

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)

2026 189932



FILED
Sep 03 2026

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY

Project Title: Lunada Bay Elementary School Modernization Project

Project Applicant: Palos Verdes Peninsula Unified School District

Project Location - Specific:

520 Paseo Lunado, 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 and fire-alarm upgrades; restroom improvements and construction of a replacement restroom facility; accessibility improvements; paving; landscaping restoration; utility and drainage improvements; and localized demolition within the existing school campus. The project will modernize aging infrastructure, improve accessibility and drainage, and provide restroom facilities serving the existing school population without increasing classroom or student capacity.

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, §15302, and §15314
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project consists of modernization and replacement of existing school facilities and infrastructure, together with a minor ancillary restroom addition that does not add classrooms or increase student enrollment capacity. The project qualifies for categorical exemptions under CEQA Guidelines §§15301, 15302, and 15314. None of the exceptions identified in CEQA Guidelines §15300.2 apply. See Attachment A. The Class 14 exemption is appropriate here specifically because of the restroom building, and the final Attachment A expressly states that it does not increase classroom or enrollment capacity.

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

THIS NOTICE WAS POSTED

ON September 03 2026

UNTIL October 05 2026

REGISTRAR - RECORDER/COUNTY CLERK

Revised 2011

Lunada Bay 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 Lunada Bay Elementary School, located at 520 Paseo Lunado, Palos Verdes Estates, CA 90274, in Los Angeles County, California.

Description of Project

The project includes HVAC and fire-alarm upgrades; restroom plumbing improvements; a new restroom building and restroom conversion work; door and threshold improvements; accessibility/path-of-travel work; concrete and asphalt paving removal and replacement; landscaping restoration; and installation or replacement of underground utilities, storm drains, catch basins, and related drainage improvements. The work also includes demolition of an existing unit-masonry building/canopy and other localized demolition necessary to construct the improvements. The civil plans identify less than one acre of grading disturbance.

All work will occur within the boundaries of the existing developed school campus. The project is intended to modernize and replace aging infrastructure, improve accessibility and drainage, and provide restroom facilities serving the existing school population. The project will not increase the number of classrooms 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 use. The HVAC, fire-alarm, restroom, accessibility, paving, drainage, utility, door, threshold, and related modernization work consists primarily of alteration and rehabilitation of existing school facilities and site improvements with no expansion of the 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 where the replacement will have substantially the same purpose and capacity. The project replaces or reconstructs existing building systems, utilities, paving, drainage features, restroom components, and related facilities serving the existing campus.

Class 14 - Minor Additions to Schools (CEQA Guidelines §15314)

Class 14 applies to minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 percent or ten classrooms, whichever is less. The proposed restroom building is an ancillary facility within the existing campus and does not add classrooms or increase student enrollment 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 and Class 14; 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 Lunada Bay 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.



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(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.

(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, 15302, and 15314, 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, replacement, accessibility, utility, drainage, restroom, paving, and related improvements to the existing school campus, including demolition of an existing unit-masonry building and attached canopy and construction of a replacement restroom facility. The Project will not increase student enrollment capacity or materially expand the existing educational use. 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 PENNINSULA UNIFIED SCHOOL DISTRICT COUNTY/STATE AGENCY OF FILING	LEAD AGENCY EMAIL	DATE 09/03/2026 DOCUMENT NUMBER 2026189932
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PROJECT TITLE

LUNADA BAY 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

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



State of California—Department of Fish and Wildlife

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