

NOTICE OF EXEMPTION

To: ☒ Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk
County of Riverside

4080 Lemon Street

Riverside, CA 92501

From: Lake Elsinore Unified School District

5545 Chaney Street

Lake Elsinore, CA 92530

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202600722
08/18/2026 12:15 PM Fee: \$ 50.00
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William Collier Elementary School Modular Classrooms Project
Project Title

20150 Mayhall Drive
Project Location - Specific

Removed: By: Deputy


Wildomar
Project Location - City

Riverside
Project Location - County

The proposed project includes the installation of four modular classrooms on the southeast portion of the campus, north of the existing modular classrooms. The four modular classrooms would be relocated from Terra Cotta Middle School (MS). The modular classrooms would meet the current needs of the campus and would not increase the student enrollment of William Collier ES. The proposed project would require the removal, relocation, and reinstallation of existing playground equipment.

The proposed project would disturb less than one acre of the project site. The proposed project would be constructed in two phases over approximately one month during Summer 2026. Phase 1 would consist of the removal, relocation, and reinstallation of existing playground equipment; grading, trenching, construction of concrete and asphalt pavement; hydroseeding the turf to match existing species; modifying or adding irrigation pipes and heads as necessary; and constructing redwood headers and truncated domes. The proposed project would include utility trenching that would connect to existing utility lines at the existing campus. Phase 2 would consist of the construction of the asphalt landing transition, installation of a landing and ramp, the construction of the condensate drywell and installation of the modular classrooms from Terra Cotta MS. No trees will need to be removed during construction.

Description of Nature, Purpose, and Beneficiaries of Project

Lake Elsinore Unified School District
Name of Public Agency Approving Project

Lake Elsinore Unified School District
Name of Person or Agency Carrying Out Project

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: Class 1, CCR §15301, Existing Facilities; Class 14, CCR §15314, Minor Additions to Schools

☐ Statutory Exemptions. State code number: _____

Class 1 (Existing Facilities)

The proposed project would include the installation of four modular classrooms and associated site improvements. The relocation and operation of existing modular classrooms from Terra Cotta MS to the William Colliar ES campus would fit within the scale of projects exempt under the Class 1 categorical exemption. The proposed modular classroom relocation involves minor alteration to the existing school campus and would not expand its existing use as a school. Relocation of the existing portable classrooms to this campus would serve the existing school's functional needs and would not expand the existing use. Any related utility improvements would be limited to serving the portable buildings and would not expand use. As such, the proposed project is categorically exempt under Class 1.

Class 14 (Minor Additions to Schools)

The proposed project involves the relocation of four modular classrooms from Terra Cotta MS within the existing grounds of the William Colliar ES campus to serve the existing student population without increasing student enrollment. As such, the proposed project is categorically exempt under Class 14.

The District also reviewed the project for possible exceptions under CEQA Guidelines Section 15300.2 and found that none of the exceptions apply.

Reasons why project is exempt

Brad Runge, Director of Facilities

951-253-7015

Contact Person:

Area Code/Telephone/Extension:

If filed by applicant:

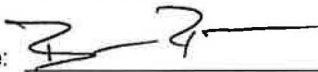
1. Attach certified document of exemption findings
2. Has a Notice of Exemption been filed by the public agency approving the project ☒ Yes ☐ No

Date

Received for

Filing:

Signature:



Title:

Director of Facilities

Attachment to Notice of Exemption
William Collier Elementary School Modular Classrooms Project
Lake Elsinore Unified School District
SUPPORTING INFORMATION

The Lake Elsinore Unified School District (District) proposes to install four new modular classrooms (proposed project) on the William Collier Elementary School (ES) campus (project site). This supplemental information provides justification for the Categorical Exemptions pursuant to the California Environmental Quality Act (CEQA) Guidelines under California Code of Regulations, Title 14, Sections 15301 and 15314. The District is the lead agency for the proposed project in accordance with the CEQA Guidelines Section 15051(c).

1. EXISTING CONDITIONS

Project Location

The 9.92-acre William Collier ES campus is located at 20150 Mayhall Drive (Assessor Parcel Number 370-500-021) in the City of Wildomar, Riverside County. The proposed project would be constructed on the northern portion of the campus, which currently contains playground equipment.

The William Collier ES campus is bounded by residential development and Regency Heritage Park to the north, residential development and Trailwood Court to the west, undeveloped land and residential development to the east, and residential development and Mayhall Drive to the south. The campus is approximately 2.5 miles west of Interstate 15 (see Figure 1, Regional Location). Vehicular access to the campus is provided from Trailwood Court and Mayhall Drive (see Figure 2, Local Vicinity).

