

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: Rancho Vista Elementary School HVAC Modernization Project

Project Applicant: Palos Verdes Peninsula Unified School District

Project Location - Specific:

4323 Palos Verdes Drive North, Rolling Hills Estates, CA 90274

Project Location - City: Rolling Hills Estates Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The project consists of HVAC modernization; accessible path-of-travel improvements; ADA restroom upgrades; mechanical, electrical, plumbing, and fire-alarm improvements; concrete and paving work; roof-mounted HVAC and exhaust equipment replacement; and related grounds and utility improvements within the existing school campus. The project will improve accessibility and life safety and modernize aging systems without increasing student enrollment capacity or expanding the educational use.

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 HVAC replacement and installation, accessibility improvements, restroom ADA upgrades, mechanical, electrical, plumbing and fire-alarm improvements, concrete and paving work, roof-mounted equipment replacement, and related site and utility improvements within an existing developed school campus. The project will not expand the 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 f

2026 189929



FILED
Sep 03 2026

Denn 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

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. Rancho Vista is near the closed Palos Verdes Landfill; however, DTSC specifically evaluated potential impacts to the school and reported that monitoring data confirmed the landfill does not impact Rancho Vista and that subsurface landfill gas was not migrating into adjacent properties. On the currently defined scope and regulatory record, no unusual circumstance has been identified that creates a reasonable possibility of a significant environmental effect. Revisit this determination if final design identifies materially different subsurface conditions or scope.

(d) Scenic Highways

Palos Verdes Drive North is identified by the City of Rolling Hills Estates as a local scenic corridor; however, it is not an officially designated State or County Scenic Highway recognized by Caltrans. The project work will occur within the existing developed Rancho Vista 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. The nearby closed Palos Verdes Landfill is a separately regulated property, and DTSC review reported that it does not impact the school. Accordingly, the exception 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.



Rancho Vista Elementary School HVAC 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 Rancho Vista Elementary School, located at 4323 Palos Verdes Drive North, Rolling Hills Estates, CA 90274, in Los Angeles County, California.

Description of Project

The project includes HVAC modernization across Buildings A, B, C, D, E, F, G, H, J, and K; accessible path-of-travel improvements; ADA updates to existing restrooms; mechanical, electrical, plumbing, and fire-alarm demolition and remodel work; concrete removal and replacement for accessibility compliance; asphalt-to-concrete transition work; restroom plumbing and cabinetry modifications; removal and replacement of roof-mounted HVAC and exhaust equipment; and associated grounds work and utility trenching.

All work will occur within the existing developed school campus and existing school buildings and site improvements. The project is intended to replace aging equipment, improve accessibility and life safety, and modernize existing systems without increasing student enrollment capacity or materially expanding the educational use.

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, accessibility, restroom, fire-alarm, electrical, plumbing, roofing-interface, paving, and trenching work consists of alterations and rehabilitation of existing school facilities with no expansion of the school use.

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 or reconstructs existing HVAC, exhaust, plumbing, electrical, fire-alarm, paving, restroom, and related components serving the existing school campus and retains the same purpose and capacity.



(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 HVAC replacement and installation, accessibility improvements, restroom ADA upgrades, mechanical, electrical, plumbing and fire alarm improvements, concrete and paving work, roof-mounted equipment replacement, and related site and utility improvements within the existing developed school campus. 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.

2026 189929



FILED

Sep 03 2026

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY



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		LEAD AGENCY EMAIL	DATE 09/03/2026
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER 2026189929	
PROJECT TITLE RANCHO VISTA ELEMENTARY SCHOOL HVAC MODERIZATION PROJECT			
PROJECT APPLICANT NAME PALOS VERDES PENNINSULA 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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SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

LAKEISHA MCCOY, ITC