DRAFT

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

Mitigated Negative Declaration/Initial Study

Sunny Sands 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

SUNNY SANDS 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

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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 Sunny Sands Elementary School Modernization Project (Proposed Project).

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

According to a Building Assessment Report (BAR) commissioned by the District in 2020,[1] which evaluates all PSUSD school facilities, SSES requires comprehensive modernization upgrades. Ninety percent of the portable classrooms were installed on the campus prior to 1990. These portables are past the end of their life cycle of 20 years, and therefore should be replaced.

1.2 AUTHORITY

PSUSD, as Lead Agency pursuant to California Environmental Quality Act (CEQA), is required to undergo an environmental review process for the Proposed Project, pursuant to the CEQA and the CEQA Guidelines. The basic purposes of CEQA are as follows: to inform decision-makers and the public about the potentially significant environmental effects of proposed activities, identify ways to eliminate or reduce such 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. To help with understanding select issues, references to the statute, CEQA Guidelines, or appropriate case law will be provided in this document.

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. The IS also examines the Proposed Project's consistency with applicable zoning, plans, and policies. Furthermore, the 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 CEQA Guidelines. The IS supports the finding that the Proposed Project, as mitigated, would have no significant

1 PBK Architects/Leaf Engineers, Building Assessment Report (BAR) (2020).

environmental impact, thus 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 Proposed Project and describes it 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 Proposed 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 Background Data
- 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 "Sunny Sands 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 Sunny Sands Elementary School (SSES) at 69310 McCallum Way, Cathedral City, CA, in Riverside County. 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 in the south, to Edom Hill in the north. Regional access to the City is via Interstate 10 (I-10) and State Route 111.

The SSES campus is located in the northern portion of the City. The SSES campus is bound by Kemper Road to the north, residential developments to the east, McCallum Way to the south, and San Eljay Avenue to the west, as shown in Figure 2.0-2: Project Site Location Map. Primary access to the campus is located off of San Eljay Avenue.

The SSES campus is situated on a 11.2 acres rectangular lot surrounded by relatively flat land. Elevation of the Project Site is approximately 360 feet above mean sea level (amsl). The buildings are concentrated on the western side of the campus with outdoor recreational facilities located to the east.

2.2 EXISTING CONDITIONS

SSES serves students from transitional kindergarten through fifth grade for regular and special education. The campus is one of 28 schools in PSUSD and was constructed in 1989[2] with a master plan capacity of 620 seats. The current capacity is 1,279 students.[3] According to the 2020-2021 enrollment year, the school serves approximately 710 students. The SSES students either walk, ride their bikes, or are dropped off by vehicles to schools.

The existing campus is appropriately 11.2 acres in size and includes a combination of permanent, modular, and portable buildings. The campus operates 43 classrooms, including 26 metal modular permanent and 18 relocatable.[4] There are also a total of 5 shade structures around the campus and one lunch shelter with tables. PSUSD is proposing modernization, upgrades, and replacements for all of the classrooms on the SSES campus.

2 See Appendix C: PSUSD School Major Renovations Correspondence.

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

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

The campus contains three parking lots with solar canopies. One lot is located along the western edge with access from San Eljay Avenue, and the other two are located along McCallum Way to the south. School bus loading is on-site at a designated area, parallel to McCallum Way. Student loading is provided curbside in the western lot which is located in front of the school buildings. Most vehicles enter and exit the lot from San Eljay Avenue.

As shown in Figure 2.0-3: Existing Campus Layout, the majority of portable structures are located to the west of the campus, with a total of 15 standard and 3 kindergarten classrooms. The remaining facilities 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 District commissioned PBK Architects/Leaf Engineers to perform a Building Assessment Report (BAR) for SSES campus.[5] The original campus was opened in the fall of 1989. Due to explosive student population growth, there was a call for accelerating the design and construction schedule. 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 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 placement of the portable classrooms led to an increase in the student capacity of the campus, which then led to a decrease in the available play area. Ninety percent of the portable classrooms were installed on the campus prior to 1990. These portables are past the end of their life-cycle of 20 years and should be replaced.

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[6] identified deficiencies in the existing building components at the SSES campus, and quantified 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 costs exceed

5 PBK Architects/Leaf Engineers, Building Assessment Report (BAR) (2020).

6 PBK Architects/Leaf Engineers, Building Assessment Report (BAR) (2020).

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.[7]

DSA Interpretation of Regulations (IR) EB-4, 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.[8] The BAR[9] found the cost of the building upgrades to be 83.2 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

The SSES campus is located within a residential community, as shown in Figure 2.0-4: General Plan Land Use Map. Residential uses are located north, south, east, and west of the Project Site. Further west of the Project Site consists of vacant land, a Dollar Tree store, and Date Palm Drive west of the Dollar Tree. The I-10 Freeway and a double-track railroad easement are approximately 1.3 miles north of the Project Site.

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 2.0-5: General Plan Land Use Map.[10] General Plan designations on all sides surrounding the Project Site are designated for residential use under "Low Density Residential," or "RL," on all sides. The RL designation allows for residential developments between the density of 2 and 4.5 dwelling units per acre (du/ac).

The Cathedral City Zoning Map designates the Project Site and the surrounding area as the "Single-Family Residential District," or "R1," as shown in Figure 2.0-6: Zoning Map.[11] Permitted uses under R1 includes home occupations, large family day-care homes, one one-family dwelling per legal lot, parking lots (with additional restrictions), small family day-care homes, supportive housing, and transitional housing.[12] Conditional uses within this zone include schools and recreational facilities, among other uses.[13]

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7 California Administrative Code, Ch. 4, Section 4-314, (2019).

8 Division of the State Architect, Publications, IR EB-4, https://www.dgs.ca.gov/DSA/Publications. Accessed March 2022.

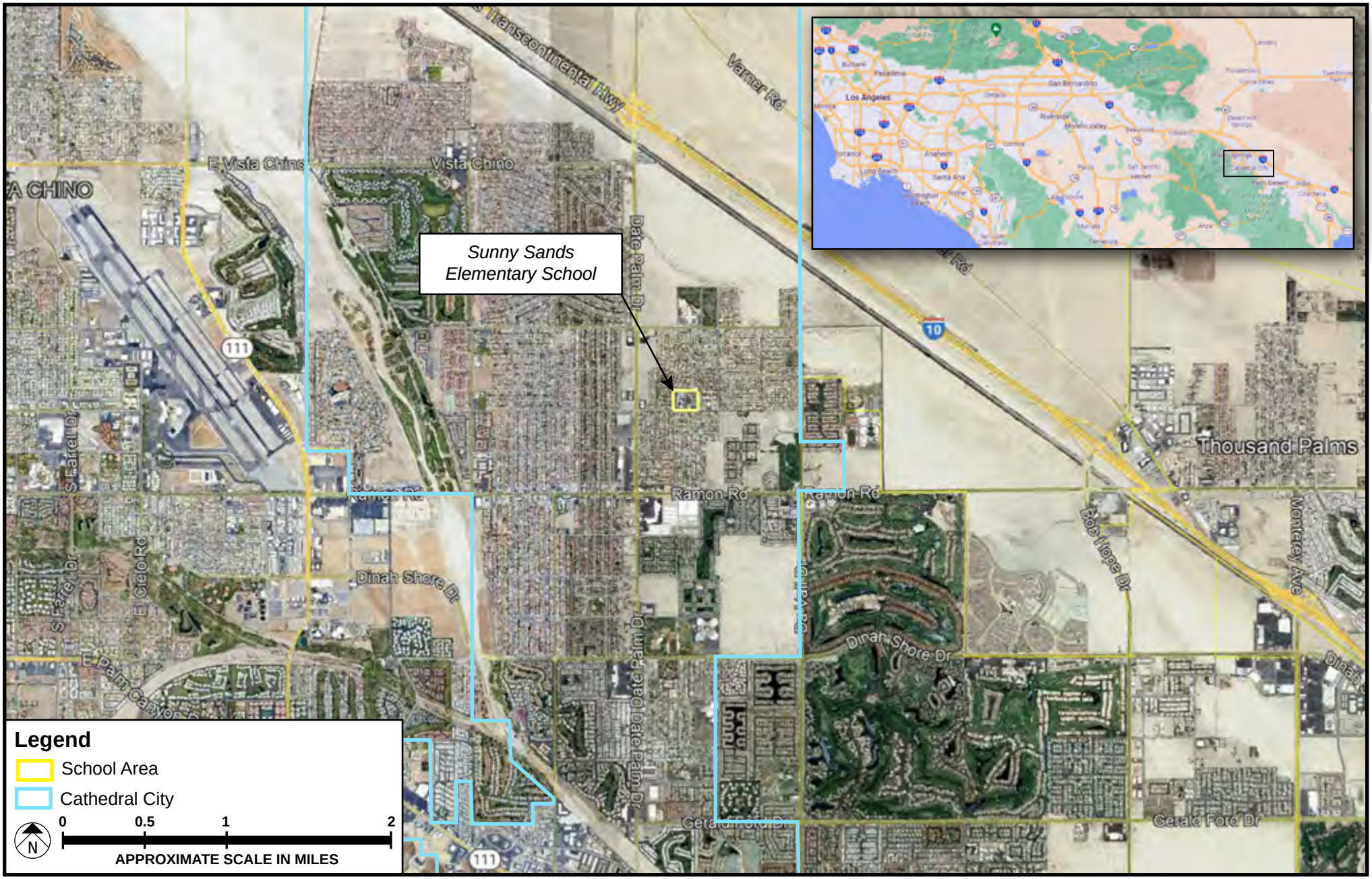
9 PBK Architects/Leaf Engineers, Building Assessment Report (BAR) (2020).

