

**OCEANSIDE UNIFIED SCHOOL DISTRICT
2111 MISSION AVENUE, OCEANSIDE, CA 92058**

**RESOLUTION NO. 27 (24-25)
MAKING CERTAIN FINDINGS RELATED TO CEQA AND AUTHORIZING STAFF
TO FILE A NOTICE OF EXEMPTION FOR DITMAR HOUSE DEMOLITION
PROJECT**

WHEREAS, the Oceanside Unified School District (“District”) is the owner of certain real property located at 1111 South Ditmar Street in the City of Oceanside, County of San Diego, California (“Property”), which is adjacent to the District’s Ditmar Elementary School and Surfside Alternative Education;

WHEREAS, the District is seeking to modernize the Property by demolishing the house, commonly known as the “Ditmar House,” that is located on the Property (“Project”) to make way for additional educational facilities;

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

WHEREAS, California Code of Regulations, Title 14, section 15301(l)(1) and (4) provides a Class 1 categorical exemption from CEQA for demolition and removal of individual small structures such as one single-family residence and its accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences;

WHEREAS, the Project consists of the demolition of the Ditmar House, a single family residence, and its accessory structures;

WHEREAS, California Code of Regulations, Title 14, section 15300.2 provides that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource;

WHEREAS, Public Resources Code section 21084.1 states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment and that a historical resource is presumed to be a historically or culturally significant unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant;

WHEREAS, for purposes of Public Resources Code section 21084.1 states that a historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources;

WHEREAS, a Cultural Resources Report was authored by Kristi S. Hawthorne dated February 24, 2014 (“Report”);

WHEREAS, the Report deemed the Ditmar House was eligible for listing in the California Register of Historical Resources due to its association with farmer Fred Gardner Barnard;

WHEREAS, notwithstanding the existence of the exception set forth in Public Resources Code section 21084.1 and the findings of the Report, the District maintains that the preponderance of the evidence demonstrates that the Ditmar House is not historically and culturally significant and therefore will not have a significant effect on the environment, and as such that the District will proceed with the filing of the Notice of Exemption;

WHEREAS, the District offers the following reasons that the Ditmar House is not historically or culturally significant enough to merit consideration as a historic resource;

- a. The Report cites to both CEQA and National Register of Historic Places for criteria for evaluation to determine whether a property is a historical resource, one of the criteria being properties associated with individuals whose specific contributions can be identified and documented and reflect the time period when the individual achieved significance. According to the Report, Mr. Barnard is noted for pioneering the planting of lima beans in San Diego County, whose lima bean crops inspired an Occanside festival known as “Bean Day” in 1913. Also according to the Report, Mr. Barnard purchased the Property in 1927 and built the Ditmar House in 1929, which came after Mr. Barnard’s time period of significance.
- b. On or about 2001, the District purchased the Property from previous owner Teri Armstrong, with the understanding that the Ditmar House would be removed for the purposes of adding classrooms to the Property.
- c. The District declared the Ditmar House as “surplus property” and a district advisory committee was formed pursuant to Education Code section 17388 to discuss potential uses of the house in public hearings. As a part of those proceedings, the District offered the Ditmar House to the public at no charge, provided that whoever claimed the house could pay to move the house and insure the moving process. No member of the public showed any interest in claiming the Ditmar House and no member of the public has provided any feedback regarding the value of the Ditmar House for historical purposes.

WHEREAS, upon determining that the Ditmar House is not a historical resource and that the Project is exempt from CEQA, the District is entitled to file a Notice of Exemption with the County Clerk pursuant to California Code of Regulations, Title 14, section 15062.

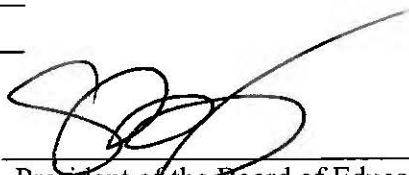
NOW, THEREFORE, BE IT RESOLVED, the Board of Education of the Oceanside Unified School District does hereby resolve, determine, and order as follows:

1. The foregoing recitals are hereby adopted as true and correct.

2. The District has considered whether the Project will have a significant impact on the environment and has determined that no such impact exists based on its independent review and analysis.
3. The Project falls within the California Code of Regulations, Title 14, section 15301 (1)(1) and (4) exemptions because it consists of the demolition of a single residence and its accessory structures.
4. The Project will not cause a substantial adverse change in the significance of a historical resource pursuant to Public Resources Code, section 21084, subdivision (e) as the District has determined that the Ditmar House is not a historical resource.
5. The District superintendent or her designee is instructed to file a Notice of Exemption from CEQA consistent with this Resolution, attached hereto as **Exhibit A**, with the San Diego County Office of the County Clerk and State Clearinghouse.
6. This Resolution shall take effect immediately upon adoption.

