

Supplemental Information
Attachment to Notice of Exemption
Margarita Middle School Renovation Project
Temecula Valley Unified School District

The Temecula Valley Unified School District (District), as the lead agency, is planning the modernization of the existing Margarita Middle School (MMS) campus, located at 30600 Margarita Road, City of Temecula, Riverside County. 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, 15304, 15314, and 15323.

1. Existing Conditions

Project Location

The existing MMS campus is located at 30600 Margarita Road in the City of Temecula, Riverside County (Assessor's Parcel Number 921-25-0035). Figure 1, Regional Location, and Figure 2, Local Vicinity, show the regional and local settings of the MMS, respectively. The MMS campus is bounded by single-family residences to the north and west, a trail to the east, and Margarita Road to the south (refer to Figure 3, Aerial Photograph). Access to the campus is provided via Margarita Road.

Existing Conditions

The proposed project's area of disturbance is throughout the MMS campus. As shown in Figure 3, the existing MMS campus is separated into two main sections. The developed western portion of the MMS campus includes a large main building, an auditorium, a 12-stack classroom building, and a robotics lab. There are portable classrooms and asphalt basketball courts on the northern perimeter of the developed western portion where the proposed amphitheater would be constructed. There are additional portable classrooms located north of the main building. Refer to Figure 4, Existing Site Plan.

The eastern portion of the site includes grass fields that contain a baseball diamond and a dirt running track. The eastern perimeter of the project site includes a dirt path running north to south. There are several photovoltaic solar panels in both the southwest and northeast corners of the project site.

Surrounding Land Uses

The Margarita Middle School campus is in a residential neighborhood and is surrounded by single-family residences. A trail runs along the east campus boundary from Margarita Road to Calle Pina Colada.

2. Project Description

The proposed project involves full modernization of three classroom buildings: a 12-stack building located between the main building and auditorium, a robotics lab with two classrooms, and a portion of the main building. The modernization would result in a reduction in the total number of classrooms modernized from 12 to 11. The proposed project also includes construction of a new amphitheater in the northern portion of the campus, featuring sunken seating and four portable speakers. Portable speakers are currently used at the campus for school events. Additional landscaping would be provided throughout the project site. Construction of the new amphitheater would require removal of six existing portable classrooms and one portable restroom building, and relocation of the existing basketball courts to the existing grass field east of the new amphitheater. It is anticipated that the proposed project would increase the quantity of school events.

Site improvements would also include repairing the existing storm drain beneath the hardscape and replacing the hardscape throughout the campus. There would be no increase in overall student population or modifications to campus circulation. Refer to Figure 5, Proposed Site Plan.

3. Qualifications for a Categorical Exemption

CEQA Guidelines, Section 15300, includes a list of project classes that are determined not to have a significant effect on the environment and are exempt from CEQA. The proposed project is exempt from further environmental review under the requirements of CEQA (California 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; Class 4, Minor Alterations to Land, Class 14, Minor Additions to Schools, and Class 23, Normal Operations of Facilities for Public Gatherings, as explained in the following sections.

Class 1 – Existing Facilities (CEQA Guidelines, Section 15301)

Per CEQA Guidelines, Section 15301, Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographic features involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The types of “existing facilities” itemized in this CEQA Guidelines Section are not intended to be all-inclusive of the types of projects that might fall in Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

The proposed project qualifies for this exemption because it occurs entirely within the existing MMS campus boundary and involves repair, maintenance, and minor alteration of the existing campus with no expansion of existing use as a middle school or student capacity. The modernization of three classroom buildings constitutes an alteration and reuse of existing school facilities. The repair of the existing storm drain beneath the hardscape and replacement of hardscape throughout the campus would support the existing operation of the MMS. The interior modernization of classroom buildings would result in an overall reduction of classrooms from 12 to 11, and the proposed project would remove six portable classrooms and a portable restroom that would not be replaced elsewhere on the campus. The six basketball courts would be replaced within the existing campus without any expansion of use or capacity. The proposed project would not result in an increase in student population or intensity of use; therefore, it represents the continued use and modernization of existing facilities with no expansion of use beyond current conditions.

