

# NOTICE OF DETERMINATION

**TO:**  Office of Planning and Research  
1400 Tenth Street, Room 222  
Sacramento, CA 95814

Los Angeles County Clerk  
12400 E. Imperial Highway  
Los Angeles, CA 90605

**FROM:** Los Angeles Community College  
District  
770 Wilshire Boulevard  
Los Angeles, CA 90017

Leigh T. Sata, Ed.D  
Vice Chancellor/Chief Facilities  
Executive (Interim)

**Subject:** Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

**Project Title:** 9700 S. Sepulveda Boulevard Surplus Purchase and Sale  
**Project Entity:** Los Angeles Community College District and Los Angeles World Airports  
**State Clearinghouse Number:** 2019049020  
**Project Location:** 9700 S. Sepulveda Boulevard  
**City:** Los Angeles **County:** Los Angeles

**Project Description:** Los Angeles Community College District (LACCD) has owned the property located at 9700 S. Sepulveda Boulevard in the City of Los Angeles, California (APN 4124-026-900) (Project Site) since 1954. There are four buildings on the Project Site used for storage with the remainder of the site used for commercial parking. LACCD is considering the sale of the property at fair market value to the City of Los Angeles (acting by order of and through its Board of Commissioners for Los Angeles World Airports [LAWA]) under the threat of condemnation. LAWA intends to later construct an elevated roadway on the Project Site, as part of and in conjunction with LAWA's larger Airfield and Terminal Modernization Project (ATMP) of Los Angeles International Airport (LAX). The LACCD action is limited to 1) a surplus determination under the California Surplus Land Act; 2) an agreement authorizing LAWA to submit a variance application to the City of Los Angeles for the elevated roadway and authorizing LAWA to access and perform due diligence analysis of the site and 3) the potential sale of the entire site to LAWA (collectively, the proposed Project). LAWA, as a public entity, will assume ownership and management of the Project Site following any sale.

LACCD, as a responsible agency, has reviewed the ATMP EIR (State Clearinghouse Number 201904020) and Addendum previously approved by LAWA as the lead agency on October 7, 2021 and January 16, 2025 (respectively) and each of the mitigation measures and alternatives identified in the EIR. On March 5, 2025 the Board of Trustees of the Los Angeles Community College District (Responsible Agency) has:

- Adopted a resolution making responsible agency findings based on the Airfield and Terminal Modernization Project Environmental Impact Report for the proposed surplus land act determination; proposed approval of an agreement regarding variance, access and due diligence; and potential sale of the property located at 9700 S. Sepulveda Boulevard;
- Adopted a resolution approving an agreement regarding variance, access, and due diligence with the City of Los Angeles (acting by order of and through its Board of Airport Commissioners; and
- Adopted a resolution declaring the disposition of property located at 9700 S. Sepulveda Boulevard "Exempt Surplus Land" for transfer to another agency under the California Surplus Land Act.

Further, on March 5, 2025, the Board of Trustees of the Los Angeles Community College District made the findings below, and on June 18, 2025, took further action to authorize the potential sale of the property to LAWA.

1. <input type="checkbox"/>	The Project will have a significant effect on the environment.
<input checked="" type="checkbox"/>	The Project will NOT have a significant effect on the environment
2. <input checked="" type="checkbox"/>	An Environmental Impact Report was prepared and certified for this Project and LACCD has independently reviewed and considered the EIR.
<input type="checkbox"/>	A Negative Declaration was prepared for this Project pursuant to the provisions of CEQA.
<input type="checkbox"/>	A Mitigated Negative Declaration was prepared for this Project pursuant to the provisions of CEQA.

3.	<input type="checkbox"/>	Mitigation measures were made a condition of the approval of the Project.
	<input checked="" type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the Project.
4.	<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this Project.
	<input checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	<input type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.
	<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project
6.	<input checked="" type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.
	<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.

**This is to certify that the CEQA Findings and the record of Project approval, are available at:** Los Angeles Community College District, 770 Wilshire Boulevard, Los Angeles, CA 90017.

*Utsava*

*6/18/25*

*Vice Chancellor / CFE*

Signature:

Date:

Title:

County Clerk: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.  
State Clearinghouse: Please post for 30 days in accordance with Section 21152(c) of the California Environmental Quality Act.