

Attachment to Notice of Exemption
Temecula Valley Unified School District – District Office
Electric Vehicle Parking Improvement Project
Temecula Valley Unified School District
Supplemental Information

The Temecula Valley Unified School District (District) proposes to improve a portion of the existing surface parking lot at the District Office to add electric vehicle chargers. This supplemental information provides justification for the Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines under California Code of Regulations, Title 14, Sections 15301, 15303, and 15311.

1. EXISTING CONDITIONS

PROJECT LOCATION

The Temecula Valley Unified School District Office (District Office) is located at 31350 Rancho Vista Road in the City of Temecula, Riverside County (see Figure 1, *Regional Location*). Regional access to the District Office is provided by Interstate 15 (I-15) and State Route 79 (SR-79). Local access to the District Office is provided by Rancho Vista Road (see Figure 2 *Local Vicinity*). The project site is located on the northeastern portion of the District Office property.

EXISTING CONDITIONS

The project site encompasses a portion of the northeast corner of the existing northeast surface parking lot of the District Office. It should be noted that the District Office has landscaping around the perimeter of the site. The existing surface parking lot has paved drive aisles and parking stalls, and an existing conduit runs beneath the surface of the lot in the western and northern portion of the project site; a transformer and panel board are on the northeast corner of the project site; and a pull box and panel board are on the southwestern corner of the project site. Specifically, there are 11 parking spaces along the eastern boundary of the project site. The conduit connects the transformer and panel board on the northeastern side of the project site with the pull box and panel board on the southwestern corner of the project site. See Figure 3, *Aerial Photograph*.

SURROUNDING LAND USES

The District Office property is bordered by residential uses to the north and west, a dirt trail to the east, and Rancho Vista Road to the south. Further east, beyond the dirt trail, are residential uses. Temecula Valley High School is across Rancho Vista Road from the District Office. The project site is bordered by landscaped areas (on the District Office property) to the north and east and paved parking lots and District Office buildings to the west and south.

2. PROJECT DESCRIPTION

The District proposes to install up to 10 electric vehicle (EV) chargers along the eastern side of the project site. The proposed project would replace the existing transformer and panel board in the northeast corner and convert the two existing northernmost parking spaces along the eastern boundary into one space. A

new underground conduit line would connect the transformer to the chargers and would run along the east side of the project site. Two bollards would be installed in front of each charger. Bollards would also be installed around the transformer (see Figure 4, *Conceptual Site Plan*). The proposed project would not affect the staffing or operation of the District Office.

CONSTRUCTION

Three chargers with bollards, conduit line, and transformer improvements would be constructed first—tentatively scheduled to begin in April 2025 and end in May 2025 (approximately 35 days). The other seven chargers and associated bollards would be installed at a future date. All construction equipment and work would be confined within the boundaries of the District Office, and contractors would adhere to construction noise regulations to avoid disruption to District Office operations and the surrounding uses.

3. REASONS WHY THE PROJECT IS EXEMPT

The project is exempt from further environmental review under the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.) because it is consistent with Class 1, Existing Facilities; Class 3, New Construction or Conversion of Small Structures; and Class 11, Accessory Structures, as explained below.

- **Class 1, Existing Facilities (CEQA Guidelines Section 15301)** consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

The proposed project involves minor alterations to an existing facility (the District Office northeast parking lot), including the installation of EV charging stations and associated infrastructure. The improvements would consist of minor modifications to electrical infrastructure (transformer and panel board replacement) and the reconfiguration of a small number of parking spaces (two parking spaces). The proposed project does not involve the expansion of the existing use, as it would not change staffing or operations at the District Office. Therefore, the proposed project is exempt from CEQA under Section 15301.

- **Class 3, New Construction or Conversion of Small Structures (CEQA Guidelines, Section 15303)** consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

The proposed project involves the installation of a limited number of small new structures, including EV chargers and associated electrical equipment. The proposed project is a minor utility extension that would connect to existing utility infrastructure. Therefore, the proposed project is exempt from CEQA under Section 15303.

- **Class 11, Accessory Structures (CEQA Guidelines, Section 15311)** consists of construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional

facilities, including but not limited to: (a) on-premise signs; (b) small parking lots; (c) placement of seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar items in generally the same locations from time to time in publicly owned parks, stadiums, or other facilities designed for public use.

