an eastern adjacent field that is regularly landscaped and manicured. Additionally, the majority of construction would be on the northern side of the campus which is adjacent to a developed surface parking lot. **Table 5.4-2** includes all recorded bird species found through the CNDDB

search, consisting of all nine quadrangles. The potential following impacts to bird species are further discussed in **Appendix B** (See **Appendix B.4**).

The campus contains an active recreational field and general landscaping that may be used by birds. Section 3503 of the California Fish and Game Code, as well as the federal Migratory Bird Treaty Act of 1918 (16 USC 703-711) makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any migratory bird or bird of prey.

With the incorporation of **Mitigation Measure BIO-1**, project impacts to migratory birds (and burrowing owls) would be reduced to below the level of significance.

The animal species listed in Table 5.4-3 are not likely to occur within the Project Site considering the site is disturbed with school facility improvements and continued school operations. Additionally, the Project Site does not contain the habitat necessary to support the following species. Furthermore, the construction areas would be in the northern half of the site, away from the adjacent recreational field and potential habitat.

Therefore, impacts to the species listed below are less than significant.

TABLE 5.4-2
BIRD SPECIES

		Status		
Plant Species	**Common Name**	**Federal**	**State**	**Special Status**
Accipiter cooperii	Cooper's hawk			WL
Accipiter striatus	sharp-shinned hawk			WL
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow			WL
Aquila chrysaetos	golden eagle			FP ,WL
Artemisiospiza belli	Bell's sage sparrow			WL
Asio otus	long-eared owl			SSC
Athene cunicularia	Burrowing owl			SSC
Aythya americana	redhead			SSC
Buteo swainsoni	Swainson's hawk		Threatened	
Chaetura vauxi	Vaux's swift			SSC
Circus hudsonius	northern harrier			SSC
Contopus cooperi	olive-sided flycatcher			SSC

TABLE 5.4-2
BIRD SPECIES

Plant Species	Common Name	Status		
		Federal	State	Special Status
Cypseloides niger	black swift			SSC
Empidonax traillii brewsteri	Little Willow Flycatcher		Endangered	
Empidonax traillii extimus	Southwestern willow flycatcher	Endangered	Endangered	
Eremophila alpestris actia	California horned lark			WL
*Falco mexicanus	prairie falcon			WL
Falco peregrinus anatum	American peregrine falcon			FP
Gavia immer	common loon			SSC
Icteria virens	yellow-breasted chat			SSC
*Lanius ludovicianus	Loggerhead shrike			SSC
Larus californicus	California gull			WL
Leiothlypis luciae	Lucy's warbler			SSC
Pandion haliaetus	osprey			WL
Passerculus sandwichensis alaudinus	Bryant's savannah sparrow			SSC
Passerculus sandwichensis rostratus	large-billed savannah sparrow			SSC
Phalacrocor axauritus	double-crested cormorant			WL
Piranga rubra	summer tanager			SSC
*Polioptila californica	coastal California gnatcatcher	Threatened		
Polioptila melanura	black-tailed gnatcatcher			WL
Progne subis	purple martin			SSC
Pyrocephalus rubinus	Vermilion flycatcher			SSC
Setophaga petechia	yellow warbler			SSC
Toxostoma crissale	Crissal thrasher			SSC
*Toxostoma lecontei	Le Conte's thrasher			SSC
Vireo bellii pusillus	Least Bell’s vireo	Endangered	Endangered	

TABLE 5.4-2
BIRD SPECIES

Plant Species	Common Name	Status		
		Federal	State	Special Status
Xanthocephalus	yellow-headed blackbird			SSC

Source: California Department of Fish and Wildlife, California Natural Diversity Database (CNDDB) BiosViewer. https://apps.wildlife.ca.gov/bios/. Accessed February 2022. (Appendix B.1)

Note: *Identified within the Coa*chella Valley quadrangle*

Federal and State status:

SSC = CDFW Species of Special Concern

FP = CDFW Fully Protected

W*L = CDFW Watch List*

TABLE 5.4-3
OTHER WILDLIFE SPECIES

Species	Common Name	Type	Status		
			Federal	State	Special Status
Antrozous pallidus	pallid bat	Mammal			SSC
Arizona elegans occidentalis	California glossy snake	Reptile			SSC
Aspidoscelis tigris stejnegeri	coastal whiptail	Reptile			SSC
Bombus crotchii	Crotch bumblebee	Insect	Candidate Endangered		
Chaetodipus fallax	Northwestern San Diego pocket mouse	Mammal			SSC
Chaetodipus fallax pallidus	pallid San Diego pocket mouse	Mammal			SSC
Coleonyx variegatus abbotti	San Diego banded gecko	Reptile			SSC
Corynorhinus townsendii	Townsend's big-eared bat	Mammal			SSC
*Crotalus ruber	Red-diamond rattlesnake	Reptile			SSC
Cyprinodon macularius	desert pupfish	Fish	Endangered	Endangered	
Dinacoma caseyi	Casey's June beetle	Insect	Endangered		
Euphydryaseditha quino	Quino checker-spot butterfly	Insect	Endangered		
Gopherus agassizii	Desert tortoise	Reptile	Threatened	Threatened	

TABLE 5.4-3
OTHER WILDLIFE SPECIES

Species	Common Name	Type	Status		
			Federal	State	Special Status
*Lasiurus xanthinus	Western yellow bat	Mammal			SSC
Lepus californicus bennettii	San Diego black-tailed jackrabbit	Mammal			SSC
Neotoma lepida intermedia	San Diego desert woodrat	Mammal			SSC
Nyctinomops femorosaccus	pocketed free-tailed bat	Mammal			SSC
Nyctinomops macrotis	big free-tailed bat	Mammal			SSC
Ovis canadensis nelsoni	desert big horn sheep	Mammal			FP
*Ovis canadensis nelsoninelsoni pop. 2	Peninsular bighorn sheep	Mammal	Endangered	Threatened	FP
*Perognathus longimembris bangsi	Palm Springs pocket mouse	Mammal			SSC
Perognathus longimembris brevinasus	Los Angeles pocket mouse	Mammal			SSC
Phrynosoma blainvillii	coast horned lizard	Reptile			SSC
*Phrynosoma mcallii	Flat-tailed horned lizard	Reptile			SSC
Rana draytonii	California red-legged frog	Amphibian	Threatened		SSC
Rana muscosa	Southern mountain yellow-legged frog	Amphibian	Endangered	Endangered	WL
Thamnophis hammondii	two-striped gartersnake	Reptile			SSC
*Uma inornate	Coachella Valley fringe-toed lizard	Reptile	Threatened	Endangered	
*Xerospermophilus tereticaudus chlorus	Palm Springs round-tailed ground squirrel	Mammal			SSC

Source: California Department of Fish and Wildlife, California Natural Diversity Database (CNDDB) BiosViewer. https://apps.wildlife.ca.gov/bios/. Accessed February 2022. (Appendix B.1)

Note: *Identified within the Coachella Valley quadrangle

Federal and State status:

SSC = CDFW Species of Special Concern

FP = CDFW Fully Protected

WL = CDFW Watch List

Mitigation Measures: The following mitigation measure shall be implemented before

construction of the Project in order to reduce impacts on wildlife species that could be on the Project Site.

Implementation of the below mitigation measure would reduce impacts to less than significant.

MM BIO-1: Pre-Construction Surveys for Migratory Birds (including avoidance if found)

If ground disturbance, tree or plant removal is proposed between February 1st and August 31st, a qualified biologist shall conduct a nesting bird survey within 7 to 10 days of initiation of grading on site focusing on covered species. If active nests are reported, species-specific measures shall be prepared. At a minimum, grading in the vicinity of a nest shall be postponed until the young birds have fledged. For construction between September 1st and January 31th, no pre-removal nesting bird survey is required.

Additionally, pre-construction surveys for burrowing owls should be undertaken between 14 and 30 days prior to any kind of ground disturbance related to modifications to facilities and properties.

In the event active nests are found, exclusionary fencing shall be placed 200 feet around the nest until such time as nestlings have fledged. Nests of raptors and burrowing owls shall be provided a 500-foot buffer. Ground disturbance between September 1 and January 31 shall be exempt from this requirement.

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

No Impact. Sensitive natural communities are those listed in the California Department of Fish and Wildlife due to the rarity of the community in the State or throughout its entire range.[41] Natural communities are ranked based on a variety of values, most basic are the rarity of the community and the threat of removal. Sensitive natural communities are those that are especially rare and have a high threat of removal.

There are no documented riparian corridors or creeks connecting to the Project Site.[42] Project

41 California Department of Fish and Wildlife, "Natural Communities." https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities/Background. Accessed February 2022.

42 Cathedral City, Comprehensive Draft General Plan (2040 Update). "Open Space and Conservation Element." https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000. Accessed February 2022.

implementation would not impact riparian habitat or sensitive habitat, and no impact would occur. The Project Site is developed and consists of residential uses to the north and east and includes a recreational field to the south.

The Project Site and surrounding areas to the north, east, south, and west are disturbed with urban development.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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

No Impact. The Project Site is comprised of a fully developed school campus. According to the USFWS Wetlands Mapper, there is no recorded federally protected wetlands on or near the Project Site.[43] The Project Site is neither in proximity to, nor does it contain, wetland habitat or a blue line stream. Implementation of the proposed Project would not have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act, through direct removal, filling, hydrological interruption, or other means.

No impacts would occur.

Mitigation Measures: No mitigation measures are 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 Project Mitigation. Habitat connectivity is an essential aspect of viable habitat conservation and wildlife management. Habitat connectivity is accomplished by establishing habitat linkages and wildlife movement corridors that connect fragmented pieces of habitat. This allows for the movement of wildlife, a place for new vegetation to recolonize, and diversifies the plant and wildlife gene pools across areas of available habitat.

The I-10 Freeway and train tracks are about 1.6 miles northeast of the Project Site. Pockets of

43 USFWS, "Wetlands Mapper," https://www.fws.gov/wetlands/data/mapper.html. Accessed February 2022.

vacant land exist to the south of the Project Site. The Project Site and immediate surroundings north, east, south, and west are developed residential uses.

The Proposed Project would be implemented within the LES campus and no off-site improvements would occur.

Impacts to wildlife movement would be less than significant.

Mitigation Measures: The following mitigation measure has been identified to reduce impacts to less than significant.

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

No Impact. Cathedral City does not have a tree preservation policy nor any similar ordinance that protects trees or any other biological resources.

No impact would occur from Project implementation.

Mitigation Measures: No mitigation measures are 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?

No Impact. The Coachella Valley Multiple Species Conservation Plan and Habitat Conservation Plan/Natural Community Conservation Plan (CVMSHCP) addresses numerous species in the Coachella Valley.[44]

- The goal of the Coachella Valley MSHCP is to preserve the natural ecosystems and biological diversity on a regional scale in Coachella Valley. Local developments must pay a local development mitigation fee prior to the issuance of a building permit. The fee is used to mitigate the impacts of new development, for the purchase of land, and perpetual conservation.

In addition to the CVMSHCP, the Agua Caliente Band of Cahuilla Indians maintain and implement

44 Southern California Association of Governments. SCAG GIS Open Data Portal. Natural Community Conservation Plan and Habitat Conservation Plan (NCCP & HCP). https://gisdata-scag.opendata.arcgis.com/datasets/natural-community-conservation-plan-nccp/explore?location=34.320967%2C-116.670397%2C8.71. Accessed February 2022.

the Tribal Habitat Conservation Plan (HCP)[45]

- The Tribal HCP protects and manages natural resources and habitat within the Tribe's jurisdictional territory. Its primary conservation mechanisms include creation of a Habitat Preserve; adoption of avoidance, minimization, and mitigation measures to enhance the habitats and survivability of Covered species; and payment of a mitigation fee that funds Tribal acquisition and management of replacement habitat. It has not yet been approved by the USFWS.

The District is not a participant in the Coachella Valley MSHCP and Tribal HCP programs.

The Proposed Project would modernize the LES campus and improvements would be made on the campus. Though, with the implementation of **MM BIO-1,** the Project's impact on biological resources would be less than significant, and there would be no conflict with the Coachella Valley MSHCP and Tribal HCP.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

45 Agua Caliente Band of Cahuilla Indians, Tribal Habitat Conservation Plan, https://www.aguacaliente.org/documents/planning-department/THCPAugust2010.pdf. Accessed March 2022.

5.5 CULTURAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
CULTURAL RESOURCES—Would the project:					
a.	Cause a substantial adverse change in the significance of a historical resource as defined in §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 formal cemeteries?	☐	☐	☒	☐

Discussion

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

No Impact. CEQA Guidelines section 15064.5(a) defines a "historical resource" as a resource listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally, a resource is considered "historically significant" if it meets one of the following criteria:

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

ii) Is associated with the lives of persons important in our past;

iii) 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;

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

The Project Site, or any building located there, is not listed as a local historic landmark, nor is it on the California Historical Landmarks register or the Points of Historical Interest register.[46] The campus was originally constructed in 1988 and is less than 50 years of age. According to

46 Cathedral City, General Plan (Update 2040). "Open Space and Conservation Element." https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000. Accessed February 2022.

the correspondence with Architectural Historian Pamela Daly, the school buildings do not meet the criteria to be investigated as historical resources due to age, and they don't meet the criteria (C of NR, 3 of CR) to be considered exceptional examples of elementary school buildings.[47] The permanent school buildings and the campus itself have not achieved sufficient age to be considered eligible for listing in the National Register of Historic Places under criteria consideration "g" of the National Register Criteria for Evaluation (See **Appendix C.2: PSUSD School Major Renovations Correspondence**). Therefore, no historical resources are in the Project Site.

Additionally, a cultural records search was conducted by PaleoWest to identify recorded historic and prehistoric archeological sites within a 0.5-mile radius of the Project Site (see **Appendix C.1: Cultural Resources Memo**). The records search was performed at the Eastern Information Center (EIC) housed at University of California, Riverside, and was limited to the following: a cultural resource literature review, records search of the California Historic Resource Information System (CHRIS), and a review of historic topographic maps and aerial photographs. The records search also included a review of the Office of Historic Preservation Archaeological Determination of Eligibility and the Office of Historic Preservation Directory of Historic Properties Data File. No cultural resources or historic period built-environment resources were identified within 0.5 mile of the Project Site. Project implementation would not impact any historical resources on or off site.

No impact would occur.

Mitigation Measures: No mitigation measures required.

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

Less Than Significant Impact. According to the Cathedral City General Plan EIR, the Project Site is not within areas identified sensitive for prehistoric archaeological sites, nor does the Project Site have 1910s – 1940 features.[48] Most archaeological resources in Cathedral City are located north of the I-10. Additionally, as stated above, there are no identified historic or prehistoric resources within one-half mile north of the Project Site.

The Proposed Project would occur within the graded and developed areas of the LES campus

47 Written correspondence with Pamela Daly from Daly and Associates (See Appendix C.2).
48 Cathedral City General Plan EIR, Open Space and Conservation Element, Exhibit OS-4, https://www.cathedralcity.gov/home/showpublisheddocument/8165/636990400863070000. Accessed February 2022.

and the Project would not affect the off-site areas; as such, the potential for encountering intact archaeological resources is low. However, in the unlikely event that subsurface resources are identified during earthmoving activities associated with the Project, the District would comply with PRC Section 21083.2(i), which requires the Lead Agency to make provisions for archaeological resources accidentally discovered during construction. The District would be required to make an immediate evaluation by a qualified archaeologist; if the finding is determined to be a unique archaeological resource, then it must be protected from damage and destruction, and either an archaeological sample be collected or an approved avoidance measure be employed as stated in PRC Section 21083.2. Construction would be allowed in other areas while the archaeological mitigation takes place.

Impacts to archaeological resources are less than significant.

Mitigation Measures: No mitigation measures required.

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

Less Than Significant Impact. A significant impact would occur if previously interred human remains would be disturbed during excavation of the Project Site. The Project Site is in an urbanized area and has been subject to grading and development in the past. The nearest cemetery is the Desert Memorial Park, located at 31-705 Da Vall Drive, approximately 1.80 mile to the southeast.

In the unlikely event that earth-disturbing activities conducted by the District and/or its construction contractors identify undiscovered human remains, the District will comply with Government Code Sections 27460 et seq.[49] and Section 27491, and Public Resources Code (PRC) Section 5097.98[50] . These regulations would require earthmoving activities to halt until the Riverside County Coroner can determine whether the remains are subject to the provisions of Section 27491 or any other related provisions of law. The required recommendations concerning the treatment and disposition of the human remains would be subject to the person responsible for the excavation, or to his or her authorized representative.

Additionally, pursuant to California Health and Safety Code Section 7050.5[51], the coroner shall make a determination within two working days of notification of the discovery of the human remains. If the coroner determines that the remains are not subject to his or her authority and

49 California Government Code, Title 3, Division 2, Ch. 10, Sections 27460-27530.
50 Public Resources Code, Division 5, Ch. 1.75, Section 5097.98.
51 California Health and Safety Code, Division 7, Part 1, Ch. 2, Section 7050.5.

recognizes or has reason to believe that they are those of a Native American, he or she shall contact the Native American Heritage Commission by telephone within 24 hours. The District will comply with existing regulations, and potential impact related to the accidental discovery of human remains would be less than significant.

Impact would be less than significant.

Mitigation Measures: No mitigation measures required.

