



ON February 26 2025

Notice of Determination

UNTIL March 28 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by BYRON PATTON JR

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Los Angeles
Address: 12400 Imperial Hwy., Norwalk, CA 90650

From:

Public Agency: City of Gardena
Address: 1700 West 162nd Street
Gardena, California 90247
Contact: Amanda Acuna, Community Developm
Phone: 310-217-6110

Lead Agency (if different from above):
Address: _____
Contact: _____
Phone: _____

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2023060263

Project Title: 1450 Artesia Specific Plan EIR

Project Applicant: InSite Property Group

Project Location (include county): 1450 Artesia Boulevard, Gardena, California, Los Angeles County

Project Description:

The Project involves the approval of the 1450 Artesia Specific Plan as well as construction and operation of a mixed-use commercial/industrial development with a total building area of 268,000 square feet (SF) and an approximate height of 75 feet. The development would include a self-storage use (three levels totaling 186,000 gross square feet (GSF) with 1,480 storage units over the bottom floor warehouse/distribution use and leasing office), an industrial warehouse/distribution use (one level totaling 72,000 GSF with ten loading docks), and an office/retail use (a mezzanine totaling 10,000 GSF). Additionally, associated facilities and improvements include perimeter fencing, onsite and perimeter landscaping, lighting, exterior sidewalks, pavement for on-site parking spaces, and a 200 square foot storage building for the City's use. Under the Specific Plan, the parking lot area will be used periodically for City-sponsored outdoor events ("special events").

This is to advise that the City of Gardena, Lead Agency, has approved the above described project on February 25, 2025 and has made the following determinations regarding the above described project.

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.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Gardena City Hall, 1700 West 162nd Street, Gardena, California 90247

Signature (Public Agency): Title: Community Development Manager

Date: February 25, 2025 Date Received for filing at OPR: _____