The proposed project's EV chargers and related infrastructure are accessory structures, as they support the existing parking lot without altering its primary function. Therefore, the proposed project is exempt from CEQA under Section 15311.

4. REVIEW OF EXCEPTIONS TO THE CATEGORICAL EXEMPTION

The proposed project has been reviewed under CEQA Guidelines Section 15300.2 for any characteristics or circumstances that might invalidate findings that the project is exempt from CEQA. CEQA Guidelines Section 15300.2 identifies five possible exceptions to categorical exemptions.

A. Location

Categorical exemption classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. (Section 15300.2a).

Due to the District Office's developed nature, frequent human disturbance on and adjacent to the project site, and developed surroundings, the project site does not contain any sensitive biological species or habitat (see Section C, *Significant Effects*, below). No mapped wetlands exist on the project site (FWS 2025). Additionally, there is no evidence of hazardous materials or substances (see Section E, *Hazardous Waste Sites*). Therefore, this exception does not apply to the proposed project.

B. Cumulative Impacts

All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. (Section 15300.2b)

The proposed project is the only known and planned improvement to the District Office. The construction of the proposed project would occur within the boundaries of the District Office, and construction contractors would adhere to applicable construction noise regulations to minimize disruptions to District Office operations and surrounding uses to the extent possible. There are routine upgrades and planned projects at other school campuses or properties within the District including the Temecula Elementary School, Abby Reinke Elementary School, Chaparral High School, Temecula Valley High School, Ysabel Barnett Elementary School, Nicolas Valley Elementary School and Margarita Middle School. Each project would be executed individually. All construction equipment and activities would occur within the boundaries of each site and would not extend to other sites. Further, the nearest project to the proposed project is the Temecula Valley High School which is located 0.02 miles south of the District Office at its

closest point. Due to distance between the sites and the fact that each project would be limited to their respective project sites, the proposed project would not combine with another project to create a cumulative impact during construction.

The proposed project would not alter the existing use at the District Office; therefore, the proposed project would not temporarily or permanently alter the operation of the District Office. Under proposed project conditions, the project site would continue to operate as a surface parking lot and serve the District Office.

Therefore, the proposed project would not combine with other projects to create a cumulative impact during construction and/or operation. Therefore, this exception does not apply to the proposed project.

C. Significant Effects

A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. (Section 15300.2c)

The determination whether this exception applies involves two distinct questions: (1) whether the project presents unusual circumstances, and (2) whether there is a reasonable possibility that a significant environmental impact will result from the unusual circumstances. The lead agency considers the second prong of this test only if it finds that some circumstance of the project is unusual. *Berkeley Hillside Preservation v City of Berkeley* (2015) 60 C4th 1086, 1104.

There is no reasonable possibility that the proposed project would have a significant effect on the environment due to unusual circumstances. Proposed improvements would not alter the capacity of staff or operation at the District Office. The construction manager would execute construction activities per current local, state, and federal laws and District standards and guidelines, and would implement construction best management practices. Construction activities associated with the proposed project would be confined to the District Office's boundary. The area of ground disturbance is limited, and there are no natural habitats or other unique sensitive resources on the District Office property, including the project site.

Biological Resources

The proposed project will occur entirely within developed areas inside the project site, which is situated in an existing paved surface parking lot with perimeter landscaping. There is no landscaping within the drive aisle of the surface parking lot. The proposed project would disturb ornamental ground covering to install the proposed conduit for the EV chargers; no trees would be removed to implement the proposed project. Nevertheless, implementation of appropriate state and federal laws, such as the Migratory Bird Treaty Act (MTBA), and standard best management practices will prevent impacts to special-status species, sensitive vegetation communities, and avian species. No significant impacts on biological resources are identified due to the proposed project.