5.6 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?	☐	☐	☒	☐

Discussion

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. The following analysis estimates the Proposed Project's electricity, natural gas, and transportation fuel usage. This analysis also evaluates whether the Project would result in wasteful, inefficient, or unnecessary consumption of energy resources. In accordance with Appendix F of the CEQA Guidelines, the analysis includes relevant information to address the energy implications of the Project. The supporting energy calculations are included in **Appendix D: Energy Calculations**.

Construction

During construction, energy would be directly consumed on a limited basis to power lights and electronic equipment, and indirectly for the conveyance of water used for dust control during grading. As discussed below, construction activities, including the construction of new buildings, typically do not involve the consumption of natural gas. Construction would also consume energy in the form of petroleum-based fuels associated with the use of off-road construction vehicles and equipment within the Project Site, construction worker travel, haul trips, and delivery trips.

As shown in **Table 5.6-1: Summary of Energy Use During Construction**, a total of approximately 676 kilowatt-hours (kWh) of electricity, 69,251 gallons of diesel fuel, and 3,389 gallons of gasoline is estimated to be consumed during construction of the Project.

TABLE 5.6-1 SUMMARY OF ENERGY USE DURING CONSTRUCTION	
Fuel Type	**Quantity**
Electricity	
Water Conveyance	676
Diesel	
Off-Road Construction Equipment	62,356 gallons
On-Road Motor Vehicles	6,895 gallons
Total	**69,251 gallons**
Gasoline	
Off-Road Construction Equipment	0 gallons
On-Road Motor Vehicles	3,389 gallons
Total	**3,389 gallons**

*Source: Refer to **Appendix D** for detailed calculations.*

Electricity

During construction, electricity would be consumed to supply and convey water for dust control and, on a limited basis, may be used to power lighting, electronic equipment, and other construction activities necessitating electrical power. Electricity would be supplied to the Project Site by Southern California Edison (SCE) distribution infrastructure and would be obtained from existing substations and electrical lines in and around the Project Site.

As shown in **Table 5.6-1** above, a total of approximately 676 kWh of electricity is anticipated to be consumed during construction. The electricity demand at any given time would vary throughout the construction period based on the construction activities being performed and would cease upon completion of construction. When not in use, electrical equipment would be powered off to avoid unnecessary energy consumption.

Due to the relatively short duration of the construction process, as well as the fact that the extent of electricity consumption is inherently low with construction projects of this size and nature, electricity consumption impacts would not be considered excessive or substantial with respect to regional supplies. The energy demands during construction would be typical of construction projects of this size and the Proposed Project would not result in the wasteful, inefficient, or unnecessary consumption of electricity resources.

Accordingly, electricity demands during construction would be less than significant.

Natural Gas

Construction activities do not typically involve the consumption of natural gas because

construction equipment and staging rely heavily on electricity and transportation fuels. Accordingly, natural gas would likely not be needed to support construction activities; thus, there would be little to no demand generated by construction. As a result, the Proposed Project would not result in inefficient, or unnecessary consumption of natural gas during construction. Therefore, natural gas demands during construction would be less than significant.

Transportation Energy

Construction of the Proposed Project would consume energy in the form of petroleum-based fuels associated with use of off-road construction vehicles and equipment on the Project Site, construction workers traveling to and from the Project Site, and delivery and haul truck trips (e.g., for deliveries of construction supplies and materials).

As shown in **Table 5.6-1**, on- and off-road vehicles would consume an estimated 72,640 gallons of petroleum (3,389 gallons of gasoline and 69,251 gallons of diesel fuel) throughout the Project's construction period. For purposes of comparison, the Energy Information Administration (EIA) forecasts a national oil supply of 16.6 million barrels (mb) per day in 2022, which is the first year of construction for the Project.[52] This equates to approximately 6,059 mb per year or 254,478 million gallons (mg) per year. Construction of the Proposed Project would account for less than 0.01 percent of the projected annual oil supply in 2022.

Due to the relatively short duration of the construction process, and the fact that the extent of fuel consumption is inherent to construction projects of this size and nature, fuel consumption impacts would not be considered excessive or substantial with respect to regional fuel supplies. The energy demands during construction would be typical of construction projects of this size and would not necessitate additional energy facilities or distribution infrastructure. The Proposed Project will also comply with Section 2485 in Title 13 of the California Code of Regulations, which requires the idling of all diesel-fueled, commercial vehicles to be limited to five minutes at any location. As a result, the Proposed Project would not result in inefficient, or unnecessary, consumption of transportation resources during construction. Accordingly, transportation resource demands during construction would be less than significant.

Operation

During operation of the Proposed Project, energy would be consumed for multiple purposes associated with the proposed uses, including, but not limited to, HVAC; refrigeration; lighting;

52 U.S. Energy Information Administration, Annual Energy Outlook 2021: Table 11. Petroleum and Other Liquids Supply and Disposition, https://www.eia.gov/outlooks/aeo/data/browser/#/?id=11-AEO2021&cases=ref2021&sourcekey=0. Accessed February 2022.

and the use of electronics, equipment, and machinery. Energy would also be consumed during operation of the Proposed Project in the form of water usage, solid waste disposal, and vehicle trips, among others. As shown in **Table 5.6-2: Summary of Annual Energy Use During Operation**, the Proposed Project would result in a net increase of 39,409 kWh of electricity per year and 116,589 kBTU of natural gas per year. Moreover, the Project would result in a net decrease of 18,852 gallons of transportation fuel per year.

TABLE 5.6-2
SUMMARY OF ANNUAL ENERGY USE DURING OPERATION

Source	Units	Quantity
Electricity		
Project Electricity	kWh/yr	482,026
Existing Electricity	*kWh/yr*	*442,617*
Net Total	**kWh/yr**	**39,409**
Natural Gas		
Project Natural Gas	kBTU/yr	517,785
Existing Natural Gas	*kBTU/yr*	*401,196*
Net Total	**kBTU/yr**	**116,589**
Transportation Energy		
Project Fuel	Gallons/yr	421,464
Existing Fuel	*Gallons/yr*	*440,316*
Net Total	**Gallons/yr**	**(18,852)**

*Source: Refer to **Appendix D** for detailed calculations.*
Notes: kWh/yr. = kilowatt-hours per year; kBtu/yr. = thousand British Thermal Units per year.
Electricity and Natural Gas for the Project is total yearly operational usage. Mobile gasoline and diesel usage were calculated using CalEEMod output data

Electricity

As shown in **Table 5.6-2**, the Proposed Project would result in a net demand for electricity, totaling 39,409 kWh (0.04 GWh) per year. SCE estimates that electricity consumption within its planning area will be approximately 125,000 GWh annually by 2026, when the Project would be fully built out.[53] The Proposed Project would account for less than 0.01 percent of the 2026 annual consumption in SCE's planning area. As such, the Proposed Project would account for a negligible portion of the projected annual consumption in SCE's planning area.

Natural Gas

Natural gas service would be provided to the Project Site by Southern California Gas Company (SoCalGas). As shown in **Table 5.6-2**, the Proposed Project would result in a net demand for

53 CEC, Demand Analysis Office, California Energy Demand 2018-2030 Revised Forecast, https://efiling.energy.ca.gov/getdocument.aspx?tn=223244. Accessed February 2022.

natural gas totaling 116,589 kBTU per year. Based on the 2020 California Gas Report, the California Energy and Electric Utilities estimates that annual natural gas supply within SoCalGas' planning area will be approximately 1,253,775 million cubic feet (MMcf) in 2026 or 1,253,775,000,000 kBTU.[54] The Proposed Project would account for less than 0.01 percent of the 2026 annual forecasted supply in SoCalGas' planning area. As such, the Proposed Project would account for a negligible portion of the projected annual consumption in the SoCalGas' planning area.

Transportation Energy

The Proposed Project would not increase the number of students attending the school. Therefore, mobile trips would remain the same as the existing conditions. As shown in **Table 5.6-2**, the Proposed Project would result in a net decrease of 18,852 gallons of transportation fuel per year. This reduction is the result of implementation of regulations that require more efficient and alternatively fueled vehicles. As such, the Proposed Project would account for a negligible portion of the projected annual oil supply in 2026.

Based on the analysis presented above and the calculations provided in **Appendix D**, the Project would not result in the wasteful, inefficient, or unnecessary consumption of energy and thus would not generate significant impacts with regard to energy use and consumption.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

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

Less Than Significant Impact. The Proposed Project would comply with applicable regulatory requirements for the design of new water related infrastructure, including the provisions set forth in the CALGreen Code and California's Building Energy Efficiency Standards. Therefore, the Project would be consistent with adopted energy efficiency plans.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

54 California Gas and Electric Utilities, 2020 California Gas Report, October 2020, https://www.socalgas.com/sites/default/files/2020-10/2020_California_Gas_Report_Joint_Utility_Biennial_Comprehensive_Filing.pdf. Accessed February 2022.

5.7 GEOLOGY AND SOILS

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS—Would the project:					
a.	Expose people or structures to 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. division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii.	Does the site contain an active earthquake fault or fault trace, or is the site located within the boundaries of any special studies zone or within an area designated as geologically hazardous in the safety element of the local general plan?	☐	☐	☒	☐
iii.	Involve the construction, reconstruction, or relation of any school building on the trace of a geological fault along which surface rupture can reasonably be expected to occur within the life of the school building?	☐	☐	☒	☐
iv.	Involve the construction, reconstruction, or relocation of any school building on a site subject to moderate-to-high liquefaction?	☐	☐	☒	☐
v.	Involve the construction, reconstruction, or relocation of any school building on a site subject to 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- 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 (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e.	Have soils incapable of adequately supporting the use of septic tanks or	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
	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 unique geologic feature?	☐	☐	☒	☐

Discussion

a. Would the project 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.

Less Than Significant Impact. The Project Site is located approximately 2.2 miles south of the Garnet Hill Fault, which is the closest inferred fault to the Project Site.[55] The Project Site is not within an Alquist-Priolo Earthquake Fault Rupture Zone, as delineated by the California Geologic Survey.[56] The closest Alquist-Priolo Earthquake Fault Zone is the Coachella Valley Segment of the San Andreas Fault - South Branch (Banning Strand), approximately 3.9 miles to the northeast. The Project Site is not within a known earthquake fault or fault zone, nor does the Project involve activities which would induce rupture.

The Proposed Project would be implemented in accordance with the 2019 California Building Code (CBC),[57] which contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards.

Impacts related to the rupture of an Alquist-Priolo Earthquake Fault Zone would be less than

55 City of Cathedral City. General Plan Update: Environmental Impact Report. Accessed February 2022. https://www.cathedralcity.gov/home/showpublisheddocument?id=8165.
56 California Department of Conservation, California Geological Survey. Regional Geological and Mapping Program, https://maps.conservation.ca.gov/cgs/EQZApp/. Accessed February 2022.
57 California Building Code of Regulations, Title 24, Part 2, http://www.bsc.ca.gov/codes.aspx. Accessed February 2022.

significant.

Mitigation Measures: No mitigation measures are required.

ii. Does the site contain an active earthquake fault or fault trace, or is the site located within the boundaries of any special studies zone or within an area designated as geologically hazardous in the safety element of the local general plan?

Less Than Significant Impact. As with most of southern California, the Project Site is subject to ground shaking and potential damage in the event of earthquakes. Sources of strong ground shaking within the region would be an earthquake along the Coachella Valley Segment of the San Andreas Fault, 3.9 miles to the northeast, and the Garnet Hill Fault, 2.2 miles to the south are the closest faults to the Project Site.[58] However, many more faults are in the region, including East Mohave Shear, North Frontal Fault Zone, Pinto Mountain, San Jacinto, and Elsinore.[59] Because the Project Site is in a seismically active area, seismic ground shaking may occur at the Project Site.

The California Building Standards Commission regulates development in California through a variety of tools that reduce hazards from earthquakes to other geologic hazards. The Proposed Project would be required to adhere to the provisions of the 2019 CBC which contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards.[60] Compliance with the requirements of the 2019 CBC for structural safety would reduce hazards from strong seismic ground shaking.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

iii. Involve the construction, reconstruction, or relation of any school building on the trace of a geological fault along which surface rupture can

58 Cathedral City, General Plan Update: Environmental Impact Report. https://www.cathedralcity.gov/home/showpublisheddocument?id=8165. Accessed February 2022.
59 California Department of Conservation, California Geological Survey. Regional Geological and Mapping Program, http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm. Accessed February 2022.
60 California Building Code of Regulations, Title 24, Part 2. Accessed February 2022.

reasonably be expected to occur within the life of the school building?

Less Than Significant Impact. As mentioned previously, the Proposed Project would include the construction of permanent classroom buildings in the existing LES campus. The Project Site is located approximately 2.2 miles to the southeast of the Garnet Hill Fault, which is the closest active fault. The fault runs east to west and extends from Whitewater Canyon to the southeast portion of Edom Hill crossing the City limits, north of the I-10.[61] The proposed Project would not involve construction of the proposed classroom buildings along the trace of the fault. As such, surface rupture is not expected to occur within the life of the building.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

iv. Involve the construction, reconstruction, or relocation of any school building on a site subject to moderate-to-high liquefaction?

Less Than Significant Impact. Liquefaction refers to loose, saturated sand or gravel deposits that lose their load-supporting capability when subjected to intense shaking.

According to the Cathedral City's General Plan EIR, the Project Site is located in an area considered to have low liquefaction susceptibility, given that the approximate depth to groundwater in Cathedral City occurs at approximately 150 to 200 feet.[62] The proposed Project would be required to adhere to the 2019 California Building Code (CBC)[63] and the Division of the State Architect Interpretation of Regulations A-9 (DSA-IR A-9)[64], as both contain provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

61 Cathedral City, General Plan Update: Environmental Impact Report. https://www.cathedralcity.gov/home/showpublisheddocument?id=8165. Accessed February 2022.
62 City of Cathedral City. General Plan Environmental Impact Report. Accessed February 2022.
63 California Building Code of Regulations, Title 24, Part 2, http://www.bsc.ca.gov/codes.aspx. Accessed February 2022.
64 Division of the State Architect, Publications, IR A-9, https://www.dgs.ca.gov/DSA/Publications#GLs. Accessed February 2022.

v. Involve the construction, reconstruction, or relocation of any school building on a site subject to landslides?

Less Than Significant Impact. The Project Site does not include any areas identified as being susceptible to landslides, and the overall risk of landslides is low to non-existent.[65] According to the Cathedral City's General Plan, the Project Site is located within an area with low susceptibility of being impacted by rockfalls and seismically induced landslides.[66] As such, the proposed Project would not be subject to landslides.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. Erosion is the movement of rock fragments and soil from one place to another. Precipitation, running water, waves, and wind are all agents of erosion. Significant erosion typically occurs on steep slopes where storm water and high winds can carry topsoil down hillsides.

The Project Site is developed within an existing school campus and there are no areas of erosion which could occur within the confines of the site. The Project Site and majority of surrounding areas are urbanized and relatively flat containing minimal rise or changes in elevation. There is vacant land located south of the Project Site, but construction and operation would occur north of the vacant land and would not affect the vacant land to the south. Additionally, no major slopes or bluffs are located within or adjacent to the Project Site.

The majority of Cathedral City consists of Carsitas cobbly sand (ChC), Myoma fine sand (MaB), and Carsitas gravelly sand (CdC), all of which have low to medium susceptibility to soil erosion.[67] However, much of the planning area is highly susceptible to wind hazards that contribute to soil erosion and the generation of fugitive dust. These contribute to the soiling of exterior furniture and vehicles, nuisances and increased health-risks to people, loose soils on roadways and driveways, reduction in visibility for drivers, and loss of topsoil.

Grading and excavation activities for construction of the Proposed Project may lead to localized erosion, as wind and water carry loose soils off site. However, dust control measures required

65 City of Cathedral City. General Plan Environmental Impact Report. Accessed February 2022.
66 City of Cathedral City. General Plan Environmental Impact Report. Accessed February 2022.
67 City of Cathedral City. General Plan Environmental Impact Report. Accessed February 2022.

by the City and SCAQMD include pre-watering, prompt revegetation, and use of soil binders, all of which would reduce impacts associated with soil blowing and wind erosion during construction activities. Compliance with these erosion-control regulations would reduce soil erosion from the Project.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact. As previously mentioned, the Project Site does not include any areas identified as being susceptible to landslides, and the overall risk of landslides is low. Additionally, the Project Site and surrounding areas are relatively flat. As such, impacts related to landslides would be less than significant.

Subsidence typically occur where groundwater or natural gas is extracted. There have been no documented incidents of subsidence in Cathedral City.[68] Lands within the City of Cathedral City have low possibility of being affected by liquefaction and lateral spreading. For the LES campus, this hazard is considered low because the approximate depth to groundwater is between 150 to 200 feet.[69] Impacts related to subsidence would be less than significant.

The phenomenon of liquefaction generally occurs when loose, unconsolidated, saturated, sandy soils are subjected to ground vibrations during a seismic event. The Project Site is not located on a geological unit or soil that is unstable. [70] Additionally, construction would not result in substantial hazards from unstable or expansive soils. The proposed Project would also be required to adhere to the 2019 CBC[71], which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

68 City of Cathedral City. General Plan Environmental Impact Report. https://www.cathedralcity.gov/home/showpublisheddocument?id=8165. Accessed February 2022.
69 City of Cathedral City. General Plan Environmental Impact Report. Accessed February 2022.
70 City of Cathedral City. General Plan Environmental Impact Report. Accessed February 2022.
71 California Building Code of Regulations, Title 24, Part 2. Accessed March 2022.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less Than Significant Impact. Expansive soils contain significant amounts of clay particles that have the ability to give up water (shrink) or take on water (swell). When these soils swell, the change in volume can exert pressures that are placed on them, and structural distress and damage to buildings can occur.

