CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF DETERMINATION

To: Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, CA 95812

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
9211 Oakdale Avenue
Chatsworth, California 91311

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE

Project Title: 12101 Crenshaw Boulevard, Hawthorne, California, Interim Measures Workplan

State Clearinghouse No.: 2026020777

Project Location: 12101 Crenshaw Boulevard, Hawthorne, California 90250

County: Los Angeles

Project Applicant: 395 Park Place, LLC
Donny Sandusky, Executive Vice President
12101 Crenshaw Boulevard, Suite 100
Hawthorne, California 90250
(310) 644-3344
dsandusky@flyadvancedair.com

Project Description: The Department of Toxic Substances Control approved an Interim Measures Workplan (IMWP) to support the installation of a passive vapor intrusion mitigation system, permanent soil vapor wells, and a contingency soil vapor extraction system. These measures are intended to minimize the potential migration of volatile organic compounds (VOCs) in soil vapor, monitor subsurface soil vapor conditions, and install contingency soil vapor extraction piping as part of the construction and redevelopment of two hangar structures at the Hawthorne Airport.

The Hawthorne Municipal Airport Hangars Project Initial Study Mitigated Negative Declaration (MND) was certified by the City of Hawthorne on January 30, 2026. The final MND analyzed the construction of 13 new aircraft hangars at four designated sites within the Hawthorne Airport. The project also includes demolition of six buildings totaling 18,000 square feet, removal of 55,000 square feet of impervious surfaces, and replacement with new pavement and airfield safety enhancements. The hangars will range from 2,500 to 25,300 square feet and incorporate modern fire suppression systems, energy-efficient lighting, and seismic reinforcements. Construction will occur in phases from June 2025 to late 2028.

DTSC utilized information and analysis in the final MND to support a determination regarding the type of environmental document required for the IMWP, as provided by Sections 15162, 15163, and 15164 of the CEQA Guidelines. An Addendum was prepared that considered the environmental impacts analyzed in the final MND. The Addendum focuses on determining whether the project activities associated with the IMWP would increase the severity of previously identified impacts or result in any new impacts not considered in the final MND.

As Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on July 8, 2026, and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
Site Mitigation and Restoration Program
9211 Oakdale Avenue
Chatsworth, California 91311

Additional project information is available on EnviroStor:
https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id= 80001540

Tajinder Gill	Project Manager	(818) 717-6586
Project Manager Name	Project Manager Title	Phone #



July 8, 2026

Supervisor Signature — Date

Gregory Shaffer	Branch Chief	(714) 484-5491
Supervisor Name	Supervisor Title	Phone #