Transportation

As with the existing use at the project site, the proposed project would continue to serve the District Office as a surface parking lot. The proposed project would not result in an expansion of the existing use and does not include any modifications to the internal circulation system of the District Office or the driveway at Rancho Vista Road. Because the proposed project would not affect the daily traffic generated at the District Office and would not make modifications to the driveway at Rancho Vista Road, the proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The proposed project would not provide any on- or off-site access or circulation features that would create or increase any design hazards or incompatible uses. Access to the project site would continue to be provided by the existing driveway along Rancho Vista Road. The proposed project would not affect the staffing at the District Office because it is a parking lot improvement project for an existing District facility. Therefore, the proposed project would not increase site-generated traffic volumes or vehicle miles traveled. No significant impacts related to transportation are identified due to the proposed project.

Based on the foregoing analysis, this exception does not apply to the proposed project.

D. Scenic Highways

A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. (Section 15300.2d)

According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System, the nearest officially designated state scenic highway is a segment of State Route 74 (SR-74) approximately 22.7 miles northeast of the District Office (Caltrans 2025). The nearest eligible state scenic highway is a segment of I-15 approximately 2.1 miles east of the District Office (Caltrans 2025). The proposed project would not affect scenic resources along any officially designated or eligible scenic highways due to varying topography and distance. Therefore, this exception does not apply to the proposed project.

E. Hazardous Waste Sites

A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. (Section 15300.2e)

California Government Code Section 65962.5 requires designated agencies to compile lists of the certain types of hazardous materials sites: hazardous waste facilities subject to corrective action; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated.

The following databases were reviewed to determine if the project site is included on a list compiled pursuant to Section 65962.5 of the Government Code.

- United States Environmental Protection Agency (U.S. EPA) EnviroMapper (U.S. EPA 2025a)
- California Department of Toxic Substance Control (DTSC) EnviroStor (DTSC 2025a)
- DTSC Hazardous Waste Tracking System (DTSC 2025b)
- DTSC Hazardous Waste and Substance Site List (Cortese) (DTSC 2025c)
- California Department of Resources Recycling and Recovery (CalRecycle) Solid Waste Information System (SWIS) (CalRecycle 2025)
- California Department of Conservation (DOC) Well Finder (DOC 2025)
- State Water Resources Control Board (SWRCB) GeoTracker (SWRCB 2025)

Based on review of these databases, the project site is not identified as a hazardous waste site on any list compiled pursuant to Government Code Section 65962.5. Additionally, the project site is not adjacent to a significant disposal of hazardous waste that creates a significant existing or potential hazard. It should be noted that the District Office is in the US EPA Multisystem Search database, which provides information about environmental activities that may affect air, water, and land. The US EPA Multisystem Search Report for the District Office identifies that no reports, apart from the Resource Conservation and Recovery Information (RCRAInfo), were found (U.S. EPA 2025b). The District Office is also identified on the EnviroStor list; however, no contaminants were found (DTSC 2025a). With respect to the RCRAInfo Search, the District Office, including the project site, is identified as an active hazardous waste handler (CAL000321715); however, no reports of release were found (DTSC 2025b). As indicated above, the Cortese List was reviewed, but it did not indicate that the project site is a hazardous waste site; however, the Cortese list did identify that a school investigation was performed at the District Office (Rancho Vista Road Site [33880001]) that required no action (DTSC 2025). Additionally, according to the CalRecycle SWIS database, the project site is not identified as a solid waste facility (CalRecycle 2025).

The District Office, including the project site, is not identified as a hazardous waste site on any of the databases; therefore, the project site is not identified as a hazardous materials site pursuant to Government Code Section 65962.5 and the project would not create a hazard to the public. This exception does not apply to the proposed project.

F. Historic Sites

A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of historical resources. Under Public Resource Code § 21084.1, a historical resource is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources. Additionally, historical resources included in a local register of historical resources are presumed to be historically or culturally significant, and a lead agency can determine whether the resource may be a historical resource.

According to the United States Department of the Interior National Park Service (NPS) database, there are three properties listed on the National Register of Historic Places in the City of Temecula (NPS 2025). The project site is not one of the three listed properties. According to the California Office of Historic Places (OHP), there are 51 properties are listed in the Built Environment Resource Directory; however, the project is not one of the listed properties (OHP 2025a). Additionally, the project site is not included on the list of California Historical Landmarks in Riverside County (OHP 2025b). Proposed project implementation would not cause significant impacts to historical resources, and the historical resources exception would not apply to this project site.