Given the relatively minor amount of clay present in soils in Cathedral City, expansive soils are not considered a hazard for the Project Site.[72] The Proposed Project would also be required to adhere to the 2019 CBC, which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are 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. Development of the Proposed Project would not require the installation of a septic tank or any alternative wastewater disposal system. The existing campus is connected to existing sewer main lines and service lines, which are currently available in the surrounding roadways. The Proposed Project would not be constructed on soils incapable of adequately supporting the use of septic tanks surrounding the area.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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

Less Than Significant Impact. The Project Site has been previously disturbed during the construction and operation of the LES campus. Ground-disturbing activities would occur in areas that are already disturbed, which would include demolition, site preparation, and construction activities.

72 City of Cathedral City. General Plan Environmental Impact Report. Accessed February 2022.

Cathedral City is not known to contain unique paleontological or geologic features.[73] Soils in Cathedral City, including at the Project Site, are composed of recently deposited alluvium which, according to the General Plan EIR, has a low potential to contain unique paleontological resources.[74] Furthermore, the Project Site has been subject to excavation and grading, and soil disturbing activities related to Proposed Project construction, including development of the new building improvements, would have minimal potential to damage or destroy paleontological resource.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

73 City of Cathedral City. General Plan Environmental Impact Report. Accessed February 2022.
74 City of Cathedral City. General Plan Environmental Impact Report. Accessed February 2022.

5.8 GREENHOUSE GAS EMISSIONS

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS – Would the project:					
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 adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion

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

Less than Significant Impact.

Construction

Construction activity impacts are relatively short in duration, and they contribute a relatively small portion of the total lifetime GHG emissions of a project. Due to the complex physical, chemical, and atmospheric mechanisms involved in global climate change, no basis exists for concluding that the Project's very small and essentially temporary (primarily from construction) increase in emissions could cause a measurable increase in global GHG emissions necessary to force global climate change. In addition, GHG emissions-reduction measures for construction equipment are relatively limited.[75] Therefore, in its Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Thresholds,[76] the SCAQMD recommends that construction emissions be amortized over a 30-year project lifetime so that GHG reduction measures would address construction GHG emissions as part of the operational GHG reduction strategies. This method is used in this analysis.

GHG emissions were quantified from construction and operation of the Proposed Project using SCAQMD's CalEEMod model. CalEEMod is based on outputs from the CARB off-road emissions model (OFFROAD) and the CARB on-road vehicle emissions model (EMFAC), both of which are emissions estimation models developed by CARB and used to calculate emissions from

75 South Coast Air Quality Management District, Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold, http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgattachmente.pdf. Accessed February 2022.

76 South Coast Air Quality Management District, "Greenhouse Gases," http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ghg-significance-thresholds/page/2. Accessed February 2022.

construction activities, including on- and off-road vehicles.

The forecasting of construction-related GHG emissions requires assumptions regarding the timing of construction as the emission factors for some of the Project's construction-related GHG emission sources decline over time. See **Appendix E** for GHG modeling data.

As shown in **Table 5.8-1: Construction GHG Emissions**, total construction emissions would be 708 MTCO2e. One-time, short-term emissions are converted to average annual emissions by amortizing them over the service life of a building. For buildings in general, it is reasonable to look at a 30-year time frame because this is a typical interval before a new building requires its first major renovation.[77] As shown in **Table 5.8-1**, when amortized over an average 30-year Project lifetime, average annual construction emissions from the Proposed Project would be 24 MTCO2e per year.

Table 5.8-1
Construction GHG Emissions

Construction Phase	MTCO2e/Year
Phase 1	
2022	73
2023	229
2024	46
Phase 2 and 3	
2022	196
2023	164
Overall Total	**708**
30-Year Annual Amortized Rate	**24**

Refer to Appendix E: Greenhouse Gas CalEEMod Output Sheets.
Notes: GHG = greenhouse gas; MTCO2e = metric tons of CO2

Operation

Operation of the Proposed Project has the potential to generate GHG emissions through vehicle trips traveling to and from the Project Site. In addition, emissions would result from area sources on site, such as natural gas combustion, landscaping equipment, and use of consumer products. Emissions from mobile and area sources, indirect emissions from energy and water use, wastewater, and waste management would occur every year after full development of the uses allowed by the Proposed Project. Operational emissions from area sources, energy sources, mobile sources, solid waste, and water and wastewater conveyance are shown in **Table 5.8-2:**

77 International Energy Agency, Energy Efficiency Requirements in Building Codes, Energy Efficiency Policies for New Buildings, IEA Information Paper (2008).

Operational Greenhouse Gas Emissions below. As shown in **Table 5.8-2**, the Project would result in a net decrease of 329 MTCO2e per year compared to the existing uses. These reductions are a result of higher building efficiency standards for new development, and implementation of regulation that requires more efficient and alternatively fueled vehicles.

As such, the Proposed Project would have a less than significant impact on GHG emissions.

Mitigation Measures: No Mitigation Measures are required.

Table 5.8-2
Operational Greenhouse Gas Emissions

Source	Unmitigated MTCO2e per year
Construction (amortized)	24
Area	<1
Energy	102
Mobile	2,648
Waste	39
Water	13
Total	2,826
Existing	*3,155*
Net Total	**(329)**

*Refer to **Appendix E: Greenhouse Gas CalEEMod Output Sheets***
Abbreviation: MTCO2e = metric tons of carbon dioxide emissions.

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

Less than Significant Impact. The Proposed Project would not conflict with local zoning, land use designations, plans, policies, or regulations. Moreover, the Proposed Project would only upgrade and modernize existing facilities without increasing local population, student capacity, employment opportunities, or housing. As such, the Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Impacts would be less than significant.

Mitigation Measures: No Mitigation Measures are required.

5.9 HAZARDS AND HAZARDOUS MATERIALS

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS – Would the project:					
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?	☐	☐	☐	☒
h.	If a response action is necessary and proposed as part of this project, has it been developed to be protective of children's health, with an ample margin of safety?	☐	☐	☒	☐
i.	Does the proposed school site contain one or more pipelines, situated underground or aboveground, which carry hazardous substances, acutely hazardous materials, or hazardous wastes, unless the pipeline is	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
	a natural gas line that is used only to supply natural gas to that school or neighborhood?				
j.	Is the proposed school site located near an aboveground water or fuel storage tank or within 1,500 feet of an easement of an aboveground or underground pipeline that can pose a safety hazard to the site?	☐	☐	☐	☒
k.	Would the project create an air quality hazard due to the placement of a school within one-quarter mile of: (a) permitted and nonpermitted facilities identified by the jurisdictional air quality control board or air pollution control district; (b) freeways and other busy traffic corridors; (c) large agricultural operations; and/or (d) a rail yard, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous or acutely hazardous material, substances, or waste?	☐	☐	☒	☐
l.	Is the school site in an area designated in a city, county, or city and county general plan for agricultural use and zoned for agricultural production, and if so, do neighboring agricultural uses have the potential to result in any public health and safety issues that may affect the pupils and employees at the school site? *(Does not apply to school sites approved by CDE prior to January 1, 1997.)*	☐	☐	☐	☒
m.	Is the property line of the proposed school site less than the following distances from the edge of respective power line easements: (1) 100 feet of a 50–133 kV line; (2) 150 feet of a 220–230 kV line; or (3) 350 feet of a 500–550 kV line?	☐	☐	☒	☐
n.	Is the Project Site a hazardous substance release site identified by the state Department of Health Services in a current list adopted pursuant to §25356 for removal or remedial action pursuant to Chapter 6.8 of Division 20 of the Health and Safety Code?	☐	☐	☒	☐
o.	Does the Project Site contain a current or former hazardous waste disposal site or solid waste disposal site and, if so, have the wastes been removed?	☐	☐	☒	☐
p.	If prepared, has the risk assessment been performed with a focus on children's	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
	health posed by a hazardous materials release or threatened release, or the presence of naturally occurring hazardous materials on the school site?				
q.	Is the proposed school site situated within 2,000 feet of a significant disposal of hazardous waste?	☐	☐	☐	☒
r.	Is the proposed school site within two miles, measured by air line, of that point on an airport runway or potential runway included in an airport master plan that is nearest to the site? *(Does not apply to school sites acquired prior to January 1, 1997.)*	☐	☐	☐	☒

Discussion

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.

Construction

Construction activities may involve the use of hazardous materials, such as fuels, lubricants, coatings, and grease related to the use of construction equipment and activities. Hazardous Materials would be used in accordance with regulatory standards and protocols and would not be used in such quantities or stored in a manner that would pose a safety hazard. Activates involving the use of hazardous materials would be short term and would cease with the completion of construction.

The transportation, storage, and disposal of construction-related hazardous materials would conform with all existing laws and regulations. Construction equipment would be fueled and maintained using petroleum-based substances including diesel fuel, gasoline, oil, and hydraulic fluid, all of which are considered hazardous if improperly stored, handled, or transported. Accidental releases and spill of other materials used during construction, such as paints, adhesives, and solvents, could pose risks to people and the environment. These risks are standard on all construction sites, and the Project would not cause greater risks than would occur on other similar construction sites.

Construction contractors would be required to comply with federal, State, and local laws and regulations regarding the transportation, use, and storage of hazardous materials. Applicable laws and regulations include CFR, Title 29, Subpart H – Hazardous Materials;[78] CFR, Title 49, Chapter 1;[79] and Hazardous Materials Transportation Act requirements as imposed by the USDOT, CalOSHA, CalEPA, and DTSC.[80] Construction activities would require compliance with SCAQMD Rule 403,[81] requiring the watering of exposed soils, as well as preparation of a Stormwater Pollution Prevention Plan (SWPPP). This is mandated by the National Pollutant Discharge Elimination System (NPDES) General Construction Permit and is issued and enforced by the Colorado River Basin RWQCB.[82] Cathedral City Municipal Code Section 15.10.080 states the City may require proof of compliance with the NPDES General Construction Permit in a form acceptable to the city planner prior to issuance of any city grading, building, or occupancy permits.[83] Riverside County and Cathedral City operate jointly under a single NPDES permit for municipal separate storm sewer system (MS4), CAS617002, Order No. R7-2013-0011 and as such the Proposed Project would operate under this permit.[84] The SWPPP would include strict on-site handling rules and BPMs to minimize potential adverse effects to workers, the public, and the environment during construction, including but not limited to:

- Establishing a dedicated area for fuel storage and refueling activities that includes secondary containment protection measures and spill control supplies;
- Following manufacturers' recommendations on the use, storage, and disposal of chemical products used in construction;
- Avoiding overtopping construction equipment fuel tanks;
- Properly containing and removing grease and oils during routine maintenance of

78 Code of Federal Regulations (CFR), Title 29, Subpart H. Hazardous Materials, https://www.ecfr.gov/current/title-29/subtitle-B/chapter-XVII/part-1910/subpart-H?toc=1. Accessed March 2022.

79 Code of Federal Regulations, Title 49, Chapter I, https://www.ecfr.gov/current/title-49/subtitle-B/chapter-I. Accessed March 2022

80 Hazardous Materials Transportation Act of 1975, https://archive.epa.gov/emergencies/content/lawsregs/web/html/hmtaover.html. Accessed March 2022

81 South Coast Air Quality Management District, Rule Book, Rule 403. Fugitive Dust, http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf?sfvrsn=4. Accessed March 2022

82 California Water Boards, State Water Resources Control Board, Construction Stormwater General Permits, 2009-0009-DWQ Construction General Permit, https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.html. Accessed March 2022

83 Cathedral City Municipal Code, Title 15 Water and Sewers, Chapter 15.10 Storm Water Management and Discharge Controls, 15.10.080 Compliance with General Permits, (Ord. 554 § 1, 2001; Ord. 459 § 2, 1997), https://library.qcode.us/lib/cathedral_city_ca/pub/municipal_code/item/title_15-chapter_15_10-15_10_080. Accessed March 2022.

84 NPDES MS4 Permit, CAS617002, Order No. R7-2013-0011, June 27, 2013, https://www.cathedralcity.gov/home/showpublisheddocument/6305/636280423209730000. Access March 2022

equipment; and

- Properly disposing of discarded containers of fuels and other chemicals.

Compliance with applicable laws and regulations for hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner which minimize the potential for impacts to safety. As an example, all spills or leakage of petroleum products during construction activities would be required to be immediately contained, the hazardous material identified, and the material remediated in compliance with applicable State and local regulations regarding the cleanup and disposal of the contaminant released. All contaminated waste encountered would be required to be collected and disposed of at an appropriately licensed disposal or treatment facility. Strict adherence to all emergency response plan requirements set forth by Cathedral City, and Riverside County Department of Environmental Health (RCDEH) would be required throughout the duration of the project construction.

Impacts during construction would be less than significant.

Operation

The LES Campus would continue operating during construction. Hazardous materials associated with the operation of the campus would be similar to those used for current operations, limited in both amount and use. Typical hazardous materials include solvents, cleaning agents, paints, fertilizers, and pesticides. When correctly used in compliance with existing laws and regulations, including pesticide regulations enforced by the Department of Toxic Substances Control (DTSC), these hazardous materials would not result in a significant hazard to people or the environment.

Impacts during operation would be less than significant.

Mitigation Measures: No mitigation measures are required.

b. Would the project 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 Project Mitigation. The Proposed Project would require demolition of metal modular and portable buildings, earthwork (e.g., vegetation removal, grading, and site excavation), site preparation, and building construction.

The permanent facilities at the Project Site were built in 1988, and the oldest portable buildings

were fabricated in 1988. Since the school facilities were built after the US Environmental Protection Agency's (EPA) ban of polychlorinated biphenyls (PCB), asbestos containing materials (ACM), and lead-based paint (LBP), it is unlikely that these hazardous materials are on site. Nevertheless, due to the close proximity of the proposed construction activities with school operations, there could be a potential risk for school occupants (students, teachers, campus staff, and visitors) and construction workers, all of whom are considered sensitive receptors, to be exposed to health risks associated with PCBs, ACM, and LBP.

Impacts are potentially significant.

Mitigation Measures: The following Mitigation Measures would reduce the Project's potential impacts related to hazards and hazardous materials:

MM HAZ-1 The District shall retain a qualified expert(s) to determine if the Project Site contains any PCB-containing materials, asbestos containing materials, and/or lead based paint. If one, two, or all three of these hazardous materials are determined present on the campus, the District shall remove the hazardous material as specified in **MM HAZ-2** for polychlorinated biphenyls, **MM HAZ-3** for asbestos containing materials, and/or **MM HAZ-4** for lead based paint.

MM HAZ-2 **Polychlorinated Biphenyls (PCBs).** Mercury-containing light ballasts with unknown PCB content shall also be handled in accordance with 40 CFR 273. The ballasts shall be segregated and analyzed for PCB content or assumed to contain PCBs. PCB wastes are regulated as hazardous waste if the total PCB concentration is equal to or greater than 50 mg/kg (50 ppm) and/or the soluble PCB concentration is equal to or greater than 5 mg/L (5 ppm). A limited exemption for PCB-containing ballasts is found in 22 California Code of Regulations 67426.1 et seq. This section allows for up to two 55-gallon drums of PCB-containing materials per vehicle to be transported to an authorized location without having to use a hazardous waste manifest or a hazardous waste transporter.

The handling method selected shall be based on the costs associated with the labor to segregate and test the materials versus the additional disposal fees. However, the potential increased risk from handling potentially nonhazardous wastes as hazardous waste shall be carefully considered in the District's decision-making process..

MM HAZ-3 **Asbestos Containing Materials.** Prior to demolition and construction activities on the Project Site, asbestos abatement work shall be performed in compliance with applicable federal, State, and local regulations:

- South Coast Air Quality Management District's Rule 1403
- California Health and Safety Code (Section 39650 et seq.)
- California Code of Regulations (Title 8, Section 1529)
- California Occupational Safety and Health Administration regulations (California Code of Regulations, Title 8, Section 1529)
- Code of Federal Regulations (Title 40, Part 61 [asbestos], Title 40, Part 763 [asbestos], and Title 29, Part 1926 [asbestos and lead])

A scope of work and procedures specifically tailored to the Project shall be prepared and adhered to by the abatement contractor, as directed by the District. The Project-derived asbestos wastes shall be segregated as either "Hazardous" or "Nonhazardous" and handled separately, or combined and handled together as hazardous.

The handling method selected shall be based on the costs associated with the labor to segregate the wastes versus the additional disposal fees. However, the potential increased risk from handling potentially nonhazardous wastes as hazardous shall be considered in the decision-making process.

MM HAZ-4 **Lead-Based Paint (LBP).** Lead-containing materials shall be handled according to the CCR, Title 8, Section 1532.1, and Title 17, Sections 35001–36100. If lead-based paint is found, the District shall follow all Cal/OSHA procedural requirements and regulations for its proper removal and disposal before general demolition activities commence. Lead wastes are regulated as hazardous waste if the total lead concentration is 1,000 mg/kg (1,000 ppm) or greater and/or the soluble lead concentration is greater than 5.0 mg/L (5 ppm).

c. Would the project 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. The Project Site is not located within one quarter mile of a proposed school. The Project Site is in an operating school campus, and as such is within one-

quarter mile.

