

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 selling 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 the proposed 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 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.

On March 5, 2025 the Board made the findings below, and on September 10, 2025, took further action to authorize the sale of the property to LAWA:

- Adopted a resolution authorizing the sale of surplus real property located at 9700 S. Sepulveda Boulevard to the City of Los Angeles, a California Municipal Corporation (acting by order or and through its Board of Airport Commissioners (BOAC), a public agency.

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.

Leigh T Sata

[Leigh T Sata \(Sep 11, 2025 17:05:44 PDT\)](#)

09/10/2025

VC / 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.







LACCD 9700 Sepulveda NOD 3 PDF.PDF9700 Sepulveda Property

Final Audit Report

2025-09-12

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By:	Frank Padilla (padillfo@laccd.edu)
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