Existing Land Use and Zoning

The project site is developed with the existing William Collier ES campus. According to the City of Wildomar's zoning and land use maps, the project site is zoned and designated as Public Facilities (PF) (Wildomar 2024a, 2024b). The Public Facilities zone applies to civic uses such as city administrative buildings and schools and provides for the development of various public, quasi-public, and private uses with similar characteristics, such as governmental facilities; airports; educational facilities; and maintenance yards.

Surrounding General Plan Land Use Designation

The campus is surrounded by residential development to the northwest, southwest, and southeast, and Regency Heritage Park to the northeast. Properties to the northwest and southwest are zoned One-Family Dwelling (R-1) and have a Wildomar General Plan land use designation of Medium Density Residential (MDR). Properties to the southeast are zoned (R-R) and have a land use designation of Low Density Residential (LDR). Regency Heritage Park is zoned Open Space (OS) and has a land use designation of Open Space Recreation (OS-R) (Wildomar 2024a, 2024b, 2024c).

Lake Elsinore Unified School District

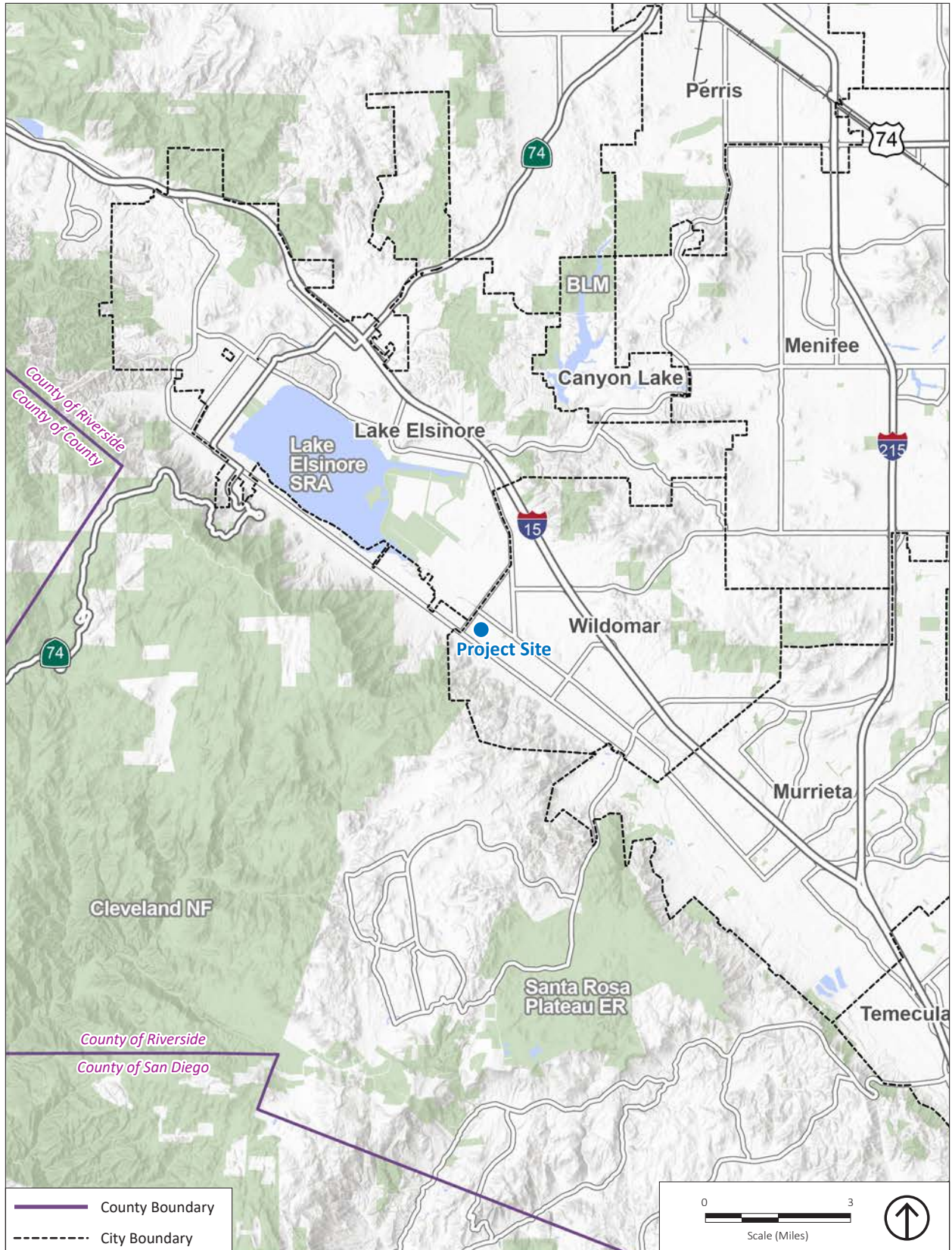
The District provides school services for students from transitional kindergarten (TK) through 12th grade in Southwest Riverside County. District boundaries include the cities of Lake Elsinore, Canyon Lake, and Wildomar, as well as several unincorporated communities, including Lakeland Village and Horsethief Canyon. The District consists of 13 elementary schools, two K–8 schools, four middle schools, three high schools, and two alternative schools. The District also offers adult transition programs at one school and preschool programs at four campuses. Districtwide enrollment in the 2025–2026 school year was 20,821 students (CDE 2026a).