G. Conclusion

The proposed project at the District Office is exempt from CEQA review pursuant to CEQA guidelines Sections 15301, 15303, and 15311. As substantiated in this document, the proposed project would not meet the conditions specified in Section 15300.2, Exceptions, of the CEQA Guidelines, and the proposed project is categorically exempt under Class 1, Class 3, and Class 11.

5. REFERENCES

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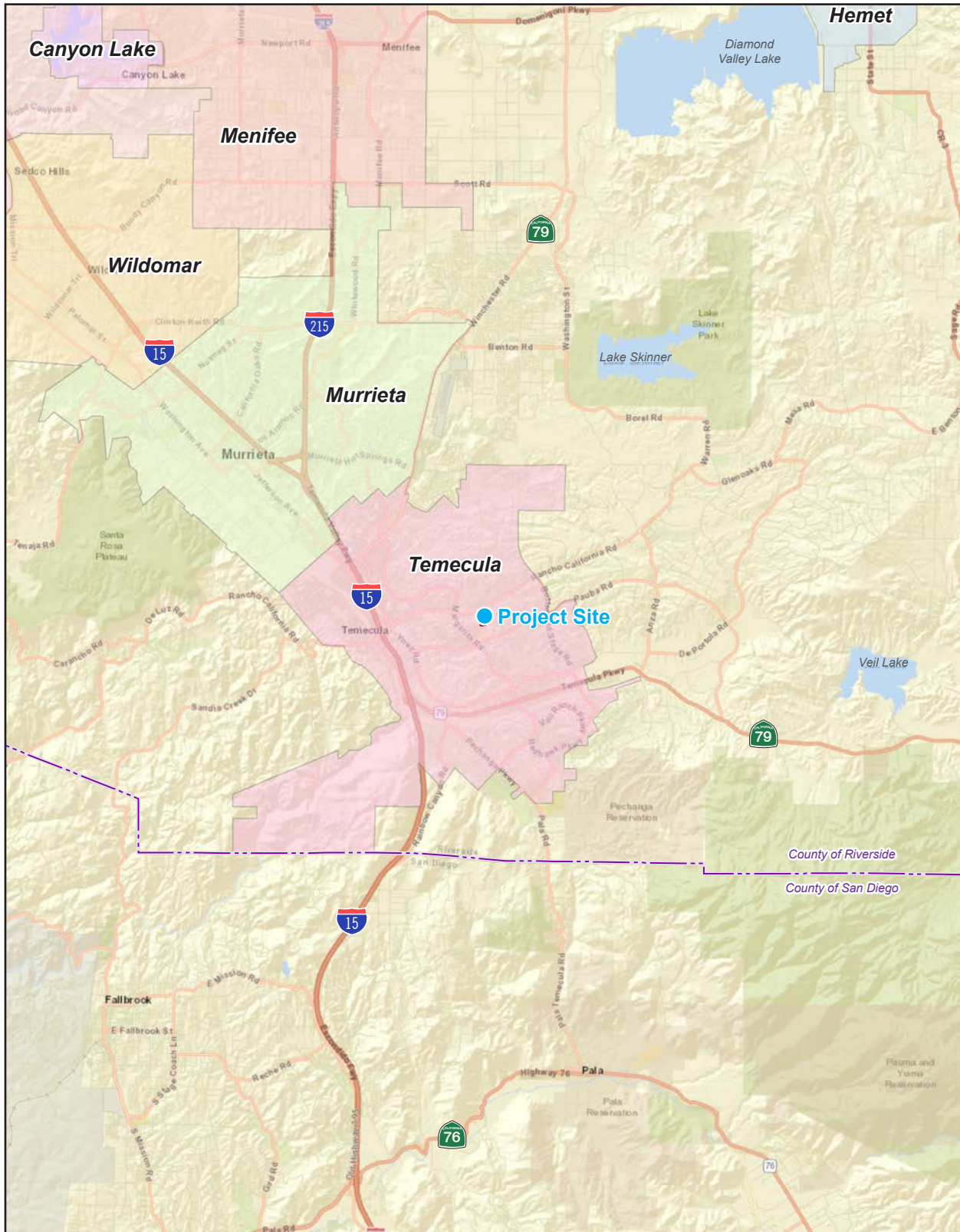
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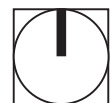
FIGURES

