



PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION



9770 CULVER BOULEVARD, CULVER CITY, CALIFORNIA 90232-0507

(310) 253-5710
www.culvercity.org

February 27, 2026

Suleman Poonja
Uplander Campus LLC
5840 Uplander Way
Culver City, California 90230

RE: MINOR MODIFICATION TO CONDITION OF APPROVAL REGARDING ENROLLMENT LIMITS
5840 Uplander Way
P2026-0010-CUP/M, P2023-0102-CUP

Dear Suleman Poonja:

This letter is to inform you that your request for minor modifications to Condition of Approval No. 66 regarding enrollment limits for a preschool/kindergarten at 5840 Uplander Way is hereby approved. The requested modifications include an increase in enrollment from 144 to 202 students as further detailed in Attachment 1.

Based upon the above findings and the authority set forth in Zoning Code Section 17.595.035, the proposed project changes are determined to be minor and hereby approved administratively.

This administrative decision may be appealed in accordance with Title 17, Section 17.640.030 Appeals, by any interested person within 15 calendar days of approval, by 5:30 PM. If no appeal is filed, the decision shall become final. If a timely appeal is notified, City staff will notify the applicant.

If you have any questions, please contact Emily Stadnicki, Current Planning Manager at (310) 253-5727 or emily.stadnicki@culvercity.gov.

Sincerely,

Mark E. Muenzer
Planning and Development Director

Attachments:

1. Background, Analysis, and Condition of Approval
2. Mobility Plan Supplement
3. Additional CEQA Analysis

Copy: Case file

Attachment 1: Background, Analysis, and Condition of Approval
Minor Modification P2026-0010
5840 Uplander Way
RESOLUTION NO. 2023-P006
P2023-0102-CUP

Background

On November 8, 2023, the Culver City Planning Commission approved Resolution No. 2023-P006 approving a preschool and kindergarten use located at 5840 Uplander Way. At the time of project approval, the proposed preschool and kindergarten expected an enrollment of 144 students and the Conditions of Approval reflected this number.

As a result of updated enrollment allowances from the California Department of Social Services (the “State”), the applicant has requested to modify conditions of approval to increase enrollment allowances.

Modification Request

Uplander Campus, LLC (the “Applicant”) has requested a revision to Condition of Approval No. 66 to allow an enrollment increase from 144 total students to 202 students as permitted by the State.

Analysis

Findings for Changes to an Approved Project

Pursuant to CCMC Section 17.595.035, the determination that the change is minor depends on whether the proposal would not result in the following:

1. *The proposed modifications would not result in a significant impact to the surrounding neighborhood.*
The applicant prepared a new Mobility Plan (Attachment 2) showing that additional capacity exists to handle the additional vehicle trips that would be generated by increased enrollment. Further, discussion with the City’s Mobility and Traffic Engineering Division determined that the increase in student enrollment would not result in undue impacts on adjacent roadways that would require additional traffic studies. Therefore, the proposed modifications would not result in a significant impact to the surrounding community.
2. *The proposed modifications will not result in significant environmental impacts.*
A Class 32 Categorical Exemption Memo was prepared for the original iteration of the project. The increased in enrollment of 58 students would not result in changes to the operational emissions that were studied as part of the Class 32 Exemption, per a Technical Memo (Attachment 3) provided by the environmental consultants who prepared the original exemption.
3. *The proposed modifications will not result in a change to the approved use or a significant change to project design.*
The increase in enrollment will not result in changes to the interior or exterior layout of the preschool/kindergarten use and the school will operate as previously intended.

4. *The proposed modifications will not result in a change to the basis on which the environmental determination for the project was made.*

A Class 32 Categorical Exemption Memo was prepared for the original iteration of the project. The increase in enrollment of 58 students would not result in changes to the conditions that were studied as part of the Class 32 Exemption, per a Technical Memo provided by the environmental consultants who prepared the original exemption.

5. *The proposed modifications will not result in a change to the basis upon which the review authority made the findings for approval of the project.*

The increase in enrollment can be accommodated by existing parking lot layout and capacity. Further, the enrollment of an additional 58 students does not require additional traffic studies per the determination of the Mobility and Traffic Engineering Department. The proposed modification to enrollment cap will also not result in any physical changes to the layout of the proposed project. Therefore, the proposed modification will not result in a change to the basis upon which the review authority made the findings for approval of the project.