William Collier Elementary School

William Collier ES is a TK to 5th grade elementary school with a 2025–2026 enrollment of 683 students (CDE 2026b). The William Collier ES campus contains a variety of permanent and portable structures that support educational and extracurricular functions. The campus includes five classroom buildings; an administration building; a library; a multipurpose facility in the center of the campus; and nine modular classrooms on southeast portion of the campus. Outdoor facilities include turf on the northeastern and eastern portion of the campus; hard courts with basketball courts, a ball wall, storage shed, playground equipment, and shade structure on the northern portion of the campus; and a turf area for the kindergarteners on the southwestern portion of the campus.

The campus is currently fully developed with on-site circulation, parking, and utilities features, as well as hardscaping and landscaping. Infrastructure (water, sewer, storm drainage, electrical, lighting, walkways) is already in place and supports current operations.

WILLIAM COLLIER ELEMENTARY SCHOOL MODULAR CLASSROOMS PROJECT
LAKE ELSINORE UNIFIED SCHOOL DISTRICT



Source: Generated using GIS Pro 2026.

Figure 1
Regional Location

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WILLIAM COLLIER ELEMENTARY SCHOOL MODULAR CLASSROOMS PROJECT
LAKE ELSINORE UNIFIED SCHOOL DISTRICT



Source: Nearmap 2026.

Figure 2
Local Vicinity

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2. PROJECT DESCRIPTION

New Modular Buildings

The proposed project includes the installation of four modular classrooms on the southeast portion of the campus, north of the existing modular classrooms (see Figure 3, *Project Site Plan*). The four modular classrooms would be relocated from Terra Cotta Middle School (MS). The modular classrooms would meet the current needs of the campus and would not increase the student enrollment of William Colliar ES. The proposed project would require the removal, relocation, and reinstallation of existing playground equipment.

Project Construction

The proposed project would disturb less than one acre of the project site. The proposed project would be constructed in two phases over approximately one month during Summer 2026. Phase 1 would consist of the removal, relocation, and reinstallation of existing playground equipment; grading, trenching, construction of concrete and asphalt pavement; hydroseeding the turf to match existing vegetation; modifying or adding irrigation pipes and heads as necessary; and constructing redwood headers and truncated domes. The proposed project would include utility trenching that would connect to existing utility lines at the existing campus. Phase 2 would consist of the construction of the asphalt landing transition, installation of a landing and ramp, the construction of the condensate drywell, and installation of the modular classrooms from Terra Cotta MS. No trees will need to be removed during construction.

The proposed project would be required to comply with all construction noise regulations of the Wildomar Municipal Code, including Section 15.04.010, Hours of Construction, which permits construction activities within one-quarter mile of an occupied residence Monday through Saturday, 6:30 am to 7:00 pm, with no construction permitted on Sunday or City-observed holidays unless approval is obtained from the City Building Official or City Engineer (Wildomar 2026). All project improvements would occur within the existing campus, and no off-site improvements would be required as part of the proposed project.

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3. REASONS WHY THE PROJECT IS EXEMPT

Article 19 (Categorical Exemptions) of the CEQA Guidelines includes, as required by CEQA Statute Section 21084 (List of Exempt Classes of Projects; Projects Damaging Scenic Resources), a list of classes of projects that have been determined not to have a significant effect on the environment and, as a result, are exempt from review under CEQA.

