

NOTICE OF DETERMINATION

To: Office of Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Artesia
18747 Clarkdale Avenue
Artesia, CA 90701

County Clerk
County of Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

Applicant: City of Artesia

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

Artesia Downtown Specific Plan
Project Title

2024020999

Salvador Lopez

562.865.6262

State Clearinghouse Number
(If submitted to Clearinghouse)

Contact Person

Area Code/Telephone/Extension

The proposed project site encompasses 70.8 acres known as the Artesia Downtown district, including the blocks adjoining Pioneer Boulevard to the southeast and ending at 180th Street to the north. The northern portion of the proposed project site (north of Metro's new Southeast Gateway Line light rail project) is bounded by Albutris Avenue and Corby Avenue to the west, 180th Street to the north, Arline Avenue to the east, and 188th Street to the south. The proposed project site extends south of Metro's Southeast Gateway Line to the future Pioneer Boulevard light rail station and includes the area between 188th Street and the La Belle Chateau Mobile Home Park, and to Pioneer Boulevard on the east and Jersey Avenue on the west. The nearest freeway providing regional access to the project site is State Route (SR-) 91, a multilane freeway that divides the northern end of the City.

Project Location:

The proposed project would implement new land use, zoning, and development standards to guide the scale of future development and growth in Artesia's Downtown district as the City prepares for the planned expansion of a new Metro light rail line (referred to as the Southeast Gateway Line) that will connect southeastern Los Angeles County communities, including Artesia, to Downtown Los Angeles. The Final EIR for the Metro light rail line extension was certified April 2024, and the approved extension is anticipated to connect to Pioneer Boulevard in Artesia's Downtown district in 2035. While the Proposed Project does not include specific development projects at this time, the Artesia Downtown Specific Plan would establish goals and objectives, development standards, and implementation actions associated with land use, mobility, and infrastructure and establish a transit-oriented plan that would provide new opportunities for housing, retail/commercial, and entertainment uses in Artesia's Downtown district. The proposed project would establish the necessary plans, development standards, regulations, infrastructure requirements, and implementation programs on which subsequent project-related development activities in the Specific Plan area would be based.

Project Description:

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

project on July 14, 2025 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.

CEQA: California Environmental Quality Act

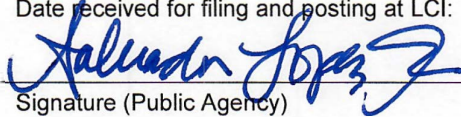
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to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

This is to certify that the Final EIR with comments and responses and the record of project approval is available to the General Public at:

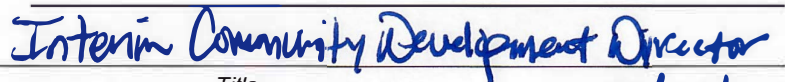
- <https://www.cityofartesia.us/522/Artesia-Downtown-Specific-Plan>
 - Artesia City Hall, Planning Department, 18747 Clarkdale Avenue, Artesia, CA 90701
 - Artesia Public Library, 18801 Elaine Avenue, CA 90701
-

Date received for filing and posting at LCI:

Signature (Public Agency)



Title



7/14/25