



Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
11701 S La Canega Boulevard, Suite 6
Los Angeles, CA 90045

From: (Public Agency): Inglewood Unified School District
401 South Inglewood Avenue
Inglewood, CA 90301-2501
(Address)

Project Title: Sale of Exempt Surplus Real Property to the City of Inglewood

Project Applicant: N/A

Project Location - Specific:
10701 Yukon Avenue (APN 4032-021-900)

Project Location - City: Inglewood Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
Inglewood USD ("District") owns and seeks to sell to the City of Inglewood an approximately 0.23-acre surplus vacant property ("Property").

Name of Public Agency Approving Project: N/A

Name of Person or Agency Carrying Out Project: Inglewood Unified School District

- Exempt Status: (check one):
- Ministerial (Sec. 21080(b)(1); 15268);
 - Declared Emergency (Sec. 21080(b)(3); 15269(a));
 - Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
 - Categorical Exemption. State type and section number: Class 12, CEQA Guidelines section 15312
 - Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The Project involves the sale of surplus property from a government entity to another government entity; the Property was declared surplus by the District; and the Property is not located in an area of statewide, regional, or areawide concern. None of the five exceptions listed in CEQA Guidelines section 15300.2 apply to the Project. See attached Resolution.

Lead Agency
Contact Person: James Morris, Ed.D. Area Code/Telephone/Extension: (310) 419-2700

- If filed by applicant:
1. Attach certified document of exemption finding.
 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: James Morris Date: 10/03/2024 Title: County Administrator
Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

RESOLUTION NO. 15/2024-2025

**RESOLUTION OF THE INGLEWOOD UNIFIED SCHOOL DISTRICT
DETERMINING THE SALE OF SURPLUS REAL PROPERTY LOCATED AT 10701
YUKON AVENUE, INGLEWOOD, CALIFORNIA IS CATEGORICALLY EXEMPT
FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, APPROVING THE
PURCHASE AND SALE AGREEMENT, AND DIRECTING THE FILING OF A
NOTICE OF EXEMPTION**

October 2, 2024

WHEREAS, the Inglewood Unified School District (“District”) owns an approximately 0.23 acre vacant property located at 10701 Yukon Avenue, Inglewood, California (“Property”). The Property was acquired by the District as vacant land and has remained vacant; and

WHEREAS, at the District’s May 28, 2024, Asset Management Advisory Committee (“Advisory Committee”) meeting the Advisory Committee was notified that the District would seek to dispose of the Property pursuant to Education Code section 17391(c); and

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)(1)(I), and also to request a determination from the California Department of Housing and Development (“HCD”) confirming whether the Property constitutes exempt surplus land; and

WHEREAS, on June 20, 2024, pursuant to Resolution 54/2023-2024, the County Administrator declared the Property surplus pursuant to Education Code section 17466 et seq. and authorized District staff to pursue the Public Offering Process, then if no public entity expresses an interest in purchasing or leasing the Property, then proceed with the Public Bidding Process or seek a waiver from the State Board of Education from the Public Bidding Process; and

WHEREAS, pursuant to Resolution 54/2023-2024, the County Administrator further found that the Property constitutes “exempt surplus land”. Further, as required, the District submitted a request to HCD for its determination that the Property constitutes exempt surplus land. On September 11, 2024, HCD issued its determination, finding that the Property constitutes exempt surplus land; and

WHEREAS, on June 26, 2024, pursuant to Education Code sections 17466 et seq., the District mailed offers to the specified public entities for the sale or lease of the Property, and the City of Inglewood (“City”) responded within the requisite timeframe with an offer to purchase the Property; and

WHEREAS, subsequently, the District entered into good faith negotiations with the City of Inglewood (“City”) regarding the sale price and terms most beneficial to the District; and

WHEREAS, the District concluded that the sale of the Property to the City ("Project") for the price of \$950,000 is beneficial to the District, and it is consistent with the appraised value as evaluated by both the District and City; and

WHEREAS, the District must comply with the California Environmental Quality Act ("CEQA") before approving the sale of the Property; and

WHEREAS, exemptions to CEQA are set forth in Article 19 of Title 14 of the California Code of Regulations ("CEQA Guidelines"); and

WHEREAS, the Class 12 Categorical Exemption set forth in CEQA Guidelines section 15312, exempts surplus government property sales that are not located in an area of statewide, regional, or areawide concern; and

WHEREAS, the District is a government entity, the Property was declared surplus by the County Administrator, and the Property is not located in an area of statewide, regional, or areawide concern. Thus, the sale of the Property meets the definition of the Class 12 Categorical Exemption; and

WHEREAS, CEQA Guidelines section 15300.2 provides five exceptions that would disqualify a project from being categorically exempt, which are: (1) where the cumulative impact of successive projects of the same type, in the same place would be significant over time; (2) a significant environmental impact would occur due to unusual circumstances; (3) a project that would cause damage to scenic elements with a designated state scenic highway; (4) a project that is on a site designated as a Hazardous Waste Site; or (5) a project that causes a substantial adverse change to a historical resource; and

WHEREAS, the Project is the only project of the same type at the same place. No other similar, successive projects are proposed near the Property; and

WHEREAS, there are no known unusual circumstances that would be caused by the sale of a vacant parcel within an established urban neighborhood; and

WHEREAS, the Project is not within or near a designated state scenic highway (<https://www.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa>); and

WHEREAS, the Property is not on a site designated as a Hazardous Waste Site; and

WHEREAS, there are no known designated historical resources on the Property, since the Property is a vacant parcel; and

WHEREAS, to consummate the sale of the Property, staff recommends that the County Administrator approve the Purchase and Sale Agreement, attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, that the County Administrator of the Inglewood Unified School District hereby finds, determines, orders, and resolves as follows:

- Section 1. The above recitals are true and correct.
- Section 2. That the County Administrator approves the Purchase and Sale Agreement.
- Section 3. That the Proposed Project meets the definition of the Class 12 Categorical Exemption (CEQA Guidelines, § 15312).
- Section 4. None of the exceptions under CEQA Guidelines in §15300.2 apply here.
- Section 5. The applicable requirements of CEQA have been filled by the District for the Project.
- Section 6. That the County Administrator hereby separately and finally decides to carry out the Project.
- Section 7. The County Administrator or designee is authorized and directed to file the Notice of Exemption for the Project with the Los Angeles County Clerk.
- Section 8. The County Administrator or designee is authorized to perform all actions and execute all documents necessary to carry out the intent of the resolution, including entering into the Purchase and Sale Agreement.

PASSED AND ADOPTED this 2nd day of October 2024, by the County Administrator of the Inglewood Unified School District of Los Angeles County, California



County Administrator

CERTIFICATION

I, James Morris, Clerk of the Board of Education of the Inglewood Unified School District, Los Angeles County, State of California, do hereby certify that the foregoing Resolution was duly approved and adopted by the County Administrator of said district at a meeting thereof held on the 2nd day of October, 2024, with a copy of the Resolution being on file in the Administrative Office of the District.



Clerk, of the Inglewood Unified
School District