- Figure 1 Regional Location
- Figure 2 Local Vicinity
- Figure 3 Aerial Photograph
- Figure 4 Conceptual Site Plan

Figure 1 - Regional Location

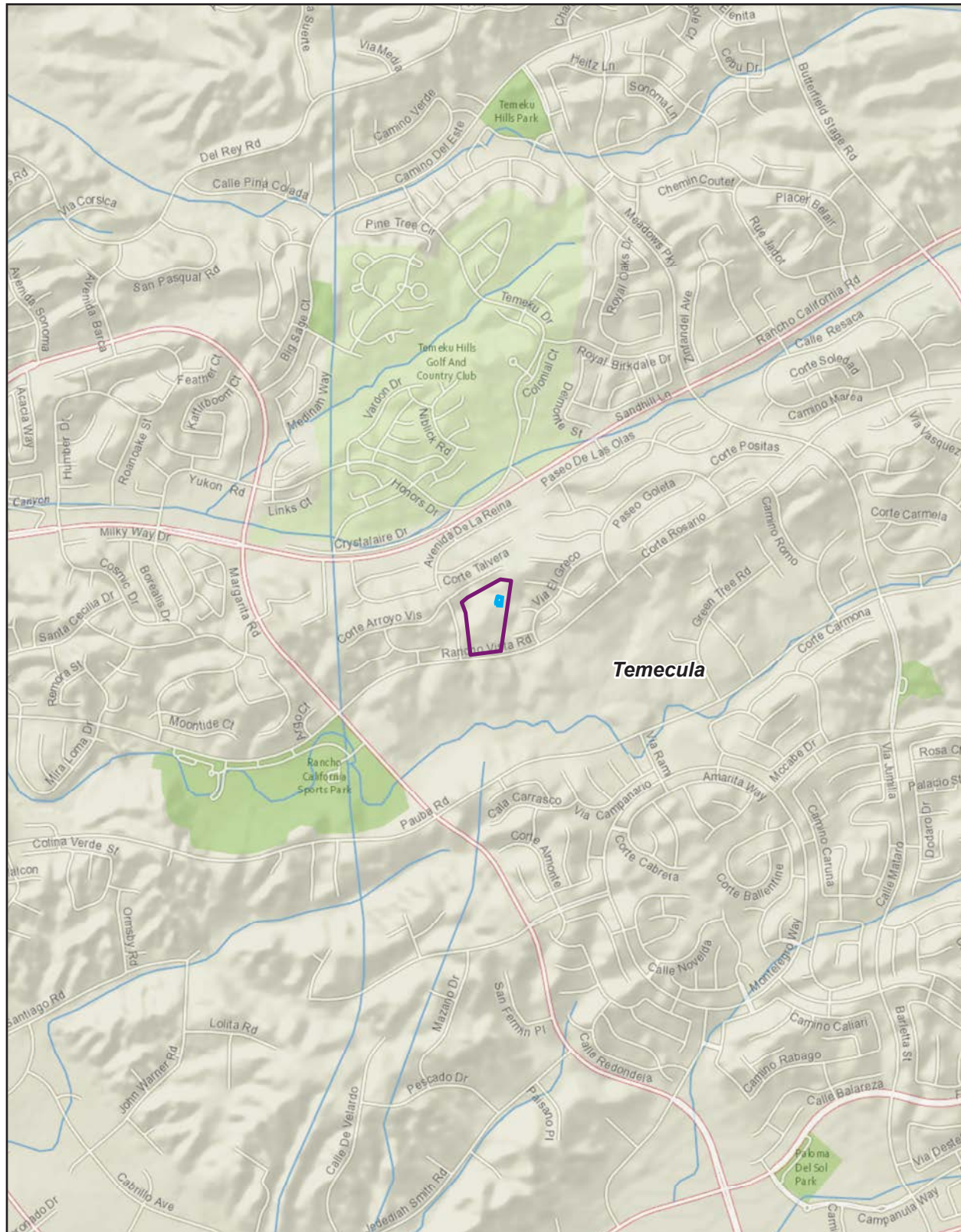




--- County Boundary



Source: Generated using ArcMap 2025.