Conditions of Approval

Condition of Approval 66 shall be modified to read as follows:

| NO. | CONDITIONS OF APPROVAL | Agency | Source | Compliance Verification |
|-----|--|------------------|---------|-------------------------|
| 66. | The use is permitted to enroll up to 202 total students with 20 employees. | Current Planning | Special | |

All other conditions shall remain as previously approved per Planning Commission Resolution No. 2023-P006.



TECHNICAL MEMORANDUM SUPPLEMENT

Date: September 29, 2025

To: William Kavadas, Planning Division – City of Culver City

From: George Rhyner, Senior Engineer – KOA Corporation

Subject: Minerva School Conditional Use Permit Application – Proposed Mobility Plan Supplement

SUPPLEMENTAL ANALYSIS PURPOSE

A Mobility Plan was prepared by KOA Corporation (KOA) for the proposed Minerva School at 5840 Uplander Way (the "Minerva School") in the southeastern portion of the City of Culver City (the "City"). The Mobility Plan was developed in part to ensure that the Minerva School will provide sufficient on-site automobile parking to accommodate the demands of faculty/staff and student drop-off/pick-up activities. That Mobility Plan was carefully reviewed, and the plan and the analysis were documented in a technical memorandum dated December 14, 2023 (the Memorandum). The Memorandum was reviewed and approved by City.

A Conditional Use Permit (CUP) is now being prepared by the City that will set development and operations limits on the Minerva School. The Memorandum analyzed the enrollment of 144 students that was considered in 2023 as to be the likely enrollment level at buildout. The physical infrastructure specified in the CUP is to be as analyzed in the Memorandum -- the CUP will set the number of classrooms as analyzed in the Memorandum. However, based on the proposed Minerva School plans, the State of California Department of Social Services, Licensing Division has preliminarily estimated a greater enrollment of 202 students (the "State License"). The CUP limits will include setting a cap on the maximum enrollment for the Minerva School. It was established in the Memorandum that sufficient capacity was being provided to meet the needs of the expected Minerva School enrollment of 144 students. The purpose of this Supplement is to expand the review of the data to estimate the maximum number of student enrollment that can be accommodated by the parking spaces to be available for drop-off and pick-up use (the "Drop-Off/Pick-Up Capacity"). A factor other than the drop-off/pick-out capacity may be used to set a CUP limit on enrollment for Minerva School lower than the Drop-Off/Pick-Up Capacity.

MEMORANDUM DROP-OFF/PICK-UP ANALYSIS PROCEDURES

The Memorandum analysis considered the total number of parking spaces to be on the Minerva School site. The next analysis step was to calculate the number of spaces to be used for employee and ADA purposes, and thereby determine the number of parking spaces to be available for drop-off/pick-up purposes – 15 spaces during the drop-off period and 16 spaces during the pick-up period. The Memorandum analysis also assumed the number of pre-school and kindergarten student classrooms based on the Minerva School site plan that was proposed. An estimate in the number of students in each of the



six (6) preschool and two (2) kindergarten classrooms was then made – 18 students assumed in each classroom. The total preschool enrollment was estimated to be 108 students and the kindergarten enrollment was estimated to be 36 students for a total Minerva School enrollment of 144 students.

Per the Mobility plan, the drop-off arrivals will be divided into 7 periods between 7:30 and 9:20 AM. Each arrival period will be 15 minutes long, except the final period will be for part-time preschool only and 20 minutes long – from 9:00 to 9:20 AM. The highest level of student arrivals will be during the 2 periods from 8:00 to 8:15 AM and 8:15 to 8:30 AM. During each 15-minute period from 8:00 to 8:30 AM the drop-off spaces will need to accommodate 18 kindergarten student arrivals in addition to the 14 preschool students arrivals. Therefore, a total of up to 32 students will arrive during each 15-minute period.

The pick-up period will be from 3:00 to 5:30 PM. The pick-up period will be divided into 8 periods 15 minutes long each. Twenty-four (24) of the pre-school students are to be part-time and picked up during the noon to 12:20 PM period – prior to the start of the full-time student pick-up from 3:00 to 5:30 PM. Therefore, the pick-up period will need to accommodate 84 preschool students in addition to the 36 kindergarten students for a total of 120 students. The highest student departure level during the pick-up period will be from 3:00 to 3:15 PM and 3:15 to 3:30 PM when 18 kindergarten students will be picked up in each period. The mid-day part-time student pick-up will have the same student pick-up rate of 1.2 students per minute. – 24 students / 20 minutes.