Construction

Construction activities associated with the Proposed Project would involve the use and handling of hazardous materials, such as fuels, lubricants, coatings, grease, (possibly) asbestos, lead, and PCBs containing materials. The use and handling of these hazardous materials would be in accordance with regulatory standards and protocols discussed above including CFR, Title 29, Subpart H – Hazardous Materials;[85] CFR, Title 49, Chapter 1;[86] Hazardous Materials Transportation Act requirements as imposed by the USDOT, CalOSHA, CalEPA, and DTSC;[87] and SCAQMD Rule 403.[88] Hazardous materials would not be used in such quantities or stored in such a manner that would pose a significant safety hazard. Construction emissions, including exhaust and dust, would be generated from operation of equipment and vehicles.

As analyzed in **Section 5.3 (c)**, emissions generated during construction would not result in significant impacts on the local environment, including school occupants at the Project Site. The Proposed Project's related emissions and handling of hazardous materials would not impact schools, including the Project Site during construction.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

Operation

During operation of the Proposed Project, modest amounts of cleaning supplies and solvents would be used for housekeeping and janitorial purposes, which would be similar to existing conditions. These hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Emissions generated during operation of the school include those based from natural gas (building heating and water heaters), landscaping equipment, and consumer product (including paint).

As analyzed in **Section 5.3 (c)**, emission sources would not result in impacts to the local

85 Code of Federal Regulations (CFR), Title 29, Subpart H. Hazardous Materials, https://www.ecfr.gov/current/title-29/subtitle-B/chapter-XVII/part-1910/subpart-H?toc=1. Accessed March 2022.

86 Code of Federal Regulations, Title 49, Chapter I, https://www.ecfr.gov/current/title-49/subtitle-B/chapter-I. Accessed March 2022

87 Hazardous Materials Transportation Act of 1975, https://archive.epa.gov/emergencies/content/lawsregs/web/html/hmtaover.html. Accessed March 2022

88 South Coast Air Quality Management District, Rule Book, Rule 403. Fugitive Dust, http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf?sfvrsn=4. Accessed March 2022

environment, including school occupants.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

d. Would the project 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?

Less than Significant Impact. A search of environmental records was conducted by Environmental Data Resources, Inc (EDR) (**Appendix F**). The EDR records search includes hazardous materials sites compiled pursuant to Government Code Section 65962.5.[89]

The records search[90] identified the Project Site listed on the National Pollution Discharge Elimination System (NPDES) site. As such, all potentially hazardous materials would be used and stored in compliance with applicable federal, State, and local regulations.

As shown in **Figure 5.9-1: Hazardous Materials Sites Map**, no hazardous materials sites are within one-quarter mile of the Project Site. Implementation of the Proposed Project would not expose the public or environment to hazards.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are 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 for people residing or working in the project area?

Less Than Significant Impact. The Palm Springs International Airport is located approximately 1.3 miles to the west from the Project Site.

According to the *Riverside County Airport Land Use Compatibility Plan* (*RCALUCP*) and the

89 Government Code, Title 7. Planning and Land Use, Division 1. Planning and Zoning, Chapter 4.5. Review and Approval of Development Projects, Article 6. Development Permits for Classes of Projects, Section 65962.5, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65962.5&lawCode=GOV. Accessed March 2022

90 EDR report concluded that the campus is listed on NPDES site; should state that "all potentially hazardous materials would be used and stored in compliance with applicable federal, State, and local regulations."

Riverside County Airport Land Use Commission (RCALUC), the Project Site is located within Zone E within the boundaries of the Palm Springs International Airport's area of influence. [91] However, the Project Site consists of a developed school campus and the proposed improvements would not encroach into any potential runway nor result in a safety hazard for students, staff, or workers.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

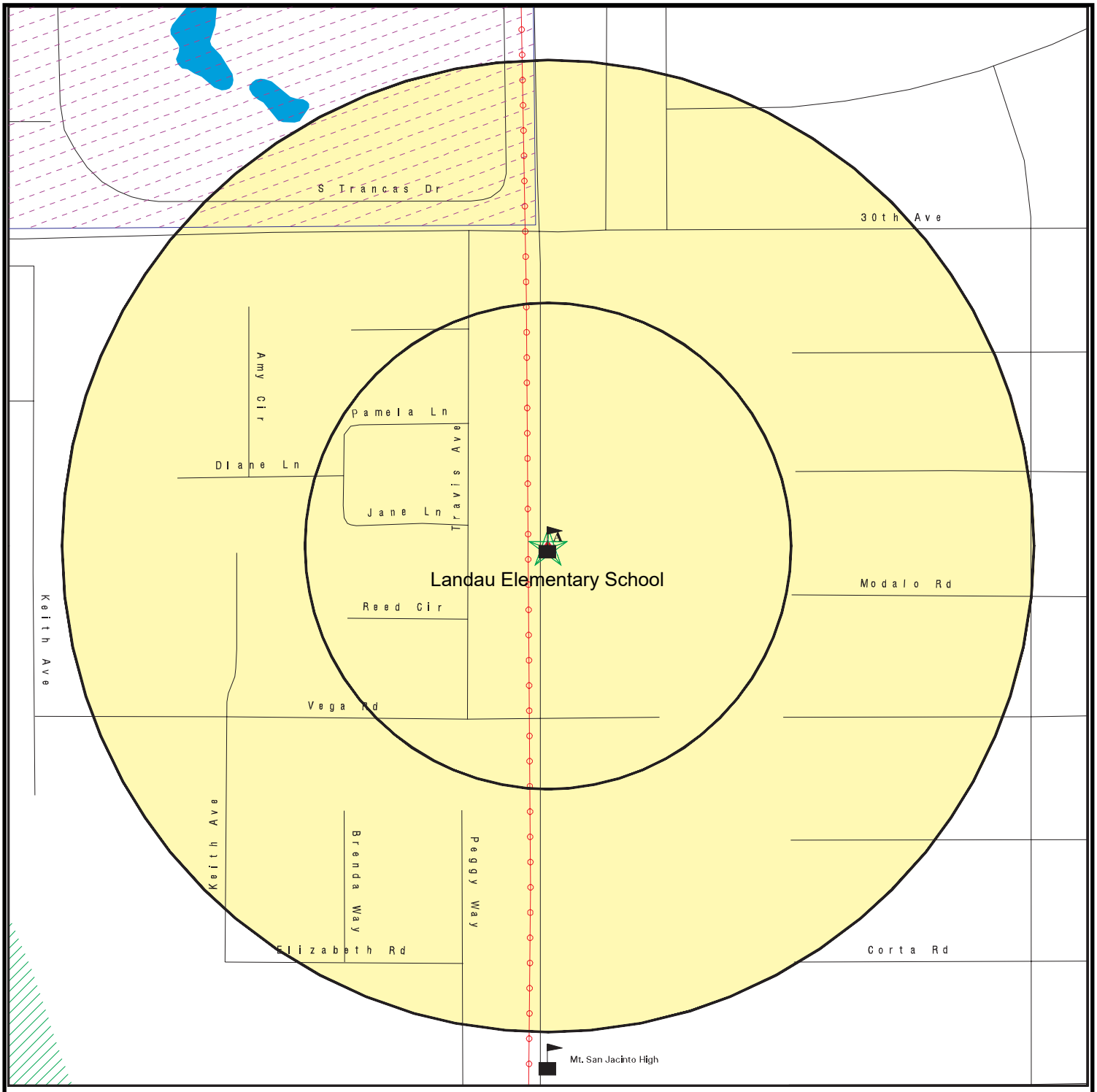
f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The Proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan.[92] The Proposed Project would not impair implementation of, or physically interfere with, the street network because construction activities, including staging, would occur on the campus. Construction activities would be short term. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

91 Riverside County Airport Land Use Compatibility Plan, Airport Maps –Palm Springs International Airport, http://www.rcaluc.org/Plans/New-Compatibility-Plan. Accessed February 2022.

92 Cathedral City, Emergency Hazard Mitigation Plan, https://www.cathedralcity.gov/home/showdocument?id=6670, Accessed February 2022.



Legend

- Target Property
- Sensitive Receptors
- Indian Reservations BIA
- Power transmission lines, SCE and 155kV
- Special Flood Hazard Area (1%)

N

0 1/32 1/16 1/8

APPROXIMATE SCALE IN MILES

SOURCE: EDR, Inc. - 2021; TomTom Rel. - 2015

FIGURE **5.9-1**

Meridian Consultants

Hazardous Materials Sites Map

049-018-20

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

No Impact. The Project Site and surrounding areas are within a Local Responsibility Area (SRA), classified as Non-VHFHSZ (Very High Fire Hazard Severity Zone).[93] The Project Site is surrounded by urban development; these areas are zoned residential.

The Proposed Project involves the modernization of an existing school in a residential area and does not propose improvements that would exacerbate wildland fire risk. Therefore, the Proposed Project would not expose people or structures to wildland fires.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

h. If a response action is necessary and proposed as part of this project, has it been developed to be protective of children's health, with an ample margin of safety?

Less Than Significant Impact. The land uses surrounding the Project Site include the LES campus, which would continue to operate during demolition and construction, as well as commercial and single-family residences. As these sensitive receptors could house or contain children for periods of the day, impacts from construction activities could have an impact on children's health. The LES is the nearest sensitive receptor to the Project Site.

As shown in **Section 5.3: Air Quality**, the Proposed Project would not have an impact on human health. Additionally, prior to the issuance of a building permit, the Project must comply with DTSC or other regulatory agencies. These agencies could require additional site investigation to further assess the extent of contaminants of concern at the site. If the extensive on-site excavation and/or soil haul is determined to be an appropriate response action for a site, additional CEQA review may be required to evaluate potential impacts for the response related to air quality, noise, and traffic.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

93 California Office of the State Fire Marshal, Fire Hazard Severity Zones Maps, Fire Hazard Severity Zone Viewer, https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/. Accessed February 2022.

i. Does the proposed school site contain one or more pipelines, situated underground or aboveground, which carry hazardous substances, acutely hazardous materials, or hazardous wastes, unless the pipeline is a natural gas line that is used only to supply natural gas to that school or neighborhood?

No Impact. There are no known underground or aboveground pipelines that carry hazardous substances or hazardous wastes to the Project Site.[94]

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

j. Is the proposed school site located near an aboveground water or fuel storage tank or within 1,500 feet of an easement of an aboveground or underground pipeline that can pose a safety hazard to the site?

No Impact. There are no known above ground water fuel storage tanks, underground or aboveground pipelines existing within 1,500 feet that pose a safety hazard to the Project Site.[95]

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

k. Would the project create an air quality hazard due to the placement of a school within one-quarter mile of: (a) permitted and nonpermitted facilities identified by the jurisdictional air quality control board or air pollution control district; (b) freeways and other busy traffic corridors; (c) large agricultural operations; and/or (d) a rail yard, which might reasonably be anticipated to emit hazardous air emissions, or handle hazardous or acutely hazardous material, substances, or waste?

Less Than Significant Impact.

94 US Department of Transportation, Pipeline Hazardous Materials Safety Administration, National Pipeline Mapping System Public Viewer, access February 2022. https://pvnpms.phmsa.dot.gov/PublicViewer/

95 California State Water Resources Control Board, GeoTracker, accessed February 2022. https://geotracker.waterboards.ca.gov/

(a) Permitted and nonpermitted facilities identified by the jurisdictional air quality control board or air pollution board.

A project would expose sensitive receptors to elevated pollutant concentrations if it were to place the school in an area with pollutant concentrations above ambient concentration in the SCAQMD area. The Facility Information Detail (FIND) database shows all the facilities that are required to have a permit to operate equipment that releases pollutants into the air within the SCAQMD boundary.[96] As shown in the EDR Report, the campus does not show up on the FIND database.

The Project Site is not identified in the FIND database nor an air quality control board, shown in **Section 5.3: Air Quality**. The Proposed Project would not expose sensitive receptors to substantial pollutant concentrations as the emissions associated with the Proposed Project would be below SCAQMD localized thresholds.

Regional construction and operation emissions associated with the Proposed Project would be less than significant.

The Proposed Project is not anticipated to use hazardous materials in quantities that would pose a safety hazard. Hazardous substances are currently regulated under the California Accidental Release Prevention (CalARP) Program.[97] The CalARP Program satisfies the requirements of the Federal Risk Management Plan Program and contains additional State requirements.[98] The CalARP Program applies to regulated substances in excess of specific quantity thresholds. The majority of the substances have thresholds in the range of 100 to 10,000 pounds.

The uses of any of these potentially hazardous substances noted above, are associated with the Proposed Project's construction and operation. Construction activities may involve the use of fuels, lubricants, coatings, and grease related to construction equipment and activities. However, hazardous materials would be used in accordance with regulatory standards and protocols and would not be in such quantities, or stored in such a manner, as to pose safety hazards. These activities would also be short term or one time in nature and would cease upon project completion. Operation of the Proposed Project may contain small, if any, amounts of

96 SCAQMD, Facility Information Detail (F.I.N.D.), https://www.aqmd.gov/nav/FIND/facility-information-detail. Accessed February 2022.

97 California Department of Toxic Substances Control (DTSC), DTSC California Accidental Release Prevention Program CalARP Fact Sheet, https://dtsc.ca.gov/california-accidental-release-prevention-program-calarp-fact-sheet/. Accessed February 2022.

98 California Environmental Protection Agency, California Accidental Release Prevention (CalARP), https://calepa.ca.gov/cupa/lawsregs/california-accidental-release-prevention/. Accessed March 2022.

these hazardous substances typical with classroom and computer lab spaces. However, typical use of these products would be in small quantities of chemicals for cleaning and not result in quantities at any one location that exceed the 100-pound CalARP threshold.

The Project Site consists of an existing operating school. Furthermore, there are no known hazardous air emission generated from mobile and stationary sources within a quarter-mile radius of the Project Site identified within the FIND database and would not pose an actual or potential endangerment to students or staff at the school.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

(b) Freeways and other busy traffic corridors.

EDC Section 17213 states that a busy traffic corridor is defined as having 50,000 or more average daily trips (ADT) in a rural area or 100,000 or more ADT in an urban area.[99] The closest freeway, I-10, is located approximately 1.6 miles northeast of the Project Site.

Cathedral City has currently compiled traffic count data for 2018 for streets that are near the Project Site;[100] the closest street to the Project Site is Landau Boulevard, a north-south arterial that bounds the western edge of the campus. Landau Boulevard has roadway ADT with 19,070 ADT.

Additionally, the Proposed Project would not generate an increase of daily vehicle trips, as analyzed in **Section 5.17: Transportation**. The Proposed Project is not within one-quarter mile of a freeway or any other busy traffic corridor as defined by EDC Section 17213.[101]

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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99 California Education Code (EDC), Sec. 17213, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=EDC&sectionNum=17213.#:~:text=17213.%20The%20governing%20board%20of%20a%20school%20district,school%20district%2C%20unless%20all%20of%20the%20following%20occur%3A. Accessed February 2022.

100 Cathedral City, Draft Comprehensive General Plan, Circulation & Mobility Element, Table CM-4 Existing Conditions Summary Major Roadways in the Planning Area, Accessed February 2022. https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000.

101 Education Code (EDC) Title 1. General Education Code Provisions, Division 1. General Education Code Provisions, Par1 10.5. School Facilities, Chapter 1. School Sites, Article 1. General Provisions, Section 17213, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=17213.&lawCode=EDC#:~:text=17213.%20The%20governing%20board%20of%20a%20school%20district,school%20district%2C%20unless%20all%20of%20the%20following%20occur%3A. Access March 2022.

(c) Large agricultural operations.

There are no large agricultural operations located within a quarter-mile of the Project Site. Surrounding land uses include school, commercial, and single-family residences.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

(d) Rail yard.

There are no rail yards located within one-quarter mile of the Project Site. Surrounding land uses include school, commercial, and single-family residences.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

l. Is the school site in an area designated in a city, county, or city and county general plan for agricultural use and zoned for agricultural production, and if so, do neighboring agricultural uses have the potential to result in any public health and safety issues that may affect the pupils and employees at the school site? (Does not apply to school sites approved by CDE prior to January 1, 1997.)

No Impact. The General Plan land use designation is P/S – Schools and zoning designation for the Project Site is R1 Single Family Residential. [102] As such, the Project Site is not designated by the General Plan or zoning for agricultural use.

The Project Site is not subject to a Williamson Act Contract as indicated in **Section 5.2: Agriculture and Forestry Resources**.

There are no designated General Plan agricultural land uses or zoning adjacent or in the vicinity of the Project Site.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

102 Cathedral City, Draft Comprehensive General Plan, Land Use Element, Exhibit LU-2 - Proposed Land Use Map, https://www.cathedralcity.gov/services/planning/documents/general-plan. Accessed February 2022.

m. Is the property line of the proposed school site less than the following distances from the edge of respective power line easements: (1) 100 feet of a 50–133 kV line; (2) 150 feet of a 220–230 kV line; or (3) 350 feet of a 500–550 kV line?

