



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 25-92104

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	14
	Document #	E-202500261
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Subtotal		\$50.00
Service Fee		\$1.14
Total		\$51.14
Tender (Credit Card Online)		\$51.14
Customer Email	kdee@menifeeUSD.org	
Service Fee	\$0.00	
Credit Card Invoice #	BPI3494S1281	
Customer Name	Menifee Union School District	
Customer Phone Number	9516721851	
Customer Address	29775 Haun Rd Menifee, CA 92586	

Signature _____



State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
25-92104
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY MENIFEE UNION SCHOOL DISTRICT	LEAD AGENCY EMAIL KDEE@MENIFEEUSD.ORG	DATE 03/28/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202500261

PROJECT TITLE

MENIFEE UNION SCHOOL DISTRICT EDUCATION CENTER UPGRADE PROJECT

PROJECT APPLICANT NAME MENIFEE UNION SCHOOL DISTRICT	PROJECT APPLICANT EMAIL KDEE@MENIFEEUSD.ORG	PHONE NUMBER (951) 672-1851
PROJECT APPLICANT ADDRESS 29775 HAUN RD,	CITY MENIFEE	STATE CA
		ZIP CODE 92586

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☒ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ \$50.00

SIGNATURE

X *I Syeda*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy Isabel Tejada

NOTICE OF EXEMPTION

To: County Clerk, Peter Aldana
County of Riverside
4080 Lemon Street, 1st Floor
Riverside, CA 92501

From: Menifee Union School District
29775 Haun Road
Menifee, CA 92584

Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202500261
03/28/2025 08:21 AM Fee: \$ 50.00
Page 1 of 14

Project Title:
Menifee Union School District Education Center Upgrade Project

Project Location - Specific:
29775 Haun Road, Menifee, CA 92584
Project Location - City: Menifee

Removed: By Deputy


Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would construct a new Central Kitchen and Warehouse, as well as add training rooms, offices and additional parking to the District Education Center. The building will be approximately 48,000 square feet. Construction is expected to begin in September 2025 and be complete by November 2026.

Name of Public Agency Approving Project:
Menifee Union School District

Name of Person or Agency Carrying Out Project:
Menifee Union School District

Exempt Status:

- ☐ 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 32, CEQA Guidelines Section 15332
- ☐ Statutory Exemption: (PRC §21080.23, CEQA Guidelines Section 15284)

Reasons why project is exempt:

See the Attachment for a discussion on why the project meets the requirements for categorical exemptions under CEQA Guidelines Sections 15332.

Lead Agency Contact Person:
Kyle Dee

Telephone:
951-672-1851

If filed by applicant:

1. Attached certified document of exemption findings
2. Has NOE been filed by the public agency approving the project? ☒ Yes ☐ No

Agency Representative Signature: Kyle Dee Date: 03/20/25 Title: Assist. Director of Facilities

- ☒ Signed by Lead Agency
- ☐ Signed by Applicant

Date Received for Filing at OPR 03/20/25

**STATEMENT OF REASONING FOR MUSD DISTRICT EDUCATION CENTER UPGRADE
PROJECT CEQA EXEMPTION**

CATEGORICAL EXEMPTION

DISTRICT EDUCATION CENTER UPGRADE PROJECT

This document assesses the use of a categorical exemption in the California Environmental Quality Act (CEQA) for modifications to Menifee Union School District (MUSD) District Education Center under California Public Resources Code Section 21084 and CEQA Guidelines Section 15332 (California Code of Regulations Title 14 Sections 15000 et seq.)

1.0 PROJECT BACKGROUND INFORMATION

The Menifee Union School District (MUSD or District) is proposing improvements to the District Education Center in Menifee, California (the proposed project), which opened in July 2016. The proposed project would add a new Central Kitchen and Warehouse, as well as add training rooms, offices and additional parking to the existing District Education Center.

