THIS NOTICE WAS POSTED

ON June 11 2026

UNTIL July 13 2026

REGISTRAR – RECORDER/COUNTY CLERK

2026 128543

FILED

Jun 11 2026

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by BYRON PATTON JR

CEQA: California Environmental Quality Act

NOTICE OF DETERMINATION

To: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk
County of Los Angeles
12400 Imperial Hwy
Norwalk, CA 90650

From: (Public Agency)
City of Culver City
9770 Culver Boulevard, Culver City, CA, 90232

Applicant: City of Culver City

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Fox Hills Specific Plan
Project Title

2022030144	Troy Evangelho	310.253.5744
State Clearinghouse Number (If submitted to Clearinghouse)	*Contact Person*	*Area Code/Telephone/Extension*

The Fox Hills Specific Plan area is in the Culver City Planning Area, which includes Culver City and its sphere-of-influence (SOI) identified in the General Plan 2045. The 280-acre Specific Plan area is in the Fox Hills Neighborhood, located in the southern part of the Culver City Planning Area. The Specific Plan area is bound by the Culver City limits and SOI, as well as residential, commercial, light industrial (within the city limits) to the north, unincorporated Los Angeles County to the east, and the City of Los Angeles to the south and west.
Project Location

The Fox Hills Specific Plan (project or Specific Plan) establishes a framework to guide future growth and public improvements within the Specific Plan area. The Specific Plan provides updated zoning and policies for private development, standards for streetscapes and mobility as well as future city actions to support a more connected and livable mixed-use community while maintaining the area's established green character. The project refines existing zoning and policy documents applicable to the Specific Plan area to ensure consistency with Picture Culver City: General Plan 2045 (General Plan 2045) goals and policies. No specific projects are proposed at this time, and the Fox Hills Specific Plan provides standards to guide for future development in the Specific Plan area, as applicable.
Project Description

This is to advise that the City of Culver City has approved the above described
(☒ Lead Agency or ☐ Responsible Agency)

project on 6/8/2026 and has made the following determinations regarding the above described project:
(Date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

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This is to certify that the Picture Culver City: General Plan 2045 and Zoning Code Update Environmental Impact Report Addendum (State Clearinghouse Number 2022030144) with comments and responses and the record of project approval is available to the General Public at: http://www.culvercity.org/City-Hall/City-Departments/Planning-and-Development/Advance-Planning-Division.

Troy Evangelho — Advanced Planning Manager

Signature (Public Agency) — *Title*

6/9/26

Date — *Date received for filing and posting at OPR*