Class 3 – New Construction or Conversion of Small Structures (CEQA Guidelines, Section 15303)

Per CEQA Guidelines, Section 15303, Class 3 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 construction of the new amphitheater in the northern portion of the existing MMS campus qualifies for this exemption because it would be considered a small facility serving the existing school. Additionally, the proposed project includes a reduction of the total number of classrooms from 12 to 11, resulting in no increase in intensity of use. The scale and purpose of the new amphitheater are consistent with small institutional facilities contemplated under CEQA Guidelines, Section 15303.

Class 4 – Minor Alterations to Land (CEQA Guidelines, Section 15304)

Per CEQA Guidelines, Section 15304, Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes.

The proposed amphitheater and relocation of basketball courts within the existing campus consist of minor alterations to public school grounds involving grading and landscaping on previously disturbed school grounds without removing healthy, mature, scenic trees. The repair of the existing storm drain beneath the hardscape and replacement of hardscape throughout the campus would also involve ground-disturbing activities with no adverse impact on sensitive resources.

Class 14 – Minor Additions to Schools (CEQA Guidelines, Section 15314)

Per CEQA Guidelines, Section 15314, Class 14 consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 percent or 10 classrooms, whichever is less. The addition of portable classrooms is included in this exemption.

The proposed project qualifies for this exemption because the modernization would result in a reduction in the number of classrooms from 12 to 11 within the existing campus buildings. The proposed project would also remove six portable classroom buildings. Therefore, there would be a net reduction of seven total classrooms. No increase in student enrollment capacity would occur within existing school grounds.

Class 23 – Normal Operations of Facilities for Public Gatherings (CEQA Guidelines, Section 15323)

Per CEQA Guidelines, Section 15323, Class 23 consists of the normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. For the purposes of this section, "past history" shall mean that the same or similar kind of activity has been occurring for at least three years and that there is a reasonable expectation that the future occurrence of the activity would not represent a change in the operation of the facility. Facilities included within this exemption include, but are not limited to, racetracks, stadiums, convention centers, auditoriums, amphitheaters, planetariums, swimming pools, and amusement parks.

The proposed project qualifies for this exemption because the portable speakers are already being used for school events in an outdoor setting, and continued and anticipated increase in future use would be part of the existing school operation and programs. The proposed amphitheater would function as an outdoor assembly area consistent with existing campus practices and is intended to support the same types of school events that already occur on campus. The portable speakers would not be permanently installed; therefore, they do not represent new fixed infrastructure. The portable speakers were used

in the past and will be used for a similar kind of purpose during gatherings of students as part of the existing school operation and programs.

4. Review of Exceptions

The exceptions to the use of a CEQA exemption per CEQA Guidelines, Section 15300.2, do not apply to the proposed project as described below:

a) Location. 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 all instances, except where the project may 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.

The proposed project would occur within the existing MMS campus boundary, which is developed with existing school facilities (e.g., buildings, landscaping, paved surfaces, and grass fields) and is subject to frequent human use. The MMS campus does not contain sensitive native habitat. No mapped wetlands are present within the MMS campus, including the project site (USFWS 2026). In addition, the proposed project is not near any officially designated scenic highway (refer to subheading [d], Scenic Highways), and there is no evidence of hazardous materials or hazardous waste sites on the MMS campus (refer to subheading [e], Hazardous Waste Sites). Therefore, the proposed project would not impact any environmental resource of hazardous or critical concern. This exception does not apply to the proposed project.

b) Cumulative Impact. 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.

The proposed project would occur within the existing MMS campus boundary. No other projects of the same type are currently planned or reasonably foreseeable on the school property during the same time period. Therefore, the proposed project, when considered together with other past, present, or reasonably foreseeable projects, would not result in a significant cumulative impact. This exception does not apply to the proposed project.

c) Significant Effect. 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.