1.1 PROJECT LOCATION AND ZONING

The District Education Center is located at 29775 Haun Road, Menifee, California, within the Newport Hub Specific Plan. The District Education Center consists of approximately six acres of property. Regional access to the site is provided from Newport Road and Menifee Road via Haun Road. Interstate 215 is located approximately one-quarter mile east of the site.

The District Education Center is located within a planned development area identified as Specific Plan No. 248 – Newport Hub, a 55-acre retail commercial and light industrial development. Land uses are outlined in the Newport Hub Specific Plan and include retail/commercial, offices, and business parks. The Newport Hub area is primarily commercial and land uses include Menifee City Hall, the MUSD District Education Center, U.S. Post Office, Menifee Police Department, medical offices, as well as several restaurants. Within Specific Plan No. 248, the project site is identified as Planning Area 2, and the land use designation for Planning Area 2 is office. The closest residential area is just west of the Newport Hub area, and approximately 600 feet west of the District Education Center.

1.2 EXISTING FACILITIES

The six-acre site is owned by the MUSD and contains the existing District Education Center (i.e., MUSD main office), which consists of a two-story approximately 42,100 square-foot office building that contains the headquarters of the MUSD. The District Education Center is located on the southern portion of the six-acre site. Parking is provided in parking areas surrounding the existing Center with approximately 180 parking spaces. The northern approximately 1.5-acre portion of the site is currently vacant.

**STATEMENT OF REASONING FOR MUSD DISTRICT EDUCATION CENTER UPGRADE
PROJECT CEQA EXEMPTION**

2.0 PROJECT DESCRIPTION

The MUSD is proposing improvements and expansion to the District Education Center that would include the construction of a two-story, approximately 48,000 square-foot, central services building. The amenities that would be provided include a Central Kitchen, Warehouse space, training rooms, and offices on the undeveloped property north of the existing District Education Center. Additional parking would also be provided at the site.

The 1.5-acre site for the new building is undeveloped but flat, has been graded, and is located adjacent to the existing District Education Center. In addition, the project would complete minor site work to incorporate the new structure into the existing site, including the addition of walkways, landscaping, etc. Construction activities are expected to begin in September 2025 and be complete by November 2026.

3.0 CEQA EVALUATION

3.1 CLASS 32 EXEMPTION – IN-FILL DEVELOPMENT PROJECTS

A Class 32 Exemption (CEQA Section 15332 – In-Fill Development Projects) applies if the following conditions are met:

- (a) “A project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare, or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality.
- (e) The site can be adequately served by all required utility and public services.”

The project will add a 48,000 square-foot, central services building, that would include a Central Kitchen, Warehouse space, training rooms, and offices on the vacant property north of the existing District Education Center. The new building would be developed on the approximately 1.5-acre northern portion of the existing District Education Center site. The applicability of the Class 32 exemption is explained further below.

3.1.1 Project is Consistent with the Applicable General Plan Designation

The new building will be built adjacent to the existing District Education Center. The land use and zoning designations for the project site are identified in Specific Plan No. 248 – Newport Hub, a 55-acre retail commercial and light industrial development. Within Specific Plan No. 248, the project site is identified as Planning Area 2, and the land use

STATEMENT OF REASONING FOR MUSD DISTRICT EDUCATION CENTER UPGRADE PROJECT CEQA EXEMPTION

designation for Planning Area 2 is office, with uses such as financial institutions, corporate headquarters and research and development buildings.

The project would add additional office space, as well as ancillary services, to the existing District Education Center. The initial construction of the District Education Center was considered consistent with the land use designation of the site and Specific Plan No. 248. The expansion of the District Education Center is also consistent with the land use designation as well as with the surrounding commercial development of the area.

