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Sarah Polito
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February 27, 2025

CERTIFIED RETURN RECEIPT REQUESTED

Los Angeles County Registrar-
Recorder/County Clerk
Business Filings and Registration
Post Office Box 1208
Norwalk, CA 90651-1208

State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Re: **AZUSA UNIFIED SCHOOL DISTRICT'S NOTICE OF EXEMPTION FROM
CEQA**

Dear Los Angeles County Clerk and State Clearinghouse:

The Board of Education ("Board") of the Azusa Unified School District determined that its project is exempt from the provisions of the California Environmental Quality Act ("CEQA"). The Board has directed the filing of the Notice of Exemption for the project pursuant to CEQA. The Notice of Exception with regard to this project is enclosed.

Pursuant to the provisions of the California Public Resources Code Section 2000 et seq., we hereby request that the enclosed Notice of Exemption be filed and posted by the Clerk of the Board's office as required by law. Also, enclosed is one (1) additional copy of the Notice of Exemption, as well as a check in the amount of Seventy-Five dollars (\$75.00).

Following the completion of the required posting of the Notice of Exemption for thirty (30) days, pursuant to the statutory requirements of California Public Resources Code Section 21152(c) and 14 CCR § 15062(c)(2), we ask that your office confirm the filing and return the copies to our office in the self-addressed stamped envelope provided for your convenience.

We also hereby request that pursuant to California Public Resources Code Section 21152(d), the State Clearinghouse at the Office of Land Use and Climate Innovation post the notice on its website for a period of 30 days as required by law.

Los Angeles County Clerk
State Clearinghouse
NOTICE OF EXEMPTION FROM CEQA
Page 2

Should you have any questions, please feel free to contact the undersigned at the number referenced above.

Sincerely,

FAGEN FRIEDMAN & FULFROST, LLP

A handwritten signature in cursive script that reads "Sarah Polito". The signature is written in black ink and is positioned above the printed name.

Sarah Polito

SDP:JO

Enclosures: (1) Original NOE; (1) Copy NOE; (3) \$75.00 check; (4) SASE

**AZUSA UNIFIED SCHOOL DISTRICT / MOUNTAIN VIEW
(675-183)**

Attachment to Los Angeles County Clerk / Recorder

DOCUMENTS TO BE FILED:

- **Notice of Exemption (Board Approved)**
 - **Resolution No. 24-25:23**

Fees:

- **Check in the amount of \$75.00**
- **Self Addressed Stamped Envelope**

NOTICE OF EXEMPTION

TO: East District Office of Los Angeles County
Assessor/Recorder/County Clerk
1190 Durfee Avenue
South El Monte, CA 91733

FROM: Azusa Unified School District
546 S Citrus Avenue
Azusa, CA 91702

PROJECT TITLE: Sale of land located at 201 N Vernon Avenue, City of Azusa, County of Los Angeles, California, referred to as Assessor's Parcel Numbers 8615-018-901

PROJECT LOCATION: Assessor's Parcel Numbers 8615-018-901

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:

The Project consists of the District selling surplus real property to Taylor Morrison of California, LLC, in accordance with the terms of a Purchase and Sale Agreement.

NAME OF PUBLIC AGENCY APPROVING PROJECT: Azusa Unified School District

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Azusa Unified School District

EXEMPT STATUS: The District has determined that the Project is exempt from CEQA pursuant to Title 14 of Cal. Code Regs. §§ 15061(b)(2), 15061(b)(3), and 15312.

REASON PROJECT IS EXEMPT:

The Class 12 exemption (Cal. Code Regs., tit. 14, § 15312) applies to the sale of surplus government property, except for parcels of land located in an area of statewide, regional, or areawide concern. Here, the Property is owned by the District and is thus a government Property. Further, it is surplus to the District's needs. Finally, the Property is not located in an area of statewide, regional, or areawide concern; therefore, the Class 12 exemption is applicable.

Additionally, the cumulative impact of successive projects of the same type in this same place are not significant, there is no reasonable possibility that the sale will have a significant effect on the environment due to unusual circumstances, the sale will not result in damage to scenic resources, the Property is not a hazardous waste site, and the sale will not cause a substantial adverse change in the significance of a historical resource.

Finally, the catch-all commonsense exemption (Cal. Code Regs., tit. 14, § 15061(b)(3) applies where it can be seen with certainty that a Project will not have a significant effect on the environment. Here, the proposed Property is being sold by the school district. This sale involves only the transfer of title. The transfer of title will not change the nature or intensity of the current use of the Property. Therefore, it can be said with certainty that the Project will not have a significant effect on the environment.