10 Cathedral City, General Plan, https://www.cathedralcity.gov/home/showpublisheddocument?id=5351, 2014. Accessed February 2022.

11 Cathedral City, Zoning Map, https://www.cathedralcity.gov/home/showpublisheddocument?id=5350, 2014. Accessed February 2022.

12 Cathedral City, Cathedral City Municipal Code, http://qcode.us/codes/cathedralcity/?view=desktop&topic=9. Accessed February 2022.

13 Cathedral City, Cathedral City Municipal Code, http://qcode.us/codes/cathedralcity/?view=desktop&topic=9. Accessed February 2022.



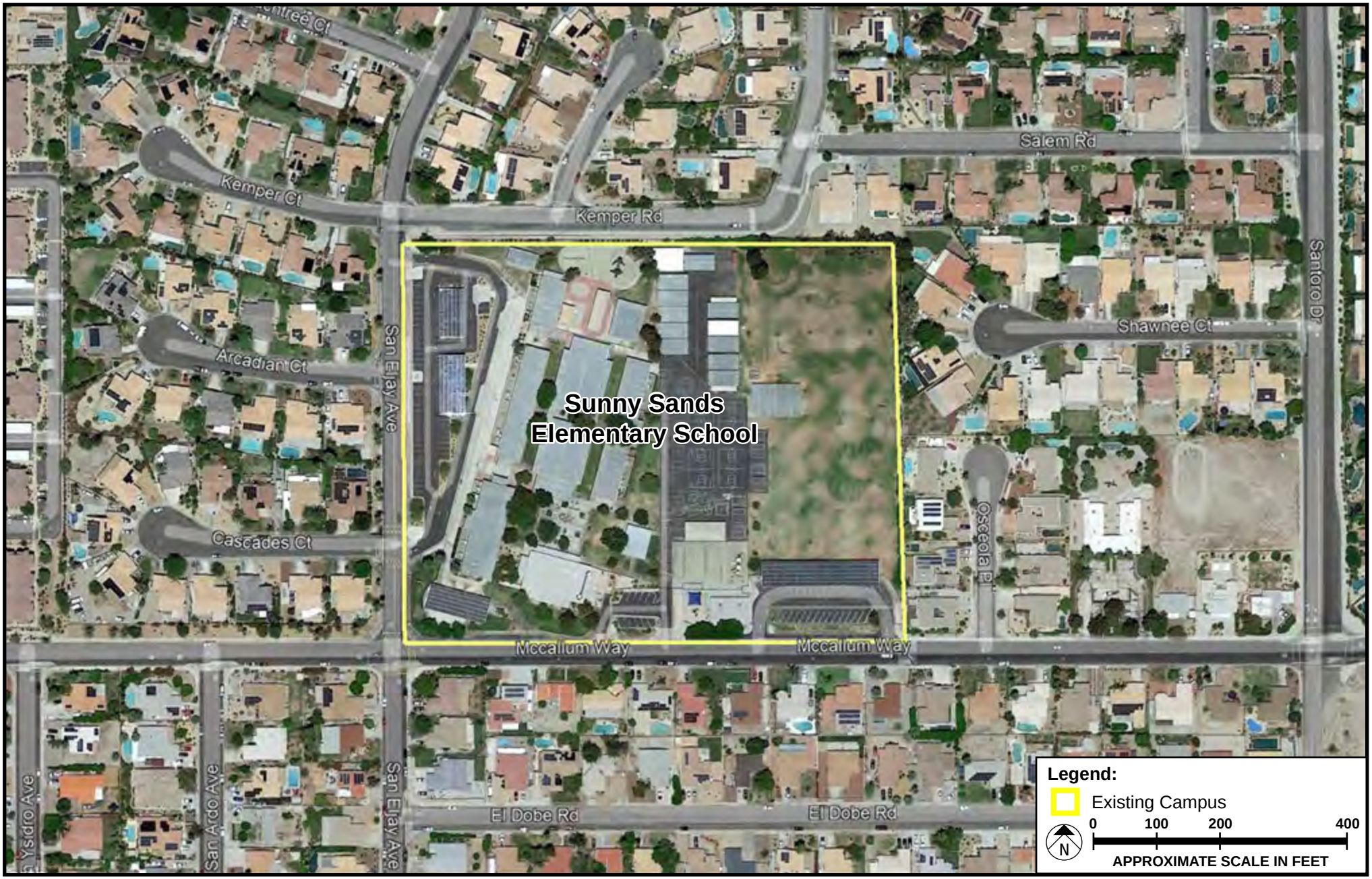
SOURCE: Google Earth - 2021; Meridian Consultants, LLC - 2021

FIGURE **2.0-1**

Meridian Consultants

Regional Location Map

049-017-20



SOURCE: Google Earth—2021; Meridian Consultants—2021

FIGURE **2.0-2**

Meridian Consultants

Project Location Map

049-017-20

Site Information	Totals
Current Site Area:	11.2 Acres
Current Playground Area::	4.4 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.