Figure 2 - Local Vicinity



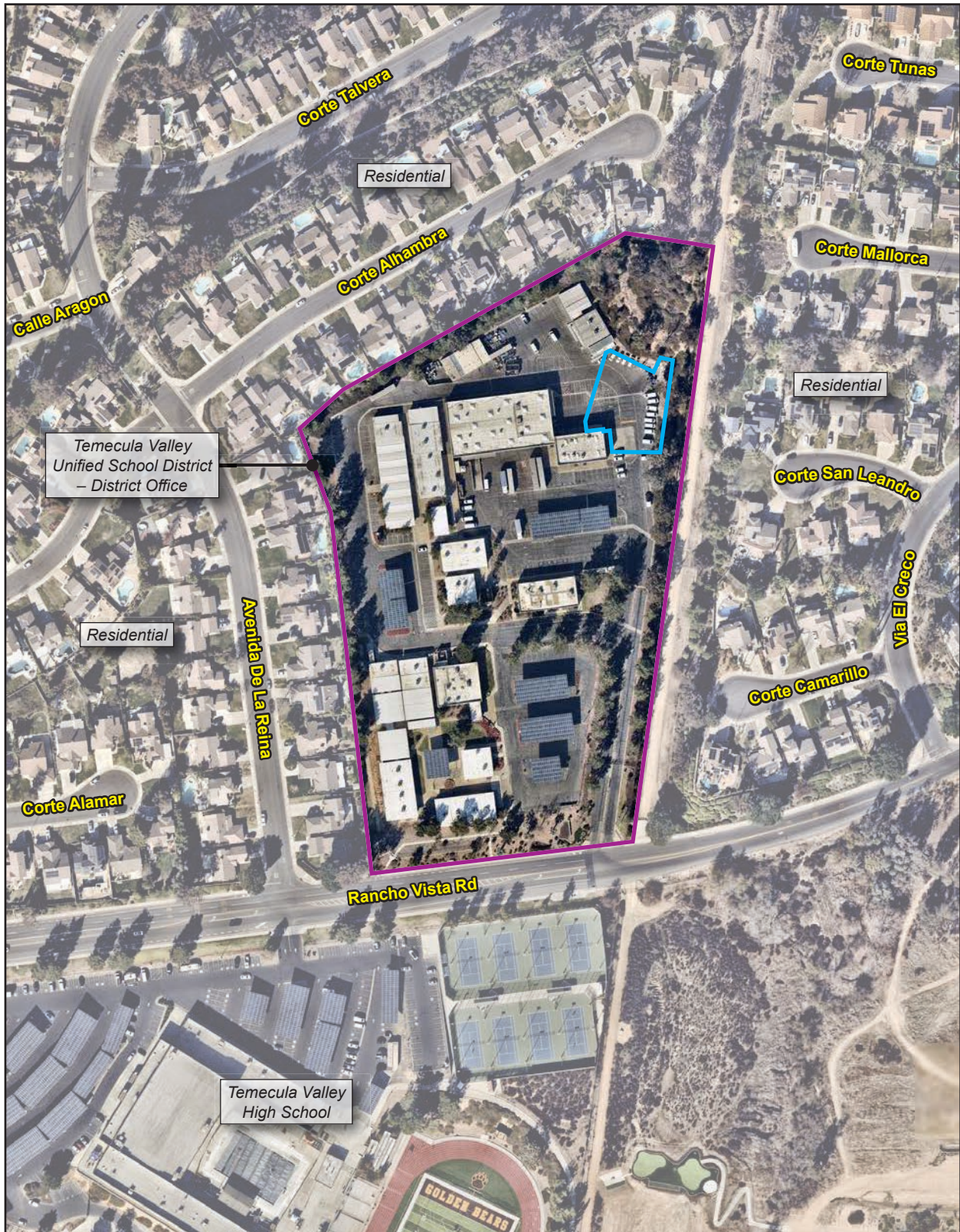
-  District Office Boundary
-  Project Boundary

0 2,000
Scale (Feet)



Source: Generated using ArcMap 2025.

