

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: Margarita Middle School Renovation Project

Project Applicant: Temecula Valley Unified School District

Project Location - Specific:

30600 Margarita Road

Project Location - City: Temecula Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

The project includes full modernization of three buildings, resulting in a reduction in the number of classrooms from 12 to 11. The project also includes construction of a new amphitheater in the northern portion of the campus with sunken seating and four portable speakers. Portable speakers are already in use at the campus. An increase in school events is anticipated. The project includes relocation of basketball courts within the grass field and site improvements involving repairing the existing storm drain beneath the hardscape and replacing the hardscape. Additional landscaping would be provided throughout the project site.

Name of Public Agency Approving Project: Temecula Valley School District

Name of Person or Agency Carrying Out Project: _____

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, 15303, 15304, 15314, and 15323
- Statutory Exemptions. State code number: _____


Reasons why project is exempt:

See attached page for reasons why the project is exempt.

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 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 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): 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): 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): 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): 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.