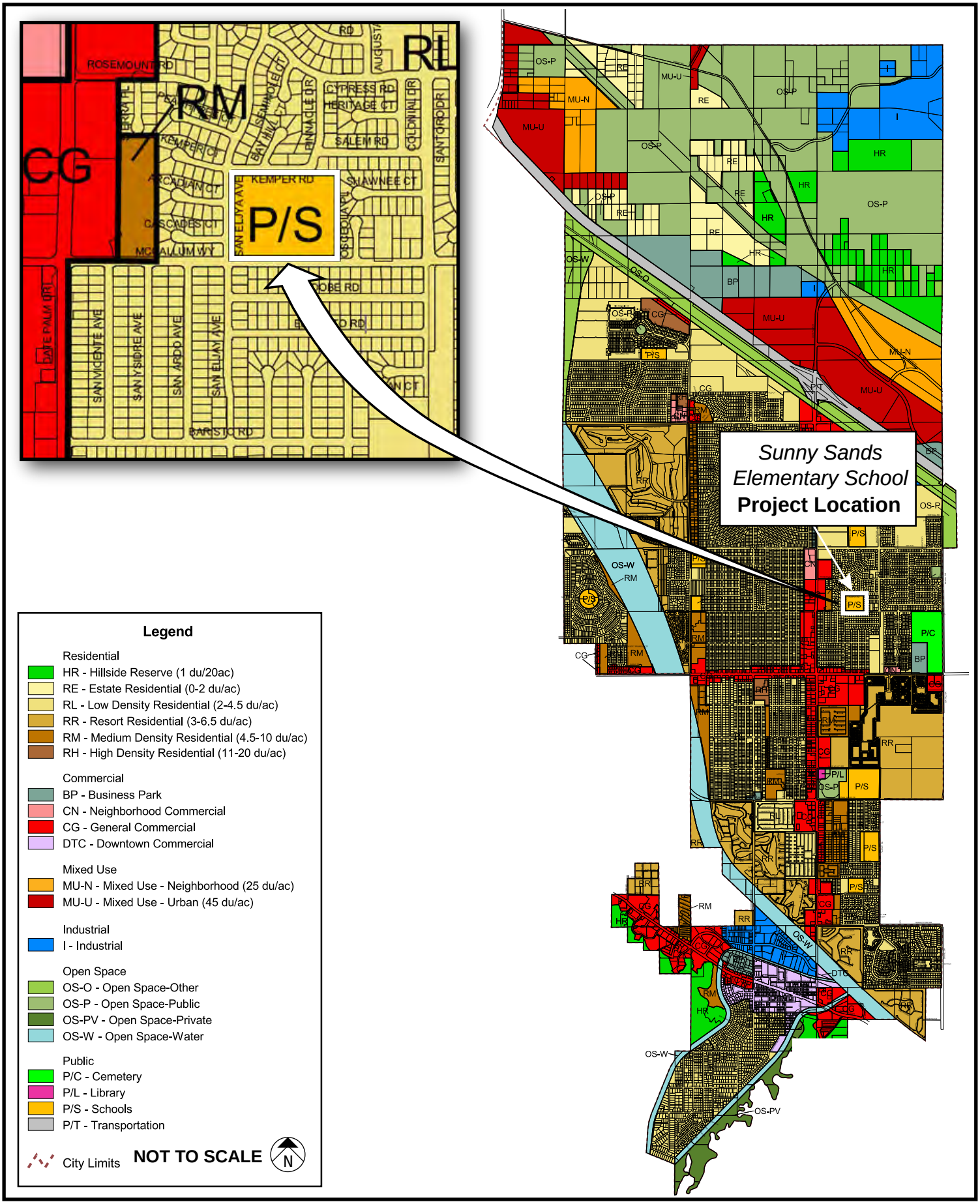
SOURCE: PBK - 2022

FIGURE **2.0-3**

Meridian Consultants

Existing Campus Layout

049-017-20



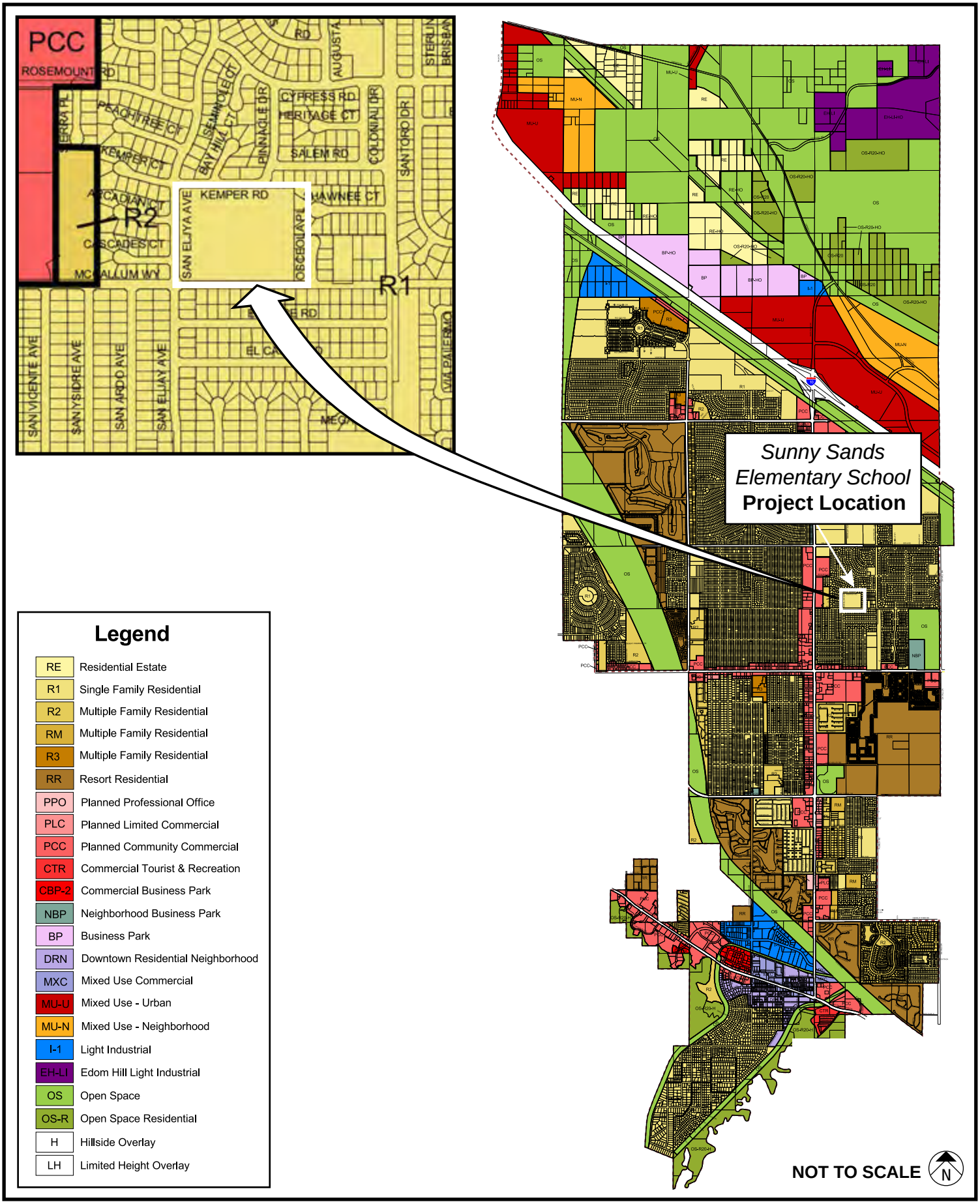
SOURCE: City of Cathedral City - 2014

FIGURE **2.0-4**

Meridian Consultants

General Plan Land Use Map

049-017-20



SOURCE: City of Cathedral City - December 2010

FIGURE **2.0-5**

Meridian Consultants

Zoning Map

049-017-20

3.0 PROJECT DESCRIPTION

3.1 OVERVIEW

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

The SSES campus was initially constructed in 1989 and serves approximately 710 students from transitional kindergarten through fifth grade with a maximum serving capacity of 1,279 students. Over fifty percent of the students are English-Language Learners and are offered daily English-Language Development, with additional Spanish support as needed. The campus facilities include a combination of offices, classrooms, an assembly area, the multipurpose room, a 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 over 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 SSES 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
	Construction of Two-Story Classroom Building	12 months
2	Administration, Kindergarten, and Other Classroom Buildings	15 months
3	Multipurpose room	2 months

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

- Phase 1 - Interim housing and Construction of Two-Story Classroom Building: Demolition of the existing permanent buildings would commence during late fall of 2022 and last approximately 3 months. Classroom buildings M-3A, M-3B, M-6A, and M-6B would be demolished

first in order to construct the two-story classroom building within that footprint, as shown in Figure 3.0-2: Phase 1. To prepare for the demolition of the buildings, ten new portable classrooms and six relocated portables would be added to the existing portables on the eastern portion of the campus. This would provide additional space for students during the demolition and construction of the two-story classroom building. All classrooms would be in use with the exception of buildings M-3A, M-3B, M-6A, and M-6B, which would be demolished for the construction of the two-story classroom building and the 6 portables on the northern side. Construction of the two-story classroom building would commence March of 2023 and would require the area to be rough graded for the installation of foundations, substructure, superstructure, roofing, utilities, and related site-work.

- Phase 2 - Administration, Kindergarten, and Other Classroom Buildings: During this phase, the remaining permanent buildings would be demolished, as shown in Figure 3.0-3: Phase 2. Two portable kindergarten classrooms would be relocated to the eastern half of campus. At this time, the two-story classroom building would be in use in order to supplement the demolition of the remaining buildings on campus. Construction of this phase is anticipated to start summer 2024 and end summer 2025, for a duration of about 15 months. Phase 2 consists of the construction of the administration building and the rest of the classrooms. The remaining buildings would be demolished and the two portable classrooms on the north end of the campus would be relocated. During construction, the two-story classroom building would be in use along with 11 standard portable classrooms and 6 kindergarten portable classrooms located in the eastern side of the campus. Students would be picked up and dropped off at SSES along McCallum Way during this phase. Construction access would be located on the opposite side of campus to the north along Kemper Road. Hardscape improvements throughout the center of the campus would also be made during this phase, which would include a new playground to the north, adjacent to new classroom 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 classroom Building E and the multipurpose room, and classroom Building C and the two-story classroom building (Building F).

- Phase 3 - Interior and exterior modernization and renovation improvements for Multipurpose Building and Shade Structure: 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 multipurpose building along with the shade structure over the lunch area. Modernizations would include building upgrades with new walls, floors, and ceiling finishes. In addition, modernizations would include the replacement of water heaters, exhaust fans, fire alarms, plumbing fixtures, and security systems. Renovation would also focus on improving the utilization of existing spaces.