3.2.1 Project Occurs Within City Limits on Land Less than Five Acres

The new building would be constructed on the approximately 1.5-acre northern portion of the existing District Education Center site. Therefore, the project site is less than five acres. Further, the existing District Education Center is located at 29775 Haun Road, Menifee, California and is within the city limits of the City of Menifee.¹

3.2.3 The Project Site Has No Value as Habitat

Environmental Audit, Inc. (EAI) prepared a Western Burrowing Owl Habitat Assessment for the Menifee Union School District headquarters on June 6, 2014. The report summarized the results of the habitat suitability assessment for the western burrowing owl (*Athene cunicularia hypugaea*) for a six-acre site located within the City of Menifee, Riverside County California. The conclusion of the June 2014 report was that no suitable habitat for the burrowing owl was present and no burrowing owls were observed at the site.

The Burrowing Owl Habitat Assessment was updated in March 2015, approximately 30 days prior to the start of construction activities for the District Education Center. The vegetation on the site was limited to non-native weed species and *Avena barbata* (wild oats) was the most common plant. The only bird observed foraging at the site was the American crow (*Corvus brachyrhynchos*). No burrowing owls were observed at the site and no suitable habitat for the burrowing owl was present at the time of the survey.

On January 9, 2025, an additional site visit was conducted between approximately 4:00 and 4:45 pm to determine if there was any change to the habitat at the site that would make it suitable for the western burrowing owl. As stated above, the project site is undeveloped. Various commercial buildings surround the site including Menifee City Hall, the Menifee Police Department, a church, office buildings, medical offices, as well as several restaurants and fast-food establishments. Another undeveloped lot is located east of the project site (between Haun Road and the 215 Freeway).

Vegetation at the site continues to be limited to non-native weeds, which have been mowed for weed control in the recent past and is dormant. The most common vegetation at the

¹ See City of Menifee Boundary Map. Available at:
<https://www.cityofmenifee.us/DocumentCenter/View/11039/Menifee-City-Boundary-Map>

**STATEMENT OF REASONING FOR MUSD DISTRICT EDUCATION CENTER UPGRADE
PROJECT CEQA EXEMPTION**

site continues to be wild oats (*Avena barbata*). No trees or vegetation currently exist at the site. Landscape species associated with the existing District Education Center are located along the southern portion of the site and predominately includes a perennial bunch grass commonly used for landscaping (Purple Three Awn, *Aristida purpurea*). Common birds were observed foraging at the site, the most common of which was the American crow.

Since the project site has been graded and vegetation has been mowed to reduce the weeds, the site is highly disturbed, and no suitable habitat for the burrowing owl is present at this time. There is also a high level of activity associated with the various commercial activities that surround the project site, the related traffic and the vehicle traffic and noise associated with the I-215 Freeway, as well as Newport Avenue and Haun Road. Several burrows were found near the fence along the northern perimeter of the site (adjacent to Haun Rd). There is no evidence of use of the burrows as they were covered with vegetation, collapsed, or very small. Additional surveys are not necessary to conclude presence or absence of the species on the proposed project site due to lack of suitable habitat and/or burrows.

The project site does not lie within or adjacent to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Conservation Area (or within or adjacent to a designated cell, usually about 160 acres in size, or cell group); therefore, there are no compliance issues with the urban/wildlands interface as defined in Section 6.1.4 of the MSHCP.

Based on the above, the project site has no value as protected habitat.

3.2.4 The Project Impacts on Traffic, Noise, Air Quality, and Water Quality Would be Less than Significant

The environmental impacts associated with the development of Specific Plan No. 248 - Newport Hub were evaluated in an environmental impact report (EIR) prepared by Riverside County. The EIR evaluated the impacts of all development in the 55-acre Newport Hub commercial area.

Traffic

As stated above, the proposed project is consistent with the adopted General Plan and Specific Plan No. 248 for the site. The EIR for Specific Plan No. 248 evaluated traffic and concluded that the traffic generated by the development in Specific Plan No. 248 could contribute to cumulative traffic impacts and obstruct traffic circulation on Newport Road. Mitigation measures were imposed that included roadway improvements such as the widening of Newport Road, lane striping, installation of left-turn lanes on Haun Road, as well as improvements to existing and installation of new traffic lights. All of these mitigation measures have been implemented.