This section describes how the proposed project qualifies for a CEQA Exemption under Class 1 (Existing Facilities) and Class 14 (New Construction or Conversion of Small Structures), pursuant to CEQA Guidelines Section 15301 and Section 15314, respectively.

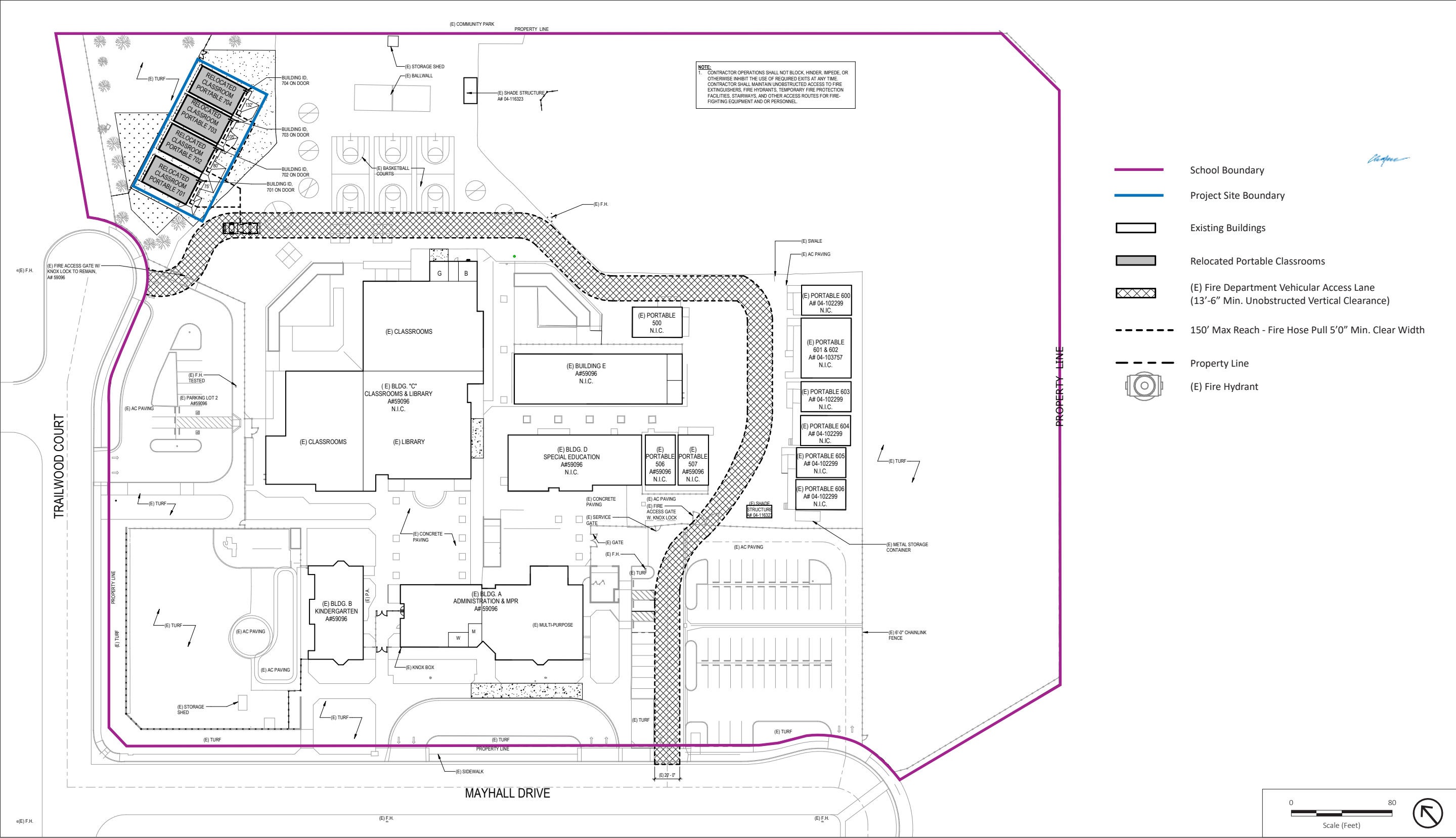
Class 1 (Existing Facilities)

CEQA Guidelines Section 15301 states:

Class 1 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 existing or former use. The types of “existing facilities” itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use.