A drop-off and pick-up analysis was conducted at the existing school (Culver City Montessori Preschool) that is located at 11269 Washington Boulevard in the western portion of the City (the Existing School). The Existing School will be relocated and re-established as the Minerva School, making the Existing School observed drop-off and pick-up behavior a best predictor of future drop-off and pick-up behavior at the Minerva School. The dwell time lengths at the Existing School indicate that each parking space will be turned over 3 times during the drop-off period and 2 ½ times during the pick-up period. Therefore, the Memorandum determined that there is an Effective Available Spaces of 45 during each Drop-off 15-minute period and 40 during each 15-minute pick-up period. As the Effective Available Spaces supply of 45 during the drop-off period and 40 during the pick-up period was greater than the maximum demands of 32 and 18 respectively, it was concluded that the Drop-off/pick-up parking demand will not exceed the supply. Table 2 in the Memorandum summarizes the calculations and is included as **Attachment A** to this Supplement to the Memorandum.

ADDITIONAL DROP-OFF/PICK-UP CAPACITY ANALYSIS

The Memorandum analysis data and assumptions were utilized to determine the Drop-Off/Pick-Up Capacity - the maximum enrollment level at the Minerva School with the Mobility Plan before which the drop-off and/or pick-up demand would exceed the available parking supply. Table 2 from the Memorandum ended with a column labeled "Exceeds Supply?". We have expanded Memorandum Table 2 to contain additional columns and rows (see **Attachment B**). The added column for utilization based on the Memorandum calculations is titled "Percentage of Spaces Used". The columns with the enrollment assuming that the capacity fully utilized are titled "Preschool Student", Kindergarten Students" and "Total Students"). Rows added are for looking at the daily drop-off/pick-up considerations for Minerva School. The added rows are for the sum of the drop-offs (titled "Drop-Off Period Total"), part-time Preschool student pick-up period (titled "Noon-12:20 PM"), sum of the pick-ups (titled "Pick-Up Period Total") and for the maximum enrollment that can be accommodated with the Memorandum parking space supply assuming that the Mobility Plan is implemented (titled "Maximum enrollment to be Accommodated"),



The columns were added first to calculate the maximum enrollment being dropped-off or picked-up during the 15-minute or 20-minute period. The rows were then added to total the number of drop-offs and pick-ups that can be accommodated. The formulas used in the cells for the expansion of the Table 2 are as follows:

Columns:

- The Percentage of Spaces Used is the ratio of the Memorandum Table 2 Total Parking Demand column to the Memorandum Table 2 Total Parking Supply column.
- The added Preschool Students and Kindergarten Student values are the corresponding values from Memorandum Table 2 divided by the fraction for Percentage of Spaces Used value.
- The added Total Students value is the sum of the Preschool Students and the Kindergarten students.

Rows:

- The Noon-12:20 PM uses the values in the Memorandum Proposed School Description and Operation section.
- The Drop-Off Period Total is the sum of the values for the seven drop-off periods in that column.
- The Pick-Up Period Total is the sum of the values for the eight pick-up periods in that column.
- The Maximum Enrollment That can be Accommodated is the lower of the values for the Drop-Off Period Total and Pick-Up Period Total.

The Drop-Off Period Total Enrollment Capacity is the lowest in all three cases.

The results from the Additional Drop-off/Pick-up Capacity Analysis conclude that a substantially greater enrollment level can be accommodated by the drop-off/pick-up parking spaces through implementation of the Mobility Plan. Those enrollment capacity values total 313 and are detailed in the Drop-Off/Pick-Up Based Maximum Enrollment Limits section.

DROP-OFF/PICK-UP ENROLLMENT CAPACITY CONCLUSIONS

It should first be noted that the following enrollment levels are based on implementation of the Mobility Plan per the Memorandum. A modification of the Mobility Plan may result in different drop-off/pick-up enrollment limitations. It should also be noted that the following are meant to be only maximum values for consideration in preparation of the CUP. Other restrictions not associated with the drop-off/pick-up may result in lower enrollment caps for the CUP. For instance, the State License is for 202 Students, and the Culver City Fire Department will also set a limit.