Further, under CEQA, traffic analysis metrics have been changed to be based on vehicle miles traveled (VMT) for employees instead of level of service impacts. Based on the State

STATEMENT OF REASONING FOR MUSD DISTRICT EDUCATION CENTER UPGRADE PROJECT CEQA EXEMPTION

Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018), local-serving uses would decrease the number of trips or the distance those trips travel to access services and are VMT-reducing projects. These projects include kindergarten through grade 12 schools, and local-serving retail uses less than 50,000 square feet. The addition to the District Education Center would provide local services to support the schools within the MUSD and therefore, would be considered a VMT-reducing project and traffic impacts would be less than significant.

Noise

As stated above, the proposed project is consistent with the adopted General Plan and Specific Plan No. 248 for the site. The EIR for Specific Plan No. 248 evaluated noise impacts and concluded that the construction activities could contribute to cumulative noise impacts. Mitigation measures were established that limited noise-generating construction activities to daylight hours and required proper maintenance of construction equipment. The mitigation measures would reduce noise impacts to less than significant.

The noise mitigation measures established under the Specific Plan No. 248 EIR would apply to the currently proposed project. Further, no other construction activities would be expected to occur at the same time as the modifications to the District Education Center in the vicinity of the Newport Hub commercial area. Therefore, noise impacts, including cumulative noise impacts, would be less than significant.

Air Quality

As stated above, the proposed project is consistent with the adopted General Plan and Specific Plan No. 248 for the site. The EIR for Specific Plan No. 248 evaluated air quality impacts and concluded that the Newport Hub project could contribute to cumulative air quality impacts.

Since the EIR has been approved, the South Coast Air Quality Management District (SCAQMD) has updated the Air Quality Management Plan, most recently in 2022. The 2022 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law (SCAQMD, 2022). Growth projections from local general plans adopted by cities in the Air District are provided to the Southern California Association of Governments (SCAG), the agency that develops regional growth forecasts, and they were then used to develop future air quality forecasts for the 2022 AQMP. Development consistent with the growth projections in the City of Menifee General Plan, as well as associated Specific Plans, is considered to be consistent with the 2022 AQMP. The City's General Plan and Specific Plan, designates the project site for commercial/office uses. Therefore, the proposed project is consistent with this land use and consistent with the 2022 AQMP, further mitigating cumulative air quality impacts.

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Water Quality

The EIR for Specific Plan No. 248 evaluated water quality impacts and concluded that the Newport Hub project could increase surface water runoff as impermeable surfaces and structures will replace open space. Mitigation measures were imposed to minimize soil erosion due to construction activities, including limiting cut and fill activities, limiting soil disturbance to one month prior to the beginning of construction, requiring regular street sweeping, and requiring that disturbed areas be revegetated as soon as possible.

The water quality mitigation measures established under the Specific Plan No. 248 EIR would apply to the currently proposed project. Further, no other construction activities would be expected to occur at the same time as the modifications to the District Education Center in the vicinity of the Newport Hub commercial area. Therefore, water quality impacts, including cumulative impacts, would be less than significant.

The Eastern Municipal Water District (EMWD) provides sewer service to the Newport Hub area. A 42" trunk line was installed that connects the site to the Sun City Treatment Plant and Perris Valley Regional Water Reclamation Facility. The plant currently receives and treats approximately 15.5 million gallons with a current capacity of 22 million gallons per day. The plant is being expanded with an ultimate capacity of 100 million gallons per day. This expansion allows EMWD to not only meet the projected demands of anticipated development in the region, but also to meet more stringent environmental requirements for wastewater treatment and recycled water quality.²

Based on the above, the EMWD wastewater system has adequate capacity to treat the additional wastewater generated by the proposed project's impact. Therefore, the proposed project's impact on water quality would be less than significant.