PASSED and ADOPTED this 15th day of April 2025 by the Oceanside Unified School District Board of Education, San Diego County, California, by the following vote:

AYES:	<u>5</u>
NOES:	<u>0</u>
ABSTAIN:	<u>0</u>
ABSENT:	<u>0</u>



 President of the Board of Education
 Oceanside Unified School District

Attest:



 Clerk of the Board of Education
 Oceanside Unified School District

EXHIBIT A

Notice of Exemption

NOTICE OF EXEMPTION

TO: San Diego County Office of the Recorder
County Clerk
1600 Pacific Highway
Suite 260
San Diego CA, 92101

State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814
(via the online submission portal)

FROM: Oceanside Unified School District
2111 Mission Avenue
Oceanside, CA 92058

PROJECT TITLE: Demolition of Ditmar House

PROJECT LOCATION: 1111 South Ditmar Street, Oceanside, CA

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:

The Oceanside Unified School District (“District”) is the owner of certain real property located at 1111 South Ditmar Street in the City of Oceanside, County of San Diego, California (“Property”), which is adjacent to the District’s Ditmar Elementary School and Surfside Educational Academy. The project consists of the District modernizing the Property by demolishing the house, commonly known as the “Ditmar House,” that is located on the Property to make way for additional educational facilities.

NAME OF PUBLIC AGENCY APPROVING PROJECT: Oceanside Unified School District

**NAME OF PERSON OR
AGENCY CARRYING OUT
PROJECT:**

Oceanside Unified School District

EXEMPT STATUS:

The District has determined that the Project is exempt from CEQA pursuant to Title 14 of Cal. Code Regs. § 15301 (l)(1) and (4).

REASON PROJECT IS EXEMPT:

The Class 1 categorical exemption (Cal. Code Regs., tit. 14, § 15301 (l) (1) and (4)) applies to demolition and removal of individual small structures such as one single-family residence and its accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. Here, the District will demolish the Ditmar House, a single family residence and its attached accessory structures.

California Code of Regulations, Title 14, section 15300.2 provides that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. Public Resources Code section 21084.1 states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment and that a historical resource is presumed to be a historically or culturally significant unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. For purposes of Public Resources Code section 21084.1, a historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources.

On February 24, 2014, a Cultural Resources Report authored by Kristi S. Hawthorne dated February 24, 2014 ("Report"), was presented to the City of Oceanside Planning Department and the Report deemed the Ditmar House, which was previously owned by farmer Fred Gardner Barnard, as a significant historical resource due to its association with the late Mr. Barnard.

Notwithstanding the existence of the exception set forth in Public Resources Code section 21084.1 and the findings of the Report, the District maintains that the preponderance of the evidence demonstrates that the Ditmar House is not historically and culturally significant, and as such the District will proceed with the filing of the Notice of Exemption.

The District offers numerous reasons to demonstrate that the Ditmar House is not historically or culturally significant enough to be considered a historical resource.

The Report cites to CEQA and National Register of Historic Places for criteria for evaluation to determine whether a property is a historical resource, one of the criteria being properties associated with individuals whose specific contributions can be identified and documented and reflect the time period when the individual achieved significance. According to the Report, Mr. Barnard is noted for pioneering the planting of lima beans in San Diego County, whose lima bean crops inspired an Oceanside festival known as "Bean Day" in 1913. According to the Report, Mr. Barnard purchased the Property in 1927 and built the Ditmar House in 1929, which came after Mr. Barnard's time period of significance.

On or about 2001, the District purchased the Property from previous owner Teri Armstrong, with the understanding that the Ditmar House would be removed for the purposes of adding classrooms to the Property.

The District declared the Ditmar House as "surplus property" and a district advisory committee was formed pursuant to Education Code section 17388 to discuss potential uses of the house in public hearings. Further, the District offered the Ditmar House to the public at no charge, provided that whoever claimed the house could pay to move the house and insure the moving process. No member of the public showed any interest in claiming the Ditmar House and no member of the public has provided any feedback regarding the value of the Ditmar House for historical purposes.

While the District acknowledges the contributions of Mr. Barnard, the public has been offered the opportunity to claim the Ditmar House or speak to its value and has otherwise remained silent.

The District has determined that the Ditmar House is not a historical resource and that the Project is exempt from CEQA. Thus, under Title 14 of the California Code of Regulations, section 15301(1)(1) and (4), the Project is exempt.

CONTACT PERSON:

Julie A. Vitale, Superintendent

Oceanside Unified School District

2111 Mission Avenue

Oceanside, CA 92058

(760) 966-4000

Signature:  Date: 4/15/25

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

DATE RECEIVED FOR FILING: _____

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