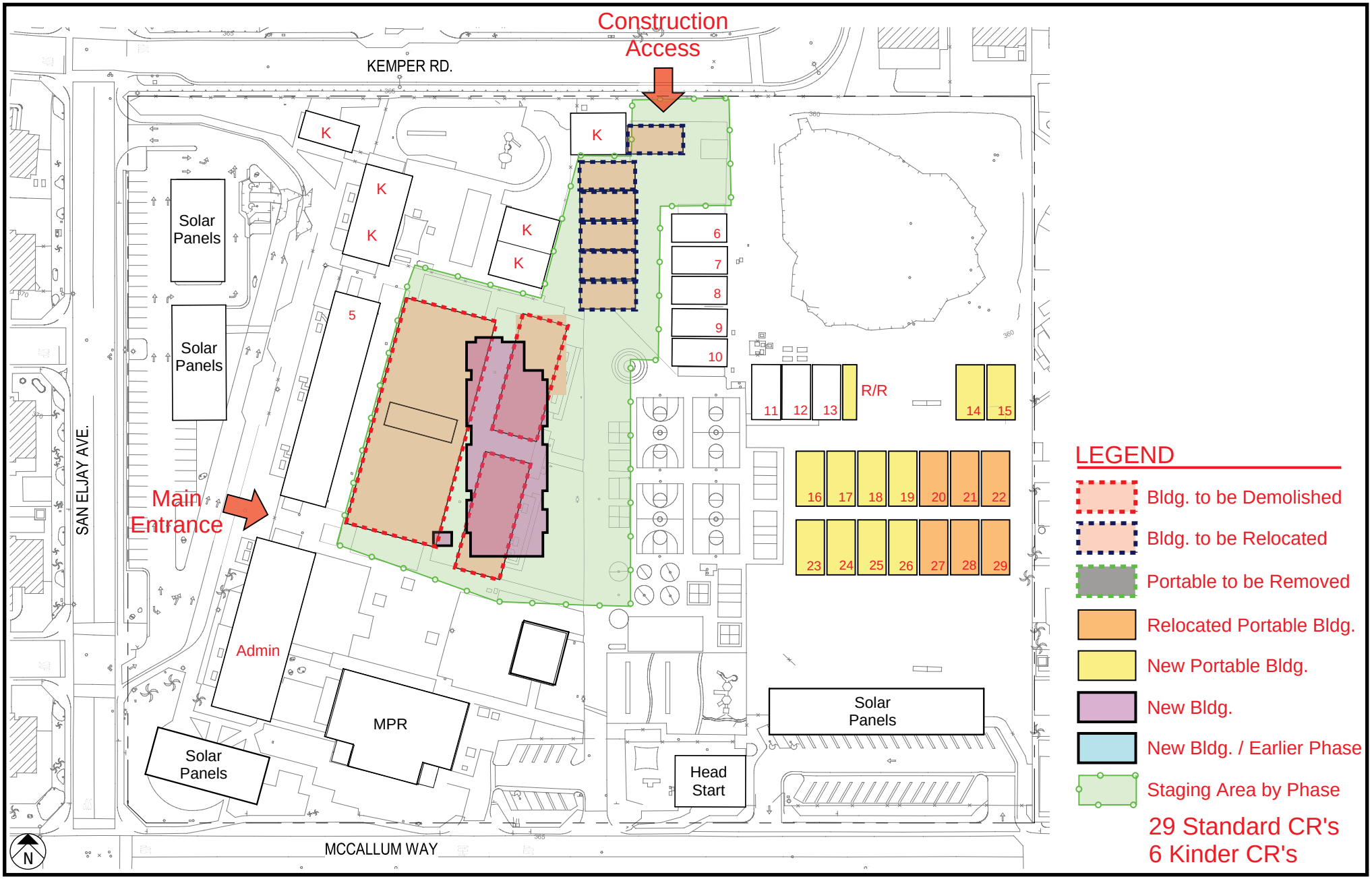
SOURCE: PBK - 2021

FIGURE **3.0-1**

Meridian Consultants

Proposed Improvements

049-017-20



SOURCE: PBK - 2022

FIGURE **3.0-2**

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Phase 1

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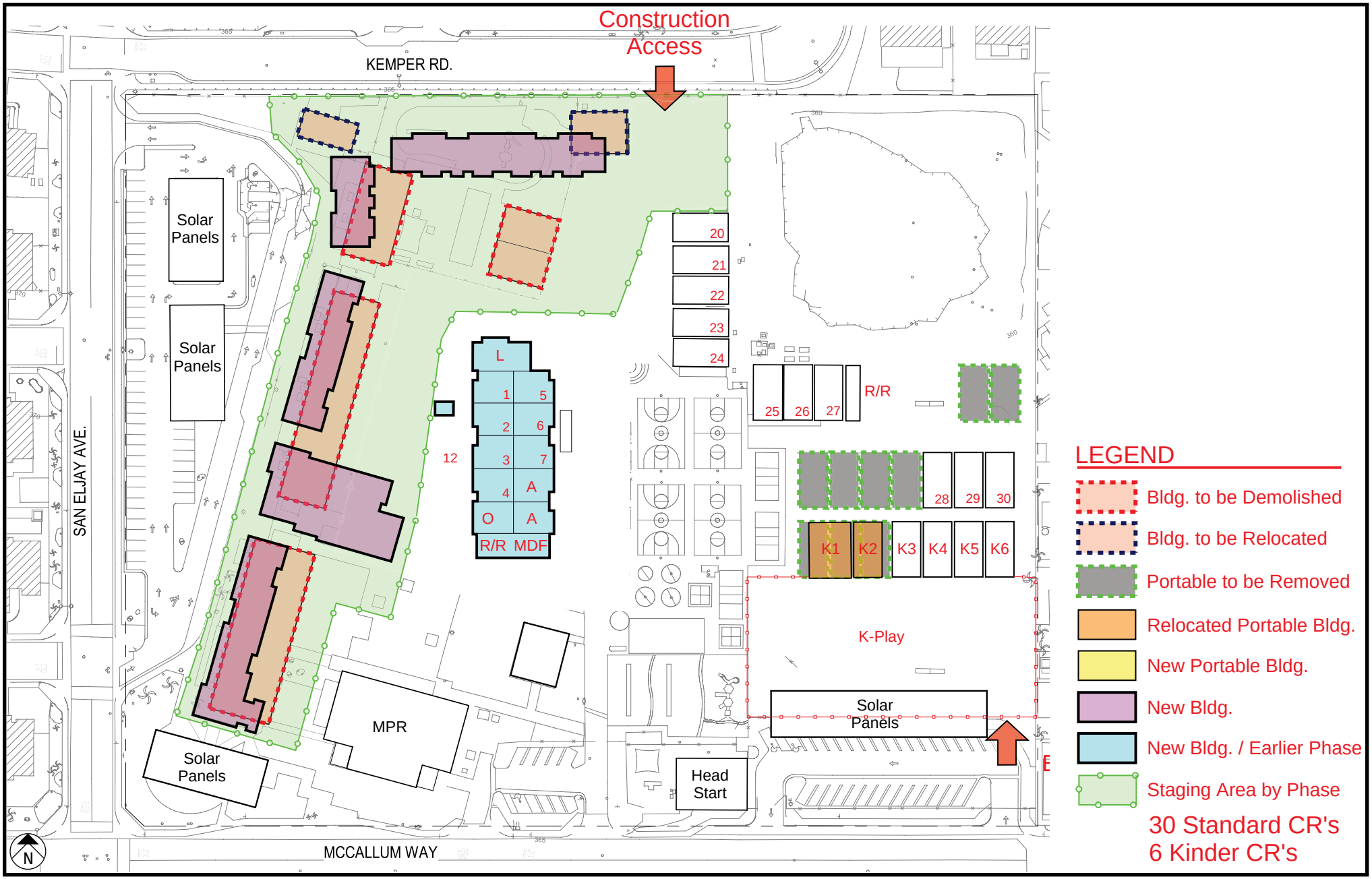

SOURCE: PBK - 2022

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: the existing portable buildings in the northeast portion of the campus and all of the permanent structures within the campus. In addition, the Proposed Project includes the proposed construction of permanent replacement classroom facilities.

During construction, classes would continue, and interim housing would be placed on the east side of the campus in the form of portable buildings. Approximately 29 standard portables and 6 kindergarten portables would be required, with 6 existing portables needing to be moved to the east side and 10 additional buildings transferred in. During the first Phase, as described previously, the 6 existing portables would be relocated to the eastern-half of the campus and 10 new portables would be added. Three existing structures in the center of the campus 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 east in order to supplement classroom needs. During Phase 2, after the completion of the two-story classroom building, 9 portables would be removed, and the two-story classroom building would be used with the remaining portables to the east. 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 25,016 square feet and be constructed where the existing modular buildings M-3A, M-3B, M-6A, and M-6B, currently reside, as shown in Figure 2.0-3. The building would be the only two-story structure on campus and 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 to include 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 total classrooms with restrooms (with a seventh classroom located in the two-story 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 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, and 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, as well as electrical and technology improvements such as lighting, low-voltage systems, fire alarms, 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 the 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, 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 northwestern 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, pending their 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 between 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 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 potential environmental impacts of the Proposed Project, thereby enabling PSUSD, responsible and reviewing 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
• California Department of General Services, Division of the State Architect	• Review Building and Construction Plans
• 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 _____

4.2 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)
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)

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 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 § 1151.8 (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 release or threatened release, or the presence of naturally occurring hazardous materials on the school site?	Ed. Code §17210.1 (a)(3)	Section 5.8, Hazards and Hazardous 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	Ed. Code §17215 (a)&(b)	Section 5.8, Hazards and Hazardous Materials, Question (m)

TABLE 4.2-1
ENVIRONMENTAL REVIEW FACTORS FOR STATE-FUNDED NEW SCHOOL
AND STATE-FUNDED ADDITION TO EXISTING SCHOOL

Topic	Applicable Code	Environmental Checklist
apply to school sites acquired prior to January 1, 1997.)		
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 (j)
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 (f)
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)
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 [14], 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, as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

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

Once the Lead Agency has determined that a particular physical impact may occur, 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.

14 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 views of features such as mountains, forests, the ocean, and/or urban skylines. Natural scenic vistas near the Project Site include Santa Rosa Mountains approximately 39 miles to the south of the Project Site, Little San Bernardino Mountains approximately 47 miles to the north of the Project Site, San Jacinto Mountains approximately 51 miles to the west of the Project Site, and Indio Hills approximately 24 miles to the east of the Project Site.

Some of the more notable scenic vistas in the City include the Cathedral Cove located in the foothills and expansive backdrop of the Santa Rosa Mountains, just south of the City limits.[15] Along McCallum Way, on the southwest side of the campus, the San Jacinto Mountains' vistas are visible but slightly obstructed by trees and residential development, and the Little San Bernardino Mountains are somewhat visible along McCallum Way to the northeast.

The Proposed Project involves the replacement of all portable facilities and permanent structures with one-story permanent buildings and one two-story classroom building, modernization improvements for the multipurpose building, and hardscape and landscaping improvements. The new buildings would be constructed in the general footprint of the existing buildings on the campus. Buildings to the north and south along Kemper Road and McCallum Way would be setback 20 ft from the public right of way (ROW). The proposed two-story classroom building would be constructed approximately 280 ft east of the ROW along San Eljay Avenue, approximately 180 ft south of Kemper Road, and approximately 240 ft north of

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

McCallum Way. 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 SSES campus, the proposed two-story classroom building would not substantially change existing public views of the surrounding scenic vistas.

The Proposed Project's impact 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 7.9 miles southeast of the Project Site.[16] 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.[17] The Project Site is also approximately 10.6 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.[18] The Project Site does not contain any scenic resources, such as rock outcroppings or 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. 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

16 California State Scenic Highway System Map. https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed February 2022.

17 Caltrans, "Eligible (E) and Officially Designated (D) Routes.".

18 City of Cathedral City, General Plan (2040 Update), "Cultural Resources SubElement." https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000. Accessed February 2022.

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 with 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 San Eljay Avenue and McCallum Way, residential 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 and 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. Exterior 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. The Project Site is surrounded by low-density single-family housing, some medium residential housing, and some general commercial land further west. 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.[19] The Project Site 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.

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

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 are zoned Single-Family Residential (R1).[20] The Project Site and adjacent properties are not under a Williamson Act Contract.[21] Therefore, the implementation of the Proposed 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 is not zoned for forest, timberland, or timberland production. The Project Site is developed within an elementary school and is not used for forestland 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, some medium density residential, and general commercial. The Proposed Project would not conflict with the existing zone or cause change to the zone.

No impacts would occur.

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 Proposed Project would not result in the loss of, or conversion of, forestland to nonforest use.

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

21 Cathedral City, General Plan EIR, July 2019, https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000. Accessed February 2022.

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.[22] 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 in order 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.

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

22 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.

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,[23] 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 Salton Sea Air 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 substantially contribute to air quality violations in the Salton Sea Air Basin.