Figure 3 - Aerial Photograph



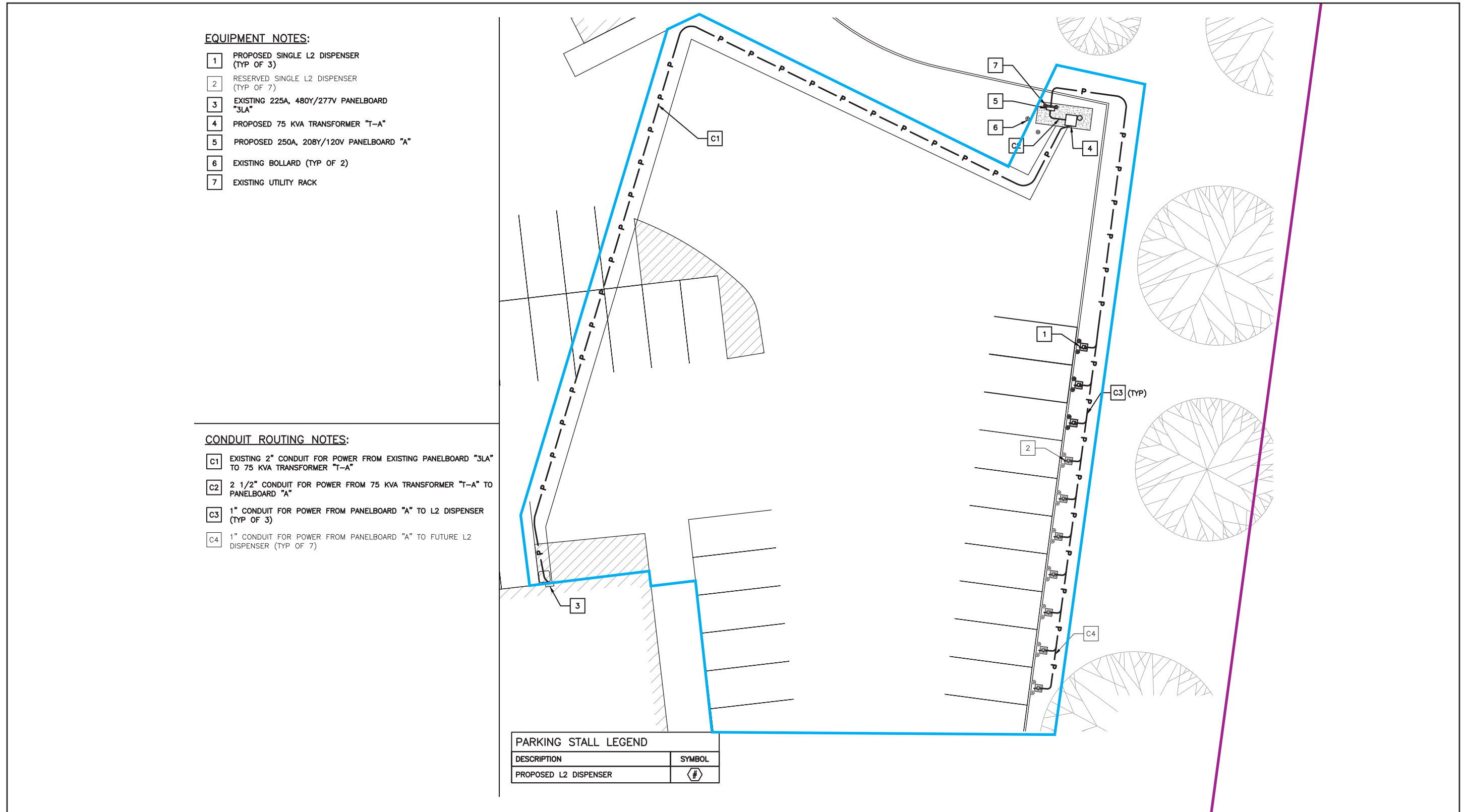
- District Office Boundary
- Project Boundary

0 230
Scale (Feet)



Source: Nearmap 2025.

Figure 4 - Conceptual Site Plan



— District Office Boundary
 — Project Boundary

Source: SSC 2025.

0 30
 Scale (Feet)