Section 15301 provides a list of example projects that would qualify for a Class 1 exemption; the list of examples is not intended to be an all-inclusive list of all qualifying projects. Examples provided include interior or exterior alterations involving such things as electrical conveyances; demolition and removal of individual small structures such as accessory structures; restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment; and others.

The proposed project would include the installation of four modular classrooms and associated site improvements. The relocation and operation of existing modular classrooms from Terra Cotta MS to the William Colliar ES campus would fit within the scale of projects exempt under the Class 1 categorical exemption. The proposed modular classroom relocation involves minor alteration to the existing school campus and would not expand its existing use as a school. Relocation of the existing portable classrooms to this campus would serve the existing school’s functional needs and would not expand the existing use. Any related utility improvements would be limited to serving the portable buildings and would not expand use. As such, the proposed project is categorically exempt under Class 1.



Source: tBP 2026.

Figure 3
Project Site Plan

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Class 14 (Minor Additions to Schools)

CEQA Guidelines Section 15314 states:

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% or ten classrooms, whichever is less. The addition of portable classrooms is included in this exemption.

The proposed project involves the relocation of four modular classrooms from Terra Cotta MS within the existing grounds of the William Collier ES campus to serve the existing student population without increasing student enrollment. As such, the proposed project is categorically exempt under Class 14.

4. REVIEW OF EXCEPTIONS TO THE CATEGORICAL EXEMPTION

The proposed project has been reviewed under CEQA Guidelines Section 15300.2, Exceptions, for any characteristics or circumstances that might invalidate findings that the proposed project is exempt from CEQA. Each exception is listed below followed by an assessment of whether that exception applies to the proposed project.

- a. Location.** Classes 1 and 14 are qualified by consideration of where the project would 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 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.

The project site is located on the existing William Collier ES campus, which includes buildings, concrete walkways, turf fields, parking lots, and ornamental landscaping. Due to the school's developed nature and frequent human disturbance, it does not contain any sensitive biological species or habitat. The nearest identified critical habitat is for the Munz's onion, 2.35 miles southwest of the campus (USFWS 2026a). Based on the US Fish and Wildlife's National Wetlands Inventory, there are no wetlands on or near the project site; the nearest wetland is located 0.86 miles north (USFWS 2026b). Additionally, there is no evidence of hazardous materials or substances on the campus (see item [e], Hazardous Waste Sites). The project site is not considered a particularly sensitive environment. Therefore, this exception does not apply to the proposed project.

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- 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.

There are no other projects proposed on the campus at this time, and no off-campus improvements would occur as part of the proposed project. The proposed project would not increase student capacity or otherwise result in changes outside of the project site. Any future campus improvements will be implemented as independent projects, confined to their respective sites, and subject to their own environmental review under CEQA, as applicable. Additionally, the proposed project consists of a minor addition to the campus and will not expand campus boundaries, significantly increase student or staff capacity, or introduce new operational activities. Thus, it will not contribute to cumulative environmental effects. Therefore, the proposed project would not have the potential to result in any cumulative effects when combined with proposed development projects near the campus or elsewhere in the District. Consequently, 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.

The project site is on an existing elementary school campus that is already fully developed. The project site does not contain any unique features that would be affected by the proposed project or otherwise cause significant effects on the environment. Under oversight of the District, the construction manager would execute construction activities per current local, state, and federal laws, regulations, construction best management practices, and District standards and guidelines. Therefore, no unusual circumstances exist for the proposed project, and this exemption 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.

According to the California Department of Transportation California Scenic Highway Mapping System, the nearest officially designated state scenic highway is State Route 74 27.68 miles northwest of the project site, from post mile (PM) 48.288 to PM R92.34. The nearest eligible state scenic highway is Interstate 15 2.12 miles east of the project site, from PM R46.474 to PM 41.488 (Caltrans 2026). The project site is not visible from any of these eligible or designated scenic highways due to intervening vegetation, terrain, and distance. Therefore, the proposed project will not affect any scenic resources along any officially designated or eligible scenic highways, and this exception does not apply to the proposed project.

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- 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 Government Code Section 65962.5.

California Government Code Section 65962.5 requires the California Environmental Protection Agency (CalEPA) to compile, maintain, and update specified lists of hazardous release sites. CEQA requires the lead agency to consult the lists compiled pursuant to Government Code Section 65962.5 to determine whether a project and any alternatives are identified. The required lists of hazardous material release sites are commonly referred to as the “Cortese List” named after the legislator who authored the legislation.

Because the statute was enacted more than 20 years ago, some of the provisions refer to agency activities that were conducted many years ago and are no longer being implemented and, in some cases, the information required in the Cortese List does not exist. Those requesting a copy of the Cortese Lists are now referred directly to the appropriate information resources contained on internet websites hosted by the boards or departments referenced in the statute, including, but not limited to, California Department of Toxic Substance Control’s online EnviroStor database and the State Water Resources Control Board’s online GeoTracker database. These two databases include hazardous material release sites, along with other categories of sites or facilities specific to each agency’s jurisdiction.

The project site is not included on the following data resources, which are compiled by CalEPA to meet Cortese List requirements.

- **EnviroStor.** Hazardous Waste and Substances Site List. Department of Toxic Substances Control (DTSC 2026a)
- **GeoTracker.** Leaking Underground Storage Task Sites. State Water Resources Control Board (SWRCB 2026)
- **CalEPA.** Solid Waste Disposal Sites Identified by the Water Board with Waste Constituents above Hazardous Waste Levels Outside the Waste Management Unit (CalEPA 2026a)
- **CalEPA.** List of Active Cease and Desist Orders and Cleanup and Abatement Orders from the Water Board (CalEPA 2026b)
- **Hazardous Waste Facilities Subject to Corrective Action.** Department of Toxic Substances Control (DTSC 2026b)

A search of these databases did not identify the project site as a hazardous materials site on a list compiled pursuant to Government Code Section 65962.5, and this exception does not apply to the proposed project.

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- f. Historical Resources.** 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 Section 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.

William Collier ES is not listed as a historical resource in the National Register of Historic Places (NPS 2025). Additionally, the campus is not listed in the California Historical Landmarks or Resources (OHP 2025a, 2025b). Neither the school nor any adjoining properties are listed as historic resources or potential historic resources by the City of Wildomar. The City lists four resources that have been evaluated as potentially eligible for listing: the Ben Taylor House, approximately 1.6 miles southeast; R.J. Brown, 2.44 miles southeast; Easterbrook, 2.52 miles southeast; and Dr. O.S. Brown, 1.82 miles southeast of the project site (Wildomar 2024). Construction of the proposed project would occur entirely within the existing campus, and no structures on campus or off campus would be altered during construction of the proposed project. Therefore, this exception does not apply to the proposed project.

5. CONCLUSION

The proposed project at William Collier ES is exempt from CEQA review pursuant to CEQA Guidelines Section 15301 and 15314. 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 project is categorically exempt under Class 1 and Class 14.

6. REFERENCES

- Caltrans (California Department of Transportation). 2026, May 21 (accessed). California Scenic Highway Mapping System. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>.
- CDE (California Department of Education). 2026a. DataQuest. Enrollment Report. Enrollment Multi-Year Summary by Grade. Lake Elsinore Unified School District Report. <https://www.cde.ca.gov/sdprofile/details.aspx?cds=33751760000000>.
- CDE. 2026b. DataQuest. Enrollment Report. 2025-2026 Enrollment by Grade. William Collier Elementary School. <https://dq.cde.ca.gov/dataquest/dqcensus/enrgrdlevels.aspx?aggllevel=School&year=2025-26&cds=33751766115174>.

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NPS (National Park Service). 2025. National Register of Historic Places.

<https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>.

OHP (Office of Historic Preservation). 2025a. California Historical Landmarks.

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OHP. 2025b. California Historical Resources.

<https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=33>.

USFWS (U.S. Fish & Wildlife Service). 2026a, May 21 (Accessed). Critical Habitat for Threatened & Endangered Species: Mapper. <https://fws.maps.arcgis.com/apps/mapviewer/index.html?layers=794de45b9d774d21aed3bf9b5313ee24>.

USFWS. 2026b, May 21 (Accessed). National Wetlands Inventory: Wetlands Mapper.

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Wildomar, City of. 2024a, December 9. Wildomar Zoning Map. <https://www.wildomar.gov/DocumentCenter/View/2756/Wildomar-Zoning-Map-2-15-25>.

Wildomar. 2024b, December 9. Wildomar GP Land Use Map. <https://www.wildomar.gov/DocumentCenter/View/2757/General-Plan-Land-Use-Map-Adopted-36x48-12-9-24>.

Wildomar. 2024c, December 9. Wildomar 2040 General Plan. <https://www.wildomar.gov/DocumentCenter/View/2746/Wildomar-General-Plan-Document-Adopted-12-9-24>.

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