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.

23 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.

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 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."[24] 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 (Architectural Coatings). Rule 403 requires the use of stringent, best available control measures (BACMs) to minimize PM10 emissions during grading and construction activities.[25] Rule 1113 limits the VOC content of coatings, with a VOC content limit for flat coatings of 50 grams per liter (g/L).[26] 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.

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24 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.

25 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.

26 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.

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.

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, implementation of regulations that require higher 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	13	16	111	<1	27	7
Total	15	16	111	<1	27	7
Existing to be removed	*17*	*22*	*135*	*<1*	*27*	*8*
Net Total	**(2)**	**(6)**	**(24)**	**(<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[27] 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 SSES campus, a preschool to the east, and residential uses to the north, west, south, 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.[28] 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, 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

27 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.

28 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.

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	173	1,188	6	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 1.8 acres. As such, LST thresholds for a 1.8-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.

Therefore, 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.

As such, 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."[29] 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 contain any active manufacturing activities.

Therefore, 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,

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

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.[30]

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.

As detailed within the Cathedral City General Plan,[31] there are no roadways within 500 feet of the Project Site designated as an arterial highway, major highway, secondary highway, or collector. The closest major street to the Project Site is Date Palm Drive, a north-south arterial approximately 0.2 miles from the western edge of the campus. Cathedral City currently has compiled traffic count data from 2018 for streets that are near the Project Site[32] revealing that Date Palm Drive has a roadway ADT of 27,250.[33]

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 within one-quarter mile of other busy traffic corridors, as defined by EDC Section 17213.[34]

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

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

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30 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. Accessed March 2022.

31 City of Cathedral City, Comprehensive General Plan, Amended November 18, 2009, https://www.cathedralcity.gov/home/showpublisheddocument/2692/636245721641900000. Accessed February 2022.

32 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

33 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

34 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. Accessed March 2022.

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 Colorado 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.[35] According to the Cathedral City General Plan EIR,[36] there are no species within the project site, the 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 in particular listed as "Candidate Threatened," as well as additional species listed with 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.[37] 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 Project Site to determine the likelihood that sensitive biological resources were present (see Appendix B). 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.[38] 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 pockets of vacant land further west, adjacent to Date Palm Drive, and southeast of the Project Site. The Proposed Project would be

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

36 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.

37 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)

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

developed within the existing school campus, which includes maintained landscaping, concrete and asphalt areas, surface parking, and an eastern adjacent field that is regularly landscaped and manicured. It is unlikely for special-status plant 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 milk-vetch	Endangered		1B.2
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

TABLE 5.4-1
PLANT SPECIES

		Status		
Plant Species	Common Name	Federal	State	Special Status
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
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

TABLE 5.4-1
PLANT SPECIES

Plant Species	Common Name	Status		
		Federal	State	Special Status
*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
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

TABLE 5.4-1
PLANT SPECIES

		Status		
Plant Species	**Common Name**	**Federal**	**State**	**Special Status**
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 *February 2022*. (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 li*mited 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 east which could potentially include habitat 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 western 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 impacts to bird species are further discussed in Appendix B.

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 (MM 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	

TABLE 5.4-2
BIRD SPECIES

Plant Species	Common Name	Status		
		Federal	State	Special Status
Chaetura vauxi	Vaux's swift			SSC
Circus hudsonius	northern harrier			SSC
Contopus cooperi	olive-sided flycatcher			SSC
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	
Xanthocephalus	yellow-headed blackbird			SSC

TABLE 5.4-2
BIRD SPECIES

Plant Species	Common Name	Status		
		Federal	State	Special Status

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*

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	
*Lasiurus xanthinus	Western yellow bat	Mammal			SSC

TABLE 5.4-3
OTHER WILDLIFE SPECIES

Species	Common Name	Type	Status		
			Federal	State	Special Status
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 then 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 31st, 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.[39] 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.[40] Project implementation would not impact riparian habitat or sensitive habitat, and no impact would occur. The Project Site is surrounded by existing residential development and includes a recreational field to the east.

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

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

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.[41] 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 Impact. 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 1.2 miles north of the Project Site. Pockets of vacant land exist to the northwest and southeast 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 SSES campus and no off-site improvements would occur.

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

Impacts to wildlife movement would be less than significant.

Mitigation Measures: No mitigation is required.

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.[42]

- 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 the Tribal Habitat Conservation Plan (HCP)[43]

- 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 SSES campus and improvements would be made on the campus. Though, with the implementation of MM BIO-1, the Project's impact on biological resources

42 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.

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

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.

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, 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, nor 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.[44] The campus was originally constructed in 1989 and is less than 50 years of age. According to the correspondence with Architectural Historian Pamela Daly, the school buildings do not meet the criteria to be investigated as historical resources due to age (C of NR, 3 of CR), and are not considered exceptional examples of

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

elementary school buildings.[45] 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.

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 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.[46] 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 SSES campus and 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 Proposed 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

45 Written correspondence with Pamela Daly from Daly and Associates (See Appendix C.2).

46 Cathedral City General Plan EIR, Open Space and Conservation Element, Exhibit OS-4, https://www.cathedralcity.gov/home/showpublisheddocument/8165/636990400863070000. Accessed February 2022.

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. 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 0.50 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.[47], Section 27491, and Public Resources Code (PRC) Section 5097.98[48]. 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[49], 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 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.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

47 California Government Code, Title 3, Division 2, Ch. 10, Sections 27460-27530.

48 Public Resources Code, Division 5, Ch. 1.75, Section 5097.98.

49 California Health and Safety Code, Division 7, Part 1, Ch. 2, Section 7050.5.

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?	☐	☐	☒	☐

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, 69,284 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	6,928 gallons
Total	**69,284 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 electricity consumption is inherently low with construction projects of this size, natural 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 72,673 gallons of petroleum (3,389 gallons of gasoline and 69,284 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.[50] 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,[51] which requires the idling of all diesel-fueled commercial vehicles to be limited to five minutes at any location. As a result, the 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; 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 Project would result in a net increase of 31,214 kWh of electricity per year and 101,559 kBTU of natural gas per year. Moreover, the Proposed Project would result in a net decrease of 20,645 gallons of transportation fuel per year.

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50 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.

51 State of California, California Code of Regulations, Title 13, Section 2485, Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling.

TABLE 5.6-2
SUMMARY OF ANNUAL ENERGY USE DURING OPERATION

Source	Units	Quantity
Electricity		
Project Electricity	kWh/yr	484,303
Existing Electricity	*kWh/yr*	*453,089*
Net Total	**kWh/yr**	**31,214**
Natural Gas		
Project Natural Gas	kBTU/yr	512,241
Existing Natural Gas	*kBTU/yr*	*410,682*
Net Total	**kBTU/yr**	**101,559**
Transportation Energy		
Project Fuel	Gallons/yr	461,562
Existing Fuel	*Gallons/yr*	*482,207*
Net Total	**Gallons/yr**	**(20,645)**

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 31,214 kWh (0.03 GWh) per year. SCE estimates that electricity consumption within its planning area will be approximately 125,000 GWh annually by 2026, when the Proposed Project would be fully built out.[52] 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.

Impacts would be less than significant.

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 natural gas totaling 101,559 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.[53] The Proposed Project would account for less than 0.01 percent of the 2026 annual forecasted supply in SoCalGas' planning area. As

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

53 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.

such, the Proposed Project would account for a negligible portion of the projected annual consumption in the SoCalGas' planning area.

Impacts would be less than significant.

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 20,645 gallons of transportation fuel per year. This reduction is the result of implementation of regulations that require higher and efficient vehicles, and/or 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 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.

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.	☐	☐	☒	☐
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 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 2.3 miles south of the Garnet Hill Fault, which is the closest inferred fault to the Project Site.[54] The Project Site is not within an Alquist-Priolo Earthquake Fault Rupture Zone, as delineated by the California Geologic Survey.[55] The closest Alquist-Priolo Earthquake Fault Zone is the Coachella Valley segment of the San Andreas Fault - South Branch (Banning Strand), approximately 3.6 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),[56] which contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards.

Impacts would be less than 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, 3.6 miles to the northeast, and an earthquake along the Garnet Hill Fault, 2.3 miles to the south are the closest faults to the Project Site.[57] However, many more faults are in the region, including East Mohave Shear,

54 City of Cathedral City. General Plan Update: Environmental Impact Report. Accessed February 2022. https://www.cathedralcity.gov/home/showpublisheddocument?id=8165.

55 California Department of Conservation, California Geological Survey, Regional Geological and Mapping Program, ttps://maps.conservation.ca.gov/cgs/EQZApp/. Accessed February 2022.

56 California Building Code of Regulations, Title 24, Part 2, http://www.bsc.ca.gov/codes.aspx.

57 Cathedral City, General Plan Update: Environmental Impact Report. https://www.cathedralcity.gov/home/showpublisheddocument?id=8165. Accessed February 2022.

North Frontal Fault Zone, Pinto Mountain, San Jacinto, and Elsinore.[58] Because the Project Site is in a seismically active area, seismic ground shaking may occur.

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 California Building Code (CBC) which contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards.[59] 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 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 SSES campus. The Project Site is located approximately 2.3 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.[60]

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.

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58 California Department of Conservation, California Geological Survey. Regional Geological and Mapping Program, http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm. Accessed February 2022.

59 California Building Code of Regulations, Title 24, Part 2. Accessed February 2022.

60 Cathedral City, General Plan, Environmental Impact Report, July 2019. https://www.cathedralcity.gov/home/showpublisheddocument?id=8165. Accessed February 2022.