The proposed project does not involve unusual circumstances that would create a reasonable possibility of a significant environmental effect. The project site is already developed, and the proposed improvements would be constructed in accordance with typical construction standards and practices. The proposed project would result in a reduction in classrooms from 12 to 11 with the proposed modernization and removal of additional six relocatable classrooms, therefore, would not increase student enrollment capacity. While noise may increase with the proposed new amphitheater with four portable speakers in the northern portion of the campus, the portable speakers are already being used on campus, and the increased number of events at the school would be part of normal school operations and programs, consistent with existing campus practices to support existing school population. Ground disturbance would be limited to existing school ground, which have been previously disturbed as part of existing campus development. No natural habitats or other sensitive environmental resources are present on the MMS campus. Therefore, this exception does not apply to the proposed project.

d) Scenic Highways. A categorical exemption shall not be used for a project that 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.

The project site is neither visible from nor located near any highway officially designated as a state scenic highway. State Route 15 is approximately 1.5 miles west of the project site and, while eligible for scenic highway designation, is not officially designated as a state scenic highway. Therefore, the proposed project would not result in impacts on scenic highways or scenic resources subject to this exception (Caltrans 2018). 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 that is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The MMS campus is not listed in the following regulatory databases:

- California Department of Toxic Substances Control (DTSC), EnviroStor (DTSC 2026a)
- DTSC Hazardous Waste Tracking System (DTSC 2026b)
- State Water Resources Control Board GeoTracker (SWRCB 2026)
- California Department of Resources Recycling and Recovery, Solid Waste Information System (SWIS) (CalRecycle 2026)
- U.S. Environmental Protection Agency EnviroMapper (USEPA 2026)

Therefore, this exception does not apply to the proposed project.

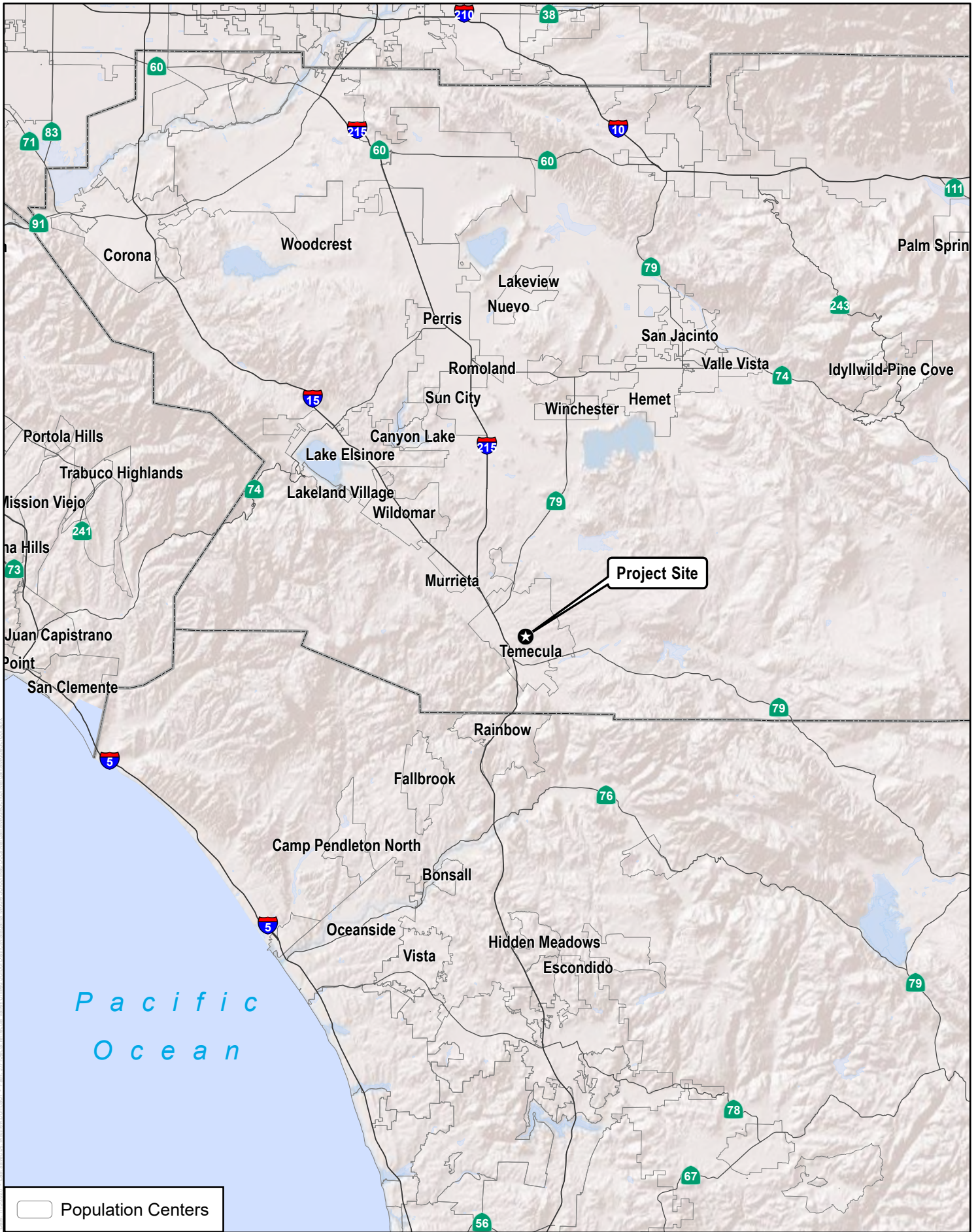
f) Historical Resources. A categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource.