Based on the Additional Drop-off/Pick-up Analysis section above and the expanded Memorandum Table 2 in Attachment B, the Drop-off and Pick-Up parking spaces can accommodate an increase of up to 263 preschool students and 50 Kindergarten students. No more than 53 of the preschool students should be part-time without modification of the Mobility Plan for a longer part-time preschool student pick-up period or more than 240 preschool students be full-time without modification of the Mobility Plan for a longer full-time preschool student pick-up period. Likewise, the highest utilization period will be during the periods when both Preschool and Kindergarten drop-off is occurring, but there are periods with only preschool drop-off/pick-ups.

ATTACHMENT A

DECEMBER 14, 2023 MOBILITY PLAN MEMORANDUM

TABLE 2

| Drop-Off Period | Preschool Students | Kindergarten Students | Total Students | Total Parking Demand | Effective Available Spaces ¹ | Exceeds Supply? |
|-----------------|--------------------|-----------------------|----------------|----------------------|---|-----------------|
| 7:30-7:45 AM | 14 | 0 | 14 | 14 | 45 | No |
| 7:45-8:00 AM | 14 | 0 | 14 | 14 | 45 | No |
| 8:00-8:15 AM | 14 | 18 | 32 | 32 | 45 | No |
| 8:15-8:30 AM | 14 | 18 | 32 | 32 | 45 | No |
| 8:30-8:45 AM | 14 | 0 | 14 | 14 | 45 | No |
| 8:45-9:00 AM | 14 | 0 | 14 | 14 | 45 | No |
| 9:00-9:20 AM | 24 | 0 | 24 | 24 | 45 | No |
| Pick-Up Period | Preschool Students | Kindergarten Students | Total Students | Total Parking Demand | Effective Available Spaces ² | Exceeds Supply? |
| 3:00-3:15 PM | 0 | 18 | 18 | 18 | 40 | No |
| 3:15-3:30 PM | 0 | 18 | 18 | 18 | 40 | No |
| 4:00-4:15 PM | 14 | 0 | 14 | 14 | 40 | No |
| 4:15-4:30 PM | 14 | 0 | 14 | 14 | 40 | No |
| 4:30-4:45 PM | 14 | 0 | 14 | 14 | 40 | No |
| 4:45-5:00 PM | 14 | 0 | 14 | 14 | 40 | No |
| 5:00-5:15 PM | 14 | 0 | 14 | 14 | 40 | No |
| 5:15-5:30 PM | 14 | 0 | 14 | 14 | 40 | No |

Notes:

¹ Available parking spaces determined by multiplying the 15 non-ADA parking spaces unoccupied by faculty/staff by the number of parking space turnovers per period (based on a 5-minute parking duration).

² Available parking spaces determined by multiplying the 16 non-ADA parking spaces unoccupied by faculty/staff by the number of parking space turnovers per period (based on a 6-minute parking duration).