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.[61] The Proposed Project would be required to adhere to the 2019 California Building Code (CBC)[62] and Division of the State Architect Interpretation of Regulations A-9 (DSA-IR A-9),[63] 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.

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.[64] 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.[65] 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. 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 surrounding areas are urbanized and relatively flat, containing minimal rise or changes in elevation. 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.[66] However,

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

62 California Building Code of Regulations, Title 24, Part 2, http://www.bsc.ca.gov/codes.aspx. Accessed February 2022.

63 Division of the State Architect, Publications, IR A-9, https://www.dgs.ca.gov/DSA/Publications#GLs. Accessed February 2022.

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

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.

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 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 Proposed 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.

Impacts related to landslides would be less than significant.

Subsidence typically occurs where groundwater or natural gas is extracted. There have been no documented incidents of subsidence in Cathedral City.[67] The boundaries of Cathedral City have a low possibility of being affected by liquefaction and lateral spreading. For the SSES campus, this hazard is considered low because the approximate depth to groundwater is between 150 to 200 feet.[68]

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.[69] 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[70],

67 City of Cathedral City. General Plan Environmental Impact Report. https://www.cathedralcity.gov/home/showpublisheddocument?id=8165. Accessed February 2022.

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

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

70 California Building Code of Regulations, Title 24, Part 2. Accessed March 2022.

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.

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 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.[71] 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.

As such, 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.

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

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 SSES campus. Ground-disturbing activities would occur in areas that are already disturbed, which would include demolition, site preparation, and construction activities.

Cathedral City is not known to contain unique paleontological or geologic features.[72] 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.[73] 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 resources.

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

73 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.[74] Therefore, in its Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Thresholds,[75] 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 construction activities, including on- and off-road vehicles.

74 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.

75 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.

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.[76] 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	74
2023	229
2024	46
Phase 2 and 3	
2022	195
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: Operational Greenhouse Gas Emissions below. As shown in Table 5.8-2, the Project would result in a net decrease of 368 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 higher, efficient vehicles and alternatively-fueled vehicles.

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

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	101
Mobile	2,900
Waste	39
Water	15
Total	3,078
Existing	*3,446*
Net Total	**(368)**

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 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	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
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 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, which may include 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.

The transport, storage, and disposal of construction-related hazardous materials would be required to conform to existing laws and regulations. The construction equipment would be fueled and maintained by petroleum - based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, all of which are considered hazardous if improperly stored, handled, or transported. Other materials used—such as paints, adhesives, and solvents—could also result in accidental releases or spills that could pose risks to people and the environment. These risks are standard, however, 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 transport, use, and storage of the hazardous materials. Applicable laws and regulations include CFR, Title 29, Subpart H - Hazardous Materials;[77] CFR, Title 49, Chapter I;[78] and Hazardous Materials Transportation Act requirements as imposed by the USDOT, CalOSHA, CalEPA and DTSC.[79] Additionally, construction activities would require compliance with SCAQMD Rule 403,[80] which would require the watering of exposed soils, as well as preparation of a Stormwater Pollution Prevention Plan (SWPPP), which is mandated by the National Pollution Discharge Elimination System (NPDES) General Construction Permit and is issued, and enforced, by the Colorado River Basin RWQCB.[81]

Cathedral City Municipal Code Section 15.10.080 states the City may require proof of compliance with the NPDES General Construction Permit for storm water discharges associated with construction activity

77 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.

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

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

80 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

81 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

in a form acceptable to the city planner prior to issuance of any city grading, building, or occupancy permits.[82] 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.[83] The SWPPP will include strict on-site handling rules and BMPs 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 equipment; and
- Properly disposing of discarded containers of fuels and other chemicals.

Compliance with applicable laws and regulations governing hazardous materials would ensure that all potentially-hazardous materials are used and handled in an appropriate manner which would minimize the potential for safety impacts to occur. For example, all spills or leakage of petroleum products during construction activities are 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 related to the routine transport, use, or disposal of hazardous materials would be less than significant.

Operation

The SSES campus would continue to operate during construction. Hazardous substances associated with the operation of the campus would be similar to those used for SSES' current operations, which would be limited in both amount and use. Typical hazardous materials found at SSES include solvents, cleaning agents, paints, fertilizers, and pesticides. When used correctly and 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 hazard to people or the environment.

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82 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.

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

Impacts related to the transport, disposal, or release of hazardous materials during operation of the proposed improvements 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 1989, 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;[84] CFR, Title 49, Chapter 1;[85] Hazardous Materials Transportation Act requirements as imposed by the USDOT, CalOSHA, CalEPA, and DTSC;[86] and SCAQMD Rule 403.[87] Hazardous materials would not be used in such quantities or stored in such a manner that would pose a 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 impacts on the local environment, nor upon 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).

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84 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.

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

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

87 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

As analyzed in Section 5.3 (c), 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.

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.[88]

The records search identified the Project Site on the Hazardous Waste Information System (HAZNET) site, the National Pollution Discharge Elimination System (NPDES) site, and the Hazardous Waste Tracking System (HWTS) 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, one hazardous materials site is within one-quarter mile of the Project Site, listed on the Resource Conservation and Recovery Act Non-generators/No Longer Regulated database (RCRA NonGen/NLR) 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. There are no private airports, airstrips, or heliport stations within the vicinity of the Project Site.

According to the Riverside County Airport Land Use Compatibility Plan (RCALUCP) and the Riverside County Airport Land Use Commission (RCALUC), the Project Site is located within Zone E within the

88 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

boundaries of the Palm Springs International Airport's area of influence.[89] 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?

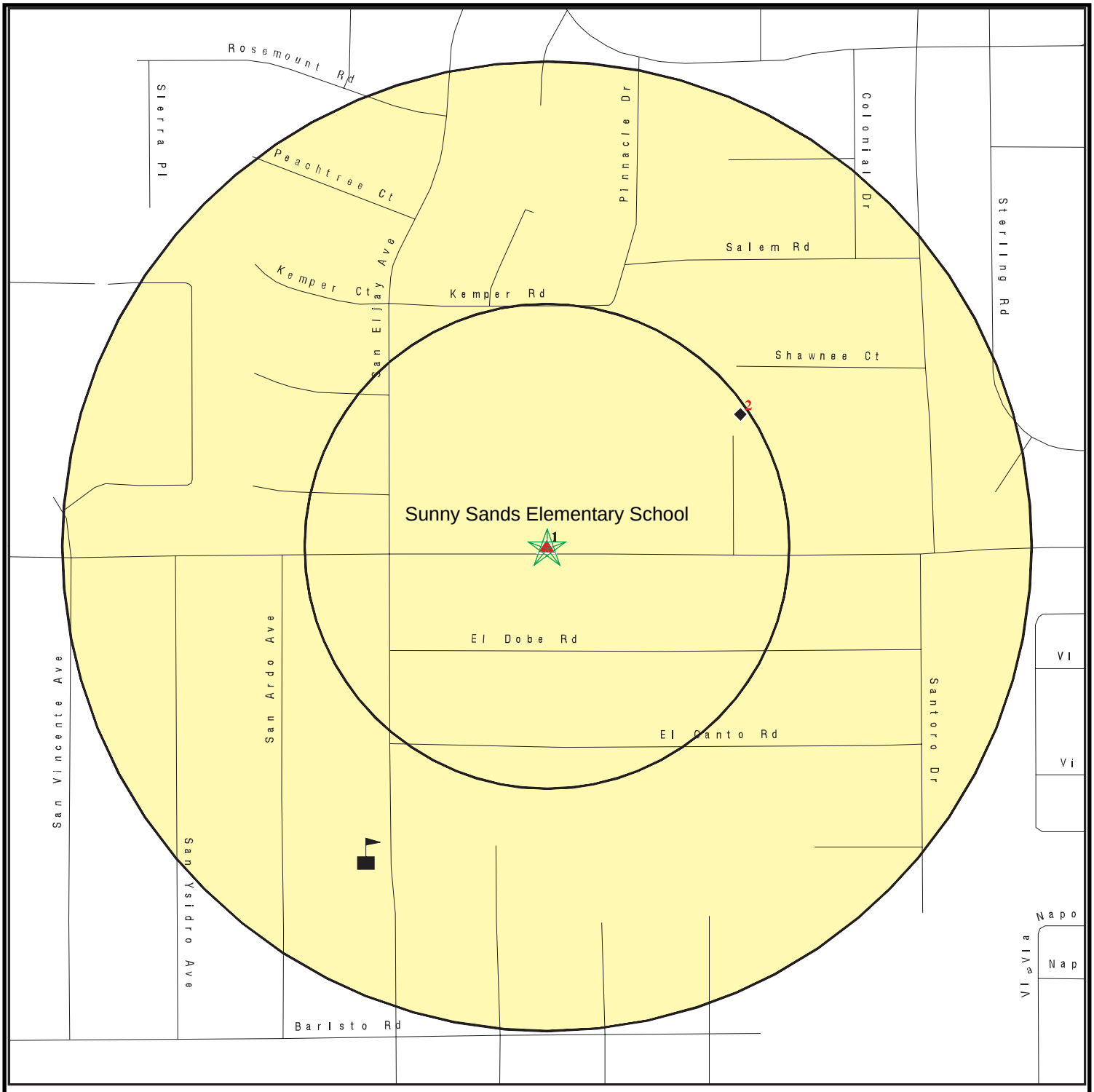
Less than Significant Impact. The Proposed Project would not impair implementation of, or physically interfere with, an adopted emergency response plan or evacuation plan.[90] The Proposed Project would not impair implementation of, or physically interfere with, the street network because all construction 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.