The MMS campus was constructed in 1988 and does not contain any resources listed in the U.S. Department of the Interior’s National Register of Historic Places or the California Historical Landmarks and California Register of Historical Resources databases for Riverside County (NPS 2026; OHP 2026a, 2026b). Therefore, the proposed project would not result in impacts on historical resources. This exception does not apply to the proposed project.

5. References

- CalRecycle (California Department of Resources Recycling and Recovery). 2026. Solid Waste Information System. Accessed January 2026. <https://www2.calrecycle.ca.gov/SolidWaste/Site/Search>.
- Caltrans (California Department of Transportation). 2018. California State Scenic Highway System Map. Accessed January 2026. <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>.
- DTSC (California Department of Toxic Substances Control). 2026a. EnviroStor Database. Accessed January 2026. <https://www.envirostor.dtsc.ca.gov/public/>.
- DTSC. 2026b. Hazardous Waste Tracking System. Accessed January 2026. <https://hwts.dtsc.ca.gov/search>.
- NPS (National Park Service). 2026. National Register of Historic Places. Accessed January 2026. <https://www.nps.gov/subjects/nationalregister/database-research.htm>.
- OHP (California Office of Historic Preservation). 2026a. California Historical Resources – Riverside County. Accessed January 2026. https://ohp.parks.ca.gov/?page_id=30338.
- OHP. 2026b. California Historical Landmarks: Riverside County. Accessed January 2026. https://ohp.parks.ca.gov/?page_id=21452.
- SWRCB (State Water Resources Control Board). 2026. GeoTracker Database. Accessed January 2026. <https://geotracker.waterboards.ca.gov/>.
- USEPA (U.S. Environmental Protection Agency). 2026. EnviroMapper. Accessed January 2026. <https://geopub.epa.gov/myem/efmap/index.html>.

USFWS (U.S. Fish and Wildlife Service). 2026. National Wetlands Inventory, Surface Waters and Wetlands. Wetland Mapper. Accessed January 2026.
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.