Thus, under Title 14 of the California Code of Regulations, sections 15061(b)(2), 15061(b)(3), and 15312, the Project is exempt.

CONTACT PERSON:

Arturo Ortega, Superintendent

Azusa Unified School District

546 S Citrus Avenue

Azusa, CA 91702

(626) 858-6152

Signature:  _____

Date: 2/11/25

The Notice of Exemption has been filed by the public agency approving the Project.

DATE RECEIVED FOR FILING: _____



RESOLUTIONS #24-25:23

AUTHORIZING STAFF TO PROCEED WITH SALE OF PROPERTY (FORMER MOUNTAIN VIEW ELEMENTARY SCHOOL) AND MAKING RELATED FINDINGS

WHEREAS, pursuant to California Education Code section 17455, the governing board of a school district may sell real property belonging to the school district that is not needed by the district for school classroom buildings at the time of delivery of title or possession, provided that such sale is made in compliance with Article 4 (commencing with Section 17455) of Chapter 4 of Part 10.5 of Division 1 of Title 1 of the California Education Code;

WHEREAS, the Azusa Unified School District ("District") was the owner of approximately 8.45 acres of real property located at 201 N. Vernon Avenue, City of Azusa, County of Los Angeles, State of California, referred to as Assessor's Parcel Number 8615-018-901 ("Parcel");

WHEREAS, in accordance with Education Code section 17388 et seq., on August 9, 2022, the District's Board of Education ("Board") appointed a Facility Advisory (7-11) Committee ("Committee") to review and make recommendations regarding the Parcel, and on August 8, 2023, the Board adopted the Committee's recommendation that the Parcel be declared "surplus";

WHEREAS, the District offered the Parcel for sale to public entities as set forth in Education Code section 17464;

WHEREAS, upon receiving no offers from these public entities, the District requested a waiver from the State Board of Education, pursuant to Education Code Sections 33050 et seq., waiving certain portions of the statutory sale of surplus property process ("Waiver");

WHEREAS, the Waiver was approved on July 10, 2024, authorizing the District to proceed with a Request for Proposals process and allowing the District to select a buyer for the Parcel is in the best interests of the District;

WHEREAS, on August 13, 2024, the staff presented 16 offers for the purchase of the Parcel to the Board;

WHEREAS, after evaluating the offers, the staff suggested the Board to select the offer submitted by Trumark Homes, Inc. ("Trumark Homes");

WHEREAS, on September 10, 2024, the Board approved the offer submitted by Trumark Home;

WHEREAS, on November 12, 2024, the Board approved and authorized the sale of the

Property to Trumark Homes through Resolution #24-25:09;

WHEREAS, on or about January 22, 2025, Trumark Homes requested to terminate the agreement to purchase the Property from the District;

WHEREAS, after evaluating the back-up offers, the staff suggested the Board to select the offer submitted by Talor Morrison of California, LLC ("Buyer") whose offer was in the best interests of the District;

WHEREAS, effective January 1, 2020, Government Code section 54220 et seq. requires certain local agencies to provide a notice of availability to certain housing authorities and other designated public agencies prior to disposing of certain surplus property unless the local agency finds that the property at issue is "exempt surplus land," as defined in Government Code section 54221(f);

WHEREAS, the District determined (and the California Department of Housing and Community Development confirmed) that the Parcel constitutes "exempt surplus land" as defined by Government Code section 54221(f)(1)(I) because the land was subject to the 7-11 Committee process set forth in Education Code section 17388;

WHEREAS, pursuant to Education Code section 17470, the District took reasonable steps to locate and notify the prior owner from whom the District acquired the Parcel of the proposed sale;

WHEREAS, the District desires to sell the Parcel to Buyer, and Buyer desires to purchase the Parcel from District pursuant to the terms of the Purchase and Sale Agreement ("PSA"), attached hereto as **Exhibit A**, presented at this meeting and considered by the Board;

WHEREAS, the Board analyzed the sale of the Parcel in accordance with the requirements of the California Environmental Quality Act ("CEQA") as set forth in the California Public Resources Code section 21000 et seq. and the State CEQA Guidelines, and the Board has found that the sale of the Parcel is exempt from CEQA and will therefore file a Notice of Exemption with the County Clerk;

WHEREAS, pursuant to California Code of Regulations, Title 14, section 15061, the District has considered whether the sale of the Parcel may have a significant effect on the environment and has concluded through its own independent review and analysis that the sale of the Parcel will not have a significant impact on the environment; and

WHEREAS, it is in the best interests of the District to sell the Parcel.

