

## NOTICE OF EXEMPTION

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: Temecula Valley Unified School District

31350 Rancho Vista Road

Temecula, CA 92592

County Clerk  
County of Riverside

2724 Gateway Drive

Riverside, CA 92507

Temecula Elementary School Renovation Project

Project Title

41951 Moraga Road

Project Location – Specific

Temecula

Project Location – City

Riverside

Project Location – County

The proposed project consists of two increments (Increment 1 and Increment 2). Increment 1 includes the demolition of the pool and pool storage building; demolition of the pavement, landscaping (nine bushes and four trees), and shade structure surrounding the portable classroom; relocation of the portable classroom (with new ramps) and construction of a new playground and shade structure (replacing the pool and pool storage building); removal and replacement of the existing driveway at the northeast corner of the project site with a wider driveway approach that would support bus egress; construction of a new parking lot along Margarita Road (Parking Lot C) that would provide ingress from the off-site driveway west of the project site, nine standard parking stalls, and one Americans with Disabilities Act (ADA) parking stall; construction of a bus drop-off area in Parking Lot C; and restriping of the central portion of the paving along the sidewalk for the existing student drop-off area. Increment 1 would not increase classroom building sizes nor add new classrooms to the campus.

Increment 1 would also include the construction of an ADA path of travel along the eastern portion of Parking Lot C, the existing pathway along the easternmost driveway along Margarita Road, and internally from the northern part of the campus to the proposed playground area. Moreover, Increment 1 would install landscaping in Parking Lot C, install storm drain lines and storm drains in the northern part of the project site, construct a retaining wall north of the relocated portable building, and construct a wall east of Parking Lot C and the relocated portable building. The proposed project would connect to existing utility infrastructure within the boundaries of the campus. It would not require connections to infrastructure facilities outside the campus.

The proposed project's modifications to the drive approach for the existing driveway will be reviewed and approved by the City of Temecula.

Increment 2 includes the interior reconfiguration and renovation of the existing administration building and interior renovation improvements to the corridors of classroom buildings 12 Plex and 15 Plex. Increment 2 would include the removal of existing fixtures and installation of new fixtures in the administration building, including plumbing (including a counter sink) and electrical panels. The internal reconfiguration of the

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administration building would also include the installation of new countertops, casework, mailboxes, refrigerator, vending machine, and copier. The proposed project would upgrade plumbing fixtures to meet ADA requirements; install wall mounted lavatories; install new vinyl tile and rubber base throughout the corridors; and provide new paint for all walls throughout the corridors for Building 12 Plex and Building 15 Plex. Increment 2 would not increase the building footprint of these structures nor add classrooms. Increment 2 does not include exterior renovations to the buildings.

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Description of Nature, Purpose, and Beneficiaries of Project

Temecula Valley Unified School District

Name of Public Agency Approving Project

Temecula Valley Unified School District

Name of Person or Agency Carrying Out Project

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Exempt Status: (check one below)

- 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: 15301 (Existing Facilities); 15302 (Replacement or Reconstruction); 15303 (New Construction or Conversion of Small Structures); 15311 (Accessory Structures); 15314 (Minor Additions to Schools)
- Statutory Exemptions. State code number: \_\_\_\_\_

The proposed project's Increment 2 components involves the interior reconfiguration and renovation of existing structures, including the administration building and classroom corridors (Building 12 and Building 15 Plex), without expanding the building footprint or adding new classrooms. These activities involve minor alterations to existing public structures and facilities. Increment 2 would not result in the expansion of use beyond what is existing. Additionally, the proposed restriping of the existing student drop-off area under Increment 1 would be a minor alteration to an existing public structure and would not expand the current use. Because the proposed project involves no expansion of an existing use, the proposed project is exempt from CEQA under Section 15301.

The proposed project's removal of the existing driveway and its replacement with a wider driveway approach is exempt under CEQA because the modified driveway would serve the same purpose as the existing driveway and would be located on the same site. Therefore, the proposed project is exempt from CEQA under Section 15302.

The proposed relocation of the existing portable classroom with new ramps and the construction of the new playground and shade structure are exempt under CEQA because these actions involve the installation of small new structures and minor accessory facilities on a developed site. Therefore, the proposed project is exempt from CEQA under Section 15303.

The proposed new playground area, shade structure, and bus drop-off area are exempt from CEQA because these improvements involve the installation of minor structures accessory to an existing institutional use (i.e., school). Additionally, these improvements would support the existing educational facility without altering its primary function. Therefore, the proposed project is exempt from CEQA under Section 15311.

The construction of proposed Parking Lot C and the playground area, the restriping of the student drop-off area, and the installation of the ADA path of travel are exempt from CEQA as these improvements constitute minor additions to an existing school facility that do not increase student capacity by more than 25 percent or ten

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classrooms. These improvements would enhance accessibility and site functionality without expanding the school's operational capacity. Therefore, the proposed project is exempt from CEQA under Section 15314.

The proposed project was also reviewed for possible exceptions under Section 15300.2 and it was determined that the exceptions do not apply. Additional documentation supporting this conclusion is available at the District office.

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Reasons why project is exempt

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Amber Perez, Director – Facilities Development

(951) 506-7914

Contact Person:

Area Code/Telephone/Extension:

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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

Date Received  
for Filing:

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Signature:



Title:

Director – Facilities Development

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