

Notice of Exemption

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95814-3044

From: (Public Agency): Temecula Valley Unified School District
31350 Rancho Vista Road
Temecula, CA 92592

County Clerk
County of: Riverside
2724 Gateway Drive
Riverside, CA 92507

Joint Occupancy Project – Home INstead INnovation Academy and Vintage Hills Elementary School
Project Title

Temecula Valley Unified School District
Project Applicant

42240 Camino Romo (APN 955-060-001)
Project Location – Specific

Temecula
Project Location – City

Riverside
Project Location – County

Temecula Valley Unified School District (District) proposes to close Home INstead Innovation Academy (HIIA) at 35780 Abelia Street in Winchester and transfer students to the Vintage Hills campus at 42240 Camino Romo in Temecula to co-locate two school programs. The shared campus would be accommodated without any additional buildings to house the HIIA program. The Vintage Hills campus previously housed up to 1,105 students in 2002 but is experiencing declining enrollment, with a current enrollment of 518 students (2021-2022 school year). Therefore, the Vintage Hills campus has the capacity to accommodate the HIIA program with limited modifications. Physical changes involved with this transfer of students would include interior alterations to the existing 12-classroom building, paving approximately 5,000 square feet under the existing solar canopy for an outdoor learning program, and striping and painting existing paved area for approximately 30 parking spaces.

The current enrollment for the HIIA is 300 students, and the program at Vintage Hills campus would accommodate up to 600 TK through 8th grade students and 30 to 35 staff members. Because HIIA is an alternative school program where most learning is done remotely, not all 600 students would regularly attend the school. Instead, approximately 150 students may participate in on-campus voluntary supplemental instruction for one to two hours in the afternoon, Monday through Thursday. Therefore, the proposed transfer of students would not affect the existing elementary school's drop-off/pick-up operations. The Vintage Hills campus would hold approximately four evening events during the school year for the HIIA program, but the events would not coincide with the elementary school events.

Description of Nature, Purpose, and Beneficiaries of Project

Temecula Valley Unified School District
Name of Public Agency Approving Project

Janet Dixon, Director, Facilities Development
Name of Person or Agency Carrying Out Project

Categorical Exemption

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 14 CCR §15301 Class 1, Existing Facilities; §15303 Class 3, New Construction or Conversion of Small Structures; §15304 Class 4, Minor Alterations to Land; and §15314 Class 14, Minor Additions to School

Statutory Exemptions. State code number: PRC § 21080.18, Closure of Public School and Transfer of Students

PRC § 21080.18 (CEQA Guidelines § 15282(i)) – The closing of any public school or the transfer of students from that public school to another school in which kindergarten or any grades 1 through 12 is maintained if the only physical changes involved are categorically exempt under Chapter 3 (commencing with Section 15000) of Division 6 of Title 14 of the California Administrative Code.

HIIA at 35780 Abelia Street in Winchester is a public school serving TK-8 grades, where most learning is done remotely. Closing of this school and transfer of students to Vintage Hills Elementary School at 42240 Camino Romo in Temecula, another public school serving TK-5 grades is statutorily exempt and the physical changes involved with the proposed project are categorically exempt under Class 1, Class 3, Class 4, and Class 14 as described below.

Class 1, Existing Facilities (CEQA Guidelines § 15301): The proposed project includes interior alterations to the existing 12-classroom building to accommodate the HIIA program. There would be no expansion of building space and the building would remain as a classroom building, which meets the criteria for an exemption under CEQA Guidelines § 15301.

Class 3, New Construction or Conversion of Small Structures (CEQA Guidelines § 15303): The proposed project would convert approximately 5,000 square feet of grass area under the solar canopy to a paved outdoor learning program space and stripe already paved hardcourt area to provide 30 parking spaces. These changes would convert one use of the existing outdoor facility to another, which meets the criteria for an exemption under CEQA Guidelines § 15303.

Class 4, Minor Alterations to Land (CEQA Guidelines § 15304): The proposed project would convert approximately 5,000 square feet of grass area under the solar canopy to a paved outdoor learning program space and stripe already paved hardcourt area to provide 30 parking spaces. These improvements would be minor alterations to the existing grass and hardcourt areas and would not involve the removal of healthy, mature, and/or scenic trees. Therefore, the proposed minor alterations to the conditions of the existing campus meets the criteria for an exemption under CEQA Guidelines § 15304.

Class 14, Minor Additions to School (CEQA Guidelines § 15314): The proposed project would involve interior alterations to an existing classroom building, converting approximately 5,000 square feet of grass area under the solar canopy to a paved outdoor learning program space, and striping the existing hardcourt area to accommodate 30 parking spaces. These improvements will allow sharing of the existing Vintage Hills campus with the HIIA program staff and students without expanding the existing school's capacity or increasing the number of classrooms. The proposed project would not increase original student capacity by more than 25 percent or ten classrooms, whichever is less, meeting the criteria for an exemption under CEQA Guidelines § 15314.

A review of the possible exceptions to the exemption, as outlined under CEQA Guidelines § 15300.2, determined that no characteristics or circumstances would invalidate findings that the project is exempt from CEQA (see "Supplement to Notice of Exemption", available at the District office, address provided above).

Reasons why project is exempt

Janet Dixon, Director, Facilities Development
Lead Agency Contact Person

(951) 506-7914
Area Code/Telephone/Extension

If filed by applicant:

1. Attach certified document of exemption findings
2. Has a Notice of Exemption been filed by the public agency approving the project Yes No

Signature: 
 Signed by Lead Agency

Date: 11/16/22 **Title:** Director, Facilities Development
 Signed by Applicant

Date Received for Filing at OPR: