

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: Los Angeles

12400 Imperial Highway

Norwalk, CA 90650

From: (Public Agency): Palos Verdes Peninsula Unified School District
375 Via Almar, Palos Verdes Estates, CA 90274

(Address)

Project Title: Montemalaga Elementary School Modernization Project

Project Applicant: Palos Verdes Peninsula Unified School District

Project Location - Specific:

1121 Via Nogales, Palos Verdes Estates, CA 90274

Project Location - City: Palos Verdes Estates Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The project consists of HVAC modernization; electrical, plumbing, and fire-alarm upgrades; exterior wall and window replacement; ADA restroom improvements; ADA parking and path-of-travel improvements; utility trenching; and related removal, patching, and repair of existing school facilities. The project will improve accessibility, life safety, energy performance, and reliability of existing campus systems without increasing student capacity or materially expanding the campus.

Name of Public Agency Approving Project: Palos Verdes Peninsula Unified School District

Name of Person or Agency Carrying Out Project: Palos Verdes Peninsula 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 and §15302
☐ Statutory Exemptions. State code number:

Reasons why project is exempt:

The project consists of modernization, repair, replacement, accessibility, HVAC, electrical, plumbing, fire-alarm, restroom, paving, window, exterior-wall, and related improvements to existing school facilities. The project will not expand the existing educational use or increase student capacity and qualifies for categorical exemptions under CEQA Guidelines §§15301 and 15302. None of the exceptions identified in CEQA Guidelines §15300.2 apply. See Attachment A.

Lead Agency
Contact Person: Brenna Terrones Area Code/Telephone/Extension: 310-896-3418

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: [Signature] Date: 9/1/26 Title: Asst. Supt. Admin Services

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



Dean C. Logan, Registrar - Recorder/County Clerk
Electronically signed by LAKEISHA MCCOY

THIS NOTICE WAS POSTED

ON September 03 2026

UNTIL October 05 2026

REGISTRAR - RECORDER/COUNTY CLERK

Revised 2011

Montemalaga Elementary School Modernization Project
Notice of Exemption (NOE) - Attachment A
Palos Verdes Peninsula Unified School District

Lead Agency

The Palos Verdes Peninsula Unified School District (PVPUSD) is the Lead Agency for the proposed project pursuant to the California Environmental Quality Act (CEQA). The District is responsible for reviewing and approving maintenance, modernization, and improvement projects occurring within its school facilities.

Project Location

The proposed project will occur at Montemalaga Elementary School, located at 1121 Via Nogales, Palos Verdes Estates, CA 90274, in Los Angeles County, California.

Description of Project

The project includes campus-wide HVAC modernization and replacement of gas heating furnaces; electrical upgrades including switchgear, distribution, lighting, and controls; plumbing fixture and water-heater upgrades; fire-alarm panel and device replacement; exterior wall and textured-plywood replacement; metal-framed window replacement; ADA restroom improvements; ADA parking and path-of-travel regrading; utility trenching; and associated removal, patching, and repair of floors, walls, ceilings, and roofs. Existing plumbing, gas, electrical, and fire-alarm components will be removed or modified as required to accommodate the new work.

All work will occur within the existing developed school campus and will continue to serve the existing educational use. The project will improve accessibility, life safety, energy performance, and reliability of existing campus systems without materially expanding the campus footprint or student enrollment capacity.

Reasons Why the Project Is Exempt

The proposed project is anticipated to be exempt from the California Environmental Quality Act (CEQA) pursuant to the following categorical exemptions:

Class 1 - Existing Facilities (CEQA Guidelines §15301)

Class 1 applies to repair, maintenance, and minor alteration of existing public facilities involving negligible or no expansion of existing use. The proposed HVAC, electrical, plumbing, fire-alarm, window, exterior-wall, restroom, accessibility, parking, trenching, and patching work consists of alterations to existing school facilities and site improvements with no expansion of educational use.



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Class 2 - Replacement or Reconstruction (CEQA Guidelines §15302)

Class 2 applies to replacement or reconstruction of existing structures or facilities on the same site with substantially the same purpose and capacity. The project replaces existing mechanical, electrical, plumbing, fire-alarm, window, exterior-envelope, and related utility components with modern systems serving the same school campus and capacity.