3.2.5 The Site Can be Adequately Served by All Required Utility and Public Services

The proposed project will expand and continue the use of the site for the District Education Center, which serves as the headquarters for the MUSD. Further, the site is currently served by telephone, gas and electricity services. Water and sewer to the site are provided by the Eastern Municipal Water District. Police service at the site is currently provided by the City of Menifee, with the closest police station located at 29714 Haun Road, across the street from the District Education Center. The City of Menifee contracts for fire services and the project site currently receives fire protection services from the Riverside County Fire Department.

² EMWD, Perris Valley Regional Water Reclamation Facility. Accessed 1/17/25. Available at: <https://content.emwd.org/sites/default/files/migrate-documents/pvrwrffactsheet.pdf>

STATEMENT OF REASONING FOR MUSD DISTRICT EDUCATION CENTER UPGRADE PROJECT CEQA EXEMPTION

The development proposed by the MUSD is consistent with the development evaluated in Specific Plan No. 248, as well as the existing surrounding development. Therefore, the site has adequate utility and public services.

Therefore, the project represents the continued use of the site for the MUSD administrative facilities as evaluated in Specific Plan 248. Further, the project is consistent with the existing site, as well as the adjacent commercial activities. The project is exempt per CEQA Guidelines §15332 Class 32 exemption for the following reasons:

- (1) The proposed project will be located on the same site as the existing District Education Center and is consistent with the general plan and the Newport Hub Specific Plan, as well as applicable zoning designation and regulations.
- (2) The proposed development occurs within Menifee City limits on a project site of 1.5 acres and is substantially surrounded by urban uses.
- (3) The project site has no value as habitat for endangered, rare, or threatened species.
- (4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality.
- (5) The site is currently served, and can continue to be served, by all required utility and public services.

3.3 EXCEPTIONS TO CATEGORICAL EXEMPTIONS

CEQA Guidelines Section 15300.2, Exceptions, identifies conditions under which categorical exemptions would not be applicable. The proposed project has been reviewed under Section 15300.2 for characteristics or circumstances that might invalidate findings that the proposed project is exempt, as discussed below.

A. Location

CEQA Guidelines Section 15300.2(a) states that Class 3, 4, 5, 6, and 11 exemptions are qualified by consideration of whether the project is located in a uniquely sensitive environment, such that its impacts would be considered significant. These classes are considered to apply to all instances, except where the project may impact an environmental resource of hazardous or critical concern that has been designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. This exception does not apply to the proposed project as it is exempt under a Class 32 exemption and all modifications would occur within an developed urban areas where there are no known sensitive environmental conditions.

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B. Cumulative Impact

Exemptions are not applicable when there is a significant cumulative impact of “successive projects of the same type in the same place over time.” The City of Menifee has seen substantial development recently. The population in 2010 was 77,519 residents which grew to 102,527 in 2020, an increase of 32.2%. The proposed project was evaluated in the Newport Hub EIR and some of the cumulative impacts were considered significant. Mitigation measures were imposed to reduce the significant cumulative impacts to less than significant, or the circumstances of the impacts have changed such that they are no longer significant. For example, the 2022 AQMP predicts that the Southern California area will achieve the air quality standards by the applicable compliance dates, indicating that cumulative air quality impacts in the air basin have improved. In addition, public utilities at the project site have been installed, and roadways in the project vicinity have been upgraded and expanded. Therefore, the potential cumulative impacts of the project have been mitigated as part of the previous EIR, as well as additional controls and regulation, and no additional impacts would be expected. Therefore, the proposed project would not result in significant adverse impacts and would not be cumulatively considerable.