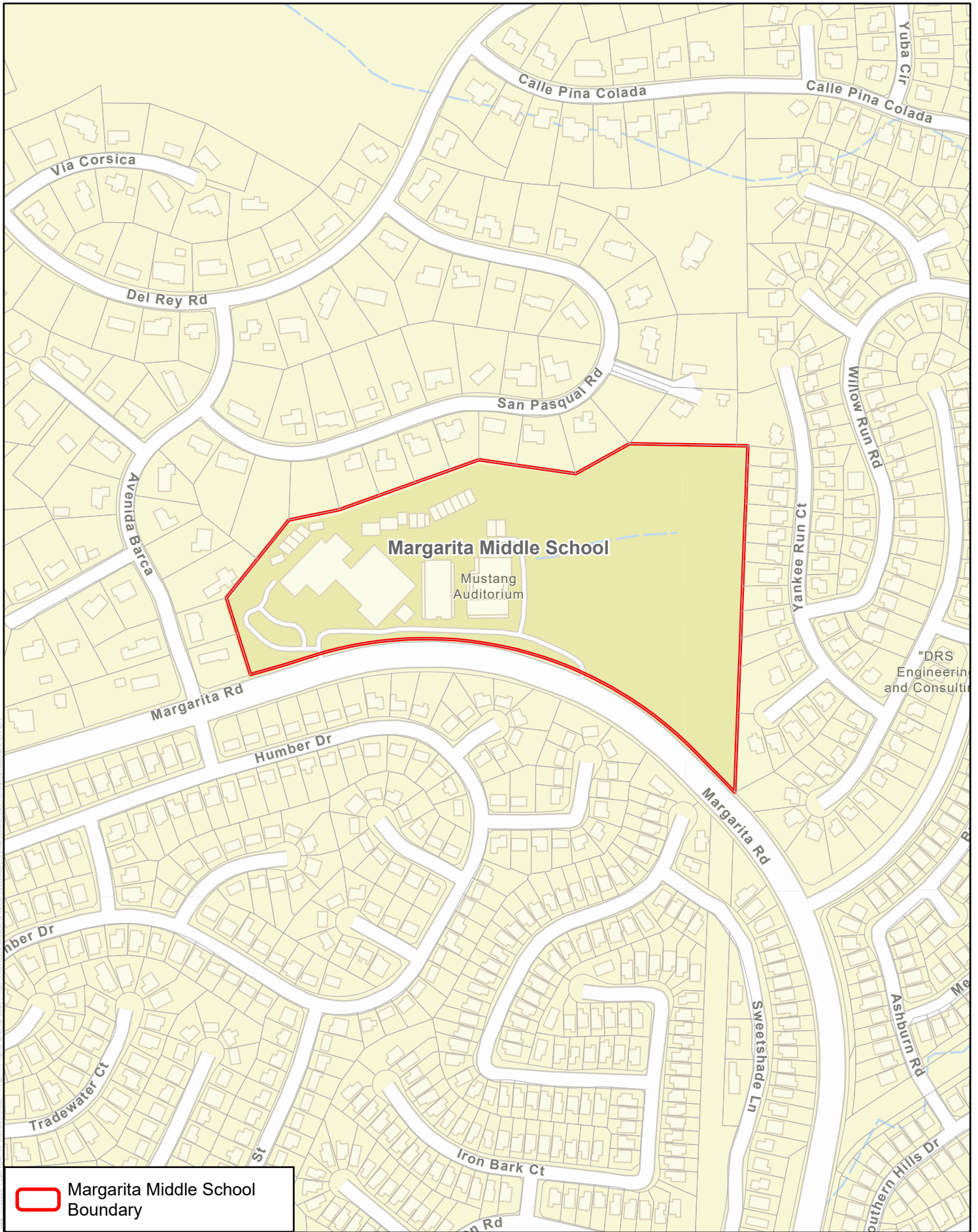
Source: ESRI, 2025.



Figure 1

Regional Location

Margarita Middle School Renovation Project



Source: ESRI, 2023.