Exceptions to the Use of Categorical Exemptions (CEQA Guidelines §15300.2)

The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to the following section of the CEQA Guidelines:

(a) Location

The location exception in CEQA Guidelines §15300.2(a) applies to projects otherwise exempt under Classes 3, 4, 5, 6, and 11. The project relies on Classes 1 and 2; therefore, subsection (a) does not independently preclude the exemptions claimed here. In addition, the work is confined to an existing developed school campus and previously improved areas.

(b) Cumulative Impact

Construction activities will be temporary and limited to modernization, replacement, repair, and related site work at an existing school campus. The project will not expand the educational use or student capacity. Based on the currently defined scope, there is no indication that successive projects of the same type in the same place over time would result in a significant cumulative environmental impact.

(c) Significant Effect Due to Unusual Circumstances

The proposed activities are typical school modernization, repair, replacement, accessibility, and infrastructure improvements. The currently defined scope does not identify an unusual circumstance that would create a reasonable possibility of a significant environmental effect. This determination should be revisited if final design identifies materially different site conditions or scope.

(d) Scenic Highways

The project site is not located along an officially designated State Scenic Highway. The work will occur within the existing developed Montemalaga Elementary School campus and will not damage scenic resources within a highway officially designated as a state scenic highway. Therefore, the exception set forth in CEQA Guidelines §15300.2(d) does not apply.

(e) Hazardous Waste Sites

The project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Accordingly, the exception set forth in CEQA Guidelines §15300.2(e) does not apply. Construction and abatement activities will comply with applicable federal, state, and local requirements for the identification, handling, abatement, and disposal of hazardous materials encountered during construction.

2026 189933



FILED

Sep 03 2026

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(f) Historical Resources

The Project would not cause a substantial adverse change in the significance of a historical resource as defined by CEQA Guidelines §15064.5. The proposed modernization improvements would occur within the existing school campus and would not materially impair any known historical resource. Therefore, the exception under CEQA Guidelines §15300.2(f) does not apply.

Conclusion

Based on the scope and location of the Project, the District has determined that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines §§15301 and 15302, and that none of the exceptions to the use of a categorical exemption identified in CEQA Guidelines §15300.2 apply. The Project consists of modernization, repair, replacement, accessibility, HVAC, electrical, plumbing, fire alarm, restroom, paving, window, exterior wall, and related improvements to existing school facilities. The Project will not expand the existing educational use or increase student capacity. The Project would not result in a significant effect on the environment, including a substantial adverse change in the significance of a historical resource.





State of California—Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE**CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:

19 — 09/03/2026 — 202609031220005

STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY PALOS VERDES PENINSULA UNIFIED SCHOOL DISTRICT COUNTY/STATE AGENCY OF FILING	LEAD AGENCY EMAIL	DATE 09/03/2026
PROJECT TITLE MONTEMALAGA ELEMENTARY SCHOOL MODERNIZATION PROJECT		DOCUMENT NUMBER 2026189933
PROJECT APPLICANT NAME PALOS VERDES PENINSULA UNIFIED SCHOOL DISTRICT	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 375 VIA ALMAR,	CITY PALOS VERDES ESTATES CA	STATE CA
		ZIP CODE 90274

PROJECT APPLICANT (Check appropriate box):☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity**CHECK APPLICABLE FEES:**

☐ Environmental Impact Report (EIR)	\$4,227.50	\$ 0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ 0.00
☒ Exempt from fee		
☒ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ 0.00
☒ County documentary handling fee		\$ 25.00
☐ Other		\$ 0.00

PAYMENT METHOD:☒ Cash ☐ Credit ☐ Check ☐ Other**TOTAL RECEIVED** \$ 25.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE LAKEISHA MCCOY, ITC
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State of California—Department of Fish and Wildlife

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		DOCUMENT NUMBER 2026189933

PROJECT TITLE

MONTEMALAGA ELEMENTARY SCHOOL MODERNIZATION PROJECT

PROJECT APPLICANT NAME PALOS VERDES PENNINSULA UNIFIED SCHOOL DISTRICT	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 375 VIA ALMAR,	CITY STATE PALOS VERDES ESTATES CA	ZIP CODE 90274

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SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

LAKEISHA MCCOY, ITC