Less Than Significant Impact. The Project Site is not within the prescribed distances of a 50 to 133 kilovolt (kV) line, a 220 to 230 kV line, or a 500 to 550 kV line. The General Plan identifies a major transmission line that runs along Landau Boulevard.[103] The Project Site is located approximately 90 feet east of the existing 155 kV transmission line operated by Southern California Edison (SCE).[104] However, the Project Site is an existing school campus, and the proposed improvements and modernization would not exacerbate any existing safety hazards related to the transmission lines.

Impacts would be less than significant.

Mitigation Measures*:* No mitigation measures are required.

n. Is the Project Site a hazardous substance release site identified by the state Department of Health Services in a current list adopted pursuant to §25356 for removal or remedial action pursuant to Chapter 6.8 of Division 20 of the Health and Safety Code?

Less than Significant Impact. Where a proposed school site is listed by DTSC under Health and Safety Code (HSC) Section 25356, the Project would, through the CEQA processes and under DTSC's oversight, undertake all required removal and/or remedial actions; ensure that DTSC removes the site from this listing; determine that the site as remediated poses no health risk to students, faculty, and staff; and secure DTSC's certification that all school buildings may be occupied and used for their intended purpose.[105] The public would then have the opportunity to review the site-specific investigations through the public review process. Compliance with the process and steps outlined would ensure that impacts from any site used for a school project that DTSC formerly listed under HSC Section 25356 would not be a hazard to people on or near

103 Cathedral City, Draft Comprehensive General Plan, Public Services and Facilities Element, accessed February 2022. https://www.cathedralcity.gov/services/planning/documents/general-plan

104 California State GeoPortal, California Energy Commission, California Electric Transmission Lines, accessed February 2022. https://gis.data.ca.gov/datasets/CAEnergy::california-electric-transmission-lines/explore?location=33.825025%2C-116.448117%2C14.47

105 Health and Safety Code (HSC), Division 20. Miscellaneous Health and Safety Provisions, Chapter 6.8 Hazardous Substance Account, Article 5. Use of the State Account, Section 25356, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=25356.&nodeTreePath=23.20.5&lawCode=HSC, Accessed March 2022.

the site.

There is no listing pursuant to DTSC under HSC Section 25356 exist on the Project Site based on the EDR Report's comprehensive lists of contaminated sites (**Appendix F**), including the DTSC EnviroStor database. The Proposed Project would involve the demolition of several buildings on the Project Site. Due to the age of the buildings that would be demolished, there is a potential for the presence of asbestos-containing materials, lead-based paint, and polychlorinated biphenyls. As such, the Proposed Project would comply with federal and State regulations and the City guidelines and procedures outlined for lead, asbestos, and PCBs removal and remediation, if found on the Project Site.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

o. Does the Project Site contain a current or former hazardous waste disposal site or solid waste disposal site and, if so, have the wastes been removed?

Less Than Significant Impact. The Project Site is at an existing campus; there are no other schools within one-quarter mile.

Under EDC Section 17213(a)(1), a school district is prohibited from acquiring any of the following: current or former hazardous waste disposal site, or a solid waste disposal site unless the site is a former solid waste disposal site and the wastes have been removed.[106] No current or former hazardous waste disposal sites exist in the Project Site based on the EDR Report's comprehensive lists of contaminated sites (**Appendix F**), including the DTSC EnviroStor and SWRCB GeoTracker databases.

Demolition and construction would involve the use and handling of hazardous materials, including fuels, lubricants, coatings, grease, (possibly) asbestos, lead, and PCBs containing materials. The use and handling of these hazardous materials would be in accordance with regulatory standards and protocols (see **sections 5.9(a)** and **5.9(b)**) and would not be in such quantities or stored in such a manner as to pose safety hazards.

Emissions from the demolition and construction activities associated with the Proposed Project,

106 California Education Code (EDC), Sec. 17213, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=EDC&sectionNum=17213.#:~:text=17213.%20The%20governing%20board%20of%20a%20school%20district,school%20district%2C%20unless%20all%20of%20the%20following%20occur%3A. Accessed February 2022.

including exhaust and dust, would be generated from operation of equipment and vehicles. As analyzed in **Section 5.3(c)**, these emissions generated during construction would not result in impacts to the local environment, including school occupants (students, faculty, and staff) at the Project Site.

During operation of the Proposed Project, similar to existing conditions, modest amounts of cleaning supplies and solvents would be used for housekeeping and janitorial purposes. These hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions, as well as handled in compliance with applicable standards and regulations.

Emissions generated during operation of the school include those based on natural gas (building heating and water heaters), landscaping equipment, and consumer product (including paint). As analyzed in Section 5.3(c), these emission sources would not result in impacts to the local environment, including school occupants.

Impacts would be less than significant

Mitigation Measures: No mitigation measures are required.

p. If prepared, has the risk assessment been performed with a focus on children's health posed by a hazardous materials release or threatened release, or the presence of naturally occurring hazardous materials on the school site?

Less Than Significant Impact. Sensitive receptors include student, staff and faculty at the existing campus for periods of the day; impacts from demolition and construction activities could result in health impact.

As shown in **Section 5.3: Air Quality**, the Proposed Project would not result in impacts on human health. Additionally, prior to the issuance of a building permit, the District must comply with DTSC or other regulatory agencies that oversee health related issues.

As noted previously, there are no know hazardous materials that would affect health of site occupants. However, depending on the outcome of any site assessment efforts required by these agencies, they could require additional site investigation to further assess the extent of contaminants of concern at the Project Site.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

q. Is the proposed school site situated within 2,000 feet of a significant disposal of hazardous waste?

No Impact. The EDR Report (**Appendix F**) noted no mapped sites on a Cortese-related database or other related database within 2,000 feet of the Project Site. There are no active landfills that were identified within 2,000 feet from the Project Site. The proposed Project would comply with the standards set forth by DTSC. There are no hazardous waste disposal sites with 2,000 feet of the Project Site.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

r. Is the proposed school site within two miles, measured by air line, of that point on an airport runway or potential runway included in an airport master plan that is nearest to the site? (Does not apply to school sites acquired prior to January 1, 1997.)

No Impact. The closes airport to the Project Site is the Palm Springs International Airport, which is located 1.3 miles to the west.

While the Project Site is located less than 2 miles from the nearest airport, the Proposed Project would not conflict with an airport land use plan or operation of nearby airports. The Proposed Project would not pose a safety hazard to people at the Project Site.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

5.10 HYDROLOGY AND WATER QUALITY

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY – Would the project:					
a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of 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 stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
	iv. Impede or redirect flood flows?	☐	☐	☒	☐
d.	In flood hazard, tsunami, or seiche zones, 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?	☐	☐	☒	☐

Discussion

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

Less Than Significant Impact. New construction can result in two types of water quality impacts: (1) short-term impacts due to the discharge of eroded soil and other pollutants during

construction, and (2) long-term impacts due to the creation of impervious surfaces (buildings, roads, parking lots, and walkways) that prevent the percolation of water into the ground, thereby increasing the rate and volume of stormwater runoff. Impervious surfaces can also increase the concentration of pollutants in stormwater runoff, such as oil, fertilizers, pesticides, trash, soil, and animal waste. Runoff from short-term construction and long-term operation can flow directly into nearby receiving waters such as streams, lakes, and man-made drains and channels.

The Project Site is in the jurisdiction of the Colorado River Basin Regional Water Quality Control Board (CRBRWQCB).

Construction

The Proposed Project would not expose large areas of pervious surfaces or increase runoff that would violate water quality standards. Construction equipment and activities could contribute pollutants to the local storm drain system, such as trash and debris, oil and grease, sediments, oxygen-demanding substances, nutrients, heavy metals, pesticides, and organic compounds. The District would comply with local, State, and federal regulations to prevent construction impacts on stormwater runoff in order to ensure that water quality is uncompromised during demolition and construction.

Discharges from site activities during demolition and construction activities could affect storm water, including soil and sediment entering storm water or being carried off site by wind. This would be regulated by the Statewide General Construction Permit issued by the State Water Resources Control Board (SWRCB).[107]

Given that the construction areas would be greater than one acre, the District's construction contractor would be required to obtain a Stormwater Pollution Prevention Plan (SWPPP) from the CRBRWQCB, which is in compliance with the National Pollution Discharge Elimination System (NPDES).[108] The SWPPP specifies Best Management Practices (BMPs) with the aim of reducing or eliminating soil erosion and siltation from construction sites. Examples of BMPs include gravel bag berms, silt fencing, fiber rolls, street sweeping, and general housekeeping measures to prevent stormwater contact with construction materials. Compliance with the SWPPP and BMPs would minimize wastewater discharge and reduce the impact to water and

107 State Water Resources Control Board, 2009-0009-DWQ Construction General Permit, https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml. Accessed February 2022.

108 U.S. Environmental Protection Agency, Water: Permitting (NPDES), https://www.epa.gov/npdes. Accessed February 2022.

groundwater quality.

Impacts would be less than significant.

Operation

The Project Site is relatively flat with an elevation at the campus ranging between 375 feet ASL to 395 feet ASL from the northeast corner to the southwest corner.[109]

Surface water flows on the paved area outside of the existing campus. Within the center of the campus and around the perimeter of the campus, surface water flows through channels directed toward the existing municipal storm drains serving the campus.

As part of the Proposed Project, the District would be required to comply with the National Pollutant Discharge Elimination System (NPDES) MS4 Permit (Order No. R7-2013-0011)[110] and NPDES Permit No. CA0104973[111] in order to implement best management practices to ensure that receiving water quality is protected.

BMPs include, but are not limited to, covering all demolition material and waste, developing and implementing a spill recovery prevention/recovery plan, using water trucks to prevent dust emissions, and properly managing and maintaining vehicles and equipment. Impacts to the water quality of stormwater runoff would be minimal. Drainage and surface water discharges from the Proposed Project would not violate any water quality standards or waste discharge requirement. Furthermore, the amount of impervious surfaces on the Project Site upon completion would be similar to the existing conditions. The Project would meet water quality standards and waste discharge requirements.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede substantial groundwater management of the basin?

Less Than Significant Impact. The Coachella Valley Water District (CVWD) provides water to the Project Site. Water supply is primarily sourced from groundwater located in both the Indio

109 United States Geographical Survey, "Topographic Map," https://apps.nationalmap.gov/downloader/#/. Accessed February 2022.
110 CRBRWQCB, MS4 NPDES, Order No. R7-2013-0011, June 2013.
111 CRBRWQCB, Waste Discharge Requirements – Mid Valley Water Reclamation Plant No. 4, NPDES Permit No. CA0104973, May 2012.

and Mission Creek Subbasins with total production reaching 99,843 acre-feet per year (AFY) in 2020.[112]

The Proposed Project would not increase facility operations at the existing campus. Additionally, the Project Site has not historically been used for groundwater recharge, and Project implementation would not result in depleting existing groundwater supplies that could affect groundwater recharge. No groundwater wells or other potential sources of groundwater are located within or near the Project.[113]

Impacts to groundwater supplies and recharge would be less than significant.

Mitigation Measures: No mitigation measures would be required.

c. Would the project 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;***

Less Than Significant Impact. The closest river is Whitewater Channel, which is approximately 2.0 miles south of the Project Site.[114]

The Proposed Project would improve on-site drainage and would not change any drainage patterns in the area. The Project proposes hardscape and landscape improvements that would redirect stormwater flow away from buildings and doorways into existing inlets that would connect to the on-site storm drain system. The Proposed Project would also reduce on-site ponding that causes erosion and siltation by replacing existing inlets with new grates to reduce blockage by debris. The Project would not impact streams or rivers.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

ii. *substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;*

112 Coachella Valley Water District, 2020 Coachella Valley Regional Urban Water Management Plan. http://cvwd.org/DocumentCenter/View/5482/Coachella-Valley-RUWMP. Accessed February 2022.
113 California Department of Conservation, Well Finder, https://maps.conservation.ca.gov/doggr/wellfinder/#/-116.44065/33.83320/14. Accessed February 2022.
114 USFWS, National Wild and Scenic Rivers System, https://www.fws.gov/wetlands/data/mapper.html. Accessed February 2022.

Less than Significant Impact. No streams or rivers are located within the Project Site. Therefore, the proposed Project would not alter existing drainage patterns of the site or area, such as through the alteration of the course of a stream or river, nor would the Project substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site.

The Proposed Project would install hardscape and landscape improvements to maintain or improve stormwater collection on the campus. The amount of impervious surface on site upon Proposed Project completion would be similar to existing conditions. The Proposed Project does not propose to alter any drainage patterns in such a manner that would cause on- and off-site surface runoff impacts.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

iii. ***create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;***

Less Than Significant Impact. The increased stormwater runoff caused by impervious areas from the Proposed Project would be collected in new inlets and pipes around the building and would be released into the existing drains. As the Proposed Project would not increase enrollment capacity, the same types and amounts of pollution sources that are currently generated would be the same at the Project Site.

Stormwater would be collected by on-site basins and directed through the site's drainage system. As previously noted, during proposed Project construction activities, BMPs for minimizing soil erosion would be implemented. The Proposed Project would not increase the sources of polluted runoff.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

iv. impede or redirect flood flows?

Less Than Significant Impact. The Project Site does not intersect with, nor is it within the vicinity of, any streams or rivers. Stormwater collected on the Project Site would be released into existing drains. The Proposed Project would reduce ponding on the Project Site by

replacing inlet grates and would not impede or redirect flood flows.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

No Impact. The Project Site is designated as "Area of Minimal Flood Hazard" Zone X within the Federal Emergency Management Agency.[115] Additionally, the Project Site is not located near the ocean or any large enclosed, or semi-enclosed, bodies of water. Therefore, the Project Site is not within designated tsunami or seiche zones. In the unlikely event of project inundation, the Proposed Project would not release pollutants into waterbodies.

No impact would occur.

Mitigation Measures: No mitigation measures required.

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

Less Than Significant Impact. Under the California Water Code, the State of California is divided into nine regional water quality control boards (RWQCBs), which govern the implementation and enforcement of the California Water Code and the Clean Water Act. The Project Site is located within the Colorado River Basin Regional Water Quality Control Board (CRBRWQCB) region.

The CRBRWQCB implements the Water Quality Control Plan for the Colorado River Basin (Basin Plan). This plan is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. Specifically, the Basin Plan (i) designates beneficial uses for surface and ground waters, (ii) sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State's antidegradation policy, and (iii) describes implementation programs to protect all waters in the Region.[116] In addition, the Basin Plan incorporates all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations.

115 FEMA, "National Flood Hazard Layer (NFHL)," https://msc.fema.gov/. Accessed February 2022.
116 State of California CRBRWQCB, Water Quality Control Plan for the Colorado River Basin Region, https://www.waterboards.ca.gov/coloradoriver/water_issues/programs/basin_planning/. Accessed February 2022.

As discussed in **Section 5.10.a**, the District would comply with applicable federal, State, and local regulations and obtain required permits from the Colorado River Basin RWQCB. Construction and operation of the Project would adhere to the Basin Plan and would not conflict with or obstruct the implementation of the plan.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

5.11 LAND USE AND PLANNING

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
LAND USE AND PLANNING – Would the project:					
a.	Physically divide an established community?	☐	☐	☒	☐
b.	Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c.	Would the proposed school conflict with any existing or proposed land uses, such that a potential health or safety risk to students would be created?	☐	☐	☐	☒

Discussion

a. Physically divide an established community?

Less Than Significant Impact. The Proposed Project development would not divide any established residential communities as development would occur within a developed campus. No new roadways or infrastructure would be constructed that would bisect or transect the surrounding neighborhoods would be required.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b. Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The Cathedral City General Plan designates the campus as "P/S" for school use, with a zoning designation of "R1" for Single-Family Residential.[117] The Proposed

117 Cathedral City, Planning Services, "Maps," https://www.cathedralcity.gov/services/planning/maps. Accessed February 2022.

Project is an allowed use under the P/S land use designation and zoning.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c. Would the proposed school conflict with any existing or proposed land uses, such that a potential health or safety risk to students would be created?

No Impact. There are no existing or proposed land uses surrounding the Project Site that would pose a health or safety risk to students or faculty. The land use designations surrounding the Project Site include single-family residential, multiple family residential, and resort uses. Existing land uses consist of single-family residential to the north, east, and west and commercial uses to the south. None of these land uses are considered a health or safety risk to students.

No impact would occur.

Mitigation Measures: No mitigation measures are required.

5.12 MINERAL RESOURCES

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
MINERAL RESOURCES – Would the project:					
a.	Result in the loss of availability of a known mineral resource that would be of future 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?	☐	☐	☐	☒

Discussion

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

No Impact. According to the City's General Plan Open Space and Conservation Element, the City which includes the Project Site is located within Mineral Resource Zone 3 (MRZ-3).[118] This designation indicates an area where development has limited the ability to determine the presence or amount of mineral resources. There have been no known records of mineral resources within the Project Site and the existing campus is already developed. As such, there would be no disruption of existing mining operations, and there would be no loss of availability of a known mineral resource.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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. The Project Site is within MRZ-3 and is developed with a school. There are no known mineral resource recovery sites in the vicinity. The Project Site is also not designated as a

118 Cathedral City, Draft Comprehensive General Plan, Open Space and Conservation Element, https://www.cathedralcity.gov/services/community-development-department/gpupdate. Accessed February 2022.

mineral resource recovery site.[119] The closest mining operation to the Project Site is the Vista Mine located approximately 3.75 miles northeast and is currently listed as an active sand and gravel operation.[120]

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

119 Cathedral City, General Plan. "Land Use Map." https://www.cathedralcity.gov/home/showpublisheddocument/2813/636245721641900000. Accessed February 2022.