Harris & Associates

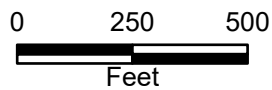
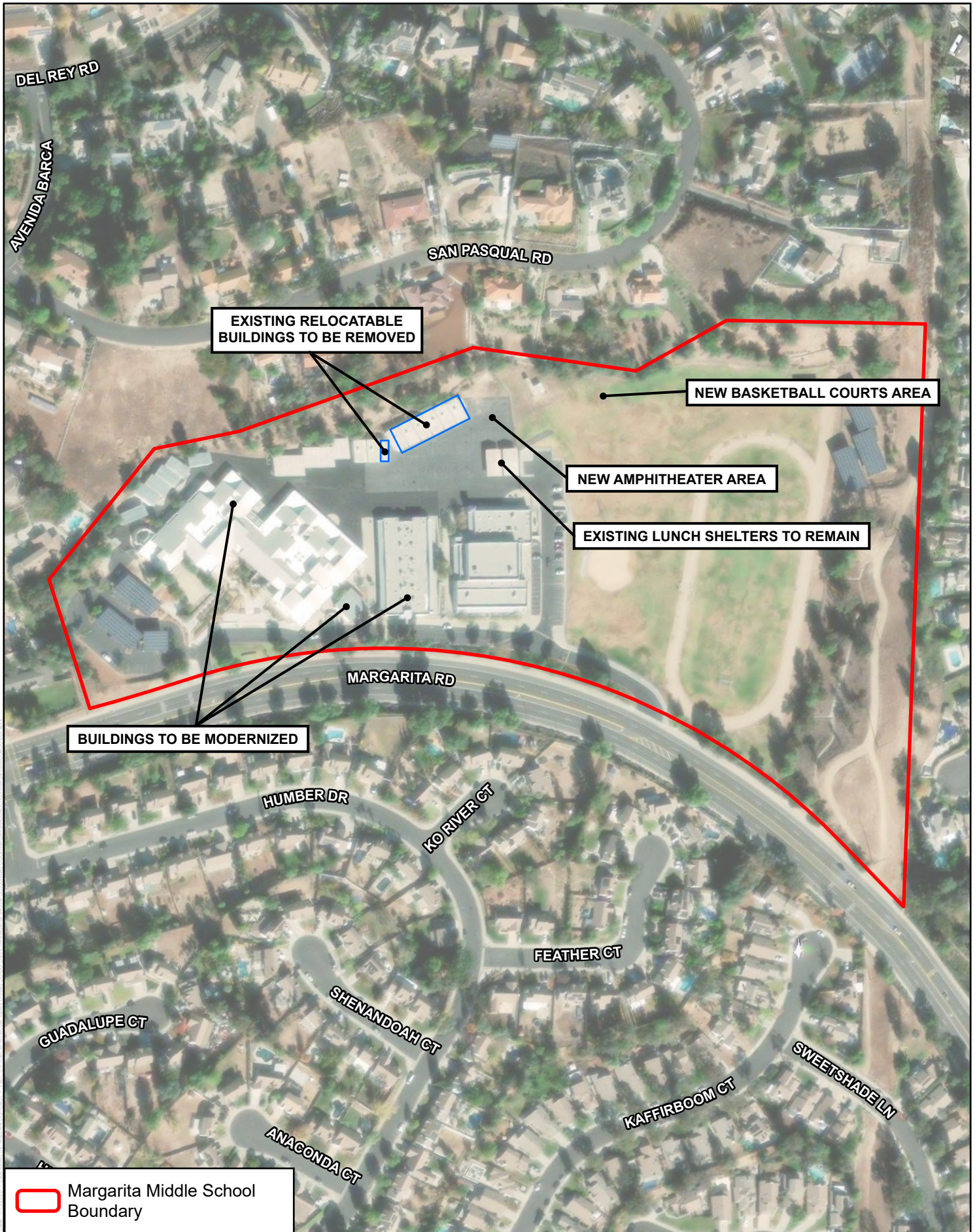


Figure 2

Local Vicinity

Margarita Middle School Renovation Project



Source: Vantor Imagery, 2020.

