

# Notice of Exemption

# Appendix E

**To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Riverside

2724 Gateway Drive

Riverside, CA 92507

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

(Address)

Project Title: Nicolas Valley Elementary School Renovation Project

Project Applicant: Temecula Valley Unified School District

Project Location - Specific:

**39600 North General Kearny Road**

Project Location - City: Unincorporated Riverside County Project Location - County: Riverside

### Description of Nature, Purpose and Beneficiaries of Project:

The proposed project involves modernization of the existing NVES campus and includes construction of a new multipurpose room (MPR) within the existing NVES school boundary. Construction of the new MPR would require removal of four existing relocatable classroom buildings comprising a total of 17 classrooms. The 17 classrooms proposed for demolition would be replaced by 11 classrooms within the new MPR building. Following construction of the new MPR, the existing MPR would be converted into an expanded kitchen for NVES. No changes to internal circulation are proposed, and no increase in student enrollment is anticipated.

Name of Public Agency Approving Project: Temecula Valley Unified School District

Name of Person or Agency Carrying Out Project: Temecula Valley Unified School District

### 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: 15301, 15302, 15303, and 15314
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:


See attached page for reasons why the project is exempt.

The proposed project was also reviewed for possible exceptions under Section 15300.2, and it was determined that the exceptions do not apply in the attached Supplemental Information.

Lead Agency  
Contact Person: Amber Perez Area Code/Telephone/Extension: 951) 506-7914

### If filed by applicant:

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

Signature:  Date: 2/11/2026 Title: Director Facilities Development

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

## Reasons why project is exempt:

**Class 1 – Existing Facilities (CEQA Guidelines Section 15301):** The proposed project qualifies for this exemption because it occurs entirely within the existing NVES campus boundary and does not change the school's use or operational capacity. The removal of four existing relocatable classroom buildings, totaling 17 classrooms, and the conversion of the existing MPR into an expanded kitchen constitute an alteration and reuse of existing school facilities. Utility improvements associated with the new MPR are limited to supporting existing educational uses and do not extend service beyond the campus. No changes to internal circulation are proposed, and no increase in student population or intensity of use would occur. Therefore, the proposed project represents the continued use and modernization of existing facilities with no expansion of use beyond current conditions.

**Class 2 – Replacement or Reconstruction (CEQA Guidelines Section 15302):** The proposed project qualifies for this exemption because the new MPR functionally would replace the existing relocatable classrooms and the existing MPR, all within the same campus footprint. Although the configuration would change, the overall educational purpose would remain the same, and classroom capacity would be reduced rather than expanded.

**Class 3 – New Construction or Conversion of Small Structures (CEQA Guidelines Section 15303):** The proposed construction of the new MPR on the existing NVES campus qualifies for this exemption because it would consolidate the existing MPR and 17 relocatable classroom buildings into one single institutional structure serving the existing school. The proposed project would reduce the total number of classrooms from 17 to 11, resulting in no increase in intensity of use. The existing MPR would be converted into an expanded kitchen for the school by renovating its interior, with only minor exterior modifications. The proposed project does not involve expanding the NVES campus footprint, does not require new roadways or circulation improvements, and does not trigger demand for additional public services. The scale and purpose of the new MPR are consistent with small institutional facilities contemplated under CEQA Guidelines, Section 15303.

**Class 14, Minor Additions to School (CEQA Guidelines Section 15314):** The proposed project qualifies for this exemption because the new MPR would include 11 classrooms, replacing 17 existing classrooms, resulting in a net reduction of classroom count and no increase in student enrollment capacity. The proposed project is designed to modernize facilities and improve functionality by consolidating existing facilities into one building rather than expanding educational capacity. Therefore, the future potential removal of two remaining relocatable classrooms, if implemented, would further reduce the classroom count and increase turf field and landscaped area. The proposed project would not represent growth or intensification of the existing school.