120 California Department of Conservation, "Mines Online Map." https://maps.conservation.ca.gov/mol/index.html. Accessed February 2022.

5.13 NOISE

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
NOISE – Would the project:					
a.	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.	Is the proposed school site located adjacent to or near a major arterial roadway or freeway whose noise generation may adversely affect the educational program?	☐	☐	☒	☐
c.	Generate excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
d.	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?	☐	☐	☒	☐

Discussion

a. 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 with Project Mitigation.

Environmental Setting

Human response to noise varies widely depending on the type of noise, time of day, and sensitivity of the receptor. The effects of noise on humans can range from temporary or permanent to hearing loss and can induce mild stress and annoyance due to such things as speech interference and sleep deprivation. Prolonged stress, regardless of the cause, is known to contribute to a variety of health disorders. Noise, or the lack thereof, is a factor in the aesthetic perception of some settings, particularly those with religious or cultural significance. Certain land uses are particularly sensitive to noise, including schools, hospitals, rest homes,

long-term medical and mental care facilities, and parks and recreation areas. Residential areas are also considered noise sensitive, especially during the nighttime hours. The Project Site, as it is an existing school campus, would be considered an on-site sensitive receptor as it would continue to operate during construction. Additionally, the following were identified as off-site sensitive receptors in vicinity of the Project Site:

- **Site 1**: Single Family Residential (R1) uses along Verano Road.
- **Site 2**: Single Family Residential (R1) uses along 30th Avenue.
- **Site 3**: Single Family Residential (R1) uses along Landau Boulevard.

To quantify existing ambient noise levels at the sensitive receptors identified above, short-term noise monitoring was conducted at four (3) locations over 15-minute intervals at each location on January 26, 2021. This is shown in **Table 5.13-1: Ambient Noise Measurements**, ambient noise levels ranged from a low of 44.1 dBA east of the Project Site along Verano Road (Site 1) to a high of 73.0 dBA west of the Project Site along Landau Boulevard (Site 3).

TABLE 5.13-1
AMBIENT NOISE MEASUREMENTS

Location Number/Description		Nearest Use	Time Period	Noise Source	dBA Leq
1	East of Project Site along Verano Road	Residential	3:44 PM–3:59 PM	Vehicle traffic along 30th Avenue.	44.1
2	North of Project Site along 30th Avenue	Residential	4:03 PM–4:18 PM	Medium vehicle traffic along 30th Avenue.	61.5
3	West of Project Site along Landau Boulevard	Residential	4:22 PM–4:37 PM	Medium vehicle traffic along Landau Boulevard.	73.0

Source: Refer to Appendix G for noise monitoring data sheets.
Notes: dBA = A-weighted decibels; Leq = average equivalent sound level.

Regulatory Setting

The City of Cathedral City General Plan Noise Element[121] includes guidelines to determine noise compatibility for specific land uses. These guidelines are shown in **Table 5.13-2: Land Use Compatibility for Community Noise Exposure** and depict the CNEL ranges of allowable exterior ambient noise levels for various land uses at buildout. As shown in **Table 5.13-2**, noise levels for schools are considered "normally acceptable" up to 65 dBA.

121 City of Cathedral City General Plan, Noise Element, Adopted July 31, 2002, Amended June 24, 2009.

Table 5.13-2
Land Use Compatibility for Community Noise Exposure

Land Use Categories	Community Noise Equivalent Level (CNEL)						
	50	55	60	65	70	75	80
Residential—Low-Density Single-Family, Duplex, Mobile Homes							
Residential—Multi Family							
Transient Lodging - Motel, Hotels							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Auditoriums, Concert Halls, Amphitheaters							
Sports Arena, Outdoor Spectator Sports							
Playgrounds, Neighborhood Parks							
Golf Courses, Riding Stables, Water Recreation, Cemeteries							
Office Buildings, Businesses, Commercial, and Professional							
Industrial, Manufacturing, Utilities, Agriculture							

Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design.

Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insultation features included in the design.

Clearly Unacceptable: New construction or development should generally not be undertaken.

Source: Cathedral City General Plan Update Noise Background Study", Endo Engineering, 2001: California Department of Health Services, "Guidelines for the Preparation and Content of the Noise Element of the General Plan," 1990.

Section 11.96 of the Cathedral City Municipal Code (CCMC)[122] established noise regulations within the City. The CCMC establishes interior and exterior noise limits for the City which are outlined below in **Table 5.13-3: Cathedral City Exterior Noise Limits**. At the boundary line

122 Cathedral City Municipal Code. Title 11. Ch. 11.96. Sec. 11.96.030.

between a residential property and a commercial and industrial property, the noise level of the quieter zone is used by the City.

TABLE 5.13-3
CATHEDRAL CITY EXTERIOR NOISE LIMITS

Land Use	Time Periods	Noise Level Standard (dBA)
Residential	7:00 AM – 10:00 PM	65
	10:00 PM – 7:00 AM	50
Commercial/Industrial	7:00 AM – 10:00 PM	85
	10:00 PM – 7:00 AM	55

Source: Cathedral City Municipal Code, sec. 11.96.030.

To control noise impacts associated with the construction of a project, Cathedral City has established limits to the hours of construction in Section 11.96.070 of the CCMC.[123] Specifically, the City limits construction to the hours of 7:00 AM to 5:30 PM Monday through Friday, and 8:00 AM to 5:00 PM on Saturday, between October 1st through April 30th. Moreover, construction is limited to the hours of 7:00 AM to 5:30 PM Monday through Friday, and 8:00 AM to 5:00 PM on Saturday, between May 1st through September 30th. Construction is prohibited on Sundays and holidays.

The CCMC does not establish a numeric maximum of acceptable construction source noise levels at potentially affected receivers. A quantified determination for CEQA constitutes as the generation of noise levels in excess of standards or as a substantial temporary or periodic noise increase. Therefore, this report identifies a construction noise level threshold to evaluate these potential impacts.

The Federal Transit Administration (FTA) *Transit Noise and Vibration Assessment Manual* identifies detailed assessment criteria including an eight-hour construction noise level threshold of 80 dBA Leq during daytime at residential uses, and 85 dBA Leq during daytime hours at commercial uses.[124] Therefore, this report relies on the FTA daytime noise level threshold of 80 dBA for residential uses.

123 Cathedral City Municipal Code. Title 11. Ch. 11.96. Sec. 11.96.070.
124 Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual (September 2018), https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf. Accessed February 2022.

Construction

Off-Site

Construction activities that would occur during the construction phases would generate both steady-state and episodic noise that would be heard both on and off the Project Site. Each phase involves the use of different types of construction equipment and, therefore, has its own distinct noise characteristics.

The Proposed Project would comply with the established limits to the hours of construction in Section 11.96.070 of the CCMC.[125]

The potential noise impact generated during construction depends on the phase of construction and the percentage of time the equipment operates over the workday. However, construction noise estimates used for the analysis are representative of worst-case conditions because it is unlikely that all the equipment contained on site would operate simultaneously. As would be the case for construction of most land use development projects, construction of the Proposed Project would require the use of heavy-duty equipment with the potential to generate audible noise above the ambient background noise level. The Proposed Project's construction noise levels at the nearest off-site sensitive receptors are shown in **Table 5.13-4: Construction Maximum Noise Estimates**. As shown, construction noise levels would result in a maximum increase of 9.8 dBA at the single-family residential uses along Verano Road, exceeding the daytime significance threshold of 80 dBA for residential uses.

Impact would be potentially significant.

125 Cathedral City Municipal Code. Title 11. Ch. 11.96. Sec. 11.96.070.

TABLE 5.13-4
CONSTRUCTION MAXIMUM NOISE ESTIMATES

Site	Nearest Off-Site Building Structures	Distance from Project Site (feet)	Max Leq	Significance Threshold (dBA)	Maximum Noise Increase over Significance Threshold without Regulatory Compliance Measures (dBA)
1	Residential uses along Verano Road	25[a]	89.8	80.0	+9.8
2	Residential uses along 30th Avenue	85	81.5	80.0	+1.5
3	Residential uses along Landau Boulevard	100	80.1	80.0	+0.1

Source: FHWA, RCNM, version. 1.1.
Refer to Appendix G for construction noise worksheets.
[a] *It was assumed that some equipment would not operate within close proximity (i.e. 25 feet) to the Project Site boundary where sensitive receptors are located.*

On-Site

Similar to the off-site sensitive receptors, the project would expose on-site receptors including students and faculty, to increased ambient exterior noise levels during construction. Construction noise during the heavier initial periods of construction may reach up to 92.1 dB when measured at a reference distance of 25 feet from the construction activity.126 This could interfere with certain educational programming and learning activities when school is in sessions.

Impacts would be potentially significant.

Operation

Construction activities would occur within close proximity to sensitive receptors. Sensitive receptors are found on site (students and faculty). The nearest on-site sensitive receptors would be as close as approximately 25 feet from the nearest operational building.

As the Proposed Project would implement various modernization improvements to existing buildings to meet current code requirements and develop new structures within areas of the existing buildings on the campus, the operational noise levels would not substantially change.

Construction staging would occur on the existing campus at the Project Site. The Proposed Project would begin with the relocation of portable classrooms on the Project Site to accommodate ongoing school activities. Upon completion of the relocation of the portable

126 Refer to Appendix G for construction noise worksheets

classrooms, students and faculty within the classroom buildings to be demolished on the campus would be relocated to the portable classrooms, followed by the demolition of the central classroom buildings. The school would continue to operate during demolition and construction. As new buildings and classrooms are completed, an ongoing phased vacation and relocation of students and faculty into the new campus facilities will occur as new facilities become available.

Noise-sensitive receptors (students) would be exposed to elevated construction noise levels when activities occur in proximity to these receptors. As discussed previously, construction noise during the heavier initial periods of construction may reach up to 92.1 dB when measured at a reference distance of 25 feet from the construction activity.[127] Additionally, existing school windows may be open because HVAC systems will not be fully functional during certain phases of construction, exacerbating the level of noise.

Project-related demolition and construction activities would occur from 7:00 AM to 5:30 PM, Monday through Friday. Because schools are typically in session from 7:30 AM to 2:30 PM, activities would occur during the most sensitive timeframe. If the Project's construction activities would be required on Saturdays, these activities would occur during the hours of 8:00 AM to 5:00 PM. These construction hours are consistent with the Cathedral City Municipal Code.[128]

Section 11.96.060[129] of the City's Municipal Code indicates that activities conducted on the grounds of any public or private school during regular hours of operation are exempt from the City's noise provisions as provided in Section 11.96. If needed, interior construction (installation of utilities, infrastructure, information technology, and painting) would occur during nighttime or Sunday hours to minimize noise or other impacts to students.

To further reduce exposure of noise-sensitive receptors (both on and off campus) to the Proposed Project's demolition and construction-related activities, the Proposed Project would coordinate the noisiest construction activities to occur during periods when school is not in session.

The District would work to limit the majority of the site preparation and grading activities. The start of new building construction would occur during the school's summer session or during school vacation periods.

127 Refer to Appendix G for construction noise worksheets
128 Cathedral City Municipal Code. Title 11. Ch. 11.96. Sec. 11.96.070.
129 Cathedral City Municipal Code. Title 11. Ch. 11.96. Sec. 11.96.060.

Because construction activities will occur over an approximate continuous 18-month period, noise at the nearby sensitive receptors would constitute a potentially temporary noise impact. Noise levels on the Project Site would be considered high for intermittent periods of time and would occur during the most-sensitive times during the day (7:30 AM to 2:30 PM).

Impacts would be potentially significant.

Mitigation Measures: The following Mitigation Measure shall be implemented.

MM N-1 The District shall direct construction activities that result in noise above 65 dB(a) to correspond with the school schedule to minimize noise and vibration impacts when classes are in session, and to avoid critical (testing) periods. Intensive construction activities such as demolition and grading shall be scheduled to occur after 2:30 PM Monday through Friday.

MM N-2 The District's construction contractor shall ensure that construction equipment is properly muffled according to industry standards and is in good working condition.

MM N-3 The District's construction contractor shall utilize diesel generators and compressors that are listed as "quiet units" by the manufacturer.

MM N-4 For all noise- and vibration-generating construction activity on the Project Site, the District's construction contractor shall employ additional noise and vibration attenuation techniques to reduce noise and vibration levels. Such techniques may include, but are not limited to, the use of sound blankets on noise-generating equipment and the construction of temporary sound barriers between construction sites and nearby sensitive receptors.

MM N-5 The District's construction contractor shall turn off all idling equipment when not in use for more than 5 minutes.

MM N-6 The District's construction contractor shall disconnect backup alarms on vehicles that require them.

MM N-7 The District's construction contractor shall utilize temporary noise deflector walls during construction, where feasible.

MM N-8 The District's construction contractor shall place noise- and vibration-generating construction equipment, as well as locating construction staging areas away from sensitive uses, including operating classrooms, where feasible.

MM N-9 The District's construction contractor shall coordinate the reduction of construction activities with nearby classrooms during exam periods to minimize noise and vibration. The District's construction contractor shall provide construction activity schedules to try to minimize noisy activities when construction is taking place to the fullest extent practicable.

Level of Significance Following Mitigation:

With the implementation of the above mitigation measures, noise generated during project construction would result in a less than significant impact.

b. Is the proposed school site located adjacent to or near a major arterial roadway or freeway whose noise generation may adversely affect the educational program?

Less Than Significant Impact.

EDC Section 17213 states that a busy traffic corridor is defined as having 50,000 or more average daily trips (ADT) in a rural area or 100,000 or more ADT in an urban area.[130]

There are no freeways within 500 feet of the Project Site. The closest freeway, I-10, is located approximately 1.2 miles northeast of the Project Site.

The Project Site is adjacent to Landau Boulevard, a north-south arterial located to the west of the Project Site. Additionally, the Project Site is adjacent to 30th Avenue, an east-west arterial located to the north of the Project Site. Cathedral City has currently compiled traffic count data for 2018 for streets that are near the Project Site.[131] Landau Boulevard has a roadway ADT of 19,070 and 30th Avenue has a roadway ADT of 9,402.[132]

130 California Education Code (EDC), Sec. 17213, accessed February 2022. https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=EDC&sectionNum=17213.#:~:text=17213.%20The%20governing%20board%20of%20a%20school%20district,school%20district%2C%20unless%20all%20of%20the%20following%20occur%3A. March 2022.

131 Cathedral City, Draft Comprehensive General Plan, Circulation & Mobility Element, Table CM-4 Existing Conditions Summary Major Roadways in the Planning Area, accessed February 2022. https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000

132 Cathedral City, Draft Comprehensive General Plan, Circulation & Mobility Element, Table CM-4 Existing Conditions Summary Major Roadways in the Planning Area, accessed February 2022. https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000

Additionally, the Proposed Project would not generate an increase of daily vehicle trips, as analyzed in **Section 5.17: Transportation**. The Proposed Project is not within one-quarter mile of a freeway or other busy traffic corridor as defined by EDC Section 17213.[133]

As such, the Project would not be impacted by roadway noise; impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

c. Generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant with Project Mitigation.

Construction

Off-Site

Construction machinery and operations can generate varying degrees of ground vibration, depending on the construction procedures and the construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of a construction site often varies depending on soil type, ground strata, and construction characteristics of the receptor buildings. The results from vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at its highest levels. Groundborne vibration from construction activities rarely reaches the levels that cause damage to structures. Potential building damage occurs when construction activities cause groundborne vibration levels to exceed 0.5 inches-per second peak particle velocity (PPV) at the nearest off-site sensitive receptors.

Heavy construction equipment may generate substantial levels of vibration that would cause annoyance to on- and off-site vibration-sensitive receptors. However, vibration dissipates quickly with distance. As heavy construction equipment moves around the site, average vibration levels at the nearest sensitive receptors on the campus and in adjacent residences would diminish rapidly with increased distance between the receptors and the equipment.

133 California Education Code (EDC), Sec. 17213, accessed February 2022. https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=EDC&sectionNum=17213.#:~:text=17213.%20The%20governing%20board%20of%20a%20school%20district,school%20district%2C%20unless%20all%20of%20the%20following%20occur%3A. March 2022.

Backhoes are capable of producing 92.0 VdB at 25 feet,[134] which is the approximate distance to the nearest classroom building throughout the Project's phased construction activities.

A vibration velocity of 75 VdB is the approximate threshold between barely perceptible and distinctly perceptible levels for many people. The residential neighborhoods directly surrounding the Project Site with regard to construction activities would not be affected as a result of the attenuation of groundborne vibration, given their distance from where excavation and ground-disturbing activities would occur on the site. The majority of construction activities would occur within the center of the Project Site and not directly adjacent to the surrounding residential neighborhood. Construction activities would be restricted to daytime hours, which is when the surrounding off-site residences are the least sensitive to vibration intrusions.

Table 5.13-5: Construction Vibration Impacts—Building Damage presents vibration impacts associated with on-site demolition and construction in terms of building damage. As shown in **Table 5.13-5**, the forecasted vibration levels due to on-site demolition and construction activities would not exceed the building damage significance threshold at the nearby sensitive receptors.

