



Los Angeles Community Colleges

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## NOTICE OF INTENT TO TAKE ACTION

Notice is hereby given that the Board of Trustees of the Los Angeles Community College District intends to take action on a proposed resolution authorizing the lease of District property. The form of lease is on file and available for public inspection during normal business hours in the Facilities Planning and Development Office, located at 770 Wilshire Boulevard, 6th Floor, Los Angeles, California 90017.

### APPROVE LEASE OF DISTRICT PROPERTY

Approve a lease agreement (“Lease”) with the Los Angeles Unified School District (“LAUSD”) for the use of land at Harbor College, 1111 Figueroa Place, Wilmington, California 90744-2311 for the operation of the LAUSD’s Harbor College Teacher Preparation Academy (“HTPA”). The Lease will be for a term deemed to have commenced on July 1, 2013 and ending forty (40) years after completion of the new HTPA facilities, described below.

The area initially covered by the Lease is the site of the current HTPA bungalows located on the Harbor College campus. New HTPA facilities (the “Project”) will be developed at Harbor College and the Lease will also cover the site of these new facilities. The Project will be developed under a Development Agreement between the District and LAUSD, which will be considered at the same meeting as the Lease.

The Lease is being considered under California Education Code sections 81430-81433, which allow for the lease of District property not needed for classroom purposes for a period of up to ninety-nine (99) years. The Code provides that the Lease may be approved without the need to acquire formal or informal bids or proposals. The Code requires that public notice of the intent to take this action to be advertised once a week for three (3) consecutive weeks.

In connection with its action on the Lease and Development Agreement, the District expects to determine that the Project is categorically exempt from the California Environmental Quality Act (CEQA); specifically qualifying for the Class 2 – Replacement or Reconstruction and the Class 14 – Minor Additions to Schools exemptions. (CEQA Guidelines sections 15302 & 15314).

Anyone wishing to challenge any action taken by the District in connection with the Lease and Development Agreement must do so verbally or in writing prior to the Board’s taking action at the meeting. If you choose to later challenge the District’s actions in court, you may be limited to raising only those matters which you or someone else at the meeting raised prior to that time.

**For information regarding the Lease or Development Agreement, please contact Thomas Hall, Director of Facilities Planning and Development at (213) 891-2119. Action by the Board of Trustees of the Los Angeles Community College District is scheduled to take place on MARCH 12, 2014 at the open session of the Board meeting starting at 2:00 p.m. at Los Angeles Harbor College, 1111 Figueroa Place, Wilmington, California 90744-2311.**