ATTACHMENT B

**EXPANDED MEMORANDUM TABLE 2
WITH ADDED COLUMNS AND ROWS**

| December 14, 2023 Memorandum Table 2: Student Drop-off/Pick-up Parking Supply vs. Demand | | | | | | | Table 2 Supplement | | | |
|--|--------------------|-----------------------|----------------|----------------------|---|-----------------|---------------------------|---------------------------------------|-----------------------|----------------|
| | | | | | | | Utilization | Drop-Off/Pick-Up Enrollment Capacity. | | |
| Drop-Off Period | Preschool Students | Kindergarten Students | Total Students | Total Parking Demand | Effective Available Spaces ¹ | Exceeds Supply? | Percentage of Spaces Used | Preschool Students | Kindergarten Students | Total Students |
| 7:30-7:45 AM | 14 | 0 | 14 | 14 | 45 | No | 31% | 45 | 0 | 45 |
| 7:45-8:00 AM | 14 | 0 | 14 | 14 | 45 | No | 31% | 45 | 0 | 45 |
| 8:00-8:15 AM | 14 | 18 | 32 | 32 | 45 | No | 71% | 19 | 25 | 44 |
| 8:15-8:30 AM | 14 | 18 | 32 | 32 | 45 | No | 71% | 19 | 25 | 44 |
| 8:30-8:45 AM | 14 | 0 | 14 | 14 | 45 | No | 31% | 45 | 0 | 45 |
| 8:45-9:00 AM | 14 | 0 | 14 | 14 | 45 | No | 31% | 45 | 0 | 45 |
| 9:00-9:20 AM | 24 | 0 | 24 | 24 | 45 | No | 53% | 45 | 0 | 45 |
| Drop-Off Period Total | 108 | 36 | 144 | 144 | 315 | No | 100% | 263 | 50 | 313 |
| Pick-Up Period | Preschool Students | Kindergarten Students | Total Students | Total Parking Demand | Effective Available Spaces ² | Exceeds Supply? | Percentage of Spaces Used | Preschool Students | Kindergarten Students | Total Students |
| Noon-12:20 PM | 24 | 0 | 24 | 24 | 53 | No | 45% | 53 | 0 | 53 |
| 3:00-3:15 PM | 0 | 18 | 18 | 18 | 40 | No | 45% | 0 | 40 | 40 |
| 3:15-3:30 PM | 0 | 18 | 18 | 18 | 40 | No | 45% | 0 | 40 | 40 |
| 4:00-4:15 PM | 14 | 0 | 14 | 14 | 40 | No | 35% | 40 | 0 | 40 |
| 4:15-4:30 PM | 14 | 0 | 14 | 14 | 40 | No | 35% | 40 | 0 | 40 |
| 4:30-4:45 PM | 14 | 0 | 14 | 14 | 40 | No | 35% | 40 | 0 | 40 |
| 4:45-5:00 PM | 14 | 0 | 14 | 14 | 40 | No | 35% | 40 | 0 | 40 |
| 5:00-5:15 PM | 14 | 0 | 14 | 14 | 40 | No | 35% | 40 | 0 | 40 |
| 5:15-5:30 PM | 14 | 0 | 14 | 14 | 40 | No | 35% | 40 | 0 | 40 |
| Pick-Up Period Total | 108 | 36 | 144 | 144 | 373 | No | 100% | 293 | 80 | 373 |
| Drop-Off and Pick-Up Maximum | | | | | | | Lowest Value | 263 | 50 | 313 |
| Notes: | | | | | | | | | | |
| ¹ Available parking spaces determined | | | | | | | | | | |
| ² Available parking spaces determined | | | | | | | | | | |
| Legend: | | | | | | | | | | |
| December 14, 2023 Memorandum Table 2 Title | | | | | | | | | | |
| Cell with Calculation in December 14, 2023 Memorandum Table 2 | | | | | | | | | | |
| Column or Row Title added by Table 2 Supplement | | | | | | | | | | |
| Cell with Calculation added by Table 2 Supplement | | | | | | | | | | |



February 20, 2026

Mr. William Kavadas, Assistant City Planner
City of Culver City
Planning and Development Department
9770 Culver Boulevard
Culver City, CA 90232

Re: Class 32 Infill Project Exemption for a Minor Modification to CUP P2023-0102-CUP to Increase Student Enrollment at the Minerva School

Dear Mr. Kavadas,

On November 8, 2023 the City Planning Commission approved Conditional Use Permit (CUP) P2023-011-CUP for the Minerva School to operate an eight-classroom pre-school/kindergarten use with an outdoor play area located at 5840 Uplander Way ("Approved Project"). In association with the Project's approval, the Culver City Planning Commission adopted the Class 32 Categorical Exemption that was prepared by Parker Environmental Consultants (dated September 2023). As analyzed in the Categorical Exemption, the Project was limited to a student enrollment of 144 students. The Applicant is now requesting a minor modification to increase the student enrollment from 144 students to a total of 202 students ("Modified Project"). As such, the following analysis addresses the proposed change in enrollment as it relates to the Categorical Exemption analysis and supports the finding that the project is still exempt from CEQA.

The 2023 Categorical Exemption provided a focused analysis addressing the following exemption eligibility criteria,

- a) The 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 utilities and public services.

The proposed increase in student enrollment would have no effect upon the Categorical Exemption's findings pertaining to criteria (a), (b,) (c), or (e). The changes to the environmental findings with respect to item (d) (i.e., traffic, noise, air quality and water quality) are addressed below.

Traffic Impacts

The City of Culver City Transportation Guidelines sets a daily trip threshold to determine whether a Project would conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(1).

Based on the findings of the Technical Memorandum Proposed Mobility Plan prepared by KOA Corporation (dated January 23, 2022), the Categorical Exemption concluded that the Project would result in 40 project daily trips. In accordance with the City's Transportation Guidelines, small projects that generate less than 250 daily trips are deemed to have less than significant traffic impacts and thus are screened from further review. To verify that the average daily trips would still fall below the 250 daily trip threshold, the City of Culver City VMT Calculator was utilized to estimate the Project's daily trips with a student enrollment of 202 students. As shown in Attachment 1, the proposed request to increase student enrollment from 144 students to 202 students would result in an average of 56 project daily trips. As the Modified Project would generate fewer than 250 daily trips, a detailed traffic study is not required, and the Project's traffic impacts would remain less than significant.