As with generated noise levels, construction activities would be scheduled to avoid critical school schedule periods (e.g., testing periods) to reduce vibration impacts while students are in class. Equipment that generates the highest levels of vibration would be scheduled to be operated after school hours to the degree possible or when classes are not in session. However, construction-related vibration levels would be considered high for intermittent periods of time throughout the phased construction schedule.

Impacts to students, staff, and faculty are considered to be potentially significant.

134 Office of Planning and Environment, Federal Transit Administration, Transit Noise and Vibration Impact Assessment, FTA-VA-90-1003-06 (May 2006), 12-9.

TABLE 5.13-5
CONSTRUCTION VIBRATION IMPACTS—BUILDING DAMAGE

Nearest Off-Site Building Structures	Estimated Vibration Velocity Levels at the Nearest Off-Site Structures from the Project Construction Equipment						Significance Threshold (PPV ips)
	Vibratory Roller	Large Bulldozer	Caisson Drilling	Loaded Trucks	Jack-hammer	Small bulldozer	
FTA Reference Vibration Levels at 25 feet							
	0.210	0.089	0.089	0.076	0.035	0.003	—
Residential uses along Verano Road (25 Feet)	0.210	0.089	0.089	0.076	0.035	0.003	0.5
Residential uses along 30th Avenue (85 Feet)	0.033	0.014	0.014	0.012	0.006	0.000	0.5
Residential uses along Landau Boulevard (100 Feet)	0.026	0.011	0.011	0.010	0.004	0.001	0.5

Source: US Department of Transportation, Federal Transportation Authority, Transit Noise and Vibration Impact Assessment
Source: Refer to Appendix G for construction vibration worksheets.

On-Site

Similar to the off-site sensitive receptors, the Project would expose on-site buildings to increased vibration levels during construction. As shown in **Table 5.13-5** above, the forecasted vibration levels due to on-site construction activities would not exceed the building damage significance threshold at a reference distance of 25 feet.

On-site vibration impacts would be less than significant.

Operation

The proposed uses would be stationary and would not generate substantial groundborne vibration or groundborne noise levels.

Operational vibration impacts would be less than significant.

Mitigation Measures: Though not required to reduce vibration impacts caused by Project construction, the District will implement **MM N-10** and **MM N-11** to further limit vibration impacts.

MM N-10 Notification shall be provided to all occupied residences within 200 feet of an area where construction activities may result in groundborne vibration of more than 80 VdB, at least 10 days in advance of such activities.

MM N-11 Before any site activity, the contractor shall be required to submit a material haul route plan to the City for review and approval. The contractor shall ensure that the approved haul routes are used for all materials' hauling, in order to minimize exposure of sensitive receivers to potential adverse noise levels from hauling operations.

d. For a project located within the vicinity of a private airstrip or an airstrip 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?

Less Than Significant Impact. The closest airport to the Project Site is the Palm Springs International Airport is located approximately 1.3 miles to the west of the Project Site. The Project Site is not located within the 65 CNEL or greater noise contours associated with the airport.[135] Therefore, the Proposed Project would not expose people residing in, or working in, the Project area to excessive noise levels.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

135 Veneklasen Associates, Southern California Association of Governments Airport Noise Overview, August 2019, https://scag.ca.gov/sites/main/files/file-attachments/dpeir_connectsocal_appendix03_13_aviationnoise.pdf?1606004060. Accessed February 2022.

5.14 POPULATION AND HOUSING

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
POPULATION AND HOUSING – Would the project:					
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The Proposed Project would not increase enrollment capacity at the school nor involve the development of new homes or businesses. As such, it would not introduce new populations to the area.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No impact. No housing exists on the Project Site since the site is within an existing school campus. The Project will also not demolish existing housing in the area. The Project Site would not expand into the surrounding development and would not require the movement of already-established housing. Therefore, the Project would not displace any existing people or housing.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. The Project Site is developed as a school campus and would not displace existing housing or people. The number of jobs and types of jobs provided by the campus would also not remain the same. Therefore, the Proposed Project would not displace any people, jobs, or housing.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

5.15 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
PUBLIC SERVICES				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	☐	☐	☒	☐
b. Police protection?	☐	☐	☒	☐
c. Schools?	☐	☐	☒	☐
d. Parks?	☐	☐	☐	☒
e. Other public facilities?	☐	☐	☐	☒
f. Does the site promote joint use of parks, libraries, museums, and other public services?	☐	☐	☐	☒

Discussion

a. Fire protection?

Less Than Significant Impact. Fire protection and emergency medical services in Cathedral City are provided by the Cathedral City Fire Department (CCFD). The nearest station to the Project Site is Fire Station 412 (Cathedral City) located at 32100 Desert Vista Rd, approximately 1.2 miles north from the proposed project. Fire Department staff includes 43 sworn fire personnel (42 firefighters and 1 Fire Chief), including 14 on-duty, 2 administrative personnel and 1 full-time fire inspector.[136]

During demolition, construction, and subsequent operation, the proposed Project would not interfere with any of the daily operations of the City's Emergency Plans, nor would it require additional staff from the CCFD.[137] All construction activities, including staging, would occur on Project Site and be performed per the District's, City's, and CCFD standards and regulations. Construction activities would not cause any road closures and in effect would not decrease CCFD's accessibility to LES or the surrounding development.

The Proposed Project would neither increase nor decrease the number of students and faculty

136 Cathedral City, General Plan (2040 Update). "Public Services and Facilities Element." https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000. Accessed February 2022.

137 Cathedral City, Draft Comprehensive General Plan, Safety Element, Emergency Preparedness Sub-Element, https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000, Accessed March 2022.

on site.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

b. Police protection?

Less Than Significant Impact. Police protection services in Cathedral City are provided by the Cathedral City Police Department, which is located within the City Hall Building at 68700 Avenida Lalo Guerrero, approximately 4.0 miles south of the Project Site. The Department is staffed by 52 sworn officers, 35 non-sworn support, administrative personnel, and 6 reserve officers.[138]

The PSUSD also has a Security Department specifically assigned to 16 elementary schools, 5 middle schools, 4 comprehensive high schools, 1 continuation high school, and an alternative education program within the District. School security personnel work collaboratively with allied law enforcement agencies to ensure the safety of students and staff.[139]

Security would be provided by campus security guards during demolition and construction activities of the Proposed Project. All construction workers would be required to wear identification badges and checked in through the school office prior to each day's construction activities. Construction areas would be separated from the rest of the campus by temporary fencing, secured by locks and security guards.

Students participating in academic activities would not be able to access the areas of the campus undergoing construction activities. When school is not in session, the construction areas would be secured by temporary fencing and locked gates. Additional security and safety measures may be implemented to further secure the campus during and outside of school operational hours.

The Proposed Project would not change the number of students or faculty on site. No additional law enforcement services would be necessary. Project development would not require the construction of new or expanded police facilities.

Impacts would be less than significant.

138 Cathedral City, General Plan (2040 Update). "Public Services and Facilities Element." https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000. Accessed August 2021.

139 Palm Springs Unified School District, Security Department, https://www.psusd.us/Page/234. Accessed August 2021.

Mitigation Measures: No mitigation measures are required.

c. Schools?

Less Than Significant Impact. The Proposed Project would not generate new students that would need school facilities.

Impacts to school facilities would be less than significant.

Mitigation Measures: No mitigation measures are required.

d. Parks?

No Impact. Demand for parks and recreational facilities are usually determined by an area's population. Considering that the Proposed Project would not generate additional population or involve construction of dwelling units, the demand for park facilities would remain the same.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

e. Other public facilities?

No Impact. The Proposed Project would not increase the local population, number of students, or number of faculty on site; as such, it would not cause a need for other government facilities, such as libraries.

A public library is at 33520 Date Palm Dr., approximately 3.4 miles south of the Project Site. Development of the Proposed Project would not require the construction of new or expanded library facilities, and the demand for library services would remain the same.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

f. Does the site promote joint use of parks, libraries, museums, and other public services?

No Impact. The Proposed Project would not result in an increase in school enrollment or population, and would not construct any dwelling units. The Proposed Project would not promote the joint use of parks, libraries, museums, and other public services. The Proposed Project would not require the construction new or expanded public services.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

5.16 RECREATION

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
RECREATION – Would the project:					
a.	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b.	Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. Demand for parks and recreational facilities are usually determined by the area's population.

Existing recreational facilities in the City include 11 parks for a total of 73 acres.[140] Panorama Park is nearest to the Project Site located approximately 0.57 miles northeast of the Project Site and includes a total of 7.5 acres of recreational space.

Implementation of the Proposed Project would only upgrade and modernize existing facilities without increasing local population, student capacity, employment opportunities, or housing. Therefore, demand for recreational facilities would remain the same, and no substantial physical deterioration of the existing facilities would occur due to implementation of the Proposed Project. There may be possible short-term impacts to recreational facilities on school property if recreational facilities are open to the public off school hours or for local programs. These would be temporarily unavailable during construction.

During the construction of the Proposed Project, workers would typically commute to work on site and leave the local area after the workday. Any use of Panorama Park would be negligible.

140 Cathedral City, General Plan (2040 Update). "Parks and Recreation Element." https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000. Accessed February 2022.

Additionally, the recreational facilities in the vicinity of the Project Site would continue to be operational during construction so there would be no overcrowding of other nearby parks. Therefore, demand for recreational services on a short-term and long-term basis would remain the same, and deterioration to recreational facilities would not occur.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required

b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

No Impact. Development of the Proposed Project would update and modernize existing facilities on campus, including onsite recreational facilities such as the kindergarten playground. No off-site recreational facilities have been proposed and no expansion of existing recreation facilities would be required.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

5.17 TRANSPORTATION AND TRAFFIC

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC – Would the project:					
a.	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☒	☐	☐
b.	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c.	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d.	Result in inadequate emergency access?	☐	☐	☒	☐
e.	Are traffic and pedestrian hazards mitigated per Caltrans' *School Area Pedestrian Safety* manual?	☐	☐	☐	☒
f.	Is the site easily accessible from arterials and is the minimum peripheral visibility maintained for driveways per Caltrans' *Highway Design Manual*?	☐	☐	☒	☐
g.	Is the proposed school site within 1,500 feet of a railroad track easement?	☐	☐	☐	☒

Discussion

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant with Project Mitigation.

Construction

Short-term increases to traffic would occur during the construction phase of the Proposed Project.

Date Palm Drive is the City-designated truck route.[141] Due to the proximity of the Project Site to the I-10 freeway, most construction workers would access the Project Site from I-10, exiting off Ramon Road if coming from the south and Date Palm drive if coming from the north. Highway

141 City of Cathedral City, Engineering Department, Truck Route Map, accessed February 2022. https://www.cathedralcity.gov/home/showpublisheddocument?id=403.

111 would be used for local travel from east to west. Construction workers typically arrive and leave work sites between 7:30 AM and 4:30 PM, and not during peak school hours (8 AM to 3 PM), thus minimizing any traffic increases for students, parents, and faculty

As shown in **Table 5.17-1: Construction** Trips, the Proposed Project would be phased. The greatest number of trips which would occur during grading activities can be seen under Phase 1. Development of the proposed new buildings' foundation would require soil import.

In the event that import or export material is required, it is assumed that approximately 625 haul trucks would be used over a duration of 23 days; 27 haul trucks would access the site daily during this period. As shown in **Table 5.17-1**, construction activities could generate up to 27 daily trips. This number is less than the average daily trips for normal school operations. Nevertheless, to ensure that construction does not interfere with school and ambient traffic, mitigation measures MM TRA-1 through MM TRA-2 will be implemented to ensure impacts are below significant.

Impacts associated with truck trips is potentially significant.

TABLE 5.17-1
CONSTRUCTION TRIPS

Construction Phase	Daily Worker Trips	Daily Vendor Trips	Total Haul Trips	Max Daily Trips
Phase 1				
Demolition	13	0	52[a]	13
Grading	10	0	625[b] (27 trucks per day)	27
Building Construction	11	4	0	11
Architectural Coating	2	0	0	2
Phases 2-3				
Demolition	13	0	106[a]	13
Building Construction	11	4	0	11
MPR Renovation	11	4	0	11
Architectural Coating	2	0	0	2
Paving	15	0	0	15

*Refer to **Appendix A: Air Quality CalEEMod Output Sheets**.*
[a] Total number of trucks would be spread over a 3-month period.
[b] Conservatively assumed a maximum of 5,000 cubic yards of soil would be hauled off-site.

Operation

The Proposed Project would not change LES operations and programs, and no new vehicular trips would be generated by the Project. The Project would not create impacts for transportation or circulation.

Operations would not conflict with the Cathedral City circulation plans, ordinances, policies, or the performance of the surrounding roadway.

Impacts would be less than significant.

Mitigation Measures: The following mitigation measure would reduce construction-related traffic impacts:

MM TRA-1 The District shall include in its executed construction contracts and final construction plans limitations on construction-related vehicle access to the Project Site. When school is in session, construction vehicles shall be prohibited from arriving to or departing from Landau Elementary School 30 minutes before and after the morning and afternoon bells.

MM TRA-2 Prior to the start of construction and demolition activities, the construction contractor shall prepare a Traffic Control Plan based on specific conditions, anticipated work zone safety, and mobility impacts. The Plan shall be submitted to the District and City for review, as appropriate. The Plan shall include the following elements:

- Identify the steps necessary to maintain public and worker safety and minimize construction-related traffic delay;
- Include provisions for accessing the campus throughout the proposed demolition and construction process;
- Restriction on the hours during which traffic lanes may be closed, as well as on the number of traffic lanes that may be closed at any one time;
- Designation of an off-site school drop-off and parking area from which students, faculty, and staff would be transported to the campus via shuttle service.

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant Impact. CEQA Guidelines section 15064.3 was developed in response to Senate Bill 743, which eliminated auto delay, LOS, and similar measures of vehicular capacity or traffic congestion. CEQA Guidelines Section 15064.3 is a basis for determining impacts. The new criteria "shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses" (PRC Section 21099(b)(1)).[142]

Vehicle miles traveled (VMT) is the new indicator of the travel levels on the roadway system by motor vehicles.

The Proposed Project would improve an existing elementary school campus and would not expand the existing enrollment capacity nor change school operations. The Proposed Project – by maintaining the existing campus with sustainable features and continuing to accommodate the surrounding community needs – would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b).

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

c. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The Proposed Project would not propose any new roadways, circulation changes, or design features with sharp curves or dangerous intersections. Driveway access to the campus and bus loading zones on campus would remain the same. During Phase 1 and 3 of the Proposed Project, students would picked up and dropped off at LES along 30th Avenue. School bus loading is on-site at a designated area, parallel to 30th Avenue. Student loading is provided curbside in the northern lot, in front of the school buildings; most vehicles enter and exit the lot from 30th Avenue. During Phase 2 of the Proposed Project, students would be picked up and dropped-off at LES along Landau Boulevard during construction. Construction access would be located on the north side of campus along 30th Avenue.

142 Public Resources Code (PRC), Division 13. Environmental Quality, Chapter 2.7. Modernization of Transportation Analysis for Transit-Oriented Infill Projects, Section 21099, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=21099.&lawCode=PRC. Accessed March 2022.

Existing emergency access to the Project Site and nearby sensitive uses would not be altered or disrupted during construction and operational phases. No changes to off-site roadway systems would be necessary. The Project would not cause an increase in hazards.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

d. Result in inadequate emergency access?

Less Than Significant Impact. The Proposed Project would not alter or disrupt emergency access roadways. The Proposed Project would not change the roadway system, and construction activities would not require lane closures of nearby roadways or make changes to traffic lanes. The Proposed Project would only improve pedestrian areas. All proposed improvements and modernizations of the Project would be contained to the Project Site.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

e. Are traffic and pedestrian hazards mitigated per Caltrans' School Area Pedestrian Safety manual?

No Impact. The Proposed Project would not implement improvements that would affect pedestrian areas on campus. The Proposed Project would not make changes to the bicycle system, roadways, or traffic lanes. All proposed improvements and modernizations of the Project would be contained to the Project Site.

The Proposed Project would not increase the exposure of students to traffic and pedestrian hazards. Surrounding roadways are already marked with appropriate school zone signs and crosswalks. The Proposed Project would comply with Caltrans traffic control requirements for school areas.[143]

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

143 California Department of Transportation (Caltrans), Manual on Uniform Traffic Control Devices (MUTCD) (2021), accessed February 2022. https://dot.ca.gov/programs/safety-programs/camutcd/camutcd-files

f. Is the site easily accessible from arterials and is the minimum peripheral visibility maintained for driveways per Caltrans' Highway Design Manual?

Less Than Significant Impact. The Project Site is located within the existing LES campus. Construction access would be located on 30th Avenue to the north. Project construction may temporarily affect the segments of Date Palm Drive and 30th Avenue, adjacent to the campus. Date Palm Drive is a City-designated truck route and 30th Avenue provides access between the Project Site and Date Palm Drive.[144] These roads would provide access to the Project Site for the demolition and construction activities.

No changes are proposed to the surrounding road system or on-site vehicular circulation system and driveways. No buildings, structures, or landscaping would be introduced near any of the existing driveways which would impair visibility. Clear and uninterrupted access to the campus would continue to be provided through existing driveways.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

g. Is the proposed school site within 1,500 feet of a railroad track easement?