C. Significant Effects

A categorical exemption cannot 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 (CEQA Guidelines Section 15300.2(c)). The determination whether this exception applies involves two distinct questions: (1) whether the project presents unusual circumstances, and (2) whether there is a reasonable possibility that a significant environmental impact will result from those unusual circumstances. The lead agency considers the second prong of this test only if it first finds that some circumstance of the project is unusual. *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 C4th 1086, 1104.

The proposed expansion of the District Education Center is not unusual. The proposed project, which includes a new building, would be confined to the boundaries of the existing site owned by the MUSD. The height and architecture of the buildings would be one to two-story and consistent with the Specific Plan requirements. The facility improvements are required to provide adequate educational opportunities to the existing and future population of the school district. The anticipated construction methods would be common for facility construction projects, which must adhere to strict standards established by California Code of Regulations Title 5, California Building Code, and California Education Code and will be overseen by the California Department of Education and Division of the State Architect. Finally, the impacts of the proposed project were evaluated in the EIR for Specific Plan 248 and have largely been mitigated.

There are no known unusual circumstances related to the project site or the proposed project, and there is also no evidence that the project would cause significant direct or indirect environmental effects. The site has been developed and no additional grading of

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the site is required. The District and its construction manager will comply with all applicable local, state, and federal laws, regulations, and best management practices that would minimize potential environmental impacts caused by construction activities. Therefore, this exception does not apply to the proposed project.

D. Scenic Highways

A categorical exemption cannot 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 (CEQA Guidelines Section 15300.2(d)).

The Specific Plan 248 EIR established mitigation measures to minimize the projects impacts on aesthetics including height limitations, architectural design elements and themes, setbacks along Newport Road, landscaping designs, and sign requirements.

The closest officially designated scenic highway is State Route 74 heading northeast to CA-111 in Palm Desert, CA, within the San Bernardino National Forest (Cal Trans, 2024). Scenic State Route 74 is located approximately 20 miles north/east of the District Education Center. Additionally, Interstate 15 (I-15), which is listed as an Eligible State Scenic Highway – Not Officially Designated, is located approximately seven miles west of the District Education Center. Due to the distance, topography, and intervening hills/structures, the site would not be visible or result in a visual impact to a scenic resource, including State Route 74 and I-15. Therefore, this exception does not apply to the proposed project.

E. Hazardous Waste Sites

A categorical exemption cannot be used for a project on a site that is on any list compiled pursuant to Section 65962.5 of the California Government Code (CEQA Guidelines Section 15300.2(e)). Section 65962.5 of the California Government Code specifies: (1) lists of hazardous materials sites and hazardous waste facilities; (2) hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; (3) public drinking water wells containing detectable levels of organic contaminants; (4) underground storage tanks with reported unauthorized releases; and (5) solid waste disposal facilities from which hazardous waste has migrated. The project site is not located on any list compiled pursuant to Section 65962.5 (DTSC, 2025).

Prior to acquiring the site, the MUSD hired EAI to complete a Phase I Environmental Site Assessment of the site, per applicable requirements, including the American Society for Testing and Materials (ASTM) Standard E1527-13. The previous use of the site was for dry land grain farming and no other use of the site occurred. Based on the Phase I, no presence or likely presence of any hazardous substances or petroleum products were found. Therefore, it was determined the site generally does not represent a threat to human health

**STATEMENT OF REASONING FOR MUSD DISTRICT EDUCATION CENTER UPGRADE
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or the environment. Further, the site has been used as part of the District Education Center, or has remained vacant so no contamination has occurred since the development of the site.

Based on the above, there is no known contamination that would impact the site. Therefore, this exception for hazardous waste sites does not apply to the proposed project.

F. Historic Resources

A categorical exemption cannot be used for a project which may cause a substantial adverse change in the significance of a historical resource. Historical resources are defined as buildings, structures, or objects that are more than 50 years old (CCR 4852(d)(2)). The District Education Center opened in 2016 and does not meet the minimum age requirement of 50 years to be considered for historical significance. The proposed project site is vacant and the project will not remove any buildings. Additionally, the project site is not listed on an official local register of historical resources, the California Register of Historical Resources, or the National Register of Historic Places (OHP, 2024). Therefore, this exception for historical resources does not apply to the proposed project.