NOW, THEREFORE, the Board of Education of the Azusa Unified School District does hereby resolve, determine, and order as follows:

1. The foregoing recitals are hereby adopted as true and correct.
2. The District superintendent, or designee thereof, is authorized and directed to execute the PSA and any amendments and accompanying documents and to take all further action necessary to effectuate the intent of this Resolution.

3. The District superintendent, staff, and consultants are directed and authorized to take all necessary steps to effectuate the sale and transfer of the Parcel in accordance with the terms and conditions of the PSA.
4. The District's real estate legal counsel, Fagen Friedman & Fulfrost, LLP, is authorized and directed to prepare, review, and approve all appropriate documents, opinions, and instructions as necessary to carry out the terms and provisions of the PSA and sale of the Parcel as approved by this authorizing Resolution.
5. The Parcel is exempt surplus land in accordance with Government Code sections 54220 et seq.
6. The disposition and sale of the Parcel falls within the exemption set forth in Code of Regulations, Title 14, section 15061(b)(3), because the sale involves merely the transfer of title and, thus, it can be seen with certainty that the sale will not have a significant effect on the environment.
7. The disposal and sale of the Parcel falls within the exemptions set forth in Code of Regulations, Title 14, sections 15061(b)(2) and 15312, because it is the sale of government owned property and is not barred by any of the exceptions set forth in Code of Regulations, Title 14, section 15300.2.
8. The sale of the Parcel will not result in damage to scenic resources pursuant to Public Resources Code section 21084.
9. The District's superintendent, or designee thereof, is directed to file the Notice of Exemption from CEQA, attached hereto as **Exhibit B**, with the County Clerk.

PASSED AND ADOPTED by the Board of Education of the Azusa Unified School District, Los Angeles County, California, on this 11th day of February 2025, by the following vote, which constitutes at least a two-thirds majority of the Board.

AYES: 4

NOES: 0

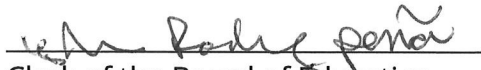
ABSTAIN: 0

ABSENT: 1

ATTEST: 0


2025-02-19 15:37 PST

President of the Board of Education
Azusa Unified School District



Clerk of the Board of Education
Azusa Unified School District

**AZUSA UNIFIED SCHOOL DISTRICT / MOUNTAIN VIEW
(675-183)**

Attachment to Los Angeles County Clerk / Recorder

**COPY TO BE ENDORSED AND RETURNED VIA SELF-
ADDRESSED STAMPED ENVELOPE:**

- **Notice of Exemption (Board Approved)**
 - **Resolution No. 24-25:23**

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546 S Citrus Avenue

Azusa, CA 91702

(626) 858-6152

Signature: _____



Date: _____

2/11/25

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DATE RECEIVED FOR FILING: _____

675-183/7187994.1



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AYES: 4

NOES: 0

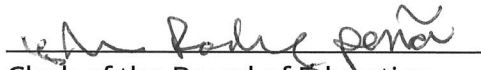
ABSTAIN: 0

ABSENT: 1

ATTEST: 0


2025-02-19 15:37 PST

President of the Board of Education
Azusa Unified School District



Clerk of the Board of Education
Azusa Unified School District

Fagen Friedman & Fulfrost, LLP
6300 Wilshire Blvd. #1700
Los Angeles, CA 90048
323.330.6300

American Business Bank
Orange County Region
400 S. Hope Street, Suite 300
Los Angeles, CA 90071
16-4280/1220

51519

CHECK NO.

51519

PAY Seventy-five Dollars 00/100* *****

DATE

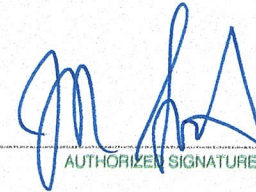
AMOUNT

TO THE
ORDER
OF

Registrar-Recorder/County Clerk

February 25, 2025

\$75.00



AUTHORIZED SIGNATURE

⑈051519⑈ ⑆122042807⑆ 02274808⑈

Fagen Friedman & Fulfrost, LLP

CHECK NO. 51519

Invoice Date	Invoice No.	Invoice Description	Invoice Amount
2025-02-25	2025-02-25	Recording NOE	75.00