Noise Impacts

The Categorical Exemption analysis evaluated operational noise impacts associated with roadway noise levels and noise impacts from outdoor playground activities. As noted in the Categorical Exemption, a significant roadway noise impact would be created if the project generates a 3-dBA increase in ambient noise levels. In order to generate a 3 dBA increase in roadway noise levels, traffic volumes on the area roadways would need to double as a result of the Project. As there are multiple office and light industrial land uses on Uplander Way that generate several hundred vehicle trips per day, an increase of 56 trips would not have the potential to generate a 3 dBA increase in roadway noise levels. Therefore, roadway traffic noise levels would remain less than significant.



The noise levels generated by outdoor playground activities were based on representative noise levels recorded at playgrounds and recreational soccer games at other schools located throughout the Los Angeles area. As such, the representative noise levels were conservatively based on playground activities which exceeded the level of outdoor activity that would be generated at the Minerva School with a total enrollment of 202 students. As such, noise levels associated with playground activities would remain less than significant.

Air Quality Impacts

The Project's operational emissions were quantified in the Categorical Exemption analysis using the California Air Resources Board's (CARB) California Air Emissions Model (CalEEMod). As discussed under the traffic subheading above, the Modified Project is expected to generate 56 trips per day. Compared to the Project's 40 trips per day, the Modified Project would result in an approximate 40 percent increase in trips and mobile source air emissions. As shown in the table below, the resulting operational air quality impacts generated by a 40 percent increase in mobile source emissions would remain below the SCAQMD thresholds of significance for operational air quality emissions. Thus, the Modified Project's air quality impacts would remain less than significant.

Proposed Project Estimated Daily Regional Operational Emissions

| Emissions Source | Emissions in Pounds per Day | | | | | |
|--|-----------------------------|-----------------|-------------|-----------------|------------------|-------------------|
| | ROG | NO _x | CO | SO _x | PM ₁₀ | PM _{2.5} |
| Summertime (Smog Season) Emissions | | | | | | |
| Mobile Sources ^a | 1.36 | 0.83 | 8.79 | 0.01 | 1.53 | 0.39 |
| Area Sources | 0.50 | 0.01 | 0.70 | <0.00 | <0.00 | <0.00 |
| Energy Sources | <0.00 | 0.09 | 0.07 | <0.00 | 0.01 | 0.01 |
| Total Project Emissions: | 1.86 | 0.93 | 9.56 | 0.01 | 1.54 | 0.40 |
| SCAQMD Thresholds | 55 | 55 | 550 | 150 | 150 | 55 |
| Potentially Significant | No | No | No | No | No | No |
| Wintertime (Non-Smog Season) Emissions | | | | | | |
| Mobile Sources ^a | 1.33 | 0.90 | 8.37 | 0.01 | 1.53 | 0.39 |
| Area Sources | 0.39 | -- | -- | -- | -- | -- |
| Energy Sources | <0.00 | 0.09 | 0.07 | <0.00 | 0.01 | 0.01 |
| Total Project Emissions: | 1.72 | 0.99 | 8.44 | 0.01 | 1.54 | 0.40 |
| SCAQMD Thresholds | 55 | 55 | 550 | 150 | 150 | 55 |
| Potentially Significant | No | No | No | No | No | No |
| ^a Mobile source emissions were based on the Project's mobile source emissions plus 40 percent to account for the increase in average daily trips (from 40 trips per day to 56 trips per day). Source: CalEEMod 2022.1.1.14, Calculation worksheets are provided in Attachment 5 to the Categorical Exemption report. | | | | | | |



Mr. William Kavadas, Assistant City Planner
City of Culver City
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Water Quality

The proposed increase in student enrollment would not result in any changes to the campus Site Plan that would have the potential to impact water quality. As such, water quality impact would remain less than significant.

Conclusion

Based on the analysis provided above, the Proposed increase in student enrollment from 144 students to 202 students would result in a negligible increase in impacts related to operational activity at the school. The Modified Project would result in less than significant impacts associated with traffic, noise, air quality, and water quality. Therefore, similar to the Approved Project, the Modified Project would meet all of the requisite criteria to be deemed exempt from CEQA as a Class 32 infill Project.

