

**SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION**

**RESOLUTION DETERMINING THE REPLACEMENT OF A 5,701-SQUARE FOOT BUILDING
WITH GRASS LANDSCAPING AND RECOATING THE PARKING LOT LOCATED AT 1515
MAPLE STREET, SANTA MONICA, IS CATEGORICALLY EXEMPT FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT, APPROVING THE PROJECT, AND
DIRECTING THE FILING OF A NOTICE OF EXEMPTION**

WHEREAS, the Santa Monica-Malibu Unified School District ("District") owns the property located at 1515 Maple Street, Santa Monica, California 90405 ("Property"), which makes it a public facility; and

WHEREAS, the District leases two rooms in the Property's building to a small private preschool of approximately 15 children, and this lease will expire on June 30, 2018; and

WHEREAS, the remainder of the building is vacant; and

WHEREAS, the District developed the Proposed Project, consisting of replacing the approximately 5,701 square foot building with grass landscaping and recoating the parking lot after the lease expires; and

WHEREAS, the District has not formulated additional development plans for the Property; and

WHEREAS, the District must comply with the California Environmental Quality Act ("CEQA") before approving the Proposed Project; and

WHEREAS, exemptions to CEQA are set forth in Article 19 of Title 14 of the California Code of Regulations ("CEQA Guidelines"); and

WHEREAS, the Class 1 Categorical Exemption set forth in CEQA Guidelines section 15301, exempts a project that consists of the repair or minor alteration of existing public structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized as examples 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 an existing use; and

WHEREAS, the replacement of the 5,701 square feet building with grass only affects 22 percent of the Property, which is 25,297 square feet in total; and

WHEREAS, with the building removed and no longer able to be used, the use of the Property would not increase; and

WHEREAS, the Class 4 Categorical Exemption set forth in CEQA Guidelines section 15304, exempts a project that consists of minor public alterations in the condition of land, water, and or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes; and

WHEREAS, the replacement of the building with grass is a minor public alteration of the land because it affects less than a quarter of the land area, and recoating the asphalt parking lot is a minor process to restore the existing asphalt, and the Proposed Project does not involve removal of healthy, mature, or scenic trees; and

WHEREAS, CEQA Guidelines section 15300.2(c) provides that if unusual circumstances exist, an otherwise categorically exempt project would be disqualified from being exempt; and

WHEREAS, the District has reviewed the Proposed Project and has considered whether the Proposed Project may have any unusual circumstances and has determined that none exist.

NOW, THEREFORE, BE IT RESOLVED that based upon the whole record of proceedings, the Santa Monica-Malibu Unified School District Board of Education ("Board") hereby finds as follows:

1. The above recitals are true and correct.
2. The Proposed Project is a minor alteration to a public facility and land.
3. The Proposed Project would involve negligible or no expansion of use of the Property.
4. The Proposed Project is exempt under the Class 1 and Class 4 Categorical Exemptions (CEQA Guidelines, §§ 15301, 15304).
5. The applicable requirements of CEQA have been fulfilled for the Proposed Project.

BE IT FURTHER RESOLVED that the Board hereby approved the Proposed Project.

BE IT FURTHER RESOLVED that the Superintendent or the Superintendent's designee is authorized and directed to file a Notice of Exemption for the Proposed Project with the Los Angeles County Clerk.

PASSED AND ADOPTED by the Santa Monica-Malibu Unified School District of Los Angeles County at its regularly scheduled meeting held on this 12th day of April 2018.

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Dr. Richard Tahvildaran-Jesswein, President
Board of Education

I, Dr. Ben Drati, Secretary of the Board of Education of the Santa Monica-Malibu Unified School District, do certify that the foregoing Resolution was regularly introduced, passed and adopted by the Board of Education at its regularly scheduled board meeting held on this 12th day of April 2018.

Dr. Ben Drati, Superintendent
Santa Monica-Malibu
Unified School District