No Impact. The Proposed Project is not located within 1,500 feet of a railroad track easement. The nearest railroad track easement is approximately 1.5 miles to the northeast.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

144 City of Cathedral City, Engineering Dept., Truck Route Map, https://www.cathedralcity.gov/home/showpublisheddocument?id=403. Accessed February 2022.

5.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
Tribal Cultural Resources – Would the project:				
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Discussion

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

Less Than Significant Impact. "Tribal cultural resources," as defined in PRC Section 21074, are

sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe.[145] Additionally, PRC section 5020.1(k) defines "local register of historical resources" as a list of properties officially designated or recognized as historically important by a local government pursuant to a local ordinance or resolution.[146]

As discussed in **Section 5.5: Cultural Resources**, the Project Site is not on a local historic landmark list, the California Historical Landmarks register, or the California Points of Historical Interest register. The Project Site was constructed in 1988 and is developed with school facilities that do not display distinctive characteristics of a type, period, region, or method of construction. The school was built based on the need and growth of the community. According to a qualified architectural historian, because the Project Site is less than 50 years of age, neither the permanent school buildings nor the campus itself has achieved sufficient age to be considered eligible for listing in the National Register of Historic Places (See **Appendix C.2: PSUSD School Major Renovations Correspondence**). As documented, the Project Site is not listed or eligible for listing as a historic resource.

No impact would occur.

Mitigation Measures: No mitigation measure is required.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant with Project Mitigation. Public Resource Code Section 5024.1(c) includes criteria to be used for listing a resource in the California Register. As discussed above, the Project Site is not listed or eligible for listing as a historic resource. Notwithstanding, as discussed in **Section 5.5**, a records search was conducted with the California Historic Resource Information System (CHRIS) (see **Appendix C.1).**

145 Public Resources Code (PRC), Division 13. Environmental Quality, Chapter 2.5 Definitions, Section 21074, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=21074. Accessed March 2022.

146 Public Resources Code (PRC), Division 5. Parks and Monuments, Chapter 1. State Parks and Monuments, Article 2. Historic Resources, Section 5020.1, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=5020.1.&lawCode=PRC . Accessed March 2022.

No cultural resources were identified within the records search area. No other historic, prehistoric, built environment, or tribal cultural resources were identified in the records search. A Sacred Land File (SLF) search conducted by the Native American Heritage Commission (NAHC) concluded that the Project Site is not sacred lands (see **Appendix C.1**).

No cultural resources, including tribal cultural resources, were discovered when the Project Site underwent construction of the current development in the late 1980s, nor have any been identified since. As the Proposed Project's construction and demolition activities would involve limited earthmoving work, and the site is previously graded and developed portions of the campus, it is unlikely that subsurface items would be discovered during construction.

Assembly Bill (AB 52) establishes a formal consultation process for California Native American tribes on development projects. AB 52 notification letters were sent by the District to the Agua Caliente Band of Cahuilla Indians (ACBCI) and Torres Martinez Desert Cahuilla tribes on March 9, 2022. Only the Agua Caliente tribe responded in a letter dated April 13, 2022. In their response they note that the project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests copies of any cultural resource documentation (report and site records) generated in connection with this project. Copies of the AB 52 notification letters and response are provided in **Appendix H**.

While no tribal cultural resources were identified in the records search, construction activities associated with the Proposed Project could have the potential to unearth undocumented tribal cultural resources beneath the Project Site.

Impacts will be potentially Significant

Mitigation Measures: The following mitigation measures would reduce potentially significant impacts to tribal cultural resources to below significance.

MM TCR-1 Should unknown subsurface items become unearthed, the District and/or its construction contractor shall cordon off and protect the area of the find from further disturbance until a qualified archeologist and/or tribal representative is retained to investigate the discovery. The qualified archaeologist and/or tribal representative shall prepare a findings report summarizing the methods and results of the investigation, including an itemized inventory and detailed analysis of recovered artifacts upon completion of field and laboratory work. The report shall include an interpretation of the cultural activities represented by the

artifacts and a discussion of the significance of all tribal finds. The submittal of the report to the District and Tribal representative, as appropriate, along with final curation of the recovered artifacts, will signify completion of the monitoring program and, barring unexpected findings of extraordinary significance, the mitigation of potential project impacts on tribal cultural resources

MM TCR-2 Should buried human remains be discovered during grading or other construction activity, in accordance with State law, the County coroner shall be contacted. If the remains are determined to be of Native American heritage, the Native American Heritage Commission and the appropriate local Native American Tribe shall be contacted to determine the Most Likely Descendant (MLD).

5.19 UTILITIES AND SERVICE SYSTEMS

		Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS – Would the project:					
a.	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water, drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b.	Have sufficient water supplies available to serve the project and reasonable foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d.	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e.	Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion

a. Require or result in the relocation or construction of new water or expanded water, wastewater treatment or stormwater, drainage, electric power, natural gas, or telecommunications facilities, the construction of which relocation could cause significant environmental effects?

Less Than Significant Impact. The Project Site is currently connected to basic utilities, including electricity, natural gas, telecommunications, water, and sewage. The Proposed Project would not result in an increase nor a substantial generation of water demand or wastewater.

As previously noted, the Proposed Project would not increase the number of students and faculty, nor would it require the construction or expansion of wastewater treatment facilities within the City of Cathedral City.

The Proposed Project would not increase the demand for additional utility systems, and the existing utilities would be sufficient. The Proposed Project would not trigger the need for new or expanded utility systems.

The Proposed Project would be constructed to meet Title 24 and CalGreen requirements; [147,148] a result being more efficient water and wastewater systems. The Project would not require or result in the relocation or construction of new utilities.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

b. Have sufficient water supplies available to serve the project and reasonable foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. The Coachella Valley Water District (CVWD) provides water to the Project Site.

The Proposed Project would involve improvements constructed to meet Title 24 and CalGreen requirements, including the installation of water efficient plumbing facilities.[149, 150] This would not increase the demand on water and wastewater. The Project would not create a larger demand on CVWD's water supply,

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

c. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has

147 California Code of Regulations, California Building Standards Code, Title 24, https://www.dgs.ca.gov/BSC/Codes, Accessed March 2022.
148 California Code of Regulations, California Green Building Standards Code, Part 11, Title 24, https://www.dgs.ca.gov/BSC/CALGreen#codes. Accessed March 2022.
149 California Code of Regulations, California Building Standards Code, Title 24, https://www.dgs.ca.gov/BSC/Codes, Accessed March 2022.
150 California Code of Regulations, California Green Building Standards Code, Part 11, Title 24, https://www.dgs.ca.gov/BSC/CALGreen#codes. Accessed March 2022.

adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. The Proposed Project would not generate industrial wastewater or new point sources of wastewater that would require permits from the Colorado River Basin Regional Water Quality Control Board. Additionally, the Proposed Project would not increase the number of students or staff, and would not require the construction or expansion of wastewater treatment facilities. There would be no change in operations from existing conditions to the Proposed Project. Therefore, the capacity of wastewater treatment would not change.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. Burrtec Waste Industries Inc. provides trash collection and recycling services to the City, including the Project Site.[151] The Proposed Project would generate construction waste and will comply with the California Green Building Standards Code, which requires that at least 65 percent of waste created by construction and demolition activities be recycled or salvaged.[152, 153]

Solid waste generation during operation of the Project would be similar to existing conditions since the Project does not propose operational changes. The Project would meet the requirements of waste diversion and would not generate solid waste in excess of State standards.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

e. Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. Construction and operation of the Proposed Project would

151 Cathedral City, "Utilities." https://www.cathedralcity.gov/residents/utilities. Accessed February 2022.
152 Cathedral City Municipal Code. Title 8. Ch. 8.04. Sec. 8.04.010.
153 California Code of Regulations, California Green Building Standards Code, Part 11, Title 24, https://www.dgs.ca.gov/BSC/CALGreen#codes. Accessed March 2022.

comply with federal, State, and local statues and regulations related to solid waste. Solid waste generated by the proposed Project would not interfere with the California Integrated Waste Management Act, which requires that local municipalities implement programs to divert at least 50 percent of their solid waste from landfills.[154,155]

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

154 Public Resources Code (PRC), Division 30. Waste Management, Part 1. Integrated Waste Management, Chapter 1. General Provisions, https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=PRC&division=30.&title=&part=1.&chapter=1.&article=1. Accessed March 2022

155 Cathedral City, Recycling, Refuse, & Energy Programs, Assembly Bill 939, https://www.cathedralcity.gov/services/recycling-refuse-energy-programs/assembly-bill-939. Accessed March 2022.

5.20 WILDFIRE

If located in or near State responsibility areas or lands classified as very high fire hazard zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildlife risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Discussion

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The Project Site and surrounding areas are within a Local Responsibility Area (SRA), classified as Non-VHFHSZ (Very High Fire Hazard Severity Zone).[156]

Landau Boulevard, 30th Avenue, and Interstate-10, near the Project Site, are major intercity and regional access routes serving Cathedral City. They are used by emergency personnel and for emergency evacuation.[157]

The Proposed Project would not directly impact these roadways as all improvements would occur on site. Project construction may temporarily impact the segments of Landau Boulevard due to construction workers commuting by local and regional routes. 30th Avenue is also a designated construction entrance. However, the construction period would be temporary, and

156 CalFire, Dept. of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP), https://egis.fire.ca.gov/FHSZ/. Accessed February 2022.

157 Cathedral City, Draft Comprehensive General Plan (2019), Safety Element, https://files.ceqanet.opr.ca.gov/237884-2/attachment/DOYwP9WrHQ6VkR8giBqMmkskA8Vri7v8X1UUUEQBl9u-NZ_-V1QAGIPJaWo2Mld_Pd8Rvhfvw4ErNN9_0. Accessed February 2022.

the Proposed Project would not substantially impair an emergency response plan or evacuation plan.

Impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

b. Due to slope, prevailing winds, and other factors, exacerbate wildlife risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. The Project Site is in a Non-VHFHSZ.[158] Therefore, project implementation would not exacerbate wildlife risks due to wildfire.

No impact would occur.

Mitigation Measures: No mitigation measures are required.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. Urban improvements exist north, east, south, and west of the Project Site. A small portion of vacant land exists to the south east of the Project Site. The Proposed Project does not propose, or require, improvements or maintenance of infrastructure that would exacerbate fire risk.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. The Project Site is not located near a potential flooding area

158 CalFire, Dept. of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP), https://egis.fire.ca.gov/FHSZ/. Accessed February 2022.

that would result in potential drainage changes.

As mentioned in **Section 5.7: Geology and Soils** and **Section 5.10: Hydrology and Water Quality**, the Project Site is relatively flat and is not in an area susceptible for landslides, or within a flood zone. Furthermore, the Project Site is in a Local Responsibility Area (LRA) that is not in a VHFHSZ area.[159] The proposed improvements at LES would not expose Project occupants and structures to risks caused by fire-related runoff, post-fire slope instability, or drainage.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

159 CalFire, Dept. of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP), https://egis.fire.ca.gov/FHSZ/. Accessed February 2022.

5.21 MANDATORY FINDINGS OF SIGNIFICANCE

		Potentially Significant Impact	Less Than Significant With Project Mitigation	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE – Does the project:					
a.	Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b.	Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☒	☐	☐
c.	Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Discussion

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant with Project Mitigation. The Project Site is surrounded by urban development to the north, south, east, and west.

As discussed in **Section 5.4: Biological Resources**, the Project Site is entirely developed and disturbed with school facilities and operations. Nevertheless, it is possible that migratory birds access the Project Site. Preconstruction surveys will be required under **MM BIO-1**. Implementation of this mitigation measure would reduce potentially significant impacts to the

protected species.

With respect to cultural resources, the Proposed Project improvements would be implemented in areas that have been graded and developed with school uses. In the unlikely event that ground-disturbing activities result in the accidental discovery of archaeological resources, the District will comply with PRC Section 21083.2(i)[160]. In the event of an accidental discovery of human remains, the District will comply with Government Code Section 27460 et seq.[161], PRC Section 5097.98[162], and California Health and Safety Code Section 7050.5[163].

Mitigation Measures: The above mitigation measures are proposed to reduce impacts to less than significant level.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less Than Significant with Project Mitigation. In addition to the Project, the District continues to maintain and modernize other schools that it operates. Where applicable, the analysis conducted in the Initial Study considers the environmental effects of the other schools, as well as other past, current, and probable future development projects.

With the incorporation of the mitigation measures specified herein, the Project would not result in environmental impacts that are individually limited but cumulatively considerable.

Mitigation Measures: The above mitigation measures are proposed to reduce impacts to less than significant.

c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant with Project Mitigation. The Proposed Project's potential impacts to air quality, greenhouse gas emissions, hazards and hazardous materials, traffic, and other environmental issues have been evaluated and found that development and operation of the

160 Public Resources Code, Division 13, Ch. 2.6, Section 21083.2.
161 California Government Code, Title 3, Division 2, Ch. 10, Section 27460.
162 Public Resources Code, Division 5, Ch. 1.75, Section 5097.98.
163 Health and Safety Code, Division 7, Ch. 2, Section 7050.5.

Project would result in less than significant adverse effects on human beings, either directly or indirectly.

Although the Proposed Project does not involve the destruction of any existing buildings that might contain hazardous materials, the following mitigation measures **MM HAZ-1** and **MM HAZ-2** through **4** are proposed to prevent the potential of a significant hazard. Furthermore, although noise during construction would comply with designated hours of construction, **MM N-1** through **MM N-8** and **MM N-11** would be implemented to further reduce noise levels to below 80 dBA and **MM N-9** and **MM N-10** to further limit vibration impacts. **MM TCR-1** through **MM TCR-2** would be implemented during construction to mitigate potential discoveries of tribal cultural resources.

Finally, **MM TRA-1** through **MM TRA-2** would be implemented to minimize potential impacts related to construction traffic. Implementation of these mitigation measures would limit potential effects that construction and operation of the Project could have on human beings.

With mitigation, impacts would be less than significant.

Mitigation Measures: The above mitigation measures are proposed to reduce impacts to less than significant.

6.0 LIST OF PREPARERS

LEAD AGENCY

Palm Springs Unified School District

Julie Arthur, Executive Director of Facilities Planning and Development
Kent Hems, Project Manager

Baker Nowicki Architects

Rihard Nowicki, Partner
Brian Leonard, Principal

MITIGATED NEGATIVE DECLARATION PREPARATION

Meridian Consultants LLC

Joe Gibson, Partner and Project Manager
Michelle Fleishman, Staff Planner
Michael Levi, Staff Planner
Holly Galbreath, Senior Scientist
Melanie Dow, Production Coordinator
Tom Brauer, Graphics Coordinator

PaleoWest Archaeology

Vanessa Mirro, MA, RPA, Vice President and California Principal
Roberta Thomas, MA, RPA

Daly and Associates

Pamela Daly, M.S.H.P., Principal

JWC Ecological Consultants

James W. Cornett, President

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8.0 TERMS, DEFINITIONS, AND ACRONYMS

AB	assembly bill
AFY	acre-feet per year
AQMP	Air Quality Management Plan
ASL	above sea level
Basin Plan	Water Quality Control Plan for the Colorado River Basin
BMP	Best Management Practice
CBC	California Building Code
Caltrans	California Department of Transportation
CCFD	Cathedral City Fire Department
CCMC	Cathedral City Municipal Code
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CHRIS	California Historic Resource Information System
CNDBB	California Natural Diversity Database
CNPS	California Native Plant Survey
CO	carbon monoxide
CO2	carbon dioxide
CRBRWQCB	Colorado River Basin Regional Water Quality Control Board
CVAG	Coachella Valley Association of Governments
CVMSHCP	Coachella Valley Multiple Species Habitat Conservation Plan
CVWD	Coachella Valley Water District
DTSC	Department of Toxic Substances Control
EIA	Energy Information Administration
EIC	Eastern Information Center
EIR	Environmental Impact Report
EMFAC	CARB on-road vehicle emissions model
ESA	Endangered Species Act
GC	General Commercial
GHG	greenhouse gases
HCP	Habitat Conservation Plan
HVAC	heating/ventilating/air conditioning
LES	Landau Elementary School

LST	Localized Significance Threshold
MM	Mitigation Measure
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Plan
NOx	nitrogen oxide
NPDES	National Pollution Discharge Elimination System
OFFROAD	CARB off-road emissions model
OSHA	Occupational Safety and Health Administration
PCB	polychlorinated biphenyl
PM2.5	particulate matter less than 2.5 microns
PM10	particulate matter less than 10 micron
PPV	peak particle velocity
PRC	Public Resources Code
PSUSD	Palm Springs Unified School District
R1	Single Family Residential
RCALUC	Riverside County Airport Land Use Commission
RCALUCP	Riverside County Airport Land Use Compatibility Plan
RCDEH	Riverside County Department of Environmental Health
RCFD	Riverside County Fire Department
RL	Low Density Residential
RM	Medium Density Residential/Multiple Family Residential
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	regional water quality control boards
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SWRCB	State Water Resources Control Board
SLF	Sacred Lands File
SOx	sulfur oxide
SR	State Route
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
USEPA	United States Environmental Protection Agency

USFWS	U.S. Fish and Wildlife Service
VHFHSZ	Very High Fire Hazard Severity Zone
VOC	volatile organic compound
WMP	construction waste management plan