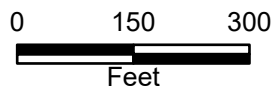
Figure 3

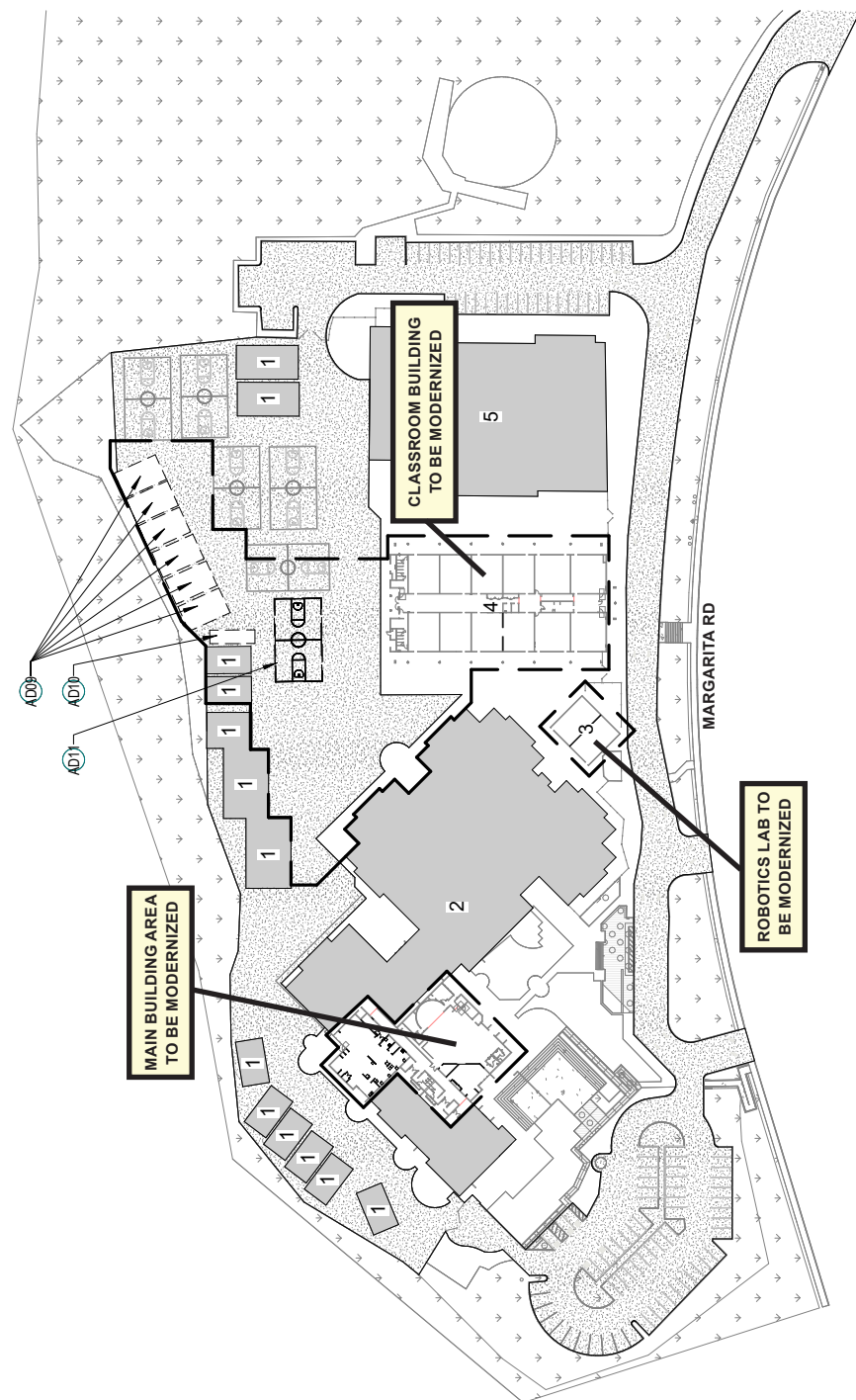
Aerial Photograph

Margarita Middle School Renovation Project



Harris & Associates





BUILDING LEGEND

- 1. (E) PORTABLE CLASSROOMS
- 2. (E) MAIN BUILDING
- 3. (E) ROBOTICS LAB
- 4. (E) STACK
- 5. (E) AUDITORIUM

SHEET KEYNOTES

- AD09 REMOVE EXISTING PORTABLE BUILDINGS
- AD10 REMOVE EXISTING PORTABLE RESTROOMS
- AD11 REMOVE AND RELOCATE EXISTING BASKETBALL COURT STRIPING