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

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



Legend

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Sensitive Receptors

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

049-017-20

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).[91] The Project Site is surrounded by urban development; these areas are zoned residential.

The Proposed Project involves modernization of an existing school in a residential community and does not propose improvements that would exacerbate 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 SSES campus, which would continue to operate during demolition and construction, 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 SSES 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.

Therefore, with regulatory compliance, impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

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

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

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.[92]

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 or fuel storage tanks, nor underground or aboveground pipelines existing within 1,500 feet that pose a safety hazard to the Project Site.[93]

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.

(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

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

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

operate equipment that releases pollutants into the air within the SCAQMD boundary.[94] 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 in 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.[95] The CalARP Program satisfies the requirements of the Federal Risk Management Plan Program and contains additional State requirements.[96] 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 the 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 (less than 100 pounds), if any, amounts of these hazardous substances typical with cleaning, 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.

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

95 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/. Access February 2022.

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

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.[97] The closest freeway, I-10, is located approximately 1.2 miles northeast of the Project Site.

Cathedral City has currently compiled traffic count data for 2018 for streets that are near the Project Site;[98] the closest street to the Project Site is Date Palm Drive, a north-south arterial approximately 0.2 miles from the western edge of the campus. Date Palm Drive has a roadway ADT of 27,250.

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.[99]

Impacts would be less than significant.

Mitigation Measures: No mitigation measures are required.

(c) Large agricultural operations.

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

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

(d) Rail yard.

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97 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.

98 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

99 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.

There are no rail yards located within one-quarter mile of the Project Site. Surrounding land uses include school uses 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.[100] 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.

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.[101]

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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100 Cathedral City, Draft Comprehensive General Plan, Land Use Element, Exhibit LU-2 - Proposed Land Use Map, accessed February 2022. https://www.cathedralcity.gov/home/showpublisheddocument/8159/636989460828370000

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

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.[102] 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 the site.

There is no listing pursuant to DTSC under HSC Section 25356 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 existing campus. 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 solid waste disposal site unless the site is a former solid waste disposal site and the wastes have been removed.[103] No current or former hazardous waste disposal sites

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102 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

103 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.

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 significant safety hazards.

Emissions from the demolition and construction activities associated with the Proposed Project, 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 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. Therefore, emissions and handling of hazardous materials for the Proposed Project would not result in impacts.

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 known hazardous materials that would affect health of site occupants. However, depending on the outcome of any site assessment efforts required by any of 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 closest airport to the Project Site is the Palm Springs International Airport, which is located 4.3 miles to the southwest.

As the Project Site is located farther 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).[104]

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).[105] 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 groundwater quality.

Impacts would be less than significant.

Operation

The Project Site is relatively flat with an elevation at the campus ranging between 350 feet ASL to 390 feet ASL from the northeast corner to the southwest corner.[106]

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.

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104 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.

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

106 United States Geographical Survey, "Topographic Map," https://apps.nationalmap.gov/downloader/#/. Accessed February 2022.

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)[107] and NPDES Permit No. CA0104973[108] 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 and Mission Creek Subbasins with total production reaching 99,843 acre-feet per year (AFY) in 2020.[109]

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.[110]

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

107 CRBRWQCB, MS4 NPDES, Order No. R7-2013-0011, June 2013.

108 CRBRWQCB, Waste Discharge Requirements - Mid Valley Water Reclamation Plant No. 4, NPDES Permit No. CA0104973, May 2012.

109 Coachella Valley Water District, 2020 Coachella Valley Regional Urban Water Management Plan. http://cvwd.org/DocumentCenter/View/5482/Coachella-Valley-RUWMP. Accessed February 2022.

110 California Department of Conservation, Well Finder, https://maps.conservation.ca.gov/doggr/wellfinder/#/-116.44065/33.83320/14. Accessed.

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 2.3 miles south of the Project Site.[111]

The Proposed Project would improve on-site drainage and would not change any drainage patterns in the area. The Proposed Project would include hardscape and landscape improvements that would redirect stormwater flow away from new 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?***

Less than Significant Impact. No streams or rivers are located within the Project Site. 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 Impacts. 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

111 USFWS, National Wild and Scenic Rivers System, https://www.fws.gov/wetlands/data/mapper.html. Accessed February 2022.

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 Impacts. 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.[112] 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

112 FEMA, "National Flood Hazard Layer (NFHL)," https://msc.fema.gov/. Accessed February 2022.

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). The Basin 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.[113] In addition, the Basin Plan incorporates all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations.

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 impacts.

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?	☐	☐	☐	☒

113 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.

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.

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.[114] The Proposed 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 uses to the north, south, east, and west. 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.

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

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).[115] 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 mineral resource recovery site.[116] The closest mining operation to the Project Site is the Vista Mine located approximately 3 miles northeast and is currently listed as an active sand and gravel operation.[117]

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

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

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

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

5.13 NOISE

	Potentially Significant Impact	Less Than Significant with Project Mitigation	Less Than Significant Impact	No Impact
NOISE - Would the project:				
a. Generate 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 to permanent 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 Kemper Court and Salem Road.
- Site 2: Single Family Residential (R1) uses along San Eljay Avenue.
- Site 3: Single Family Residential (R1) uses and a Preschool along McCallum Way.
- Site 4: Single Family Residential (R1) uses along Shawnee Court and Osceola Place.

To quantify existing ambient noise levels at the sensitive receptors identified above, short-term noise monitoring was conducted at four (4) 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 44.3 dBA east of the Project Site along Shawnee Court (Site 4) to a high of 64.4 dBA south of the Project Site along McCallum Way (Site 3).

TABLE 5.13-1
AMBIENT NOISE MEASUREMENTS

Location Number/Description		Nearest Use	Time Period	Noise Source	dBA Leq
1	North of Project Site along Kemper Road	Residential	12:35 PM–12:50 PM	Low vehicle traffic and pedestrian activity along Kemper Road.	51.1
2	West of Project Site along San Eljay Avenue	Residential	12:54 PM–1:09 PM	Medium vehicle traffic along San Eljay Avenue.	61.2
3	South of Project Site along McCallum Way	Residential	1:13 PM–1:28 PM	Medium vehicle traffic along San McCallum Way.	64.4
4	East of Project Site along Shawnee Court	Residential	1:32 PM–1:47 PM	Low pedestrian activity along Shawnee Court	44.3

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

Regulatory Setting

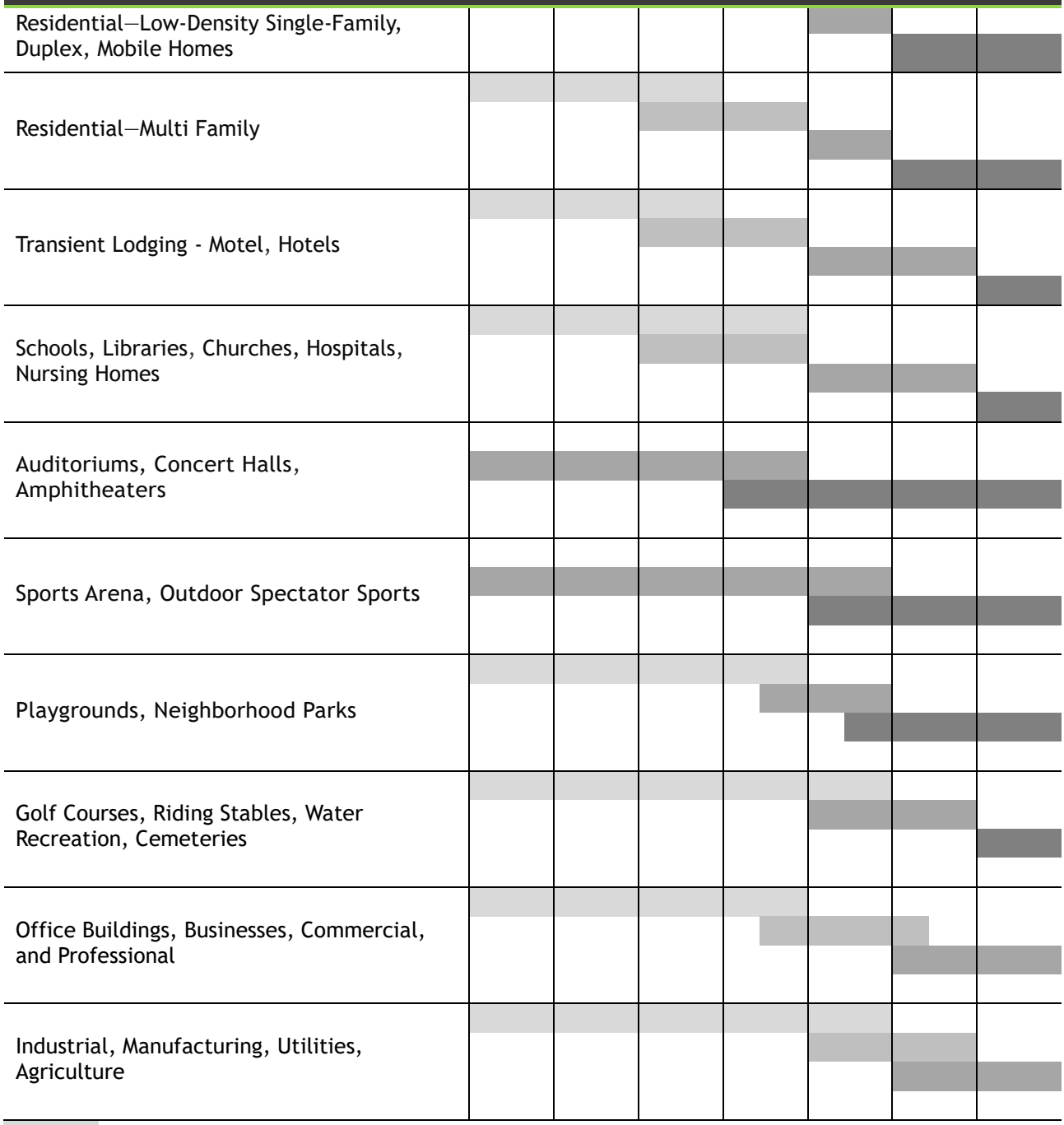
The City of Cathedral City General Plan Noise Element[118] includes guidelines to determine noise compatibility for specific land uses. These guidelines are shown in Table 5.13-2: Land Use Compatibility for Community Noise Exposure and depict the CNEL ranges of allowable exterior ambient noise levels 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.