4.0 CONCLUSION

Based on the above discussion, the proposed modifications to the District Education Center are considered to be exempt per CEQA Guidelines Section 15332 Class 32 exemption for the following reasons:

- (1) The proposed project will be located on the same site as the existing District Education Center and is consistent with the general plan and the Newport Hub Specific Plan, as well as applicable zoning designation and regulations.
- (2) The proposed development occurs within Menifee City limits on a project site of 1.5 acres and is substantially surrounded by urban uses.
- (3) The project site has no value as habitat for endangered, rare, or threatened species.
- (4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality.
- (5) The site is currently served, and can continue to be served, by all required utility and public services.
- (6) None of the exceptions to the exemptions apply to the proposed project.

Therefore, the proposed modifications to District Education Center meet the requirements of CEQA Guidelines Section 15332 Class 32 exemption and the proposed project is exempt under CEQA.

**STATEMENT OF REASONING FOR MUSD DISTRICT EDUCATION CENTER UPGRADE
PROJECT CEQA EXEMPTION**

5.0 REFERENCES

California Department of Transportation (Caltrans), 2024. California Scenic Highways, Scenic Highway Systems List. Accessed September 20, 2024.
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<https://geopub.epa.gov/myem/efmap/index.html?ve=10,37.371541,-122.038000&pText=Sunnyvale,%20California>

M:\Dbs\3359\3359 MUSD Headquarters NOE(rev1)

DATE 3/11/25 

BEFORE THE GOVERNING BOARD OF THE MENIFEE UNION SCHOOL DISTRICT
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

RESOLUTION No. 2025-106

RESOLUTION OF PROJECT EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT

WHEREAS, the Meniffee Union School District Board of Trustees ("Board") has reviewed the recommendation of staff for the construction of additional structures for district services and has directed staff to pursue the means for constructing such facilities; and

WHEREAS the District is planning to construct, operate and maintain the structures ("Project") on existing property described as Parcel Number 336-380-074 at 29775 Haun Road, Meniffee, CA 92586, District Central Services Building; and

WHEREAS the District analyzed the Project under the requirements of the California Environmental Quality Act ("CEQA") as set forth in section 15332 Class 32 Exemption; and

WHEREAS the proposed project will be located on the same site as the existing District Education Center and is consistent with the general plan and the Newport Hub Specific Plan, as well as applicable zoning designation and regulations; and

WHEREAS the proposed development occurs within Meniffee City limits on a project site of 1.5 acres and is substantially surrounded by urban uses; and

WHEREAS the project site has no value as habitat for endangered, rare, or threatened species; and

WHEREAS approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and

WHEREAS the site is currently served, and can continue to be served, by all required utility and public services; and

WHEREAS none of the exceptions to the exemptions apply to the proposed project.

NOW THEREFORE, BE IT RESOLVED that the Board has reviewed the Project and finds that:

- The proposed modifications to District Education Center meet the requirements of CEQA Guidelines Section 15332 Class 32 exemption and the proposed project is exempt under CEQA; and

BE IT FURTHER RESOLVED that the Superintendent or his designee is authorized to prepare and file a Notice of Exemption with the Clerk of Riverside County, and is authorized to take such actions and execute such agreements and documentation necessary to affect the intent of this Resolution.

THIS RESOLUTION WAS PASSED AND ADOPTED by the Board of Trustees of the Meniffee Union School District, Riverside County, California, on this 11th day of March, 2025, at a duly noticed meeting, by the following vote:

AYES: 5

NOES: 0

ABSTAIN: 0


ABSENT: 0

Signed and approved by me after its passage.



J. Kyle Root,
President

ATTEST:



Xavier Padilla,
Clerk