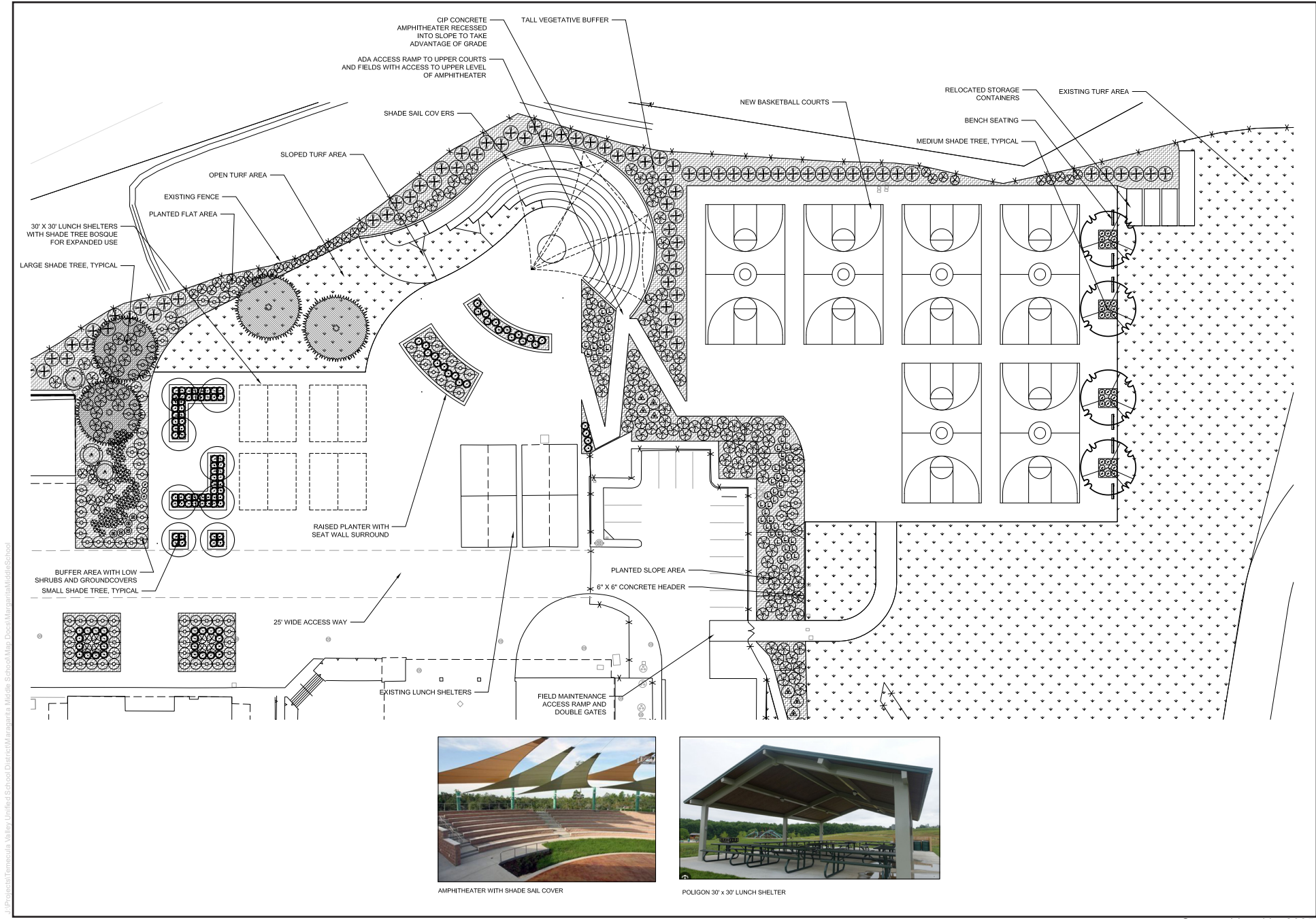
LEGEND

- (E) ASPHALT
- (E) CONCRETE
- (E) LANDSCAPE
- SCOPE OF WORK
- FIRE LANE



Source: Lionakis, 2025.
Figure 4
 Existing Site Plan
 Margarita Middle School Renovation Project

J:\Projects\Tremecula Valley Unified School District\Margarita Middle School\Map Docs\MargaritaMiddleSchool



J:\Projects\Tennessee Valley Unified School District\Margarita Middle School\Map_Docx\MargaritaMiddleSchool

Source: Lionakis, 2025.

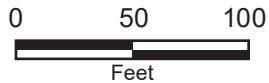


Figure 5

Proposed Site Plan

Margarita Middle School Renovation Project