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

118 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



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.

TABLE 5.13-2
LAND USE COMPATIBILITY FOR COMMUNITY NOISE EXPOSURE

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)[119] established noise regulations within the City. The CCMC establishes interior and exterior noise limits for residential areas within the City which are outlined below in Table 5.13-3: Cathedral City Exterior Noise Limits. At the boundary line 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.[120] 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

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

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

during daytime at residential uses, and 85 dBA Leq during daytime hours at commercial uses.[121] Therefore, this report relies on the FTA daytime noise level threshold of 80 dBA for residential uses.

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.[122]

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 7.0 dBA at the single-family residential uses along San Eljay Avenue, exceeding the daytime significance threshold of 80 dBA for residential uses.

Impacts would be potentially significant.

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 Kemper Road	50	86.1	80.0	+6.1
2	Residential uses along San Eljay Avenue	45	87.0	80.0	+7.0
3	Residential uses along McCallum Way	50	86.1	80.0	+6.1
4	Residential uses along Shawnee Court	250	72.1	80.0	N/A

121 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.

122 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)

Source: FHWA, RCNM, version. 1.1.
Refer to Appendix G for construction noise worksheets

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.[123] 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 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

123 Refer to Appendix G for construction noise worksheets

of 25 feet from the construction activity.[124] 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.[125]

Section 11.96.060[126] 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.

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

124 Refer to Appendix G for construction noise worksheets

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

126 Cathedral City Municipal Code. Title 11. Ch. 11.96. Sec. 11.96.060.

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.[127]

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.

As detailed within the Cathedral City General Plan,[128] there are no roadways within 500 feet of the Project Site designated as an arterial highway, major highway, secondary highway, or collector. Cathedral City has compiled traffic count data for 2018 for streets that are near the Project Site;[129] the closest major street to the Project Site is Date Palm Drive, a north-south arterial approximately 0.2 miles from the western edge of the campus. Date Palm Drive has a roadway ADT of 27,250. [130]

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.[131]

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.

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127 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.

128 City of Cathedral City, Comprehensive General Plan, Amended November 18, 2009, https://www.cathedralcity.gov/home/showpublisheddocument/2692/636245721641900000. Accessed February 2022.

130 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

131 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.

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 causing 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. Backhoes are capable of producing 92.0 VdB at 25 feet,[132] 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 5.13-4: 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.

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

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.

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 Kemper Road (50 Feet)	0.074	0.031	0.031	0.027	0.012	0.001	0.5
Residential uses along San Eljay Avenue (45 Feet)	0.087	0.037	0.037	0.031	0.014	0.001	0.5
Residential uses along McCallum Way (50 Feet)	0.074	0.031	0.031	0.027	0.012	0.001	0.5
Residential uses along Shawnee Court (250 Feet)	0.007	0.003	0.003	0.002	0.001	0.000	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.

Mitigation Measures: No mitigation is required.

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?

No Impact. The Project Site is not within the vicinity of a private airstrip or an airport land use plan. The closest airport to the Project Site is the Palm Springs International Airport is located approximately 2.3 miles to the west. Therefore, the Project Site is not within two miles of a public airport or public-use airport that would expose people residing in, or working in, the Project area to excessive noise levels.

There would be no impact.

Mitigation Measures: No mitigation measures required.

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 Proposed Project will not demolish existing housing. 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 0.75 miles southwest 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.[133]

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.[134] 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 SSES or the surrounding development.

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

Impacts would be less than significant.

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

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

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 3.0 miles southwest of the Project Site. The Department is staffed by 52 sworn officers, 35 non-sworn support, administrative personnel, and 6 reserve officers.[135]

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.[136]

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.

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.

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

136 Palm Springs Unified School District, Security Department, https://www.psusd.us/Page/234. Accessed February 2022.

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 1.5 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 of 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.[137] The Dennis Keat Soccer Park is located approximately 0.41 miles north of the Project Site and includes a total of 19.25 acres of recreational space. Additionally, Century Park is located approximately 0.59 miles northeast of the Project Site and includes 7.02 acres of recreation 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 either park would be negligible. 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

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

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 impact 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 a City-designated truck route.[138] Due to the proximity of the Project Site to I-10 freeway, most construction workers would access the Project Site from I-10, exiting off Ramon Road if coming from the south and exiting off Date Palm Drive if coming from the north. Additionally, Highway 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.

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

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 significance.

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	84[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	84[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 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 SSES operations and programs, and no new vehicle trips would be generated. The Proposed Project would not create impacts for transportation and 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 Sunny Sands 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)).[139]

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

139 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.

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, and/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 be picked up and dropped off at SSES along San Ellay Avenue. School bus loading is on-site at a designated area, parallel to McCallum Way. Student loading is provided curbside in the western lot, in front of the school buildings; most vehicles enter and exit the lot from San Eljay Avenue. During Phase 2 of the Proposed Project, students would be picked up and dropped-off at SSES along McCallum Way during construction. Construction access would be located on the north side of campus along Kemper Road.

Existing emergency access to the Project Site and nearby sensitive uses would not be altered or disrupted under construction and operational phases, and no changes to off-site roadway system 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 and would include improvements to the kindergarten pickup and drop off area with a new entrance on Kemper Road.

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 implement improvements that would affect pedestrian areas on campus and would include improvements to the kindergarten pickup and drop off area with a new entrance on Kemper Road. The Proposed Project would not make changes to the bicycle system, roadways, or traffic lanes. All proposed improvements and modernizations of the Proposed 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.[140]

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

*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 SSES campus. Construction access would be located on the opposite side of campus to the north along Kemper Road. Project construction may temporarily affect the segments of Date Palm Drive and McCallum Way adjacent to the campus. Date Palm Drive is a City-designated truck route and McCallum Way provides access between the Project Site and Date Palm Drive.[141] These roads would provide access to the Proposed Project 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.

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140 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

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

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 1.0 mile to the northeast.

No impacts would occur.

Mitigation Measures: No mitigation measures are required.

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:				
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	☐	☐	☒	☐
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.	☐	☒	☐	☐

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.[142] Additionally, PRC section 5020.1(k) defines "local register of historical resources" as

142 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.

a list of properties officially designated or recognized as historically-important by a local government pursuant to a local ordinance or resolution.[143]

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 1989 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 nor 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).

No cultural resources were identified within the records search area. No other historic, prehistoric, built environment, or tribal cultural resource was 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 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

143 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.

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 in 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;[144,145] 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.[146,147] 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 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 student 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.

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144 California Code of Regulations, California Building Standards Code, Title 24, https://www.dgs.ca.gov/BSC/Codes, Accessed March 2022.

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

146 California Code of Regulations, California Building Standards Code, Title 24, https://www.dgs.ca.gov/BSC/Codes, Accessed March 2022.

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

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.[148] 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.[149, 150]

Solid waste generation during operation would be similar to existing conditions since the Proposed Project does not propose operational changes. The Proposed 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 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.[151, 152]

Impacts would be less than significant.

Mitigation Measures: No mitigation measures required.

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148 Cathedral City, "Utilities." https://www.cathedralcity.gov/residents/utilities. Accessed.

149 Cathedral City Municipal Code. Title 8. Ch. 8.04. Sec. 8.04.010.

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.

151 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

152 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).[153]

Date Palm Drive 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.[154]

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

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

154 Cathedral City, Draft Comprehensive General Plan (2019), Safety Element, https://files.ceqanet.opr.ca.gov/237884-2/attachment/DOYwP9WrHQ6VkR8giBqMmkskA8Vri7v8X1UUUEQBl9u-NZ_-V1QAGIPJaWo2MId_Pd8Rvhfvw4ErNN9_0. Accessed February 2022.

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.[155] 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. The Proposed Project does not propose, or require, improvements or maintenance of infrastructure that would exacerbate fire risk.

No impact 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 that would result in potential drainage changes.

As discussed 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.[156] The Proposed Project 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.

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

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

Mitigation Measures: No mitigation measures are required.

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 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).[157] In the event of an accidental discovery of human remains, the District will comply with Government Code Section 27460 et seq.,[158] PRC Section 5097.98,[159] and California Health and Safety Code Section 7050.5.[160]

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

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 Proposed 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 Proposed 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

157 Public Resources Code, Division 13, Ch. 2.6, Section 21083.2.

158 California Government Code, Title 3, Division 2, Ch. 10, Section 27460.

159 Public Resources Code, Division 5, Ch. 1.75, Section 5097.98.

160 Health and Safety Code, Division 7, Ch. 2, Section 7050.5.

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 & 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
Caltrans	California Department of Transportation
CBC	California Building Code
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
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
PM10	particulate matter less than 10 microns
PM2.5	particulate matter less than 2.5 microns
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
SLF	Sacred Lands File
SOx	sulfur oxide
SR	State Route
SSAB	Salton Sea Air Basin
SSES	Sunny Sands Elementary School
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
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