Parker Environmental Consultants



Shane Parker, President



Exhibit A

VMT Calculation Worksheets



No analysis required. This project meets the screening criteria.

Project Name
Minerva School

Project Parcel [Click here for parcel viewer](#)
4134005009

Project Screening

Apply to Full Project

Is this project within 1/2 mile of one of the following transit hubs?

- Culver City Expo Station
- La Cienega/Jefferson Expo Station
- Westfield-Culver City Transit Center
- Sepulveda/Venice intersection

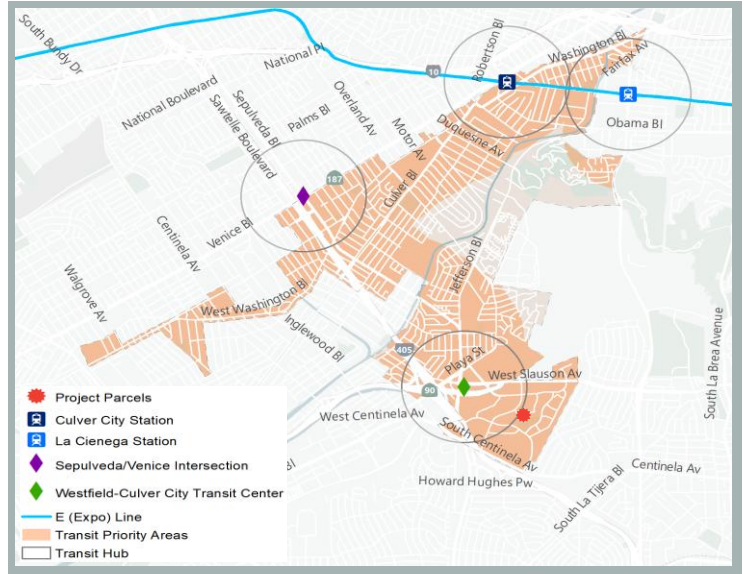
Is the project located within any TPA and are at least 15% of the on-site residential units are affordable?

Does this project generate fewer than 250 daily trips?

Apply to Specific Land Uses

Is the retail component of project fewer than 50,000 square feet in size at every store?

Is this residential component of the project 100% affordable housing?



Project Daily Trips

Project Land Use ?

| | | | |
|----------------------------|----------------------|--|--|
| Residential | Value (du) | | |
| Single Family | <input type="text"/> | | |
| Multi-Family | <input type="text"/> | | |
| Affordable Housing | | | |
| Family | <input type="text"/> | | |
| Senior | <input type="text"/> | | |
| Special Needs | <input type="text"/> | | |
| Permanent Supportive | <input type="text"/> | | |
| Office | Value (ksf) | | |
| Standard | <input type="text"/> | | |
| Medical | Value (ksf) | | |
| Medical Office | <input type="text"/> | | |
| Hospital | <input type="text"/> | | |
| Industrial | Value (ksf) | | |
| Light Industrial | <input type="text"/> | | |
| Manufacturing | <input type="text"/> | | |
| Warehousing / Self-Storage | <input type="text"/> | | |
| Movie Studio | Value (ksf) | | |
| Office | <input type="text"/> | | |
| Post Production | <input type="text"/> | | |
| Stage | <input type="text"/> | | |
| Support | <input type="text"/> | | |

The following land uses will require separate impact analysis (outside of this tool) if not screened out. Please leave the land uses in the table below if they are part of a mixed use project.

| | |
|-----------------------------|----------------------------------|
| Retail | Value (ksf) |
| General | <input type="text"/> |
| Supermarket | <input type="text"/> |
| Bank | <input type="text"/> |
| Health Club | <input type="text"/> |
| Gas Station | <input type="text"/> |
| Auto Repair | <input type="text"/> |
| Home Improvement Superstore | <input type="text"/> |
| Free-Standing Discount | <input type="text"/> |
| Restaurant Non-fast-food | <input type="text"/> |
| Restaurant Fast-food | <input type="text"/> |
| | Value (seats) |
| Theater w/ Matinee | <input type="text"/> |
| Hotel | Value (rooms) |
| Hotel | <input type="text"/> |
| Motel | <input type="text"/> |
| School | Value (students) |
| University | <input type="text"/> |
| High School | <input type="text"/> |
| Middle School | <input type="text"/> |
| Elementary | <input type="text" value="202"/> |